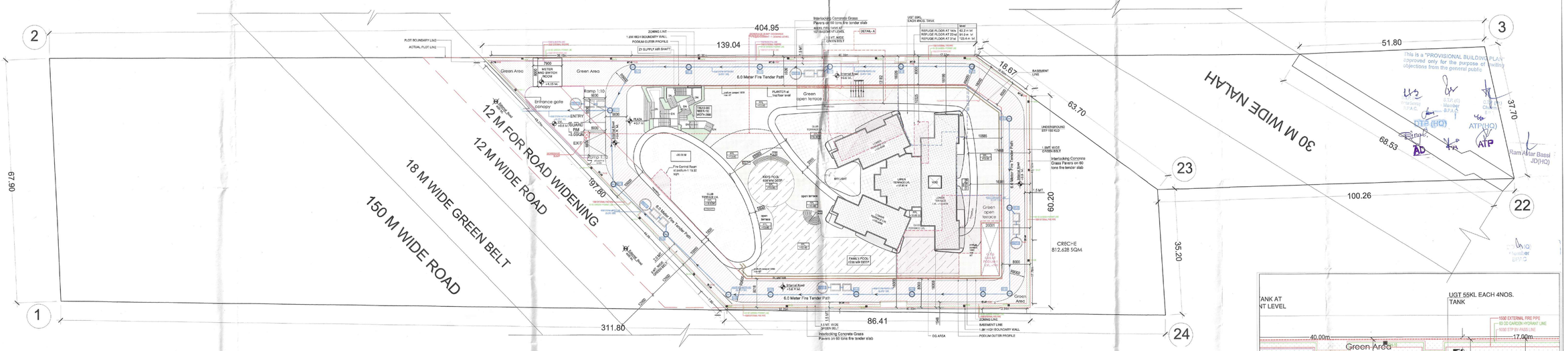


1 Site Plan
Scale: 1:400

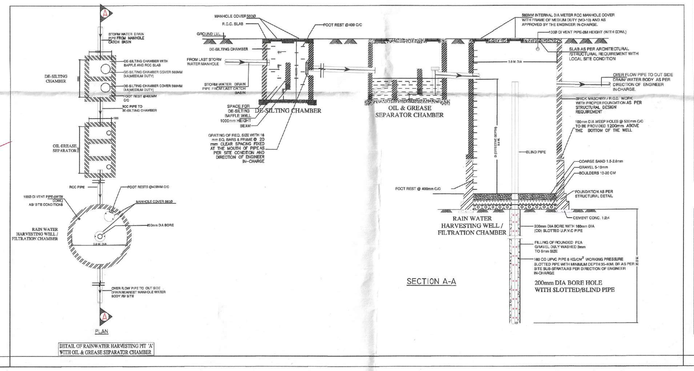
AREA STATEMENT

TOTAL AREA UNDER SCHEME:60.511 ACRES=244879.00 SQ.MT.

S.NO.	DESCRIPTION	PERM./REQUIRED	1 APPROVED ASPER LETTER NO :ZP-415-JD(BS)/2012/5394 DT:12/04/12	2 REVISED IN PHASE-3	3 PROPOSED IN PHASE-3	4 TOTAL (1-2)+3	5 NURSERYS. 3 PRIMARYS 2 & 3	6 SANCTIONED FAR OF TOWERS IN OC RECEIVED	7 SANCTIONED FAR OF REAMAINING TOWERS	8 OC GRANTED FAR	9 PROPOSED Phase 4	10 TOTAL
1	PLOT AREA(GROSS)	60.511 ACRES 244878.940 SQ.MT										
2	PLOT AREA (PERMISSIBLE FOR COVERAGE)	59.213 ACRES 239626.129 SQ.MT.				1197.909 1260.571		746.188	451.649 746.188	743.26		1197.909
3	COMMERCIAL AREA @0.5% OF PLOT AREA FOR GROUP HOUSING	1198.131 SQ.MT.	1197.909	265.412	328.174							
4	PLOT AREA FOR GROUP HOUSING	239626.129 SQ.MT.										
5	GROUND COVERAGE @35% OF 239626.721 SQ.MT.	83869.145 SQ.MT.	43423.127	3645.486	3327.453	43105.094	2704.043				4931.410	5070+547 10962.306
6A	F.A.R. @175 NOF 239626.129 SQ.MT.	419345.726	393449.812	54979.63	49414.132	387884.314		148358.829	239525.485	148550.019	26634.544	414710.048
6B	FAR ON GREEN RATING OF IGBC GOLD @ 12% OF PLOT AREA =2.303 ACRES (9319.90 SQM)	1118.388										
6C	TOTAL PERMISSIBLE (6A+6B)	420464.114										
7	OPEN GREEN AREA @(15% 60.511 ACRE=9.076 ACRE)	36731.841 SQ.MT.	36060.908	7348.944	7268.918	35980.882					1408.254	37389.136
8	GENERAL FLATS @5 PERSONS/UNIT		2886	322	322	2886					116	3002
9	DOMESTIC SERVANT @10%	300.2	292	30	30	292					12	304
10	E.W.S. @15%	529.8	528	0	0	528				534	0	
11	DENSITY	300 P.P.A										
12	POPULATION(300 X 59.213=17764)	17764	16070	1670	1670	16070					604	16686 16674

PARKING REQUIREMENT

S.NO.	DESCRIPTION	PERM./REQUIRED		SQ.M/ECS		1 TOTAL APPROVED IN PHASE I &II	2 PHASE III	3=(1+2) TOTAL	4 PHASE 4	5=(3+4) TOTAL
	PARKING REQUIREMENT									
	PARKING 1.5 CAR/GENARAL UNIT(3002 X 1.5)	4503 E.C.S								
a	COVD.@75% OF TOTAL REQUIREMENT									
	(i) BASEMENT(B3) @35 SQMT./ECS		13754.2154 SQ.M.	35		3048	393	3441	73	
	(ii) STILT @30 SQMT./ECS		0.00SQ.M	30		581	0	581	252	
b	SURFACE/OPEN @25 SQMT/ECS		0.SQ.M.	25		592	0	592	0	
	TOTAL PARKING PROVIDED					4221	393	4614	325	4939
	COVERED PARKING AVAILABLE FOR EWS									
	OUT OF GENERAL PARKING @5% OF	225.15				211	20	231		
	TOTAL GENERAL COVERED PARKING (4503 X 5% =225 ECS)									

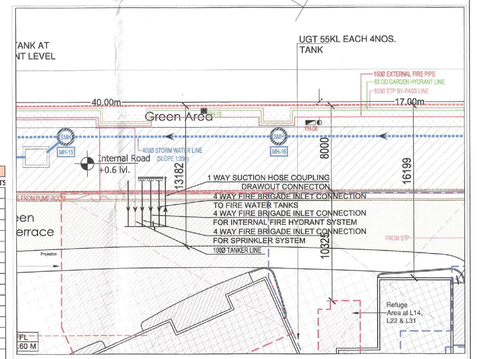


AREA CALCULATION - PHASE -04

FLOORS	FAR	BUILT UP AREA UNITS		DOMESTIC SERVANTS
FIRST BASEMENT	0.000	5197.241		
PODIUM-01	436.256	4392.603		
PODIUM-02	169.450	4594.729		
PODIUM-03	271.638	4609.934		
FIRST FLOOR (CLUB)	1753.077	1949.919		
SERVICE FLOOR	0.000	990.190		
2nd FLOOR	802.817	990.190	4.000	
3rd FLOOR	802.817	990.190	4.000	
4th FLOOR	802.817	990.190	4.000	
5th FLOOR	802.817	990.190	4.000	
6th FLOOR	802.817	990.190	4.000	
7th FLOOR	802.817	990.190	4.000	
8th FLOOR	802.817	990.190	4.000	
9th FLOOR	802.817	990.190	4.000	
10th FLOOR	802.817	990.190	4.000	
11th FLOOR	802.817	990.190	4.000	
12th FLOOR	802.817	990.190	4.000	
14th FLOOR + Refuge	786.051	1009.885	4.000	
15th FLOOR	802.817	990.190	4.000	
16th FLOOR	802.817	990.190	4.000	
17th FLOOR	802.817	990.190	4.000	
18th FLOOR	802.817	990.190	4.000	
19th FLOOR	802.817	990.190	4.000	
20th FLOOR	802.817	990.190	4.000	
21th FLOOR	802.817	990.190	4.000	
22st FLOOR + Refuge	786.051	1009.885	4.000	
23rd FLOOR	814.171	1001.544	4.000	2
24rd FLOOR	814.171	1001.544	4.000	2
25th FLOOR	814.171	1001.544	4.000	2
26th FLOOR	814.171	1001.544	4.000	2
27th FLOOR	814.171	1001.544	4.000	2
28th FLOOR	814.171	1001.544	4.000	2
29th Lower Penthouse	802.475	983.011	4.000	
30th Upper Penthouse	751.815	909.467	2.000	
31st Lower Penthouse + Refuge	786.401	1002.705	4.000	
32nd Upper Penthouse	751.815	909.467	2.000	
Mumty		141.945		
OHT		68.480		
Total	26630.766	51602.147	116	12.000

FACILITIES

S.NO.	DESCRIPTION	REQUIRED	TOTAL PROVIDED
1	FACILITIES FOR POPULATION =17764		
2	COMMUNITY BUILDING	1 NO. 2.0 ACRES	1 NO 8090.064 SQ.M
3	HIGH SCHOOL(HS+PS+NS)	1 NO. 5.0 ACRES	1 NO 20432.539 SQ..M
4	PRIMARY SCHOOL(PS+NS)	3 NO.-1.0 ACRES EACH	PS-1=4050.879 SQ. PS-2=4046.850 SQ.M PS-3=4046.850 SQ.M
5	NURSERY SCHOOL	3 NOS .-0.2 ACRES EACH	NS-1=1309.994 SQ.M NS-2=816.075 SQ.M. NS-3=804.300 SQ.M.
6	DISPENSARY	1NO 1.25 ACRES	DISPENSARY=5060.984.078 SQ.M.
7	CRECHE	1 NO. 0.2 ACRE	CRECHE=812.628 SQ.M.
8	RELIGIOUS BUILDING	1 NO. 0.2 ACRE	1 NO. 0.2 ACRE
9	POST OFFICE	1 NO 40 SQ. M	NO. 40 SQ.M IN COMMERCIAL BUILDING



DETAIL-A

Checked and found ok for Public / (Internal) Service only subject to comments in forwarding letter No.165926 dt. 28/06/2024

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

PROJECT NAME & ADDRESS

PROPOSED GROUP HOUSING DEVELOPMENT AT RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD. AT SECTOR - 37 D, AREA - 2.303 ACRE. LICENCE NO. - 33 OF 08 DATED -19-02-2008

CLIENT NAME & ADDRESS

M/S RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD., 114, SECTOR-44, GURUGRAM HARYANA- 122002

ARCHITECT'S SIGN & STAMP	CLIENT'S SIGN & STAMP

DRAWING TITLE

SITE PLAN

SCALE	DRAWING NO.	NORTH
1:400 ON (1200X594)	001	
DATE 20-5-2024		