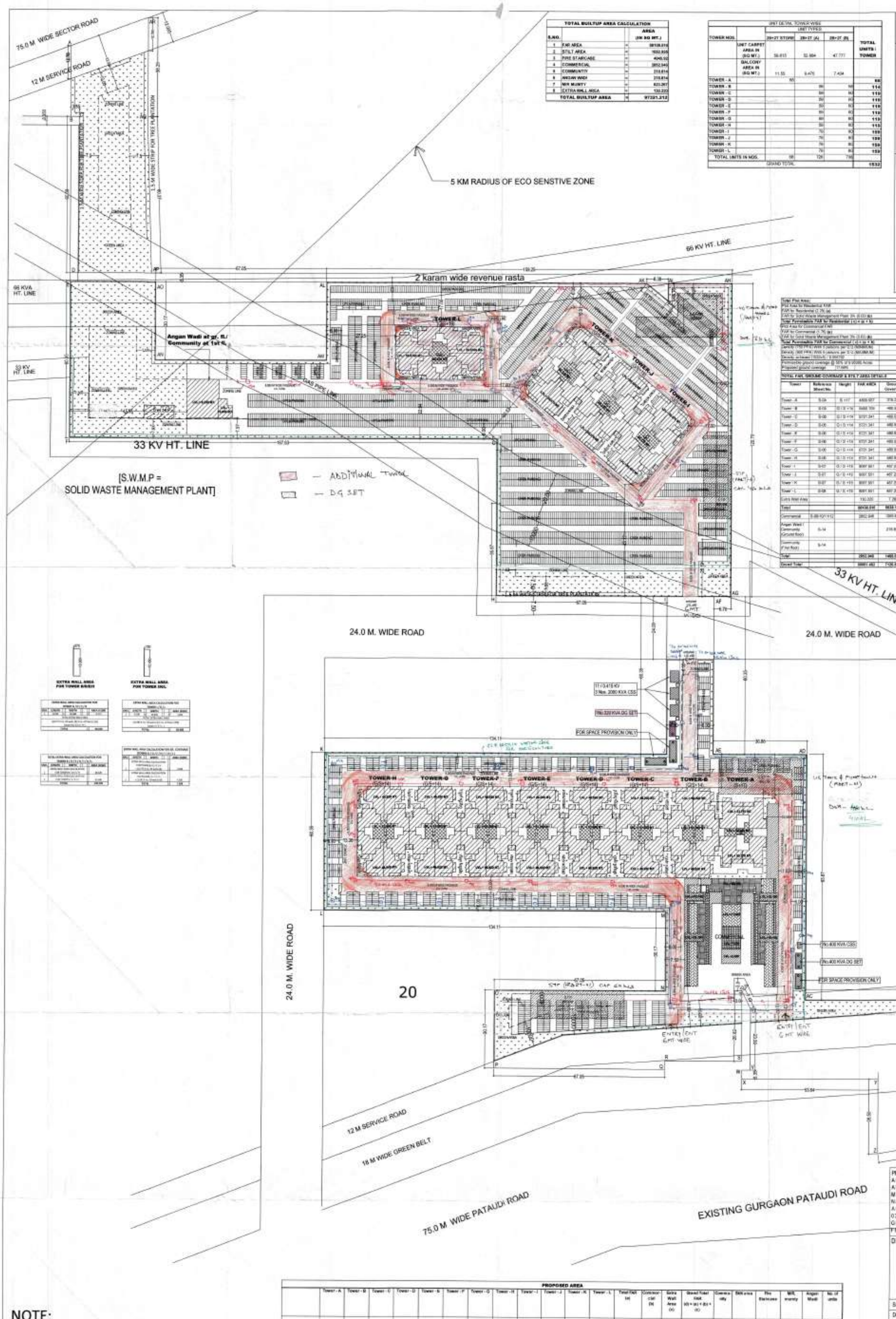

TOTAL BUILTUP AREA CALCULATION

S.NO.			AREA (IN SQ MT.)
1	FAR AREA	=	88108.516
2	STILT AREA	=	1052.930
3	FIRE STAIRCASE	=	4046.02
4	COMMERCIAL	=	2852.946
5	COMMUNITY	=	218.814
6	ANGAN WADI	=	218.814
7	M/R MUMTY	=	823.267
8	EXTRA WALL AREA	=	130.220
	TOTAL BUILTUP AREA	=	97321.212

UNIT DETAIL TOWER WISE

TOWER NOS.		28+2T STORY	28+2T (A)	28+2T (B)	TOTAL UNITS / TOWER
	UNIT CARPET AREA IN (SQ MT.)	58.815	52.884	47.777	
	BALCONY AREA IN (SQ MT.)	11.55	9.475	7.434	
TOWER - A		66			66
TOWER - B			56	58	114
TOWER - C			58	60	118
TOWER - D			58	60	118
TOWER - E			58	60	118
TOWER - F			58	60	118
TOWER - G			58	60	118
TOWER - H			58	60	118
TOWER - I			78	80	158
TOWER - J			78	80	158
TOWER - K			78	80	158
TOWER - L			78	80	158
TOTAL UNITS IN NOS.		66	726	740	
	GRAND TOTAL				1532

(LAYOUT PLAN) S-01

P.O. (HQ) DFS HKL Member B.P.C.

[BALWANT SINGH] B.D.

NOTE

SOLAR HEATING SYSTEM PROPOSED AT TERRACE

THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISION OF THE NATIONAL BUILDING CODE AND THE RELEVANT I.S. CODE LATEST AMENDMENTS) INCLUDING I.S. CODES FOR STRUCTURES RESISTANT OF EARTHQUAKES AND OTHER NATURAL HAZARDOUS. THE LOCAL SOIL CONDITIONS,ITS LOAD BEARING CAPACITY AND THE UNDER GROUND WATER TABLE ETC. HAVE BEEN KEPT IN VIEW WHILE DESIGNING THE SAME.

BURGLAR ALARM SHALL BE PROVIDED.

R.W.H. SHALL BE PROVIDED.

NO PARKING SHALL BE RENTED.

PROVISION OF LETTER BOX EACH DWELLING UNIT AT GROUND FLOOR.

ALL OUT SIDE WALLS 200 THICK

EXHAUST FAN SHALL BE PROVIDED IN ALL KITCHEN & TOILETS.

TOILET ABOVE 30m SHALL BE MECHANICAL VENTILATED.

Total Plot Area	10.56525 acres	4046.85 sqm	42756.982 Sqm
Plot Area for Residential FAR	9.555702 acres		38673.807 Sqm
FAR for Residential (2.25) (a)			87005.4283 Sqm
FAR for Solid Waste Management Plant 3% (0.03) (b)			1160.1252 Sqm
Total Permissible FAR for Residential (c)=(a+b)			**88165.554 Sqm**
Plot Area for Commercial FAR	0.390758 acres		1611.2862 Sqm
FAR for Commercial (1.75) (a)			2819.7502 Sqm
FAR for Solid Waste Management Plant 3% (0.03) (b)			48.3352 Sqm
Total Permissible FAR for Commercial (c)=(a+b)			**2868.085 Sqm**
Density (750 PPA) With 5 persons per D.U. (9.555702)			1433 DUs
Density (900 PPA) With 5 persons per D.U. (9.555702)			1720 DUs
Density achieved (1532x5) / 9.555702			802 PPA
Permissible ground coverage @ 50% of 9.95565 Acres			20141.071 Sqm
Proposed ground coverage 17.69%			7126.846 Sqm

TOTAL FAR, GROUND COVERAGE & STILT AREA DETAILS

Tower	Reference Sheet No.	Height	FAR AREA	Ground Coverage	Stilt area	Fire Staircase	Community	Angan Wadi	M/R mumty	Nos. of units
Tower - A	S-2A	S+17	4880.937	319.226	249.873	424.830			21.930	68
Tower - B	S-05	G/S+14	6460.109	489.850	319.375	250.375			80.389	114
Tower - C	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - D	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - E	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - F	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - G	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - H	S-06	G/S+14	6721.341	489.850	48.145	200.375			80.389	118
Tower - I	S-07	G/S+19	9997.551	487.250	45.706	391.875			82.573	158
Tower - J	S-07	G/S+19	9997.551	487.250	45.706	391.875			82.573	158
Tower - K	S-07	G/S+19	9997.551	487.250	45.706	391.875			82.573	158
Tower - L	S-08	G/S+19	9997.551	487.250	45.706	391.875			82.573	158
Extra Wall Area			130.220	7.288						
Total			88108.516	5638.168	1052.930	4646.020	0.000	0.000	700.545	1532
Commercial	S-09/10/11/12		2852.946	1269.844					88.442	
Angan Wadi / Community (Ground floor)	S-14			218.814				218.814	34.282	
Community (First floor)	S-14						218.814			
Total			2852.946	1488.658	0.000	0.000	218.814	218.814	122.722	0.000
Grand Total			88881.462	7126.846	1052.930	4646.020	218.814	218.814	823.267	1532

NOTE:
ALL DIMENSIONS ARE IN METERS
ZONED AREA =5.12 ACRES

Plot Area	=	9.953808 acres	x	4046.85 Sqm	=	40282.143 Sqm.
Commercial Component Area	=	0.398106 acres	=			1611.286 Sqm.
Residential Component Area	=	9.555702 acres	=			38673.807 Sqm.
FAR 2.28 (RESIDENTIAL)			=			88180.554 Sqm.
PROPOSED FAR (2.275)			=			88108.516 Sqm.
FAR 1.78 (COMMERCIAL)			=			2868.068 Sqm.
PROPOSED FAR (1.770)			=			2852.946 Sqm.
PERMISSIBLE DENSITY (750 TO 900 PPA)			=			750 TO 900 PPA
PROPOSED DENSITY [(DUS X 5) / 9.555702 acres]			=			802 PPA
PERMISSIBLE GROUND COVERAGE @ 50% of 9.9555702 Acres			=			20141.071 Sqm.
PROPOSED GROUND COVERAGE (17.69 %)			=			7126.846 Sqm.
PERMISSIBLE UNITS FOR MANAGEMENT TOWER (5% OF TOTAL UNITS (1532))			=			76.6 Units
PROPOSED UNITS FOR MANAGEMENT TOWER (4.410%)			=			68 Units
PARKING REQUIRED (MAIN DUS x 0.5)			=			766 ECS
PARKING PROPOSED			=			766 ECS
PARKING AREA REQUIRED (ref. S-03)			=			10150 Sqm.
PARKING AREA PROPOSED			=			19400.808 Sqm.
GREEN AREA REQUIRED (@ 15 % plot area) (ref. S-02)			=			6042.321 Sqm.
GREEN AREA PROPOSED (17.688 %)			=			7143.968 Sqm.

PROPOSED AREA

	Tower - A	Tower - B	Tower - C	Tower - D	Tower - E	Tower - F	Tower - G	Tower - H	Tower - I	Tower - J	Tower - K	Tower - L	Total FAR (a)	Commercial (b)	Extra Wall Area (c)	Grand Total FAR (d) = (a) + (b) + (c)	Community	Stilt area	Fire Staircase	M/R mumty	Angan Wadi	No. of units
Gr./Stilt Floor	68.386	191.876	432.807	432.807	432.807	432.807	432.807	432.807	438.548	438.548	436.548	438.548	4577.960	2852.946	130.220	7581.131	218.814	1052.930	6.380			73
First Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Second Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Third Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Fourth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Fifth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Sixth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Seventh Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Eighth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Ninth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Tenth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Eleventh Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Twelfth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Thirteenth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Fourteenth Floor	279.083	449.181	449.181	449.181	449.181	449.181	449.181	449.181	455.737	455.737	455.737	455.737	5246.308			5246.308			254.175			92
Fifteenth Floor	279.083								455.737	455.737	455.737	455.737	2102.041			2102.041			107.490			36
Sixteenth Floor	279.083								455.737	455.737	455.737	455.737	2102.041			2102.041			107.490			36
Seventh Floor	279.083								455.737	455.737	455.737	455.737	2102.041			2102.041			107.490			36
Eighth Floor									455.737	455.737	455.737	455.737	1822.948			1822.948			82.580			32
Ninth Floor									455.737	455.737	455.737	455.737	1822.948			1822.948			82.580			32
Twentyth Floor																						1
Mumty																				823.267		
School																					218.814	
Grand Total	4880.937	6460.109	6721.341	6721.341	6721.341	6721.341	6721.341	6721.341	9997.551	9997.551	9997.481	9997.481	87878.286	2852.946	130.220	88861.462	218.814	1052.930	4646.020	823.267	218.814	1532

NORTH :

PROJECT TITLE :
ADDITIONAL/REVISED BUILDING PLANS OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 10.56525 ACRES [LICENCE NO.13 OF 2016 DATED 26-09-2016, 2.53125 ACRES] & [LICENCE NO. 83 OF 2017 DATED 03-08-2017, 8.034 ACRES] IN SECTOR 95 A, GURUGRAM BEING DEVELOPED BY M/S FOREVER BUILDTECH PVT. LTD.

DRAWING TITLE:-

LAYOUT PLAN

S-01

DRG NO.

SCALE	N.T.S
DATE	
DEALT	
JOB NO.	

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
PLOT NO. 16, ABHISHEK PLAZA, L.S.C., MAYUR VIHAR PH II
DELHI-91, INDIA, PH: 011-65272180, 011-22770180
E-mail: deepakmehta1962@gmail.com
Website : www.indianarchitect.co.in

Architect Deepak Mehta

ARCHITECT'S SIGN

Forever Buildtech Pvt. Ltd.
Authorised Signatory

OWNER'S SIGN