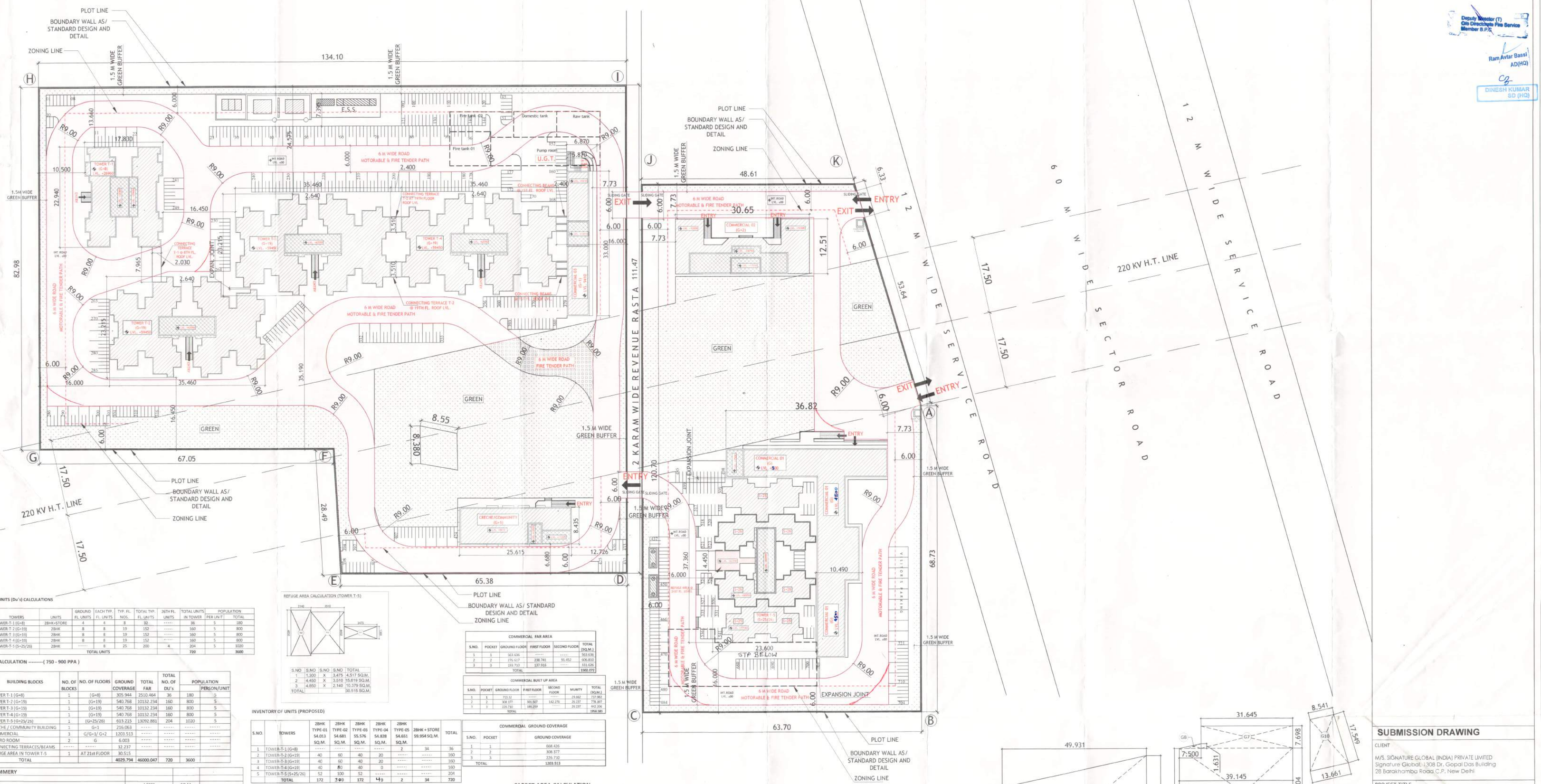


DWELLING UNITS (Du's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	26TH FL. UNITS	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-1 (G+8)	2BHK+STORE	4	4	8	32	-----	36	5	180
2	TOWER-T-2 (G+19)	2BHK	8	8	19	152	-----	160	5	800
3	TOWER-T-3 (G+19)	2BHK	8	8	19	152	-----	160	5	800
4	TOWER-T-4 (G+19)	2BHK	8	8	19	152	-----	160	5	800
5	TOWER-T-5 (S+25/26)	2BHK	-----	8	25	200	4	204	5	1020
	TOTAL UNITS							720		3600

DENSITY CALCULATION --------(750 - 900 PPA)

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION PERSON/UNIT	
1	TOWER-T-1 (G+8)	1	(G+8)	305.944	2510.464	36	180	-5-
2	TOWER-T-2 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
3	TOWER-T-3 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
4	TOWER-T-4 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
5	TOWER-T-5 (G+25/26)	1	(G+25/26)	613.215	13092.881	204	1020	5
7	CRECHE / COMMUNITY BUILDING	1	G+1	216.063	-----	-----	-----	-----
8	COMMERCIAL	3	G/G+1/ G+2	1203.513	-----	-----	-----	-----
9	GUARD ROOM	2	G	6.003	-----	-----	-----	-----
10	CONNECTING TERRACES/BEAMS	-----	-----	32.237	-----	-----	-----	-----
11	REFUGE AREA IN TOWER T-5	1	AT 21st FLOOR	30.515				
	TOTAL			4029.794	46000.047	720	3600	

AREA SUMMERY

	ACRES	SQ.M.
PLOT AREA (A)	5	20234.250
TOTAL PLOT AREA FOR FAR	5	20234.250
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.20000	809.370
BALANCE PLOT AREA FOR RESIDENCIAL	4.80000	19424.880
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		10117.125
PROPOSED GROUND COVERAGE 19.899%		4026.530
FAR		
PERMISSIBLE FAR FOR HOUSING @ 225%		47205.980
EXTRA FAR FOR GREEN BUILDING @ 12.00%		2330.986
TOTAL PERMISSIBLE FAR FOR HOUSING @ 237%		46036.966
PROPOSED FAR 236.81%		46000.047
PERMISSIBLE FAR FOR COMMERCIAL @ 175%		1416.398
EXTRA FAR FOR GREEN BUILDING @ 12.00%		97.124
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @ 187%		1513.522
PROPOSED FAR FOR COMMERCIAL 186.785%		1502.072
PROPOSED BUILT UP AREA		51410.42
DENSITY		
PERMISSIBLE DENSITY MIN. 750 PPA	3600	750 TO 900 PPA
PERMISSIBLE DU'S	720	MIN.
PERMISSIBLE DENSITY MAX. 900 PPA	4320	
PERMISSIBLE DU'S	864	MAX.
PROPOSED DENSITY 720XS	3600	PERSON
ACHIVED DENSITY 3600/4.8	750.000	PPA
PROPOSED Dus	720	Dus
PARKING & GREEN AREA		
REQUIRED TWO WHEELER PARKING	720	NOS
PROPOSED TWO WHEELER PARKING	721	NOS
REQUIRED ECS 720/2	360	ECS
PROPOSED ECS	361	ECS
REQUIRED ORGANIZED GREEN @ 15%	3035.138	SQM
PROPOSED GREEN 20.18%	4044.215	SQM
PROVIDED COMMUNITY BUILDING	216.063	SQM
PROVIDED AAGANWADI	212.301	SQM

REFUGE AREA CALCULATION (TOWER T-5)

S.NO	S.NO	S.NO	S.NO	TOTAL
1	1,300	X	3.475	4.517 SQ.M.
2	4.400	X	3.510	15.619 SQ.M.
3	4.850	X	2.140	10.379 SQ.M.
TOTAL				30.515 SQ.M.

COMMERCIAL FAR AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	363.636	-----	-----	363.636
2	2	276.617	238.741	91.452	606.810
3	3	193.710	137.916	-----	331.626
TOTAL					1302.072

COMMERCIAL BUILT UP AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	713.32	-----	-----	24.582	737.902
2	2	308.377	301.307	142.276	26.237	778.197
3	3	226.710	185.259	-----	26.237	462.206
TOTAL						1958.580

COMMERCIAL GROUND COVERAGE

S.NO.	POCKET	GROUND COVERAGE
1	1	668.426
2	2	308.377
3	3	226.710
TOTAL		1203.513

INVENTORY OF UNITS (PROPOSED)

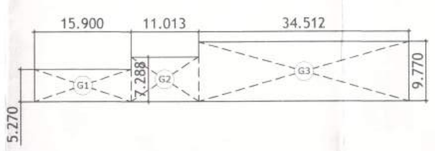
S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.681 SQ.M.	2BHK TYPE-03 55.576 SQ.M.	2BHK TYPE-04 54.828 SQ.M.	2BHK TYPE-05 54.651 SQ.M.	2BHK + STORE 59.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+8)	-----	-----	-----	-----	2	34	36
2	TOWER-T-2 (G+19)	40	60	40	20	-----	-----	160
3	TOWER-T-3 (G+19)	40	60	40	20	-----	-----	160
4	TOWER-T-4 (G+19)	40	80	40	0	-----	-----	160
5	TOWER-T-5 (S+25/26)	52	100	52	-----	-----	-----	204
	TOTAL	172	300	172	40	2	34	720

FAR AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1 (SQM)	TOWER-T-2 (SQM)	TOWER-T-3 (SQM)	TOWER-T-4 (SQM)	TOWER-T-5 (SQM)	TOTAL (SQM)
1	GROUND	305.944	540.768	540.768	540.768	74.281	2002.529
2	1ST	275.565	504.814	504.814	504.814	509.646	2299.653
3	2nd	275.565	504.814	504.814	504.814	509.646	2299.653
4	3rd	275.565	504.814	504.814	504.814	509.646	2299.653
5	4th	275.565	504.814	504.814	504.814	509.646	2299.653
6	5th	275.565	504.814	504.814	504.814	509.646	2299.653
7	6th	275.565	504.814	504.814	504.814	509.646	2299.653
8	7th	275.565	504.814	504.814	504.814	509.646	2299.653
9	8th	275.565	504.814	504.814	504.814	509.646	2299.653
10	9th	------	504.814	504.814	504.814	509.646	2024.088
11	10th	------	504.814	504.814	504.814	509.646	2024.088
12	11th	------	504.814	504.814	504.814	509.646	2024.088
13	12th	------	504.814	504.814	504.814	509.646	2024.088
14	13th	------	504.814	504.814	504.814	509.646	2024.088
15	14th	------	504.814	504.814	504.814	509.646	2024.088
16	15th	------	504.814	504.814	504.814	509.646	2024.088
17	16th	------	504.814	504.814	504.814	509.646	2024.088
18	17th	------	504.814	504.814	504.814	509.646	2024.088
19	18th	------	504.814	504.814	504.814	509.646	2024.088
20	19th	------	504.814	504.814	504.814	509.646	2024.088
21	20th	------	------	------	------	509.646	509.646
22	21st	------	------	------	------	509.646	509.646
23	22nd	------	------	------	------	509.646	509.646
24	23rd	------	------	------	------	509.646	509.646
25	24th	------	------	------	------	509.646	509.646
26	25th	------	------	------	------	509.646	509.646
27	26th	------	------	------	------	277.450	277.450
	TOTAL FAR	2510.464	10132.234	10132.234	10132.234	13092.881	46000.047

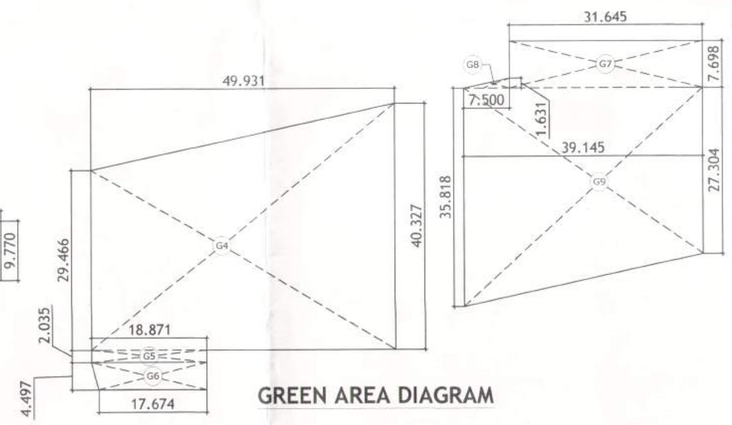
CARPET AREA CALCULATION

S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOTAL (SQM)
1	GROUND	229.210	438.049	438.049	437.902		1543.210
2	1st	239.816	438.049	438.049	437.902	437.902	1991.718
3	2nd	239.816	438.049	438.049	437.902	437.902	1991.718
4	3rd	239.816	438.049	438.049	437.902	437.902	1991.718
5	4th	239.816	438.049	438.049	437.902	437.902	1991.718
6	5th	239.816	438.049	438.049	437.902	437.902	1991.718
7	6th	239.816	438.049	438.049	437.902	437.902	1991.718
8	7th	239.816	438.049	438.049	437.902	437.902	1991.718
9	8th	239.816	438.049	438.049	437.902	437.902	1991.718
10	9th	------	438.049	438.049	437.902	437.902	1751.902
11	10th	------	438.049	438.049	437.902	437.902	1751.902
12	11th	------	438.049	438.049	437.902	437.902	1751.902
13	12th	------	438.049	438.049	437.902	437.902	1751.902
14	13th	------	438.049	438.049	437.902	437.902	1751.902
15	14th	------	438.049	438.049	437.902	437.902	1751.902
16	15th	------	438.049	438.049	437.902	437.902	1751.902
17	16th	------	438.049	438.049	437.902	437.902	1751.902
18	17th	------	438.049	438.049	437.902	437.902	1751.902
19	18th	------	438.049	438.049	437.902	437.902	1751.902
20	19th	------	438.049	438.049	437.902	437.902	1751.902
21	20th	------	------	------	------	437.902	437.902
22	21st	------	------	------	------	437.902	437.902
23	22nd	------	------	------	------	437.902	437.902
24	23rd	------	------	------	------	437.902	437.902
25	24th	------	------	------	------	437.902	437.902
26	25th	------	------	------	------	437.902	437.902
27	26th	------	------	------	------	219.178	219.178
	TOTAL	2147.738	8760.980	8760.980	8,758.040	11,166.728	39,594.466



GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 2 X 1.725 X 1.740
= 6.003 SQ.M.



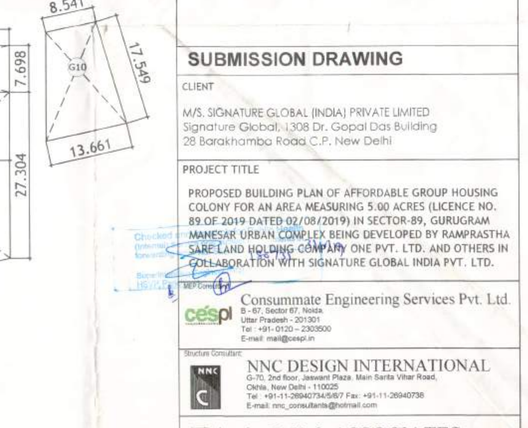
GREEN AREA DIAGRAM

GREEN AREA CALCULATIONS

SR.NO	TYPE	NOS.				AREA	
G1	ECTANGL	1	15.900	X	5.270	83.793	SQ.M.
G2	ECTANGL	1	11.013	X	7.288	80.263	SQ.M.
G3	ECTANGL	1	34.512	X	9.770	337.182	SQ.M.
G4	RAPEZIUM	1	1/2*(29.466+40.327)*49.93			1742.417	SQ.M.
G5	ECTANGL	1	18.871	X	2.035	38.402	SQ.M.
G6	RAPEZIUM	1	1/2*(18.871+17.674)*4.497			82.171	SQ.M.
G7	ECTANGL	1	31.645	X	7.698	243.603	SQ.M.
G8	TRIANGLE	1	1/2*7.500*1.631			6.116	SQ.M.
G9	RAPEZIUM	1	1/2*(35.818+27.304)*39.145			1235.455	SQ.M.
G10	RAPEZIUM	1	1/2*(8.541+13.661)*17.549			194.811	SQ.M.
TOTAL						4044.215	SQ.M.

CONNECTING TERRACE/BEAMS AREA CALCULATION

T1 = 2.030 X 6.765 = 13.733 SQ.M.
T2 = 2.400 X 3.510 = 8.424 SQ.M.
B = 2.400 X 0.23 = 0.552 SQ.M.
TOTAL AREA OF CONNECTING TERRACE/BEAMS = T1+ (2XT2) + (3XB)
= 13.733 + 16.848 + 1.656
= 32.237 SQ.M.



Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C.
Ram Avtar Bassi
AD(HQ)
DINESH KUMAR
SD (HQ)

SUBMISSION DRAWING

CLIENT
M/S. SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED
Signature Global 1308 Dr. Gopal Das Building
28 Barakhamba Road C.P. New Delhi

PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.00 ACRES (LICENCE NO. 89 OF 2019 DATED 02/08/2019) IN SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASTHA SARE LAND HOLDING COMPANY ONE PVT. LTD. AND OTHERS IN COLLABORATION WITH SIGNATURE GLOBAL INDIA PVT. LTD.

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ROHIT GARG
CA/94/17868

OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING)	DRG. NO.
SITE PLAN	01
SCALE - 1:300	DATE - SEPT 2019