AREA AND POPULATION STATEMENT - HOUSING

S. No.	Bldg Type	Description: No. of Floors	Terrace Level	Lightening Arester	No. of Bldgs.	Total Apt. in each Bldg.	Total No. of Apartments	Ground Coverage in Sqm. Of One Building	Ground Coverage in Sqm. Total	FAR in Sqm. Of One Building	FAR in Sqm. Total	GROUND FAR in Sqm. Of One Bldg.	STILTS in Sqm. Of One Bldg.	STILTS in Sqm. Total	MUMTY in Sqm. Of One Bldg.	MUMTY in Sqm. Total	2 Wheeler Count on Stilt in No. for One Building	POPULATION BREAK UP Main Population @ 5 Person/Unit	
					A	C	B=A x C	D	A x D	E	A x E	F	G = D - F	A x G	H	A x H	I	J = B x 5	
1	TOWER - A-1 & 2	(G+12) Apartments	38.800	47.100	2	120	240	580.829	1161.658	6435.440	12870.880	49.922	330.884	661.768	68.444	136.888	113	1200	
2	TOWER - A-3 & 4	(G+12) Apartments	38.800	47.100	2	120	240	580.829	1161.658	6435.440	12870.880	49.922	530.907	1061.814	68.444	136.888	183	1200	
3	TOWER - B-1	(G+14) Apartments	44.700	53.000	1	179	179	684.305	684.305	9404.721	9404.721	606.247	78.058	78.058	73.911	73.911	72	895	
4	TOWER - B-2	(G+14) Apartments	44.700	53.000	1	179	179	684.305	684.305	9404.721	9404.721	606.247	78.058	78.058	73.911	73.911	72	895	
5	TOWER - D (1 & 2)	(G+14) Apartments	44.700	53.000	2	119	238	656.952	1313.904	7780.136	15560.272	519.792	137.16	274.320	73.911	147.822	72	1190	NEW TOWER
			Total		8		1076		5005.830	Grand Total in Sqm.	60111.474			2154.018		569.420		5380.00	

AREA AND POPULATION STATEMENT - COMMERCIAL & COMMUNITY FACILITIES

6	COMMUNITY HALL (D)	(Ground) of tower-A-1	2.950	2.950	1	---	---	0.000	0.000	200.023	200.023	0.000	0.000	0.000	0.000	0.000	0	133	
7	ANGANWADI cum CRECHE (E)	(Ground) of tower-A-2	2.950	2.950	1	---	---	0.000	0.000	200.023	200.023	0.000	0.000	0.000	0.000	0.000	0	133	
8	COMMERCIAL (C)	(G+3)	14.850	21.550	1	---	---	496.462	496.462	1443.330	1443.330	496.462	0.000	0.000	78.179	78.179	0	144	
9	COMMERCIAL (E)	(G)	4.850	4.850	1	---	---	518.00	518.00	518.00	518.00	518.00	0.000	0.000	78.179	78.179	0	52	NEW TOWER
			Total		4		0		1014.462	Grand Total in Sqm.	1961.330			0.000		156.358		926	

POPULATION housing

		Permissible (Minimum)		Proposed	
TOTAL POPULATION	=	4163	persons	5380	persons
TOTAL DENSITY	=	750	PPA	761	PPA

UNIT TYPE BREAKUP (NEW TOWER			
UNIT-D	119	(No. of units)	CARPET AREA (60 SQM) EACH
UNIT-E	119	(No. of units)	CARPET AREA (60 SQM) EACH
TOTAL	238	(No. of units)	

PARKING		Required		Proposed	
Parking on SURFACE	@	Open		538.00	ECS
TOTAL CAR PARKING FOR VISITOR	@	(0.5 ECS per Unit)	538 ECS	538	ECS
2 Wheeler Parking in STILTS	@			822	in No.
2 Wheeler Parking on SURFACE	@			254	in No.
TOTAL TWO WHEELER PARKING	@	(1 per Unit)	1076	1076	in No.

GREEN AREA		Required	Proposed
Total Maintained Green Area Required	@	15% of the total site area	18.39% of the total site area
		4476.83 Sqm	5489.63 Sqm.

STILTS AREA	Required	Proposed
Total Housing Stilts Area Proposed		7.22% of the total site area
		2154.018 Sqm.

TOTAL LICENSED AREA = 5.5625 Acres (22510.6 Sqm) + New Area Added 1.8125 Acres = (Net Total Area = 7.3750 Acres)

ABSTRACT

TOTAL SITE AREA	=	7.375	ACRES	OR	29,845.52 Sqm
TOTAL GROUND COVERAGE	=	50.00%		=	20.17%
	=	14,922.76 sq m		=	6,020.292 Sqm
LAND FOR HOUSING	=	7.08000		OR	28,651.70 Sqm
PARAMETERS FOR HOUSING		PERMISSIBLE			PROPOSED
F.A.R. - housing	=	225%			209.80%
NET AREA housing	=	64,466.32 sq m			60,111.474 Sqm
GROUND COVERAGE HOUSING	=				5,005.830 Sqm
LAND FOR - COMMERCIAL @ 4% of the total area site	=	0.29500	ACRES	OR	1,193.82 Sqm
PARAMETERS FOR. - COMMERCIAL		PERMISSIBLE			PROPOSED
F.A.R. - COMMERCIAL	=	175%			164.29%
NET AREA COMMERCIAL	=	2080.19 sq m			1061.330 Sqm
GROUND COVERAGE COMMERCIAL	=				1014.462 Sqm
GROUND COVERAGE OF COMMUNITY HALL	=				0.000 Sqm
BUILTUP AREA OF COMMUNITY HALL	=				200.023 Sqm
GROUND COVERAGE OF ANGANWADI cum CRECHE	=				0.000 Sqm
BUILTUP AREA OF ANGANWADI cum CRECHE	=				200.023 Sqm

AREA CALCULATIONS FOR LANDSCAPE (ORGANISED GREEN)

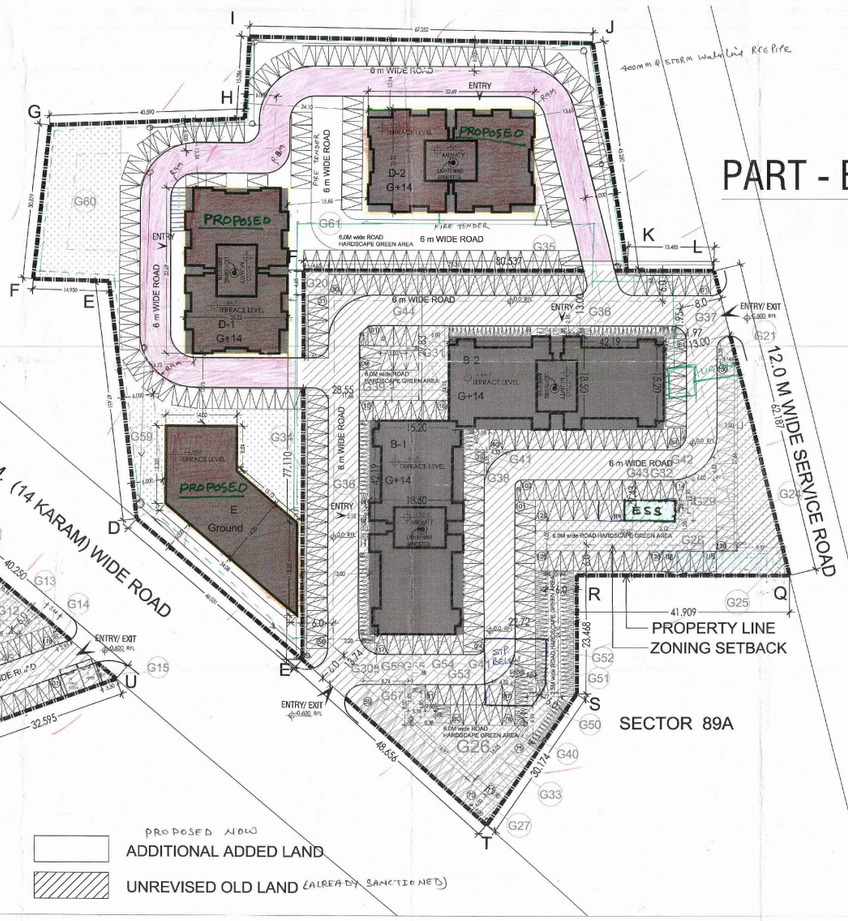
NO.	Coeff.	A (M)	B (M)	Nos.	AREA (SqM) = Z = A X B
ADDITIONS FOR GREEN AREAS					
G-1	1.0	2.50	3.09	3	23.18
G-2	1.0	2.50	1.58	3	11.85
G-3	1.0	2.65	1.25	4	13.25
G-4	0.5	2.65	2.75	4	14.58
G-5	1.0	127.50	0.65	1	82.88
G-6	1.0	32.55	0.65	1	21.16
G-7	1.0	100.00	0.65	1	65.00
G-8	1.0	28.24	0.65	1	18.36
G-9	1.0	18.50	1.27	4	93.98
G-10	1.0	8.00	38.60	3	926.40
G-11	0.5	3.88	4.57	1	8.87
G-12	1.0	16.16	6.00	1	96.96
G-13	0.5	3.44	6.00	1	10.32
G-14	0.5	2.93	4.00	1	5.86
G-15	0.5	3.30	4.30	1	7.10
G-16	0.5	3.46	4.08	1	7.06
G-17	1.0	13.04	5.75	1	74.98
G-18	1.0	59.85	5.75	1	344.14
G-19	1.0	26.57	5.75	1	152.78
G-20	1.0	4.65	4.65	1	21.62
G-21	1.0	3.16	3.38	1	10.68
G-22	1.0	1.00	30.05	2	60.10
G-23	0.5	5.41	5.41	1	14.63
G-24	0.5	9.37	37.66	1	176.44
G-25	1.0	3.40	4.28	1	14.55
G-26	0.5	16.05	16.97	1	136.18
G-27	1.0	4.00	4.00	1	16.00
G-28	1.0	35.62	6.00	1	213.72
G-29	1.0	6.00	8.00	1	48.00
G-30	0.5	2.20	2.20	1	2.42
G-31	1.0	6.00	14.93	1	89.58
G-32	1.0	2.50	0.52	1	1.30
G-33	0.5	16.05	2.90	1	23.27
G-34	1.0	0.65	71.91	1	46.74
G-35	1.0	0.65	75.36	1	48.98
G-36	1.0	2.10	2.24	2	9.41
G-37	0.5	1.95	1.97	1	1.92
G-38	1.0	3.08	4.00	1	12.32
G-39	1.0	6.01	11.66	1	70.08
G-40	0.5	1.70	2.52	1	2.14
G-41	0.5	4.33	4.33	2	18.75
G-42	0.5	4.52	6.00	1	13.56
G-43	1.0	1.50	2.12	1	3.18
G-44	1.0	0.93	5.00	1	4.65
G-45	0.5	8.32	3.02	1	12.56
G-46	0.5	6.98	8.32	1	29.04
G-47	1.0	4.00	35.36	3	424.32
G-48	1.0	4.00	30.05	2	240.40
G-49	1.0	1.75	3.25	2	11.38
G-50	0.5	6.77	9.99	1	33.82
G-51	1.0	1.60	3.10	1	4.96
G-52	1.0	2.50	24.10	1	60.25
G-53	1.0	1.60	8.38	1	13.41
G-54	1.0	2.50	2.40	1	6.00
G-55	1.0	0.88	1.60	1	1.41
G-56	1.0	3.38	4.80	1	16.22
G-57	0.5	8.00	8.74	1	34.96
G-58					200.0
G-59					433.0
G-60					478.0
G-61					451.0
				TOTAL ADDITIONS	5489.63
				TOTAL GREEN AREA	5489.63

Notes:
- Dimensions are not to be scaled.
- All Dimensions Are In MM
- All windows & ventilators are openable

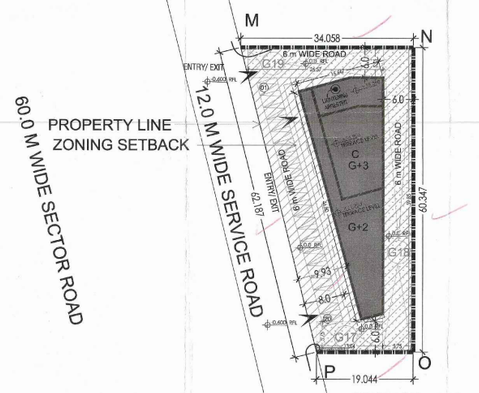
All windows & ventilators are openable

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarded Scrutiny No. SE(H)/ ___ Dt. 13/1 7/17 13/24/66
Superintending Engineer (HQ) HUDA, Panchkula. 13/7/17
Chief Architect (HQ)

S.T.P. (HQ) Member Secretary B.P.C. | STP (G) Member B.P.C. | C.T.P. (HQ) Chairman B.P.C.
AO | PA | RTP
(RAM AVTAR BASSI) A.D. | (BALWANT SINGH) S.D.

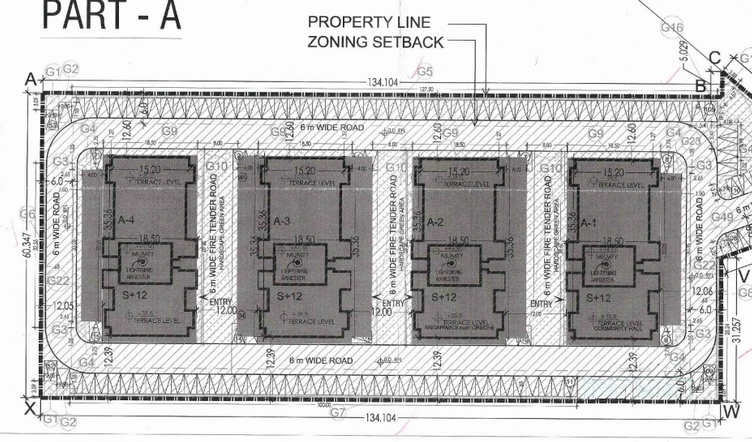


PART - B & COMMERCIAL



NAME OF TREE	NUMBER
:- CHAMPA TREE (Plumeria Alba)	96
:- NEEM TREE (Azadirachta Indica)	91
:- YELLOW FLAME TREE (Peltophorum Pterocarpum)	14

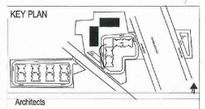
PART - A



NOTE:

1) GATE AND BOUNDARY WALL AS PER STANDARD SIZE.
2) EXHAUST FAN PROVIDED IN KITCHEN & TOILET WILL BE PERMANENTLY VENTILATED.
3) ALL SERVICE AREAS (Including LIFTS) ARE PROVIDED WITH 100 PERCENT POWER BACKUP.

KEY PLAN



Architects
Atelier [D]sync
17/A, 1st Floor, Arogyanagar, Athwalines, surat - 395001, India.
Ph (s) 0261-6541117

Architect's Signature
Vinish Kr. Singh, Architect
Council of Architecture
Registration No. CA/2005/36473

Owners' Signature

Clients :-
ALTON BUILDTECH INDIA PVT. LTD
401, Jain Bhawan 18/12 WEA Karol Bagh New Delhi 110005

Job Title : Proposed Affordable Group Housing Scheme for additional area measuring 1.8125 acres (License no. 27 of 2016 dated 16/12/2016) in already Licence granted affordable group housing scheme measuring 5.5625 acres (License no. 81 of 2014 dated 08/08/2014) Total Area 7.375 acres in Sector-88A & 89A, Gurgaon Manesar Urban Complex being developed by Alton Buildtech India Pvt. Ltd.

Drawing Title
MASTER PLAN

Job No.	Drawing No.
Drawn / Checked	A-M-01
Date: OCT 2014 / Scale: 1 : 400	Revisions