

**AREA AND POPULATION STATEMENT - HOUSING**

S. No.	BUILDING DESCRIPTION				AREA CALCULATIONS										2 Wheeler Count on Stilt in No.	POPULATION BREAK UP		
	Bldg Type	Description	No. of Bldgs.	Total Apt. in each Bldg.	Ground Coverage in Sqm.		FAR in Sqm.		GROUND FAR in Sqm.		STILTS in Sqm.		MUMTY in Sqm.				Main Population	
					Of One Building	Total	Of One Building	Total	Of One Bldg.	Of One Bldg.	Total	Of One Bldg.	Total					
		No. of Floors	Building Heights			D	A x D	E	A x E	F	G = D - F	A x G	H	A x H	I	J = B x 5		
		Terrace Level	Lightening Arrester	A	C	B=A x C												
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
		<b>Total</b>			<b>8</b>		<b>1076</b>	<b>5005.830</b>	<b>10111.474</b>	<b>Grand Total in Sqm.</b>	<b>60111.474</b>							<b>5380.00</b>

**NEW TOWER**

**AREA AND POPULATION STATEMENT - COMMERCIAL & COMMUNITY FACILITIES**

S. No.	Description	Area (Sqm)	Population
6	COMMUNITY HALL ( D )	2,950	133
7	ANGANWADI cum CRECHE ( E )	2,950	133
8	COMMERCIAL ( C )	14,850	144
9	COMMERCIAL ( E )	4,850	52
	<b>Total</b>	<b>4</b>	<b>0</b>
	<b>Total</b>	<b>1014.462</b>	<b>1961.330</b>

**NEW TOWER**

Category	Required	Proposed
<b>POPULATION housing</b>		
TOTAL POPULATION	4163 persons	5380 persons
TOTAL DENSITY	750 PPA	761 PPA
<b>PARKING</b>		
Parking on SURFACE	Open @ (0.5 ECS per Unit)	538 ECS
TOTAL CAR PARKING FOR VISITOR		538 ECS
2 Wheeler Parking in STILTS		822 in No.
2 Wheeler Parking on SURFACE		254 in No.
TOTAL TWO WHEELER PARKING		1076 in No.
<b>GREEN AREA</b>		
Total Maintained Green Area Required	15% of the total site area	18.93% site area
	4476.83 Sqm	5489.63 Sqm.
<b>STILTS AREA</b>		
Total Housing Stilts Area Proposed		7.22% site area
		2154.018 Sqm.

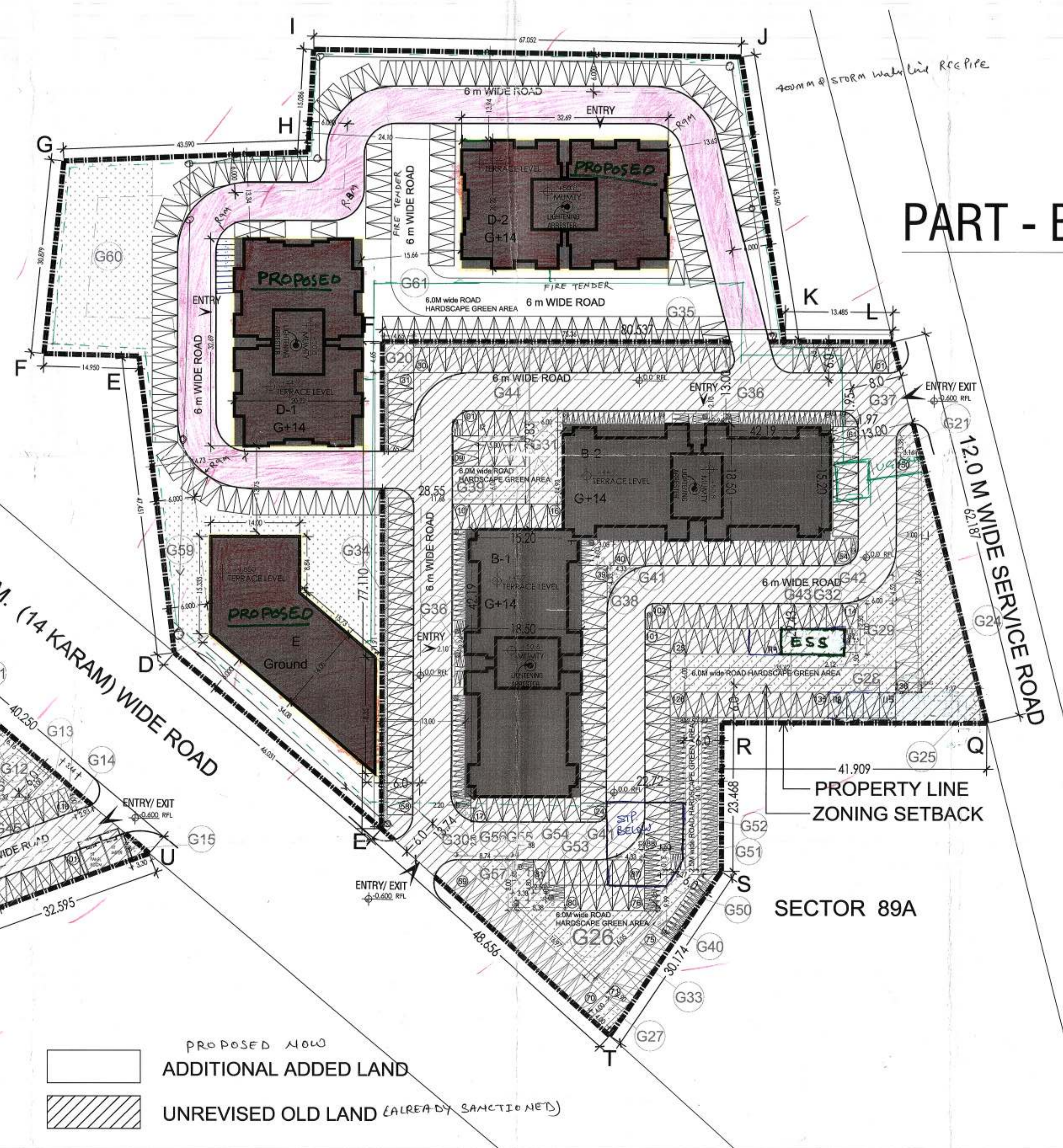
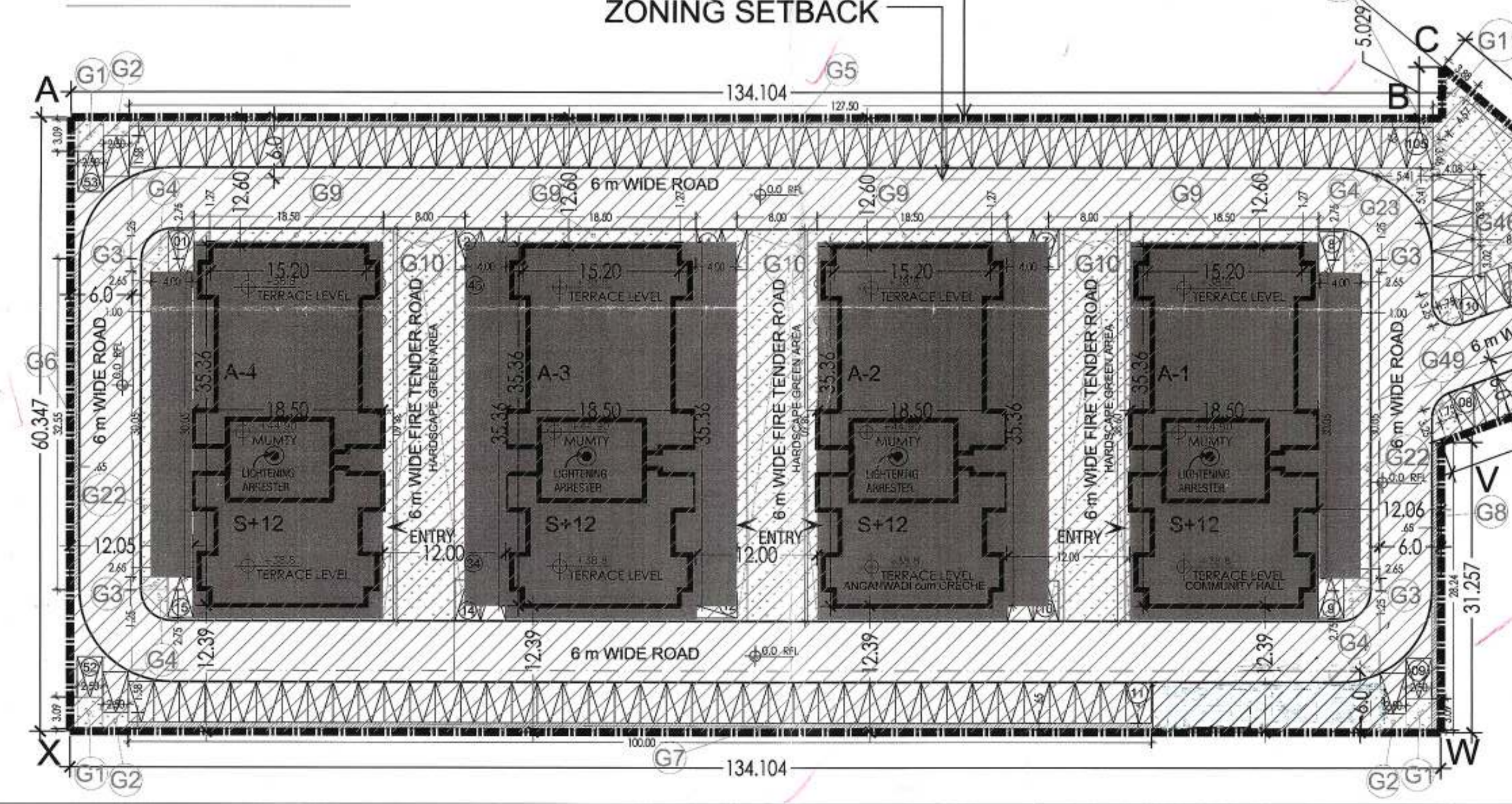
**UNIT TYPE BREAKUP (NEW TOWER)**

UNIT-D	119 (No. of units)	CARPET AREA (60 SQM) EACH
UNIT-E	119 (No. of units)	CARPET AREA (60 SQM) EACH
<b>TOTAL</b>	<b>238 (No. of units)</b>	

**ABSTRACT**

TOTAL LICENSED AREA	= 5.5625 Acres ( 22510.6 Sqm )	+ New Area Added 1.8125 Acres = ( Net Total Area = 7.3750 Acres )
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	<b>PERMISSIBLE</b>	<b>PROPOSED</b>
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	= 0.29500 ACRES	OR 1,193.82 Sqm
@ 4% of the total area site		
PARAMETERS FOR - COMMERCIAL	<b>PERMISSIBLE</b>	<b>PROPOSED</b>
F.A.R. - COMMERCIAL	= 175%	164.29%
NET AREA COMMERCIAL	= 2089.19 sq m	1961.330 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

**PART - A**



**PART - B & COMMERCIAL**

**AREA CALCULATIONS FOR LANDSCAPE (ORGANISED GREEN)**

NO.	Coeff.	A (M)	B (M)	Nos.	AREA (SqM) = Z = A x B
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	3.45	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	3.18	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
<b>TOTAL ADDITIONS</b>					<b>5489.63</b>
<b>TOTAL GREEN AREA</b>					<b>5489.63</b>

**Notes:**

- Dimensions are not to be scaled.
- All dimensions are in MM.
- All windows & ventilators are operable.
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Checked and found ok for Public Health (General) Service only subject to comments by In-charge Engineer (H.O.) in forwarding letter No. SE/11/2016-17/7/7 dated 12/5/16

Superintending Engineer (H.O.) JUDA, Panchsika.

Architects: Atelier [D]sync  
17/A, 1st Floor, Aranyanagar, Athwalines, surat - 395001, India. Ph: 99 281 65117

Architect's Signature: Vinith K. Singh, Architect, Council of Architecture, Registration No. CA2200296473

Owners' Signature: \_\_\_\_\_

Clients: ALTON BUILDTECH INDIA PVT. LTD  
401, 2nd Floor, 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 License 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 Corridor being developed by Alton Buildtech India Pvt. Ltd.

Drawing Title: MASTER PLAN

Job No.	1812	Drawing No.	A-M-01
Drawn	Checked	Date	Scale
OCT 2014	1:400	Revisions	

**KEY PLAN**

**PROPERTY LINE ZONING SETBACK**

**60.0 M WIDE SECTOR ROAD**

**12.0 M WIDE SERVICE ROAD**

**23.468 M. (14 KARAM) WIDE ROAD**

**60.0 M WIDE SECTOR ROAD**

**12.0 M WIDE SERVICE ROAD**

**SECTOR 88A**

**SECTOR 89A**

**PROPERTY LINE ZONING SETBACK**

**PROPOSED ROAD**

**ADDITIONAL ADDED LAND**

**UNREVISED OLD LAND (ALREADY SANCTIONED)**

**NAME OF TREE NUMBER**

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