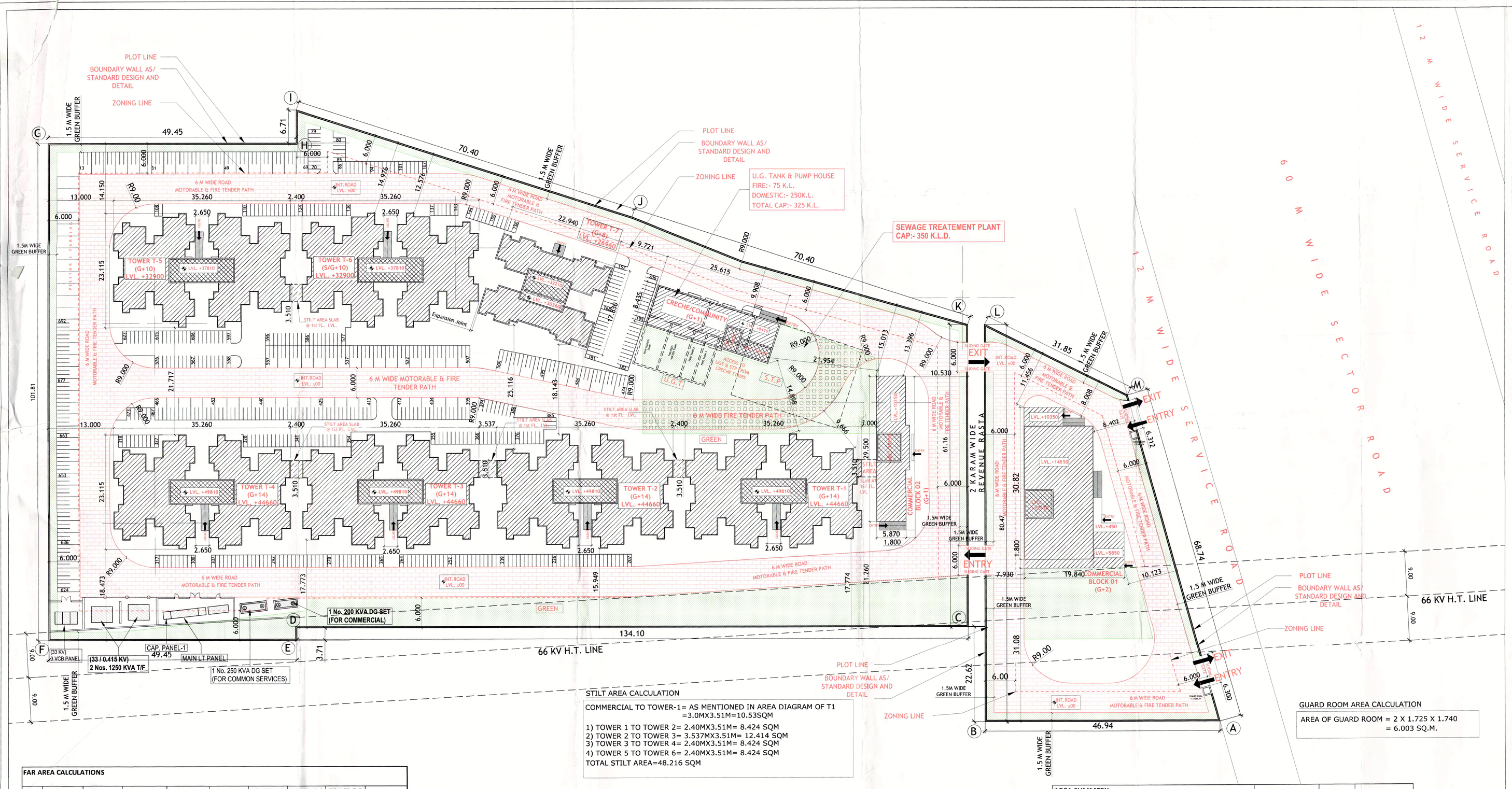
ZP-1359



STILT AREA CALCULATION

COMMERCIAL TO TOWER-1= AS MENTIONED IN AREA DIAGRAM OF T1
=3.0MX3.51M=10.53SQM

1) TOWER 1 TO TOWER 2= 2.40MX3.51M= 8.424 SQM
2) TOWER 2 TO TOWER 3= 3.537MX3.51M= 12.414 SQM
3) TOWER 3 TO TOWER 4= 2.40MX3.51M= 8.424 SQM
4) TOWER 5 TO TOWER 6= 2.40MX3.51M= 8.424 SQM

TOTAL STILT AREA=48.216 SQM

GUARD ROOM AREA CALCULATION

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

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)	TOWER-T-6 (SQM)	TOWER-T-7 (SQM)	TOTAL (SQM)
1	GROUND	534.961	534.961	534.961	534.961	534.961	421.021	305.944	3401.770
2	1ST	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
3	2nd	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
4	3rd	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
5	4th	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
6	5th	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
7	6th	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
8	7th	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
9	8th	499.007	499.007	499.007	499.007	499.007	499.007	275.565	3269.607
10	9th	499.007	499.007	499.007	499.007	499.007	499.007	------	2994.042
11	10th	499.007	499.007	499.007	499.007	499.007	499.007	------	2994.042
12	11th	499.007	499.007	499.007	499.007	------	------	------	1996.028
13	12th	499.007	499.007	499.007	499.007	------	------	------	1996.028
14	13th	499.007	499.007	499.007	499.007	------	------	------	1996.028
15	14th	499.007	499.007	499.007	499.007	------	------	------	1996.028
	TOTAL FAR	7521.059	7521.059	7521.059	7521.059	5525.031	5411.091	2510.464	43530.822

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+14)	1	(G+14)	545.491	7521.059	120	600	5
2	TOWER T-2 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
3	TOWER T-3 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
4	TOWER T-4 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
5	TOWER T-5 (G+10)	1	(G+10)	534.961	5525.031	88	440	5
6	TOWER T-6 (S/G+10)	1	(S/G+10)	534.961	5411.091	86	430	5
7	TOWER T-7 (S/G+10)	1	(G+8)	313.005	2510.464	36	180	5
8	CRECHE / COMMUNITY BUILDING	1	G+1	216.063	-----	-----	-----	-----
9	COMMERCIAL	2	G+2, G+1	719.068	-----	-----	-----	-----
9	GUARD ROOM	2	G	6.003	-----	-----	-----	-----
10	STILT AREA	-----	-----	48.216	-----	-----	-----	-----
	TOTAL			4522.651	43530.822	690	3450	

DWELLING UNITS (Du's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-1 (G+14)	2BHK	8	8	14	112	120	5	600
2	TOWER-T-2 (G+14)	2BHK	8	8	14	112	120	5	600
3	TOWER-T-3 (G+14)	2BHK	8	8	14	112	120	5	600
4	TOWER-T-4 (G+14)	2BHK	8	8	14	112	120	5	600
5	TOWER-T-5 (G+10)	2BHK	8	8	10	80	88	5	440
6	TOWER-T-6 (S/G+10)	2BHK	6	8	10	80	86	5	430
7	TOWER-T-7 (G+8)	2BHK+STORE	4	4	8	32	36	5	180
		TOTAL UNITS					690		3450

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)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOTAL (SQM)
1	GROUND	437.902	437.902	437.902	437.902	437.902	329.208	229.210	2947.928
2	1st	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
3	2nd	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
4	3rd	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
5	4th	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
6	5th	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
7	6th	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
8	7th	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
9	8th	437.902	437.902	437.902	437.902	437.902	437.902	239.816	2847.228
10	9th	437.902	437.902	437.902	437.902	437.902	437.902	------	2627.412
11	10th	437.902	437.902	437.902	437.902	437.902	437.902	------	2627.412
12	11th	437.902	437.902	437.902	437.902	------	------	------	1751.608
13	12th	437.902	437.902	437.902	437.902	------	------	------	1751.608
14	13th	437.902	437.902	437.902	437.902	------	------	------	1751.608
15	14th	437.902	437.902	437.902	437.902	------	------	------	1751.608
	TOTAL	6568.530	6568.530	6568.530	6,568.530	4,816.922	4,708.228	2,147.738	37,497.448

COMMERCIAL BUILT UP AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	475.103	455.013	346.879	29.441	1306.436
2	2	243.965	206.906		26.237	477.108
	TOTAL					1783.544

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 54.451 SQ.M.	2BHK + STORE 59.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+14)	30	60	30	-----	-----	120
2	TOWER-T-2 (G+14)	30	60	30	-----	-----	120
3	TOWER-T-3 (G+14)	30	60	30	-----	-----	120
4	TOWER-T-4 (G+14)	30	60	30	-----	-----	120
5	TOWER-T-5 (G+10)	22	44	22	-----	-----	88
6	TOWER-T-6 (S/G+10)	21	43	22	-----	-----	86
7	TOWER-T-7 (G+8)	-----	-----	-----	2	34	36
	TOTAL	163	327	164	2	34	690

COMMERCIAL FAR AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	421.177	387.61	303.635	1112.422
2	2	173.165	144.185		317.350
	TOTAL				1429.772

COMMERCIAL GROUND COVERAGE

S.NO.	POCKET	GROUND COVERAGE
1	1	475.103
2	2	243.965
TOTAL		719.068

AREA SUMMERY			
	ACRES	SQ.M.	
PLOT AREA (A)	4.73125	19146.659	
TOTAL PLOT AREA FOR FAR	4.73125	19146.659	
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.18925	765.866	
BALANCE PLOT AREA FOR RESIDENCIAL	4.54200	18380.793	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	9573.3295	
PROPOSED GROUND COVERAGE	23.621%	4522.651	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	41356.784	
EXTRA FAR FOR GREEN BUILDING @	12.00%	2205.695	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	43562.479	
PROPOSED FAR	236.83%	43530.822	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	1340.266	
EXTRA FAR FOR GREEN BUILDING @	12.00%	91.904	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	1432.170	
PROPOSED FAR FOR COMMERCIAL	186.68%	1429.772	
PROPOSED BUILT UP AREA		48374.989	
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3407	750 TO 900 PPA
PERMISSIBLE DU'S		681.3	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4088	
PERMISSIBLE DU'S		818	MAX.
PROPOSED DENSITY	690X5	3450	PERSON
ACHIVED DENSITY	3450/4.5420	759.577	PPA
PROPOSED Dus		690	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		690	NOS
PROPOSED TWO WHEELER PARKING		692	NOS
REQUIRED ECS	690/2	345	ECS
PROPOSED ECS		352	ECS
REQUIRED ORGANIZED GREEN @	15%	2871.999	SQM
PROPOSED GREEN	16.30%	3121.006	SQM
PROVIDED COMMUNITY BUILDING		216.063	SQM
PROVIDED AAGANWADI		212.301	SQM

Dy. Director (T) / Dy. Director (T) / Dy. Director (T) / CTP
Delhi Development Authority / Planning / Development / Chandigarh
BPC / BPC / BPC / BPC
JD / PA / ATP

Deputy Director (T)
Dfs Directorate Fire Service
Member B.P.C

Checked and found ok for Public Health (Internal Water Supply) and to comply with fire norms.
Superintending Engineer
HSVP, Panchkula
5/11/19
197152

Ram Avtar Bassi
AD(HQ)

SUBMISSION DRAWING

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

PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 4.73125 ACRES (LICENCE NO.121 OF 2019 DATED 14/09/2019) IN SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SIGNATURE INFRABUILD PVT. LTD.

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ARCHITECT'S SIGNATURE
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CA/94/37868

OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING)
SITE PLAN

N / W / E / S

DRG. NO. 1

SCALE - 1:200

DATE - OCT 2019