

AREA STATEMENT		
SITE AREA AVAILABLE AS PER ZONING	SQM	ACRES
	20153.313	4.980
SITE AREA AVAILABLE FOR DEVELOPMENT AS PER ZONING	17846.632	4.4105
SITE AREA FOR RESIDENTIAL	17134.714	4.23408
PERMISSIBLE F.A.R. FOR RESIDENTIAL	2.250	
PERMISSIBLE F.A.R. AREA FOR RESIDENTIAL	38553.106	
SITE AREA FOR COMMERCIAL	713.945	0.17642
PERMISSIBLE F.A.R. FOR COMMERCIAL	1.750	
PERMISSIBLE F.A.R. AREA FOR COMMERCIAL	1249.404	
PROPOSED F.A.R. AREA FOR RESIDENTIAL	38313.508	2.236 AGAINST
PROPOSED F.A.R. AREA FOR COMMERCIAL	1090.172	1.527 AGAINST
PERMISSIBLE GROUND COVERAGE @ 50% OF SITE AREA	8924.316	
PROPOSED GROUND COVERAGE	3200.557	17.932%
REQUIRED OPEN GREEN @ 15% OF SITE AREA	2877.285	
PROPOSED OPEN GREEN	3174.177	17.784%
MINIMUM COVERED AREA REQUIRED FOR COMMUNITY HALL	185.810	
PROPOSED COVERED AREA FOR COMMUNITY HALL	202.090	
MINIMUM COVERED AREA REQUIRED FOR ANGANWADI CUM CRECHE	185.810	
PROPOSED COVERED AREA FOR ANGANWADI CUM CRECHE	202.090	

CALCULATION OF DWELLING UNIT		
FLOORS	3BHK TOWER TOWER-T1, T2, T3 & T5	1BHK TOWER TOWER-T4
GROUND /STILT	0 X 4 = 0	0 X 1 = 0
1ST FLOOR	4 X 4 = 16	16 X 1 = 16
2nd FLOOR	4 X 4 = 16	16 X 1 = 16
3rd FLOOR	4 X 4 = 16	16 X 1 = 16
4th FLOOR	4 X 4 = 16	16 X 1 = 16
5th FLOOR	4 X 4 = 16	16 X 1 = 16
6th FLOOR	4 X 4 = 16	16 X 1 = 16
7th FLOOR	4 X 4 = 16	16 X 1 = 16
8th FLOOR	4 X 4 = 16	16 X 1 = 16
9th FLOOR	4 X 4 = 16	16 X 1 = 16
10th FLOOR	4 X 4 = 16	16 X 1 = 16
11th FLOOR	4 X 4 = 16	16 X 1 = 16
12th FLOOR	4 X 4 = 16	16 X 1 = 16
13th FLOOR	4 X 4 = 16	16 X 1 = 16
14th FLOOR	4 X 4 = 16	16 X 1 = 16
15th FLOOR	4 X 4 = 16	16 X 1 = 16
16th FLOOR	4 X 4 = 16	16 X 1 = 16
17th FLOOR	4 X 4 = 16	16 X 1 = 16
18th FLOOR	4 X 4 = 16	16 X 1 = 16
19th FLOOR	4 X 4 = 16	16 X 1 = 16
20th FLOOR	4 X 4 = 16	16 X 1 = 16
21st FLOOR	4 X 4 = 16	16 X 1 = 16
22nd FLOOR	4 X 4 = 16	16 X 1 = 16
23rd FLOOR	4 X 4 = 16	16 X 1 = 16
24th FLOOR	4 X 4 = 16	16 X 1 = 16
25th FLOOR	4 X 4 = 16	16 X 1 = 16
26th FLOOR	4 X 4 = 16	16 X 1 = 16
27th FLOOR	4 X 4 = 16	16 X 1 = 16
28th FLOOR	4 X 4 = 16	16 X 1 = 16
TOTAL	448	192
TOTAL NO. OF 3 BHK FLATS	448	
TOTAL NO. OF 1 BHK FLATS	192	

CALCULATION OF FLOOR F.A.R. AREA		
FLOORS	3BHK TOWER TOWER-T1, T2, T3 & T5	1BHK TOWER TOWER-T4
GROUND /STILT	62.280 X 4 = 249.040	62.700 X 1 = 62.700
1st FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
2nd FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
3rd FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
4th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
5th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
6th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
7th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
8th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
9th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
10th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
11th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
12th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
13th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
14th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
15th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
16th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
17th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
18th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
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26th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
27th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
28th FLOOR	275.853 X 4 = 1103.412	591.186 X 1 = 591.186
TOTAL	31144.576	12.000
GUARD ROOM F.A.R.	38313.508	

CALCULATION FOR GROUND COVERAGE		
COVD. AREA UNDER TOWER	1896.290	SQ.M.
COMMERCIAL COMPLEX-1 AREA	383.748	SQ.M.
COMMERCIAL COMPLEX-2 AREA	706.424	SQ.M.
COMMUNITY HALL+ ANGANWADI	202.090	SQ.M.
GUARD ROOM	12.000	SQ.M.
GRAND TOTAL	3200.557	SQ.M.

CALCULATION OF DENSITY		
PERMISSIBLE DENSITY	750 TO 900	PPA
TOTAL NO. OF FLATS	640	NOS.
NO. OF OCCUPANTS IN MAIN D.U. AT 5 PERSONS PER D.U.	3200	NOS.
AREA IN ACRES	4.23408	NOS.
ACHIEVED DENSITY - PERSONS PER ACRE	755.77	PPA
	756	PPA

TOTAL BUILT UP AREA DETAIL		
TOTAL GROUND COVERAGE	3200.557	SQM.
TYPICAL FLOOR F.A.R. AREA OF RESIDENTIAL	1694.598	SQM.
BASEMENT AREA	6821.360	SQM.
COVERED AREA OF MUMTY & MACHINE ROOM	357.100	SQM.
BUILT UP AREA OF STAIRCASE	3250.296	SQM.
GUARD ROOM	12.000	SQM.
TOTAL	17335.87	SQM.

PARKING CALCULATION		
TOTAL NO. OF FLATS	640	NOS.
REQUIRED PARKING @ 0.5 ECS	320	NOS.
TOTAL NO. OF ECS REQUIRED	320	NOS.
AREA AVAILABLE FOR OPEN PARKING	4459.445	SQM.
ECS IN OPEN SURFACE	23	NOS.
NO. OF ECS THAT CAN BE PARKED IN OPEN SURFACE	193.889	NOS.
NO. OF ECS PROVIDED IN OPEN SURFACE	194	NOS.
AREA AVAILABLE IN STILT UNDER TOWERS (without core area)	1384.89	SQM.
ECS IN STILT AREA	28	SQM.
NO. OF ECS THAT CAN BE PARKED IN STILT AREA	49.460	NOS.
NO. OF ECS PROVIDED IN STILT AREA	49	NOS.
AREA AVAILABLE IN BASEMENT (without core area)	8510	SQM.
ECS IN BASEMENT AREA	32	SQM.
NO. OF CARS THAT CAN BE PARKED IN BASEMENT AREA	266	NOS.
NO. OF CARS PROVIDED IN BASEMENT AREA	268	NOS.
TOTAL NO. OF ECS PROVIDED	509	NOS.
REQUIRED TWO WHEELER PARKING	640	NOS.
NO. OF TWO WHEELERS PROVIDED IN STILT AREA	242	NOS.
NO. OF TWO WHEELERS PROVIDED IN BASEMENT AREA	332	NOS.
NO. OF TWO WHEELERS PROVIDED IN OPEN SURFACE	242	NOS.
TOTAL NO. OF TWO WHEELERS PROVIDED	817	NOS.

WATER DEMAND CALCULATION						
S.NO.	NAME OF THE BUILDING	NO. OF UNIT/AREA	NO. OF PERSON/UNI	TOTAL NO. OF PERSON	WATER REQ. PER PERSON/DAY	TOTAL WATER REQ. PER
1	TOWER-T1	112	5	560	172.5	96600
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
2	TOWER-T2	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
3	TOWER-T3	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
4	TOWER-T4	192	5	960	172.5	165600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					53820.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					28980.0
5	TOWER-T5	112	5	560	172.5	96600.0
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					31395.0
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					16905.0
9	COMMERCIAL	1090.17	3	363.39	45	16352.5
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					6000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					4000
10	COMMUNITY HALL	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
11	ANGANWADI	202.09	1.5	134.73	70	9430.9
	DOMESTIC WATER(65%OF HALF DAY OF WATER DEMAND PER DAY)					3000
	FLUSHING WATER(35%OF HALF DAY OF WATER DEMAND PER DAY)					2000
12	DOMESTIC WATER U.G. TANK					191400
13	FLUSHING WATER U.G. TANK					104500
	RCC UGT TANK					325 KL

NOTE:-
1) WATER HARVESTING
Certified that the building shall satisfy the water harvesting requirements as well as minimum anticipated discharge of water. Water more than 10,000 ltrs. or above per day shall incorporate waste water recycling system. Recycled water should be used for Horticulture purpose.

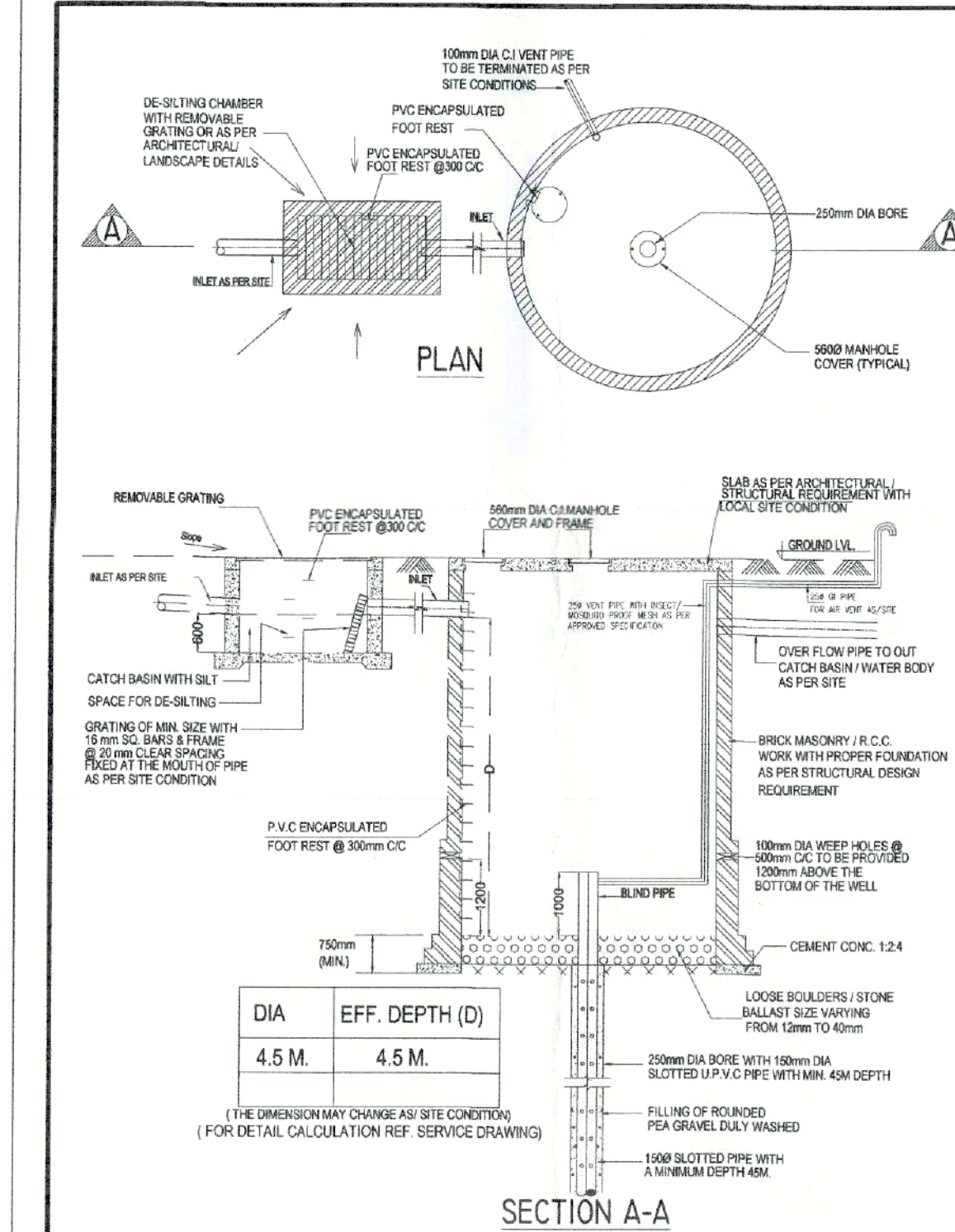
2) STRUCTURE STABILITY
Certified that the structural parts of the building have been designed by us on the basis of calculations and are considered safe and in accordance with the permissible stresses and slenderness ratio laid down by the bye-laws. The building is quite safe from earthquake point of view

3) FIRE SAFETY
We shall provide proper fire safety measures as per the rules of 1985 / NBC
4) SOLAR WATER HEATING
We shall provide solar water heating system as per norms specified by hareda

LEGEND FOR PLUMBING

	MANHOLE FOR DRAINAGE
	MANHOLE FOR SEWERAGE
G.L.	GROUND LEVEL.
I.L.	INVERT LEVEL.
C.L.	CONNECTION LEVEL.
M.	METRE
L.	LENGTH
B.F.V.	BUTTERFLY VALVE
C.V.	CHECK/NON-RETURN VALVE

RAIN WATER HARVESTING DETAIL



SITE PLAN

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.29 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

CZAR BUILDWELL Pvt. Ltd.

GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS - JODHPUR (PUNJAB) - INDIA
PLOT NO. 128 OF 2019 DATED 27-11-2019
G-14, Lower GF, G-14, New Delhi-110048
INDIA

ARCHITECT'S SIGNATURE:-
OWNER SIGNATURE:-
CZAR Buildwell Private Limited
Authorized Signatory

scale: 1:300
date: NOV.2019