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Member B.P.C.

97969 DV/31

DINESH KUMAR
SD (HQ)

AREA STATEMENT

AREA STATEMENT										PROPOSED/REVISED	
TOTAL AREA OF LOT ACROSS ADJACENT LAND (0.0 + 3.8979)		13,537.00 ACRES		5,002.69 SQ. FT. (0.12 ACRES)		13,537.00 ACRES		5,002.69 SQ. FT. (0.12 ACRES)		RESIDENTIAL	
TOTAL AREA OF LOT ACROSS ADJACENT LAND (0.0 + 3.8979)		13,537.00 ACRES		5,002.69 SQ. FT. (0.12 ACRES)		13,537.00 ACRES		5,002.69 SQ. FT. (0.12 ACRES)		RESIDENTIAL	
COMMERCIAL, PLANT AREA										PERMISSIBLE/REQUIRED	
FAR ON COMMERCIAL										1.4/2	
COMMERCIAL COVERING AREA										3797.300 SQ. FT. (0.087 AC)	
GROUND COVERED FOR COMMERCIAL										50.70 % (COVERED)	
REMAINING PLANT AREA FOR RESIDENTIAL										1.4/2	
FAR ON RESIDENTIAL										3797.300 SQ. FT. (0.087 AC)	
RESIDENTIAL COVERING AREA										50.70 % (COVERED)	
TOTAL PLANT FOR RESIDENTIAL										1.4/2	
SOLID WASTE PLANT 7% (BUT ONLY ONE RESIDENTIAL)										3797.300 SQ. FT. (0.087 AC)	
GROUND COVERED FOR RESIDENTIAL										50.70 % (COVERED)	
GROUND COVERED (GROUND AREA + COMMERCIAL AREA+HAWAIIANWADI AREA)										1.4/2	
NO. OF UNITS										2.2/2	
TOTAL POPULATION										1060 PERSONS	
DENSITY										1060 PPS	
GREEN AREA										1060 SQ. YDS.	
CAR PARKING										1060 SQ. YDS.	
TWO WHEELERS PARKING REQUIRED										1060 SQ. YDS.	
TOTAL CAR PARKING SPACE										1060 SQ. YDS.	
TOTAL AREA FOR PARKING										1060 SQ. YDS.	
COMMUNITY BUILDINGS DETAIL										1060 SQ. YDS.	
NO. OF ADJACENT LAND										1060 SQ. YDS.	
1.00 + 3.8979 = 4.8979										1060 SQ. YDS.	
PROPOSED AREA FOR HOUSING										1060 SQ. YDS.	
S.NO	TOWER	STILT FLOOR/FAR	TYPICAL FLOOR PAR	NO OF FLOORS	UNIT PER FLOOR	TOTAL AREA	TOTAL FAR	GROUND COVERAGE	HEIGHT IN MTS	QUANTITY NON FAR AREA	
1	17	46.720	547.516	(5+12)	13	8	104	7154.43	63.77	48.12	39.61
2	18	46.720	547.516	(5+12)	12	8	96	6616.91	63.77	38.12	39.61
3	19	46.720	547.516	(5+12)	12	8	96	6616.91	63.77	38.12	39.61
4	20	46.720	547.516	(5+12)	12	8	96	6616.91	63.77	38.12	39.61
5	21	46.720	547.516	(5+12)	12	8	96	6616.91	63.77	38.12	39.61
6	LT ROOM+1&2		89.796		2			179.592	179.592	337.3.44	158.06
TOTAL										337.3.44	

RIVISED AREA FOR HOUSING										STAR AREA			
S.NO	TOWER NO.	GROUND FLOOR AREA	TYPICAL FLOOR AREA	NO OF FLOORS	UNIT PER FLOOR	TOTAL UNIT	TOTAL FLOOR AREA	GROUND COVERAGE	HEIGHT IN MTRS		MULTI NON FAIR AREA		
1	1	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
2	2	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
3	3	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
4	4	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
5	5	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
6	6	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
7	7	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
8	8	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
9	9	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
10	10	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
11	11	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
12	12	439.38	427.18	(G+13)	14	8	112	5992.72	451.63	44.85	53.77	SO/MT	103.59
13	13	439.38	427.18	(G+8)	9	8	72	3856.82	451.63	29.85	53.77	SO/MT	119.13
14	14	439.38	427.18	(G+8)	9	8	72	3856.82	451.63	29.85	53.77	SO/MT	119.13
15	15	439.38	427.18	(G+8)	9	8	72	3856.82	451.63	29.85	53.77	SO/MT	119.13
16	16	439.38	427.18	(G+8)	9	8	72	3856.82	451.63	29.85	53.77	SO/MT	119.13
TOTAL							1632	87393.92	7226.08		880.32		2795.60

NOTE:-1.DEDUCTED STAIRCASE AREA = 87339.92 - 2799.60 = 84540.32 SQMT

REVISED & ADDITIONAL AREA FOR COMMERCIAL									
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	SECOND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA
1	COMMERCIAL-1	1064.58	1017.3	810.95	3	2892.83	1064.58	12.00	62.71
2	COMMERCIAL-2	418.26	418.26	0	(G+1)	836.52	418.26	8.40	19.31
3	COMMERCIAL-3	57.98	0	0	(G)	57.98	57.98	4.50	0
TOTAL						3787.33	1540.82		82.02
5	AANGANWADI OR CRECHE NON FAR AREA								
6	COMMUNITY HALL NON FAR AREA								
TOTAL							190.672		190.672
							1731.49		381.34

EXISTING & PROPOSED FAR AREA = $84540.32 + 33811.67 = 118351.99$ SQMT

NOTE:-1.ALL STAIRCASE IN ALL BLOCKS ARE DEDUCTED IN 1ST FLOOR TO TOP FLOOR IN ALREADY SANVTIONED BLOCKS PLAN

TOTAL BUILDUP AREA = $A+B+C+D+E = 123768.392 \text{ sqm}$

NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN

2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE. SITE OUTER DIMENSIONS ARE IN METERS AS IN ZONING PLAN. REST ALL DIMENSIONS ARE IN MILLIMETERS

CLIENT:- GLS INFRA TECH PVT. LTD

REVISED BUILDING PLAN OF TOWER NO.12 & TOWER NO.-16 & COMMERCIAL BLOCK & ADDITIONAL TOWER 17 TO 21 AND COMMERCIAL OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 3.39375 ACRES (LICENCE NO. 54 OF 2019 DATED 08.03.2019) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 100 ACRES (LICENCE NO. 110 OF 2014 DATED 14.08.2014). TOTAL AREA 13.39375 ACRES IN SECTOR-4, SOHNA BEING DEVELOPED BY G.S. INFRATECH PVT. LTD

ARCHITECTS: SCALE: 1:800

DRAWING NAME
SITE PLAN
DRAWING NO.
SUB-01

FOR G.S.M.F. ATECH PVT. LTD.

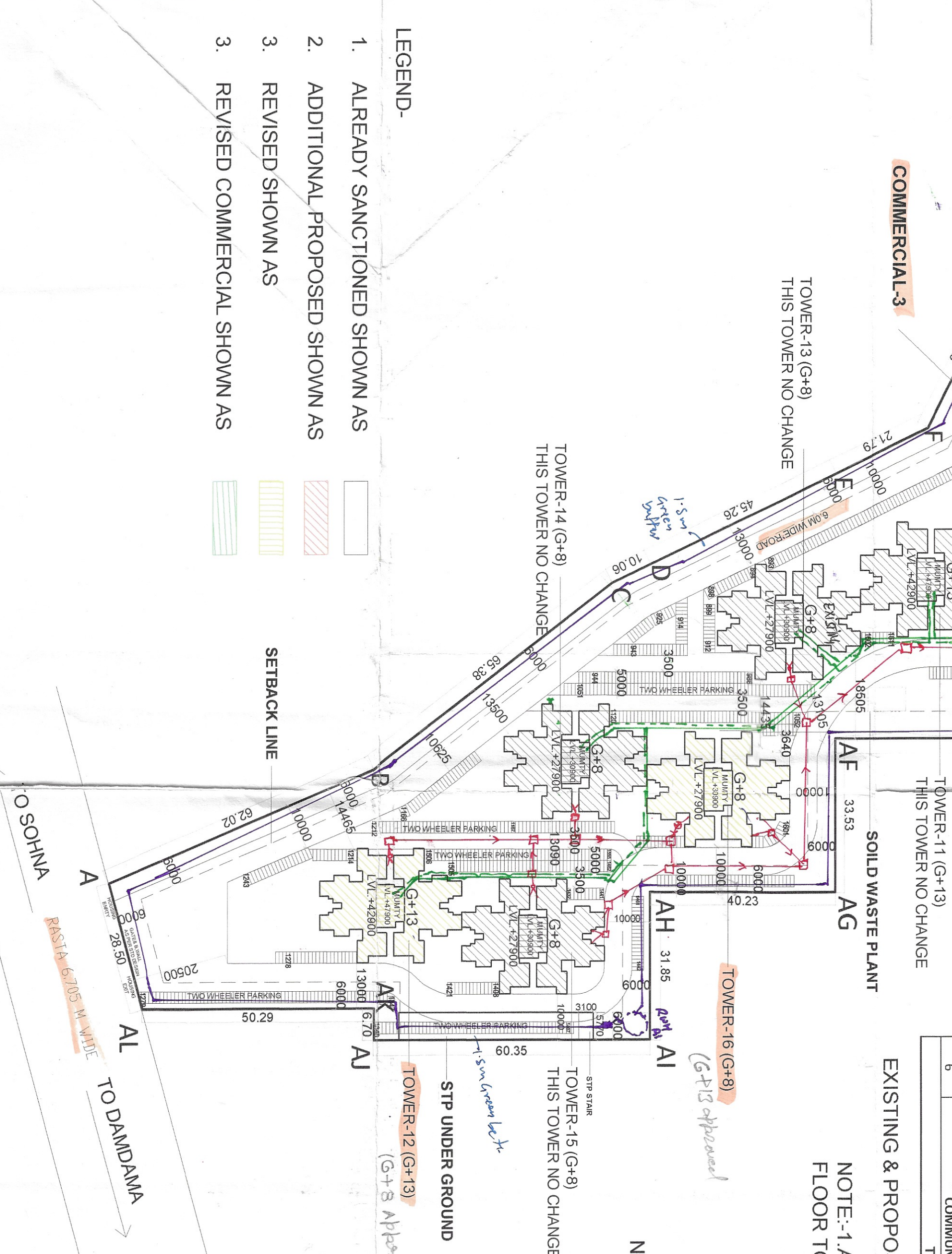
Authorised Signatory

APPLICANT'S SIGN.

ARCHITECT'S SIGN

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

SITE PLAN



1. ALREADY SANCTIONED SHOWN AS
2. ADDITIONAL PROPOSED SHOWN AS
3. REVISED SHOWN AS
3. REVISED COMMERCIAL SHOWN AS

LEGEND:

SETBACK LINE

SETBACK LINE

TOWER-11 (G+13)
THIS TOWER NO CHANGE

SOLID WASTE PLANT

10000

31.85
AH

3600

LEVEL +27900

LVL.+42800
130

2

5000

28.50

PASTA 6.7

00

SITE DI A1

100