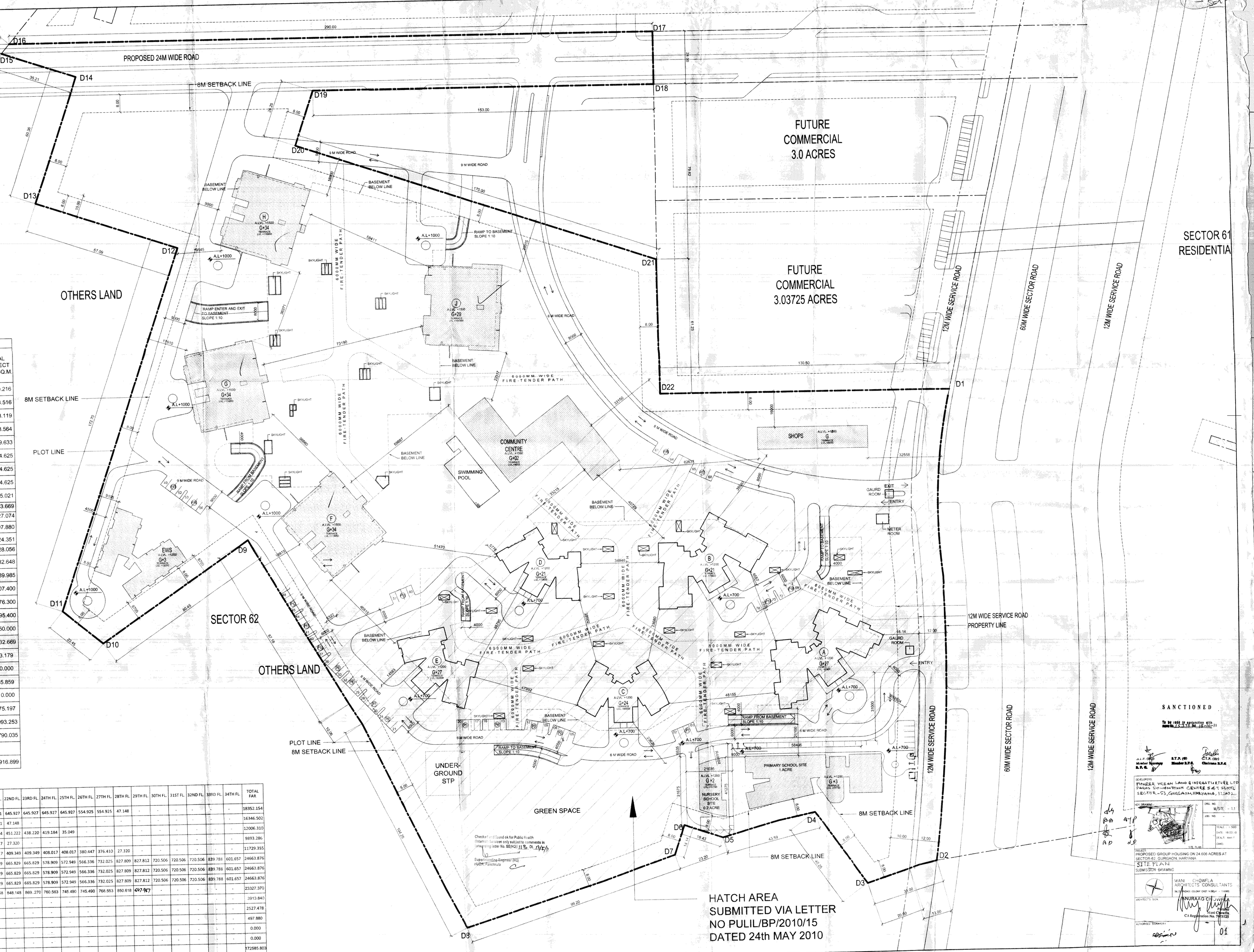
HATCH AREA
SUBMITTED VIA LETTER
NO PULIL/BP/2010/15
DATED 24th MAY 2010



POPULATION DENSITY
PERMISSIBLE DENSITY = 250 PPA
PROPOSED NO. OF MAIN DU'S IN PRESIDA = 228
SERVICE UNITS @ 10% OF MAIN DU'S = 23
EWS REQUIRED @ 10% OF TOTAL DU'S = 40
EWS PROVIDED = 40
POPULATION OF MAIN DU'S = 228 X 5 = 1140
POPULATION OF SERVICE PERSONNEL = 46 X 2 = 92
POPULATION OF EWS PERSONNEL = 40 X 2 = 80
TOTAL POPULATION = 1900
DENSITY = 1319 / 24.606 = 54.34 PPA

CONVENIENT SHOPPING
PERMISSIBLE FAR 0.5% OF(24.606 acres) = 498 SQ.M.
PROPOSED AREA OF CONVENIENT SHOPS = 498 SQ.M.

PARKING
CAR PARKING REQUIRED @ 1.5 PER FLAT = 342

PARKING IN PRESIDA
PROPOSED NO. OF PARKING ON SURFACE = 76
PROPOSED NO. OF PARKING IN BASEMENT LVL 1 = 350
PROPOSED NO. OF PARKING IN BASEMENT LVL 2 = 353
TOTAL CAR PARKING PROVIDED = 779

BASEMENT AREA
BASEMENT LVL 1 FLOOR AREA = 15282.648 SQ.M.
BASEMENT LVL 2 FLOOR AREA = 15889.985 SQ.M.
TOTAL AREA OF BASEMENT = 31172.633 SQ.M.

TOTAL BUILDING AREA CHART

TOWER NOS.	GROUND COVERAGE SQ.M.	TOTAL AREA (FAR) SQ.M.	TOTAL AREA (NON FAR) SQ.M.	TOTAL PROJECT AREA SQ.M.
TOWER A	1043.052	18352.154	258.062	18610.216
TOWER B	1029.051	16346.502	247.014	16593.516
TOWER C	661.793	12006.310	161.809	12168.119
TOWER D	642.321	9893.286	150.278	10043.564
TOWER E	644.880	11729.355	150.278	11879.633
EWS	833.430	1608.066	96.191	1704.257
SHOPS-1	200.000	200.000	0.000	200.000
SHOPS-2	298.000	298.000	0.000	298.000
METER ROOM	24.351	0.000	24.351	24.351
GAURD ROOM	28.056	0.000	28.056	28.056
BASEMENT LVL 1	0.000	0.000	15282.648	15282.648
BASEMENT LVL 2	0.000	0.000	15889.985	15889.985
TOTAL	5404.934	70433.673	32245.096	102722.345

TOTAL SITE AREA CHART

TOTAL PLOT AREA	=	24.606	ACRES
	=	99576.176	SQ.M.
GROUND COVERAGE AND FAR BASED ON 99576.185SQ.M.(24.606 acres)			
PERMISSIBLE GROUND COVERAGE @35%	=	34851.662	SQ.M.
PROPOSED GROUND COVERAGE	=	5404.934	SQ.M.
PERMISSIBLE FAR 175 OF THE PLOT	=	174258.308	SQ.M.
PROPOSED FAR	=	70433.673	SQ.M.
BALANCE FAR	=	103824.635	SQ.M.

TOTAL SITE AREA CHART
TOTAL PLOT AREA = 24.606 ACRE (99576.7715SQMT.)
GROUND COVERAGE AND FAR BASED ON 99576.7715SQ.MT. (24.606 ACRES)
PERMISSIBLE GR. COVERAGE @35% = 34851.6783SQMT.
PROPOSED GR.COVERAGE = 12.36 % SQMT. =12.36 %
PERMISSIBLE FAR 175% OF THE PLOT = 174258.384 SQMT.
PROPOSED F.A.R. = 17585.803 SQMT. 17.32 %
BALANCE F.A.R. = 1673.589 SQ.MT. 1.68 %

POPULATION DENSITY
PERMISSIBLE DENSITY 250 PPA
SERVICE POPULATION
SERVICE PERSONAL 10% OF MAIN DU'S = 48.20 (SAY-49) = 49
EWS REQUIRED 10% OF EWS REQUIRED 10% OF TOTAL DU'S = 86.05 (SAY-86) = 86
PROPOSED NO. OF MAIN DU. = 482 X 5 = 2410
PROPOSED SERVICE PERSONAL = 094 X 2 = 188
PROPOSED EWS PERSONAL = 88 X 2 = 176
TOTAL POPULATION = 2774
DENSITY = 2774 / 24.606 = 112.736 PPA

CONVENIENT SHOPPING
PERMISSIABLE F.A.R. 0.5% OF (24.606 ACRE) = 497.880 SQMT.
PROPOSED AREA OF CONVENIENT SHOPPS = 497.880 SQ.MT.

PARKING
CAR PARKING REQUIRED @ OF 1.5 PER FLAT = 482 x 1.5 = 723

PARKING IN PHASE -01
PROPOSED NO OF CAR PARKING ON SURFACE (OPEN) = 076
PROPOSED NO OF CAR PARKING IN BASEMENT-01 = 350
PROPOSED NO OF CAR PARKING IN BASEMENT02 = 353
PARKING IN PHASE -2
PROPOSED NO OF CAR PARKING IN BASEMENT-01 = 263
PROPOSED NO OF CAR PARKING IN BASEMENT 02 = 272
PROPOSED NO OF CAR PARKING IN BASEMENT 03 = 282
TOTAL CAR PARKING PROVIDED = 1586
0.5% OF THE TOTAL PARKING WILL BE MADE AVAILABLE TO THE EWS FLATS

BASEMENT AREA PHASE -01
BASEMENT 1st LVL FLOOR AREA = 15282.648 SQMT.
BASEMENT 2nd LVL FLOOR AREA = 15889.985 SQMT.
TOTAL AREA = 31172.633 SQMT.

BASEMENT AREA PHASE -02
BASEMENT 1st LVL FLOOR AREA = 13807.400 SQMT.
BASEMENT 2nd LVL FLOOR AREA = 13676.300 SQMT.
BASEMENT 3rd LVL FLOOR AREA = 12795.400 SQMT.
TOTAL AREA = 40279.100 SQMT.

COMMUNITY CENTER
BASEMENT AREA PHASE -02
BASEMENT 1st LVL FLOOR AREA = 1350.000 SQMT.
TOTAL AREA OF BASEMENT (PHASE-01 + PHASE-02) = 72801.733 SQMT.

TOTAL AREA CHART OF PRIMARY SCHOOL
TOTAL PLOT AREA = 1.00 ACRE (4046.85 SQMT.)
GROUND COVERAGE AND FAR BASED ON 4046.85 SQMT.(1.00 ACRES)
PERMISSIBLE GR. COVERAGE @33% = 1335.0555SQMT.
PROPOSED GR.COVERAGE = 1093.265 SQMT.= 27.01 %
PERMISSIBLE FAR 100% OF THE PLOT = 4046.85 SQMT.
PROPOSED F.A.R. = 3993.253 SQMT. 98.62%
BALANCE F.A.R. = 54.747 SQ.MT. 1.38%

SCHEDULE FOR PARKING
MINIMUM PARKING AREA REQUIRE = 10% OF PLOT AREA
10% OF 4046.85SMQ = 404.685 SQ.MT.
PARKING AREA PROVIDED = 464.10 SQ.MT. 11.46% OF PLOT AREA

OCCUPANCY
TOTAL NOS. OF CLASS ROOM=20
STUDENT PER CLASS ROOM = 40
TOTAL NOS. OF STUDENTS = 20X40 =800
STAFF =62

SCHEDULE FO TOILETS AS NBC

	REQIREMENT FOR 400 BOYS AS/NBC	PROVISION	REQIREMENT FOR 400 GIRLS AS/NBC	PROVISION
1.WATER CLOSET	400/25=16	20	400/25=16	16
2.WASH BASIN	400/25=16	16	400/25=16	16
3.URINAL	400/20=18	20	NIL	NIL
4.DRINKING WATER	400/50=8	8	400/50=8	8

	REQIREMENT FOR 31 MALE STAFF AS/NBC	PROVISION	REQIREMENT FOR 31 FEMALE STAFF AS/NBC	PROVISION
1.WATER CLOSET	31/25=1.24	02	31/15=2.06	02
2.WASH BASIN	31/25=1.24	2	31/25=2.06	03
3.URINAL	01	01	NIL	NIL

TOTAL AREA CHART OF NURSERY SCHOOL
TOTAL PLOT AREA = 0.20 ACRE (809.685SQMT.)
GROUND COVERAGE AND FAR BASED ON 809.685SQ.MT. (0.20 ACRES)
PERMISSIBLE GR. COVERAGE @33.33% = 269.5615SQMT.
PROPOSED GR.COVERAGE = 266.28 SQMT. = 32.90 %
PERMISSIBLE FAR 100% OF THE PLOT = 809.685SQMT.
PROPOSED F.A.R. = 790.035 SQMT. 97.61%
BALANCE F.A.R. = 19.565 SQ.MT. 2.35%

SCHEDULE FOR PARKING
MINIMUM PARKING AREA REQUIRE = 10% OF PLOT AREA
10% OF 809.60 SQ.MT. = 80.96 SQ.MT.
PARKING AREA PROVIDED = 90.00 SQ.MT. 11.1% OF PLOT AREA

OCCUPANCY
TOTAL NOS. OF CLASS ROOM=05
STUDENT PER CLASS ROOM = 24
TOTAL NOS. OF STUDENTS = 05X24 =120
STAFF =06

SCHEDULE FO TOILETS AS NBC

	REQIREMENT FOR 60 BOYS AS NBC	PROVISION	REQIREMENT FOR 60 GIRLS AS NBC	PROVISION
1.WATER CLOSET	60/15=04	06	60/15=04	06
2.WASH BASIN	60/15=4	06	60/15=04	06

	REQIREMENT FOR 03 MALE STAFF AS NBC	PROVISION	REQIREMENT FOR 03 FEMALE STAFF AS NBC	PROVISION
1.WATER CLOSET	01	02	01	02

TOTAL BUILDING AREA CHART

TOWER NOS.	GROUND COVERAGE SQ.M.	TOTAL AREA (FAR) SQ.M.	TOTAL AREA (NON FAR) SQ.M.	TOTAL PROJECT AREA SQ.M.
TOWER A	1043.052	18352.154	258.062	18610.216
TOWER B	1029.051	16346.502	247.014	16593.516
TOWER C	661.793	12006.310	161.809	12168.119
TOWER D	642.321	9893.286	150.278	10043.564
TOWER E	644.880	11729.355	150.278	11879.633
TOWER F	1073.009	24663.876	260.749	24924.625
TOWER G	1073.009	24663.876	260.749	24924.625
TOWER H	1073.009	24663.876	260.749	24924.625
TOWER J	1117.617	23327.370	237.651	23565.021
EWS	658.697	2527.478	96.191	2623.669
COMMUNITY CENTRE	1405.685	3913.840	113.234	4027.074
CONVENIENT SHOPS	497.880	497.880	0.000	497.880
METER ROOM	24.351	0.000	24.351	24.351
GAURD ROOM	28.056	0.000	28.056	28.056
1st BASEMENT LVL PHASE-1	0.000	0.000	15282.648	15282.648
2nd BASEMENT LVL PHASE-1	0.000	0.000	15889.985	15889.985
1st BASEMENT LVL PHASE-2	0.000	0.000	13807.400	13807.400
2nd BASEMENT LVL PHASE-2	0.000	0.000	13676.300	13676.300
3rd BASEMENT LVL PHASE-2	0.000	0.000	12795.400	12795.400
BASEMENT COMMUNITY CENTRE	0.000	0.000	1350.000	1350.000
BASEMENT PRIMARY SCHOOL	0.000	0.000	1032.669	1032.669
BASEMENT NURSERY SCHOOL	0.000	0.000	303.179	303.179
PRIMARY SCHOOL	1093.265	0.000	0.000	0.000
MUMTY MACH. ROOM PRIMARY SCHOOL	0.000	0.000	85.859	85.859
NURSERY SCHOOL	266.285	0.000	0.000	0.000
MUMTY MACH. ROOM NURSERY SCHOOL	0.000	0.000	75.197	75.197
PROPOSED FAR. OF PRIMARY SCHOOL				3993.253
PROPOSED FAR. OF NURSERY SCHOOL				790.035
TOTAL	12296.952	172585.803	76547.538	253916.899

TOWER NOS.	NO. OF FLOORS	HEIGHT (M)	NO. OF APARTMENTS	SERVICE PERSONNEL	GROUND COVERAGE	GRND FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	7TH FL.	8TH FL.	9TH FL.	10TH FL.	11TH FL.	12TH FL.	13TH FL.	14TH FL.	15TH FL.	16TH FL.	17TH FL.	18TH FL.	19TH FL.	20TH FL.	21ST FL.	22ND FL.	23RD FL.	24TH FL.	25TH FL.	26TH FL.	27TH FL.	28TH FL.	29TH FL.	30TH FL.	31ST FL.	32ND FL.	33RD FL.	34TH FL.	TOTAL FAR
TOWER A	G+27	91.7	54	46	1043.052	1027.442	791.773	626.664	645.927	645.927	645.927	645.927	645.927	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	645.927	645.927	645.927	645.927	645.927	554.925	554.925	47.148	-	-	-	-	-	-	18352.154
TOWER B	G+21	72.5	42	0	1029.051	1018.684	872.981	715.707	735.534	735.534	735.534	735.534	735.534	733.663	733.663	733.663	733.663	733.663	733.663	733.663	735.534	735.534	735.534	735.534	606.731	556.141	47.148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16346.502
TOWER C	G+24	84.5	40	0	661.793	661.793	482.280	461.944	453.098	481.894	481.894	481.894	481.944	451.222	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	461.944	451.222	438.220	419.184	35.049	-	-	-	-	-	-	-	-	-	-	-	12006.310
TOWER D	G+21	72.5	40	0	642.321	642.321	484.186	458.647	438.466	439.797	439.797	438.466	439.797	439.797	439.797	439.797	438.466	438.466	439.797	439.797	438.466	438.466	439.797	439.797	439.349	439.349	408.017	408.017	403.349	403.349	408.017	380.447	376.410	27.320	-	-	-	-	-	-	-	9893.286
TOWER E	G+27	91.7	52	0	644.880	644.880	486.947	407.648	408.017	409.349	409.349	408.017	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	409.349	408.017	408.017	403.349	403.349	408.017	380.447	376.410	27.320	-	-	-	-	-	-	-	11729.355
TOWER F	G+34	116.950	66	48	1073.009	668.947	878.432	827.812	827.812	827.812	720.506	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	720.506	839.788	601.657	24663.876
TOWER G	G+34	116.950	66	0	1073.009	668.947	878.432	827.812	827.812	827.812	720.506	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	720.506	839.788	601.657	24663.876
TOWER H	G+34	116.950	66	0	1073.009	668.947	878.432	827.812	827.812	827.812	720.506	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	665.829	665.829	665.829	665.829	578.909	572.949	566.336	732.025	827.809	827.812	720.506	720.506	720.506	839.788	601.657	24663.876
TOWER J	G+29	100.600	56	0	1117.617	773.287	1043.599	683.035	848.148	760.563	745.490	745.490	757.523	718.681	715.943	753.258	848.148	869.270	760.563	745.490	745.490	757.523	718.681	715.943	753.258	848.148	869.270	760.563	745.490	745.490	768.563	850.618	697.747	-	-	-	-	-	-	-	23327.370
COMMUNITY CENTRE	G+2	9.500	-	-	1405.685	1387.840	1350.000	1178.010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3913.840
EWS	G+3	13.070	-	-	658.697	636.257	630.407	630.407	630.407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2527.478
CONVENIENT SHOPS	GROUND	5.650	-	-	497.880	497.880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	497.880
METER ROOM	GROUND	3.9	-	-	24.351	24.351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.000
GAURD ROOM	GROUND	3.0	-	-	28.056	28.056	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.000
TOTAL			482	94	10038.402	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172585.803

SANCTIONED
To be read in conjunction with Sanction Letter No. [illegible]

Architect Narendra K.N.S. | S.T.P. (R) Bhaskar B.P.S. | C.E.(R) Chetana B.P.S.

PROJECT: PROPOSED GROUP HOUSING ON 24.606 ACRES AT SECTOR-62, GURGAON, HARYANA
SITE PLAN
SUBMISSION DRAWING
ARCHITECT: M/S. CHOPRA ARCHITECTS CONSULTANTS
CA Registration No. TP-1132
AUTHORISED SIGNATORY
DRAWING NO. 01