AREA STATEMENT

AREA OF THE SITE	= 19.244 ACS OR 77877.581 SQ.MT.
AREA UNDER INTENSE ZONE	= 16.664 ACS OR 67436.708 SQ.MT.
AREA UNDER TRANSITION ZONE	= 2.58 ACS OR 10440.873 SQ.MT.

F.A.R. UTILISATION IN INTENSE ZONE (16.664 ACS)

RESI. F.A.R. @ 1.75 F.A.R.(AS / EARLIER APPROVAL)	= 16.664 X 4046.85 X 1.75 = 118014.2397 SQ.MT.	(I)
ADDITIONAL F.A.R. @ 1.75 UNDER TOD POLICY	= 16.664 X 4046.85 X 1.75 = 118014.2397 SQ.MT.	(II)
TOTAL PERMISSIBLE F.A.R. (I + II)	= 236028.4794 SQ.MT.	(A)
PROPOSED FAR UNDER COMMERCIAL	= 45060.00 SQ.MT. (3.181 ACRES)	(B)
NET RESIDENTIAL F.A.R. IN INTENSE ZONE (A-B)	= 190968.4794 SQ.MT.	(C)

F.A.R. UTILISATION IN TRANSITION ZONE (2.58 ACS)

RESI. F.A.R. @ 1.75 F.A.R.(AS EARLIER APPROVAL)	= 2.58 X 4046.85 X1.75 = 18271.52775 SQ.MT.	(III)
ADDITIONAL F.A.R. @ 0.75 UNDER TOD POLICY	= 2.58 X 4046.85 X0.75 = 7830.65475 SQ.MT.	(IV)
TOTAL PERM. FAR UNDER RESIDENTIAL (III+IV) (TRANSITION ZONE)	= 26102.1825 SQ.MT.	(D)
GARND TOTAL PERM. RESI.F.A.R. (C+D)	= 217070.6619 SQ.MT.	(X)
PROP. ACHIEVED RESI. F.A.R.	= 216686.375 SQ.MT.	
PROPOSED FAR UNDER COMMERCIAL (AS PER TOD APPLICATION)	= 45060.00 SQ.MT. (3.181 ACRES)	(Y)
PROP. ACHIEVED COMMERCIAL F.A.R.	= 45013.410 SQ.MT.	
PERM. GROUND COVERAGE	= 50% = 38938.790 SQ.MT.	
PROPOSED GROUND COVERAGE	=25.010 % = 19477.468 SQ.MT.	
REQUIRED AREA FOR TOTLOTS	= (15% OF 77877.581 SQ MT = 11681.637 SQ.MT.	
AREA PROVIDED IN TOTLOTS	= 12256.130 SQ.MT. = 15.737%(REF DRG NO/SD-02)	
PERMISSIBLE SHOPPING AREA	= 0.5% OF 19.244 ACS = 0.5% OF 77877.581 SQ.MT = 389.367 SQ.MT.	
PROPOSED SHOPPING AREA	= 362.466 SQ.MT.	
AMINITIES/INSTITUTIONAL REQUIRED FOR PROP. POPULATION- 5156 PERSON	= 1 NO. NURSERY SCHOOL = 1 NO. PRIMARY SCHOOL	
AMINITIES/INSTITUTIONAL PROVIDED	= 1 NO. NURSERY SCHOOL - 803.513 sq.mt. = 1 NO. PRIMARY SCHOOL - 4043.227 sq.mt.	

TOTAL PERM. F.A.R. UNDER TOD MIX USE SCHEME (X+Y)	= 2,17,070.6619 + 45,060.00 = 2,62,130.6619 sq.mt. (100%)
ACHIEVED F.A.R. UNDER COMMERCIAL	= 45013.410 sq.mt. (17.172%)
ACHIEVED F.A.R. UNDER RESIDENTIAL	= 2,16,686.375 sq.mt. (82.663%)
TOTAL ACHIEVED F.A.R. UNDER MIX LAND USE	= 2,61,699.785 sq.mt. (99.835%)

POPULATION CALCULATIONS - AS PER ENHANCED F.A.R.UNDER TOD POLICY

AREA UNDER RESIDENCIAL COMPONENT IN INTENSE ZONE	= 16.664 - 3.181 = 13.483 ACS.
AREA UNDER RESIDENCIAL COMPONENT IN TRANSITION ZONE	= 2.58 ACS.
MINI. APPLICABLE DENSITY AS PER EARLIER APPVD. ZONING PLAN	= 100 PPA
MINI. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY	= 600 PPA (± 10%) SAY 540 PPA (MINI.)
MINI. APPLICABLE DENSITY IN TRANSITION ZONE AS PER TOD POLICY	= 430 PPA (± 10%) SAY 387 PPA (MINI.)

A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE

RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 13.483/2 = 6.741 ACS.	
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 6.741X100 = 674 PERSON	(i)
MINI. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY	= 6.741X540 = 3640 PERSON	(ii)

B. MINIMUM POPULATION TO BE REQUIRED INTRANSITION ZONE

RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 2.58/2 = 1.29 ACS.	
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 1.29 X100 = 129 PERSON	(iii)
MINI. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY	= 1.29 X 387 = 499.23 PERSON = SAY 499 PERSON	(iii)

TOTAL MINIMUM POPULATION REQUIRED (i + ii + iii+ iv) = 4942 PERSON

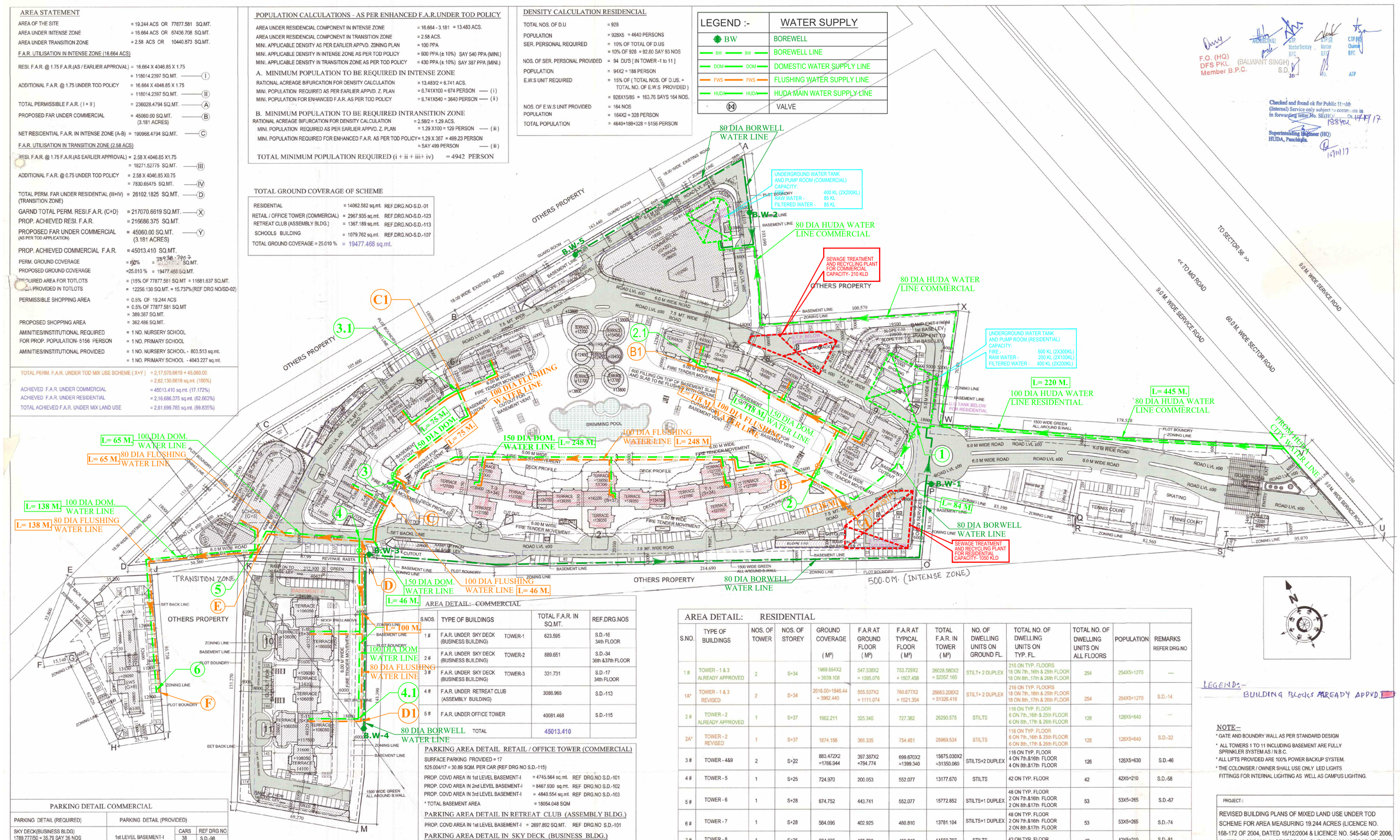
DENSITY CALCULATION RESIDENCIAL

TOTAL NOS. OF D.U	= 928
POPULATION	= 928X5 = 4640 PERSONS
SER. PERSONAL REQUIRED	= 10% OF TOTAL OF D.US = 10% OF 928 = 92.80 SAY 93 NOS
NOS. OF SER. PERSONAL PROVIDED	= 94 DU'S [IN TOWER -1 to 11]
POPULATION	= 94X2 = 188 PERSON
E.W.S UNIT REQUIRED	= 15% OF (TOTAL NOS. OF D.US. + TOTAL NO. OF E.W.S PROVIDED) = 928X15/85 = 163.76 SAYS 164 NOS.
NOS. OF E.W.S UNIT PROVIDED	= 164 NOS
POPULATION	= 164X2 = 328 PERSON
TOTAL POPULATION	= 4640+188+328 = 5156 PERSON

LEGEND :-	WATER SUPPLY
BW	BOREWELL
BW — BW	BOREWELL LINE
DOM — DOM	DOMESTIC WATER SUPPLY LINE
FWS — FWS	FLUSHING WATER SUPPLY LINE
HUDA — HUDA	HUDA MAIN WATER SUPPLY LINE
M	VALVE

TOTAL GROUND COVERAGE OF SCHEME

RESIDENTIAL	= 14062.582 sq.mt.	REF.DRG.NO-S.D.-01
RETAIL / OFFICE TOWER (COMMERCIAL)	= 2967.935 sq.mt.	REF.DRG.NO-S.D.-123
RETREAT CLUB (ASSEMBLY BLDG.)	= 1367.189 sq.mt.	REF.DRG.NO-S.D.-113
SCHOOLS BUILDING	= 1079.762 sq.mt.	REF.DRG.NO-S.D.-107
TOTAL GROUND COVERAGE = 25.010 %	= 19477.468 sq.mt.	



F.O. (HQ) DFS PKL. Member B.P.C. (BALWANT SINGH) S.D.O. ATP

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(H)/ 13840 Dt. 17/11/17

Superintending Engineer (HQ) HUDA, Panchkula. 17/11/17

AREA DETAIL: COMMERCIAL

S.NOS.	TYPE OF BUILDINGS		TOTAL F.A.R. IN SQ.MT.	REF.DRG.NOS
1 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-1	623.595	S.D.-16 34th FLOOR
2 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-2	889.651	S.D.-34 36th &37th FLOOR
3 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-3	331.731	S.D.-17 34th FLOOR
4 #	F.A.R. UNDER RETREAT CLUB (ASSEMBLY BUILDING)		3086.965	S.D.-113
5 #	F.A.R. UNDER OFFICE TOWER		40081.468	S.D.-115
		TOTAL	45013.410	

AREA DETAIL: RESIDENTIAL

S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (M²)	F.A.R AT GROUND FLOOR (M²)	F.A.R AT TYPICAL FLOOR (M²)	TOTAL F.A.R. IN TOWER (M²)	NO. OF DWELLING UNITS ON GROUND FL.	TOTAL NO. OF DWELLING UNITS ON TYP. FL.	TOTAL NO. OF DWELLING UNITS ON ALL FLOORS	POPULATION	REMARKS REFER DRG.NO
1 #	TOWER - 1 & 3 ALREADY APPROVED	2	S+34	1969.554X2 = 3939.108	547.538X2 = 1095.076	753.729X2 = 1507.458	26028.580X2 = 52057.160	STILT+ 2 DUPLEX	216 ON TYP. FLOORS 18 ON 7th..16th & 25th FLOOR 18 ON 8th..17th & 26th FLOOR	254	254X5=1270	—
1A*	TOWER - 1 & 3 REVISED	2	S+34	2016.00+1946.44 = 3962.440	555.537X2 = 1111.074	760.677X2 = 1521.354	25663.208X2 = 51326.416	STILT+ 2 DUPLEX	216 ON TYP. FLOORS 18 ON 7th..16th & 25th FLOOR 18 ON 8th..17th & 26th FLOOR	254	254X5=1270	S.D.-14
2 #	TOWER - 2 ALREADY APPROVED	1	S+37	1962.211	325.346	727.382	26290.575	STILTS	116 ON TYP. FLOOR 6 ON 7th..16th & 25th FLOOR 6 ON 8th..17th & 26th FLOOR	128	128X5=640	—
2A*	TOWER - 2 REVISED	1	S+37	1874.156	366.335	754.451	25969.534	STILTS	116 ON TYP. FLOOR 6 ON 7th..16th & 25th FLOOR 6 ON 8th..17th & 26th FLOOR	128	128X5=640	S.D.-32
3 #	TOWER - 4&9	2	S+22	883.472X2 =1766.944	397.397X2 =794.774	699.670X2 =1399.340	15675.030X2 =31350.060	STILTS+2 DUPLEX	116 ON TYP. FLOOR 4 ON 7th.&16th FLOOR 4 ON 8th.&17th FLOOR	126	126X5=630	S.D.-46
4 #	TOWER - 5	1	S+25	724.970	200.053	552.077	13177.670	STILTS	42 ON TYP. FLOOR	42	42X5=210	S.D.-58
5 #	TOWER - 6	1	S+28	674.752	443.741	552.077	15772.852	STILTS+1 DUPLEX	48 ON TYP. FLOOR 2 ON 7th.&16th FLOOR 2 ON 8th.&17th FLOOR	53	53X5=265	S.D.-67
6 #	TOWER - 7	1	S+28	584.096	402.925	480.810	13781.104	STILTS+1 DUPLEX	48 ON TYP. FLOOR 2 ON 7th.&16th FLOOR 2 ON 8th.&17th FLOOR	53	53X5=265	S.D.-74
7 #	TOWER - 8	1	S+25	604.035	185.733	480.810	11560.797	STILTS	42 ON TYP. FLOOR	42	42X5=210	S.D.-81
8 #	TOWER -10&11	2	S+30	983.785X2 1967.570	521.400X2 1042.800	811.001x2 =1622.002	24559.704x2 49119.408	STILTS+2 DUPLEX	196 ON TYP. FLOOR 18 ON 7th..16th & 25th FLOOR 18 ON 8th..17th & 26th FLOOR	230	230X5=1150	S.D.-87
9 #	E.W.S ALREADY APPROVED	1	S+8	262.370	72.429	247.882	2184.967	STILTS	72 ON TYP. FLOOR 4 ON 9th. FLOOR	76	76X2=152	—
9A*	E.W.S REVISED	1	S+8	507.685	341.310	472.450	4120.910	STILTS+12	152 ON TYP.FLOOR	164	164X2=328	S.D.-94
10 #	COMMUNITY BUILDING ALREADY APPROVED	-	G+1	931.628	931.628	1009.515	1941.143	-	-	-	-	—
11 #	SER. PERSONAL	-	IN TOWER -1&3, AT 9,18&27 FL = 12x2=24 NOS IN TOWER -2, AT FIRST FL = 2 NOS AND AT 9,18&27th FL = 12 NOS IN TOWER -4 & 9, AT 9 &18 FL = 6x2 = 12 NOS				IN TOWER -5 & 8, AT 1st & 2nd FL = 4x2 = 8 NOS IN TOWER -6 & 7, AT 1st ,2nd & 3rd FL = 6x2 = 12 NOS IN TOWER -10 &11, AT 1st ,2nd & 3rd FL =12x2 = 24 NOS			94	94X2=188	S.D.-21
12 #	SHOPS ALREADY APPROVED	-	G	387.149	387.149	-	387.149					—
12A*	SHOPS REVISED	-	G B	255.325	253.250+109.236 =362.486	-	253.250+109.236 =362.486					S.D.-105
13 #	GUARD ROOM & METER ROOM ALREADY APPROVED	-	G	140.749	140.749	-	140.749					—
13A*	GUARD ROOM & METER ROOM REVISED	-	G	145.138	145.138	-	145.138					S.D.-108
14 #	SWIMMING POOL ALREADY APPROVED	-	-	1027.579	-	-	-					—
14A*	SWIMMING POOL REVISED	-	-	995.471	-	-	-					S.D.-114
	TOTAL			14062.582	5396.369	7835.371	216686.375			928 D.UNITS 94 SER. PERS. 164 E.W.S.	5156	

LEGENDS:- BUILDING BLOCKS ALREADY APPVD.

NOTE–

* GATE AND BOUNDRY WALL AS PER STANDARD DESIGN
* ALL TOWERS 1 TO 11 INCLUDING BASEMENT ARE FULLY SPRINKLER SYSTEM AS / N.B.C.
* ALL LIFTS PROVIDED ARE 100% POWER BACKUP SYSTEM.
* THE COLONISER / OWNER SHALL USE ONLY LED LIGHTS FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

PARKING DETAIL COMMERCIAL

PARKING DETAIL (REQUIRED)	PARKING DETAIL (PROVIDED)	CARS	REF DRG NO
SKY DECK(BUSINESS BLDG) 1789.777/50 = 35.79 SAY 36 NOS	1st LEVEL BASEMENT-I	38	S.D.-98
RETREAT CLUB(ASSEMBLY BLDG) 3088.965/50 = 61.73 SAY 62 NOS	1st LEVEL BASEMENT-I	66	S.D.-99
OFFICE TOWER(COMMERCIAL) 40081.468/50 = 801.629 SAY 802 NOS	1st LEVEL BASEMENT-I 232 2nd LEVEL BASEMENT-I 364 3rd LEVEL BASEMENT-I 228	824	S.D.-98 S.D.-99 S.D.-100

PARKING DETAIL RESIDENTIAL

REQUIRED NOS. OF CAR PARKING	= 1.5 ECS OF TOTAL NOS. OF D.US = 1.5 OF 928 =1392 NOS.
REQUIRED NOS. OF COVERED CAR PARKING	= 75% OF TOTAL NOS. OF ECS = 1044 NOS.
PROP.COVD CAR PARKING IN 1st LEVEL,BASEMENT-I	= 787 NOS (REFER DRG N0 S.D.-98)
PROP.COVD CAR PARKING IN 2nd LEVEL, BASEMENT-I	= 844 NOS (REFER DRG N0 S.D.-99)
PROP.COVD CAR PARKING IN 3rd LEVEL, BASEMENT-I	= 433 NOS (REFER DRG N0 S.D.-100)
PROP.COVD CAR PARKING IN 1st LEVEL,BASEMENT-II	= 147 NOS (REFER DRG N0 S.D.-104)
PROP.COVD CAR PARKING IN 2nd LEVEL, BASEMENT-II	= 147 NOS (REFER DRG N0 S.D.-104)
PROP.COVD CAR PARKING IN 3rd LEVEL, BASEMENT-II	= 147 NOS (REFER DRG N0 S.D.-104)
TOTAL COVD CAR PARKING	= 2505 NOS.
PROPOSED NOS. OF SURFACE CAR PARKING	= 278 NOS. (REFER DRG NO S.D.-02)
TOTAL CAR PARKING	= 2783 NOS.

PARKING DETAIL E.W.S.

= 5% CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS OF REQUIRED CAR PARKING-:

= 5% OF REQUIRED 1392 = 69.60 SAY=70 NOS.

(E.W.S.) = 166.375 /28.0 = 5.941 SAY 5 NOS

* PROVIDED CAR PARK IN E.W.S. STILT = 5 NOS
* PROVIDED CAR PARK AT SURFACE = 66 NOS (FROM 279 TO 344)
* PROVIDED TOTAL CAR PARK = 71 NOS.

AREA DETAIL - NURSERY & PRIMRY SCHOOL

PERMISSIBLE F.A.R.	
NURSERY SCHOOL @ 0.2 ACRE =	809.37 sq.mt.
PRIMRY SCHOOL @ 1.0 ACRE =	4046.85 sq.mt.
PROPOSED GR. COVG. OF SCHOOLS	= 1079.762 sq.mt.
PROPOSED F.A.R. IN NURSERY SCHOOL	= 803.513 sq.mt.
PROPOSED F.A.R. IN PRIMRY SCHOOL	= 4043.227 sq.mt.
	REF. DRG.NO S.D.-107

PARKING AREA DETAIL RETAIL / OFFICE TOWER (COMMERCIAL)

SURFACE PARKING PROVIDED = 17

525.004/17 = 30.89 SQM. PER CAR (REF DRG NO S.D.-115)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 4745.564 sq.mt.	REF DRG.NO S.D.-101
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 8467.930 sq.mt.	REF DRG.NO S.D.-102
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 4840.554 sq.mt.	REF DRG.NO S.D.-103
* TOTAL BASEMENT AREA	= 18054.048 SQM	

PARKING AREA DETAIL IN RETREAT CLUB (ASSEMBLY BLDG.)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I = 2897.892 SQ.MT. REF DRG.NO S.D.-101

PARKING AREA DETAIL IN SKY DECK (BUSINESS BLDG.)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I = 2039.576 SQ.MT. REF DRG.NO S.D.-101

AREA DETAIL BASEMENT (RESIDENTIAL)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 29939.077 SQ.MT.	REF DRG.NO S.D.-101
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 34437.200 SQ.MT.	REF DRG.NO S.D.-102
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 15494.808 SQ.MT.	REF DRG.NO S.D.-103
PROP. COVD AREA IN 1st LEVEL BASEMENT-II	= 6513.568 SQ.MT.	REF DRG.NO S.D.-104
PROP. COVD AREA IN 2nd LEVEL BASEMENT-II	= 6543.843 SQ.MT.	REF DRG.NO S.D.-104
PROP. COVD AREA IN 3rd LEVEL BASEMENT-II	= 6570.523 SQ.MT.	REF DRG.NO S.D.-104
TOTAL COVD AREA IN BASEMENT I&II	= 99499.019 SQ.MT.	

AREA DETAIL ORGANISED LANDSCAPED(RESIDENTIAL)

TOWER NO	GROUND FL	TOTAL	REF DRG.NO
(TOWER-1)	= 237.678 SQ.MT.	= 2095.259 SQ.MT.	S.D.-18
(TOWER-2)	= 359.087 SQ.MT.	= 3314.106 SQ.MT.	S.D.-36,37
(TOWER-3)	= 237.678 SQ.MT.	= 2279.067 SQ.MT.	S.D.-19
(TOWER-4)	= 317.045 SQ.MT.	= 802.287 SQ.MT.	S.D.-48
(TOWER-5)	= 312.855 SQ.MT.	= 1524.907 SQ.MT.	S.D.-59
(TOWER-6)	= 67.365 SQ.MT.	= 673.863 SQ.MT.	S.D.-68
(TOWER-7)	= 56.898 SQ.MT.	= 579.548 SQ.MT.	S.D.-75
(TOWER-8)	= 257.735 SQ.MT.	= 1278.123 SQ.MT.	S.D.-82
(TOWER-9)	= 317.045 SQ.MT.	= 802.287 SQ.MT.	S.D.-48
(TOWER-10)	= 316.397 SQ.MT.	= 845.327 SQ.MT.	S.D.-89
(TOWER-11)	= 316.397 SQ.MT.	= 845.327 SQ.MT.	S.D.-89
TOTAL	= 2796.180 SQ.MT.	= 15040.10 SQ.MT.	

PROJECT :-

REVISED BUILDING PLANS OF MIXED LAND USE UNDER TOD SCHEME FOR AREA MEASURING 19.244 ACRES (LICENCE NO. 168-172 OF 2004, DATED 16/12/2004 & LICENCE NO. 545-546 OF 2006, DATED 13/03/2006) IN SECTOR- 53, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S VIPUL LIMITED AND OTHERS.

OWNER: VIPUL LIMITED

For VIPUL LIMITED

CLIENT'S SIGN: Authorised Signatory

ARCHITECT SIGN. GUNINDER KALSI (B. Arch. M.C.A.) Regd. No. CA/85/9528

SHEET TITLE: WATER SUPPLY LAYOUT PLAN SITE PLAN

DEALT D.S.YADAV	SCALE 1:850	DRG.NO. S.D.-01
CHKD. BY BABITA	DATE SEP-2017	

ARCHITECTS: VIPUL LIMITED, VIPUL TECH SQUARE, GOLF COURSE ROAD, SECTOR-43, GURUGRAM - 122009