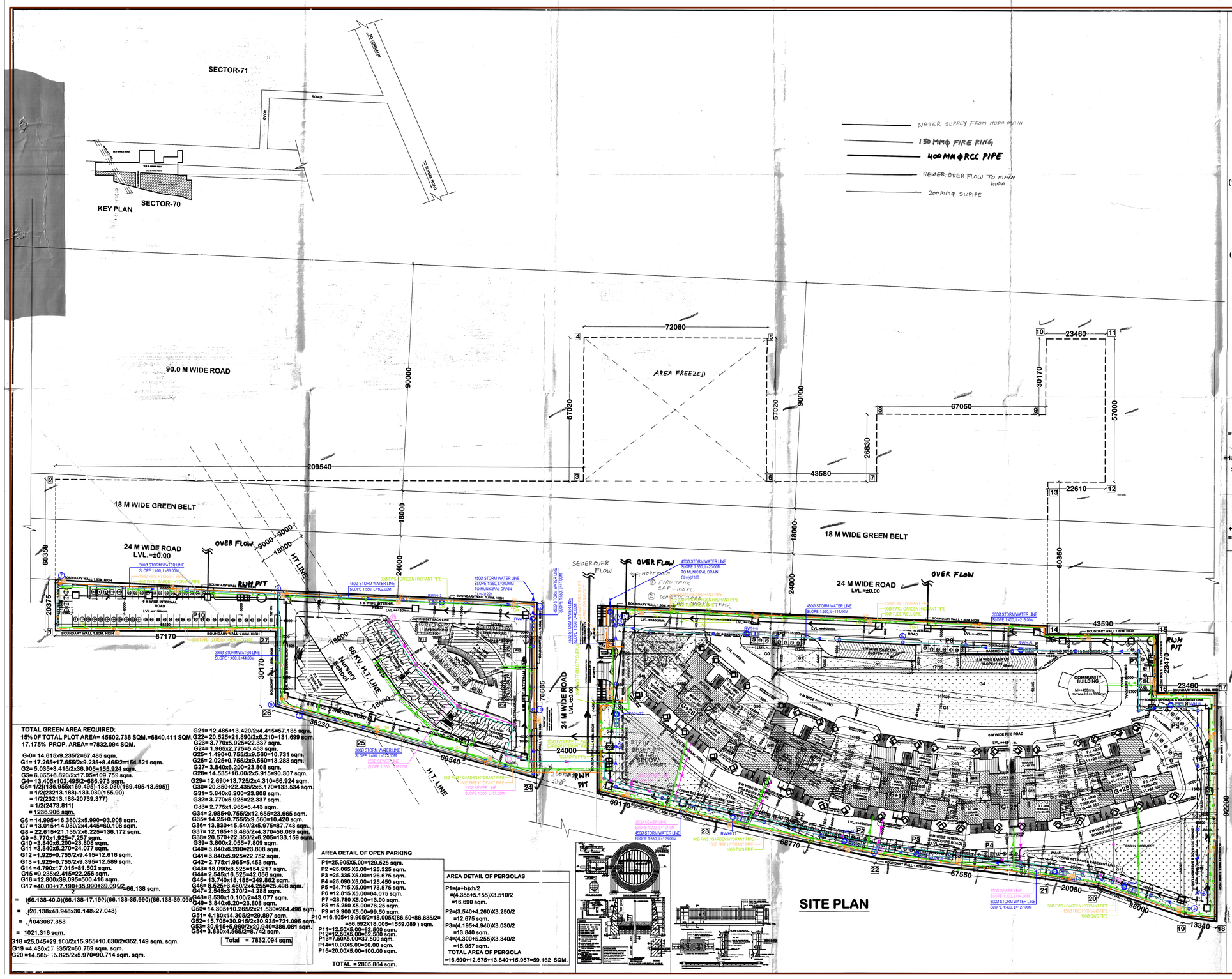

TOTAL GREEN AREA REQUIRED:
15% OF TOTAL PLOT AREA= 45602.738 SQM.=6840.411 SQM.
17.175% PROP. AREA= =7832.094 SQM.

G-0= 14.615x9.235/2=67.485 sqm.
G1= 17.265+17.655/2x9.235+8.465/2=154.521 sqm.
G2= 5.035+3.415/2x36.905=155.924 sqm.
G3= 6.055+6.820/2x17.05=109.759 sqm.
G4= 13.405x12.492/2=86.973 sqm.
G5= 1/2(136.955x169.495)-133.030(169.495-13.595)]
= 1/2(23213.188)-133.030(165.90)
= 1/2(23213.188-20139.377)
= 1/2(2473.811)
= 1236.906 sqm.
G6 = 14.995+16.360/2x5.990=93.908 sqm.
G7 = 13.010+14.030/2x4.445=60.108 sqm.
G8 = 22.615+21.135/2x6.225=136.172 sqm.
G9 =3.770x1.925=7.257 sqm.
G10 =3.840x6.200=23.808 sqm.
G11 =3.840x6.270=24.077 sqm.
G12 =1.925+0.755/2x9.415=12.616 sqm.
G13 =1.925+0.755/2x9.395=12.589 sqm.
G14 =4.790x17.015=81.502 sqm.
G15 =9.235x2.415=22.258 sqm.
G16 =12.800x39.095=500.416 sqm.
G17 =40.00+17.190+35.990+39.095/2 =66.138 sqm.
= ((66.138-40.0)(66.138-17.190)(66.138-35.990)(66.138-39.095/2)) ^1/2
= ((26.138x48.948x30.148x27.043)
= 1043087.353
= 1021.316 sqm.
G18 =25.045+29.170/2x15.955+10.030/2=352.149 sqm. sqm.
G19 =4.430x17.135/2=60.769 sqm. sqm.
G20 =14.565+15.825/2x5.970=90.714 sqm. sqm.

G21= 12.495+13.420/2x4.415=57.185 sqm.
G22= 20.525+21.890/2x6.210=131.699 sqm.
G23= 3.770x5.925=22.337 sqm.
G24= 1.965x2.775=5.453 sqm.
G25= 1.490+0.755/2x9.560=10.731 sqm.
G26= 2.025+0.755/2x9.560=13.288 sqm.
G27= 3.840x6.200=23.808 sqm.
G28= 14.535+16.000/2x5.915=90.307 sqm.
G29= 12.690+13.725/2x4.310=56.924 sqm.
G30= 20.850+22.435/2x6.170=133.534 sqm.
G31= 3.840x6.200=23.808 sqm.
G32= 3.770x5.925=22.337 sqm.
G33= 2.775x1.965=5.443 sqm.
G34= 2.985+0.755/2x12.655=23.665 sqm.
G35= 14.25+0.755/2x9.560=10.420 sqm.
G36= 13.830+15.540/2x5.975=87.743 sqm.
G37= 12.185+13.485/2x4.370=56.089 sqm.
G38= 20.570+22.350/2x6.205=133.159 sqm.
G39= 3.800x2.055=7.809 sqm.
G40= 3.840x6.200=23.808 sqm.
G41= 3.840x5.925=22.752 sqm.
G42= 2.775x1.965=5.453 sqm.
G43= 18.090x8.525=154.217 sqm.
G44= 2.545x16.525=42.056 sqm.
G45= 13.740x18.185=249.862 sqm.
G46= 8.525+3.460/2x4.255=25.498 sqm.
G47= 2.545x3.370/2=4.288 sqm.
G48= 8.530x10.100/2=43.077 sqm.
G49= 3.840x6.20=23.808 sqm.
G50= 14.305+10.265/2x21.530=264.496 sqm.
G51= 4.150x14.305/2=29.897 sqm.
G52= 15.705+30.915/2x30.935=721.095 sqm.
G53= 30.915+5.980/2x20.940=386.081 sqm.
G54= 3.630x4.565/2=8.742 sqm.
Total = 7832.094 sqm

AREA DETAIL OF OPEN PARKING

P1=25.905X5.00=129.525 sqm.
P2 =25.065 X5.00=125.325 sqm.
P3 =25.335 X5.00=126.675 sqm.
P4 =25.090 X5.00=125.450 sqm.
P5 =34.715 X5.00=173.575 sqm.
P6 =12.815 X5.00=64.075 sqm.
P7 =23.780 X5.00=13.96 sqm.
P8 =15.250 X5.00=76.25 sqm.
P9 =19.900 X5.00=99.50 sqm.
P10 =16.105+19.905/2+19.005X(86.50+86.685/2=
=86.592X18.005=1559.089) sqm.
P11=12.50X5.00=62.500 sqm.
P12=12.50X5.00=62.500 sqm.
P13=7.50X5.00=37.500 sqm.
P14=10.00X5.00=50.00 sqm.
P15=20.00X5.00=100.00 sqm.

TOTAL = 2805.864 sqm.

AREA DETAIL OF PERGOLAS

P1=(a+b)xh/2
=(4.355+5.155)X3.510/2
=16.690 sqm.
P2=(3.540+4.260)X3.250/2
=12.675 sqm.
P3=(4.195+4.940)X3.030/2
=13.840 sqm.
P4=(4.300+5.255)X3.340/2
=15.957 sqm.
TOTAL AREA OF PERGOLA
=16.690+12.675+13.840+15.957=59.162 SQM.

DETAIL OF AREA STATEMENT :-

TOTAL AREA OF THE SITE=13.455 ACRES (54450.367 SQM.)
TOTAL PLOT OF AREA FOR F.A.R. PURPOSE=45602.738 SQ.M.(11.2687 ACRES)
PERMISSIBLE F.A.R.=175%=79804.791 SQM.
PROP. F.A.R.=(174.755 %)= 79696.258 SQM.
PERMISSIBLE SHOPPING AREA= 0.5%=228.014 SQ.M.
PROP. F.A.R.= (0.499 %)=227.607 SQM.
PER. GROUND FLOOR COVD. AREA=35% OF THE PLOT AREA
=35% OF 45602.738 SQ.M.
=15960.958 SQ.M.
PROP. F.A.R.=(9.865%)=4498.923 SQM.

AREA STATEMENT (TO BE COUNTED IN FAR) :

GROUND FLOOR COVD. AREA

TOWER-A,B,C,D,E =146.244X5=731.220 SQM.(REF.DWG.-3)
SHOPPING AREA=227.607 SQM. (REF.DWG.-16)
COMMUNITY BUILDING =338.181 SQM.(REF.DWG.-13)
EWS. AREA= 193.827X3 BLOCK=581.481 SQM.(REF.DWG.-12)
TOTAL = 1878.489 sqm.

TOWER - A&E
TYPICAL FLOOR
(1st. to 9th.,11th. to 16th. ,18th. to 23rd., 25th. to 26th.)=23 flocrs(REF.DWG.-3)
=593.461x23 floorsx2 towers = 27299.206 sqm.
(10 th.,17th. & 24th.)=3 floors(REF.DWG.-4)
=593.461x3 floorsx2 towers = 3560.766 sqm.
(27 th. & 28th.)=2 floors(REF.DWG.-4/5)
=590.312x2 floorsx2 towers = 2361.248 sqm.
TOTAL = 33221.220 sqm.

TOWER - B&D
TYPICAL FLOOR
(1st. to 9th.,11th. to 16th. ,18th. to 23rd.&25th. floor)=22 floors(REF.DWG.-6)
=593.461x22 floorsx2 towers = 26112.284 sqm.
(10 th.,17th. & 24th.)=3 floors(REF.DWG.-7)
=593.461x3 floorsx2 towers = 3560.766 sqm.
(26 th. & 27th.)=2 floors(REF.DWG.-7/8)
=492.128x2 floorsx2 towers = 1968.512 sqm.
TOTAL = 31641.562 sqm.

TOWER - C
TYPICAL FLOOR
(1st. to 6th.,8th. to 10th. ,12th. to17th.)=15 floors(REF.DWG.-9)
=593.461x15 floorsx1 towers = 8901.915 sqm.
(7 th.&11th.)=2 floors(REF.DWG.-10)
=593.461x2 floorsx1 towers = 1186.922 sqm.
(18 th. & 19th.)=2 floors(REF.DWG.-10/11)
=492.128X2 = 984.256 sqm.
TOTAL =11073.093 sqm.

PARAGOLA AT 11th&22 Floor(TOWER A,B,D,E)
=10.467+45.022+25.918 sqm.
PARAGOLA AT 16th. Floor(TOWER -C)
=12.675+13.840=26.515 SQM.

EWS-1ST TO 3RD FLOOR (TYPICAL REF.DWG.-5)
TYPICAL AREA FOR EWS 1ST TO 3RD FLOOR
=192.387X3=577.161X3 BLOCK=1731.483+28.744=1760.227 SQM.

NET F.A.R. AREA = (GROUND FLOOR AREA + TOWER- A&E +B&D+C+ EWS TYPICAL+PARAGOLA at11floor& 22floor)
=1878.489+33221.220 +31641.562+11073.093+1760.227+91.809+26.515=79692.915 SQM.

STILT AREA TOWER-A,B,C,D,E =421.038X5=2105.190 SQM.(REF.DWG.-2)
BASEMENT COV. AREA (REF.DWG.-2)= 17101.368 SQM.
NURSERY SCHOOL +MUMTY AREA =515.244+26.546= 541.790 SQM.(REF.DWG.-14)
MUMTY/MACHIN ROOM AREA TOWER A TO E=649.445 SQM.
EWS.MUMTY AREA=23.109 SQM.
GUARD ROOM AREA=16.042 SQM.
TOTAL COV. AREA=ACHIVED F.A.R. +STILT AREA+BASEMNT AREA+ +NURSERY SCHOOL+MUMTY AREA+EWS MUMTY AREA+ GUARD ROOM
=79692.915+2105.190+17101.368+541.790+649.445+23.109 +16.042 =100129.859 SQM.

A,E= TOWER=112 UNITSX2TOWER=224UNITS
B,D= TOWER=106 UNITSX2TOWER=212 UNITS
C= TOWER =74 UNITSX1TOWER =74 UNITS
TOTAL=510 UNITS

TYPE OF BUILDING	TOWER	DWELLING UNIT/PERSONS	TOTAL POPULATION
TOWER NO- A_E	S+28 FLOOR	224X5=1120	1120
TOWER NO- B,D	S+27 FLOOR	212X5=1060	1060
TOWER NO- C	S+19 FLOOR	74X5=370	370
TOTAL			2550
SERVANT TOWER-A,B,C,D,E		=55 UNITSX2	110
EWS		=96 UNITS X2	192
TOTAL			2852

PER.DENSITY 100PPA TO 253.090 PPA
PROP.DENSITY 100PPA TO 253.090 PPA

STATEMENT OF PARKING

A,E= TOWER=116 UNITSX2TOWER=224UNITS
B,D= TOWER=106 UNITSX2TOWER=212 UNITS
C= TOWER =74 UNITSX1TOWER =74 UNITS
TOTAL=510 UNITS

EWS UNITS =96 UNITS
TOTAL DWELLING UNITS+EWS UNITS =510+96=606 UNITS
MAIN UNITS =510 UNITS
PARKING REQUIREMENT PER UNIT =1.5 CARS PER UNIT =510X1.5=765 CARS

EWS PARKING REQUIREMENT
TOTAL PARKING OF 5%@765=38.25 OR SAY=39 CAR
PARKING = 1 TO 41 CAR

COVERED PARKING REQUIRED = 75% OF TOTAL PARKING =75% OF 573.75 OR SAY=574 CARS
BASEMENT FOR PARKING=620 NOS.
AREA REQUIRED FOR ONE CAR IN OPEN AREA = 25.00 SQM
OPEN AREA =2805.864/25=112 CARS
AREA REQUIRED FOR ONE CAR IN STILT AREA = 30.00 SQM
STILT AREA =2105.190/30=70 CARS
TOTAL COVERED CAR PARKING = CARS IN BASEMENT + OPEN+STILT= =620+112+70=802 CARS

1

D.T.P. (HQ) Member Secretary BPC
D.T.P. (HQ) Chairman BPC
AD JD SD ATP

LEGEND:-

	SEWERAGE MANHOLE
	SEWERAGE LINE
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
L	LENGTH

ARCHITECTS:-
C. P. KUKREJA ASSOCIATES
ASHIRWAD BUILDING,
D-1,GREEN PARK,
NEW DELHI - 110016
PHONE :- 011 26863953 FAX :- 011 26865770
EMAIL:-cpa@cpkukreja.com

NOTES:-
1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. THE DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE FOLLOWED.
3. ALL DIMENSIONS SHALL BE CHECKED & CORRELATED WITH RELEVANT ARCHITECTURAL, STRUCTURAL & SERVICE DRAWINGS & ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECTS BEFORE COMMENCEMENT OF WORK AT SITE.
4.GATE AND BOUNDARY WALL AS PER GOVT. STD. DESIGN
5.BASEMENT & SERVICE AREA 100% POWER BACKUAP

REVISED BUILDING PLAN OF GROUP HOUSING COLONY
AREA MEASURING 13.455 ACRES.
(LICENSE NO.179 OF 2008 DATED 22.09.2008)
IN SECTOR-70, DISTRICT-GURGAON MANESAR
URBAN COMPLEX BEING DEVELOPED BY THE
M/S CAPITAL BUILDERS.

REVISIONS

CLIENT:-
M/S CAPITAL BUILDERS.

PROJECT TITLE
REVISED BUILDING PLAN OF GROUP HOUSING COLONY
IN SECTOR-70, DISTRICT-GURGAON

DATE =	DRAWING NO. 1
SCALE = 1:500	
JOB NO. =	
DRAWN = KASHMIR	

ARCHITECTS :-
DESIGN DYNAMICS INDIA PVT. LTD.
ARCHITECTS, INTERIOR DESIGNERS
108, VIJAY VIHAR, SILOKARA ROAD,
SECTOR-30, GURGAON
TEL:-+919971552406, FAX-+91124-4262066,
E-MAIL v.jnehra@yahoo.com

This drawing is the copyright of the architect & shall not be re-use used, reproduced or handedover to anyone without the prior written permission of the architect.

Checked and found [illegible] with [illegible] in (Internal) Service only [illegible] in forwarding letter No. [illegible] dt. [illegible]
[illegible] (HQ)
HUDA, Gurgaon
SAN [illegible]
Regd. No. CA/97/1139
ARCHITECT'S SIG.

For CAPITAL BUILDERS
Authorised Signatory
OWNER'S SIG.

SHEET TITLE:-
SITE PLAN
EXTERNAL SEWERAGE LAYOUT