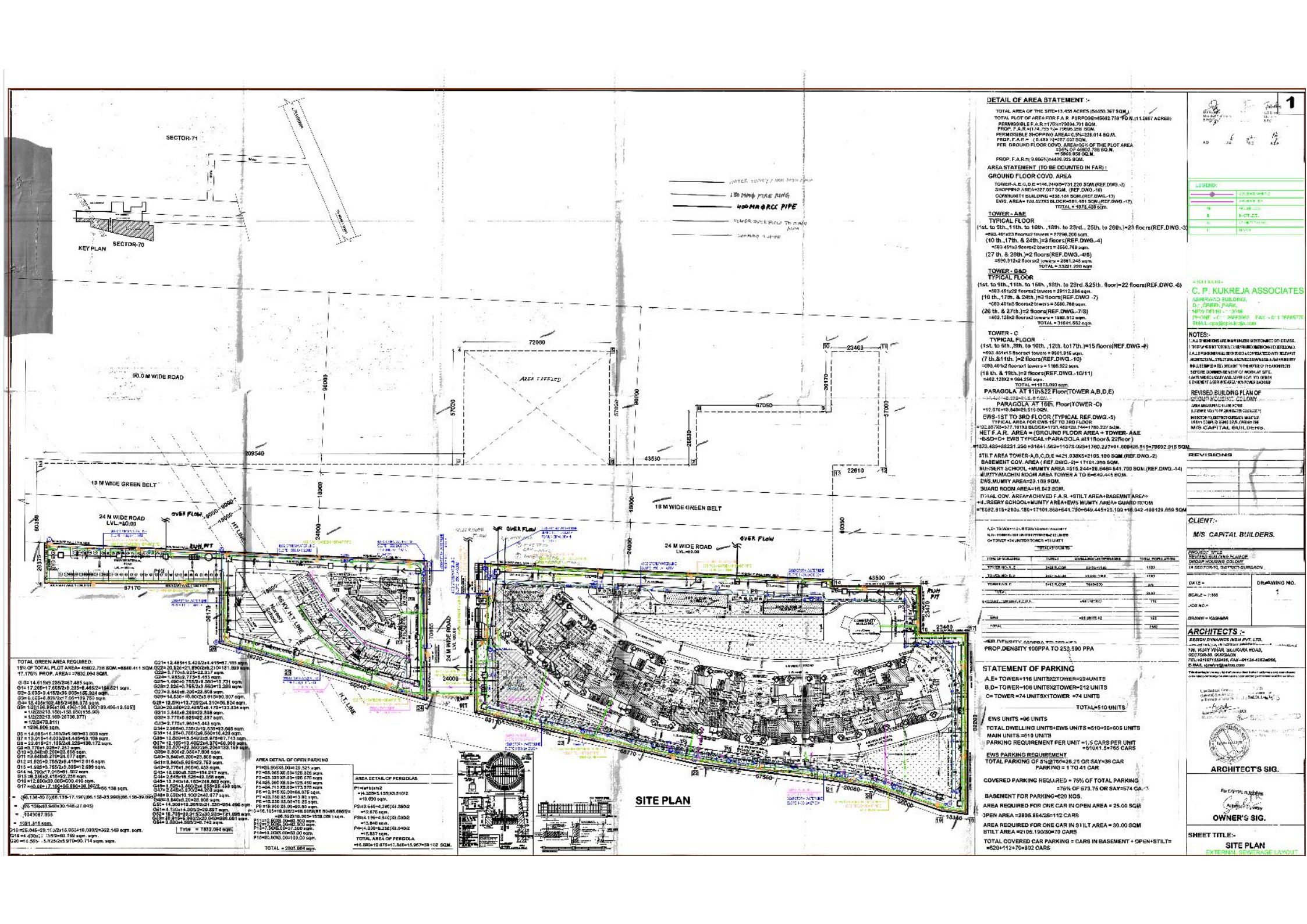

DETAIL OF AREA STATEMENT :-

TOTAL AREA OF THE SITE=13.455 ACRES (54450.367 SQM.)

TOTAL PLOT OF AREA FOR F.A.R. PURPOSE=45602.758 SQ.M.(11.2857 ACRES)

PERMISSIBLE F.A.R.=175%=79804.701 SQM.
PROP. F.A.R.=174.753 %= 79695.288 SQM.
PERMISSIBLE SHOPPING AREA=0.5%=228.014 SQ.M.
PROP. F.A.R.= (0.489 %)=297.607 SQM.
PER GROUND FLOOR COVD. AREA=36% OF THE PLOT AREA
=36% OF 45602.758 SQ.M.
=16417.809 SQ.M.
PROP. F.A.R.=(9.886%)=4498.925 SQM.

AREA STATEMENT (TO BE COUNTED IN FAR):

GROUND FLOOR COVD. AREA

TOWER-A,E,C,D,E =146.24495=731.220 SQM.(REF.DWG.-3)
SHOPPING AREA=227.607 SQM. (REF.DWG.-10)
COMMUNITY BUILDING =838.164 SQM.(REF.DWG.-13)
EWS. AREA= 108.52795 BLOCK=581.481 SQM.(REF.DWG.-12)
TOTAL = 1873.489 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 = 27296.200 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 = 33221.250 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)
=402.128x2 floorsx2 towers = 1608.512 sqm.
TOTAL = 31681.562 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)
=402.128x2 floorsx1 towers = 804.256 sqm.
TOTAL =10873.093 sqm.

PARAGOLA AT 11th&22 Floor(TOWER A,B,D,E)
=12.672+12.672+12.672+12.672=50.688 SQM.

PARAGOLA AT 16th. Floor(TOWER -C)
=12.672+13.840=25.515 SQM.

EWS-1ST TO 3RD FLOOR (TYPICAL REF.DWG.-5)
TYPICAL AREA FOR EWS-1ST TO 3RD FLOOR
=92.35725+577.181XB 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)
=1873.489+33221.250 +31681.562+11073.093+1760.227+91.009+25.515=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+26.646=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

TYPE OF HOUSING	TOWER	DWELLING UNIT PER FLOOR	TOTAL POPULATION
TOWER NO. A, E	2ND FLOOR	22+2=24 UNITS	120
TOWER NO. B,D	2ND TO 16TH	12X8=96	1536
TOWER NO. C	2ND FLOOR	7X2=14	60
TOTAL			3696
EWS		=96 UNITS X 2	384
TOTAL			3360

PROP.DENSITY 100PPA TO 252.690 PPA

STATEMENT OF PARKING

A,E= TOWER=116 UNITSX2TOWER=224UNITS
B,D= TOWER=108 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%2756=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 =2806.864/25=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

TOTAL GREEN AREA REQUIRED:
15% OF TOTAL PLOT AREA= 45602.758 SQM.=6840.411 SQM.
17.176% PROP. AREA= 7832.094 SQM.

G-0=14.615x9.2352=67.485 sq.m.
G=1 17.285=17.665x2+9.285=8.465x2=164.621 sqm.
G=2 3.035+3.415x2+9.865=186.924 sqm.
G=3 5.665+6.820x2+7.06=109.753 sqm.
G=4 18.405x102.465x2=886.673 sqm.
G5= 162[(196.895x196.495)-(38.080x89.495-13.595)]
= 162[38218.158)-(38.050)(158.90)
= 162[38218.188-20736.877)
= 1/2(3473.311)
= 1296.906 sqm.
G6 = 14.665+6.365x2+5.965=43.955 sqm
G7 = 13.01x5+14.03x3=64.445=60.108 sqm.
G8 = 22.615+21.185x2=64.225=136.172 sqm.
G9 =3.770x1.925=7.257 sqm.
G10 =9.840x8.200=23.806 sqm.
G11 =3.840x6.270=24.077 sqm.
G12 =11.925+6.755/2x9.305=71.616 sqm
G15 =1.925+0.755/2x9.305=11.599 sqm.
G14 =4.790x7.015=41.502 sqm.
G15 =8.230x2.415=62.256 sqm.
G16 =12.800x39.065=500.416 sqm.
G17 =+0.00+17.190+35.880+38.950+ =66.138 sqm.
= {66.138-40.0}{(66.138-17.190)(66.138-35.990)}66.138-39.990
= {66.138x38.948x30.148=27.645}
= 1045087.365
= 1021.915 sqm.
G18=25.045+29.100x15.865+10.090)2=362.149 sqm. sqm.
G19 = 4.430x[ ] 1352=60.789 sqm. sqm.
G20 =6.565+ 5.825x2x5.970=90.714 sqm. sqm.

G21=12.485x1.5.420/2x3.415=67.185 sqm.
G22= 22.52+21.890/2x6.210=161.869 sqm.
G22= 3.770x5.925=22.337 sqm.
G24=1.885x2.775=5.453 sqm.
G25=1.490+0.755/2x8.560=10.731 sqm.
G26=2.022+0.755/2x9.560=12.288 sqm.
G27=9.840x8.200=23.808 sqm.
G28=14.536+16.60/2x5.915=90.307 sqm.
G29=12.690+13.720/2x4.310=56.824 sqm.
G30=20.650+22.485/2x8.170=173.534 sqm.
G31=3.840x8.200=23.508 sqm.
G32=3.770x5.925=22.337 sqm.
G33=3.775x1.960=5.643 sqm.
G34=2.985x0.755/2x19.650=23.665 sqm
G35=14.375+0.755/2x9.650=10.420 sqm.
G36=13.280+3.840/2x5.975=67.743 sqm.
G37=12.185+13.465/2x4.370=68.069 sqm.
G38=20.670+22.360/2x6.205=133.169 sqm.
G39=3.800x2.065=7.806 sqm.
G40=3.840x8.200=23.508 sqm.
G41=3.840x5.925=22.752 sqm.
G42=9.775+1.965/2=6.453 sqm.
G43=14.640x8.525=124.817 sqm.
G44=2.345x18.525=43.458 sqm.
G45=13.740x18.115=248.962 sqm.
G46=1.925+3.960/2x4.350=25.488 sqm.
G47=2.945x1.270/2=1.870 sqm.
G48=8.630x10.100/2=43.077 sqm.
G49=3.840x8.20=23.808 sqm.
G50=14.308+10.265/2x21.530=264.495 sqm.
G51=4.190x14.995/2=29.897 sqm.
G52=16.765+20.915/2x30.935=721.095 sqm.
G53=20.915x5.960/2x20.040=386.081 sqm.
G54=3.830x4.585/2=8.742 sqm.
Total = 7832.094 sqm.

AREA DETAIL OF OPEN PARKING
P1=80.965X5.00=20.525 sqm.
P2=65.065X5.00=125.325 sqm.
P3=25.335X5.00=126.675 sqm.
P4=25.065 X5.00=125.450 sqm.
P5=34.715 X5.00=173.575 sqm.
P6=12.015 X5.00=64.075 sqm.
P7 =23.750 X5.00=3.80 sqm.
P8 =15.250 X5.00=76.25 sqm.
P9 =19.950 X5.00=99.80 sqm.
P10=16.105+19.3052+18.0X5/2=85.648=85.648/2=
=85.824X18.005=1558.08) sqm.
P11=1.5X5.00=7.500 sqm.
P12=1.5X5.00=7.500 sqm.
P13=7.500X5.00=37.500 sqm.
P14=10.000X5.00=50.00 sqm.
P15=10.000X5.00=100.00 sqm.
TOTAL = 2805.864 sqm.

AREA DETAIL OF PERGOLAS
P1=4.385x5.155/2=11.510/2
=16.699 sqm.
P2=9.640=4.295/2=14.285/2
=18.575 sqm.
P3=14.195=4.840/2=33.035/2
=16.840 sqm.
P4=14.200+5.258/2=33.249/2
=16.837 sqm.
TOTAL AREA OF PERGOLA
=16.699+18.575+16.840+16.837=68.952 SQM.

1

LEGEND:

ARCHITECTS:-
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PH ONE - 0-11 - 26561005 FAX - 0-11 26565770
EMAIL-cpa@cpakuk.com

NOTES:-

REVISED BUILDING PLAN OF GROUP HOUSING COLONY.

REVISIONS

CLIENT:-
M/S CAPITAL BUILDERS.

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

DATE =
SCALE – 1:500
JOB NO.=
DRAWN = KASHAVAR
DRAWING NO. 1

ARCHITECTS :-
DESIGN DYNAMICS INDIA PVT. LTD.
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SECTOR-53, GURGAON
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E-MAIL-contact@ddindia.com

ARCHITECT'S SIG.

OWNER'S SIG.

SHEET TITLE:-
SITE PLAN
EXTERNAL SEWERAGE LAYOUT