AREA DETAIL

	Acre	Sqm in 1 Acre	AREA IN SQM.		TOTAL G.F. COVERAGE STILT+RESI.+ COMMU.+ COMMU. ELE./PANEL/GUARD. METER	TOTAL MUMTY & MACH. RM. + STAIR WELL AREA	TOTAL PROP. COVD. AREA OF
TOTAL PLOT AREA	5.69720	4046.850	23055.714	Sqm.			
PERM. G.F. COVERAGE @50%			11527.857	Sqm.			
PERMISSIBLE AREA / FAR :-							
1) COMMERCIAL @ 4% F.A.R = 175%	0.2279		922.229	Sqm.	903.096	427.473	497.47.244 Resi. F.A.R
2) RESIDENTIAL@ 96% F.A.R = 225%	5.4693		1613.900	Sqm.	3217.896	23.688	903.096 Stilt
			22133.485	Sqm.	850.360	91.741	1595.966 Comm. F.A.R
			49800.342	Sqm.	207.115		207.115 Community
3) COMMUNITY HALL			185.810	Sqm.	330.478		203.693 Anganwadi
4) ANGANWADI			185.810	Sqm.	36.000	542.902	330.478 Ele. Panel,Sub. St
PROP. FAR - / COVD. AREA :-			TOTAL IN SQM.	%AGE	5544.945	STAIR WELL	36.000 Guard Rm.
1) RESIDENTIAL			49747.244	224.760	24.050	2204.766	542.902 Mumtys
2) COMMERCIAL			1595.966	173.655	.%	78.792	2283.658 Stair well
3) COMMUNITY HALL (NON-FAR)			207.115				854.410 Basement-Comm.
4) ANGANWADI (NON-FAR)			203.693	410.808		2283.658	56704.462 SQM
5) ELE. PANEL/ELE.SUB. STATION/GUARD. METER RM. NON-FAR			366.478				

PERMISSIBLE % OF PLOT USED :-

TOTAL COVERED AREA ON GROUND FLOOR + STILT (TOWER-1 to 7) FOR G.F COVERAGE
=903.096+3217.896+850.36+207.115+330.478+36.0=5544.945 SQM. =24.05 %

STILT AREA ON G.F. (TOWER-1 to 7) = 903.096 SQM

TOTAL COVD. AREA OF MUMTY & M. ROOM (TOWER 1 to 7) + COMMERCIAL & ANGANWARI/COMMU. HALL)
=427.473 +23.688 +91.741 +542.902 SQM. (NON-FAR)

TOTAL PROP . COVD. AREA OF INCLU. TOWER 1 to 7 RESI.) +STILT+COMMERCIAL+ COMMUNITY & ANGANWADI ELE. PANEL/SUB. STN.+GAURD RM.+ MUMTY/MACH. RM. +STAIR WELL (RESI. & COMMERCIAL)+BASEMENT =
49747.244+903.096+1595.966+207.115+203.693+330.478+36.0+542.902 + 2283.558 +854.410 = 56704.462 SQM.

PARKING DETAIL :-
TOTAL CAR PARKING REQUIRED
TOTAL NOS. OF FLATS (0.5 ECS) = 824/2 = 412 Nos. Cars Required
PROVIDED PARKING :-
PROPOSED SUB FACEPARKING = 9745.253/23 = 424 Nos. Of Cars
TOTAL TWO WHEELER PARKING REQUIRED
ONE TWO WHEELER FOR PER DEWELING UNTIS
TOTAL NOS. OF FLATS = 824 Required Two wheelers
UNDER STILT = 903.096 / 2 = 451.54 Nos Two wheelers
PROVIDED OPEN AREA = 849 Nos.
TOTAL TWO WHEELER PROVIDED = 1291.54 Nos.
PERM. GREEN AREA = 15% OF PLOT AREA = 23055.714X15/100 = 3458.357 SQM.
PROP. GREEN AREA = 4998.73 SQM. = 21.68 %
TOTAL NOS. DWELLING UNTS REQUIRED = 824
TOTAL DWELLING UNITS PROVIDED = 824
TOTAL DENSITY PERMISSIBLE = 750-900 PPA
TOTAL DENSITY PROPOSED- (824 D.U. X 5 PERSON) / 5.4693 ACRE = 753.295 PPA

DETAIL OF COVERED AREAS & F.A.R. -

FLOOR	TOWER-1 G+14 (2BHK)	TOWER-2 G+14 (2BHK)	TOWER-3 G+14 (2BHK)	TOWER-4 G+14 (2BHK)	TOWER-5 G+7(2BHK)	TOWER-6 G+6 (2BHK)	TOWER-7 G+14 (2BHK)	TOWER-8 G+14 (2BHK)	TOTAL IN SQM.
STILT	112.887	112.887	112.887	112.887	112.887	112.887	112.887	112.887	903.096
GROUND FLOOR	402.237	402.237	402.237	402.237	402.237	402.237	402.237	402.237	3217.896
FIRST FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
SECOND FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
THIRD FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
FOURTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
FIFTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
SIXTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
SEVENTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	479.684	479.684	3837.472
EIGHTH FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	3357.788
NINETH FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
TENTH FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
ELEVENTH FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
TWELVE FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
THIRTEEN FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
FOURTEEN FLOOR	479.684	479.684	479.684	479.684		479.684	479.684	479.684	2878.104
TOTAL AREA	7117.813	7117.813	7117.813	7117.813	3760.025	3280.341	7117.813	7117.813	49747.244

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 & 7, 8 (2bhk)

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	UNIT-C Nos.	UNIT-C AREA	UNIT-C TOTAL	UNIT-D Nos.	UNIT-D AREA	UNIT-D TOTAL	NET TOTAL	TOTAL NOS. OF TOWER	Total Carpet area
1	GROUND FLOOR	2	54.919	109.838	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	327.032	6	1962.192
2	FIRST FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
3	SECOND FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
4	THIRD FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
5	FOUTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
6	FIFTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
7	SIXTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
8	SEVENTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
9	EIGHTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
10	NINETH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
11	TENTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
12	ELEVENTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
13	TWELVE FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
14	THIRTEEN FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
15	FOURTEEN FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
	TOTAL	58	823.785	3185.302	30	808.995	1617.99	15	805.845	805.845	15	834.075	834.075	6443.212		38659.272

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 5 (7bhk)

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	UNIT-C Nos.	UNIT-C AREA	UNIT-C TOTAL	UNIT-D Nos.	UNIT-D AREA	UNIT-D TOTAL	NET TOTAL	TOTAL NOS. OF TOWER	Total Carpet area
1	GROUND FLOOR	2	54.919	109.838	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	327.032	1	327.032
2	FIRST FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
3	SECOND FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
4	THIRD FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
5	FOUTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
6	FIFTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
7	SIXTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
8	SEVENTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
	TOTAL	30	439.352	1647.570	16	431.464	862.928	8	429.784	429.784	8	444.84	444.84	3385.122		3385.122

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 6 (2BHK)

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	UNIT-C Nos.	UNIT-C AREA	UNIT-C TOTAL	UNIT-D Nos.	UNIT-D AREA	UNIT-D TOTAL	NET TOTAL	TOTAL NOS. OF TOWER	Total Carpet area
1	GROUND FLOOR	2	54.919	109.838	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	327.032	1	327.032
2	FIRST FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
3	SECOND FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
4	THIRD FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
5	FOUTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
6	FIFTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
7	SIXTH FLOOR	4	54.919	219.676	2	53.923	107.866	1	53.723	53.723	1	55.605	55.605	436.870	1	436.87
	TOTAL	26	384.433	1427.804	14	377.131	755.062	7	376.061	376.061	7	389.235	389.235	2948.252		2948.252
	TOTAL CORPET AREA OF TOWER 1 to 8															

AREA CALCULATION OF MUMTYS & MACH. ROOM- TOWERS-1 to 8

NOS.		NOS.	L		B	AREA IN SQM.
A	1	X	6.710	X	5.350	35.899
B	1	X	3.260	X	4.000	13.256
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.434
TOTAL NOS OF MUMTYS/MACH. RM.				8	53.434	427.473

AREA CALCULATION OF STAIR WELL- TOWERS-1 to 8

P	1	X	1.200	X	0.770	0.924
Q	1	X	4.410	X	2.660	11.731
R	1	X	2.960		3.910	11.574
					TOTAL	24.228
TOTAL NOS. OF WELL (FLOOR)			91	X	24.228	2204.766
TOTAL STAIR WELL AREA OF RESIDENTIAL AREA						2204.766

AREA CALCULATION OF MUMTYS (ANGANWARI & COMMUNITY CENTRE)

NOS.		NOS.	L		B	AREA IN SQM.
A	1	X	6.300	X	3.760	23.688
					TOTAL	23.688

AREA CALCULATION OF MUMTYS & MACH. ROOM (COMMERCIAL) (A+B)

1	2	X	4.900	X	6.400	62.720
2	2	x	0.236	x	6.400	3.021
2	1	X	4.000	X	6.500	26.000
					TOTAL AREA	91.741

STAIR CASE WELL COVD. AREA (COMMERCIAL) (A+B)

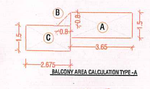
BLOCK- A -F.FL.	2	X	4.5	X	6.000	54.000
	2	X	0.236	X	6.000	2.832
BLOCK- B -F.FL.	1	x	3.600	x	6.100	21.960
					TOTAL AREA	78.792

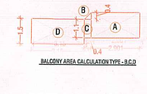
DETAIL OF FLOOR LEVELS TOWER

MUMTY	47.86
PARAPET LVL.	45.900
TERRACE LVL.	44.900
FOURTEEN FLOOR	41.940
THIRTEEN FLOOR	38.980
TWELVE FLOOR	36.020
ELEVENTH FLOOR	33.060
TENTH FLOOR	30.100
NINETH FLOOR	27.140
EIGHTH FLOOR	24.180
SEVENTH FLOOR	21.220
SIXTH FLOOR	18.260
FIFTH FLOOR	15.300
FOURTH FLOOR	12.340
THIRD FLOOR	9.380
SECOND FLOOR	6.420
FIRST FLOOR	3.460
GROUND FL. LVL.	0.500
OPEN AREA LVL.	0.450
GOVT. ROAD LVL.	0.000

DETAIL OF FLATS TOWER & FLOORWISE

SL. NO.	FLOOR	TOWER-1 2BHK G+14	TOWER-2 2BHK G+14	TOWER-3 2BHK G+14	TOWER-4 2BHK G+14	TOWER-5 2BHK G+7	TOWER-6 2BHK G+6	TOWER-7 2BHK G+14	TOWER-8 2BHK G+14	TOTAL FLATS
1	GROUND FLOOR	6	6	6	6	6	6	6	6	48
2	FIRST FLOOR	8	8	8	8	8	8	8	8	64
3	SECOND FLOOR	8	8	8	8	8	8	8	8	64
4	THIRD FLOOR	8	8	8	8	8	8	8	8	64
5	FOURTH FLOOR	8	8	8	8	8	8	8	8	64
6	FIFTH FLOOR	8	8	8	8	8	8	8	8	64
7	SIXTH FLOOR	8	8	8	8	8	8	8	8	64
8	SEVENTH FLOOR	8	8	8	8			8	8	56
9	EIGHTH FLOOR	8	8	8	8			8	8	48
10	NINETH FLOOR	8	8	8	8			8	8	48
11	TENTH FLOOR	8	8	8	8			8	8	48
12	ELEVENTH FLOOR	8	8	8	8			8	8	48
13	TWELVE FLOOR	8	8	8	8			8	8	48
14	THIRTEEN FLOOR	8	8	8	8			8	8	48
15	FOURTEEN FLOOR	8	8	8	8			8	8	48
	TOTAL FLAT (2BHK)	118	118	118	118	62	54	118	118	824





AREA CALCULATION OF BALCONY UNIT-A

NOS.		L		B	AREA IN SQM.
A	1	2.500	X	1.180	2.95
B	0.5	0.800	X	0.680	0.272
C	1	2.675	X	1.350	4.511
				TOTAL	7.733

AREA CALCULATION OF BALCONY UNIT-B,C,D

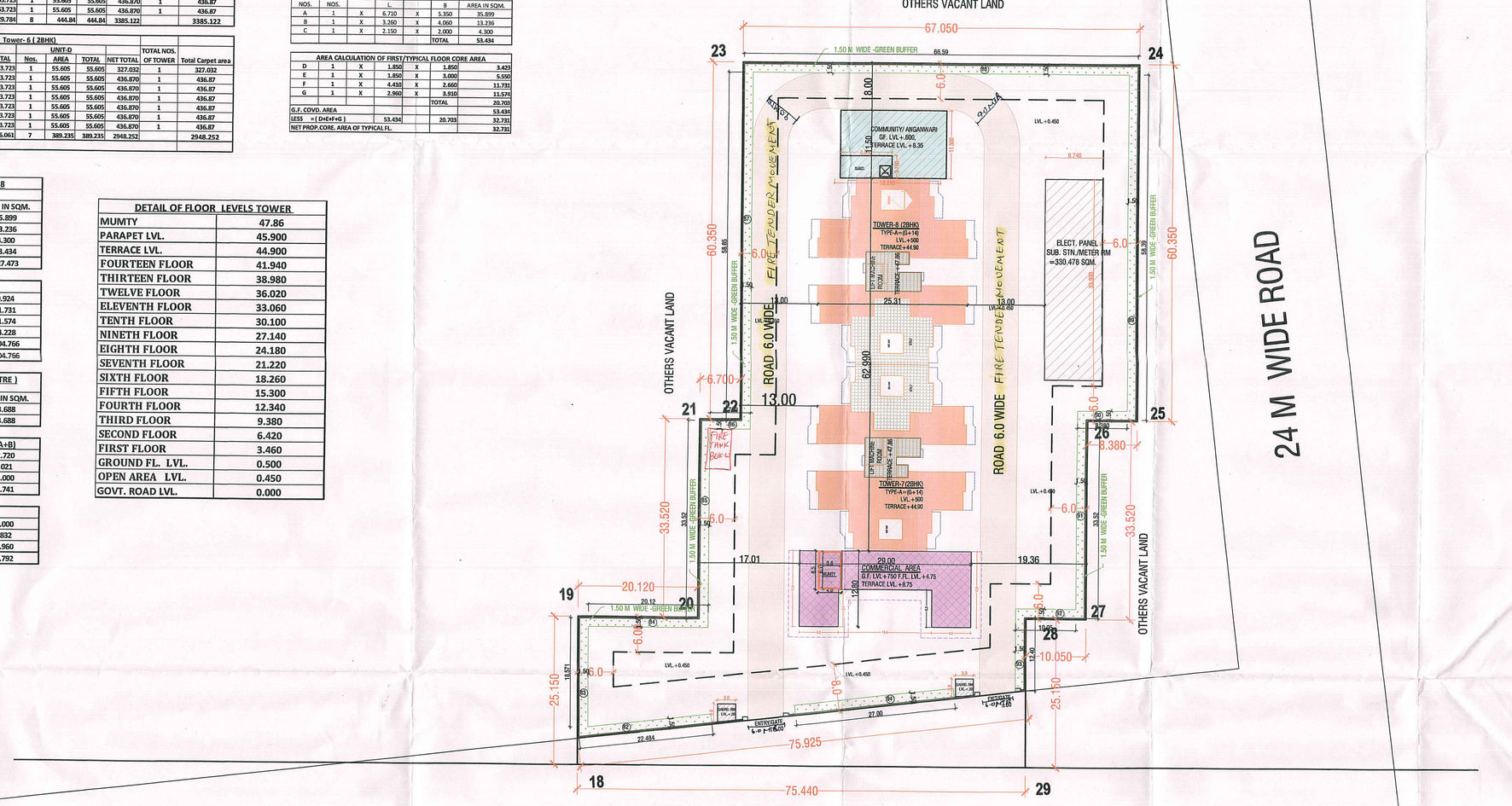
NOS.		L		B	AREA IN SQM.
A	1	2.500	X	1.180	2.95
B	0.5	0.400	X	0.400	0.080
C	1	2.000	X	1.000	2.000
				TOTAL	5.031

AREA CALCULATION OF GROUND FLOOR CORE AREA

NOS.		NOS.	L		B	AREA IN SQM.
A	1	X	6.710	X	5.350	35.899
B	1	X	3.260	X	4.000	13.256
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.434

AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA

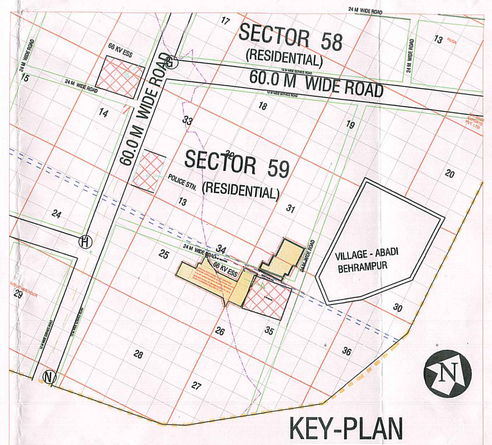
D	1	X	1.850	X	1.850	3.423
E	1	X	1.850	X	3.000	5.550
F	1	X	4.410	X	2.660	11.731
G	1	X	2.960	X	3.910	11.574
					TOTAL	32.278
G.F. COVD. AREA						53.434
LESS =(I-(D+E+F+G))			53.434		20.703	32.731
NET PROP.CORE. AREA OF TYPICAL FL.						32.731



SITE PLAN SCALE – 1:400

NOTE:- GATE & B/WALL AS PER STD. DESIGN

NOTE:-
THE RESPONSIBILITY TO THE STRUCTURAL DESIGN AND STRUCTURAL STABILITY OF THE BUILDING BLOCK SHALL BE SOLELY OF THE ARCHITECT/STRUCTURE ENGINEERS/OWNER.



KEY-PLAN

LEGEND

	INTERNAL ROAD
	PARKING AREA
	GREEN AREA
	COMMERCIAL AREA
	RESIDENTIAL
	ANGANWARI/COMMUNITY
	ELECTRICAL PANEL, SUB. STAN.,GAURD,METER RM.

PARKING

a. The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit. Only one two-wheeler parking slot shall be earmarked for each flat which shall be allotted only to the flat owners. The parking lot of two wheelers shall be 1.0 ECS.
b. No car parking shall be allotted to any apartment owner in such projects.

FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed building conforming to the provision of haryana building code 2016,,National building code of India and the same should be get certified from the competent authority.
ii. Electric Sub station/ generator room if provided should be on solid ground near DG/LT. Control panel on ground Floor or in upper basement and it should be located on outer periphery of the building, the same should be get approved from the competent authority.
iii. To ensure the Fire fighting scheme shall be get approved from the director, Urban local bodies, haryana or any person authorized by the director, urban local bodies, haryana. These approvals shall be obtained rior to starting the construction work at site.

RAIN WATER HARVESTING SYSTEM

i. The rain water harvesting system shall be provided as per central ground water Authority norms/Haryana Govn.notification as applicable.

GENERAL NOTE

i. The colonizer shall obtain the clearance/NOC as per the provision of the notification no. S.O1330(e) dated 14.9.2006 issued by ministry of forest, government of India before starting the construction/ execution of development works at site.

ii. Express:-

iii. That the colonizer /owner shall strictly comply with the directions issued vide notification no.2/6/2016-1D dated 31.05.2016 issued by haryana Government Renewable Energy Department.

iv. That the colonizer/ owner shall ensure the installation of solar power plant as per provision of haryana solar power policy 2016 issued by haryana government renewable energy Department vide notification no 2/4/2016 (IV) dated 24.05.16.

v. The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 22/52/2005-Tcomm dated 21-05-2016 issued by Haryana government renewable energy Department.

Rajesh Dutt
JD(HQ)

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.6972 ACRES (LIC. No.133 of 2019 Dated. 16.12.2019) OF VILLAGE- ULLAWAS & BEHRAMPUR, SECTOR-59, GURUGRAM BEING DEVELOPED BY GOLDEN VIEW BUILDERS PVT. LTD. & OTHERS C/O COMMANDER REALTORS PVT. LTD.

DRG. TITLE: SITE PLAN
DETAIL OF AREA

ENGINEER SIGNATURE

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

VIVEK SINGH RAO
B.Arch, M.E.A., F.I.I.A.
C.O.A. Reg. No-CA/99/25240
RAO AND ASSOCIATE
374, U.V., Ph-IV, Gurgaon-15
Ph:- 2347705-07, 9811130867

PROJECT NO. RA-5027	DRG. NO. A-1/11	NORTH
SCALE- 1:400	DATE DEC-2019	
DRAWN BY-	CKD. BY – V.S. RAO	

ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UGF/OD VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
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