



NON FAR AREA DETAILS

S.NO.	FLOOR	Tower Name	AREA in each tower	No Of Tower	TOTAL AREA
1	Ground Floor Stilt area	Tower-1,2,3,4	63.970	4.00	255.480
2	Ground Floor Stilt area	Tower-5,6	35.548	2.00	71.096
3	Mumty / Mac. Rm. (Terrace)	Tower-1,2,3,4	86.678	4.00	266.712
4	Mumty / Mac. Rm. (Terrace)	Tower-5,6	59.630	2.00	119.260
5	Mumty / Mac. Rm. (Terrace)	Commercial	45.629	1.00	45.629
6	Creche & Community		185.034	2.00	370.068
7	Basement for Services	Commercial	1374.310	1.00	1374.310
8	Balcony Area	T-1,2,3,4,5,6	6983.420	1.00	6983.420
9	Fire Tower	Tower-1,2,3	297.825	3.00	893.475
TOTAL AREA					10379.450

400 mm φ STORM WATER LINE R.C.C PIPE
 Domestic Water Supply
 Flushing water Supply
 200 mm φ SEWER LINE SW PIPE

AFFORDABLE HOUSING

	SQ.M.
A SITE AREA (5.4125 ACRE) @4046.85 sq.m./acre	21,903.576
B SITE AREA FOR COMMERCIAL (4% OF A)	876.14
C SITE FOR HOUSING (A-B)	21027.436
GROUND COVERAGE	
D GROUND COVERAGE @ 50% OF (A)	10951.79
E GROUND COVERAGE COMMERCIAL	941.332
F GROUND COVERAGE CRECH (AANGANWADI)	185.034
G GROUND COVERAGE COMMUNITY HALL	185.034
H TOTAL GROUND COVERAGE (D+E+G+H)	10951.79
F.A.R.	
J F.A.R. HOUSING @ 225% OF (C)	47311.72
K F.A.R. COMMERCIAL @ 175% OF (B)	1533.25
L F.A.R. CRECH (AANGANWADI)	185.00
M F.A.R. COMMUNITY HALL	185.00
TOTAL PROPOSED F.A.R.	49214.970
OPEN SPACE	
N OPEN AREA / GREEN AREA (15% OF A)	3285.536
PARKING	
P 1/2 E.C.S. PER UNIT	401.00
407	
Q PROPOSED PARKING DETAILS	
STILT @30 SQ.M. PER ECS or 307.799/28	11
OPEN @23 SQ.M. PER ECS or 9115/23	396
TOTAL PROVIDED ECS	
R TWO WHEELER PARKING	
SURFACE PARKING	802
917	
POPULATION	
S POPULATION	3896 TO 4416
4,010.000	
DENSITY	
T DENSITY	750 TO 850
771.74	
DWELLING UNITS	
U DWELLING UNIT = (POPULATION / 5 PERSON PER UNIT)	780 TO 884
802	
Carpet area(sq.mt.)	No of units
NOS. OF UNIT 2BHK - TYPE-1(53.310 sq.m. or 572.257 sq.ft.) (T-1,2,3,4)	17,272.440
324.000	
NOS. OF UNIT 2BHK - TYPE-2(52.474 sq.m. or 564.830 sq.ft.) (T-1,2,3,4)	16,791.680
320.000	
NOS. OF UNIT 1BHK - TYPE-2(33.655 sq.m. or 362.262 sq.ft.) (T-5,6)	2,692.400
80.000	
NOS. OF UNIT 1BHK - TYPE-1(33.507 sq.m. or 357.280 sq.ft.) (T-5,6)	2,613.546
78.000	
TOTAL NOS. OF UNIT	39,370.066
802.000	

TOWER'S DETAILED AREA SHEET

TOWER TYPE	(a) NOS. OF TOWERS	(A) TOTAL FLOORS	(B) NOS. OF FLOORS	(C) X (B) TOTAL UNITS	(D) GROUND COVERAGE TOWER	(D') TOTAL GROUND COVERAGE	E STILT AREA/TOWER	E' TOTAL STILT AREA	(F) F.A.R. AREA	G=(a X F X A) TOTAL F.A.R. AREA	
TOWER 1	1.000	Ground + Stilt	1	7	7	539.440	539.440	57.996	57.996	481.298	481.298
	1.000	1st TO 20 th	20	8	160				500.895	10017.900	
	3.000	Ground + Stilt	1	7	21	539.440	1618.320	57.996	173.989	481.298	
TOWER 2-3,4	3.000	1st TO 19 th	19	8	456				500.895	28551.015	
TOWER 5	1.000	Ground + Stilt	1	7	7	372.597	372.597	37.907	37.907	334.690	334.690
	1.000	1st TO 9 th	9	8	72				335.187	3016.685	
TOWER 6	7.000	Ground + Stilt	1	7	7	372.597	372.597	37.907	37.907	334.690	334.690
	1.000	1st TO 9 th	9	8	72				335.187	3016.685	
TOTAL					802	2902.955		307.799		47166.855	

GREEN AREA CALCULATION

ADDITION (A)	LABEL	GEOMETRY	NOS	SIZE	AREA		
				L1 L2 W			
1	RECTANGLE	1	43.580	X	2.500	108.950	
2	RECTANGLE	1	1.500	X	57.390	86.085	
3	RECTANGLE	1	42.980	X	2.500	105.500	
4	RECTANGLE	1	1.500	X	61.350	92.025	
5	RECTANGLE	1	36.405	X	1.500	54.608	
6	TRAPEZIUM	0.5	1.065	X	3.065	57.850	120.328
7	TRAPEZIUM	0.5	1.500	X	1.505	113.610	170.699
8	RECTANGLE	1	8.515	X	5.655	48.055	
9	RECTANGLE	1	5.090	X	2.900	14.552	
10	RECTANGLE	1	8.515	X	5.765	48.989	
11	RECTANGLE	1	2.950	X	6.740	19.883	
12	RECTANGLE	1	7.050	X	2.900	20.445	
13	RECTANGLE	1	7.050	X	2.900	20.445	
14	RECTANGLE	1	2.950	X	6.650	19.618	
15	RECTANGLE	1	8.515	X	5.655	48.055	
16	RECTANGLE	1	3.400	X	27.890	94.628	
17	RECTANGLE	1	8.515	X	5.765	48.989	
18	RECTANGLE	1	10.570	X	9.300	98.301	
19	RECTANGLE	1	40.865	X	1.500	61.298	
20	TRAPEZIUM	0.5	0.975	X	2.720	49.690	91.802
21	TRAPEZIUM	0.5	50.965	X	50.340	17.920	907.693
22	RECTANGLE	1	34.530	X	10.625	367.944	
23	TRAPEZIUM	0.5	27.445	X	27.105	9.700	294.568
24	RECTANGLE	1	4.785	X	2.360	11.245	
25	RECTANGLE	1	6.250	X	0.900	5.625	
26	RECTANGLE	1	4.050	X	0.700	2.835	
27	RECTANGLE	1	1.450	X	1.900	2.745	
28	RECTANGLE	1	5.165	X	3.160	16.321	
29	RECTANGLE	1	3.545	X	2.350	8.331	
30	RECTANGLE	1	3.545	X	2.350	8.331	
31	RECTANGLE	1	1.500	X	42.430	63.645	
32	RECTANGLE	1	3.545	X	2.350	8.331	
33	RECTANGLE	1	4.015	X	7.120	28.587	
34	RECTANGLE	1	3.545	X	2.350	8.331	
35	RECTANGLE	1	1.800	X	1.900	3.420	
36	RECTANGLE	1	4.400	X	0.700	3.080	
37	RECTANGLE	1	6.250	X	1.800	11.250	
38	RECTANGLE	1	4.400	X	0.700	3.080	
39	RECTANGLE	1	1.800	X	1.900	3.420	
40	RECTANGLE	1	4.050	X	1.200	4.860	
41	RECTANGLE	1	3.545	X	2.350	8.331	
42	RECTANGLE	1	4.365	X	7.120	31.079	
43	RECTANGLE	1	3.545	X	2.350	8.331	
44	RECTANGLE	1	21.620	X	1.500	32.430	
45	RECTANGLE	1	1.650	X	3.880	6.402	
46	RECTANGLE	1	3.545	X	2.410	8.543	
47	RECTANGLE	1	3.545	X	2.350	8.331	
48	RECTANGLE	1	5.395	X	3.160	17.048	
49	RECTANGLE	1	14.890	X	8.570	127.607	
50	RECTANGLE	1	10.985	X	2.650	29.110	
51	RECTANGLE	1	7.685	X	3.115	23.939	
52	RECTANGLE	1	1.500	X	118.740	178.110	
53	RECTANGLE	1	7.050	X	2.650	18.683	
54	RECTANGLE	1	3.300	X	2.650	8.745	
55	RECTANGLE	1	10.785	X	5.765	62.176	
56	RECTANGLE	1	1.715	X	15.885	26.900	
57	RECTANGLE	1	1.500	X	102.185	153.278	
58	RECTANGLE	1	8.185	X	11.530	105.303	
59	RECTANGLE	1	7.050	X	2.900	20.445	
60	RECTANGLE	1	2.950	X	13.300	39.235	
61	RECTANGLE	1	7.685	X	11.530	88.608	
62	RECTANGLE	1	7.050	X	2.650	18.683	
63	RECTANGLE	1	8.830	X	11.530	101.610	
64	RECTANGLE	1	7.050	X	2.900	20.445	
65	RECTANGLE	1	2.950	X	13.300	39.235	
66	RECTANGLE	1	7.685	X	11.530	88.608	
67	RECTANGLE	1	7.050	X	2.650	18.683	
68	RECTANGLE	1	1.500	X	42.780	64.170	
69	RECTANGLE	1	8.055	X	5.765	46.437	

PARKING AREA CALCULATION

ADDITION (A)	LABEL	GEOMETRY	NOS	SIZE	AREA		
				L1 L2 W			
A	RECTANGLE	1	63.650	X	13.500	859.275	
B	RECTANGLE	1	12.670	X	41.300	524.411	
C	RECTANGLE	1	30.910	X	13.500	417.285	
D	RECTANGLE	1	9.070	X	11.000	99.770	
E	RECTANGLE	1	5.315	X	6.100	32.422	
F	RECTANGLE	1	12.000	X	48.650	587.800	
G	RECTANGLE	1	8.315	X	12.100	100.612	
H	RECTANGLE	1	26.875	X	6.000	161.250	
I	RECTANGLE	1	2.500	X	57.885	144.713	
J	RECTANGLE	1	6.005	X	113.610	682.228	
K	RECTANGLE	1	9.625	X	6.000	57.750	
L	RECTANGLE	1	11.000	X	36.890	407.790	
M	RECTANGLE	1	5.500	X	5.300	29.250	
N	RECTANGLE	1	19.315	X	6.000	115.890	
O	RECTANGLE	1	38.680	X	11.000	425.480	
P	TRAPEZIUM	0.5	11.010	X	11.010	12.715	139.992
Q	TRAPEZIUM	0.5	8.505	X	8.505	37.400	315.025
R	TRAPEZIUM	0.5	2.730	X	2.515	6.050	15.866
S	RECTANGLE	1	8.270	X	43.930	363.301	
T	RECTANGLE	1	15.720	X	11.000	172.920	
U	RECTANGLE	1	6.835	X	14.920	102.384	
V	RECTANGLE	1	13.510	X	48.415	654.087	
W	RECTANGLE	1	0.830	X	12.700	10.541	
X	TRAPEZIUM	0.5	11.800	X	13.130	37.780	470.928
Y	RECTANGLE	1	12.670	X	117.240	1485.431	
Z	RECTANGLE	1	1.500	X	9.270	13.905	
ZA	RECTANGLE	1	46.290	X	14.270	702.786	
ZB	RECTANGLE	1	5.000	X	1.730	8.650	
TOTAL ADDITION (A)					9059.852		
TOTAL PARKING AREA					9059.852		

4 K Revenue Rasta

(BALWANT SINGH) S.D.
 (RAMAVTAR BASSI) A.D.
 Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HO) Dt. 21/11/16
 Superintending Engineer (HO) HUDA, Panchkula
 A.D.F.O. (HO) DFS PKL Member B.P.C.

SIGNATURE OF ARCHITECT
NIMIT K. JAIN
 CA/2014/65626
 SIGNATURE OF OWNER
 For Ocean Seven Buildtech Pvt. Ltd.
 Authorised Signatory
EMBLEM STUDIO
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 619/A FIRST FLOOR, CHARRPUR, NEW DELHI - 110074
 E-mail: emblemstudio@gmail.com
 PROJECT NO.: SCALE 1:300
 DRG. NO.: S-01 DATE: 05-05-18
 DEALT: NIMIT
 DRG. TITLE: **SITE PLAN**
 PROJECT
 PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.4125 ACRES (LICENCE NO. 28 OF 2018 DATED 02/05/2018) SECTOR-69 GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. SURESH KUMAR & OTHERS IN COLLABORATION WITH OCEAN SEVEN BUILDTECH PRIVATE LIMITED.