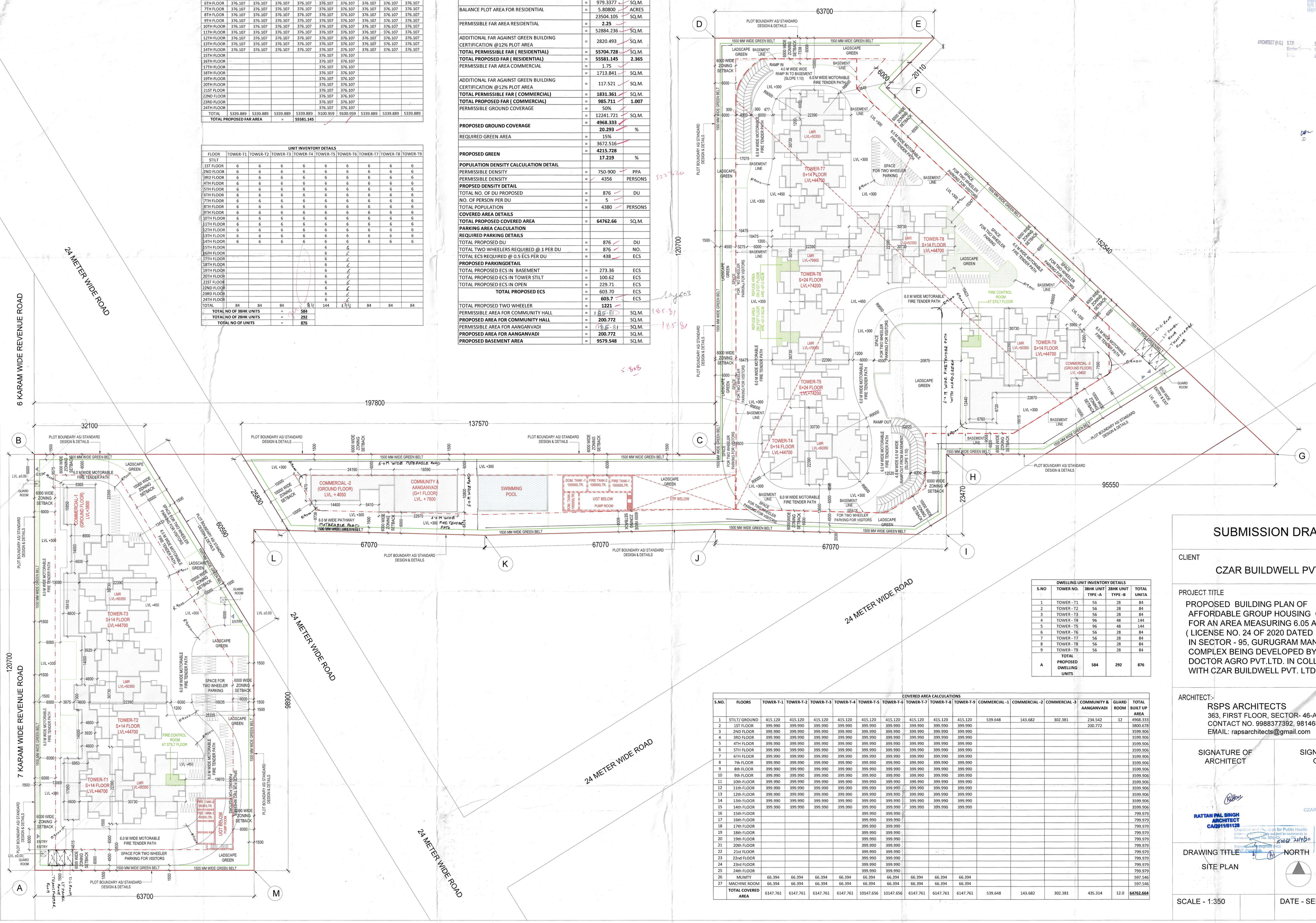
FAR AREA CALCULATION DETAILS									
FLOOR	TOWER-T1	TOWER-T2	TOWER-T3	TOWER-T4	TOWER-T5	TOWER-T6	TOWER-T7	TOWER-T8	TOWER-T9
STILT	74.391	74.391	74.391	74.391	74.391	74.391	74.391	74.391	74.391
1ST FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
2ND FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
3RD FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
4TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
5TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
6TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
7TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
8TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
9TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
10TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
11TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
12TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
13TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
14TH FLOOR	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107	376.107
15TH FLOOR					376.107	376.107			
16TH FLOOR					376.107	376.107			
17TH FLOOR					376.107	376.107			
18TH FLOOR					376.107	376.107			
19TH FLOOR					376.107	376.107			
20TH FLOOR					376.107	376.107			
21ST FLOOR					376.107	376.107			
22ND FLOOR					376.107	376.107			
23RD FLOOR					376.107	376.107			
24TH FLOOR					376.107	376.107			
TOTAL	5339.889	5339.889	5339.889	5339.889	9100.959	9100.959	5339.889	5339.889	5339.889
TOTAL PROPOSED FAR AREA				=	55581.145				

UNIT INVENTORY DETAILS									
FLOOR	TOWER-T1	TOWER-T2	TOWER-T3	TOWER-T4	TOWER-T5	TOWER-T6	TOWER-T7	TOWER-T8	TOWER-T9
STILT									
1ST FLOOR	6	6	6	6	6	6	6	6	6
2ND FLOOR	6	6	6	6	6	6	6	6	6
3RD FLOOR	6	6	6	6	6	6	6	6	6
4TH FLOOR	6	6	6	6	6	6	6	6	6
5TH FLOOR	6	6	6	6	6	6	6	6	6
6TH FLOOR	6	6	6	6	6	6	6	6	6
7TH FLOOR	6	6	6	6	6	6	6	6	6
8TH FLOOR	6	6	6	6	6	6	6	6	6
9TH FLOOR	6	6	6	6	6	6	6	6	6
10TH FLOOR	6	6	6	6	6	6	6	6	6
11TH FLOOR	6	6	6	6	6	6	6	6	6
12TH FLOOR	6	6	6	6	6	6	6	6	6
13TH FLOOR	6	6	6	6	6	6	6	6	6
14TH FLOOR	6	6	6	6	6	6	6	6	6
15TH FLOOR					6	6			
16TH FLOOR					6	6			
17TH FLOOR					6	6			
18TH FLOOR					6	6			
19TH FLOOR					6	6			
20TH FLOOR					6	6			
21ST FLOOR					6	6			
22ND FLOOR					6	6			
23RD FLOOR					6	6			
24TH FLOOR					6	6			
TOTAL	84	84	84	84	144	144	84	84	84
TOTAL NO OF 3BHK UNITS			=	584					
TOTAL NO OF 2BHK UNITS			=	292					
TOTAL NO OF UNITS			=	876					

AREA CALCULATION SUMMARY			
DESCRIPTION		AREA	UNIT
TOTAL PLOT AREA		6.05	ACRES
PLOT AREA FOR DEVELOPMENT AS PER ZONING	=	6.05	ACRES
		24483.443	SQ.M.
PERMISSIBLE COMMERCIAL @4% OF PLOT AREA	=	0.24200	ACRES
	=	979.3377	SQ.M.
BALANCE PLOT AREA FOR RESIDENTIAL	=	5.80800	ACRES
		23504.105	SQ.M.
PERMISSIBLE FAR AREA RESIDENTIAL	=	2.25	
	=	52884.236	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @12% PLOT AREA	=	2820.493	SQ.M.
TOTAL PERMISSIBLE FAR (RESIDENTIAL)	=	55704.728	SQ.M.
TOTAL PROPOSED FAR (RESIDENTIAL)	=	55581.145	2.365
PERMISSIBLE FAR AREA COMMERCIAL	=	1.75	
	=	1713.841	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @12% PLOT AREA	=	117.521	SQ.M.
TOTAL PERMISSIBLE FAR (COMMERCIAL)	=	1831.361	SQ.M.
TOTAL PROPOSED FAR (COMMERCIAL)	=	985.711	1.007
PERMISSIBLE GROUND COVERAGE	=	50%	
	=	12241.721	SQ.M.
PROPOSED GROUND COVERAGE	=	4968.333	
		20.293	%
REQUIRED GREEN AREA	=	15%	
	=	3672.516	
PROPOSED GREEN	=	4215.728	
		17.219	%
POPULATION DENSITY CALCULATION DETAIL			
PERMISSIBLE DENSITY	=	750-900	PPA
PERMISSIBLE DENSITY	=	4356	PERSONS
PROPSED DENSITY DETAIL			
TOTAL NO. OF DU PROPOSED	=	876	DU
NO. OF PERSON PER DU	=	5	
TOTAL POPULATION	=	4380	PERSONS
COVERED AREA DETAILS			
TOTAL PROPOSED COVERED AREA	=	64762.66	SQ.M.
PARKING AREA CALCULATION			
REQUIRED PARKING DETAILS			
TOTAL PROPOSED DU	=	876	DU
TOTAL TWO WHEELERS REQUIRED @ 1 PER DU	=	876	NO.
TOTAL ECS REQUIRED @ 0.5 ECS PER DU	=	438	ECS
PROPOSED PARKINGDETAIL			
TOTAL PROPOSED ECS IN BASEMENT	=	273.36	ECS
TOTAL PROPOSED ECS IN TOWER STILT	=	100.62	ECS
TOTAL PROPOSED ECS IN OPEN	=	229.71	ECS
TOTAL PROPOSED ECS	=	603.70	ECS
	=	603.7	ECS
TOTAL PROPOSED TWO WHEELER	=	1221	
PERMISSIBLE AREA FOR COMMUNITY HALL	=	185.81	SQ.M.
PROPOSED AREA FOR COMMUNITY HALL	=	200.772	SQ.M.
PERMISSIBLE AREA FOR AANGANVADI	=	185.81	SQ.M.
PROPOSED AREA FOR AANGANVADI	=	200.772	SQ.M.
PROPOSED BASEMENT AREA	=	9579.548	SQ.M.



DWELLING UNIT INVENTORY DETAILS				
S.NO	TOWER NO.	3BHK UNIT TYPE -A	2BHK UNIT TYPE -B	TOTAL UNITA
1	TOWER - T1	56	28	84
2	TOWER - T2	56	28	84
3	TOWER - T3	56	28	84
4	TOWER - T4	96	48	144
5	TOWER - T5	96	48	144
6	TOWER - T6	56	28	84
7	TOWER - T7	56	28	84
8	TOWER - T8	56	28	84
9	TOWER - T9	56	28	84
A	TOTAL PROPOSED DWELLING UNITS	584	292	876

COVERED AREA CALCULATIONS																
S.NO.	FLOORS	TOWER-T-1	TOWER-T-2	TOWER-T-3	TOWER-T-4	TOWER-T-5	TOWER-T-6	TOWER-T-7	TOWER-T-8	TOWER-T-9	COMMERCIAL -1	COMMERCIAL -2	COMMERCIAL -3	COMMUNITY & AANGANVADI	GUARD ROOM	TOTAL BUILT UP AREA
1	STILT/ GROUND	415.120	415.120	415.120	415.120	415.120	415.120	415.120	415.120	415.120	539.648	143.682	302.381	234.542	12	4968.333
2	1ST FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990				200.772		3800.678
3	2ND FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
4	3RD FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
5	4TH FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
6	5TH FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
7	6TH FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
8	7th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
9	8th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
10	9th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
11	10th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
12	11th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
13	12th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
14	13th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
15	14th FLOOR	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990	399.990						3599.906
16	15th FLOOR					399.990	399.990									799.979
17	16th FLOOR					399.990	399.990									799.979
18	17th FLOOR					399.990	399.990									799.979
19	18th FLOOR					399.990	399.990									799.979
20	19th FLOOR					399.990	399.990									799.979
21	20th FLOOR					399.990	399.990									799.979
22	21st FLOOR					399.990	399.990									799.979
23	22nd FLOOR					399.990	399.990									799.979
24	23rd FLOOR					399.990	399.990									799.979
25	24th FLOOR					399.990	399.990									799.979
26	MUMTY	66.394	66.394	66.394	66.394	66.394	66.394	66.394	66.394	66.394						597.546
27	MACHINE ROOM	66.394	66.394	66.394	66.394	66.394	66.394	66.394	66.394	66.394						597.546
	TOTAL COVERED AREA	6147.761	6147.761	6147.761	6147.761	10147.656	10147.656	6147.761	6147.761	6147.761	539.648	143.682	302.381	435.314	12.0	64762.664

SUBMISSION DRAWING

CLIENT

CZAR BUILDWELL PVT.LTD.

PROJECT TITLE

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 6.05 ACRES (LICENSE NO. 24 OF 2020 DATED 10 -09-2020) IN SECTOR - 95, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DOCTOR AGRO PVT.LTD. IN COLLABORATION WITH CZAR BUILDWELL PVT. LTD.

ARCHITECT:-

RSPS ARCHITECTS

363, FIRST FLOOR, SECTOR- 46-A, CHANDIGARH

CONTACT NO. 9988377392, 9814689217

EMAIL: rapsarchitects@gmail.com

SIGNATURE OF ARCHITECT

RATTAN PAL SINGH ARCHITECT CA/2011/51122

SIGNATURE OF OWNER

CZAR Buildwell Private Limited

Authorised Signatory

DRAWING TITLE

SITE PLAN

NORTH

DRG. NO.

1

SCALE - 1:350

DATE - SEPT. 2020