

HUDA NALA

88010

16-50 WIDE RASTA

24.0M WIDE ROAD

352/124-125-126/1

352/124-125-126/1

129/1/1

417/20

371-372/351/126-127/1

24.0M WIDE ROAD

371-372/351/126-127/1

24.0M ROAD

24.0M

24.0M

AREA SUMMARY

	ACRES	SQ. MT
TOTAL PLOT AREA	9.103	36838.475
COMMERCIAL @ 4% PLOT AREA	0.36412	1473.539
BALANCE RESIDENTIAL AREA	8.7388	35364.936
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		18419.237 SQ. MT
GROUND COVERAGE PROPOSED		7079.609 SQ. MT
		19.22%
FAR RESIDENTIAL		
PERMISSIBLE FAR FOR HOUSING @ 225%		79571.106 SQ. MT
EXTRA FAR FOR GREEN BUILDING 12% OF PLOT AREA		4243.792 SQ. MT
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		83814.898 SQ. MT
TOTAL FAR PROPOSED FOR RESIDENTIAL		83777.732 SQ. MT
FAR COMMERCIAL		
PERMISSIBLE FAR FOR COMMERCIAL @ 175%		2578.693 SQ. MT
EXTRA FAR FOR GREEN BUILDING 12% OF PLOT AREA		176.824 SQ. MT
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		2755.517 SQ. MT
TOTAL FAR PROPOSED FOR COMMERCIAL		2752.077 SQ. MT
PERMISSIBLE DENSITY @ MIN. 750PPA	6554	PERSONS
PERMISSIBLE DU'S	1311	MINIMUM
PERMISSIBLE DENSITY @ MAX 900PPA	7865	PERSONS
PERMISSIBLE DU'S	1573	MAXIMUM
PROPOSED TOTAL DENSITY	6610	PERSONS
PROPOSED TOTAL DU'S	1322	DU'S
REQUIRED ECS @ 0.5XDU'S	661	ECS
PROPOSED TOTAL ECS	661.00	ECS
REQUIRED TWO WHEELERS @ 1/DWELLING UNIT	1322.00	
NO OF TWO WHEELERS AT SURFACE	2497.00	
PERMISSIBLE GREEN @ 15%		5525.771 SQ. MT
TOTAL GREEN PROPOSED		5533.875 SQ. MT
		15.02%
PROVIDED COMMUNITY		188.599 SQ. MT
PROVIDED AANGANWADI		188.599 SQ. MT

DENSITY 750-900PPA

BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE / BLOCK	FAR/BLOCK	TOTAL GROUND COVERAGE	TOTAL FAR	TOTAL DUS/BLOCK	TOTAL NUMBER OF DUS	POPULATION
			SQ. MT	SQ. MT	SQ. MT	SQ. MT	NO.s	NO.s	NO.s
TOWER 1	1	GROUND +16	328.015	4607.677	328.015	4607.677	66	66	330
TOWER 2, 3 & 4	3	GROUND+13	536.537	7043.889	1609.611	21131.666	112	336	1680
TOWER 5 TO 9	5	GROUND+14	536.537	7544.454	2682.686	37722.271	120	600	3000
TOWER 10 & 11	2	GROUND +19	541.743	10158.059	1083.486	20316.118	160	320	1600
COMMUNITY /AANGANWADI	1	GROUND +1	206.239	377.197	206.239	377.197			
COMMERCIAL 01	1	GROUND +2	966.400	2490.202	966.400	2490.202			
COMMERCIAL 02	1	GROUND	203.172	261.874	203.172	261.874			
TOTAL	14				7079.609	86907.006		1322	6610

DU CALCULATION

FLOOR	TOWER 2,3 & 4	TOWER 5 TO 9	TOWER 10 & 11	TOWER 01
NO. OF BLOCKS	3	5	2	1
FLOORS				
GROUND FLOOR	8	8	8	2
1ST FLOOR	8	8	8	4
2ND FLOOR	8	8	8	4
3RD FLOOR	8	8	8	4
4TH FLOOR	8	8	8	4
5TH FLOOR	8	8	8	4
6TH FLOOR	8	8	8	4
7TH FLOOR	8	8	8	4
8TH FLOOR	8	8	8	4
9TH FLOOR	8	8	8	4
10TH FLOOR	8	8	8	4
11TH FLOOR	8	8	8	4
12TH FLOOR	8	8	8	4
13TH FLOOR	8	8	8	4
14TH FLOOR	8	8	8	4
15TH FLOOR	8	8	8	4
16TH FLOOR	8	8	8	4
17TH FLOOR	8	8	8	4
18TH FLOOR	8	8	8	4
19TH FLOOR	8	8	8	4
TOTAL UNITS FOR/BLOCK	112	120	160	66
TOTAL UNITS FOR/BLOCK	336	600	320	66
TOTAL DUS			1322	

INVENTORY OF UNITS

UNIT TYPE	2BHK	2BHK	2BHK	3BHK	TOTAL
	TYPE 01	TYPE 02	TYPE 03	TYPE 04	
CARPET AREA (SQ. MT)	53.961	54.742	55.562	59.972	
BALCONY AREA (SQ. MT)	7.464	7.474	8.296	9.537	
TOWER 01	28	56	28	66	66
TOWER 02	28	56	28	112	112
TOWER 03	28	56	28	112	112
TOWER 04	28	56	28	112	112
TOWER 05	30	60	30	120	120
TOWER 06	30	60	30	120	120
TOWER 07	30	60	30	120	120
TOWER 08	30	60	30	120	120
TOWER 09	30	60	30	120	120
TOWER 10	40	80	40	160	160
TOWER 11	40	80	40	160	160
TOTAL	314	628	314	66	1322

GENERAL NOTES:

- GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
- ALL TOILETS ARE MECHANICALLY VENTILATED
- ALL EXTERNAL WALL ARE 150/200 MM THICK AND ALL INTERNAL WALL ARE 80/100 MM THICK
- S ROOM STANDS FOR STUDY ROOM
- STRUCTURE DESIGN AS PER IS CODE 1893-2016 AND IS 456-2000

PROJECT:

Approval of Building Plan of Affordable Group Housing colony measuring 9.103125 acres (License no. 17 dated 17-07-2020) in Revenue Estate of village Gadoli Kalan in Sector 37D, Gurgaon. Being developed by LALWANI BROTHERS BUILDCON LLP IN COLLABORATION WITH SERNAL BUILDCON PVT. LTD.

ARCHITECT:

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 / F 46599512
E : info@mathurindia.com / W : www.mathurindia.com

services consultant

Consummate Engineering Services (P) Ltd.
Noida Office : B - 67, Sector - 07, Noida - 201 301
Tel : (0120) 2993000 (30 Lines)
Lko Office : R 006, Rohitas Plumeria, Gomti Nagar, Lucknow
e mail : mail@cespl.in, website : www.cespl.in

DRAWING TITLE:

SITE PLAN & AREA DETAIL

D.N. - SG/AH/SUB/AR-01

SCALE:- 1:500

DATE:- 30 JULY 2020

DRAWN BY:- ANANT

CHECK BY:- NAMITA

ARCHITECT'S SIGN

GIAN P. MATHUR

ARCHITECT

B. Arch. WCA/ALIA

CA No 805769

OWNER'S SIGN

DIJAY

SENAL BUILDCON PVT. LTD.

CA No 805769

