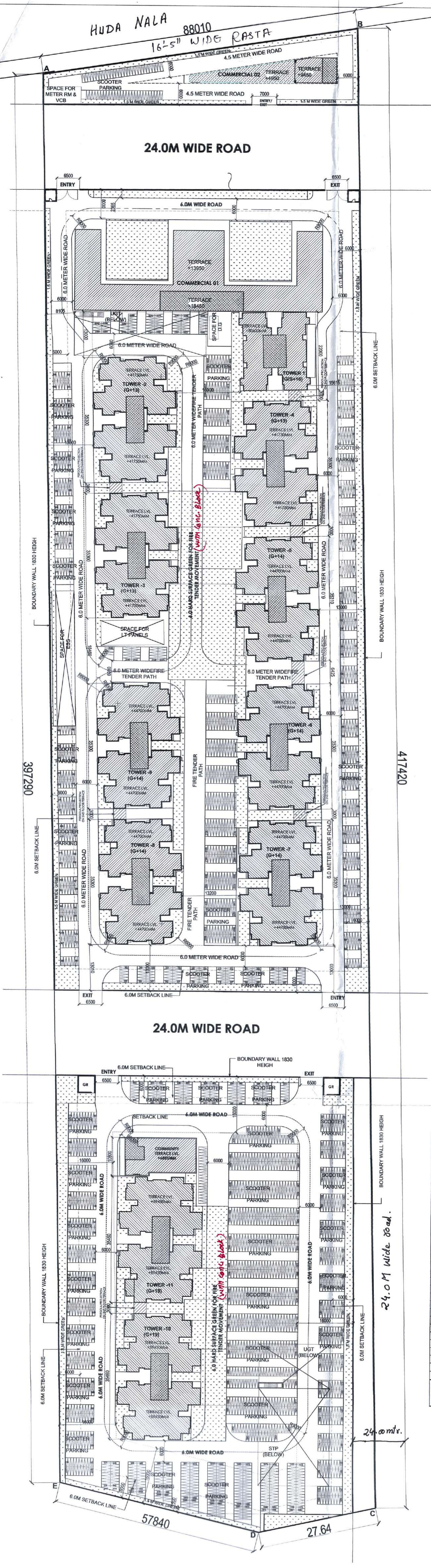




AREA SUMMARY			
	ACRES	SQ. MT	
TOTAL PLOT AREA	9.103	36838.475	
COMMERCIAL @ 4% PLOT AREA	0.36412	1473.539	
BALANCE RESIDENTIAL AREA	8.7388	35364.936	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		18419.237	SQ. MT
GROUND COVERAGE PROPOSED		7079.609	SQ. MT
		19%	
FAR RESIDENTIAL			
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 RESIDENTIAL		2755.517	SQ. MT
TOTAL FAR PROPOSED FOR COMMERCIAL		2752.077	SQ. MT
PERMISSIBLE DENSITY @			
PERMISSIBLE DU'S	MIN. 750PPA	6554	PERSONS
PERMISSIBLE DENSITY @	MAX 900PPA	7865	PERSONS
PERMISSIBLE DU'S		1573	MAXIMUM
PROPOSED TOTAL DENSITY			
PROPOSED TOTAL DU'S		6610	PERSONS
		1322	DU'S
REQUIRED ECS @			
REQUIRED TOTAL ECS	0.5XDU'S	661	ECS
REQUIRED TWO WHEELERS @ 1/DWELLING UNIT		1322.00	
NO OF TWO WHEELERS AT SURFACE		2497.00	
PERMISSIBLE GREEN @ 15%			
TOTAL GREEN PROPOSED		5525.771	SQ. MT
		5533.875	SQ. MT
		15.02%	
PROVIDED COMMUNITY			
PROVIDED AANGANWADI		188.599	SQ. MT
		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	330	(5PERSONS/UNIT)
TOWER 2,3 & 4	3	GROUND+13	536.537	7043.889	1609.611	21131.666	112	336	(5PERSONS/UNIT)
TOWER 5 TO 9	5	GROUND +14	536.537	7544.454	2682.686	37722.271	120	600	(5PERSONS/UNIT)
TOWER 10 & 11	2	GROUND +19	541.743	10158.059	1083.486	20316.118	160	320	(5PERSONS/UNIT)
/AANGANWADI									
COMMERCIAL 01	1	GROUND +1	206.239	377.197	206.239	377.197			
COMMERCIAL 02	1	GROUND +2	966.400	2490.202	966.400	2490.202			
COMMERCIAL 03	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	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 TYPE 01	2BHK TYPE 02	2BHK TYPE 03	3BHK	TOTAL
CARPET AREA (SQ. MT)	53.961	54.742	55.562	59.973	
BALCONY AREA (SQ. MT)	7.464	7.474	8.296	9.537	
TOWER 01				66	66
TOWER 02	28	56	28		112
TOWER 03	28	56	28		112
TOWER 04	28	56	28		112
TOWER 05	30	60	30		120
TOWER 06	30	60	30		120
TOWER 07	30	60	30		120
TOWER 08	30	60	30		120
TOWER 09	30	60	30		120
TOWER 10	40	80	40		160
TOWER 11	40	80	40		160
TOTAL	314	628	314	66	1322

FAR CALCULATION						
BUILDING BLOCKS	TOWER 1 G+16	TOWER 2,3 & 4 G+13	TOWER 5 TO 9 G+14	TOWER 10 & 11 G+19	COMMERCIAL 01 G+1	COMMERCIAL 02 G+2
TOTAL NO. OF BLOCKS	1	3	5	2	1	1
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
FLOORS						
GROUND FLOOR	195.071	536.537	536.537	541.743	966.400	203.172
1ST FLOOR	275.788	500.566	500.566	506.122	734.816	58.702
2ND FLOOR	275.788	500.566	500.566	506.122		
3rd FLOOR	275.788	500.566	500.566	506.122		
4th FLOOR	275.788	500.566	500.566	506.122		
5th FLOOR	275.788	500.566	500.566	506.122		
6th FLOOR	275.788	500.566	500.566	506.122		
7th FLOOR	275.788	500.566	500.566	506.122		
8th FLOOR	275.788	500.566	500.566	506.122		
9th FLOOR	275.788	500.566	500.566	506.122		
10th FLOOR	275.788	500.566	500.566	506.122		
11th FLOOR	275.788	500.566	500.566	506.122		
12th FLOOR	275.788	500.566	500.566	506.122		
13th FLOOR	275.788	500.566	500.566	506.122		
14th FLOOR	275.788	500.566	500.566	506.122		
15th FLOOR	275.788	500.566	500.566	506.122		
16th FLOOR	275.788	500.566	500.566	506.122		
17th FLOOR	275.788	500.566	500.566	506.122		
18th FLOOR	275.788	500.566	500.566	506.122		
19th FLOOR	275.788	500.566	500.566	506.122		
TOTAL AREA/BLOCK	4607.677	7043.889	7544.454	10158.059	2490.202	261.874
TOTAL AREA	4607.677	21131.666	37722.271	20316.118		261.874
TOTAL RESIDENTIAL FAR		83777.732	SQ. MT		COMMERCIAL FAR (SQ. MT)	2752.077

GENERAL NOTES:

- 1) GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
- 2) ALL TOILETS ARE MECHANICALLY VENTILATED
- 3) ALL EXTERNAL WALL ARE 150/200 MM THICK AND ALL INTERNAL WALL ARE 80/100 MM THICK
- 4) S ROOM STANDS FOR STUDY ROOM
- 5) 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 STERNAL BUILDCON PVT. LTD.

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

services consultant
Consummate Engineering Services (P) Ltd.
Head Office: B-77, Sector-67, Noida-201301
Tel: 0120 2953054 (4 Lines)
Lko Office: R 006, Rohas 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. M.C.A., A.I.A.
CA No 805769

OWNER'S SIGN
STERNAL BUILDCON PVT. LTD.
Vijay Patel

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TOTAL PERMISSIBLE FAR FOR RESIDENTIAL 2755.517 SQ. MT

TOTAL FAR PROPOSED FOR COMMERCIAL 2752.077 SQ. MT

PERMISSIBLE DENSITY @

MIN. 750PPA 6554 PERSONS

1311 MINIMUM

MAX 900PPA 7865 PERSONS

1573 MAXIMUM

PROPOSED TOTAL DENSITY

6610 PERSONS

1322 DU'S

REQUIRED ECS @

0.5XDU'S 661 ECS

PROPOSED TOTAL ECS

661.00 ECS

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1322.00

NO OF TWO WHEELERS AT SURFACE

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PERMISSIBLE GREEN @ 15%

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5533.875 SQ. MT

15.02%

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188.599 SQ. MT

PROVIDED AANGANWADI

188.599 SQ. MT

Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C.

DINESH KUMAR
SD (HQ)