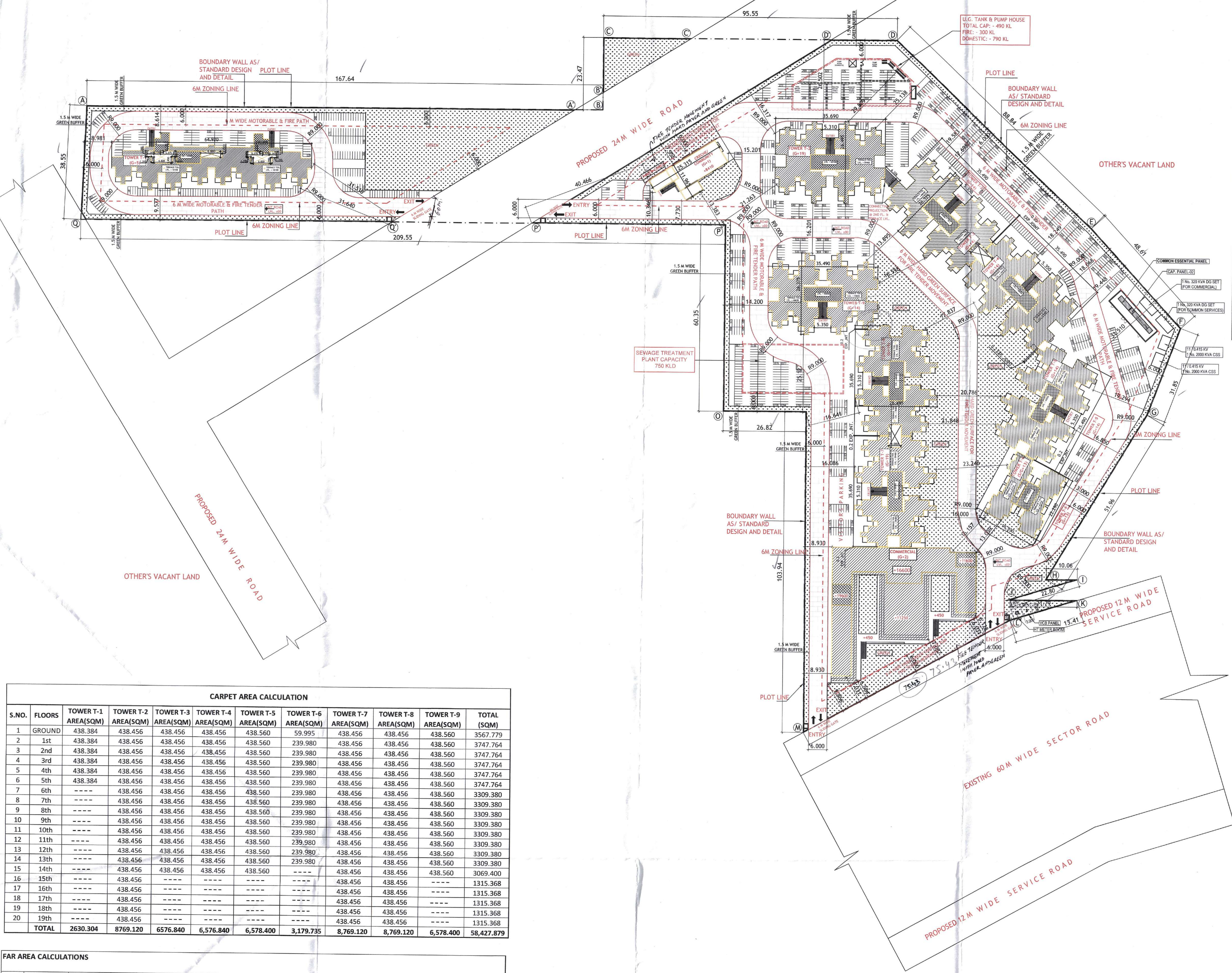




AREA SUMMARY			
PLOT AREA (A)	ACRES	SQ.M.	
TOTAL PLOT AREA FOR FAR	7.325	29643.176	
PERMISSIBLE COMMERCIAL AREA @ 4.0% PLOT AREA	0.29300	1185.727	
BALANCE PLOT AREA FOR RESIDENTIAL	7.03200	28457.449	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA	14821.588		
PROPOSED GROUND COVERAGE	19.902%	5899.461	
FAR			
PERMISSIBLE FAR FOR HOUSING @ 22.5% /	64029.261		
EXTRA FAR FOR GREEN BUILDING @ 12.00%	3414.894		
TOTAL PERMISSIBLE FAR FOR HOUSING @ 23.7%	67444.155		
PROPOSED FAR	67399.035		
PERMISSIBLE FAR FOR COMMERCIAL @ 1.75%	2075.022		
EXTRA FAR FOR GREEN BUILDING @ 12.00%	142.287		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @ 18.7%	2217.310		
PROPOSED FAR FOR COMMERCIAL	185.490%	2199.369	
PROPOSED BUILT UP AREA			
	75987.239		
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	5274	750 TO 900 PPA
PERMISSIBLE DENSITY	MAX. 900 PPA	1054.8	MIN.
PERMISSIBLE DENSITY		6329	MAX.
PROPOSED DENSITY	1061X5	5305	PERSON
ACHIEVED DENSITY	5305/7.032	754.408	PPA
PROPOSED Dens		1061	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		1061	NOS
PROPOSED TWO WHEELER PARKING		1185	NOS
REQUIRED ECS	1061/2	530.5	ECS
PROPOSED ECS		530.5	ECS
REQUIRED ORGANIZED GREEN @ 15%		4446.476	SQM
PROPOSED GREEN	20.119%	5963.950	SQM
PROVIDED COMMUNITY BUILDING		189.546	SQM
PROVIDED AAGANWADI		185.784	SQM

DENSITY CALCULATION (750 - 900 PPA)						
S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	POPULATION
1	TOWER T-1 (G+5)	1	(G+5)	584.045	3279.881	48
2	TOWER T-2 (G+19)	1	(G+19)	550.219	10119.816	160
3	TOWER T-3 (G+14)	1	(G+14)	544.021	7509.077	120
4	TOWER T-4 (G+14)	1	(G+14)	544.021	7509.077	120
5	TOWER T-5 (G+14)	1	(G+14)	544.021	7509.077	120
6	TOWER T-6 (G+13)	1	(G+13)	341.519	3723.398	53
7	TOWER T-7 (G+19)	1	(G+19)	544.021	10119.816	160
8	TOWER T-8 (G+19)	1	(G+19)	544.021	10119.816	160
9	TOWER T-9 (G+14)	1	(G+14)	544.021	7509.077	120
10	CRECHE / COMMUNITY BUILDING	1	G+1	210.336	---	---
11	COMMERCIAL	1	G+2	927.723	---	---
12	GUARD ROOM	2	G	6.003	---	---
13	CONNECTING TERRACES/PERGOLA	---	---	15.490	---	---
TOTAL				5899.461	67399.035	1061

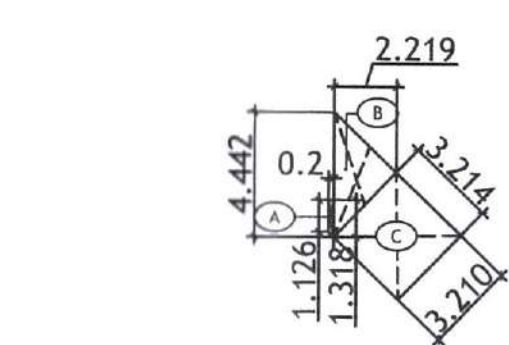
INVENTORY OF UNITS (PROPOSED)						
S.NO.	TOWERS	2BHK TYPE-01 54.364 SQ.M.	2BHK TYPE-02 55.232 SQ.M.	2BHK TYPE-03 54.400 SQ.M.	2BHK TYPE-04 55.336 SQ.M.	TOTAL
1	TOWER T-1 (G+5)	24	24	---	---	48
2	TOWER T-2 (G+19)	40	80	40	---	160
3	TOWER T-3 (G+14)	30	60	30	---	120
4	TOWER T-4 (G+14)	30	60	30	---	120
5	TOWER T-5 (G+14)	30	45	30	15	120
6	TOWER T-6 (G+13)	---	---	---	---	53
7	TOWER T-7 (G+19)	40	80	40	---	160
8	TOWER T-8 (G+19)	40	80	40	---	160
9	TOWER T-9 (G+14)	30	45	30	15	120
TOTAL		264	474	240	30	1061

GUARD ROOM AREA CALCULATION
AREA OF GUARD ROOM = 4 X 1.725 X 1.740
= 12.006 SQ.M.

GROUND FLOOR AREA FOR COMMERCIAL
GROUND COVERAGE FOR COMMERCIAL
= BUILT UP OF GROUND FLOOR
= 927.723 SQ.M.

TOTAL AREA OF CONNECTING PROJECTION

TOTAL AREA OF CONNECTING PROJECTION					
SR NO.	L	X	B	NO. OF BLOCKS	TOTAL (SQ.M.)
A	1/2 X (1.126+1.318)	0.20	---	1	0.244
B	1/2 X 4.442 X 2.219	---	---	1	4.928
C	3.214	X	3.210	1	10.317
TOTAL					15.490
TOTAL FOR ALL PERGOLA					15.490



AREA DIAGRAM FOR CONNECTING PROJECTION @ 2ND & TERRACE LEVEL

CARPET AREA CALCULATION											
S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOWER T-8 AREA(SQM)	TOWER T-9 AREA(SQM)	TOTAL (SQM)
1	GROUND	438.384	438.456	438.456	438.456	438.560	339.995	438.456	438.456	438.560	3567.779
2	1st	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
3	2nd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
4	3rd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
5	4th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
6	5th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
7	6th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
8	7th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
9	8th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
10	9th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
11	10th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
12	11th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
13	12th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
14	13th	---	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
15	14th	---	438.456	438.456	438.456	438.560	---	438.456	438.456	438.560	3069.400
16	15th	---	438.456	---	---	---	---	438.456	438.456	---	1315.368
17	16th	---	438.456	---	---	---	---	438.456	438.456	---	1315.368
18	17th	---	438.456	---	---	---	---	438.456	438.456	---	1315.368
19	18th	---	438.456	---	---	---	---	438.456	438.456	---	1315.368
20	19th	---	438.456	---	---	---	---	438.456	438.456	---	1315.368
TOTAL		2630.304	8769.120	6576.840	6576.840	6578.400	3,179.735	8,769.120	8,769.120	6,578.400	58,427.879

FAR AREA CALCULATIONS											
S.NO.	FLOORS	TOWER T-1 (SQM)	TOWER T-2 (SQM)	TOWER T-3 (SQM)	TOWER T-4 (SQM)	TOWER T-5 (SQM)	TOWER T-6 (SQM)	TOWER T-7 (SQM)	TOWER T-8 (SQM)	TOWER T-9 (SQM)	TOTAL (SQM)
1	GROUND	557.351	550.219	544.021	544.021	544.021	121.969	550.219	550.219	544.021	4506.061
2	1st	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
3	2nd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
4	3rd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
5	4th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
6	5th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
7	6th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
8	7th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
9	8th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
10	9th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
11	10th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
12	11th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
13	12th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
14	13th	---	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
15	14th	---	503.663	497.504	497.504	497.504	---	503.663	503.663	497.504	3501.005
16	15th	---	503.663	---	---	---	---	503.663	503.663	---	1510.989
17	16th	---	503.663	---	---	---	---	503.663	503.663	---	1510.989
18	17th	---	503.663	---	---	---	---	503.663	503.663	---	1510.989
19	18th	---	503.663	---	---	---	---	503.663	503.663	---	1510.989
20	19th	---	503.663	---	---	---	---	503.663	503.663	---	1510.989
TOTAL FAR		3279.881	10119.816	7509.077	7509.077	7509.077	3723.398	10119.816	10119.816	7509.077	67399.035

TOTAL FAR AREA FOR COMMERCIAL BLOCK			
GROUND FLOOR F.A.R. AREA	527.723		
FIRST FLOOR F.A.R. AREA	778.218		
SECOND FLOOR F.A.R. AREA	493.438		
TOTAL	2199.369 SQ.MT		

TOTAL BUILT UP AREA FOR COMMERCIAL BLOCK			
GROUND FLOOR BUILT UP AREA	527.723		
FIRST FLOOR BUILT UP AREA	1112.650		
SECOND FLOOR BUILT UP AREA	778.218		
TOTAL	2881.611 SQ.MT		

DWELLING UNITS (Du's) CALCULATIONS									
S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	TOTAL UNITS IN TOWER	PER UNIT	POPULATION
1	TOWER T-1 (G+5)	2BHK	8	8	5	40	48	5	240
2	TOWER T-2 (G+19)	2BHK	8	8	19	152	160	5	800
3	TOWER T-3 (G+14)	2BHK	8	8	14	112	120	5	600
4	TOWER T-4 (G+14)	2BHK	8	8	14	112	120	5	600
5	TOWER T-5 (G+14)	2BHK	8	8	14	112	120	5	600
6	TOWER T-6 (S/G+13)	2BHK+STORE	1	4	13	52	53	5	265
7	TOWER T-7 (G+19)	2BHK	8	8	19	152	160	5	800
8	TOWER T-8 (G+19)	2BHK	8	8	19	152	160	5	800
9	TOWER T-9 (G+14)	2BHK	8	8	14	112	120	5	600
TOTAL UNITS							1061		5305

SUBMISSION DRAWING

CLIENT
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PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 7.325 ACRES (LICENCE OF NO 21 OF 2020, DATED 13/08/2020) IN SECTOR-95, GURUGRAM
MANASAR URBAN COMPLEX BEING DEVELOPED BY SH. SANDEEP YADAV S/O SH. B.S. YADAV AND OTHERS IN COLLABORATION WITH STERNA BUILDCON PVT. LTD.

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