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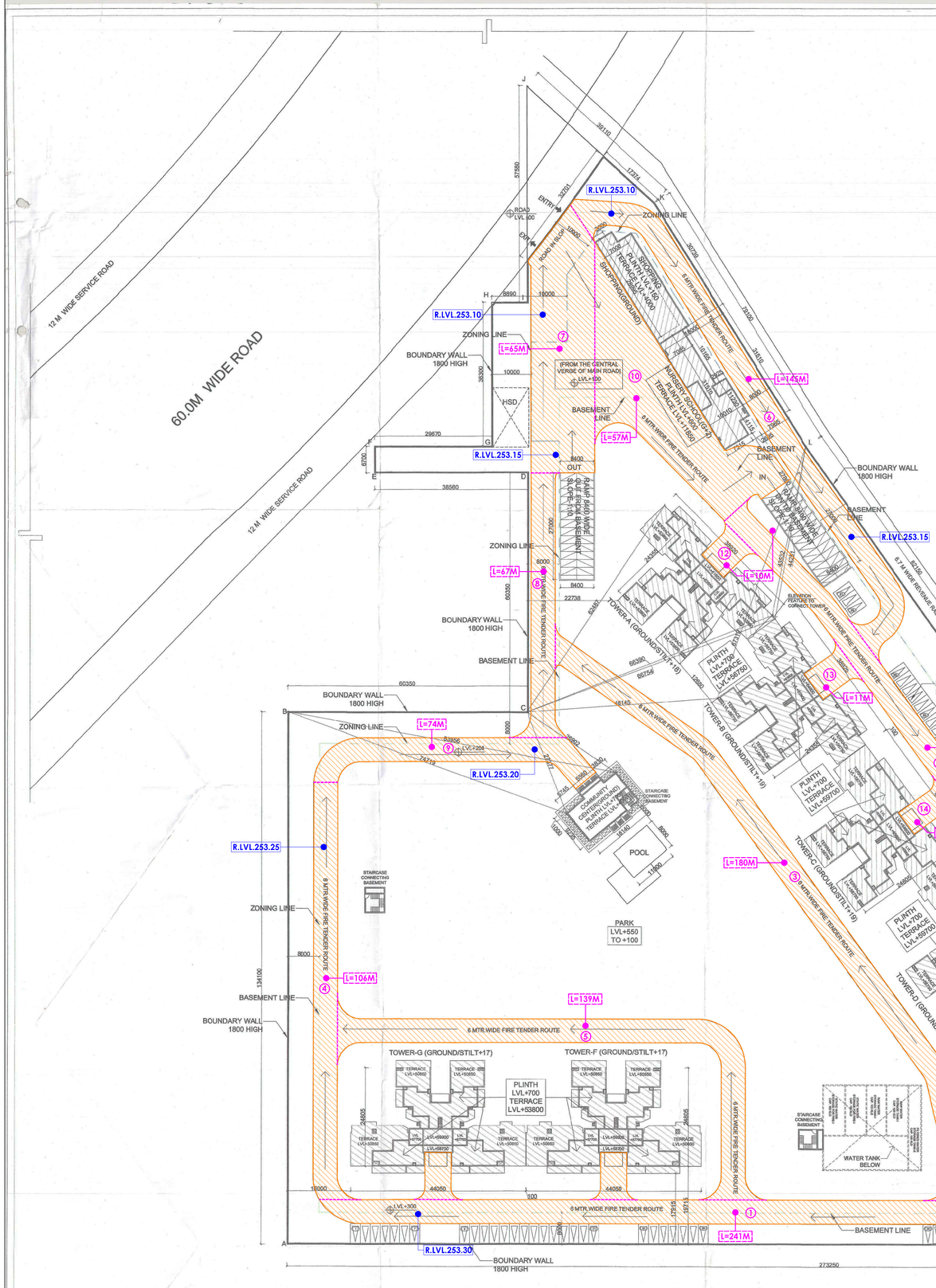


Total Site Area 40873.185 Sqm (10.10 Acres)

Proposed Area Description

Total Site Area for Calculation	=	39003.54	Sqm (9.638 Acres)
Max Ground Coverage @ 35%	=	13651.24	Sqm
Max FAR @ 1.75	=	68256.20	Sqm
Parking Required	=	@ 1.5 ECS/DU	

Tower (A) — T_1

1 Area at Ground Floor	=	148.85	x 1 =	148.85
2 Area at First Floor	=	483.65	x 1 =	483.65
3 Area at Typical Floor (Floor 2 to 17)	=	481.44	x 16 =	7706.25
4 Area at 18th Floor	=	275.05	x 1 =	275.05
			=	8613.81
(A) Total Area				
Tower (B+B1) — $T_2 + T_4$				
1 Area at Ground Floor (For Tower B)	=	197.75	x 1 =	197.75
2 Area at Ground Floor (For Tower B+D)		197.75	x 2 =	395.50
3 Area at First Floor (For Tower B)	=	483.65	x 1 =	483.65
4 Area at First Floor (For Tower B+D)		483.65	x 2 =	967.31
5 Area at Typical Floor (Floor 2 to 18)	=	481.44	x 17 =	8187.89
6 Area at Typical Floor (For Tower B+D)		8187.89	x 2 =	16375.79
7 Area at 19th Floor(For Tower B)	=	275.05	x 1 =	275.05
8 Area at 19th Floor (For Tower B+D)		275.05	x 2 =	550.11
			=	18288.70
(B) Total Area				
Tower (E)				
1 Area at Ground Floor	=	197.75	x 1 =	197.75
2 Area at First Floor	=	483.65	x 1 =	483.65
3 Area at Typical Floor (Floor 2 to 17)	=	481.44	x 16 =	7706.25
4 Area at 18th Floor	=	275.05	x 1 =	275.05
			=	8662.71
(C) Total Area				
Tower (C)				
1 Area at Ground Floor	=	250.18	x 1 =	250.18
2 Area at First Floor	=	570.77	x 1 =	570.77
3 Area at Typical Floor (Floor 2 to 18)	=	568.16	x 17 =	9658.71
4 Area at 19th Floor	=	309.46	x 1 =	309.46
			=	10789.12
(D) Total Area				
Tower (F+G)				
1 Area at Ground Floor (For Tower F)	=	250.18	x 1 =	250.18
2 Area at Ground Floor (For Tower F+G)		250.18	x 2 =	500.36
3 Area at First Floor (For Tower F)	=	570.77	x 1 =	570.77
4 Area at First Floor (For Tower F+G)		570.77	x 2 =	1141.55
5 Area at Typical Floor (Floor 2 to 16)	=	568.16	x 15 =	8522.39
6 Area at Typical Floor (For Tower F+G)		8522.39	x 2 =	17044.79
7 Area at 17th Floor(For Tower F)	=	309.46	x 1 =	309.46
8 Area at 17th Floor (For Tower F+G)		309.46	x 2 =	618.91
			=	19305.61
(E) Total Area				
EWS				
1 Area at Ground Floor	=	262.95	x 1 =	262.95
2 Area at Typical Floor	=	255.56	x 7 =	1788.95
3 Area at 8th Floor	=	121.10	x 1 =	121.10
			=	2173.00
(F) Total Area				
SHOPPING				
1 Area at Ground Floor	=	191.51	x 1 =	191.51
			=	191.51
(G) Total Area				
COMMUNITY CENTER				
1 Area at Ground Floor	=	155.61	x 1 =	155.61
			=	155.61
(H) Total Area				

S.NO	FLOORS	ITEM	TOTAL COVD. AREA IN SQ.M.
1	G.FLOOR	TOWER - A TO G	1492.64
		EWS	262.95
		SHOPPING CENTRE	191.51
		COMMUNITY CENTER	155.61
2	TOTAL G.FLOOR (WITH IN FAR)		2102.71
	TOTAL GROUND COVERAGE AREA=	2102.71 {FAR}+STILT TOWERS+TOWER STAIR+TOWER ELEVATION FEATURE+EWS STAIR+SCHOOL GR. COV.(NON FAR)	SQ.M.
	=	2102.71 + 2471.87 + 256.94	SQ.M.
	=	4831.52	SQ.M.
3	TYPICAL FLOOR	TOWER - A TO G	62138.73
4	17th(T-F&T-G),18th(T-A&T-E) &19th(T-B,T-C&T-D) FLOOR	TOWER - A TO G	2028.58
5	TYPICAL FLOOR	EWS	1788.95
6	8th FLOOR	EWS	121.10
7	**TOTAL AREA (FAR)**		68180.07
8	**TOTAL FAR ACHIVED**	1.748	

GROUND COVERAGE AREA DETAIL

Particular	Area in Sq.m.
Tower-A Area Under(FAR)	148.85
Tower-A Stilt Area Under (NON FAR)	370.42
Tower Stair Area Under(NON FAR)	9.64
Tower Elevation Feature Area Under(NON FAR)	0.26
Total Ground Coverage Area Under Tower-A	529.17
Tower-B&D Area Under(FAR)	395.50
Tower-B&D Stilt Area Under(NON FAR)	644.09
Tower Stair Area Under(NON FAR)	19.29
Total Ground Coverage Area Under Tower-B&D	1058.88
Tower-E Area Under(FAR)	197.75
Tower-E Stilt Area Under(NON FAR)	322.05
Tower Stair Area Under(NON FAR)	9.64
Tower Elevation Feature Area Under(NON FAR)	0.65
Total Ground Coverage Area Under Tower-E	530.09
Tower-C (FAR)	250.18
Tower-C Stilt Area Under(NON FAR)	359.45
Total Ground Coverage Area Under Tower-C	609.63
Tower-F&G (FAR)	500.36
Tower-F&G Stilt Area Under(NON FAR)	718.90
Total Ground Coverage Area Under Tower-F&G	1219.27
EWS Area Under(FAR)	262.95
EWS Stair Area Under(NON FAR)	17.47
Total Ground Coverage Area Under EWS	280.42
Shopping Area Under(FAR)	191.51
Community Center Area Under(FAR)	155.61
Nursery School Area Under(NON FAR)	256.94
TOTAL GROUND COVERAGE AREA=	4831.52

DENSITY CALCULATION

DENSITY PERMISSIBLE = 300 p/a ✓
TOTAL DENSITY PERMISSIBLE = 300 x 9.638 = 2891.40
PROPOSED DENSITY CALCULATION
MAIN DWELLING UNIT (85%) = 520
SERVICE PERSONNEL (10%) = 51
EWS 613 = 15% = 92
TOTAL POPULATION
MAIN D.U. = 520 x 5 = 2600
SERVICE PERSONNEL = 51 x 2 = 102
EWS = 92 x 2 = 184
TOTAL POPULATION = 2886
DENSITY ACHIEVED = 2886 / 9.638 = 299.44
PERMISSIBLE TOTAL NO Dus = 613
EWS = 15% = 92

Detail of no. of Flats

Particular	No.of Flats
Tower-A	73
Tower-B	78
Tower-C	38 77
Tower-D	78
Tower-E	74
Tower-F	70
Tower-G	70
TOTAL	520

PERMISSIBLE PARKING AREA DETAILS

				TOTAL
CAR PARKING PERMISSIBLE (@1.5 ECS)	521	x	1.50 =	782 CARS
COVERED PARKING PERMISSIBLE (@75%OF ECS)	782	x	0.75 =	587 CARS
OPEN PARKING PERMISSIBLE (@25 SQ.M)	2275	/	25 =	91 CARS
STILT PARKING PERMISSIBLE (@30 SQ.M)	2414.92	/	30 =	80 CARS
BASEMENT PARKING PERMISSIBLE (@35 SQ.M)	30764.88 - 1780.99 - 565.19 = 28418.70	/	35 =	812 CARS
EWS PARKING PERMISSIBLE 5% OF TOTAL PARKING	782	/100	5 =	39 CARS

BASEMENT AREA & PARKING DETAILS

ITEM	BASEMENT AREA	BASEMENT SERVICE AREA	BASEMENT STAIR AREA	BASEMENT PARKING AREA	BASEMENT PARKING PERMISSIBLE	BASEMENT PARKING PROVIDED
FIRST BASEMENT	30764.88	1780.99	565.19	28418.70	812	812
TOTAL	**30764.88**	**1780.99**	**565.19**	**28418.70**	**812**	**812**

PROPOSED PARKING AREA DETAILS

ITEM	OPEN PARKING PROPOSED NO.S	STILT PARKING PROPOSED NO.S	BASEMENT PARKING PROPOSED NO.S	EWS PARKING PROPOSED NO.S
1	91 CARS NO.S	56 CARS NO.S	812 CARS NO.S	39 CARS NO.S

TOTAL CAR PARKING PROVIDED = 91+56+812 = 959 CARS

OPEN AREA CALCULATION

OPEN AREA REQUIRED=15% OF = 39003.54 = 5850.53
TOTAL OPEN AREA PROVIDED = 18421.51
NOTE
PARKING(COVERED AND OPEN),OPEN SPACE OF THE ENTIRE PROJECT WILL BE AS PER THE ZONING APPROVED FOR THE TOTAL SITE AREA OF 9.638 AGRES

Area detail of Stilt parking

Tower Name	Area in Sq.m.
Tower-A — T_1	370.42
Tower-B&D — T_2 and T_4	644.09
Tower-C — T_3	359.45
Tower-E — T_5	322.05
Tower-F&G — T_6 and T_7	718.90
Total Stilt parking Area =	2414.92

Temporary Service only subject to ... as per ... in forwarding letter No. SE(D)/2019/...
Superintending Engineer (HQ)

FAR AREA DETAIL

Particular	Area in Sq.m.
Tower-A — T_1	8613.81
Tower-B — T_2	9144.35
Tower-C — T_3	10789.12
Tower-D — T_4	9144.35
Tower-E — T_5	8662.71
Tower-F — T_6	9652.81
Tower-G — T_7	9652.81
EWS	2173.00
SHOPPING	191.51
COMMUNITY CENTER	155.61

EWS Unit Detail

Particular	Unit
Ground Floor	11
Typical Floor	77
8th Floor	4
TOTAL	92

D.T.P. (HQ) Member Design B.P.C. — V.L.C. (G) Member B.P.C. — C.T.P. (HK) Chairman B.P.C.
AD — JD — BJP

Proposed Area Description For Nursery School

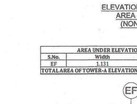
Total Site Area for Calculation	=	809 SQ.M.
Max Ground Coverage @ 33.33%	=	269.67 SQ.M.
Max FAR @ 1.00	=	809 SQ.M.

Achieved FAR Under Nursery School

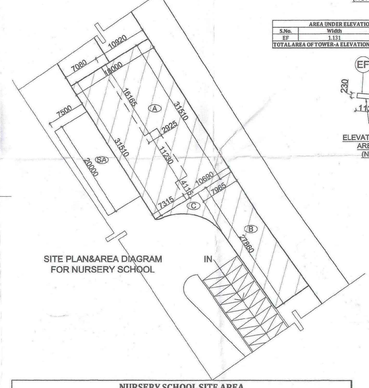
S.No.	FLOORS	ITEM.	COVD. AREA IN SQ.M.
1	G.FLOOR	NURSERY SCHOOL	256.94
2	1st & 2nd FLOOR	-	504.91
	TOTAL		**761.85**

AREA UNDER ELEVATION FEATURE (NON FAR)=EF

S.No.	Width	Length	Area (In SQ.M.)
EF	2.819	0.23	0.65
TOTAL AREA OF TOWER-E ELEVATION FEATURE (NON FAR)			0.65



ELEVATION FEATURE TO CONNECT TOWER
ELEVATION FEATURE AREA DETAIL (NON FAR)



SITE PLAN&AREA DIAGRAM FOR NURSERY SCHOOL

NURSERY SCHOOL SITE AREA

AREA UNDER=A+B+C

S.No.	Width	Length	Area (in SQ.M.)
A	18	31.51	567.18
B	7.965	27.86	221.90
C			19.92
TOTAL AREA			809.00

NURSERY SCHOOL PARKING AREA DETAIL

AREA UNDER=A

S.No.	Width	Length	Area (in SQ.M.)
SA	7.5	20	150.00
TOTAL AREA			**150.00**
PARKING AREA REQUIRED @10%OF	809.00	=	80.9
PARKING AREA PROVISED	=	150.00	

N

SCALE : 1:400
DATE: 31/06/2015
DRAWN: VINOD
CHKD. : RASHID

PROJECT:
[redacted] BUILDING PLAN OF GROUP HOUSING COLONY FOR AREA MEASURING 10.10 ACRES (LICENCE NO. 22 OF 2012 DATED 27.03.2012) IN SECTOR-79 & 79B, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SH JAGDISH KHATTAR & OTHERS IN COLLABORATION WITH M/S BESTECH INDIA PVT. LTD.

DRG. TITLE:
SITE PLAN
-ROAD LEVEL LAYOUT PLAN

ARCHITECTS
Design Tribe India LLP
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