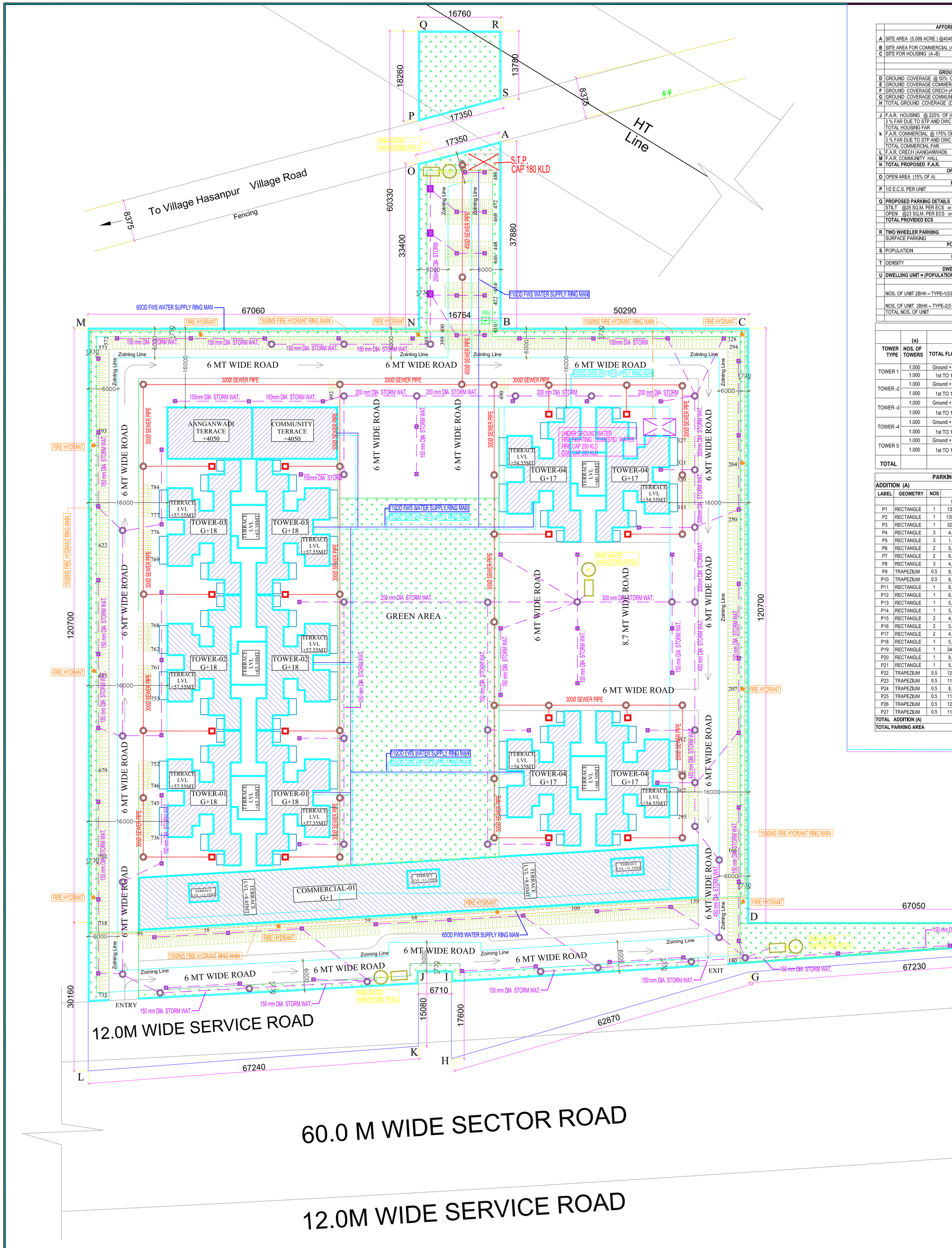

	AFFORDABLE HOUSING		**SQ.M.**
A	SITE AREA (5.088 ACRE) @4046.856 sq.m./acre		20,590.373
B	SITE AREA FOR COMMERCIAL (4% OF A)		823.61
C	SITE FOR HOUSING (A-B)		19766.76
		PERMISSIBLE	**PROPOSED**
	GROUND COVERAGE		
D	GROUND COVERAGE @ 50% OF (A)	10,295.186	2,640.300
E	GROUND COVERAGE COMMERCIAL		917.510
F	GROUND COVERAGE CRECH (AANGANWADI)		185.000
G	GROUND COVERAGE COMMUNITY HALL		185.000
H	TOTAL GROUND COVERAGE (D+E+G+H)	10,295.186	3,927.810
	F.A.R.		
J	F.A.R. HOUSING @ 225% OF (C)	44,475.205	
	3 % FAR DUE TO STP AND OWC	593.003	45,060.936
	TOTAL HOUSING FAR	45,068.208	
k	F.A.R. COMMERCIAL @ 175% OF (B)	1,441.326	
	3 % FAR DUE TO STP AND OWC	24.708	1,463.449
	TOTAL COMMERCIAL FAR	1,466.035	
L	F.A.R. CRECH (AANGANWADI)	185.804	
M	F.A.R. COMMUNITY HALL	185.804	
N	**TOTAL PROPOSED F.A.R.**	93,440.093	
	OPEN SPACE		
O	OPEN AREA (15% OF A)	3,088.556	4280.078
	PARKING		
P	1/2 E.C.S. PER UNIT	**369.500**	
Q	**PROPOSED PARKING DETAILS**		
	STILT @28 SQ.M. PER ECS or 300.833/28		**11**
	OPEN @23 SQ.M. PER ECS or 8554.097/23		**372**
	TOTAL PROVIDED ECS	**382.661**	
R	**TWO WHEELER PARKING**		
	SURFACE PARKING	**802.000**	**784**
	POPULATION		
S	POPULATION	3664 TO 4152	3,695.000
	DENSITY		
T	DENSITY	750 TO 850	754.698
	DWELLING UNITS		
U	**DWELLING UNIT = (POPULATION /5 PERSON PER UNIT)**	733 TO 831	**739**
		Carpet area(sq.mt.)	**No of units**
	NOS. OF UNIT 2BHK – TYPE-1(53.057 sq.m. Or 571.105 sq.ft.) (T-1,2,3,4,5)	19,737.204	372.000
	NOS. OF UNIT 2BHK – TYPE-2(51.680 sq.m. Or 556.280 sq.ft.) (T-1,2,3,4,5)	18,966.560	367.000
	TOTAL NOS. OF UNIT	**38,703.764**	**739.000**

GREEN AREA CALCULATION

ADDITION (A)

LABEL	GEOMETRY	NOS	SIZE L1		L2		W	AREA
G1	TRAPEZIUM	0.5	17.730	X	13.380	X	16.305	253.624
G2	RECTANGLE	1	13.305	X		X	1.500	19.958
G3	RECTANGLE	2	1.500	X		X	33.800	101.400
G4	RECTANGLE	1	50.280	X		X	1.500	75.420
G5	RECTANGLE	1	1.500	X		X	120.700	181.050
G6	TRAPEZIUM	0.5	7.895	X	2.980	X	68.550	372.741
G7	TRAPEZIUM	0.5	1.505	X	1.505	X	48.380	72.812
G8	TRAPEZIUM	0.5	3.500	X	3.410	X	1.500	5.183
G9	RECTANGLE	1	7.170	X		X	1.500	10.755
G10	TRAPEZIUM	0.5	4.010	X	3.925	X	1.500	5.951
G11	RECTANGLE	1	55.170	X		X	1.500	82.755
G12	RECTANGLE	1	2.505	X		X	1.500	3.758
G13	TRAPEZIUM	0.5	1.575	X	1.500	X	1.500	2.306
G14	RECTANGLE	1	1.500	X		X	133.235	199.853
G15	RECTANGLE	1	68.555	X		X	1.500	102.833
G16	RECTANGLE	1	8.315	X		X	5.765	47.936
G17	RECTANGLE	1	8.315	X		X	11.530	95.872
G18	RECTANGLE	1	8.315	X		X	11.530	95.872
G19	TRAPEZIUM	0.5	6.190	X	5.700	X	8.390	49.879
G20	TRAPEZIUM	0.5	74.620	X	72.705	X	32.690	2408.027
G21	RECTANGLE	1	8.390	X		X	5.765	48.368
G22	RECTANGLE	1	7.585	X		X	5.765	43.728
TOTAL ADDITION (A)								**4280.078**
TOTAL GREEN AREA								**4280.078**

NON FAR AREA DETAILS

ADDITION S.NO.	FLOOR	Tower Name	AREA in each tower	No Of Tower	TOTAL AREA
1	Ground floor stilt area	Tower1	66.168	1.0	66.168
2	Ground floor stilt area	Tower-2,3,4	56.168	3.0	168.504
3	Ground floor stilt area	Tower5	56.168	1.0	56.168
4	Ground floor stilt area	Tower-1,2,3,4,5	15.000	5.0	75.000
5	Mumty / Mac. Rm / Terrace	Common/all	15.000	1.0	15.000
6	Staircase Area	Tower1,2,3	365.000	3.0	1155.000
7	Staircase Area	Tower4,5	365.000	2.0	730.000
8	Fire Tower	Tower1,2,3	89.100	3.0	267.300
9	Fire Tower	Tower4,5	84.100	2.0	168.200
10	Balcony Area	Tower1,2,3	1317.812	3.0	3952.836
11	Balcony Area	Tower4,5	1349.264	2.0	2698.528
	TOTAL AREA				9487.479

TOWER'S DETAILED AREA SHEET

TOWER TYPE	(a) NOS. OF TOWERS	TOTAL FLOORS	(A) NOS. OF FLOORS	(B) UNIT/ FLOORS	C=(axA X B) TOTAL UNITS	(D) GROUND COVERAGE/ TOWER	(D') TOTAL GROUND COVERAGE	E STILT AREA/TOWER	E' TOTAL STILT AREA	(F) F.A.R. AREA	G=(a XF X A) TOTAL F.A.R. AREA
TOWER-1	1.000	Ground + Stilt	1	7	7	534.061	534.061	66.168	66.168	466.754	466.754
	1.000	1st To 18th	18	8	144					485.536	8,739.648
TOWER-2	1.000	Ground + Stilt	1	7	7	524.081	524.081	56.188	56.188	466.754	466.754
	1.000	1st To 18th	18	8	144					485.536	8,739.648
TOWER-3	1.000	Ground + Stilt	1	7	7	524.081	524.081	56.188	56.188	466.754	466.754
	1.000	1st To 18th	18	8	144					485.536	8,739.648
TOWER-4	1.000	Ground + Stilt	1	7	7	524.081	524.081	56.188	56.188	466.754	466.754
	1.000	1st To 17th	17	8	136					485.536	8,254.112
TOWER 5	1.000	Ground + Stilt	1	7	7	533.996	533.996	66.103	66.103	466.754	466.754
	1.000	1st To 17th	17	8	136					485.536	8,254.112
TOTAL					**739**		**2640.300**		**300.833**	**4761.448**	**45,060.936**

PARKING AREA CALCULATION

ADDITION (A)

LABEL	GEOMETRY	NOS	L1		L2		W	AREA
P1	RECTANGLE	1	13.305	X		X	33.800	449.709
P2	RECTANGLE	1	130.640	X		X	14.270	1864.233
P3	RECTANGLE	1	32.690	X		X	18.530	605.746
P4	RECTANGLE	3	4.195	X		X	5.700	71.735
P5	RECTANGLE	3	1.575	X		X	3.700	17.483
P6	RECTANGLE	2	5.770	X		X	12.430	143.442
P7	RECTANGLE	2	6.815	X		X	11.530	157.154
P8	RECTANGLE	3	4.195	X		X	9.400	118.299
P9	TRAPEZIUM	0.5	8.582	X	8.185	X	5.770	48.373
P10	TRAPEZIUM	0.5	8.185	X	7.335	X	6.815	52.884
P11	RECTANGLE	1	8.500	X		X	107.500	913.750
P12	RECTANGLE	1	6.815	X		X	5.765	39.288
P13	RECTANGLE	1	5.770	X		X	16.840	97.167
P14	RECTANGLE	1	5.770	X		X	6.215	35.861
P15	RECTANGLE	2	4.195	X		X	5.700	47.823
P16	RECTANGLE	2	5.770	X		X	3.700	42.698
P17	RECTANGLE	2	4.195	X		X	5.700	47.823
P18	RECTANGLE	1	5.770	X		X	46.560	268.651
P19	RECTANGLE	1	34.705	X		X	34.130	1184.482
P20	RECTANGLE	1	8.500	X		X	100.845	857.183
P21	RECTANGLE	1	5.770	X		X	5.895	34.014
P22	TRAPEZIUM	0.5	12.545	X	11.980	X	8.500	104.231
P23	TRAPEZIUM	0.5	11.350	X	11.040	X	48.380	541.614
P24	TRAPEZIUM	0.5	8.745	X	9.340	X	10.170	91.962
P25	TRAPEZIUM	0.5	11.250	X	11.035	X	55.090	613.840
P26	TRAPEZIUM	0.5	12.840	X	12.540	X	6.000	76.140
P27	TRAPEZIUM	0.5	11.465	X	11.345	X	2.500	28.513
TOTAL ADDITION (A)								**8554.097**
TOTAL PARKING AREA								**8554.097**

ANNEXURE 1.2

PROJECT:
GROUP HOUSING OSD DEVELOPERS SECTOR-70 GURGAON

CALCULATIONS FOR WATER REQUIREMENT

S. No	Description	TYPE OF FLAT	No. of Floor	No. of UNITS	Occupancy	Litters per Capita per Day	Total Water Requirements in LPD
I.	DOMESTIC WATER REQUIREMENT						
(i)	Tower -1	2 (BHK)	G+18	152	456	85	38760
(ii)	Tower -2	1 (BHK)	G+18	152	456	85	38760
(iii)	Tower-3	2 (BHK)	G+18	152	456	85	38760
(iv)	Tower-4	2 (BHK)	G+17	144	432	85	36720
(v)	Tower-5 (G+9)	2 (BHK)	G+17	144	432	85	36720
(vi)	Community Hall		G		20	45	900
(vii)	Commercial		G+1		79	45	3555
	Total						194175
	Add 10% for miscellaneous & Contingencies						0
	Grand Total						194,175
	(in ltr/day)						194
	Say in m3/day						200
II.	SOFT WATER (DG COOLING)						
	Lump Sum (Assumed, to be confirmed by DG Consultant)						0
	Say in cum/day						0
III.	HORTICULTURAL WATER						
	In cum/day						20
	GRAND TOTAL						220
	TOTAL WATER REQUIREMENTS FOR ALL PURPOSES(in cum/day)						220

ANNEXURE 1.1

PROJECT:
OSD DEVELOPERS SECTOR-70 GURGAON

TOTAL WATER REQUIREMENTS , STORAGES & SPACE REQUIREMENT

A.
1 Total Domestic Water Requirements 200 cum/day
2 Soft Water for DG Cooling 0 cum/day
3 Horticultural Purposes & road washing 30

Total Water Requirement 230 cum/day

B. Storage Capacities

1 Underground Tanks

a) Fire Static Tank = 200 cum
b) Raw water tank Tank = 100 cum
c) Domestic Water Tank = 100 cum

Total U/G Capacity 400 cum
Total U/G Capacity (Excl. Fire Storage) 200 cum

Total Space requirement for U.G. Tank (considering 3 meter. Eff depth) 150 Sq m.

Total Space requirement for Plant room 200 Sq m.
20X10 Sq m.

2 STP

a) Total Domestic Water requirement = 200 cum
b) Sewage generation @ 90 % of total domestic water requirement = 180 cum

SAY STP Capacity 180 cum

Space required 300 Sq m.

SIGNATURE OF AUTHORIZED SIGNATORY

Architects Sign. | Owners Sign.

Rev	Date.	Description.	Issued. By

PROJECTS: PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.088 ACRES (LICENCE NO. 103 OF 2019 DATED 06/09/2019) SECTOR-70 GURUGRAM, REVENUE STATE OF VILLAGE BADSHAHPUR, SECTOR- 70 BEING DEVELOPED BY SH RATAN LAL AND OTHERS IN COLLABORATION WITH OCEAN SEVEN BUILDTECH PRIVATE LIMITED

ARCHITECTS: EMBLEM STUDIO
ARCHITECTURE, INTERIORS, PLANNING
619/4 FIRST FLOOR, CHATARPUR, NEW DELHI –110074

SERVICES CONSULTANTS: CEMG DESIGN
HVAC | ELECTRICAL | PLUMBING | FIRE FIGHTING ENGINEERING | BUILDING MANAGEMENT SYSTEM
FLAT NO-736 PATRAKAR BIHAR INDIRAPURAM DELHI NCR
L-11 MDDA Kaiderpuram Dehradun- (Uttarakhand
Cell Phone No.: +9716771100/1183
Email: cemgdesign@gmail.com

DRAWING TITLE: SITE PLAN
DRAINAGE,WATER SUPPLY,SEWERAGE
FIRE FIGHTING,FLUSHING & DOMESTIC SUPPLY SYSTEM
PLUMBING DRAWING

Archi..	Structural	Mechanical	Electrical	Plumbing	Fire Fighting
○	○	○	○	●	●

Project No		Drawing No.	
Design bY	Rahul	PL-01	
Chkd by	DPS Rwt		
Date	MAY-2019	Revisions	SHEET- A0
Scale	1:300	0	