



REQUIRED PARKING SUMMARY	
REQUIRED PARKING FOR ALL APARTMENTS	
TOTAL NO. OF APARTMENTS	820
PARKING REQUIRED @ 0.5 ECS PER DU	410 ECS
OPEN TO SKY PARKING AREA	
PROPOSED OPEN TO SKY PARKING AREA (UNDER TOWER A, B, C, D & E)	10917.843 SQ.M
TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 23 SQ.M/ECS	474.689 ECS
COVERED PARKING AREA	
PROPOSED COVERED PARKING AREA (UNDER TOWER A, B, C, D & E)	2415.320 SQ.M
PROPOSED COVERED PARKING AREA (UNDER PODIUM)	3058.243 SQ.M
TOTAL PROPOSED COVERED PARKING AREA (UNDER TOWER A, B, C, D, E & PODIUM)	5473.563 SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 28SQ.M/ECS	195.484 ECS
TOTAL ECS PROPOSED (ADDING BOTH OPEN & COVERED PARKING)	670 ECS
AREA PROPOSED FOR MANDATORY PARKING	
MANDATORY PROPOSED COVERED PARKING AREA	2415.320 SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 28SQ.M/ECS	86.261 ECS
2 WHEELERS PROVIDED ON STILT	184 NO'S
MANDATORY PROPOSED OPEN TO SKY PARKING AREA	7445 SQ.M
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M/ECS	323.708 ECS
TOTAL ECS PROVIDED IN COVERED AREA	324 ECS
2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	424 NO'S
4 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	129 NO'S
4 WHEELERS (EQUIVALENT TO 2 TWO WHEELERS) PROVIDED IN OPEN TO SKY PARKING AREA	258 NO'S
TOTAL NOS. OF 2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	682 NO'S
TOTAL 2 WHEELERS PROVIDED (MANDATORY FOR APARTMENTS)	820 NO'S
TOTAL 2 WHEELERS PROVIDED FOR VISITORS	46 NO'S
AREA PROPOSED FOR ADDITIONAL PARKING	
ADDITIONAL PROPOSED COVERED PARKING AREA	3058.243 SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 28 SQ.M/ECS	109.223 ECS
ADDITIONAL PROPOSED OPEN PARKING AREA	1472.565 SQ.M
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M/ECS	150.981 ECS
TOTAL ADDITIONAL ECS WHICH CAN BE PROVIDED	260 ECS
TOTAL ADDITIONAL 6.5 ECS WHICH CAN BE PROVIDED	530 NO'S
TOTAL NUMBER OF CARS PROVIDED IN ADDITIONAL PROPOSED PARKING AREA	260 ECS
TOTAL ADDITIONAL 6.5 ECS PROVIDED	530 NO'S

**PRINCIPAL ARCHITECT:**

**DESIGN FORUM INTERNATIONAL**

K-47, KAILASH COLONY, NEW DELHI-110048  
PHONE NO.: 011-46556600

**OWNER'S SIGNATURE**      **ARCHITECT'S SIGNATURE**

For GLS Infracore Private Limited  
Authorized Signatory: *Aj*  
ANOTEVATIA  
B. Arch (Hons)  
CA/95/18739

**CLIENT:**  
M/S GLS INFRACOR PVT. LTD.

**PROJECT:**  
PROPOSED PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.6625 ACRE (LICENCE NO. 34 OF 2020 DATED 30/10/2020) IN SECTOR-81, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SMT. GEETA YADAV W/O SH. SUMAN KUMAR AND OTHERS IN COLLABORATION WITH GLS INFRACOR PVT. LTD.

**DRAWING TITLE:**  
SITE PLAN WITH TERRACE PLAN

**SHEET NO.**  
1

SCALE: 1:300  
DATE:

**CARPET AREA SUMMARY**

TYPOLGY	CARPET AREA	NOS. OF DWELLING UNIT	SALABLE AREA	UNIT
2BHK-STUDY Type-A	58,506	406	23,753.477	Sq.Mts.
2BHK-STUDY Type-A1	52,958	0	317,747	Sq.Mts.
2BHK-STUDY Type-B	56,778	124	7040.509	Sq.Mts.
2BHK-STUDY Type-C	56,403	82	4623.054	Sq.Mts.
2BHK	54,022	202	10912.215	Sq.Mts.
<b>Total</b>	<b>820</b>	<b>46649.302</b>	<b>30,128.265</b>	<b>Sq.Mts.</b>
	ISAY	502133.085	92372	Sq.Fts./acre

**AREA AND POPULATION STATEMENT**

S.No.	Bldg Type	Description	Total No. of Apartments				Population	
			No. of Typical Floors	No. of Units @SH Level	No. of Units per Floor	Total Units in Tower	Person per Unit	Main Population
1	Tower-(A)	2BHK-STUDY Type-A	20	0	4	80	5	400
		2BHK-STUDY Type-A1	20	0	1	20	5	100
		2BHK-STUDY Type-B	20	0	1	20	5	100
		2BHK-STUDY Type-C	20	0	2	40	5	200
		2BHK	20	0	4	80	5	400
2	Tower-(B)	2BHK-STUDY Type-A	20	0	1	20	5	100
		2BHK-STUDY Type-B	20	0	1	20	5	100
		2BHK-STUDY Type-C	20	0	2	40	5	200
		2BHK	20	0	4	80	5	400
		2BHK-STUDY Type-A1	20	0	1	20	5	100
3	Tower-(C)	2BHK-STUDY Type-A	20	0	1	20	5	100
		2BHK-STUDY Type-B	20	0	1	20	5	100
		2BHK-STUDY Type-C	20	0	2	40	5	200
		2BHK	20	0	4	80	5	400
		2BHK-STUDY Type-A1	20	0	1	20	5	100
4	Tower-(D)	2BHK-STUDY Type-A	20	0	2	40	5	200
		2BHK-STUDY Type-B	20	0	0	0	5	0
		2BHK-STUDY Type-C	20	0	2	40	5	200
		2BHK	20	0	4	80	5	400
		2BHK-STUDY Type-A1	20	0	1	20	5	100
5	Tower-(E)	2BHK-STUDY Type-A	20	0	1	20	5	100
		2BHK-STUDY Type-B	20	0	1	20	5	100
		2BHK-STUDY Type-C	20	0	2	40	5	200
		2BHK	20	0	4	80	5	400
		2BHK-STUDY Type-A1	20	0	1	20	5	100
6	Commercial	Podium	---	---	---	---	---	
7	Community	Podium	---	---	---	---	---	
8	Amalgamated	Podium	---	---	---	---	---	
<b>Grand Total</b>						<b>820</b>	<b>4100</b>	

**GLS AFFORDABLE HOUSING SECTOR 81**

Plot Area Detail	
(In Acres)	(In Sq.Mt.)
Total Plot Area	5,662.5
Commercial Plot Area @ 4%	0.22651
Residential Plot Area @ 96%	5,436
<b>Summary of F.A.R.</b>	
Commercial F.A.R. @ 175%	950.939
Additional F.A.R. - Green Building (12% of Commercial Plot Area)	109.993
<b>Total Permissible Commercial F.A.R.</b>	<b>1714.664</b>
Permissible Residential F.A.R. @ 225%	4949.022
Additional F.A.R. - Green Building (12% of Residential Plot Area)	2639.841
<b>Total Permissible Residential F.A.R.</b>	<b>5213.636</b>
<b>Total Permissible F.A.R.</b>	<b>6928.300</b>
<b>Summary of Ground Coverage</b>	
Ground Coverage	1147.644
Percentage	20.25%
<b>Ground Coverage Detail</b>	
Tower A	545.926
Tower B	10107.845
Tower C, D & E	31799.920
Community & Creche	1177.686
Meter Room	11.972
Guard Room	44.662
<b>Total Ground Coverage</b>	<b>7864.392</b>

**Refuge Area Calculation**

TOWER-C (Refuge Area Calculation)	
Required	Proposed
Refuge Area	24,300
Refuge Area Occupied Floor Area (20th Floor)	505,248
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40,420
Nos. of Floor Considered as per HUDA Byelane	2
Total Population	80,840
Total Population (Sq)	81
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3 Sq.Mts.
<b>TOWER-D (Refuge Area Calculation)</b>	
Required	Proposed
Refuge Area	24,300
Refuge Area Occupied Floor Area (20th Floor)	505,248
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40,420
Nos. of Floor Considered as per HUDA Byelane	2
Total Population	80,840
Total Population (Sq)	81
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3 Sq.Mts.
<b>TOWER-E (Refuge Area Calculation)</b>	
Required	Proposed
Refuge Area	24,300
Refuge Area Occupied Floor Area (20th Floor)	505,248
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40,420
Nos. of Floor Considered as per HUDA Byelane	2
Total Population	80,840
Total Population (Sq)	81
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3 Sq.Mts.

**Density Calculation**

Density	Permissible (in 750 to 900)	Proposed (in 754)
<b>Density Detail</b>		
Total No. of Dwelling Unit	820	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	4100	Nos.
Area of Plot for Density	5,436	Acre
Population per Acre	754	PPA
<b>Green Area Summary</b>		
Green Area	Permissible	Proposed
	3437.293	3842.118
	15%	15.64%
<b>Community Hall &amp; Anganwadi cum Creche Area Summary</b>		
Community Hall	Permissible Area	Proposed Area
	183.810	195.250
Anganwadi cum Creche	Permissible Area	Proposed Area
	183.810	195.250
<b>Plot Area Summary</b>		
Area in Sq. Mts.		
Building Area	7564.392	33.01%
Green Area	1132.461	4.94%
Parking Area	10917.843	47.64%
Electrical Switch Yard	418.362	1.83%
Electrical Substation	361.129	1.58%
Guard Room	44.662	0.19%
Meter Room	11.972	0.05%
1.5Mts. Boundary Green	1088.344	4.75%
Road Area & Land Paved Area	1375.124	6.01%
	100.00%	
<b>Built-up Area Summary</b>		
Typology	Built-up Area	Unit
Tower-A	12783.963	Sq.Mts.
Tower-B	12783.963	Sq.Mts.
Tower-C, D & E	43229.094	Sq.Mts.
Community & Creche	390.500	Sq.Mts.
Commercial	1750.067	Sq.Mts.
Guard Room	44.662	Sq.Mts.
Meter Room	11.972	Sq.Mts.
<b>Total Built-up Area</b>	<b>73,094.224</b>	<b>Sq.Mts.</b>
	769,863.837	Sq.Fts.