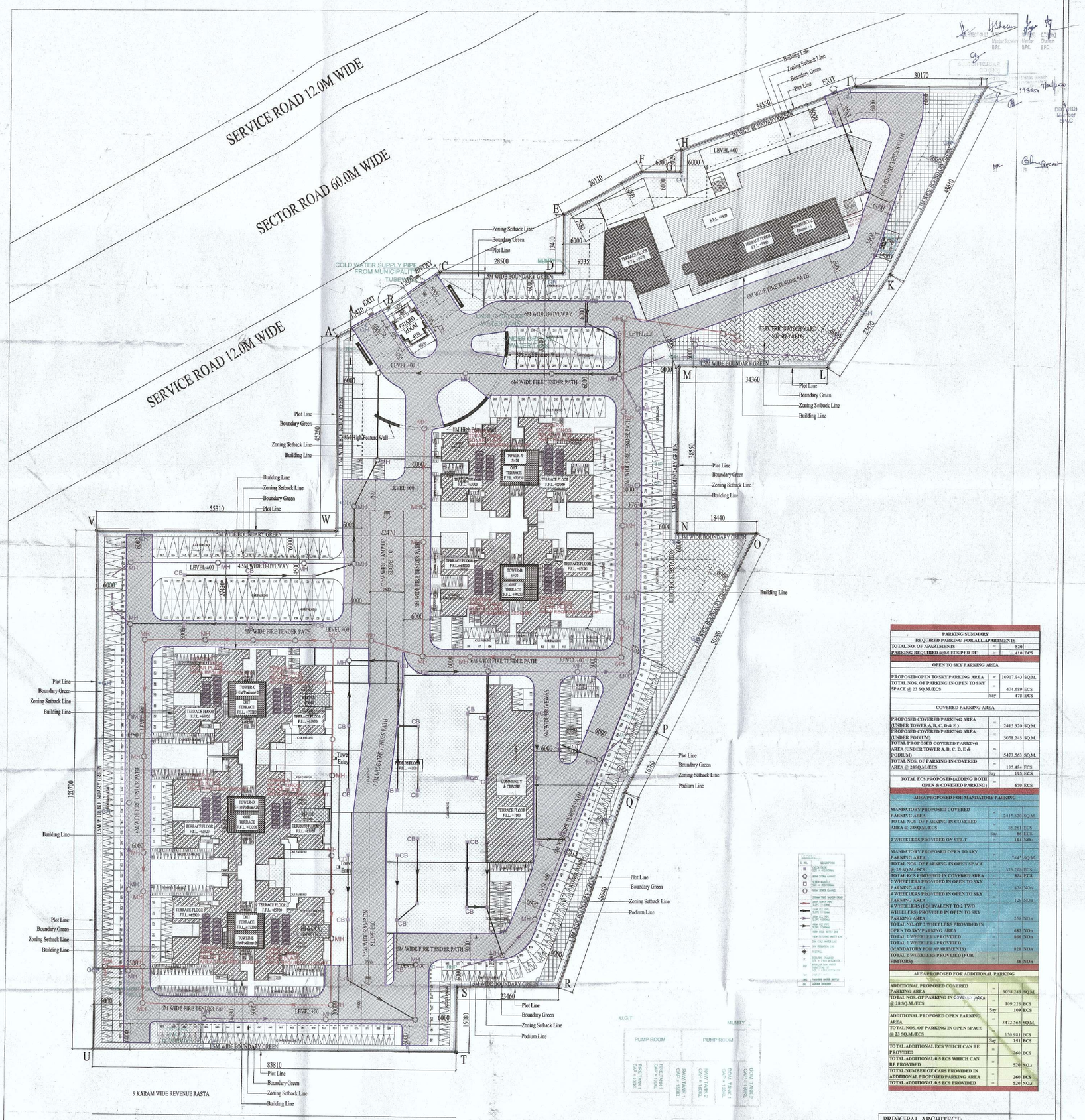

PARKING SUMMARY			
REQUIRED PARKING FOR ALL APARTMENTS			
TOTAL NO. OF APARTMENTS	=	820	
PARKING REQUIRED @0.5 ECS PER DU	=	410	ECS
OPEN TO SKY PARKING AREA			
PROPOSED OPEN TO SKY PARKING AREA	=	10917.843	SQ.M.
TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 23 SQ.M./ECS	=	474.689	ECS
	Say	475	ECS
COVERED PARKING AREA			
PROPOSED COVERED PARSING 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
	Say	195	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
	Say	86	ECS
2 WHEELERS PROVIDED ON STILT	=	184	NOs.
MANDATORY PROPOSED OPEN TO SKY PARKING AREA	=	7644.5	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS	=	332.380	ECS
TOTAL ECS PROVIDED IN COVERED AREA	=	324	ECS
2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	=	424	NOs.
4 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	=	129	NOs.
4 WHEELERS (EQUIVALENT TO 2 TWO WHEELERS) PROVIDED IN OPEN TO SKY PARKING AREA	=	258	NOs.
TOTAL NO. OF 2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA	=	681	NOs.
TOTAL 2 WHEELERS PROVIDED	=	866	NOs.
TOTAL 2 WHEELERS PROVIDED (MANDATORY FOR APARTMENTS)	=	828	NOs.
TOTAL 2 WHEELERS PROVIDED (FOR VISITORS)	=	46	NOs.
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
	Say	109	ECS
ADDITIONAL PROPOSED OPEN PARKING AREA	=	3472.565	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS	=	150.981	ECS
	Say	151	ECS
TOTAL ADDITIONAL ECS WHICH CAN BE PROVIDED	=	260	ECS
TOTAL ADDITIONAL 0.5 ECS WHICH CAN BE PROVIDED	=	520	NOs.
TOTAL NUMBER OF CARS PROVIDED IN ADDITIONAL PROPOSED PARKING AREA	=	260	ECS
TOTAL ADDITIONAL 0.5 ECS PROVIDED	=	520	NOs.

CARPET AREA SUMMARY				
TYPOLOGY	CARPET AREA	NOS. OF DWELLING UNIT	SALABLE AREA	UNIT
2BHK+STUDY Type-A	58.506	406	23753.477	Sq.Mts.
2BHK+STUDY Type-A1	52.958	6	317.747	Sq.Mts.
2BHK+STUDY Type-B	56.778	124	7040.509	Sq.Mts.
2BHK+STUDY Type-C	56.403	82	4625.054	Sq.Mts.
2BHK	54.022	202	10912.515	Sq.Mts.
Total		820	46649.302	Sq.Mts.
			502133.885	Sq.Fts.
		SAY	92372	Sq.Fts./Acre

AREA AND POPULATION STATEMENT										
BUILDING DESCRIPTION										
S.No.	Bldg Type	Typology	Description	Total No. of Apartments					Population	
			No. of Floors	Nos. of Typical Floors	Nos. of Units @Mid Level	Nos. of Units @1st Floor Level	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population
1	Tower- (A)	2BHK+Study Type-A	(S + 20) Apartments	20	0	0	4	80	5	400
		2BHK+Study Type-B		20	0	0	1	20	5	100
		2BHK +Study Type-C		20	0	0	1	20	5	100
		2BHK		20	0	0	2	40	5	200
2	Tower- (B)	2BHK+Study Type-A	(S+20) Apartments	20	0	0	4	80	5	400
		2BHK+Study Type-B		20	0	0	1	20	5	100
		2BHK+Study Type-C		20	0	0	1	20	5	100
		2BHK		20	0	0	2	40	5	200
3	Tower- (C)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	4	4	92	5	410
		2BHK+Study Type-A1		0	0			2	5	10
		2BHK+Study Type-B		20	0	1	1	21	5	105
		2BHK+Study Type-C		20	0	1	1	21	5	105
		2BHK		20	0	1	2	41	5	205
4	Tower- (D)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	4	4	82	5	410
		2BHK+Study Type-A1		0	0			2	5	10
		2BHK+Study Type-B		20	0	2	2	42	5	210
		2BHK+Study Type-C		20	0	0	0	0	5	0
		2BHK		20	0	0	2	40	5	200
5	Tower- (E)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	4	4	82	5	410
		2BHK+Study Type-A1		0	0			2	5	10
		2BHK+Study Type-B		20	0	1	1	21	5	105
		2BHK+Study Type-C		20	0	1	1	21	5	105
		2BHK		20	0	1	2	41	5	205
6	Commercial		G+1							----
7	Community		Podium							----
8	Aanganwadi		Podium							----
		Grand Total =						820		4100

GLS AFFORDABLE HOUSING SECTOR 81		
Plot Area Detail	(In Acres)	(In Sq.mts)
Total Plot Area	5.6635	22915.288
Commercial Plot Area @ 4%	0.2265	916.612
Residential Plot Area @ 56%	3.436	21998.677
Summary of F.A.R.		
Permissible Residential F.A.R. @ 225%	49497.022	
Additional F.A.R. - Green Building (12% of Residential Plot Area)	5939.641	
Total Permissible Residential F.A.R	52136.864	52135.610
Residential F.A.R Detail	Area	Unit
Tower A	10167.845	Sq.Mts.
Tower B	10167.845	Sq.Mts.
Tower C, D & E	31799.920	Sq.Mts.
Total Residential F.A.R	52135.610	Sq.Mts.
Summary of Ground Coverage		
	Permissible Area	Proposed Area
Ground Coverage	11457.644	7564.392
Percentage	50.00%	33.01%
Ground Coverage Detail	Area	Unit
Tower A	545.926	Sq.Mts.
Tower B	545.926	Sq.Mts.
Tower C, D & E	5238.221	Sq.Mts.
Commercial	1177.686	Sq.Mts.
Meter Room	11.972	Sq.Mts.
Guard Room	44.662	Sq.Mts.
Total Ground Coverage	7564.392	Sq.Mts.

Refuge Area Calculation		
TOWER-C (Refuge Area Calculation)	Required	Proposed
Refuge Area	24.300	25.005
Refuge Area Detail		
Refuge Area Occupied Floor Area (20th Floor)	505.248	Sq.Mts.
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40.420	Nos.
No. of Floor Considered as per HUDA Byelaws	2	Nos.
Total Population	80.840	Nos.
Total Population (Say)	81	Nos.
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3	Sq.Mts.
TOWER-D (Refuge Area Calculation)	Required	Proposed
Refuge Area	24.300	25.005
Refuge Area Detail		
Refuge Area Occupied Floor Area (20th Floor)	505.364	Sq.Mts.
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40.429	Nos.
No. of Floor Considered as per HUDA Byelaws	2	Nos.
Total Population	80.858	Nos.
Total Population (Say)	81	Nos.
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3	Sq.Mts.
TOWER-E (Refuge Area Calculation)	Required	Proposed
Refuge Area	24.300	25.005
Refuge Area Detail		
Refuge Area Occupied Floor Area (20th Floor)	505.248	Sq.Mts.
Population at 20th Floor @ 12.5 Sq.Mts. per Person	40.420	Nos.
No. of Floor Considered as per HUDA Byelaws	2	Nos.
Total Population	80.840	Nos.
Total Population (Say)	81	Nos.
Required Refuge Area @ 0.3 Sq.Mts. per Person	24.3	Sq.Mts.

Density Calculation		
	Permissible (In 750/ha 900)	Proposed (in 754)
Density		
Density Detail		
Total Nos. 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
Green Area Summary		
	Permissible	Proposed
Green Area	3437.293	3542.118
	15%	15.46%
Community Hall & Aanganwadi cum Creche Area Summary		
	Permissible Area	Proposed Area
Community Hall	185.810	195.250
Aanganwadi cum Creche	185.810	195.250
Plot Area Summary		
	Area in Sq.Mtr	
Building Area	7564.392	33.01%
Green Area	1135.661	4.96%
Parking Area	1091.843	4.76%
Electrical Switch Yard	418.362	1.83%
Electrical Substation	261.129	1.18%
Guard Room	44.662	0.19%
Meter Room	11.972	0.05%
1.5Mts. Boundary Green	1088.344	4.75%
Road Area & Hard Paved Area	1376.124	6.01%
		100.00%
Built-up Area Summary		
Typology	Built-up Area	Unit
Tower-A	12783.965	Sq.Mtr.
Tower-B	12783.965	Sq.Mtr.
Tower C, D & E	43729.994	Sq.Mtr.
Community & Creche	390.500	Sq.Mtr.
Commercial	1750.067	Sq.Mtr.
Guard Room	44.662	Sq.Mtr.
Meter Room	11.972	Sq.Mtr.
Total Built-up Area	71494.824	Sq.Mtr.
	769563.827	Sq.Fts.

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

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

OWNER'S SIGNATURE: For GLS Infracon Private Limited — Authorised Signatory

ARCHITECT'S SIGNATURE: ANOJ TEVATIA, B. Arch (Hons), CA/95/18739

CLIENT:
M/S GLS INFRACON 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 URBANCOMPLEX BEING DEVELOPED BY SMT. GEETA YADAV W/O SH. SUMAN KUMAR AND OTHERS IN COLLABORATION WITH GLS INFRACON PVT. LTD.

DRAWING TITLE:
SITE PLAN WITH TERRACE PLAN

Road Layout

N

SCALE : 1:300

DATE :

SHEET NO. 1