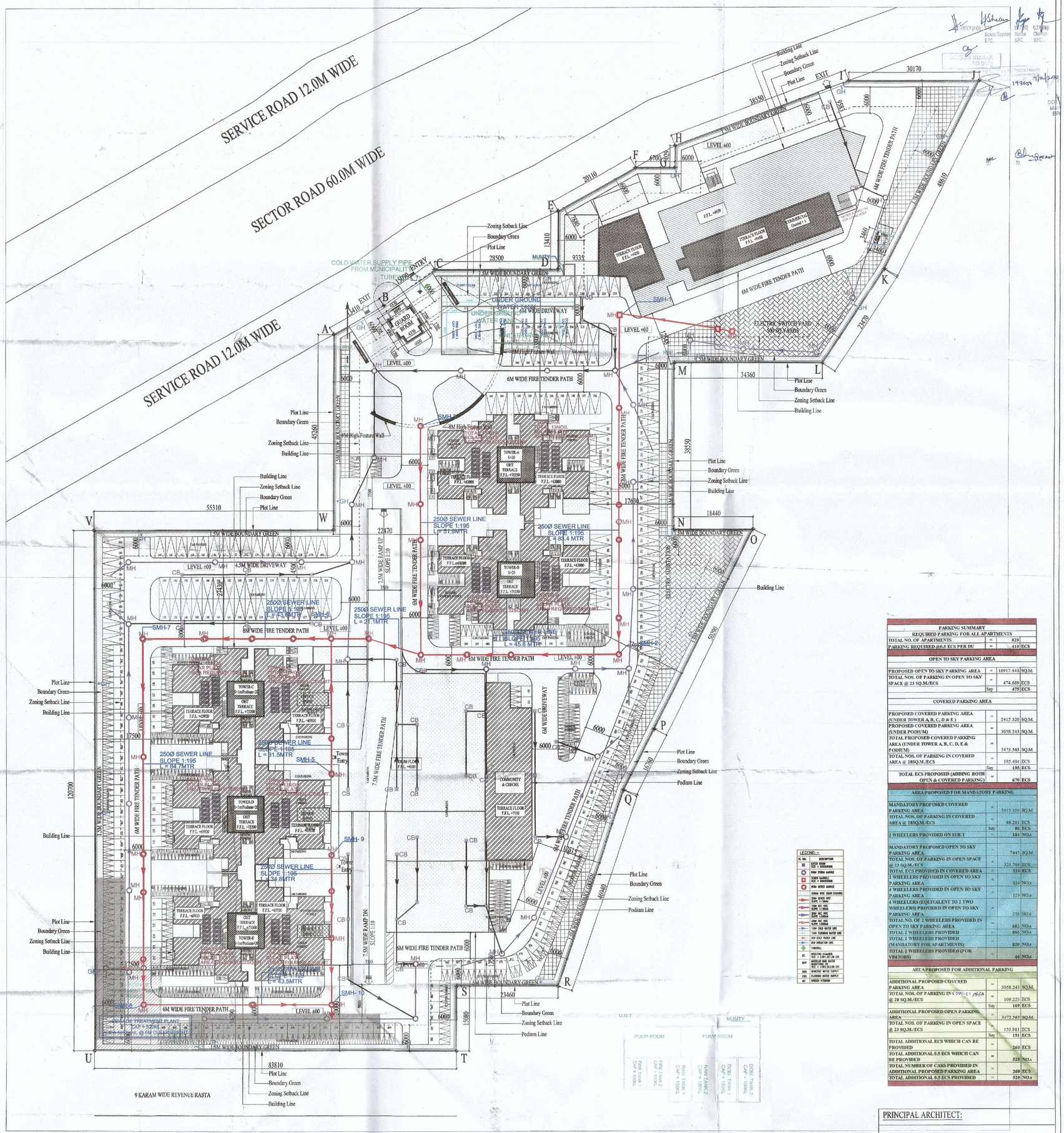


| PARKING SUMMARY | | | |
|---|---|---|---|
| REQUIRED PARKING FOR ALL APARTMENTS | | | |
| TOTAL NO. OF APARTMENTS | = | 820 | |
| PARKING REQUIRED @0.5 ECS PER DU | = | 410 | ECS |
| OPEN TO SKY PARKING AREA | | | |
| PROPOSED OPEN TO SKY PARKING AREA | = | 10917.843 | SQ.M. |
| TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 23 SQ.M./ECS | = | 474.689 | ECS |
| | Say | 475 | ECS |
| COVERED PARKING AREA | | | |
| PROPOSED COVERED 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 |
| | 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 | = | 7445 | SQ.M. |
| TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS | = | 323.768 | ECS |
| TOTAL ECS PROVIDED IN COVERED AREA | = | 324 | ECS |
| 2 WHEELERS PROVIDED IN OPEN TO SKY PARKING AREA | = | 434 | 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) | = | 820 | 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 | 56.803 | 82 | 4625.054 | Sq.Mts. |
| 2BHK | 54.022 | 202 | 10912.515 | Sq.Mts. |
| Total | | 820 | 46649.302 | Sq.Mts. |
| | | | 502183.085 | Sq.Fts. |
| | | SAY | 92372 | Sq.Fts./Acre |

| AREA AND POPULATION STATEMENT | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING DESCRIPTION | | | | | | | | | | |
| S.No. | Bldg Type | | Description | Total No. of Apartments | | | | | Population | |
| | | Typology | No. of Floors | No. of Typical Floors | 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<br>2BHK+Study Type-B<br>2BHK+Study Type-C | (S + 20) Apartments | 20<br>20<br>20 | 0<br>0<br>0 | 4<br>0<br>1 | 80<br>0<br>20 | 5<br>5<br>5 | 400<br>0<br>100 |
| | | 2BHK | | 20 | 0 | 2 | 40 | 5 | 200 |
| 2 | Tower- (B) | 2BHK+Study Type-A<br>2BHK+Study Type-B<br>2BHK+Study Type-C | (S + 20) Apartments | 20<br>20<br>20 | 0<br>0<br>0 | 4<br>0<br>1 | 80<br>0<br>20 | 5<br>5<br>5 | 400<br>0<br>100 |
| | | 2BHK | | 20 | 0 | 2 | 40 | 5 | 200 |
| 3 | Tower- (C) | 2BHK+Study Type-A<br>2BHK+Study Type-A1<br>2BHK+Study Type-B<br>2BHK+Study Type-C | (S+P+20) Apartments | 20<br>20<br>20<br>20 | 0<br>0<br>0<br>0 | 4<br>1<br>1<br>1 | 82<br>1<br>21<br>21 | 5<br>5<br>5<br>5 | 410<br>5<br>105<br>105 |
| | | 2BHK | | 20 | 0 | 1 | 21 | 5 | 205 |
| 4 | Tower- (D) | 2BHK+Study Type-A<br>2BHK+Study Type-A1<br>2BHK+Study Type-B<br>2BHK+Study Type-C | (S+P+20) Apartments | 20<br>0<br>20<br>20 | 0<br>0<br>0<br>0 | 4<br>0<br>2<br>0 | 82<br>2<br>42<br>0 | 5<br>5<br>5<br>5 | 410<br>10<br>210<br>0 |
| | | 2BHK | | 20 | 0 | 2 | 40 | 5 | 200 |
| 5 | Tower- (E) | 2BHK+Study Type-A<br>2BHK+Study Type-A1<br>2BHK+Study Type-B<br>2BHK+Study Type-C | (S+P+20) Apartments | 20<br>0<br>20<br>20 | 0<br>0<br>1<br>1 | 4<br>0<br>1<br>1 | 82<br>2<br>21<br>21 | 5<br>5<br>5<br>5 | 410<br>10<br>105<br>105 |
| | | 2BHK | | 20 | 0 | 1 | 21 | 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 | 5.6625 | 22915.288 |
| Commercial Plot Area @ 4% | 0.2265 | 916.612 |
| Residential Plot Area @ 96% | 5.436 | 21998.677 |
| Summary of F.A.R. | | |
| | Permissible Area (In Sq.Mts.) | Proposed Area (In Sq.Mts.) |
| Commercial F.A.R. @ 175% | 1604.070 | |
| Additional F.A.R. - Green Building (12% of Commercial Plot Area) | 109.993 | |
| Total Permissible Commercial F.A.R | 1714.064 | 1712.640 |
| Permissible Residential F.A.R. @ 225% | 49497.022 | |
| Additional F.A.R. - Green Building (12% of Residential Plot Area) | 2639.841 | |
| 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. |
| Nos. of Floor Considered as per HUDA Byelaw | 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. |
| Nos. of Floor Considered as per HUDA Byelaw | 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. |
| Nos. of Floor Considered as per HUDA Byelaw | 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 | Proposed (In |
| Density | 750 to 900 | 754 |
| 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.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 & Hard Paved Area | 1376.124 | 6.01% |
| | | 100.00% |
| Built-up Area Summary | | |
| Typology | Built-up Area | Unit |
| Tower-A | 12783.965 | Sq.Mts. |
| Tower-B | 12783.965 | Sq.Mts. |
| Tower C, D & E | 43729.094 | 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. |
| Total Built-up Area | 71494.224 | Sq.Mts. |
| | 769563.827 | Sq.Fts. |

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

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

OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE

For GLS Infracon Private Limited
Authorised Signatory

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

Sewerage layout

Mahira Associates Pvt. Ltd.
Consultant
16/35, Ground Floor, Jhandewalan Extn.
New Delhi-110055

N

SCALE : 1:300

DATE :

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