AREA STATEMENT

GROSS AREA OF SITE	=17.96 ACRES
AREA OF SITE AS PER ZONING	= 72,670 Acres or 71521.470 Sqm.
PLOT AREA IN INTENSE TOD ZONE	= 0.46 Acres or 1865.807 Sqm.
PLOT AREA IN TRANSITION ZONE	= 17.2275 Acres or 69655.514 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.5)	= 6532638.50Sq.
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5)	= 1740815.250 Sqm.
TOTAL PERMISSIBLE FAR	= 8273,454 sqm.
PROPOSED FAR	= 7818477.536 Sqm.
PERMISSIBLE GROUND COVERAGE @40%	= 2872619.594
PROPOSED GROUND COVERAGE	= 1481236.1244.DR (1481,236.00) =35.16%
	7183.476

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.25% AREA OF (GROSS AREA) - (3.815403) = 34,703 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.25% AREA OF 6.0865 ACRES = (344,342.30) =613.004 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING =957.813 SQM
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 891,715.50Sq
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 0.49 ACRES @ 540 TO 650 PPA = 265 PERSONS TO 321 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 17.2275 ACRES @ 287 TO 433 PPA =4945 PERSONS TO 6940 PERSONS
TOTAL PERMISSIBLE DENSITY =5644 PERSONS TO 6940 PERSONS
PROPOSED DENSITY = 6456 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL –	= 2 NO
PRIMARY SCHOOL –	= 1 NOS.
PROPOSED PUBLIC AMENITIES	
NURSERY SCHOOL – 2	= UNDER EWS
PRIMARY SCHOOL –	= 1 NOS. OF 1 ACRE

REQUIRED EWS UNITS	= 15% OF TOTAL UNITS (MAINHERE) = 2017.98/100 = 269.7 TO SAY 270 NOS.
PROPOSED EWS UNITS	= 270 NOS. DR 270X100/1768 = 15.27%
REQUIRED SERVANT ROOMS	= 10% OF MAIN UNITS =1017.525/100 = 152.6 OR SAYS 153 NOS.
PROPOSED SERVANT ROOMS	= 153 NOS. OR 15,300/100/1528 = 10.01%

POPULATION CALCULATION

MAIN UNITS	= 1528 X 5 = 7640
EWS	= 270 X 2 = 540
SERVANTS	= 153 X 2 = 306
TOTAL	= 8486
TOT. – LCT AND GREEN AREA REQUIRED	= 18773.221 SQM. = 15% OF THE PLOT
TOT. – LCT AND GREEN AREA PROVIDED	= 12980.798 SQM. = 5.16% OF THE PLOT

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS	= 0.5 CAR PER MAIN UNIT under 100sqm = 1.0 CAR FOR MAIN UNIT over 100sqm = 874UNDER 100sqm x 0.5 = 437 CARS = 654ABOVE 100sqm x 1.0 = 654 CARS = 1091 CARS
PROPOSED CAR PARKING FOR MAIN UNITS	= 1569 CARS

CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @35 OF 1091 CARS = 54.55 OR 55 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 55 CARS

PROPOSED CAR PARKING	
SURFACE	378
BASEMENT	1191
TOTAL	1569

24 MT. WIDE ROAD

12 MT. WIDE SERVICE ROAD

60 MT. WIDE ROAD

12 MT. WIDE SERVICE ROAD

COMMUNITY BUILDING

CONVENIENT SHOPPING

NURSERY SCHOOL

PRIMARY SCHOOL

NOTE :-

BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHERE ITS REQUIRED BY NBC.

EARTHQUAKE RESISTANT STRUCTURES
SUPERSTRUCTURE DESIGNED FOR EARTHQUAKE RESISTANCE

PROJECT

PROPOSED GROUP HOUSING COLONY MEASURING 17.80 ACRES (LICENCE NO 14 OF 2019 DATED 07/02/2019) UNDER TOD POLICY DATED 09.01.2016 IN SECTOR 102 GURUGRAM MANESAR URBAN COMPLEX
BEING DEVELOPED BY
JOYVILLE SHAPOORJI HOUSING PVT. LTD.

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

DATE : 20.8.19 | Scale : 1:500

Drawing Title :- SITE PLAN

Drawing No. SP-01