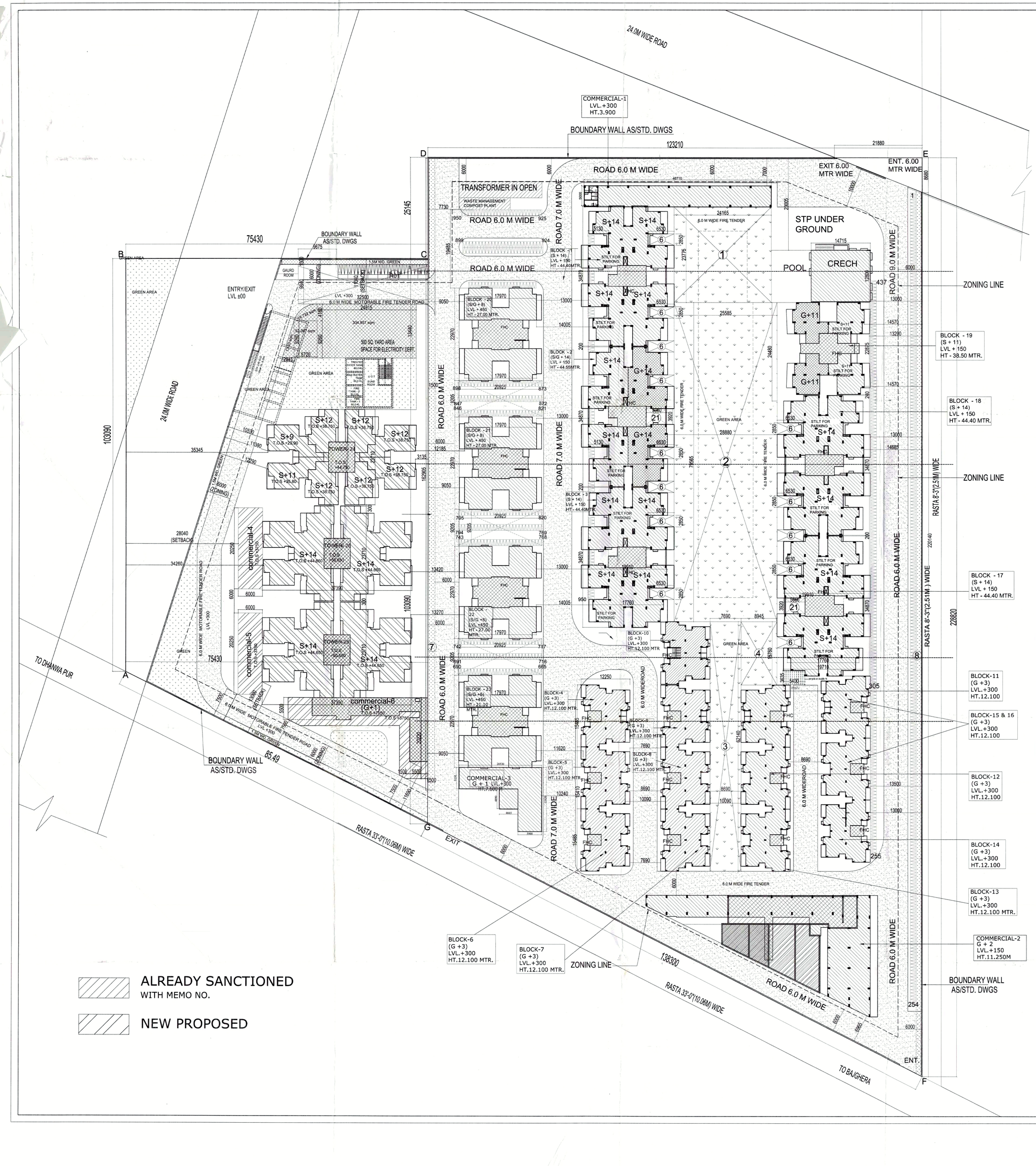


AREA STATEMENT	ALREADY SANCTIONED		ADDITIONAL PROPOSED AREA		TOTAL		
SITE AREA SANCTIONED (AS PER ZONING PLAN)	6.03125		2.28125		8.31250	ACRES	
SITE AREA IN SQ. MT.	24407.564		9231.877		33639.441	SQ.M	
PERMISSIBLE GR. COVG 50%	12203.782		4615.938		16819.720	SQM	
PROPOSED GROUND COVERAGE	8067.636		2149.569		10217.205	SQM	30.37%
COMMERCIAL AREA DETAIL							
PERMISSIBLE AREA FOR COMMERCIAL 4 %	976.303		369.275		1345.578	SQM	4.00%
	0.241	ACRES	0.091		0.333	ACRES	
PERMISSIBLE F.A.R FOR COMMERCIAL 175	1708.529		646.231		2354.761	SQM	
ADDITIONAL F.A.R. - (FOR S.W.T.P FAR) COMMERCIAL @3%			11.078		11.078		
Total Permissible Commercial F.A.R @ 178%			657.310		2365.839	SQM	
COMMERCIAL AREA SANCTIONED	1702.142						
	ALREADY SANCTIONED		ADDITIONAL PROPOSED AREA				
PROPOSED COMMERCIAL	1702.142		663.061		2365.203	SQM	175.78%
NET AREA FOR HOUSING	23431.261		8862.602		32293.863	SQM	
	5.790	ACRES	2.190		7.980	ACRES	
HOUSING AREA CALCULATION							
PERMISSIBLE F.A.R FOR HOUSING 225 %	52720.338		19940.853		72661.192	SQM	
ADD 3 % ALREADY TAKEN FOR (FOR S.W.T.P FAR)	702.938				702.938	SQM	
ADD 3% (FOR S.W.T.P FAR) FOR PROPOSED PLOT			265.878		265.878		
NET PERM. FAR FOR HOUSING 228%	53423.276		20206.731		73630.008	SQM	228.00%
FAR ALREADY SANCTIONED	53275.501						
BALANCE FAR FOR AVAILABLE FOR SANCTION			20354.507			SQM	
PROPOSED F.A.R			20353.256			SQM	
NET PROPOSED FAR (ALREADY SANCTIONED+ PROPOSED FAR)					73628.757	SQM	227.99%
FAR REMAINING			1.280				
DENSITY CALCULATION							
PERMISSIBLE DENSITY MAXIMUM @ 900PPA	7182	PERSONS	1436	DU'S			
PERMISSIBLE DENSITY MINIMUM @ 750 PPA	5985	PERSONS	1197	DU'S			
PROPOSED DENSITY / DWELLING UNITS	ALREADY SANCTIONED	PROPOSED	TOTAL				
NO. OF UNITS	950	316	1266	UNITS			
DENSITY	4750	1580	6330	PERSONS			
	595.238		793.233	PPA			
GREEN AREA CALCULATION							
	ALREADY SANCTIONED		PROPOSED		TOTAL (ALREADY SANCTIONED + PROPOSED) IN SQM.		
MINIMUM GREEN AREA REQU. 15% of Total Plot Area	5045.916	SQ.M					
PROPOSE GREEN AREA	4102.121	SQ.M	1380.565		5482.686		16.30%
COVERD AREA DETAIL							
	SANCTIONED		PROPOSED		TOTAL (ALREADY SANCTIONED + PROPOSED) IN SQM.		
GROUND COVERAGE	2297.946		2149.569		4447.515		
STILT AREA (PARKING) NON FAR	2468.628		1544.222		4012.850		
FAR AREA DETAIL	53275.501		20353.256		73628.757		
MUMTY MACHINE ROOM (NON F.A.R)	152.864		198.927		351.791		
PROPOSED UNIT ON GROUND/ FLOOR	12		0		12		
NO. OF FLOORS	8.000		14.000		14.000		
HEIGHT OF BUILDING	27.000		44.650				
PROPOSED DENSITY	4750		1580		6330		
	595.238				793.233		PPA
PARKING AREA CALCULATION							
REQUIRED PARKING @.5 ECS PER UNIT	475		158		633		ECS
PROPOSED PARKING							
PARKING IN STILT	88		55		143		ECS
OPEN PARKING AREA ECS	532		14		546		ECS
TOTAL ECS PROPOSED	620		69		689		ECS
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU			316	NO.s			
2 WHEELERS PROVIDED ON STILT OF PROPOSED TOWERS			291	NO.s			
2 WHEELERS PROVIDED ON PROPOSED SITE			27	NO.s			
TOTAL 2 WHEELERS PROVIDED			318	NO.s			

This is a" PROVISIONAL APPROVED BUILDING PLAN" only for purpose of inviting objection from the general public

Ram Avtar Bassi AD(HQ) — S.T.P. Member Secretary — STP (G) Member — Chairman B.P.C. — B.P.C. — ATP — Addl. Director (TP) Pvt. Sector

Built-up Area Summary For Proposed Towers

Typology	Built-up Area (Sq.Mts)	Nos.	Total Built-up Area (in Sq.Mts.)
Tower 24	6827.254	1	6827.254
Tower 25	8283.443	1	8283.443
Tower 26	8283.443	1	8283.443
Commercial	663.061	1	663.061
S.T.P AREA	302.344	1	302.344
ESS AREA	60.276	1	60.276
SERVICE AREA IN STILT AREA	34.137	1	34.137
U.G TANK AREA	148.467	1	148.467
Total Built-up Area			**24602.423**

Summary of Ground Coverage

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	4615.938	2149.569
Percentage	50.00%	23.28%

Ground Coverage Detail	Area	Unit
Tower -24	544.721	Sq.Mts.
Tower -25	544.721	Sq.Mts.
Tower -26	544.721	Sq.Mts.
COMMERCIAL	515.405	Sq.Mts.
Total Ground Coverage	**2149.569**	**Sq.Mts.**

BUILTUP AREA DETAIL OF PROPOSED TOWERS

TOWER Nos.	TOWER FAR AREA	TOWER BALCONY AREA	MUMTY AREA	MACHINE ROOM / O.H.T AREA	TOTAL BUILTUP AREA
TOWER-24	5932.441	828.504	15.724	50.585	6827.254
TOWER-25	7210.4078	1006.726	15.724	50.585	8283.443
TOWER-26	7210.408	1006.726	15.724	50.585	8283.443
TOTAL	20353.256	2841.956	47.172	151.755	23394.139

STILT AREA CALCULATION

TOWER Nos.	STILT AREA
TOWER-24	619.466
TOWER-25	619.466
TOWER-26	619.466
TOTAL STILT AREA	1858.399

OPEN PARKING AREA CALCULATION

S.No	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1	R01	Rectangle	32.500	9.840	-	L x B	319.800	1	319.800
-			-	-	-	-	-	-	319.800
				STILT PARKING AREA					
TOWER -24									
STILT AREA (N)					=		619.466	SQ.M.	
STILT FLOOR (A.R.)(Y)					=		50.585	SQ.M.	
PARKING AREA ON STILT=(X-Y)					=		568.881	SQ.M.	
TOWER -25									
STILT AREA (N)					=		619.466	SQ.M.	
STILT FLOOR (A.R.)(Y)					=		50.585	SQ.M.	
PARKING AREA ON STILT=(X-Y)					=		568.881	SQ.M.	
TOWER-26									
STILT AREA (N)					=		619.466	SQ.M.	
STILT FLOOR (A.R.)(Y)					=		50.585	SQ.M.	
SERVICE AREA IN STILT (Z)					=		162.422	SQ.M.	
PARKING AREA ON STILT=(X-Y-Z)					=		406.459	SQ.M.	
TOTAL STILT PARKING AREA					=		1544.222	SQ.M.	

ESS AREA CALCULATION

TYPE	QUANTITY	SHAPE	FORMULA	DETAIL		CALCULATION EACH AREA IN SQ.M
COVERAGE (DEDUCTION)						
A	1	RECTANGLE	L x B	9.675	3.460	33.476
B	1	RECTANGLE	L x B	5.360	5.000	26.800
TOTAL (A)						60.276

U.G TANK AREA CALCULATION

TYPE	QUANTITY	SHAPE	FORMULA	DETAIL		CALCULATION EACH AREA IN SQ.M
COVERAGE (DEDUCTION)						
C	1	RECTANGLE	L x B	11.830	12.550	148.467
TOTAL (X)						148.467

S.T.P AREA CALCULATION

TYPE	QUANTITY	SHAPE	FORMULA	DETAIL		CALCULATION EACH AREA IN SQ.M
COVERAGE (DEDUCTION)						
D	1	RECTANGLE	L x B	11.250	26.875	302.344
TOTAL (X)						302.344

SERVICE AREA (LT PANEL) IN TOWER -26 STILT CALCULATION

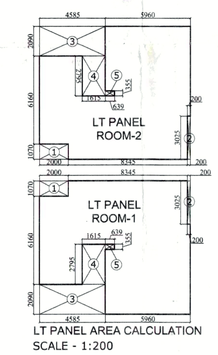
TYPE	QUANTITY	SHAPE	FORMULA	DETAIL		CALCULATION EACH AREA IN SQ.M
COVERAGE (ADDITION)						
ABCD	2	RECTANGLE	L x B	10.545	9.320	196.559
TOTAL						196.559
COVERAGE (DEDUCTION)						
1	2	RECTANGLE	L x B	2.000	1.070	4.280
2	2	RECTANGLE	L x B	0.200	3.025	1.210
3	2	RECTANGLE	L x B	4.585	2.060	19.160
4	2	RECTANGLE	L x B	1.615	2.795	9.026
5	2	RECTANGLE	L x B	0.639	0.355	0.454
TOTAL (X)						34.131
NET COVERED AREA = ABCD - (X)						162.422

UNITS & POPULATION STATEMENT ON PROPOSED SITE

S.NO	BUILDING TYPE	DISCRIPTIONS	TOTAL NOS OF APPARTMENT			POPULATIONS		CARPET AREA CALCULATIONS	
	TYPOLOGY	NO. OF FLOORS	NO OF FLOORS	NOS OF UNIT PER FLOOR	TOTAL UNITS IN TOWER	PERSON PER UNIT	MAIN POPULATIONS	UNIT CARPET AREA IN SQ. MT	TOTAL UNIT CARPET AREA IN SQ. MT.
1	3BHK (TYPE-A)	(1ST TO 9TH FLOOR)	9	4	36	5	180	59.770	2151.711
	2BHK (TYPE-B)		9	4	36	5	180	54.012	1944.448
	3BHK (TYPE-A)	(10TH TO 11TH FLOOR)	2	3	6	5	30	59.770	358.619
	2BHK (TYPE-B)		2	4	8	5	40	54.012	432.100
	3BHK (TYPE-A)	(12TH FLOOR)	1	2	2	5	10	59.770	119.540
	2BHK (TYPE-B)		1	4	4	5	20	54.012	216.050
2	3BHK (TYPE-A)	S+14	14	4	56	5	280	59.770	3347.195
	TOWER-25 2BHK (TYPE-B)	(APARTMENTS)	14	4	56	5	280	54.012	3024.697
3	3BHK (TYPE-A)	S+14	14	4	56	5	280	59.770	3347.195
	TOWER-26 2BHK (TYPE-B)	(APARTMENTS)	14	4	56	5	280	54.012	3024.697
	TOTAL				316	50	1580		17566.073 SQ. MT.
	TOTAL CARPET AREA IN SQ. FEET								189386.8098 SQ. FT.
	CARPET AREA PER ACRE								86304.479 SQ. FT. / ACRE

TOWER'S FAR DETAILED AREA STATEMENT IN SQ. MTR.

FLOORS	TOWER-24	TOWER-25	TOWER-26	TOTAL AREA ON FLOOR
STILT FLOOR	50.585	50.585	50.585	151.755
1ST FLOOR	511.416	511.416	511.416	1534.248
2ND FLOOR	511.416	511.416	511.416	1534.248
3RD FLOOR	511.416	511.416	511.416	1534.248
4TH FLOOR	511.416	511.416	511.416	1534.248
5th FLOOR	511.416	511.416	511.416	1534.248
6th FLOOR	511.416	511.416	511.416	1534.248
7th FLOOR	511.416	511.416	511.416	1534.248
8th FLOOR	511.416	511.416	511.416	1534.248
9th FLOOR	511.416	511.416	511.416	1534.248
10th FLOOR	447.869	511.416	511.416	1470.701
11th FLOOR	447.869	511.416	511.416	1470.701
12th FLOOR	383.375	511.416	511.416	1406.206
14th FLOOR		511.416	511.416	1022.832
15th FLOOR		511.416	511.416	1022.832
TOTAL AREA	5932.441	7210.408	7210.408	20353.256



LT PANEL AREA CALCULATION
SCALE - 1:200

PARKING SUMMARY		
TOTAL NO. OF APARTMENTS PROPOSED	=	316
PARKING REQUIRED @0.5 ECS PER DU	=	158 ECS
PARKING REQUIRED BY AREA		
ALREADY SANCTIONED OPEN PARKING AREA	=	12258.000 SQ.M.
PROPOSED OPEN PARKING AREA	=	319.800 SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS	=	13.904 ECS
	Say	14 ECS
PROPOSED STILT PARKING ARRA	=	1544.222 SQ.M.
TOTAL NOS. OF PARKING IN STILT AREA @ 28 SQ.M./ECS	=	55.151 ECS
	Say	55
TOTAL ECS PROVIDED	=	69 ECS
PARKING PROVIDED		
TOTAL NO. OF APARTMENTS PROPOSED	=	316
TWO WHEELER PARKING REQUIRED @1 PARKING PER DU	=	316
2 WHEELERS PROVIDED ON STILT OF PROPOSED TOWERS	=	291 NOs.
2 WHEELERS PROVIDED ON PROPOSED SITE	=	27 NOs.
TOTAL 2 WHEELERS PROVIDED	=	318 NOs.

PROJECT TITLE :-

PROPOSED ADDITION ALTERATION FOR AFFORDABLE GROUP HOUSING COLONY ON AREA MEASURING (5 ACRES + 1.03125+2.28125 = 8.3125 ACRES)FOR AN ADDITIONAL AREA MEASURING 2.28125 ACER (LICENCE NO.72 OF 2019 DATED 02.07.2019) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 6.03125 ACRES (LICENCE NO.12 OF 2014 DATED 10.06.2014) & LICENCE NO. 96 OF 2017 DATED 08.11.2017) TOTAL AREA 8.3125 ACRES IN SECTOR 104,GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PERFECT BUILDWELL PVT.LTD.AND OTHERS.

PRINCIPLE ARCHITECT

dfi DESIGN FORUM INTERNATIONAL

K-47 , KAILASH COLONY NEW DELHI-48

PHONE: 011 - 46556600 FAX : 46556601

OWNER'S SIGNATURE — For PERFECT BUILDWELL PRIVATE LIMITED — Director

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

DRAWING TITLE: SITE PLAN

N

SCALE : 1:400

DATE :

SHEET NO. 1