NURSERY SCHOOL BUILD
EXISTING NO CHANGE

Total Site Area 40873.185 Sqm (10.10 Acres)	
Proposed Area Description	
Total Site Area for Calculation	= 39003.540 Sqm (9.638 Acres)
Max Ground Coverage @ 35%	= 13651.239 Sqm
Max FAR @ 1.75	= 68256.195 Sqm
Max FAR @ 9% of site area as per GRIHA 3 Star Rating	= 3510.3186 Sqm
TOTAL FAR AVAILABLE - 68256.20+3510.32	= 71766.5136 Sqm
Parking Required	= @ 1.5 ECS/DU
Tower (1)	
1 Area at Ground Floor	= 245.636 x 1 = **245.636**
2 Area at First Floor	= 483.472 x 1 = **483.472**
3 Area at Typical Floor (Floor 2 to 18)	= 480.634 x 17 = 8170.778
(A) Total Area	= **8899.886**
Tower (2+4)	
1 Area at Ground Floor (For Tower 2)	= 341.941 x 1 = **341.941**
2 Area at Ground Floor (For Tower 2+4)	341.941 x 2 = **683.882**
3 Area at First Floor (For Tower 2)	= 483.197 x 1 = **483.197**
4 Area at First Floor (For Tower 2+4)	483.197 x 2 = **966.394**
5 Area at Typical Floor (Floor 2 to 19)	= 480.359 x 18 = 8646.462
6 Area at Typical Floor (For Tower 2+4)	8646.462 x 2 = 17292.924
(B) Total Area	9471.600 X 2 = **18943.200**
Tower (5)	
1 Area at Ground Floor	= 247.546 x 1 = **247.546**
2 Area at First Floor	= 483.472 x 1 = **483.472**
3 Area at Typical Floor (Floor 2 to 18)	= 480.634 x 17 = 8170.778
(C) Total Area	= **8901.796**
Tower (3)	
1 Area at Ground Floor	= 421.902 x 1 = **421.902**
2 Area at First Floor	= 568.968 x 1 = **568.968**
3 Area at Typical Floor (Floor 2 to 19)	= 566.816 x 18 = 10202.688
(D) Total Area	= **11193.558**
Tower (6+7)	
1 Area at Ground Floor (For Tower 6)	= 421.902 x 1 = **421.902**
2 Area at Ground Floor (For Tower 6+7)	421.902 x 2 = **843.804**
3 Area at First Floor (For Tower 6)	= 568.968 x 1 = **568.968**
4 Area at First Floor (For Tower 6+7)	568.968 x 2 = **1137.936**
5 Area at Typical Floor (Floor 2 to 17)	= 566.816 x 16 = 9069.056
6 Area at Typical Floor (For Tower 6+7)	9069.056 x 2 = 18138.112
(E) Total Area	= **20119.852**
EWS	
1 Area at Ground Floor	= 262.948 x 1 = 262.948
2 Area at Typical Floor	= 256.292 x 7 = 1794.045
3 Area at 8th Floor	= 121.951 x 1 = 121.951
(F) Total Area	= **2178.943**
SHOPPING	
1 Area at Ground Floor	= 191.265 x 1 = 191.265
(G) Total Area	= **191.265**
COMMUNITY BUILDING	
1 Area at Ground Floor	= 563.930 x 1 = **563.930**
2 Area at First Floor	= 528.990 x 1 = **528.990**
(H) Total Area	= **1092.920**

S.NO	FLOORS	ITEM	TOTAL COVD. AREA IN SQ.M.
1	G.FLOOR	TOWER - 1 TO 7	**2442.770**
		EWS	**262.948**
		SHOPPING	**191.265**
		COMMUNITY	**563.930**
2		TOTAL G.FLOOR (WITH IN FAR)	**3460.913**
	TOTAL GROUND COVERAGE AREA= 3460.913	(FAR)+STILT TOWERS+TOWER STAIR+TOWER ELEVATION FEATURE+EWS STAIR+SCHOOL GR. COV.(NON FAR)	SQ.M.
	= 3460.913 + 1799.528 +	265.755	SQ.M.
	=	**5526.196**	**SQ.M.**
3	TYPICAL FLOOR	TOWER - 1 TO 7	**65615.522**
4	TYPICAL FLOOR	EWS	**1794.045**
5	COMMUNITY BUILDING FIRST FLOOR	COMMUNITY BUILDING	**528.990**
6	8th FLOOR	EWS	**121.951**
7	**TOTAL AREA (FAR)**		**71521.421**

OPEN AREA CALCULATION

OPEN AREA REQUIRED=15% OF 40873.185 SQM (10.10 ACRES) = 6130.977 SQM
TOTAL OPEN AREA PROVIDED = 9265.125 SQM
= 22.66%
NOTE
PARKING(COVERED AND OPEN),OPEN SPACE OF THE ENTIRE PROJECT WILL BE AS PER THE ZONING APPROVED FOR THE TOTAL SITE AREA OF 9.638 ACRES

Area detail of Stilt parking	
Tower Name	Area in Sq.m.
Tower-1	319.093
Tower-2&4	440.544
Tower-3	218.154
Tower-5	316.789
Tower-6&7	436.308
Total Stilt parking Area =	1730.888

GROUND COVERAGE AREA DETAIL	
Particular	Area in Sq.m.
Tower-1 Area Under(FAR)	245.636
Tower-1 Stilt Area Under (NON FAR)	319.093
Tower Stair Area Under(NON FAR)&Tower Elevation Feature Area Under(NON FAR)	11.784
Total Ground Coverage Area Under Tower-1	**576.513**
Tower-2&4 Area Under(FAR)	683.882
Tower-2&4 Stilt Area Under(NON FAR)	440.544
Tower Stair Area Under(NON FAR)	23.048
Total Ground Coverage Area Under Tower-2&4	**1147.474**
Tower-5 Area Under(FAR)	247.546
Tower-5 Stilt Area Under(NON FAR)	316.789
Tower Stair Area Under(NON FAR)&Tower Elevation Feature Area Under(NON FAR)	16.334
Total Ground Coverage Area Under Tower-5	**580.669**
Tower-3 (FAR)	421.902
Tower-3 Stilt Area Under(NON FAR)	218.154
Total Ground Coverage Area Under Tower-3	**640.056**
Tower-6&7 (FAR)	843.804
Tower-6&7 Stilt Area Under(NON FAR)	436.308
Total Ground Coverage Area Under Tower-6&7	**1289.112**
EWS Area Under(FAR)	262.948
EWS Stair Area Under(NON FAR)	17.474
Total Ground Coverage Area Under EWS	**280.422**
Shopping Area Under(FAR)	**191.265**
Community Building Area Under(FAR)	**563.930**
Nursery School Area Under(NON FAR)	**265.755**
TOTAL GROUND COVERAGE AREA=	**5526.196**

DENSITY CALCULATION

DENSITY PERMISSIBLE = 300 ppa		
TOTAL DENSITY PERMISSIBLE	= 300 x 9.638	= 2891.40
PROPOSED DENSITY CALCULATION		
MAIN DWELLING UNIT (85%)		= 520
SERVICE PERSONNEL (10%)		= 52
EWS	612 = 15%	= 92
TOTAL POPULATION		
MAIN D.U.	= 520 x 5	= 2600
SERVICE PERSONNEL	= 52 x 2	= 104
EWS	= 92 x 2	= 184
TOTAL POPULATION	= 2888 / 9.638	= 2888
DENSITY ACHIEVED		= 299.61
PERMISSIBLE TOTAL NO Dus		= 612
EWS	= 15%	= 92

Detail of no. of Flats	
Particular	No.of Flats
Tower-1	73
Tower-2	78
Tower-3	78
Tower-4	78
Tower-5	73
Tower-6	70
Tower-7	70
TOTAL	520

EWS Unit Detail	
Particular	Unit
Ground Floor	11
Typical Floor	77
8th Floor	4
TOTAL	92

FAR AREA DETAIL	
Particular	Area in Sq.m.
Tower-1	8899.886
Tower-2	9471.600
Tower-3	11193.558
Tower-4	9471.600
Tower-5	8901.796
Tower-6	10059.926
Tower-7	10059.926
EWS	2178.943
SHOPPING	191.265
COMMUNITY BUILDING	1092.920

Building

PERMISSIBLE PARKING AREA DETAILS				TOTAL
CAR PARKING PERMISSIBLE (@1.5 ECS)	520	x	1.50 =	780 CARS
COVERED PARKING PERMISSIBLE (@75%OF ECS)	780	x	0.75 =	586 CARS
OPEN PARKING PERMISSIBLE (@25 SQ.M)	2275	/	25 =	91 CARS
STILT PARKING PERMISSIBLE (@30 SQ.M)	1730.888	/	30 =	58 CARS
BASEMENT PARKING PERMISSIBLE (@35 SQ.M)	31056.79 - 2209.73 - 746.18 = 28100.88	/	35 =	803 CARS
EWS PARKING PERMISSIBLE 5% OF TOTAL PARKING	780	/100	5 =	39 CARS

BASEMENT AREA & PARKING DETAILS

ITEM	BASEMENT AREA	BASEMENT SERVICE AREA	BASEMENT STAIR AREA	BASEMENT PARKING AREA	BASEMENT PARKING PERMISSIBLE	BASEMENT PARKING PROVIDED
FIRST BASEMENT	31056.79	2209.73	746.18	28100.88	803	803
TOTAL	**31056.79**	**2209.73**	**746.18**	**28100.88**	**803**	**803**

PROPOSED PARKING AREA DETAILS

ITEM	OPEN PARKING PROPOSED NO.S	STILT PARKING PROPOSED NO.S	BASEMENT PARKING PROPOSED NO.S	EWS PARKING PROPOSED NO.S
1	91 CARS NO.S	56 CARS NO.S	803 CARS NO.S	39 CARS NO.S
TOTAL PARKING			**950 CARS NO.S**	

Proposed Area Description For Nursery School		
Total Site Area for Calculation	=	809 SQ.M.
Max Ground Coverage @ 33.33%	=	269.67 SQ.M.
Max FAR @ 1.00	=	809 SQ.M.

THERE IS NO CHANGE IN THE SUPERSTRUCTURE OF TOWERS ONLY INTERNAL CHANGES IN THE FLATS. THE SUPERSTRUCTURE IS AS PER FIRE FIGHTING SCHEME VIDE LETTER NO. DFS/SF/2018/920/50199 DATED: 17.05.18

NOTE:- There is No Change in the superstructure of towers only internal Changes in the flats. the superstructure is already constructed as per approved fire fighting scheme vide letter No. 50199 dated 17.05.18

N

SCALE : 1:400
DATE: 14/03/2020
DRAWN: VIKOO
CHKD.: RASHID

PROJECT:
REVISED BUILDING PLAN OF GROUP HOUSING COLONY FOR AREA MEASURING 10.10 ACRES (LICENCE NO.:22 OF 2012 DATED 27.03.2012) IN SECTOR-79 & 79B, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SH JAGDISH KHATTAR & OTHERS IN COLLABORATION WITH M/S BESTECH INDIA PVT. LTD.

DRG. TITLE:
SITE PLAN

ARCHITECTS:
Chapman Taylor India LLP.
INTERNATIONAL ARCHITECTS I MASTERPLANNERS I DESIGNERS
A 1/54 Lower Ground Floor Safdarjung Enclave
New Delhi - 110029
Tel: + 91 - 11 - 26173973
Fax: + 91 - 11 - 26197974

ARCHITECTS SIGN.

Sapna Kumar
Lic. No. CA/2001/20001
A1/54, Lower Ground Floor
Safdarjung Enclave,
New Delhi - 110029

"PROVISIONAL APPROVED BUILDING PLAN"
Purpose of Inviting Objections from the general public
Authority
Director
Town & Country Planning, Haryana, Chandigarh

DINESH KUMAR
Sr. (HQ)

Deputy Director (HT)
For Director Town & Country Planning Service
Member B.P.C.

ZONING LINE
BASEMENT LINE

01