

Checked and found ok for Public Health
(Internal) Service only subject to comments in
in forwarding letter No. ACE(HQ).....D/347/2,
132-6e1
Additional Chief Engineer (HQ)
HSVP, Panchajanya

DDT HQ
Member
BPAC

J.D. P.A. A.T.P.

AREA STATEMENT			
TOTAL PLOT AREA	6.4000 ACRES	25899.8400 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 4% OF 6.40 ACRE	0.2560 ACRES	1035.9536 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 96% OF 6.40 ACRE	6.1440 ACRES	24863.8864 SQ. MTRS.	
PERMISSIBLE/REQUIRED		PROPOSED	
COMMERCIAL PLOT AREA		0.2560 ACRES	
PERMISSIBLE FAR ON COMMERCIAL		1035.9536 SQ. MTRS.	
COMMERCIAL COVERED AREA		1812.9888 SQ. MTRS.	1.866
IBGC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		124.319 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		1937.3080 SQ. MTRS.	
REMAINING PLOT AREA FOR RESIDENTIAL		6.144 ACRES	
PERMISSIBLE FAR ON RESIDENTIAL		24863.8864 SQ. MTRS.	
COVERED AREA FOR RESIDENTIAL		55943.6544 SQ. MTRS.	2.369
IBGC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		2983.8616 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		58927.5160 SQ. MTRS.	
GROUND AREA			7475.92 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			7475.92 SQ. MTRS.
GROUND COVERAGE + RESIDENTIAL GROUND			SQ. MTRS. (GROUND
COMMERCIAL AREA + AANGANWADI AREA + LT. ROOM)		12949.9200 SQ. MTRS.	9410.68
TOTAL BUILTUP AREA = FAR + COMMERCIAL +			36.3 %
AANGANWADI + COMMUNITY + MUMTY + LT. ROOM			74642.400 SQ. MTRS.
NO. OF UNITS		922-1105	PPA
OCCUPANCY PER DWELLING UNIT		8	924 UNITS
TOTAL POPULATION		4609-5528 PERSONS	PERSON PER UNIT
DENSITY		760-900 PPA	4620 PERSONS
GREEN AREA		15% OF THE PLOT	15.032 % OF THE PLOT
CAR PARKING		3884.976 SQ. MTRS.	3893.250 SQ. MTRS.
TWO WHEELER PARKING REQUIRED		0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	1306 TWO WHEELERS
TOTAL CAR PARKING SPACE		1 PER DWELLING UNIT	653 ECS
TOTAL AREA FOR PARKING		924 TWO WHEELERS	15042.000 SQ. MTRS.
CHARGEABLE ECS PARKING		462 ECS	152 ECS
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	195.000 SQ. MTRS.
1 NO. OF COMMUNITY HALL		185.810 SQ. MTRS.	195.000 "

PROPOSED AREA FOR HOUSING													
S.NO.	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR FAR	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NO OF FLOORS	TYPICAL FLOOR FAR	TOTAL FAR AREA (Typical floor)	GROUND COVERAGE	MUNITY NON FAR AREA
1	1	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
2	2	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
3	3	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
4	4	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
5	5	(S+14)	1st To 14th	14	10	140	140	46.23	586.39	14	7117.46	7163.69	872.49
6	6	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
7	7	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
8	8	(S+14)	1st To 14th	14	8	112	112	52.03	544.11	14	7617.54	7669.57	995.83
TOTAL					924	112	112	52.03	544.11	14	58908.82	7595.05	404.64

PROPOSED AREA FOR COMMERCIAL									
S.NO.	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA
1	COMMERCIAL	1325.63	1325.63	(G+1) 2	1933.30	1325.63	10.20		50.27
2	TOTAL	1933.30	1325.63		1933.30	1325.63		50.27	1983.57
3	AANGANWADI OR CRECHE NON FAR AREA				195.00	195.00		195.000	195.000
4	COMMUNITY HALL NON FAR AREA				195.00	195.00		195.000	195.000
TOTAL		1715.63	390.00		1715.63	390.00		50.27	2373.57

MEP CONSULTANT
OD&C
ONE DESIGN & CONSULTANTS
A-174, SECTOR-83
NOIDA, UTTAR PRADESH
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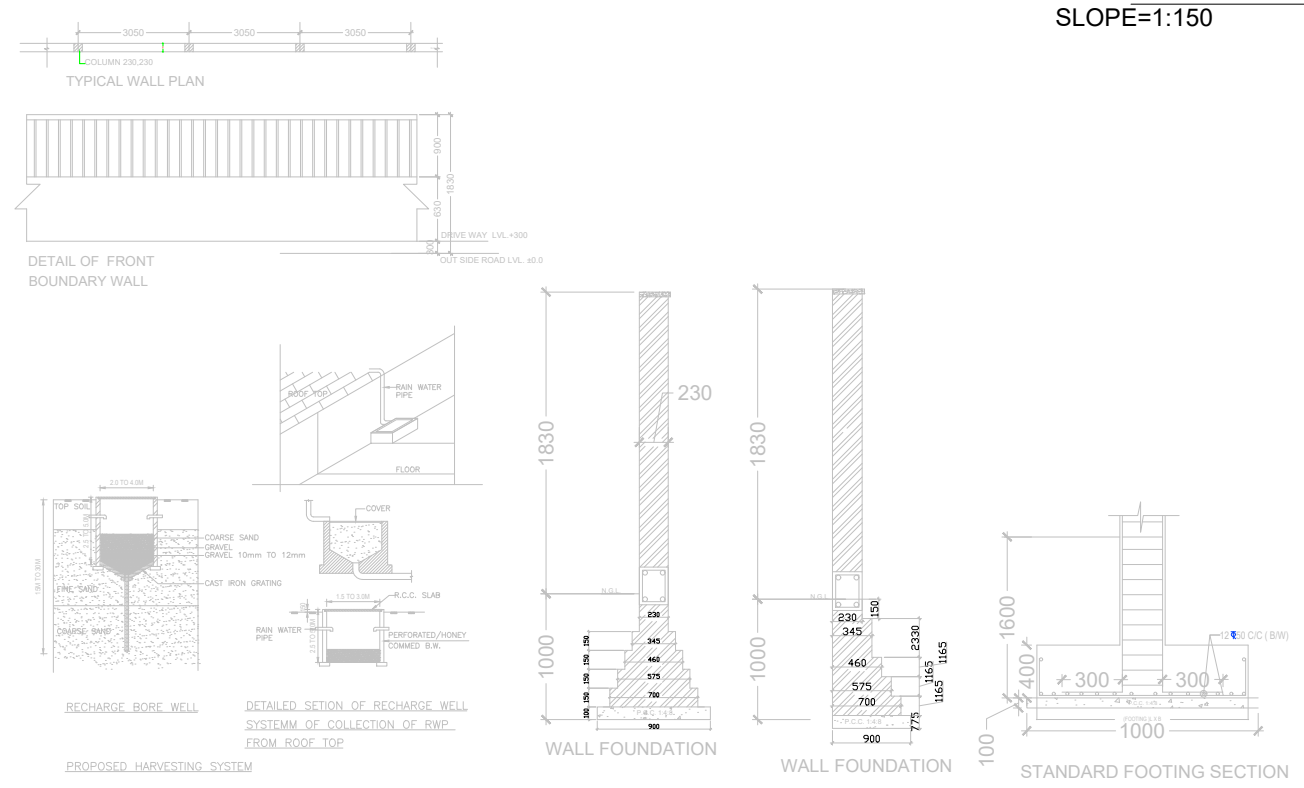
CLIENT:- M/S GLS INFRAPROJECTS PVT. LTD.

PROJECT :-
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP
HOUSING COLONY OVER AN AREA MEASURING 6.40 ACRES
(LICENCE NO.-35 OF 2021 DATED 12-07-2021) IN THE
REVENUE ESTATE OF VILLAGE BADHA, SECTOR-86,
GURUGRAM BEING DEVELOPED BY S.M. BUILDCON PVT. LTD.,
SH. ROHTASH SINGH S/O SH. KANHAIYA LAL, SEEMA D/O SH.
SOHAN SINGH IN COLLABORATION WITH GLS
INFRAPROJECTS PVT. LTD.

ARCHITECTS		DRAWING NAME	
ROAD LAYOUT		DRAWING NO.:- ODC-SP-SL-102	
DATE:-		06-09-2021	
DRAWING BY:-		S. K.	
SCALE:		A0@1:300	
STATUS:		SUBMISSION DRAWING	
APPLICANT'S SIGN.		ARCHITECT'S SIGN	



UNIT SUMMARY				
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	BALCONY AREA
1	TOWER-1	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
2	TOWER-2	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
3	TOWER-3	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
4	TOWER-4	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
5	TOWER-5	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
6	TOWER-6	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
7	TOWER-7	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06
8	TOWER-8	TYPE-1	52	39.06
		TYPE-2	52	39.06
		TYPE-1P	4	39.06
		TYPE-2P	4	39.06



NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH
QUAKE RESISTENCE.
ALL DIMENSIONS ARE IN MILLIMETERS