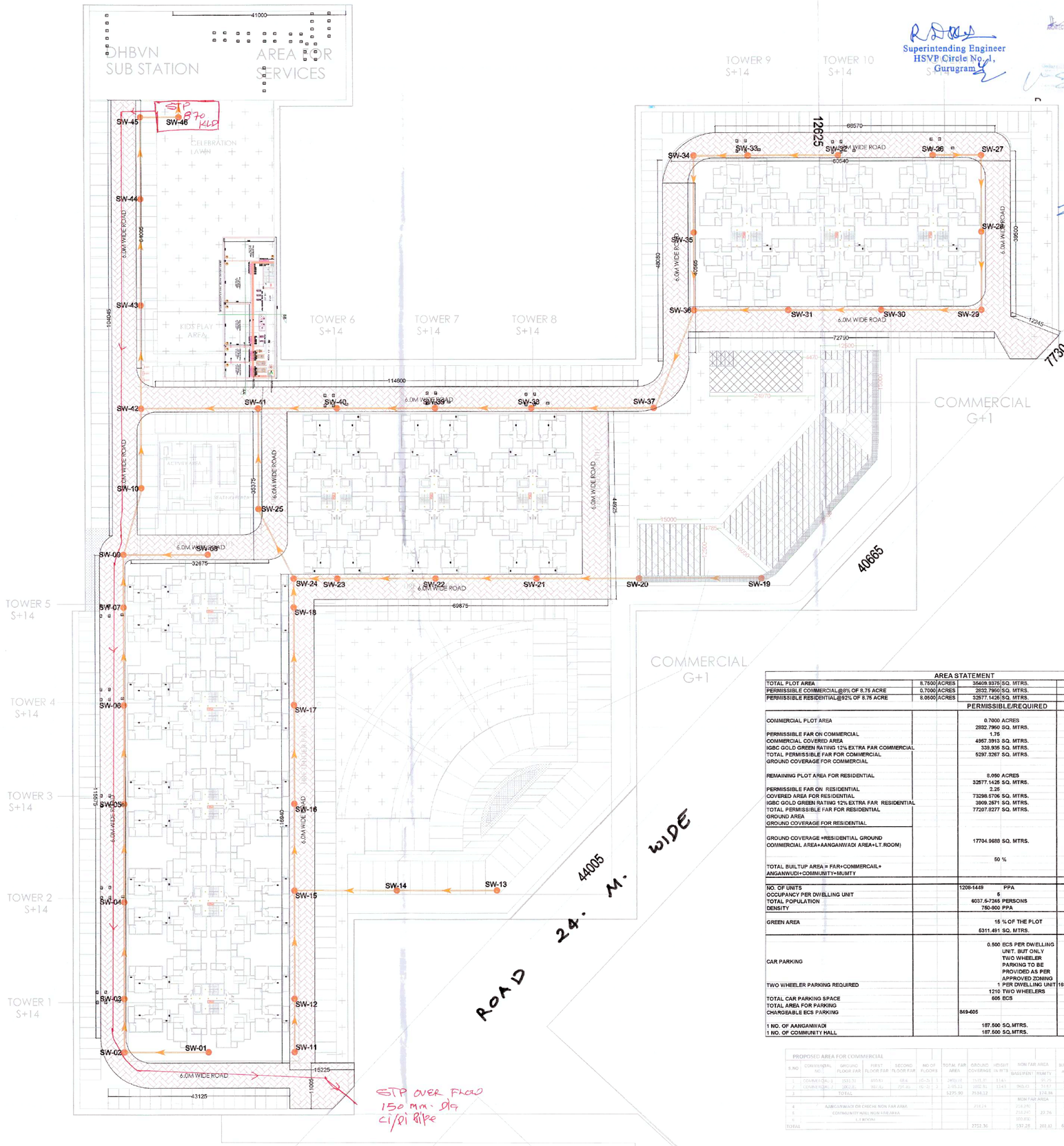

Superintending Engineer
HSVP Circle No. I,
Gurugram

For Service Plan Estimate only

Executive Engineer
HSVP Division No. V
Gurugram

AREA STATEMENT					
TOTAL PLOT AREA	8.7500	ACRES	35409.9375	SQ. MTRS.	
PERMISSIBLE COMMERCIAL@8% OF 8.75 ACRE	0.7000	ACRES	2832.7950	SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@92% OF 8.75 ACRE	8.0500	ACRES	32577.1425	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPSOED
COMMERCIAL PLOT AREA			0.7000 ACRES 2832.7950 SQ. MTRS.		
PERMISSIBLE FAR ON COMMERCIAL			1.75		1.862
COMMERCIAL COVERED AREA			4957.3913 SQ. MTRS.		5275.9000 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL			339.936 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL			5297.3267 SQ. MTRS.		
GROUND COVERAGE FOR COMMERCIAL					2515.920 SQ. MTRS. 60.75 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL			8.050 ACRES 32577.1425 SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL			2.25		2.370
COVERED AREA FOR RESIDENTIAL			73298.5706 SQ. MTRS.		77192.060 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL			3909.2671 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL			77207.8277 SQ. MTRS.		
GROUND AREA					9250.59 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL					9250.59 SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA+LT.ROOM)			17704.9688 SQ. MTRS.		SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA) 12085.55
			50 %		34.1 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY					94038.620 SQ. MTRS.
NO. OF UNITS			1208-1449 PPA		1210 UNITS
OCCUPANCY PER DWELLING UNIT			5		5 PERSON PER UNIT
TOTAL POPULATION			6037.5-7245 PERSONS		6050 PERSONS
DENSITY			750-800 PPA		751.563 PPA
GREEN AREA			15 % OF THE PLOT 5311.491 SQ. MTRS.		20.235 % OF THE PLOT 7165.360 SQ. MTRS.
CAR PARKING			0.500 ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
TWO WHEELER PARKING REQUIRED			1 PER DWELLING UNIT 1210 TWO WHEELERS		1698 TWO WHEELERS
TOTAL CAR PARKING SPACE			605 ECS		849 ECS
TOTAL AREA FOR PARKING					23500.000 SQ. MTRS.
CHARGEABLE ECS PARKING			849-605		244.000 ECS
1 NO. OF AANGANWADI			187.500 SQ.MTRS.		218.240 SQ.MTRS.
1 NO. OF COMMUNITY HALL			187.500 SQ.MTRS.		218.240

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO	GROUND FLOOR FAR	FIRST FLOOR FAR	SECOND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA BASEMENT	NON FAR AREA MUMTY	BUILTUP AREA
1	COMMERCIAL-1	1551.31	1551.31	1551.31	(G+3)	4653.93	1551.31	13.45		931.25	5585.18
2	COMMERCIAL-2	1000.31	951.32	795.45	(G+3)	2746.12	1000.31	13.45	960.43	951.57	3697.69
3	TOTAL					5275.90	2551.62			1724.84	
									NON FAR AREA		
4	AANGANWADI OR CRECHE NON FAR AREA						218.24		218.240		218.240
5	COMMUNITY HALL NON FAR AREA								218.240	27.76	246.000
6	L.T ROOM								300.846		300.846
TOTAL							2772.36		737.28	203.32	6975.73

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(Approved Typical Floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	(S+14)	1st To 14th	14	8	112	1344	2626.20	537.928	7529.192	10552.31	686.89	44.70	50.20	10602.40
2	2	(S+14)	1st To 14th	14	8	112	1344	2626.20	537.928	7529.192	10552.31	686.89	44.70	50.20	10602.40
3	3	(S+14)	1st To 14th	14	8	112	1344	55.20	537.928	7529.192	7584.41	686.89	44.70	55.20	7639.61
4	4	(S+14)	1st To 14th	14	8	112	1344	55.20	537.928	7529.192	7584.41	686.89	44.70	55.20	7639.61
5	5	(S+14)	1st, 2, 3rd, 10th, 11, 12th	6	8	72	432	56.20	537.928 806.77	4837.572 2043.85	4893.62	686.89	44.70	56.20	4949.82
6	6	(S+14)	1st To 13th	13	8	104	832	55.20	537.928 806.77	6997.504 2043.85	7096.32	686.89	44.70	55.20	7151.52
7	7	(S+14)	1st To 13th	13	6	78	468	54.20	537.928 806.77	6997.504 1209.93	7096.32	686.89	44.70	55.20	7151.52
8	8	(S+14)	1st To 13th	13	8	104	832	55.20	537.928 806.77	6997.504 2043.85	7096.32	686.89	44.70	55.20	7151.52
9	9	(S+14)	1st To 13th	13	8	104	832	52.54	525.78 806.77	6835.14 2043.85	7052.92	718.49	44.70	52.54	7105.62
10	10	(S+14)	1st To 13th	13	8	104	832	52.54	525.78 806.77	6835.14 2043.85	7052.92	718.49	44.70	52.54	7105.62
11	11	(S+14)	1st To 13th	13	8	104	832	52.54	525.78 806.77	6835.14 2043.85	7052.92	718.49	44.70	52.54	7105.62
TOTAL						1210				77192.05	9250.59			510.22	9760.81

S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE	
02	SEWER MANHOLE	

MEP CONSULTANTS

ONE DESIGN & CONSULTANTS
A-174, SECTOR-83
NOIDA, UTTAR PRADESH
web mail : info@onedesignconsultant.com

CLIENT:- HCBS DEVELOPMENTS LTD

PROJECT : -

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 8.75 ACRE(LICENCE NO.2 OF 2020 DATED.) IN SECTOR-103 GURUGRAM.
BEING DEVELOPED BY CARE REAL TECH PVT. LTD. IN COLLABORATION WITH HCBS DEVELOPMENTS LTD.

ARCHITECTS

Pinnacle Architects Pvt Ltd.
938 , SECTOR 14 , GURGAON
HARYANA

SCALE : 1:100

DRAWING NAME
SITE PLAN
SEWERAGE LAYOUT

ONE DESIGN AND CONSULTANTS
FIRE FIGHTING / FIRE ALARM
VENTILATION / ELECTRICAL CONSULTANT

DRAWING NO. ODC-SP-SL-03

N

APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGN