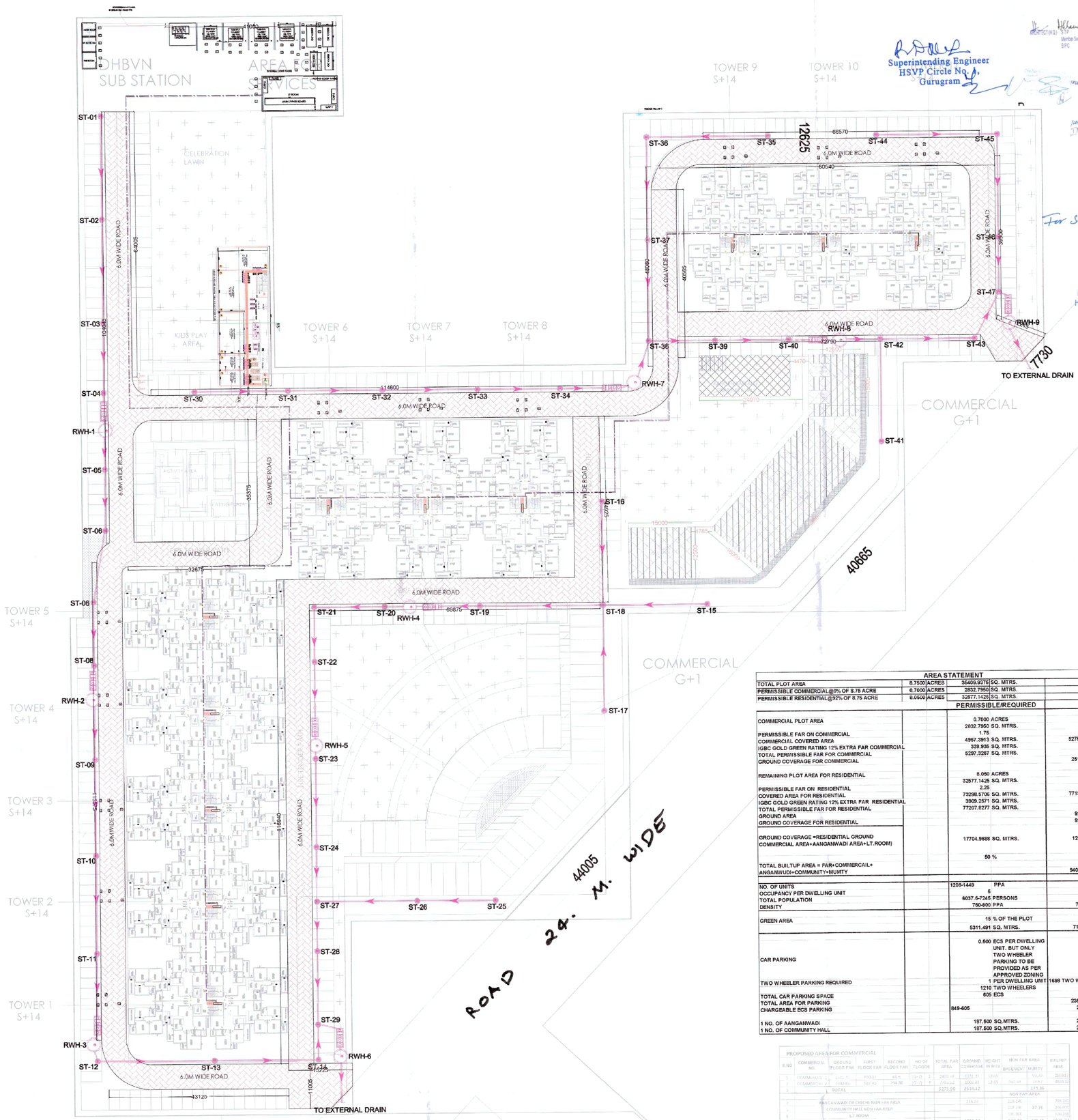



Superintending Engineer
HSVP Circle No. A,
Gurugram

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<br>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 | 339.935 SQ. MTRS. | |
| TOTAL PERMISSIBLE FAR FOR COMMERCIAL | 5297.3267 SQ. MTRS. | |
| GROUND COVERAGE FOR COMMERCIAL | | 2515.920 SQ. MTRS.<br>50.75 % (COVERAGE) |
| REMAINING PLOT AREA FOR RESIDENTIAL | 8.050 ACRES<br>32577.1425 SQ. MTRS. | |
| PERMISSIBLE FAR ON RESIDENTIAL | 2.25 | 2.370 |
| COVERED AREA FOR RESIDENTIAL | 73298.5706 SQ. MTRS. | 77152.000 SQ. MTRS. |
| IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL | 3909.2571 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. | 5Q. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA) 12085.55 |
| | 50 % | 34.1 % |
| TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNTY+MUMTY | | 94038.620 SQ. MTRS. |
| NO. OF UNITS | 1208-1449 PPA | 1210 UNITS |
| OCCUPANCY PER DWELLING UNIT | 6 | 5 PERSON PER UNIT |
| TOTAL POPULATION | 6037.5-7245 PERSONS | 6050 PERSONS |
| DENSITY | 750-900 PPA | 751.553 PPA |
| GREEN AREA | 15 % OF THE PLOT<br>5311.491 SQ. MTRS. | 20.236 % OF THE PLOT<br>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<br>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 |

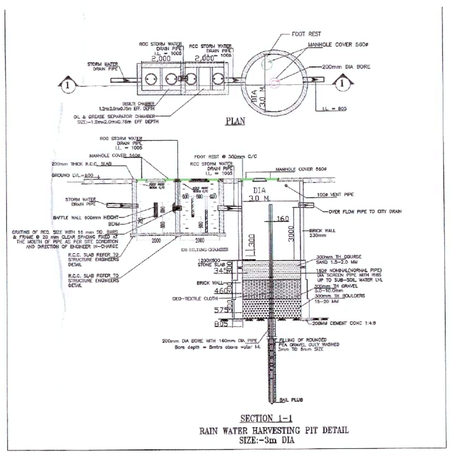
PROPOSED AREA FOR COMMERCIAL

| 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 | 1121.71 | 890.87 | 48.4 | (G+2) | 2059.18 | 1531.81 | 18.65 | | 99.49 | 2059.57 |
| 2 | COMMERCIAL 2 | 1132.81 | 987.49 | 294.86 | (G+2) | 2415.16 | 1202.81 | 18.65 | 760.44 | 24.57 | 3200.13 |
| 3 | TOTAL | | | | | 4275.00 | 2534.12 | | | 124.06 | |
| | | | | | | | | | NON FAR AREA | | |
| 4 | ANGANWADI OR CRECHE NON FAR AREA | | | | | 218.24 | | | 218.240 | | 218.240 |
| 5 | COMMUNITY HALL NON FAR AREA | | | | | | | | 218.240 | 27.76 | 246.000 |
| 6 | LT ROOM | | | | | | | | 100.301 | | 100.301 |
| TOTAL | | | | | | 2752.36 | | | 537.28 | 332.12 | 3575.73 |

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(ground floor+ typical floor) | GROUND COVERAGE | HEIGHT IN MTS | MUMTY NON FAR AREA | BUILTUP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | (G+14) | 1st To 14th | 8 | 112 | 112 | 55.20 | 537.508 | 7525.112 | 7580.32 | 886.83 | 44.10 | 59.20 | 8439.40 |
| 2 | 2 | (G+14) | 1st To 14th | 8 | 112 | 112 | 55.20 | 537.508 | 7525.112 | 7580.32 | 886.83 | 44.10 | 59.20 | 8439.40 |
| 3 | 3 | (G+14) | 1st To 14th | 8 | 112 | 112 | 55.20 | 537.508 | 7525.112 | 7580.32 | 886.83 | 44.10 | 59.20 | 8439.40 |
| 4 | 4 | (G+14) | 1st To 14th | 8 | 112 | 112 | 55.20 | 537.508 | 7525.112 | 7580.32 | 886.83 | 44.10 | 59.20 | 8439.40 |
| 5 | 5 | (G+14) | 1st To 9th, 20th To 14th | 6 | 72 | 144 | 55.20 | 537.508 | 4515.672 | 4570.87 | 886.83 | 44.10 | 59.20 | 5130.07 |
| 6 | 6 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 55.20 | 537.508 | 3492.802 | 3548.00 | 886.83 | 44.10 | 59.20 | 3983.46 |
| 7 | 7 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 55.20 | 537.508 | 3492.802 | 3548.00 | 886.83 | 44.10 | 59.20 | 3983.46 |
| 8 | 8 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 55.20 | 537.508 | 3492.802 | 3548.00 | 886.83 | 44.10 | 59.20 | 3983.46 |
| 9 | 9 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 55.20 | 537.508 | 3492.802 | 3548.00 | 886.83 | 44.10 | 59.20 | 3983.46 |
| 10 | 10 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 54.54 | 525.90 | 3416.02 | 3470.57 | 886.83 | 44.10 | 54.54 | 3925.11 |
| 11 | 11 | (G+14) | 1st To 13th, 24th | 5 | 65 | 130 | 54.54 | 525.90 | 3416.02 | 3470.57 | 886.83 | 44.10 | 54.54 | 3925.11 |
| TOTAL | | | | | | 1210 | | | 77152.05 | 77350.59 | | | 599.22 | 87972.84 |

| S.N. | PLUMBING LEGENDS:- | |
|---|---|---|
| 01 | STORM LINE | |
| 02 | STORM MANHOLE | |
| 03 | DE-SILTING CHAMBER (2000X1200) | DSC |
| 04 | OIL GREASE SEPARATOR (2000X1200) | OGS |
| 05 | RECHARGE PIT (3000Ø) | RWH |
| 06 | CATCH BASIN | CB |




N

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

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

SCALE :

DRAWING NAME

SITE PLAN
STORM WATER LAYOUT

For ONE DESIGN AND CONSULTANTS
FIRE FIGHTING / FIRE ALARM
MEP CONSULTANT

DRAWING NO. ODC-SP-SWL-02

APPLICANT'S SIGN.

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

ARCHITECT'S SIGN