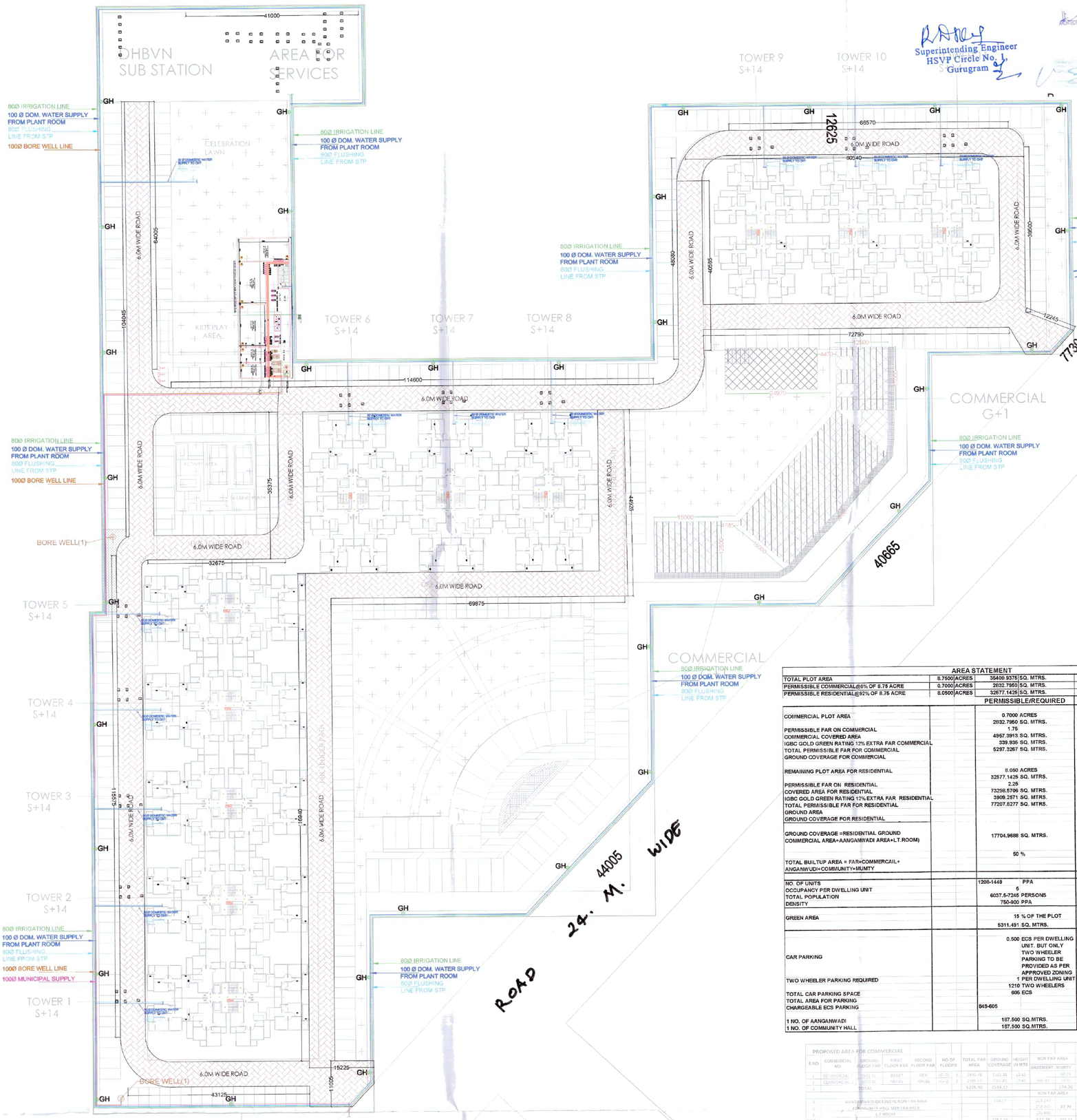

AREA STATEMENT					
TOTAL PLOT AREA	8.7500	ACRES	35409.9375	SQ. MTRS.	
PERMISSIBLE COMMERCIAL@8% OF 8.75 ACRE	0.7000	ACRES	2832.7950	SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@92% OF 8.75 ACRE	8.0500	ACRES	32577.1425	SQ. MTRS.	

	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	339.935 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	5297.3267 SQ. MTRS.	
GROUND COVERAGE FOR COMMERCIAL		2515.920 SQ. MTRS. 50.75 % (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.	77192.050 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL	3909.2571 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	77207.6277 SQ. MTRS.	
GROUND AREA		9250.59 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL		9250.59 SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA+L.T.ROOM)	17704.9688 SQ. MTRS.	SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA) 12065.55
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY	50 %	34.1 % 94038.620 SQ. MTRS.
NO. OF UNITS	1206-1449 PPA	1210 UNITS
OCCUPANCY PER DWELLING UNIT	5	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 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	1699 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	1951.19	1951.19	1951.19	3	5853.57	1951.19	13.40		95.25	5948.82
2	COMMERCIAL	2325.32	2325.32	2325.32	3	6975.96	2325.32	13.40		174.31	7150.27
	TOTAL					12829.53	4276.51			269.56	13099.09
									NON FAR AREA		
4	AANGANWADI CHECHE NON / FAR AREA					218.24			218.24		218.240
5	COMMUNITY HALL NON FAR AREA								218.240	27.76	246.000
6	L.T ROOM								292.992		292.992
TOTAL						2752.36			537.48	292.32	3029.72

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(typical floor)	GROUND COVERAGE	HEIGHT IN MTS.	MUMTY NON FAR AREA	BUILTUP AREA
1	1	15+1=S	1st To 14th	14	8	112	112	55.20	537.508	6225.112	1940.31	896.85	44.70	55.20	8422.82
2	2	15+1=S	1st To 14th	14	8	112	112	55.20	537.508	6225.112	1940.31	896.85	44.70	55.20	8422.82
3	3	15+1=S	1st To 14th	14	8	112	112	55.20	537.508	6225.112	1940.31	896.85	44.70	55.20	8422.82
4	4	15+1=S	1st To 14th	14	8	112	112	55.20	537.508	6225.112	1940.31	896.85	44.70	55.20	8422.82
5	5	15+1=S	1st To 14th	14	8	112	112	55.20	537.508	6225.112	1940.31	896.85	44.70	55.20	8422.82
6	6	15+1=S	1st To 14th	13	8	104	104	55.20	537.508	6987.602	1814.07	896.85	44.70	55.20	7878.75
			15th	1	6	6			409.77	409.77					
7	7	15+1=S	1st To 14th	13	8	104	104	55.20	537.508	6987.602	1814.07	896.85	44.70	55.20	8330.46
			15th	1	6	6			409.77	409.77					
8	8	15+1=S	1st To 14th	13	8	104	104	55.20	537.508	6987.602	1814.07	896.85	44.70	55.20	8330.46
			15th	1	6	6			409.77	409.77					
9	9	15+1=S	1st To 13th	13	8	104	140	52.54	525.93	6834.7	1515.02	718.69	44.70	52.54	6686.05
			14th	1	6	6			525.78	525.78					
10	10	15+1=S	1st To 13th	12	8	104	140	52.54	525.93	6834.7	1515.02	718.69	44.70	52.54	6686.05
			14th		6	6			525.78	525.78					
11	11	15+1=S	1st To 13th	11	8	104	140	52.54	525.93	6834.7	1515.02	718.69	44.70	52.54	6686.05
			14th		6	6			525.78	525.78					
	TOTAL					1210				77192.05	9250.59		559.22	93041.86

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 :

DRAWING NAME

SITE PLAN
WATER SUPPLY LAYOUT

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

DRAWING NO. ODC-SP-WSL-04

APPLICANT'S SIGN.

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

ARCHITECT'S SIGN

S.N.	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	FLUSHING WATER SUPPLY	
03	BORE WELL & MUNCIPAL LINE	
04	IRRIGATION LINE	
05	GARDEN HYDRANT	GH

GH TO GH 30 M DISTANCE

N