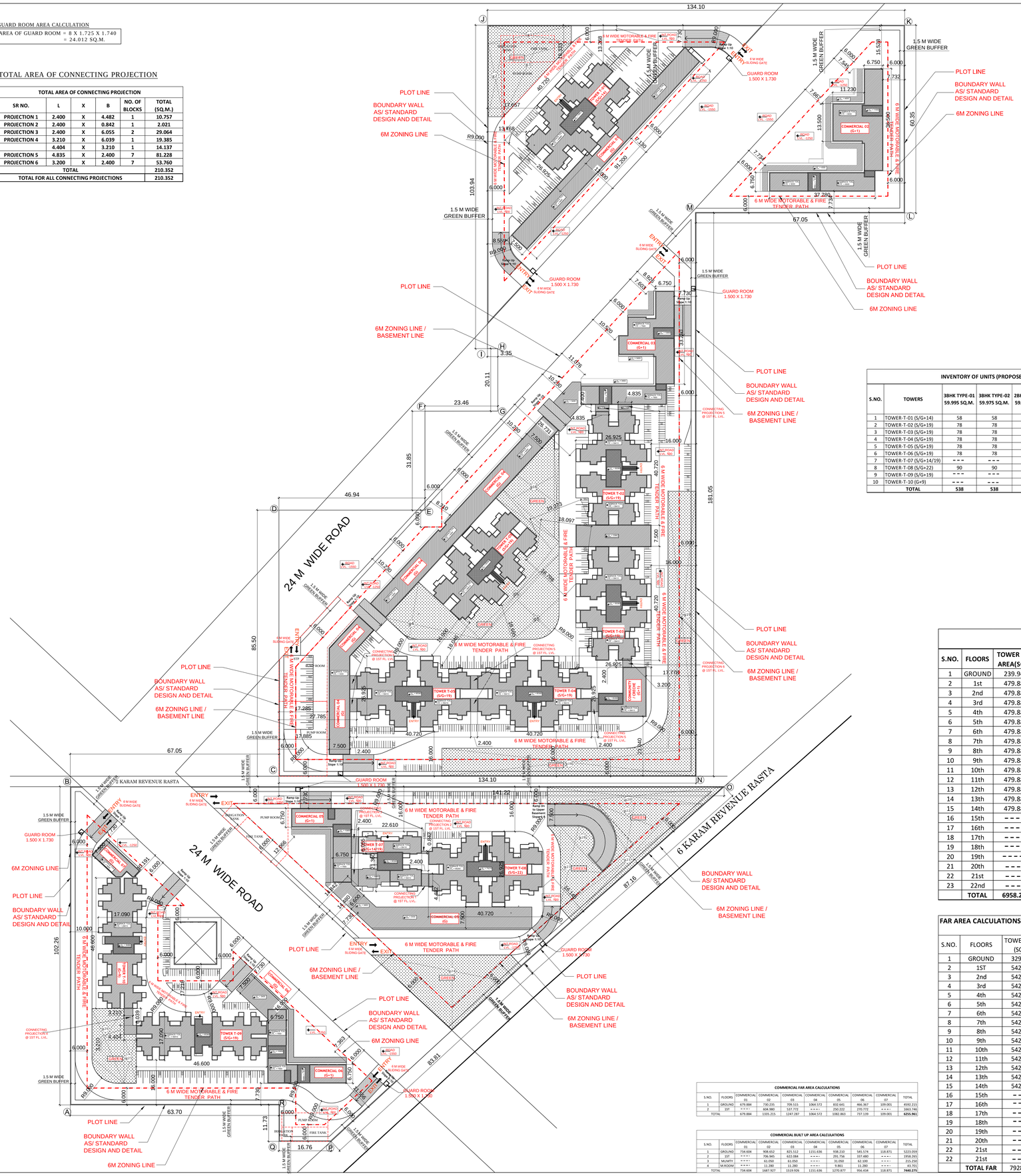
GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 8 X 1.725 X 1.740
= 24.012 SQ.M.

TOTAL AREA OF CONNECTING PROJECTION

TOTAL AREA OF CONNECTING PROJECTION					
SR NO.	L	X	B	NO. OF BLOCKS	TOTAL (SQ.M.)
PROJECTION 1	2.400	X	4.482	1	10.757
PROJECTION 2	2.400	X	0.842	1	2.021
PROJECTION 3	2.400	X	6.055	2	29.064
PROJECTION 4	3.210	X	6.039	1	19.385
	4.404	X	3.210	1	14.137
PROJECTION 5	4.835	X	2.400	7	81.228
PROJECTION 6	3.200	X	2.400	7	53.760
TOTAL					210.352
TOTAL FOR ALL CONNECTING PROJECTIONS					210.352



AREA SUMMERY			
	ACRES	SQ.M.	
PLOT AREA (A)	10.44375	42264.290	
TOTAL PLOT AREA FOR FAR	10.44375	42264.290	
PERMISSIBLE COMMERCIAL AREA@ 8.0% PLOT AREA	0.83550	3381.143	
BALANCE PLOT AREA FOR RESIDENCIAL	9.60825	38883.147	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	21132.145	
PROPOSED GROUND COVERAGE	27.325%	11548.904	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	87487.080	
EXTRA FAR FOR GREEN BUILDING @	12.00%	4665.978	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	92153.057	
PROPOSED FAR	236.918%	92150.729	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	5917.001	
EXTRA FAR FOR GREEN BUILDING @	12.00%	405.737	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	6322.738	
PROPOSED FAR FOR COMMERCIAL	185.025%	6255.961	
PROPOSED BUILT UP AREA	149394.744		
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	7206	750 TO 900 PPA
PERMISSIBLE DU'S		1441.2375	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	8647	
PERMISSIBLE DU'S		1729	MAX.
PROPOSED DENSITY	1505X5	7525	PERSON
ACHIVED DENSITY	7525/9.60825	783.181	PPA.
PROPOSED Dus		1505	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		1505	NOS
PROPOSED TWO WHEELER PARKING		1550	NOS
REQUIRED ECS	1505/2	752.5	ECS
PROPOSED ECS		753 MANDATORY + 764 ADDITIONAL	ECS
REQUIRED ORGANIZED GREEN @	15%	6339.643	SQM
PROPOSED GREEN	15.080%	6373.489	SQM
PROVIDED COMMUNITY BUILDING		189.328	SQM
PROVIDED AAGANWADI		189.328	SQM

INVENTORY OF UNITS (PROPOSED)						
S.NO.	TOWERS	3BHK TYPE-01 59.995 SQ.M.	3BHK TYPE-02 59.975 SQ.M.	2BHK + STUDY 59.982 SQ.M.	1 BHK 32.268 SQ.M.	TOTAL
1	TOWER-T-01 (S/G+14)	58	58	---	---	116
2	TOWER-T-02 (S/G+19)	78	78	---	---	156
3	TOWER-T-03 (S/G+19)	78	78	---	---	156
4	TOWER-T-04 (S/G+19)	78	78	---	---	156
5	TOWER-T-05 (S/G+19)	78	78	---	---	156
6	TOWER-T-06 (S/G+19)	78	78	---	---	156
7	TOWER-T-07 (S/G+14/19)	---	---	72	---	72
8	TOWER-T-08 (S/G+22)	90	90	---	---	180
9	TOWER-T-09 (S/G+19)	---	---	---	237	237
10	TOWER-T-10 (G+9)	---	---	---	120	120
	TOTAL	538	538	72	357	1505

DENSITY CALCULATION ---------(750 - 900 PPA)							
S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION PERSON/UNIT
1	TOWER T-01 (S/G+14)	1	(S/G+14)	641.162	7928.124	116	580 5
2	TOWER T-02 (S/G+19)	1	(S/G+19)	641.162	10641.849	156	780 5
3	TOWER T-03 (S/G+19)	1	(S/G+19)	641.162	10641.849	156	780 5
4	TOWER T-04 (S/G+19)	1	(S/G+19)	641.162	10641.849	156	780 5
5	TOWER T-05 (S/G+19)	1	(S/G+19)	641.162	10641.849	156	780 5
6	TOWER T-06 (S/G+19)	1	(S/G+19)	641.162	10641.849	156	780 5
7	TOWER T-07 (S/G+19)	1	(S/G+14/19)	357.184	4975.664	72	360 5
8	TOWER T-08 (S/G+21)	1	(S/G+22)	641.162	12270.084	180	900 5
9	TOWER T-09 (S/G+19)	1	(S/G+19)	520.210	9130.411	237	1185 5
10	TOWER T-10 (G+9)	1	(G+9)	502.889	4637.201	120	600 5
7	COMMUNITY / CRECHE	1	G +1	223.064	---	---	--- ---
9	COMMERCIAL 01	1	G	734.604	---	---	--- ---
10	COMMERCIAL 02	1	G+1	908.652	---	---	--- ---
11	COMMERCIAL 03	1	G+1	825.512	---	---	--- ---
12	COMMERCIAL 04	1	G	1151.636	---	---	--- ---
13	COMMERCIAL 05	1	G+1	938.210	---	---	--- ---
14	COMMERCIAL 06	1	G+1	545.574	---	---	--- ---
15	COMMERCIAL 07	1	G	118.871	---	---	--- ---
11	GUARD ROOM	8	G	24.012	---	---	--- ---
13	CONNECTING PROJECTIONS	19		210.352	---	---	--- ---
	TOTAL			11548.904	92150.729	1505	7525

CARPET AREA CALCULATION											
S.NO.	FLOORS	TOWER T-01 AREA(SQM)	TOWER T-02 AREA(SQM)	TOWER T-03	TOWER T-04 AREA(SQM)	TOWER T-05 AREA(SQM)	TOWER T-06 AREA(SQM)	TOWER T-07 AREA(SQM)	TOWER T-08 AREA(SQM)	TOWER T-09 AREA(SQM)	TOWER T-10 AREA(SQM)	TOTAL (SQM)
1	GROUND	239.940	239.940	239.940	239.940	239.940	239.940	59.982	239.940	290.412	387.216	2417.190
2	1st	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
3	2nd	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
4	3rd	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
5	4th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
6	5th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
7	6th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
8	7th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
9	8th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
10	9th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	387.216	4373.520
11	10th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	----	3986.304
12	11th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	----	3986.304
13	12th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	----	3986.304
14	13th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	----	3986.304
15	14th	479.880	479.880	479.880	479.880	479.880	479.880	239.928	479.880	387.216	----	3986.304
16	15th	----	479.880	479.880	479.880	479.880	479.880	179.946	479.880	387.216	----	3446.442
17	16th	----	479.880	479.880	479.880	479.880	479.880	179.946	479.880	387.216	----	3446.442
18	17th	----	479.880	479.880	479.880	479.880	479.880	179.946	479.880	387.216	----	3446.442
19	18th	----	479.880	479.880	479.880	479.880	479.880	179.946	479.880	387.216	----	3446.442
20	19th	----	479.880	479.880	479.880	479.880	479.880	179.946	479.880	387.216	----	3446.442
21	20th	----	----	----	----	----	----	----	479.880	----	----	479.880
22	21st	----	----	----	----	----	----	----	479.880	----	----	479.880
23	22nd	----	----	----	----	----	----	----	479.880	----	----	479.880
	TOTAL	6958.260	9357.660	9357.660	9,357.660	9,357.660	9,357.660	4,318.704	10,797.300	7,647.516	3,872.160	80,382.240

FAR AREA CALCULATIONS												
S.NO.	FLOORS	TOWER-T-01 (SQM)	TOWER-T-02 (SQM)	TOWER-T-3 (SQM)	TOWER-T-4 (SQM)	TOWER-T-05 (SQM)	TOWER-T-06 (SQM)	TOWER-T-07 (SQM)	TOWER-T-08 (SQM)	TOWER-T-09 (SQM)	TOWER-T-10 (SQM)	TOTAL (SQM)
1	GROUND	329.694	329.694	329.694	329.694	329.694	329.694	124.625	329.694	402.419	502.889	3337.791
2	1ST	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
3	2nd	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
4	3rd	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
5	4th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
6	5th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
7	6th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
8	7th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
9	8th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
10	9th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	459.368	4989.752
11	10th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	----	4530.384
12	11th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	----	4530.384
13	12th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	----	4530.384
14	13th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	----	4530.384
15	14th	542.745	542.745	542.745	542.745	542.745	542.745	271.801	542.745	459.368	----	4530.384
16	15th	----	542.745	542.745	542.745	542.745	542.745	209.165	542.745	459.368	----	3925.003
17	16th	----	542.745	542.745	542.745	542.745	542.745	209.165	542.745	459.368	----	3925.003
18	17th	----	542.745	542.745	542.745	542.745	542.745	209.165	542.745	459.368	----	3925.003
19	18th	----	542.745	542.745	542.745	542.745	542.745	209.165	542.745	459.368	----	3925.003
20	19th	----	542.745	542.745	542.745	542.745	542.745	209.165	542.745	459.368	----	3925.003
21	20th	----	----	----	----	----	----	----	542.745	----	----	542.745
22	21st	----	----	----	----	----	----	----	542.745	----	----	542.745
22	21st	----	----	----	----	----	----	----	542.745	----	----	542.745
	TOTAL FAR	7928.124	10641.849	10641.849	10641.849	10641.849	10641.849	4975.664	12270.084	9130.411	4637.201	92150.729

COMMERCIAL FAR AREA CALCULATIONS									
S.NO.	FLOORS	COMMERCIAL 01	COMMERCIAL 02	COMMERCIAL 03	COMMERCIAL 04	COMMERCIAL 05	COMMERCIAL 06	COMMERCIAL 07	TOTAL
1	GROUND	679.884	730.215	709.515	1064.572	832.641	466.367	109.001	4592.215
2	1ST	----	604.980	537.772	----	250.222	270.772	----	1863.746
TOTAL		679.884	1335.215	1247.287	1064.572	1082.863	737.139	109.001	6455.961

COMMERCIAL BUILT UP AREA CALCULATIONS									
S.NO.	FLOORS	COMMERCIAL 01	COMMERCIAL 02	COMMERCIAL 03	COMMERCIAL 04	COMMERCIAL 05	COMMERCIAL 06	COMMERCIAL 07	TOTAL
1	GROUND	734.604	908.652	825.512	1151.636	938.210	545.574	118.871	5223.059
2	1ST	----	706.945	622.084	----	291.756	337.480	----	1958.265
3	MUMTY	----	61.050	61.050	----	31.050	62.190	----	215.290
4	M.ROOM	----	11.280	11.280	----	9.861	11.280	----	43.701
TOTAL		734.604	1687.927	1519.926	1151.636	1270.877	956.434	118.871	7440.275

SUBMISSION DRAWING

PROJECT TITLE

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 10.44375 ACRES (LICENCE NO. 66 OF 2021 DATED 07/09/2021) IN SECTOR- 104, GURUGRAM BEING DEVELOPED BY SH. BHOOP SINGH, SH. NAND KISHOR, SH. NARENDER SS/O SH. TEKCHAND, SH. RAMESH CHAND, SH. KULDEEP, SH. PARDEEP KUMAR, SH. SATBIR SINGH, SH. MANOJ KUMAR SS/O SHRI RAM, SMT. BHAGWANI DEVI WD/O SH. HOSHIYAR SINGH, SH. BIJEDER SINGH, SH. SURINDER, SH. JAI PRAKASH, SH. KAPTAN SS/O SH. BAL KISHAN, SH. ANIL KUMAR, SH. MANOJ KUMAR S/O SH. OM PARKASH IN COLLABORATION WITH CZAR BUILDWELL PVT. LTD.

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ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING)

LAYOUT PLAN

DRG. NO. 01

SCALE - 1:500 | DATE - SEPT. 2021