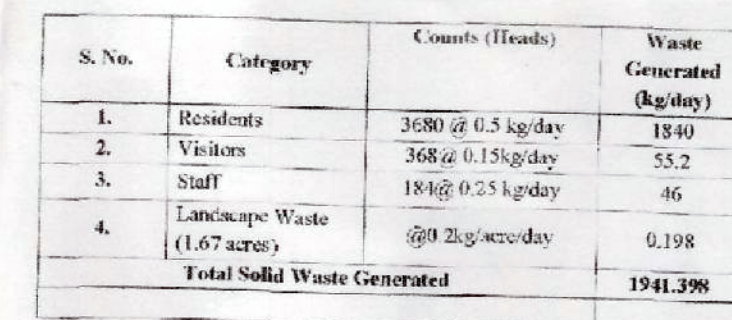




1. ALL EXTERNAL WALL IS 150
MM THICK R.C.C WALL.
2. ALL INTERNAL WALL IS 90
MM THICK R.C.C WALL.

PROJECT
REVISED BUILDING PLAN OF AFFORDABLE
GROUP HOUSING COLONY FOR AN AREA
MEASURING 5.00 ACRES (LICENCE NO. 15 OF
2018 DATED 13/02/2018) IN SECTOR-37C,
GURUGRAM MANESAR URBAN COMPLEX
BEING DEVELOPED BY RENUKA TRADERS
PVT.LTD. (LC - 3014)



DESIGN FORUM
INTERNATIONAL

DRG. TITLE
SITE PLAN

12/4/74
OWNER'S SIGN

For RENUKA TRADERS PVT. LTD. For RENUKA TRADERS PVT. LTD.

ARCHITECT'S SIGN

VATIA ANOJ TEVATIA
(Hons) B Arch (Hons.)
Civ/95/12739

COAGE WAS MARKED SHEET NO. 64

DATE :-30.03.2021 01

SUMMARY OF GROUND COVER AREA		PERMISSIBLE		PROPOSED		UNITS	
AREA		14133.222		17508.658		SQ. FT.	
PERCENTAGE		50%		126.70%			
GROUND COVER AREA DETAILS							
Total Ground Cover Area (Sectioned Earlier, Phase 1)				5089.827		SQ. FT.	
Compared:				1511.116		SQ. FT.	
+12 (Ground) (H) 10				331.291		SQ. FT.	
+13 (SIB - 11)				1516.429		SQ. FT.	
CRUISE & COMMUNITY AREA SUMMARY							
CRUISE AREA		183.81		188.06		SQ. FT.	
CRUISE AREA		183.81		188.06		SQ. FT.	
GREEN AREA SUMMARY				4329.970		4618.520	
				18%		15.99%	
PERMISSIBLE DENSITY		750 TO 900		PPA			
PROPOSED							
TOTAL NO. OF UNITS		1992		NO. 1			
20.00 PERSONS PER 2.5 BHK, 8.5 PERSONS/UNIT		1060		NO. 0			
ASS. 4.00 (1.00 FOR PERSONS)		5.76/2.24		8.7/3.5			
PERSONS PER BHK		255.818		PPA			
		SAV 766		PPA			
PLOT AREA SUMMARY							
Total Area (Sq. Ft.)		23867.461		35.5A's		310718.632	
Impervious Area		770.683		34.3M		8275.756	
Green Area		64.908		34.3M		14901.117	
Water Area		820.161		34.3M		9878.090	
Grass Area (Sq. Ft.)		8240.325		34.3M		49775.266	
						Sq. Ft. 78.89%	
CARPET AREA SUMMARY							
TYPELOGY		CARPET AREA		NO. OF DWELLING UNIT		SAFABLE AREA	
2BHK (Type-A) (TOWER 1 TO 4)		59.818		18		2877.721	
2BHK (Type-A) (TOWER 5 TO 10)		17.719		334		1795.123	
2BHK (Type-B) (TOWER 5 TO 10)		6.908		1		1701.758	
3BHK (Type-B) (TOWER 1 TO 13)		6.900		139		1240.000	
3BHK (Type-C) (TOWER 1 TO 13)		6.902		138		1237.637	
				992		54118.650	
TOTAL CARPET AREA						585728.051	
						Sq. Ft.	

POPULATION STATEMENT									
BUILDING DESCRIPTION									
S.No.	Block Type	Description	No. of floors	Topology	Not yet Occupied Floors	Total No. of Apartments per Floor	Total Units per Floor	Total Units per Unit	Population
1	T1	(S-1) Apartments	3	2BHK Type-A	3	4	12	5	60
2	T2	(S-1) Apartments	3	2BHK Type-A	3	4	12	5	60
3	T3	(S-4) Apartments	3	2BHK Type-A	3	4	12	5	60
4	T4	(S-4) Apartments	3	2BHK Type-A	3	4	12	5	60
5	T5	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
6	T6	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
7	T7	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
8	T8	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
9	T9	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
10	T10	(S-12) Apartments	12	2BHK Type-B	12	4	48	5	240
11	T11 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T11 (2nd Floor)	(S-12) Apartments	1	2BHK Type-B	1	4	4	5	20
12	T12 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
13	T13 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T13 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
14	T14 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T14 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
15	T15 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T15 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
16	T16 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T16 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
17	T17 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T17 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
18	T18 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T18 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
19	T19 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T19 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
20	T20 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T20 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
21	T21 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T21 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
22	T22 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T22 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
23	T23 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T23 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
24	T24 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T24 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
25	T25 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T25 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
26	T26 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T26 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
27	T27 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T27 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
28	T28 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T28 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
29	T29 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T29 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
30	T30 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T30 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
31	T31 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T31 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
32	T32 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T32 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
33	T33 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T33 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
34	T34 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T34 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
35	T35 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T35 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
36	T36 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T36 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
37	T37 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T37 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
38	T38 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T38 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
39	T39 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T39 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
40	T40 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T40 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
41	T41 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T41 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
42	T42 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T42 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
43	T43 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T43 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
44	T44 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T44 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
45	T45 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T45 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
46	T46 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T46 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
47	T47 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T47 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
48	T48 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T48 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
49	T49 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T49 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
50	T50 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T50 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
51	T51 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T51 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
52	T52 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T52 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
53	T53 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T53 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
54	T54 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T54 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
55	T55 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T55 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
56	T56 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T56 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
57	T57 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T57 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
58	T58 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T58 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
59	T59 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T59 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
60	T60 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T60 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
61	T61 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T61 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
62	T62 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T62 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
63	T63 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T63 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
64	T64 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T64 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
65	T65 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T65 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
66	T66 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T66 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
67	T67 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T67 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
68	T68 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T68 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
69	T69 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T69 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
70	T70 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T70 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
71	T71 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T71 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
72	T72 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T72 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
73	T73 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T73 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
74	T74 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T74 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
75	T75 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T75 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
76	T76 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T76 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
77	T77 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44	5	220
	T77 (1st & 2nd Floor)	(S-12) Apartments	2	2BHK Type-B	2	4	8	5	40
78	T78 (1st to 10th Floor)	(S-12) Apartments	11	2BHK Type-B	11	4	44		

PARKING SUMMARY	
PARKING AREA DETAILS	
TOTAL COVERED PARKING AREA	158,450 SQ.M
TOTAL OPEN TO SKY PARKING AREA	828,661 SQ.M
SPLIT PARKING AREA OF TOWER 1 TO TOWER 11	
GROUND FLOOR	57,147 SQ.M
GROUND 1-4/F	50,498 SQ.M
PARKING AREA ON SULT OF TYPICAL FLOOR (T5 TO T11)	479,856 SQ.M
NO. OF TYPICAL FLOOR (T5 TO T11)	7
AREA OF GROUND FLOOR AT EACH FLOOR	138,816 SQ.M
AREA OF EACH AT TYPICAL FLOOR	158,450 SQ.M
TOTAL PARKING AREA ON SULT OF TOWER 1 TO TOWER 11	927,567 SQ.M
SPLIT PARKING AREA OF TOWER 12	
GROUND FLOOR	531,291 SQ.M
GROUND 1-4/F	7,133 SQ.M
TOTAL PARKING AREA ON SULT OF TOWER 12	538,424 SQ.M
SPLIT PARKING AREA OF TOWER 13	
GROUND FLOOR	516,429 SQ.M
GROUND 1-4/F	516,429 SQ.M
TOTAL PARKING AREA ON SULT OF TOWER 13	1,032,858 SQ.M
PARKING NUMBER DETAILS	
TOTAL NO. OF APARTMENTS	992 UNITS
PARKING REQUIRED (80% PER UNIT)	496 CARS
PROPOSED TOTAL PARKING AREA	1,569,945 SQ.M
ECS PROVIDED (10% OPEN PARKING @ 2 SQ.M PER CARS)	1,569,945 SQ.M
PROPOSED SPLIT PARKING AREA	1,569,945 SQ.M
ECS PROVIDED (10% SPLIT PARKING @ 28 SQ.M PER CARS)	1,569,945 SQ.M
SLOTS PROVIDED	
2 WHEELS PARKING PROVIDED ON SULT - Tower 1 TO T11	496 CARS
2 WHEELS PARKING PROVIDED ON SULT - Tower 12 & 13	1033 CARS
4 WHEELS PARKING PROVIDED OPEN TO SKY AREA (As per Section 4.6.6)	1033 CARS
2 WHEELS PARKING PROVIDED OPEN TO SKY AREA (As per Section 4.6.6)	580 CARS
2 WHEELS PARKING PROVIDED OPEN TO SKY AREA (As per Section 4.6.6)	580 CARS
TOTAL 2 WHEELS PROVIDED	1,174 CARS

COAGE WAS MARKED SHEET NO. 61