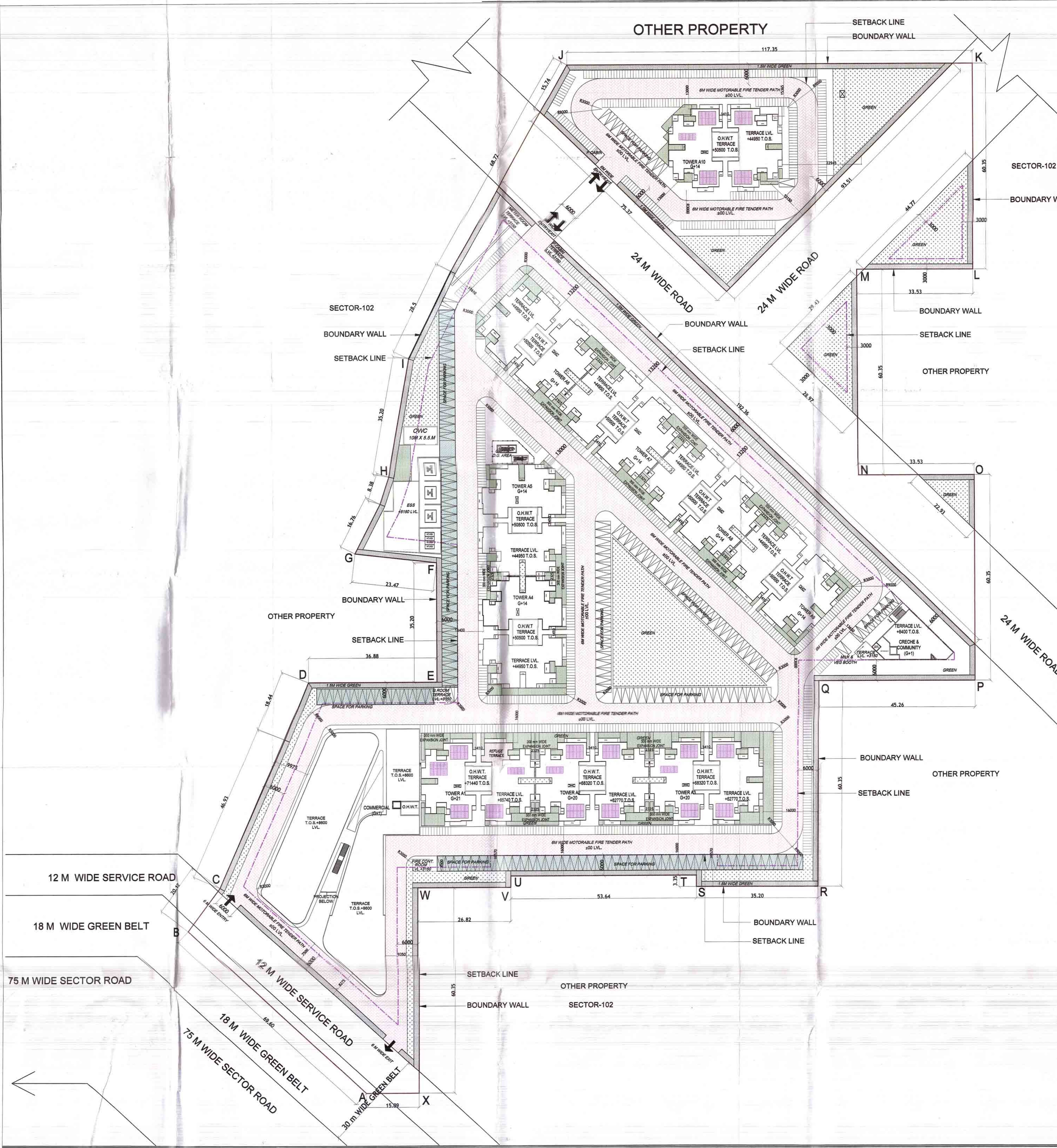




Habitat 102, Sector-102, Gurugram				
AREA SUMMARY				
Sl no		Acres	Sqm	
1	Plot Area	9.3625	37868.633	
2	Net Planned Area (total area for FAR Calculation)	9.22345	37325.919	
a	Area for Residential Group Housing	@ 96% of net planned area (2)	8.854512	35832.882
b	Site allocated for Commercial	@ 4% of net planned area (2)	0.368938	1493.0367
3	Group Housing :			
c	Permissible FAR for Group Housing	@ 2.25 of 35832.882(a)		80623.984
d	Additional FAR for ICBC - (Platinum Rated)	@ 15% of 35832.882(a)		5374.932
e	Total Permissible FAR for Group Housing	(c + d)		85998.917
f	Proposed FAR for Group Housing			85972.222
4	Commercial :			
g	Total Permissible FAR for Commercial	@ 1.75 of 1493.0367 (b)		2612.814
h	Additional FAR for ICBC - (Platinum Rated)	@ 15% of 1493.0367 (b)		223.9555
i	Total Permissible FAR for Commercial	(h + i)		2836.7695
j	Proposed FAR for Commercial			2833.275
4	Ground Coverage Area Summary			
k	Permissible Gr. Coverage Area @ 50% of net planned area (2)			18662.959
l	Proposed Gr. Coverage Area (24.6%)			9235.739
5	Required Density	Population	Dwelling Units	
m	750 PPA (Min)	6641	1329	No.s
n	900 PPA (Max)	7969	1593	No.s
6	Proposed Density Summary			
o	Total No. of Units	1341	Dwelling Unit	
p	Total Population @ 5 persons per unit	6705	No.s	
q	Density Achieved	757.24	Say 758	PPA
7	Green Area Summary			
r	Required Green Area 15% of Net Planned Area(2)	5598.888	Sq.m	
s	Proposed Green Area	15.47%	5774.230	Sq.m
8	Parking Summary			
t	Required Parking	671	ECS	
u	Proposed Parking	671	ECS	

LEGEND

- AVENUE GREEN
- 1.5 M WIDE PERIPHERAL GREEN
- LAWN GREEN
- GRASSCRETE
- 8M WIDE MOTORABLE FIRE TENDER PATH
- SOLAR PANELS

CHARTERED AND FOUND BY THE PUBLIC HEALTH (General) Service only subject to conditions in the bye-laws of the Corporation of Gurugram

16/09/21

Additional Charges for 100% Provision

PA. A.T.P.

DWELLING UNIT COUNT

TOWERS	3 BHK TYPE 1	3 BHK TYPE 2	3 BHK TYPE 3	2 BHK TYPE 1	TOTAL
TOWER A1	88	43	2	43	174
TOWER A2A3	164	82	4	84	334
TOWER A4-A10	408	203	14	210	833
TOTAL	660	328	20	337	1341

TOWERS	STILT AREA PER TOWER	GROUND COVER PER TOWER	GROUND FLOOR F.A.R. PER TOWER	TYPICAL FLOOR F.A.R. PER TOWER	21st FLOOR FLOOR	NO. OF TYP. FLOORS	BALCONY AREA PER TOWER	CORE N/F F.A.R. PER TOWER	WATER TANK AREA PER TOWER	F.A.R. PER TOWER	BUILTUP AREA PER TOWER	NO. OF TOWERS	TOTAL F.A.R.	TOTAL BUILTUP AREA
TOWER A1	111.578	728.057	486.250	510.485	453.051	20	74.412	33.108	58.358	11.148.008	13.148.525	1	11.148.008	13.148.525
TOWER A2A3	111.578	672.390	486.250	510.485		20	74.412	33.108	58.358	10.895.955	13.080.857	2	21.391.910	26.181.715
TOWER A4-A10	111.578	672.390	486.250	510.485		14	74.412	33.108	58.358	7.633.044	8.382.825	7	53.431.305	65.678.772
TOTAL AREA (SQ.M.)=											29,472.005	35,620.206	10	85,972.222

PROPOSED F.A.R. DETAIL-RESIDENTIAL									
S.N	TOWER NO.	TYPE	F.A.R. OF TOWER IN SQ.MTS.	NO OF UNITS/FLOOR	TOTAL NO. OF UNITS/FLOOR	TOTAL NO. OF FLOORS	TOTAL NO. OF DUS IN A TOWER	PERSONS/PERSON	
1	A1	3 BHK+2 BHK	11148.008	8	32	32	32	5	870
2	A2	3 BHK+2 BHK	10695.955	8	21	21	187	5	835
3	A3	3 BHK+2 BHK	10695.955	8	21	21	187	5	835
4	A4	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
5	A5	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
6	A6	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
7	A7	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
8	A8	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
9	A9	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
10	A10	3 BHK+2 BHK	7833.044	8	15	15	119	5	595
TOTAL RESIDENTIAL F.A.R. =			86972.222				1341.000		8706.000

PROPOSED GR. COVERAGE AREA DETAIL-RESIDENTIAL									
S.N	TOWER NO.	TYPE	GR. COVERAGE OF TOWER IN SQ.MTS.						
1	A1	3 BHK+2 BHK	788.887						
2	A2	3 BHK+2 BHK	672.390						
3	A3	3 BHK+2 BHK	672.390						
4	A4	3 BHK+2 BHK	672.390						
5	A5	3 BHK+2 BHK	672.390						
6	A6	3 BHK+2 BHK	672.390						
7	A7	3 BHK+2 BHK	672.390						
8	A8	3 BHK+2 BHK	672.390						
9	A9	3 BHK+2 BHK	672.390						
10	A10	3 BHK+2 BHK	672.390						
TOTAL GR. COVERAGE AREA =			6778.887						

PROPOSED BUILT UP DETAIL-RESIDENTIAL									
S.N	TOWER NO.	TYPE	BUILT UP OF TOWER IN SQ.MTS.						
1	A1	3 BHK+2 BHK	12148.525						
2	A2	3 BHK+2 BHK	13090.857						
3	A3	3 BHK+2 BHK	13090.857						
4	A4	3 BHK+2 BHK	9382.828						
5	A5	3 BHK+2 BHK	9382.828						
6	A6	3 BHK+2 BHK	9382.828						
7	A7	3 BHK+2 BHK	9382.828						
8	A8	3 BHK+2 BHK	9382.828						
9	A9	3 BHK+2 BHK	9382.828						
10	A10	3 BHK+2 BHK	9382.828						
TOTAL BUILT UP AREA =			108008.911						

PROPOSED GR. COVERAGE DETAIL-COMMERCIAL									
S.N	DESCRIPTION	TYPE	AREA (SQ.M.)						
1	COMMERCIAL		2836.808						
TOTAL GR. COVERAGE AREA =			2836.808						

PROPOSED BUILT UP DETAIL-COMMERCIAL									
S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.						
1	COMMERCIAL		3842.170						
TOTAL BUILT UP AREA =			3842.170						

PROPOSED GR. COVERAGE DETAIL-COMMUNITY & CRECHE									
S.N	DESCRIPTION	TYPE	AREA (SQ.M.)						
1	COMMUNITY & CRECHE		218.388						
TOTAL GR. COVERAGE AREA =			218.388						

PROPOSED BUILT UP DETAIL-COMMUNITY & CRECHE									
S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.						
1	COMMUNITY & CRECHE		421.375						
TOTAL BUILT UP AREA =			421.375						

SUMMARY									
1	SITE AREA (SQ.M.)		37325.919						
2	PERMISSIBLE GR. COVERAGE AREA (sq.m) (80% of Site Area)		18662.959						
3	PROPOSED GR. COVERAGE AREA (sq.m)		9235.739						

PARKING SUMMARY									
NO. TAL. NO. OF APARTMENTS			1341						
PARKING REQUIRED @ 1 E.C.S PER DU			671	ECS					
TOTAL PARKING PROVIDED			671	ECS					
STILT PARKING AREA									
TO WATER AL-10									
GROUND COVERAGE			672.390	SQ.M.					
GROUND FLOOR F.A.R.			486.250	SQ.M.					
STILT AREA-TOWER A1-A10			1115.782	SQ.M.					
TOTAL STILT AREA			1115.782						
NO. TAL. STILT PARKING AREA @ 1 E.C.S			40	ECS					

OPEN PARKING DETAILS									
REQUIRED									
REQUIRED E.C.S			401	ECS					
REQUIRED PARKING AREA @ 1 E.C.S			14594.961	SQ.M.					
PROPOSED									
PROPOSED E.C.S			401	ECS					
PROPOSED OPEN PARKING AREA			14594.971	SQ.M.					

PARKING BY NO. 1									
NO. TAL. NO. OF APARTMENTS			1341						
NO. OF WHEELERS PROVIDED			1341						
ALL PARKING PROVIDED ON SITE			1341						
NO. OF WHEELERS PROVIDED ON TERRACE			1341						
NO. TAL. WHEELERS PROVIDED			1341						

TOTAL BUILT UP AREA (SQ.M.)=									
1	NET PLANNED AREA (9.22345 Acres)=		37325.919						
2	REQUIRED GREEN AREA = 15% OF PLOT AREA (9.22345 ACRES) =		5598.888						
3	AVENUE GREEN		1632.803						
4	LAWN GREEN		3001.954						
5	GRASSCRETE		7138.477						
TOTAL PROPOSED GREEN AREA (15.47%)			5774.230						

NOTES:

1. ALL LIFTS SHALL HAVE 100% POWER BACKUP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC
3. FIRE FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
4. BUILDING STRUCTURE DESIGNED TO EARTHQUAKE RESISTANT.
5. MAIN ENTRY & BOUNDARY WALL AS PER STANDARD DESIGN.

PROJECT

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY ON LAND MEASURING 9.3625 Acres (License no. 42 of 2021 dated 27.07.2021) IN SECTOR 102, GURUGRAM, HARYANA BEING DEVELOPED BY HABITAT TOWNSHIP PVT. LTD.

CLIENT

RUDRAKSHA REALTORS PVT. LTD. & OTHERS IN COLLABORATION WITH HABITAT TOWNSHIP PVT. LTD.

PRINCIPAL ARCHITECT

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-48556600

DRG. TITLE

SITE PLAN - TERRACE LVL. & AREA SUMMARY

OWNER'S SIGN

ARCHITECT'S SIGN

GOVERNMENT'S CHAIRMAN
B. Arch. (Hons.), M.C.A.
CAPS16740

SCALE: 1:400

DATE: 24.08.2021

NORTH

SHEET NO.

01