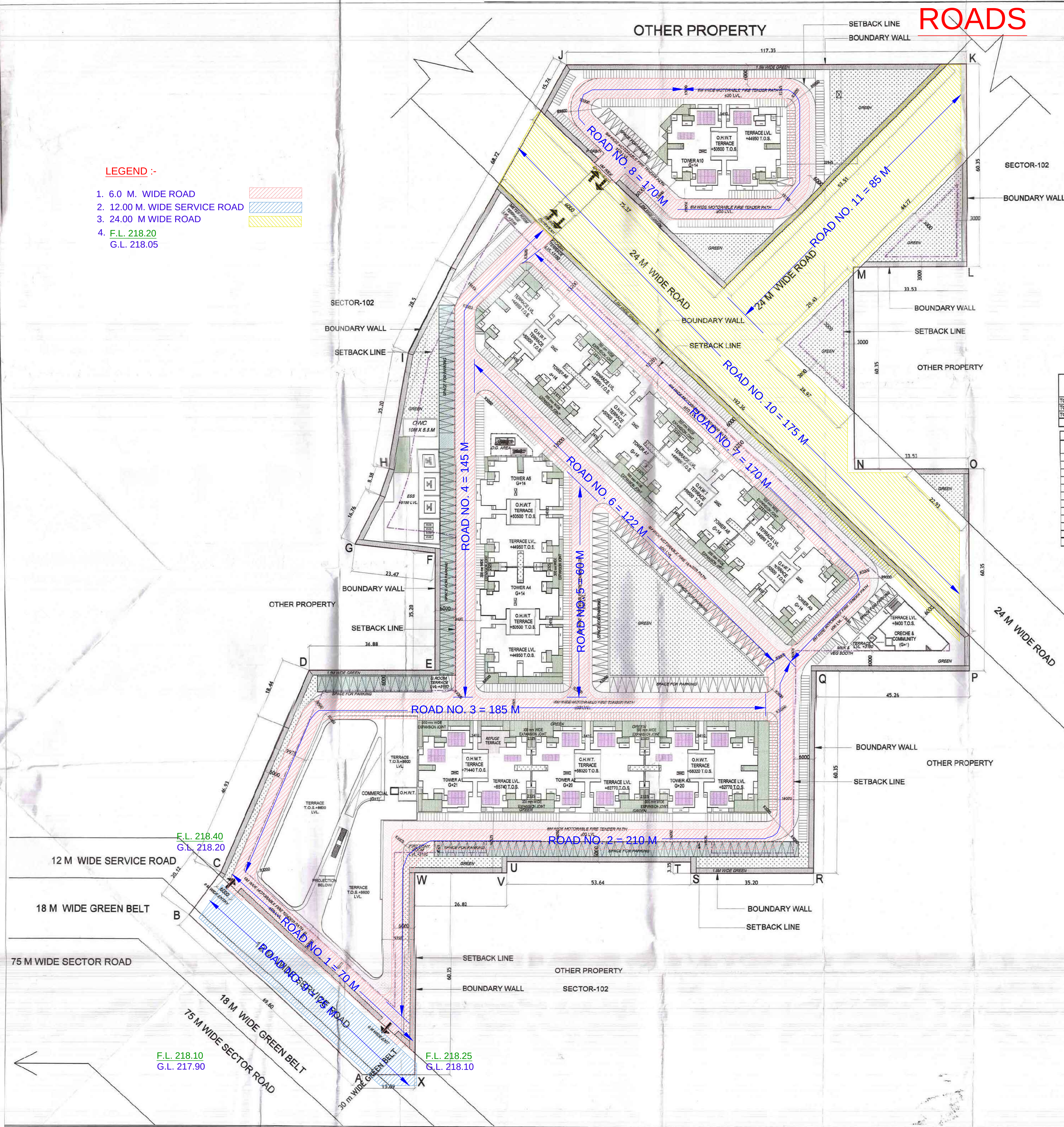
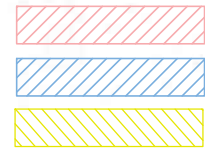




LEGEND :-

- 6.0 M. WIDE ROAD
- 12.00 M. WIDE SERVICE ROAD
- 24.00 M WIDE ROAD
- F.L. 218.20
G.L. 218.05



ROADS

Habitat 102, Sector-102, Gurugram				
Sl no	AREA SUMMARY	Acre	Sqm	
1	PLOT AREA	9.3625	37888.633	
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 For KBCB - (Platinum Rate)	@ 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
g	Balanced FAR for Housing			26.695
4	Commercial :			
h	Total Permissible FAR for Commercial	@ 1.75 of 1493.0367 (b)		2612.814
i	Additional For KBCB - (Platinum Rate)	@ 15% of 1493.0367 (b)		223.9555
j	Total Permissible FAR for Commercial	(h + i)		2836.7695
k	Proposed FAR for Commercial			2833.275
4	Summary			
l	Permissible Gr. Coverage Area	@ 50% of net planned area (2)		18662.959
m	Proposed Gr. Coverage Area (34.6%)			9235.739
5	Required Density	Population	Dwelling Units	
n	750 PPA (Min)	1329	No.s	
o	900 PPA (Max)	7969	No.s	
6	Proposed Density Summary			
m	Total No. of Units	1341	Dwelling Unit	
n	Total Population @ 5 persons per unit	6705	No.s	
o	Density Achieved	757.24	PPA	
7	Green Area Summary			
p	Required Green Area	15% of Net Planned Area (2)	5598.888	Sqm
q	Proposed Green Area	15.47%	5774.230	Sqm
8	Parking Summary			
r	Required Parking	671	ECS	
s	Proposed Parking	671	ECS	

DWELLING UNIT COUNT					
TOWERS	3 BHK TYPE 1	3 BHK TYPE 2	3 BHK TYPE 3	2 BHK TYPE 1	TOTAL
TOWER A1	80	43			123
TOWER A2/A3	164	82	4	84	334
TOWER A4/A10	406	203	14	210	833
TOTAL	650	328	18	337	1341

TOWERS	STILT AREA PER TOWER	GROUND COVER AREA PER TOWER	GROUND COVER AREA PER TOWER	TYPICAL FLOOR AREA PER TOWER	21st FLOOR AREA PER TOWER	NO. OF FLOORS	BALCONY AREA PER TOWER	CORE NON 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	10.485	453.051	20	74.412	33.108	58.358	11.148.008	1	11.148.008	13.146.525
TOWER A2/A3	111.578	672.390	486.250	10.485	453.051	20	74.412	33.108	58.358	10.985.895	2	21.971.810	26.181.710
TOWER A4/A10	111.578	672.390	486.250	10.485	453.051	14	74.412	33.108	58.358	7.633.044	7	53.431.305	65.678.772
TOTAL AREA (SQ.M.)=										29.478.005	10	85.972.222	1,05,006.011

S.N	TOWER NO.	TYPE	F.A.R. OF TOWER IN	NO. OF UNITS/FLOOR	TOTAL NO. OF UNITS	TOTAL NO. OF DJS	PERSONS/PERSON
1	A1	3 BHK+2 BHK	11148.008	8	22	174	5
2	A2	3 BHK+2 BHK	10695.955	8	21	167	5
3	A3	3 BHK+2 BHK	10695.955	8	21	167	5
4	A4	3 BHK+2 BHK	7633.044	8	15	119	5
5	A5	3 BHK+2 BHK	7633.044	8	15	119	5
6	A6	3 BHK+2 BHK	7633.044	8	15	119	5
7	A7	3 BHK+2 BHK	7633.044	8	15	119	5
8	A8	3 BHK+2 BHK	7633.044	8	15	119	5
9	A9	3 BHK+2 BHK	7633.044	8	15	119	5
10	A10	3 BHK+2 BHK	7633.044	8	15	119	5
TOTAL RESIDENTIAL F.A.R. =			85972.222		1341.000		6705.000

S.N	TOWER NO.	TYPE	GR. COVERAGE OF TOWER IN SQ.MTS.	BUILT UP OF TOWER IN SQ.MTS.
1	A1	3 BHK+2 BHK	728.057	13146.525
2	A2	3 BHK+2 BHK	672.390	13080.897
3	A3	3 BHK+2 BHK	672.390	13080.897
4	A4	3 BHK+2 BHK	672.390	8302.825
5	A5	3 BHK+2 BHK	672.390	8302.825
6	A6	3 BHK+2 BHK	672.390	8302.825
7	A7	3 BHK+2 BHK	672.390	8302.825
8	A8	3 BHK+2 BHK	672.390	8302.825
9	A9	3 BHK+2 BHK	672.390	8302.825
10	A10	3 BHK+2 BHK	672.390	8302.825
TOTAL GR. COVERAGE AREA =			6773.567	105006.011

S.N	DESCRIPTION	TYPE	AREA (SQ.M.)	BUILT UP IN SQ.MTS.
1	COMMERCIAL		2238.806	3562.170
TOTAL GR. COVERAGE AREA =			2238.806	3562.170

S.N	DESCRIPTION	TYPE	AREA (SQ.M.)	BUILT UP IN SQ.MTS.
1	COMMUNITY & CRECHE		219.388	42.375
TOTAL GR. COVERAGE AREA =			219.388	42.375

S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.
1	SS		189.345
2	WATER ROOM		39.580
3	FIRE CONTROL ROOM		17.440
4	GUARD ROOM		11.690
5	MILK & VEG BOOTH		25.000
TOTAL BUILT UP AREA =			284.040

S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.
1	SS		189.345
2	WATER ROOM		39.580
3	FIRE CONTROL ROOM		17.440
4	GUARD ROOM		11.690
5	MILK & VEG BOOTH		25.000
TOTAL BUILT UP AREA =			284.040

1	NET PLANNED AREA (22345 Acres) =	37325.919
2	REQUIRED GREEN AREA = 15% OF PLOT AREA (22345 ACRES) =	5598.888
3	AVENUE GREEN	1632.803
4	LAWN GREEN	3001.824
5	GRASSCRETTE	1119.472
TOTAL PROPOSED GREEN AREA (15.47%)		5774.230

- NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACKUP.
 - ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
 - FIRE FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 - BUILDING STRUCTURE DESIGNED EARTHQUAKE RESISTANT.
 - 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



K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-48556800

DRG. TITLE
SITE PLAN - TERRACE LVL. & AREA SUMMARY

OWNER'S SIGN

ARCHITECT'S SIGN
GOONMET S. CHAHAN
B. Arch. (Hons.), M.C.A.
C/ARCHITECT

SCALE - 1:400

DATE - 24.08.2021

NORTH
N

SHEET NO.
01