

LEGEND :-

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. WATER SUPPLY LINE (IRRIGATION)
4. RISING MAIN FROM GOVT.LINE TO U.G.T.
5. RISING MAIN FROM T.W. TO U.G.T.
6. GOVT./HSVP MAIN WATER SUPPLY LINE
7. U.G.T.
8. T.W.
9. S.T.P.
10. F.L. 218.20
G.L. 218.05

U.G.T.
T.W.
S.T.P.

WATER SUPPLY SCHEME (DOMESTIC)

OTHER PROPERTY
BOUNDARY WALL
SETBACK LINE

80 mm Ø= 125m.(i - e)
80 mm Ø= 30m.(h - i)
80 mm Ø= 60m.(k - l)
100 mm Ø= 25m.(k - m)
80 mm Ø= 25m.(m - m2)
80 mm Ø= 25m.(m - m1)
100 mm Ø= 100m.(g - h)
100 mm Ø= 35m.(e - f)
100 mm Ø= 80m.(a - b)
100 mm Ø= 36m.(d - e)
100 mm Ø= 125m.(A - A1)
100 mm Ø= 42m.(a - d)
100 mm Ø= 15m.(S.T.P. - a)
100 mm Ø= 25m.(a - b)
100 mm Ø= 84m.(a - a1)
100 mm Ø= 55m.(c - q)
100 mm Ø= 105m.(B - C)
150 mm Ø= 145m.(b - c)
80 mm Ø= 50m.(o - o1)
80 mm Ø= 45m.(n - o)
80 mm Ø= 60m.(o - p)

100 mm Ø RISING MAIN
= 35m. (T.W. - U.G.T.)

100 mm Ø= 125m.(A - A1)

100 mm Ø= 42m.(a - d)

100 mm Ø= 15m.(S.T.P. - a)

100 mm Ø= 25m.(a - b)

100 mm Ø= 84m.(a - a1)

100 mm Ø= 55m.(c - q)

100 mm Ø= 105m.(B - C)

150 mm Ø= 145m.(b - c)

80 mm Ø= 50m.(o - o1)

80 mm Ø= 45m.(n - o)

80 mm Ø= 60m.(o - p)

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100 mm Ø= 84m.(a - a1)

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80 mm Ø= 50m.(o - o1)

80 mm Ø= 45m.(n - o)

80 mm Ø= 60m.(o - p)

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	@ 98% of net planned area (2)	8.84512
b	Site allocated for Commercial	@ 4% of net planned area (2)	0.36898
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)	2836.7698
k	Proposed FAR for Commercial		2833.275
4	Summary		
l	Permissible Gr. Coverage Area (34.6%)	@ 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		
p	Total No. of Units	1341	Dwelling Unit
q	Total Population @ 2.5 persons per unit	6705	No.s
r	Density Achieved	757.24	PPA
7	Green Area Summary		
s	Required Green Area	15% of Net Planned Area(2)	5598.888
t	Proposed Green Area	15.47%	5774.230
8	Parking Summary		
u	Required Parking	671	ECS
v	Proposed Parking	671	ECS

DWELLING UNIT COUNT				
TOWERS	3 BHK TYPE 1	3 BHK TYPE 2	3 BHK TYPE 3	2 BHK TYPE 1
TOWER A1	80	43	43	174
TOWER A2/A3	164	82	4	84
TOWER A4/A10	406	203	14	210
TOTAL	650	328	20	337

TOWERS	STILT AREA PER TOWER	GROUND FLOOR F.A.R. PER TOWER	GROUND FLOOR F.A.R. PER TOWER	TYPICAL FLOOR F.A.R. PER TOWER	21st FLOOR F.A.R. PER TOWER	NO. OF FLOORS	BALCONY AREA PER TOWER	CORE NON 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	610.485	453.051	20	74.412	33.108	58.358	11148.008	13146.525	1	11148.008	13146.525
TOWER A2/A3	111.578	672.390	486.250	610.485	453.051	20	74.412	33.108	58.358	10895.895	13090.897	2	21391.810	26181.710
TOWER A4/A10	111.578	672.390	486.250	610.485	453.051	14	74.412	33.108	58.358	7633.044	8362.825	7	53431.305	65678.772
TOTAL AREA (SQ.M.)=											29478.005	10	86972.222	1,06,006.011

S.N	TOWER NO.	TYPE	F.A.R. OF TOWER IN SQ.MTS.	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	10895.895	8	22	167	5
3	A3	3 BHK+2 BHK	10895.895	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. =			86972.222		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	13090.897
3	A3	3 BHK+2 BHK	672.390	13090.897
4	A4	3 BHK+2 BHK	672.390	8362.825
5	A5	3 BHK+2 BHK	672.390	8362.825
6	A6	3 BHK+2 BHK	672.390	8362.825
7	A7	3 BHK+2 BHK	672.390	8362.825
8	A8	3 BHK+2 BHK	672.390	8362.825
9	A9	3 BHK+2 BHK	672.390	8362.825
10	A10	3 BHK+2 BHK	672.390	8362.825
TOTAL GR. COVERAGE AREA =			6773.567	106006.011

S.N	DESCRIPTION	TYPE	AREA (SQ.M.)	BUILT UP IN SQ.MTS.
1	COMMERCIAL		2236.808	2542.170
TOTAL GR. COVERAGE AREA =			2236.808	2542.170

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	COMMERCIAL		2542.170
TOTAL BUILT UP AREA =			2542.170

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1	COMMUNITY & CRECHE		42.375
TOTAL BUILT UP AREA =			42.375

S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.
1	ESS		189.345
2	WATER ROOM		38.680
3	FIRE CONTROL ROOM		17.440
4	GUARD ROOM		11.680
5	MILK & VEG. BOOTH		25.000
TOTAL BUILT UP AREA =			284.040

S.N	DESCRIPTION	TYPE	BUILT UP IN SQ.MTS.
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		3001.824
5	GRASSCRORE		1139.872
TOTAL PROPOSED GREEN AREA (15.47%)			5774.230

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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 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



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-10510740

SCALE - 1:400
DATE - 24.08.2021

SHEET NO.
01