



AREA SUMMARY

| | ACRES | SQ. MT |
|---|-------------|------------------|
| TOTAL PLOT AREA | 5.89 | 23835.946 |
| COMMERCIAL @ 8% PLOT AREA | 0.4712 | 1906.875 |
| BALANCE RESIDENTIAL AREA | 5.4188 | 21929.071 |
| GROUND COVERAGE | | |
| PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA | | 11917.973 SQ. MT |
| GROUND COVERAGE PROPOSED | | 4713.845 SQ. MT |
| | | 19.8% |
| FAR RESIDENTIAL | | |
| PERMISSIBLE FAR FOR HOUSING @ 225% | | 49340.409 SQ. MT |
| EXTRA FAR FOR GREEN BUILDING 12% OF PLOT AREA | | 2631.488 SQ. MT |
| TOTAL PERMISSIBLE FAR FOR RESIDENTIAL | | 51971.897 SQ. MT |
| TOTAL FAR PROPOSED FOR RESIDENTIAL | | 51959.113 SQ. MT |
| FAR COMMERCIAL | | |
| PERMISSIBLE FAR FOR COMMERCIAL @ 175% | | 3337.031 SQ. MT |
| EXTRA FAR FOR GREEN BUILDING 12% OF PLOT AREA | | 228.825 SQ. MT |
| TOTAL PERMISSIBLE FAR FOR COMMERCIAL | | 3565.856 SQ. MT |
| TOTAL FAR PROPOSED FOR COMMERCIAL | | 3547.252 SQ. MT |
| PERMISSIBLE DENSITY @ | MIN. 750PPA | 4064 PERSONS |
| PERMISSIBLE DU's | | 813 MINIMUM |
| PERMISSIBLE DENSITY @ | MAX 900PPA | 4877 PERSONS |
| PERMISSIBLE DU's | | 975 MAXIMUM |
| PROPOSED TOTAL DENSITY | | 4070 PERSONS |
| PROPOSED DENSITY PERSON/ACRE | | 751.1 PPA |
| PROPOSED TOTAL DU's | | 814 DU's |
| REQUIRED ECS @ | 0.5XDU's | 407 ECS |
| COMMERCIAL PARKING @ ADDITIONAL 4% COMMERCIAL 1ECS/50SQ.MT FAR | | 35.5 SAY |
| TOTAL ECS REQUIRED | | 443 ECS |
| PROPOSED TOTAL ECS | | 443.00 ECS |
| REQUIRED TWO WHEELERS @ 1/DWELLING UNIT | | 814.00 |
| FOUR WHEELERS PROVIDED AT SURFACE | 36.00 | No.s |
| TWO WHEELERS PROVIDED AT SURFACE | 1120.00 | No.s |
| PERMISSIBLE GREEN @ 15% | | 3575.391 SQ. MT |
| TOTAL GREEN PROPOSED | | 3740.088 SQ. MT |
| | | 15.69% |
| PROVIDED COMMUNITY | | 185.848 SQ. MT |
| PROVIDED AANGANWADI | | 185.848 SQ. MT |

FAR CALCULATION

| BUILDING BLOCKS | TOWER 1 | TOWER 2 & 3 | TOWER -4 | TOWER 5 | TOWER 6 | COMMERCIAL |
|------------------------------|----------|------------------|---------------|-----------|-----------|--------------------------------------|
| | G+9 | G+18 | G+18 | G+19 | G+19 | G+3 |
| TOTAL NO. OF BLOCKS | 1 | 2 | 1 | 1 | 1 | 1 |
| | SQ. MT | SQ. MT | SQ. MT | SQ. MT | SQ. MT | SQ. MT |
| FLOORS | | | | | | |
| GROUND FLOOR | 250.235 | 543.683 | 542.589 | 542.589 | 542.589 | 1480.515 |
| 1ST FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | 1212.455 |
| 2ND FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | 854.282 |
| 3rd FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 4th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 5th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 6th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 7th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 8th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 9th FLOOR | 275.804 | 506.318 | 506.095 | 506.095 | 506.095 | |
| 10th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 11th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 12th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 13th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 14th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 15th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 16th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 17th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 18th FLOOR | | 506.318 | 506.095 | 506.095 | 506.095 | |
| 19th FLOOR | | | | 448.835 | 506.095 | |
| TOTAL AREA/BLOCK | 2732.475 | 9657.398 | 9652.304 | 10101.139 | 10158.399 | 3547.252 |
| TOTAL AREA | 2732.475 | 19314.796 | 9652.304 | 10101.139 | 10158.399 | 3547.252 |
| TOTAL RESIDENTIAL FAR | | 51959.113 | SQ. MT | | | TOTAL COMMERCIAL FAR (SQ. MT) |
| | | | | | | |

DU CALCULATION

| FLOOR | TOWER 1 | TOWER 02 & 03 | TOWER 4 | TOWER 5 | TOWER 6 |
|-------------------------------------|---------|---------------|------------|---------|---------|
| NO. OF BLOCKS | 1 | 2 | 1 | 1 | 1 |
| FLOORS | | | | | |
| GROUND FLOOR | 3 | 8 | 8 | 8 | 8 |
| 1ST FLOOR | 4 | 8 | 8 | 8 | 8 |
| 2ND FLOOR | 4 | 8 | 8 | 8 | 8 |
| 3rd FLOOR | 4 | 8 | 8 | 8 | 8 |
| 4th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 5th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 6th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 7th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 8th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 9th FLOOR | 4 | 8 | 8 | 8 | 8 |
| 10th FLOOR | | 8 | 8 | 8 | 8 |
| 11th FLOOR | | 8 | 8 | 8 | 8 |
| 12th FLOOR | | 8 | 8 | 8 | 8 |
| 13th FLOOR | | 8 | 8 | 8 | 8 |
| 14th FLOOR | | 8 | 8 | 8 | 8 |
| 15th FLOOR | | 8 | 8 | 8 | 8 |
| 16th FLOOR | | 8 | 8 | 8 | 8 |
| 17th FLOOR | | 8 | 8 | 8 | 8 |
| 18th FLOOR | | 8 | 8 | 8 | 8 |
| 19th FLOOR | | | | 7 | 8 |
| TOTAL UNITS BLOCK | 39 | 152 | 152 | 159 | 160 |
| (TOTAL UNITS X NO OF TOWERS) | 39 | 304 | 152 | 159 | 160 |
| TOTAL Dus | | | 814 | | |

INVENTORY OF UNITS

| UNIT TYPE | 2BHK | 2BHK | 2BHK | 2BHK | 2BHK+STORE | 2BHK+STORE |
|------------------------------|------------|------------|------------|------------|------------|------------|
| | TYPE 01 | TYPE 02 | TYPE 03 | TYPE 04 | TYPE 05 | TYPE 06 |
| CARPET AREA (SQ. MT) | 53.933 | 54.713 | 55.535 | 54.404 | 59.978 | 59.978 |
| BALCONY AREA (SQ. MT) | 7.464 | 7.474 | 8.296 | 8.153 | 9.537 | 9.537 |
| TOWER 01 | | | | | 29 | 10 |
| TOWER 02 | 38 | 38 | 38 | 38 | | |
| TOWER 03 | 38 | 38 | 38 | 38 | | |
| TOWER 04 | 38 | 57 | 38 | 19 | | |
| TOWER 05 | 40 | 59 | 40 | 20 | | |
| TOWER 06 | 40 | 60 | 40 | 20 | | |
| TOTAL | 194 | 252 | 194 | 135 | 29 | 10 |

DENSITY 750-900PPA

| BUILDING BLOCKS | NO. OF BLOCKS | NO. OF FLOORS | GROUND COVERAGE / BLOCK | FAR/BLOCK | TOTAL GROUND COVERAGE | TOTAL FAR | TOTAL Dus/BLOCK | TOTAL NUMBER OF Dus | POPULATION |
|-----------------------|---------------|---------------|-------------------------|-----------|-----------------------|------------------|-----------------|---------------------|-----------------|
| | | | SQ. MT | SQ. MT | SQ. MT | SQ. MT | NO.s | NO.s | NO.s |
| TOWER 1 | 1 | GROUND +9 | 313.244 | 2732.475 | 313.244 | 2732.475 | 39 | 39 | (5PERSONS/UNIT) |
| TOWER 2 & 3 | 2 | GROUND+18 | 543.683 | 9657.398 | 1087.366 | 19314.796 | 152 | 304 | (5PERSONS/UNIT) |
| TOWER 4 | 1 | GROUND +18 | 542.589 | 9652.304 | 542.589 | 9652.304 | 152 | 152 | (5PERSONS/UNIT) |
| TOWER 5 | 1 | GROUND +19 | 542.589 | 10101.139 | 542.589 | 10101.139 | 159 | 159 | (5PERSONS/UNIT) |
| TOWER 6 | 1 | GROUND +19 | 542.589 | 10158.399 | 542.589 | 10158.399 | 160 | 160 | (5PERSONS/UNIT) |
| COMMUNITY /AANGANWADI | 1 | GROUND +1 | 204.953 | | 204.953 | | | | |
| COMMERCIAL 01 | 1 | GROUND +2 | 1480.515 | 3547.252 | 1480.515 | 3547.252 | | | |
| TOTAL | 8 | | | | 4713.845 | 55506.366 | | 814 | 4070 |

PROJECT:
Approval of Building Plan of Affordable Group Housing colony measuring 5.89 acres (License no. 63 dated 01-09-2021) in Revenue Estate of village Gadoli Kalan in Sector 37D, Gurugram. Being developed by LALWANI BROTHERS BUILDCON LLP IN COLLABORATION WITH STERNAL BUILDCON PVT. LTD.

ARCHITECT:
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DRAWING TITLE:
SITE PLAN
AREA SUMMARY

D.N. - SG/AH/SUB/AR-01
SCALE:- 1:500
DATE:- 07 SEP 2021
DRAWN BY:- ANANT
CHECK BY:- NAMITA

ARCHITECT'S SIGN
OWNER'S SIGN

E:\Anant Singh\GPM scan sign\p
DIRECTION