	TOWER -E	TOWER -F	TOWER -G	TOWER -H	TOWER -I	TOWER -J	TOWER -K	TOWER -L	TOWER -M	TOWER -N	COMMERCIAL	BASEMENT	COMMUNITY	CRECHE	TOTAL
GROUND COVERAGE	1460.693	1460.693	1585.150	1460.693	1454.789	1557.634	482.523	482.523	520.374	ALREADY ADDED IN COMMERCIAL	1621.922		374.649 (107-BSEZ)	374.649 (107-BSEZ)	11604.472
GROUND/STILT F.A.R.	84.545	84.545	77.029	84.545	85.087	77.097	251.729	251.729	253.328		1621.922				
MEZZANINE FLOOR											140.000				
1ST FLOOR F.A.R.	884.269	1017.365	1131.013	884.269	1013.343	1127.978	445.861	445.861	446.140		1215.401				
2nd FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
3rd FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
4th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
5th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
6th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
7th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
8th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
9th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
10th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
11th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978			446.140						
12th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978			446.140						
13th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	ALREADY SANCTIONED		446.140						
14th FLOOR F.A.R.		ALREADY SANCTIONED 16555.341 SQ.MT.)			ALREADY SANCTIONED 18891.673 SQ.MT.)				446.140						
TOTAL F.A.R.	13141.074	13310.290	14780.198	13141.074	13258.546	14740.813	4710.339	4710.339	6499.288	1316.868	2977.323				
TOTAL RESIDENTIAL F.A.R.	99608.829														
MUMTY AREA	34.672	34.672		34.672	33.216		66.676	66.676	66.676	29.272					
STILT PARKING	1304.138	1282.898	1508.122	1304.138	1072.043	1480.536	230.795	230.795	267.047						8680.511
STAIR CASE AREA	377.325	377.325	447.200	377.325	377.325	447.200	340.256	340.256	340.256	132.975	48.177				
SERVICE FLOOR AREA	1460.693	1460.693	1585.150	1460.693	1454.789	1557.634					329.217				
TOTAL BUILTUP	16317.903	16465.879	18320.670	16317.903	16195.920	18226.183	5250.849	5250.849	7173.266	1479.115	3354.717	21731.179	374.649	374.649	146833.729

1.TOTAL SITE AREA=11.36388 x4046.85 =45987.9178 SQ.MT.

2.NET PLANNED AREA=11.31333 x4046.85 =45783.3495 SQ.MT.

3.PERMISSIBLE COMMERCIAL F.A.R.
45783.3495 X .08 (8% COMMERCIAL) = 3662.668 SQ.MT.(0.90506 ACS)
A)3662.668 @1.75 = 6409.669 SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 439.520 SQ.MT.
NET PERMISSIBLE COMMERCIAL F.A.R. =6849.189 SQ.MT.(187%)
PROPOSED COMMERCIAL F.A.R. = 2977.323 SQ.MT. (81.288%)

4.PERMISSIBLE RESIDENTIAL F.A.R.
45783.3495 X .92 (92% RESIDENTIAL) =42120.681 SQ.MT.(10.40826 ACS)
A)42120.681SQ.MT. @2.25 = 94771.532 SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 5054.481 SQ.MT.
NET PERMISSIBLE RESIDENTIAL F.A.R. =99826.013 SQ.MT.(237%)
PROPOSED RESIDENTIAL F.A.R. =99608.829 SQ.MT.(236.485 %)

5.PERMISSIBLE GROUND COVERAGE =45783.3495x0.5 (@50% 11.31333 ACRES) =22891.6748 SQ.MT.

6. PROPOSED GROUND COVERAGE =11604.472 SQ.MT.(25.346%)

7. REQUIRED GREEN/ OPEN SPACE (15 % OF THE TOTAL LAND) =46468.562x0.15 =6970.284 SQ.MTS.

8. PROPOSED GREEN / OPEN SPACE =9548.870 SQ.MTS.(20.549%)

9. MINIMUM REQUIRED CRECHE AREA =185.810 SQ.MT.(2 UNITS)
10. PROPOSED CRECHE AREA =374.649 SQ.MT.
11.MINIMUM REQUIRED COMMUNITY AREA =185.810 SQ.MT.(2 UNITS)
12.PROPOSED COMMUNITY AREA =374.649 SQ.MT.

DENSITY			
AREA OF SITE AREA RESIFENTIAL COMPONENT (in acres) = 10.4082			
	Permissible		Proposed
	min.	max.	
Density	750	900	761.899
Population	7806.150	9367.380	7930
Units	1561.230	1873.476	1586

PARKING E.C.S. AREA REQUIRED(@0.5E.C.S./UNIT)=793 E.C.S.
PARKING E.C.S. AREA PROVIDED =1218.345 E.C.S.
PARKING FOR SCOOTER REQUIRED =1586(NO.OF UNITS)
PROPOSED SCOOTER PARKING(STILT) =1008 PROPOSED
SCOOTER PARKING(OPEN) =607
TOTAL =1615

TOWERS	STILT PARKING
TOWER -E	155
TOWER -F	115
TOWER -G	224
TOWER -H	144
TOWER -I	83
TOWER -J	203
TOWER -K	28
TOWER -L	28
TOWER -M	28
TOTAL	1008

TOTAL PARKING E.C.S. PROVIDED		
	AREA	ECS
PARKING AREA (UNDER BASEMENT) (/32 ECS)	21731.179	679.099
PARKING AREA (UNDER STILT) (/28 ECS)	8680.511	310.018
PARKING AREA (UNDER OPEN) (/23 ECS)	5272.231	229.227
TOTAL ECS PROVIDED		1218.345

	UNIT 1	UNIT 1A	UNIT B	UNIT C	UNIT 2	UNIT 2A	UNIT 3	UNIT 4	TOTAL
TOWER-E	76	78	13	13	--	--	--	--	180
TOWER-F	52	52	39	39	--	--	--	--	182
TOWER-G	104	104	--	--	--	--	--	--	208
TOWER-H	76	78	13	13	--	--	--	--	180
TOWER-I	39	39	26	26	26	--	--	--	182
TOWER-J	--	--	--	--	104	104	--	--	208
TOWER-K	--	--	--	--	--	--	126	--	126
TOWER-L	--	--	--	--	--	--	126	--	126
TOWER-M	--	--	--	--	--	--	174	--	174
TOWER-N	--	--	--	--	--	--	--	20	20
TOTAL UNITS	347	351	91	91	130	130	426	20	1586

UNIT TYPE	UNIT CARPET AREA	NO. OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT 1 (3BHK)	59.997	347	20818.959
UNIT 1A (3 BHK)	59.931	351	21035.781
UNIT 1B (3 BHK)	59.997	91	5459.727
UNIT 1C (3 BHK)	59.931	91	5453.721
UNIT 2 (2 BHK)	59.641	130	7753.330
UNIT 2A (2 BHK)	59.686	130	7759.180
UNIT 3 (1 BHK)	28.994	426	12351.444
UNIT 4 (1 BHK)	58.559	20	1191.180
TOTAL		1586	81823.322

GREEN AREA						
ADDITIONS						
S.N.O.B.	NO.	PREFIX	LENGTH	BREATH	AREA	
G1	1	1	6.172	5.030	31.045	
G2	1	1	8.691	55.334	370.240	
G3	1	1	18.541	37.280	690.839	
G4	1	1	56.212	138.212	7,768.173	
G5	1	1	6.000	167.929	1,007.574	
TOTAL ADDITION					9,868.870	
SUBTRACTION						
S.N.O.B.	NO.	PREFIX	LENGTH	BREATH	AREA	
1	2	1	20.000	6.000	320.000	
TOTAL OPEN/GREEN AREA					9,548.870	

OPEN PARKING AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
P1	1	1	4.500	5.480	24.660
P2	1	1	63.013	10.043	632.819
P3	1	1	9.910	57.350	568.339
P4	1	1	20.000	11.000	220.000
P5	1	1	11.000	46.321	509.531
P6	1	1	15.590	11.355	177.024
P7	1	1	57.011	10.040	572.390
P8	1	1	10.500	47.303	496.682
P9	1	1	11.000	17.103	188.133
P10	1	1	9.935	163.759	1,626.946
P11	1	1	25.725	9.940	255.707
TOTAL OPEN PARKING AREA					5,272.231

NOTES:-

1. ALL DIMENSIONS IN MM.
2. LIFT SHALL BE WITH 100% POWER BACKUP.
3. BOUNDARY WALL & GATE AS/STANDERD DESIGN.

ALREADY SANCTIONED

PROJECT:-

ADDITIONAL PROPOSED/REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 11.36388 ACRES (LICENCE NO.75 OF 2019 DATED 23.07.2019 & 31 OF 2021 DATED 30.06.2021)AFTER MIGRATION OF AN AREA MEASURING 9.6861 ACRES INTO AFFORDABLE PLOTTED COLONY - UNDER DDJAY AND AREA MEASURING 0.11876 ACRES DONATED TO GRAM PANCHAYAT, IN SECTOR-37, BAHADURGARH, DISTRICT JHAJJAR BEING DEVELOPED BY HL RESIDENCY (PROPRIETORSHIP FIRM) THROUGH PROP. SHAILAJA.

ARCHITECT :-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit.No.303,Ninex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 0-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

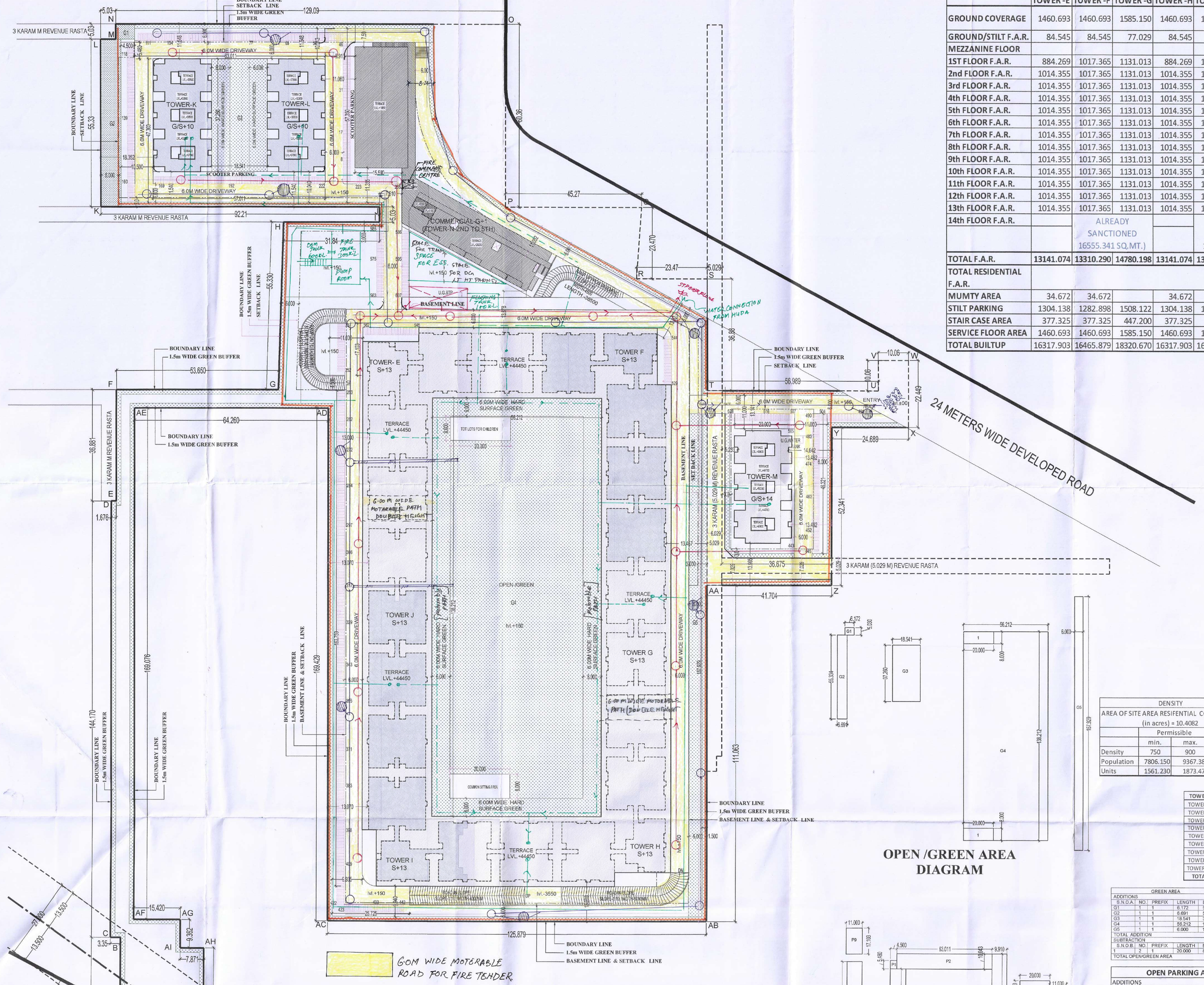
OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

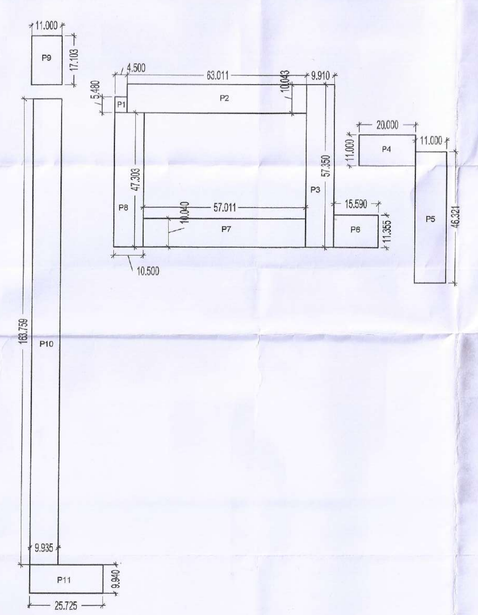
Ar. VIKAS AHLAWAT
CA/2013/59659

DRAWING TITLE :
SITE PLAN
PLAN & AREA CALCULATION

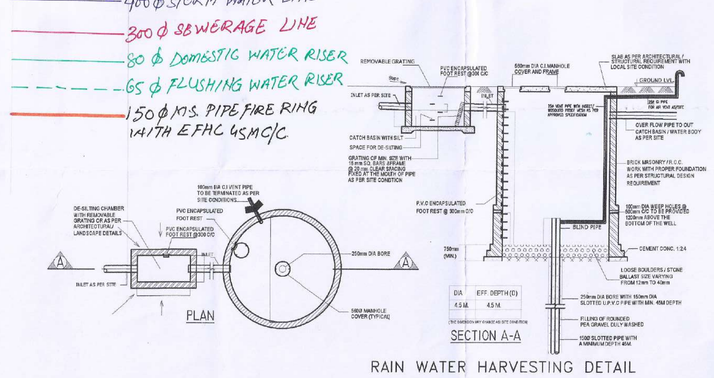
DATE:- JUNE-2021
SCALE:- 1:500 (A0)
SHEET NO. SP-001



OPEN /GREEN AREA DIAGRAM



OPEN PARKING AREA DIAGRAM



RAIN WATER HARVESTING DETAIL