FIRE STAIRCASE (BASEMENT TO GROUND) AREA CALCULATION

ST-01 = 6.150 X 3.900 = 23.985 SQ.M.

ST-02 = 5.650 X 3.000 = 16.950 SQ.M.

TOTAL AREA OF FIRE STAIRCASE = 23.985 + 19.950 = 40.935 SQ.M.

COURTYARD AREA CALCULATION

C1 = 13.860 X 3.000 = 41.580 SQ.M.

C2 = 6.780 X 3.000 = 20.340 SQ.M.

TOTAL AREA OF COURTYARD = (2 X C1) + (3 X C2) = 144.180 SQ.M.

AREA SUMMERY			
	ACRES	SQ.M.	
PLOT AREA (A)	5.7875	23421.144	
TOTAL PLOT AREA FOR FAR	5.7875	23421.144	
PERMISSIBLE COMMERCIAL AREA@ 8.0% PLOT AREA	0.46300	1873.692	
BALANCE PLOT AREA FOR RESIDENCIAL	5.32450	21547.453	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	11710.572	
PROPOSED GROUND COVERAGE	30.464%	7135.044	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	48481.769	
EXTRA FAR FOR GREEN BUILDING @ (IGBC Gold RATING)	12.00%	2585.694	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	51067.463	
PROPOSED FAR	236.876%	51040.676	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3278.960	
EXTRA FAR FOR GREEN BUILDING @	12.00%	224.843	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	3503.803	
PROPOSED FAR FOR COMMERCIAL	186.821%	3500.454	
PROPOSED BUILT UP AREA	73657.046	SQ.M.	
DENSITY (750 PPA - 900 PPA)			750 TO 900 PPA
PERMISSIBLE DENSITY	MIN. 750 PPA	3993	
PERMISSIBLE DU'S		798.675	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4792	
PERMISSIBLE DU'S		958	MAX.
PROPOSED DENSITY	800 X 5	4000	PERSON
ACHIVED DENSITY	4000/5.2345	751.244	PPA
PROPOSED Dus		800	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		800	NOS
PROPOSED TWO WHEELER PARKING		818	NOS
REQUIRED ECS	800/2	400	ECS
PROPOSED ECS SPACE		835	ECS
ACHIEVED COMMERCIAL AREA BETWEEN 4% TO 8%	1740.3635		
REQUIRED ECS @50/SQ.M.	34.807 SAY 35		
PROVIDED E.C.S. FOR COMMERCIAL IN BASEMENT	35		
ADDITIONAL E.C.S. PROVIDED	835 - (400 + 35)	400	ECS
REQUIRED ORGANIZED GREEN @	15%	3513.172	SQM
PROPOSED GREEN	20.624%	4830.426	SQM
COMMUNITY AREA REQUIRED		185.804	SQM
PROVIDED COMMUNITY BUILDING		215.042	SQM
AANGANWADI CUM CRECHE AREA REQUIRED		185.804	SQM
PROVIDED AANGANWADI CUM CRECHE		222.232	SQM

FAR AREA CALCULATIONS							
S.NO.	FLOORS	TOWER-T-1 (SQM)	TOWER-T-2 (SQM)	TOWER-T-3 (SQM)	TOWER-T-4 (SQM)	TOWER-T-5 (SQM)	TOTAL (SQM)
1	GROUND	54.157	54.157	54.157	541.804	541.804	1246.079
2	1ST	279.417	279.417	279.417	505.859	505.859	1849.969
3	2nd	279.417	279.417	279.417	505.859	505.859	1849.969
4	3rd	505.859	505.859	505.859	505.859	505.859	2529.295
5	4th	505.859	505.859	505.859	505.859	505.859	2529.295
6	5th	505.859	505.859	505.859	505.859	505.859	2529.295
7	6th	505.859	505.859	505.859	505.859	505.859	2529.295
8	7th	505.859	505.859	505.859	505.859	505.859	2529.295
9	8th	505.859	505.859	505.859	445.686	445.686	2408.949
10	9th	505.859	505.859	505.859	443.431	443.431	2404.439
11	10th	505.859	505.859	505.859	443.431	443.431	2404.439
12	11th	505.859	505.859	505.859	443.431	443.431	2404.439
13	12th	505.859	505.859	505.859	443.431	443.431	2404.439
14	13th	505.859	505.859	505.859	443.431	385.039	2346.047
15	14th	505.859	505.859	505.859	443.431	383.899	2344.907
16	15th	505.859	505.859	505.859	385.039	383.899	2286.515
17	16th	505.859	505.859	505.859	383.899	383.899	2285.375
18	17th	505.859	505.859	505.859	383.899	383.899	2285.375
19	18th	505.859	505.859	505.859	383.899	383.899	2285.375
20	19th	505.859	505.859	505.859	----	----	1517.577
21	20th	----	505.859	505.859	----	----	1011.718
22	21st	----	505.859	505.859	----	----	1011.718
23	22nd	----	505.859	505.859	----	----	1011.718
24	23rd	----	505.859	505.859	----	----	1011.718
25	24th	----	505.859	505.859	----	----	1011.718
26	25th	----	505.859	505.859	----	----	1011.718
	TOTAL FAR	9212.594	12247.748	12247.748	8725.825	8606.761	51040.676

CARPET AREA CALCULATION							
S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOTAL (SQM)
1	GROUND	----	----	----	447.492	447.492	894.984
2	1st	234.200	234.200	234.200	447.492	447.492	1597.584
3	2nd	234.200	234.200	234.200	447.492	447.492	1597.584
4	3rd	447.492	447.492	447.492	447.492	447.492	2237.460
5	4th	447.492	447.492	447.492	447.492	447.492	2237.460
6	5th	447.492	447.492	447.492	447.492	447.492	2237.460
7	6th	447.492	447.492	447.492	447.492	447.492	2237.460
8	7th	447.492	447.492	447.492	447.492	447.492	2237.460
9	8th	447.492	447.492	447.492	387.499	387.499	2117.474
10	9th	447.492	447.492	447.492	387.499	387.499	2117.474
11	10th	447.492	447.492	447.492	387.499	387.499	2117.474
12	11th	447.492	447.492	447.492	387.499	387.499	2117.474
13	12th	447.492	447.492	447.492	387.499	387.499	2117.474
14	13th	447.492	447.492	447.492	387.499	330.392	2060.367
15	14th	447.492	447.492	447.492	387.499	330.392	2060.367
16	15th	447.492	447.492	447.492	330.392	330.392	2003.260
17	16th	447.492	447.492	447.492	330.392	330.392	2003.260
18	17th	447.492	447.492	447.492	330.392	330.392	2003.260
19	18th	447.492	447.492	447.492	330.392	330.392	2003.260
20	19th	447.492	447.492	447.492	----	----	1342.476
21	20th	----	447.492	447.492	----	----	894.984
22	21st	----	447.492	447.492	----	----	894.984
23	22nd	----	447.492	447.492	----	----	894.984
24	23rd	----	447.492	447.492	----	----	894.984
25	24th	----	447.492	447.492	----	----	894.984
26	25th	----	447.492	447.492	----	----	894.984
	TOTAL	8075.764	10760.716	10760.716	7,613.997	7,499.783	44,710.976

DENSITY CALCULATION ----------(750 - 900 PPA)						
S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION PERSON/UNIT
1	TOWER T-1 (S+19)	1	(S+19)	501.853	9212.594	144	720 5
2	TOWER T-2 (S+25)	1	(S+25)	500.084	12247.748	192	960 5
3	TOWER T-3 (S+25)	1	(S+25)	501.830	12247.748	192	960 5
4	TOWER T-4 (G+7/14/18)	1	(G+7/14/18)	541.804	8725.825	137	685 5
5	TOWER T-5 (G+7/12/18)	1	(G+7/12/18)	541.804	8606.761	135	675 5
6	PODIUM	1	----	1798.515	----	----	---- ----
7	CRECHE	1	G	222.232	----	----	---- ----
8	COMMUNITY BUILDING	1	G		----	----	---- ----
9	COMMERCIAL 01	1	G+2	2096.666	----	----	---- ----
10	COMMERCIAL 02	1	G	239.155	----	----	---- ----
11	GUARD ROOM	2	G	5.986	----	----	---- ----
12	FIRE STAIRCASE (From Basement to Ground)	2	G	40.935	----	----	---- ----
13	COURTYARDS	----	----	144.180	----	----	---- ----
	TOTAL			7135.044	51040.676	800	4000

INVENTORY OF UNITS (PROPOSED)					
S.NO.	TOWERS	3BHK TYPE-01 59.993 SQ.M.	3BHK TYPE-02 57.107 SQ.M.	2BHK TYPE 46.653 SQ.M.	TOTAL
1	TOWER-T-1 (S+19)	72	38	34	144
2	TOWER-T-2 (S+25)	96	50	46	192
3	TOWER-T-3 (S+25)	96	50	46	192
4	TOWER-T-4 (G+7/14/18)	65	34	38	137
5	TOWER-T-5 (G+7/12/18)	65	32	38	135
	TOTAL	394	204	202	800

TOTAL F.A.R. OF COMMERCIAL = F.A.R OF BLOCK 01 + F.A.R. OF BLOCK 02

= 3320.370 + 180.084

= 3500.454 SQ.M.

Checked and found ok for Public Health (Mohali) Service only subject to comments in forwarding letter No. 2022(HQ) Dt. 27/01/21

Additional Chief Engineer (HQ)
HSVP, Panchkula

ARCHITECT(HQ) STP Member Secretary B.P.C. | STP(HQ) Member B.P.C. | CTP(HQ) Chairman B.P.C.

J.D. P.A. A.T.P.

SUBMISSION DRAWING

CLIENT
SYNERGYSHINE INFRA. LLP IN COLLABORATION WITH GULMOHAR FINANCE LTD.

DET (HQ)
Member
BPAC

PROJECT TITLE

PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY ON LAND MEASURING 5.7875 ACRES (LICENSE NO. 43 OF 2021) IN THE REVENUE ESTATE OF VILLAGE ULLAWAS,SECTOR 82, DIST. GURUGRAM - MANESAR URBAN COMPLEX BEING DEVELOPED BY SYNERGYSHINE INFRA LLP IN COLLABORATION WITH GULMOHAR FINANCE LTD.

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ARCHITECT'S SIGNATURE — SUNIT GARG CHARTERED

OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING): SITE LAYOUT PLAN

DRG. NO. 01

SCALE - 1:300@A0 DATE - DEC. 2021