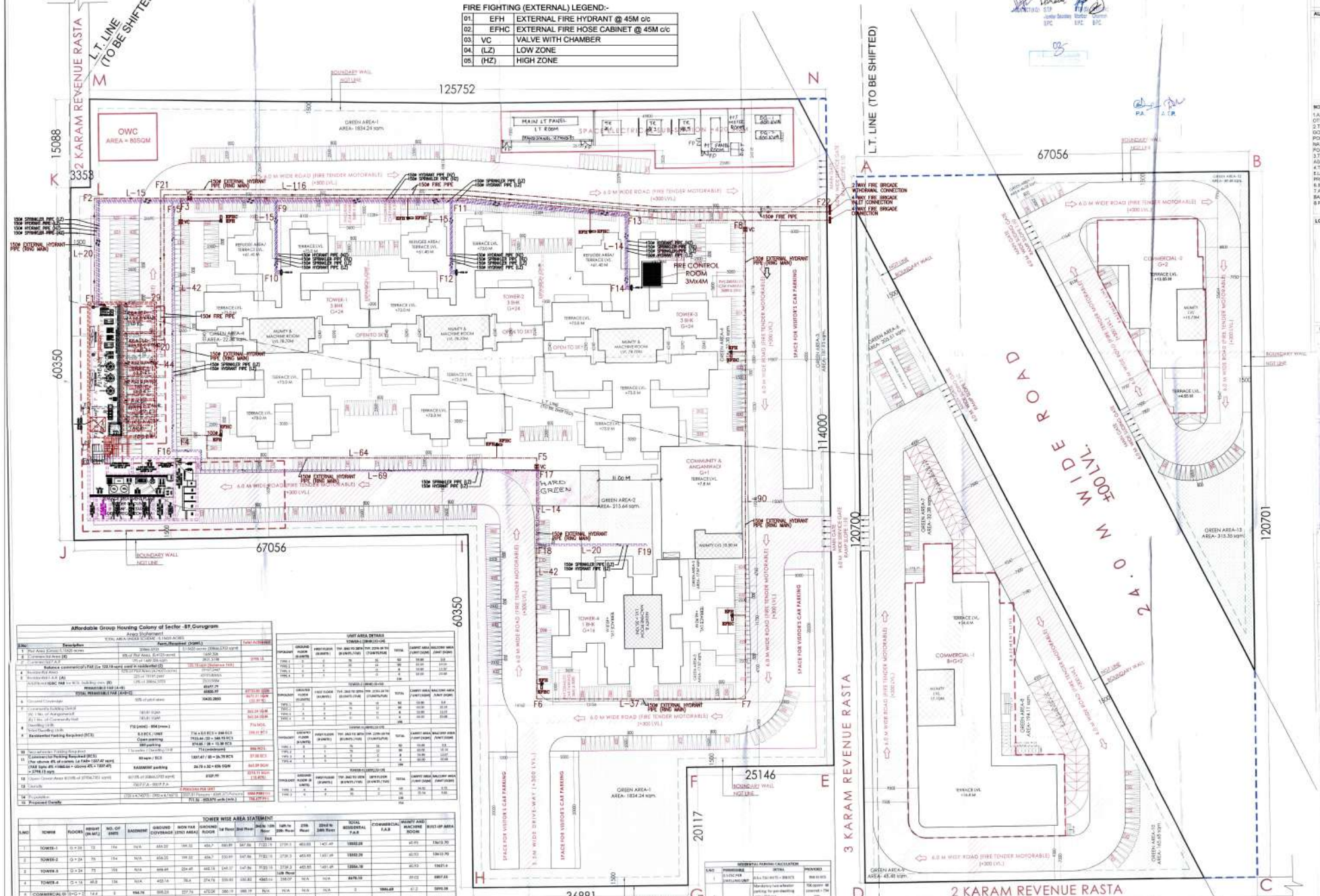
FIRE FIGHTING (EXTERNAL) LEGEND:-		
01.	EFH	EXTERNAL FIRE HYDRANT @ 45M c/c
02.	EFHC	EXTERNAL FIRE HOSE CABINET @ 45M c/c
03.	VC	VALVE WITH CHAMBER
04.	(LZ)	LOW ZONE
05.	(HZ)	HIGH ZONE



PLOT AREA = 20866.5703 SQ. MT.
= (5.15625 ACRES)

ALL DIMENSIONS ARE IN MM

AUTHORITY SIGNATURE

NOTES

1.ALL DIMENSIONS ARE IN MILLIMETER UNLESS STATED OTHERWISE.
2.THE CONSTRUCTION OF THE BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF HARYANA BUILDING CODE. 20 POINTS WHERE HARYANA BUILDING CODE, 2017 IS SILENT THE NATIONAL BUILDING CODE OF INDIA, 2016 SHALL BE FOLLOWED.
3.THE GATE AND BOUNDARY WALL BE CONSTRUCTED AS/CODE.
4.THE CONSTRUCTION OF BASEMENT BE EXECUTED AS/CODE.
5.LIFTS & RAMPS IN BUILDING AS/CODE.
PROVIDE FIRE SAFETY MEASURES PROVISIONS AS PER CODES.
6.INSTALLATION OF SOLAR POWER PLANT AS/CODE.
7.ADEQUATE PARKING SPACES - COVERED, OPEN OR IN THE BASEMENT AS/CODE.
8.PROVISION OF SEWAGE TREATMENT PLANT AS/CODE.

LOCATION PLAN

KEY PLAN

JOB TITLE

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 5.15625ACRES (LICENCE NO. 49 DATED 12.08.2021) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY KIWI LAND & HOUSING PVT. LTD.

OWNER: KIWI LAND & HOUSING PVT. LTD

PROJECT: PROPOSED AFFORDABLE GROUP HOUSING COLONY AT SECTOR-89, GURUGRAM

NDP CONSULTANTS: KAMBO DESIGN STUDIO
209/1,STREET No. 03,
VIRENDER NAGAR
NEW DELHI - 110059
EMAIL :- kambostudio@gmail.com

ARCHITECT: LINEAR CONCEPTS DESIGNS LLP
407, A09 GD ITL NORTH-EX TOWERS,
NETAJI SUBHASH PLACE
NEW DELHI - 110034, INDIA
EMAIL: STUDIO@LINEARCONCEPTS.IN
TEL. +91 11 43016035

DESCRIPTION: SUBMISSION DRAWING

SCALE	1 : 100 @ A
SHEET NO.	
DATE ISSUED	30-08-2021
DRAWN BY	
CHECKED BY	

N

ARCHITECT'S SIGNATURE AND SEAL

OWNER'S SIGNATURE AND SEAL

BUILDING: SITE PLAN

DRAWING: FIRE FIGHTING

PROJECT NO.

DRAWING NO.: AGH- FF-01

Affordable Group Housing Colony of Sector - 89,Gurugram

Area Statement
TOTAL AREA UNDER SCHEME - 5.15625 ACRES

S.NO	Description	Form/Required (SQMT.)		Total Achieved
1	Plot Area (Gross) (5.1625 acres)	20866.5703	21,000 acres (20866.570 sqmt)	
2	Commercial Area (B)	8% of Plot Area (1670 sqmt)	1669.326	2196.13
3	Commercial (F.A.R)	75 cut (1487.326 sqm)	2231.3198	
	Balance commercial FAR (i.e 132.13 sqm) used in residential (C)		132.13 (Balance FAR)	
4	Residential Area	175% of Plot Area (14,652.0375 sqm)	25641.066	
5	Residential F.A.R (A)	1.75 i.e 20866.570	36513.5984	
	Additional EDGC FAR for W.S. Building (sqm) (D)	0.25 i.e 20866.570	5216.0996	
	TOTAL PERMISSIBLE FAR (A+B+C)		41877.79	41877.79 (100%)
6	Ground Coverage	50% of plot area	10433.2850	10433.285 (50.00 %)
7	Community Building Deficit (A) 1 No. of Anganwadi (B) 1 No. of Community Hall	180.00 SQM 180.00 SQM		360.00 SQM 360.00 SQM
8	Total Dwelling Units	716 (units) - 894 (rooms)		716 NOS.
9	Community Building Required (ECS)	0.5 ECS / UNIT Open parking	716 x 0.5 ECS = 358 ECS 7153.44 (20 x 358.15 ECS)	358.15 ECS 37.50 ECS
		358 parking	874.66 (30 x 15.38 ECS)	
10	Two wheeler Parking Required	1 Scooter / Dwelling Unit	716 (residential)	896 NOS.
11	Commercial Parking Required (ECS) (for above 4% of comm. i.e FAR= 1337.47 sqm) (FAR Sqm 4% =1860.66 - above 4% = 1337.47) = 2196.13 sqm	60 sqm / ECS	1337.47 / 60 = 26.79 ECS	37.50 ECS
		BASEMENT parking	26.79 x 32 = 856 SQM	865.00 SQM
12	Open Green Area (10% of 20866.570 sqmt)	10.0% of 20866.570 sqmt	2087.11	2174.11 SQM (10.42%)
13	Density	100 P.P.A - 100 P.P.A		
14	Population	(716 x 4.74375) - (716 x 4.7437)	3 Persons Per Unit 2000.31 Persons - 4269.31 Persons	2000 Persons 716 (PP Pu)
15	Proposed Density		711.16 - 855.979 units (min.)	

UNIT AREA DETAILS

TYPOLOGY	GROUND FLOOR (SQMTR)	FIRST FLOOR (SQMTR)	TYP. 2ND TO 20TH FLOOR (SQMTR)	21ST FLOOR (SQMTR)	22ND FLOOR (SQMTR)	TOTAL	CARPET AREA (SQMT/UNIT)	BALCONY AREA (SQMT/UNIT)
TYPE-1	0	0	16	16	16	32	50.00	2.5
TYPE-2	0	0	12	12	12	24	50.00	2.5
TYPE-3	0	0	0	0	8	8	50.00	2.5
TYPE-4	0	0	0	0	8	8	50.00	2.5
						216		

TOWER-1 (BHK) G+24

TYPOLOGY	GROUND FLOOR (SQMTR)	FIRST FLOOR (SQMTR)	TYP. 2ND TO 20TH FLOOR (SQMTR)	TYP. 21ST-24TH FLOOR (SQMTR)	TOTAL	CARPET AREA (SQMT/UNIT)	BALCONY AREA (SQMT/UNIT)
TYPE-1	0	0	16	16	64	50.00	2.5
TYPE-2	0	0	12	12	48	50.00	2.5
TYPE-3	0	0	0	8	8	50.00	2.5
TYPE-4	0	0	0	8	8	50.00	2.5
					128		

TOWER-2 (BHK) G+24

TYPOLOGY	GROUND FLOOR (SQMTR)	FIRST FLOOR (SQMTR)	TYP. 2ND TO 20TH FLOOR (SQMTR)	21ST FLOOR (SQMTR)	TOTAL	CARPET AREA (SQMT/UNIT)	BALCONY AREA (SQMT/UNIT)
TYPE-1	0	0	16	16	32	50.00	2.5
TYPE-2	0	0	12	12	24	50.00	2.5
TYPE-3	0	0	0	8	8	50.00	2.5
TYPE-4	0	0	0	8	8	50.00	2.5
					128		

TOWER-3 (BHK) G+24

TYPOLOGY	GROUND FLOOR (SQMTR)	FIRST FLOOR (SQMTR)	TYP. 2ND TO 20TH FLOOR (SQMTR)	21ST FLOOR (SQMTR)	TOTAL	CARPET AREA (SQMT/UNIT)	BALCONY AREA (SQMT/UNIT)
TYPE-1	2	4	16	0	40	34.92	0.75
TYPE-2	4	8	16	0	28	35.14	0.80
					156		

TOWER-4 (1BHK) G+24

TOWER WISE AREA STATEMENT

S.NO	TOWER	FLOORS	HEIGHT (IN MT.)	NO. OF UNITS	BASEMENT	GROUND COVERAGE	NON FAR (STILT AREA)	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	14th to 20th Floor	23th Floor	22nd to 24th Floor	TOTAL RESIDENTIAL F.A.R	COMMERCIAL F.A.R	MUMTY AND MACHINE ROOM	BUILT-UP AREA
											FAR							
1	TOWER-1	G + 24	72	194	N/A	484.33	199.32	484.7	580.89	847.86	7122.15	2739.3	483.85	1431.49	13882.28		60.93	13610.70
2	TOWER-2	G + 24	72	194	N/A	484.33	199.32	484.7	580.89	847.86	7122.15	2739.3	483.85	1431.49	13882.28		60.93	13610.70
3	TOWER-3	G + 24	72	192	N/A	484.44	224.49	448.14	548.32	847.86	7120.15	2739.3	483.85	1431.49	13864.78		60.93	13621.4
												14th Floor						
4	TOWER-4	G + 16	48.8	136	N/A	452.14	78.4	374.78	559.93	550.82	4365.64	358.07	N/A	N/A	8670.33		39.03	8807.33
5	COMMERCIAL (I)	B+G + 2	14.4	0	1944.79	898.33	237.79	472.08	380.19	188.19	N/A	N/A	N/A	N/A	0	1944.48	61.2	2005.68
6	COMMERCIAL (II)	G + 2	11.05	0	450.14	304.48	32.75	341.73	314.06	274.86	N/A	N/A	N/A	N/A	0	931.48	42.88	1471.24
								BUILT-UP AREA (NON FAR)										
7	COMMUNITY/ ANGANWADI	G+1	7.8	0	N/A	262.48	0	262.24	262.24		N/A	N/A	N/A	N/A	0		36.22	560.7
8	ELEC SUBSTATION	G	4.0	0	N/A	420	0				N/A				0			420
9	OWC	G	4	0	N/A	80	0				N/A				0			80
10	UGT	B		0	362.78	0	0				N/A				0			362.78
11	STP	B		0	396.3	0	0				N/A				0			396.3
12	RAMP-1	G		0	0	96	0				N/A				0			96
13	RAMP-2	G		0	0	96.75	0				N/A				0			96.75
	TOTAL		256		4475.43	4351.93									45797.8	2776.13		48573.73

RESIDENTIAL PARKING CALCULATION

S.NO	PERMISSIBLE	DETAIL	PROVIDED
1	0.5 ECS PER DWELLING UNIT	0.5 x 716 UNITS = 358 ECS	358 ECS
2		Mandatory two wheeler parking for pre-dwelling unit = 716 nos.	700 covered + 16 open = 716 nos.
3		Visitor's two wheeler parking (for commercial)	100 nos.
			PROVIDED (two wheeler)
1	Open parking 25 sqm / ECS	1860.66 sqm / 25 = 344.19 ECS	356+60 = 360 nos.
2	Stilt parking 30 sqm / ECS	874.66 sqm / 30 = 15.38 ECS	48 nos.
		Total = 358.31 ECS (Achieved)	896 nos.

AREA REQUIRED UP

COMMERCIAL PARKING CALCULATION

S.NO	PERMISSIBLE	DETAIL	PROVIDED
1	50 SQMT / ECS OR achieved FAR above 4% of commercial	1337.47 / 50 = 26.75 ECS	37.50 ECS
2	Basement Parking	26.75 x 32 sqm = 856 sqm	865.00 sqm