

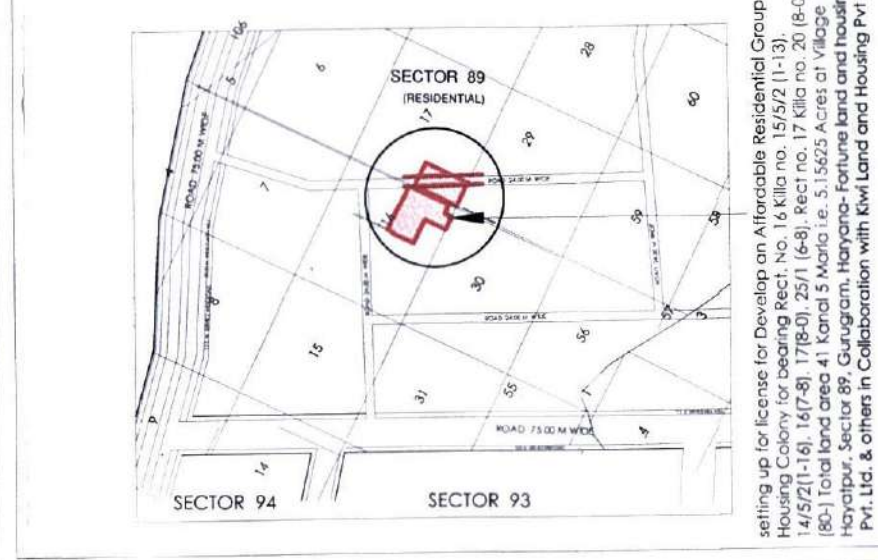
PLOT AREA = 20866.5703 SQ. MT.
= (5.15625 ACRES)
ALL DIMENSIONS ARE IN MM

AUTHORITY SIGNATURE

DDT MEMBER
BPA

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, 2011 WHERE HARYANA BUILDING CODE, 2011 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.
6. PROPER FIRE SAFETY MEASURES PROVISIONS AS PER CODES.
7. 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 5.15625 ACRES (LICENCE NO. 49 DATED 12.08.2021) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY KIWILAND & HOUSING PVT. LTD.

OWNER
KIWI LAND & HOUSING PVT. LTD

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

CONSULTANTS
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DESCRIPTION

SUBMISSION DRAWING

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

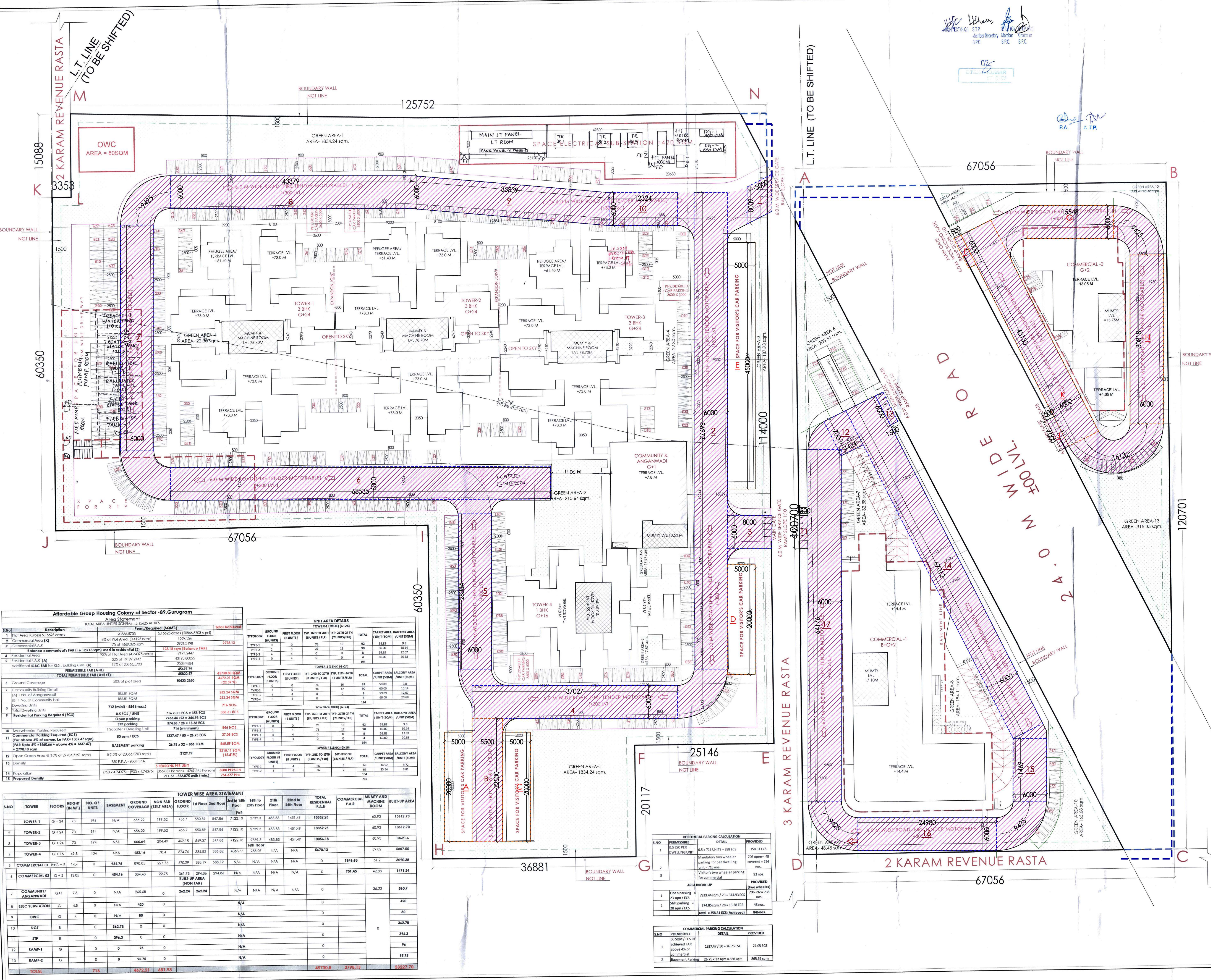
ARCHITECT'S SIGNATURE AND SEAL OWNER'S SIGNATURE AND SEAL

PROJECT NO. AGH-AR-01

SITE PLAN

ROAD LAYOUT

DRAWING NO. AGH-AR-01



Affordable Group Housing Colony at Sector -89, Gurugram			
Area Statement			
S.No.	Description	Form/Required (SQM)	Total Achieved
1	Plot Area (Gross) 5.15625 acres	20866.5703	20866.5703
2	Commercial Area (G)	6% of Plot Area, (0.4125 acre)	1680.326
3	Commercial F.A.R	175 of 1680.326 sqm	2921.3195
4	Residential Area	123.18 sqm (Balance FAR)	19197.2447
5	Residential F.A.R (A)	12% of 20866.5703	43193.8035
6	Additional IGBC FAR for RESI. building (B)	12% of 20866.5703	2503.9884
7	PERMISSIBLE FAR (A+B)	45497.79	45497.79
8	Ground Coverage	50% of plot area	10433.2850
9	Community Building Detail	185.81 SQM	242.34 SQM
10	Two wheeler Parking Required	712 (min) - 854 (max)	716 NOS.
11	Commercial Parking Required (EC5)	50 sqm / EC5	27.08 EC5
12	Open Green Area (10% of 2704.755 sqm)	270.4755	3129.99
13	Density	750 P.P.A - 900 P.P.A	3129.99
14	Population	750 P.P.A - 900 P.P.A	3129.99
15	Proposed Density	750 P.P.A - 900 P.P.A	3129.99

TOWER WISE AREA STATEMENT														
S.NO.	TOWER	FLOOR	HEIGHT (M)	NO. OF UNITS	BASEMENT	GROUND FLOOR	NON FAR FLOOR	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	14th to 20th Floor	21st Floor	22nd to 24th Floor
1	TOWER-1	G + 24	73	194	N/A	654.22	199.52	456.7	550.89	547.86	7122.15	2739.3	483.83	1451.49
2	TOWER-2	G + 24	73	194	N/A	654.22	199.52	456.7	550.89	547.86	7122.15	2739.3	483.83	1451.49
3	TOWER-3	G + 24	73	194	N/A	666.64	204.49	462.15	547.37	547.86	7122.15	2739.3	483.83	1451.49
4	TOWER-4	G + 16	49.8	134	N/A	453.16	78.4	374.76	335.82	335.82	4365.66	258.07	N/A	N/A
5	COMMERCIAL 01	G+G+2	14.4	0	954.75	895.05	227.76	670.29	588.19	588.19	N/A	N/A	N/A	N/A
6	COMMERCIAL 02	G+2	13.05	0	454.14	384.45	23.75	361.73	294.86	294.86	N/A	N/A	N/A	N/A
7	COMMUNITY/ANGANWADI	G+1	7.8	0	N/A	265.68	0	262.24	262.24	262.24	N/A	N/A	N/A	N/A
8	ELEC SUBSTATION	G	4.5	0	N/A	420	0	420	420	420	N/A	N/A	N/A	N/A
9	OWC	G	4	0	N/A	80	0	80	80	80	N/A	N/A	N/A	N/A
10	UGT	B	0	0	362.76	0	0	362.76	362.76	362.76	N/A	N/A	N/A	N/A
11	STP	B	0	0	396.3	0	0	396.3	396.3	396.3	N/A	N/A	N/A	N/A
12	RAMP-1	G	0	0	96.76	0	0	96.76	96.76	96.76	N/A	N/A	N/A	N/A
13	RAMP-2	G	0	0	96.76	0	0	96.76	96.76	96.76	N/A	N/A	N/A	N/A
TOTAL				716	4672.21	681.93		45730.8	2798.13	53227.70				

RESIDENTIAL PARKING CALCULATION			
S.NO.	PERMISSIBLE	DETAIL	PROVIDED
1	0.5 EC5 PER DWELLING UNIT	0.5 x 716 UNITS = 358 EC5	358.31 EC5
2	Mandatory two wheeler parking for per dwelling unit > 70 nos.	706 open + 48 covered = 754 nos.	754 nos.
3	Visitor's two wheeler parking for commercial	92 nos.	92 nos.
AREA BREAK-UP			
1	Open parking	793.44 sqm / 21 - 344.93 EC5	706 open + 798 nos.
2	Stilt parking	374.85 sqm / 28 - 13.38 EC5	48 nos.
3	Basement Parking	26.75 x 32 sqm = 856 sqm	865.59 sqm
TOTAL = 358.31 EC5 (Achieved)			

COMMERCIAL PARKING CALCULATION			
S.NO.	PERMISSIBLE	DETAIL	PROVIDED
1	50 SQM / EC5 OF achieved FAR above 4% of commercial	1387.47 / 50 = 26.75 EC5	27.08 EC5
2	Basement Parking	26.75 x 32 sqm = 856 sqm	865.59 sqm