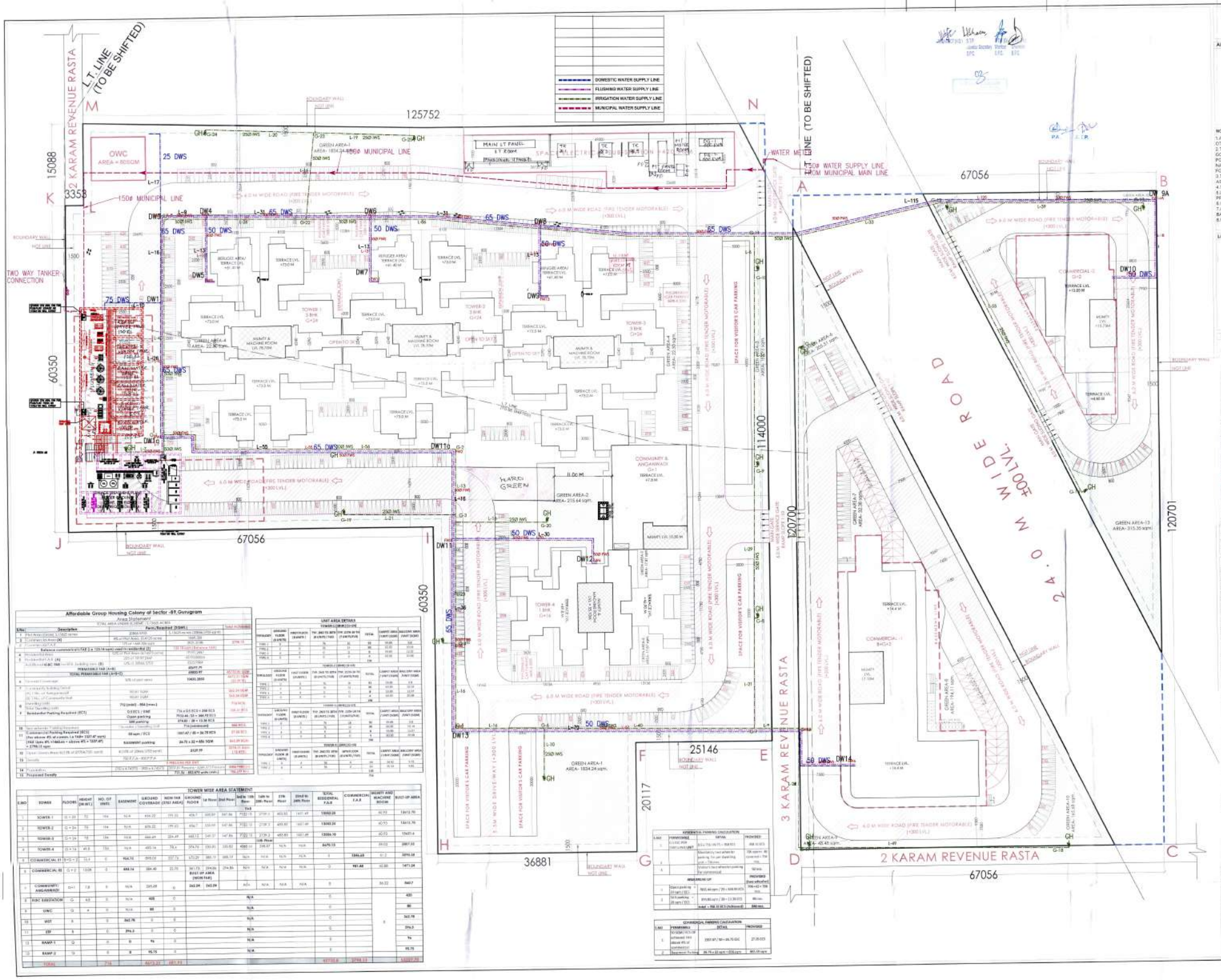

PLOT AREA = 20866.5703 SQ. MT.
= (5.15625 ACRES)
ALL DIMENSIONS ARE IN MM

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.
PROPER 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

MEP CONSULTANTS: KAMBO DESIGN STUDIO
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DESCRIPTION: SUBMISSION DRAWING

SCALE: 1:100 @ A
SHEET NO.
DATE ISSUED: 30-06-2021
DRAWN BY
CHECKED BY

N

ARCHITECT'S SIGNATURE AND SEAL

OWNER'S SIGNATURE AND SEAL

BUILDING: SITE PLAN

DISCIPLINE: WATER SUPPLY

PROJECT NO.

DRAWING NO.: AGH-PL-03

Affordable Group Housing Colony at Sector -89, Gurugram

Area Statement

S.No.	Description	Area (in sqm)	Remarks
1	Plot Area (Gross) = 5.15625 acres (20866.5703 sqm)		
2	Commercial Area (N)	495.00	
3	Commercial FAR	2.5	
	Balance commercial FAR (2 x 12516 sqm) used in residential (L)	12516.00	
A	Residential Area	31300.2857	
B	Residential FAR (A)	1.5	
C	Additional FAR (NBC 2016 — not EWS, building area) (B)	47000.0000	
	TOTAL PERMISSIBLE FAR (A+B+C)	2.25	
	PERMISSIBLE FAR (A+B)	43800.97	
A	Ground Coverage	10435.2850	
F	Residential Parking Required (ECS)	0.5 ECS / 100 Sqm	716 x 0.5 ECS = 358 ECS
		500 parking	358.00 x 25 = 8950 SQM
		27.00	27.00 ECS
		24.75 x 25 = 619 SQM	619.00 SQM
14	Parking	2 PARKING PER UNIT	
15	Proposed Density	711.24 / 5.15625 = 138 units / acre	138 DU/ac

UNIT AREA DETAILS

TOWER-1 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-2 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-3 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-4 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-5 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-6 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-7 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-8 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-9 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER-10 (3BHK+3T+H)

TYPOLOGY	GROUND FLOOR (3 UNITS)	FIRST FLOOR (3 UNITS)	TYP. 2ND TO 10TH (3 UNITS / FLOOR)	TYP. 11TH TO 14TH (3 UNITS/FLOOR)	TOTAL	CARPET AREA (SMT/SQMM)	BALCONY AREA (SMT/SQMM)
TYPE-1	3	3	36	33	99	90.00	10.00
TYPE-2	0	0	0	3	3	90.00	10.00
TYPE-3	0	0	0	3	3	90.00	10.00
TOTAL	3	3	36	39	105		

TOWER WISE AREA STATEMENT

S.NO	TOWER	FLOOR	HEIGHT (IN MT.)	NO. OF UNITS	BASEMENT	GROUND COVERAGE	NON FAR (STILT AREA)	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	11th to 20th Floor	21th Floor	22nd to 26th Floor	TOTAL RESIDENTIAL F.A.R	COMMERCIAL F.A.R	MUMTY AND MACHINE ROOM	BUILT-UP AREA
											F.A.R							
1	TOWER-1	G + 26	75	105	N/A	616.22	199.22	416.7	445.97	447.84	7132.15	2739.3	483.83	1417.49	13032.28		60.93	13612.70
2	TOWER-2	G + 26	75	105	N/A	616.22	199.22	416.7	445.97	447.84	7132.15	2739.3	483.83	1417.49	13032.28		60.93	13612.70
3	TOWER-3	G + 26	75	105	N/A	616.22	204.49	412.12	445.97	447.84	7132.15	2739.3	483.83	1417.49	13056.10		60.93	13615.4
											11th Floor							
4	TOWER-4	G + 14	49.5	105	N/A	480.14	78.4	374.75	390.83	390.83	4380.00	1218.37	N/A	N/A	8470.13		39.03	8867.53
5	COMMERCIAL B1	B+S + 2	10.4	0	954.72	954.09	337.74	470.29	380.79	380.79	N/A	N/A	N/A	N/A	0	1386.68	91.2	2390.58
6	COMMERCIAL B2	G + 2	13.05	0	488.74	384.40	23.79	361.73 - BUILT-UP AREA (NON FAR)	294.86	294.86	N/A	N/A	N/A	N/A	0	957.48	42.88	1471.24
7	COMMUNITY ANGANWADI	G+1	7.8	0	N/A	215.64	0	262.24	262.24		N/A	N/A	N/A	N/A	0		36.32	560.7
8	FIRE STATION	G	4.5	0	N/A	420	0				N/A				0			420
9	OWC	G	4	0	N/A	80	0				N/A				0			80
10	WT	B		0	342.76	0	0				N/A				0			342.76
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	95.75	0				N/A				0			95.75
	TOTAL			716		4673.22	441.93				47750.6	12918.13						53207.70

RESIDENTIAL PARKING CALCULATION

S.NO	PERMISSIBLE DETAIL	DETAIL	PROVIDED
1	0.5 ECS PER UNIT	0.5 x 716 = 358 ECS	358.00 ECS
2	Mechanical car parking (for upto 25% of car parking) (for upto 25% of car parking) = 716 x 25% = 179 nos.	179 nos.	179 nos. (50 covered + 129 nos.
3	Visitor's car wheeler parking (for commercial)	50 nos.	50 nos.
			PROVIDED (ECS equivalent) 358+42 = 398 ECS
	ADDITIONAL CAR		
1	Open parking - 25 sqm / ECS	19.75 sqm / 25 = 0.8 ECS	19.75 ECS
2	Stilt parking - 25 sqm / ECS	474.00 sqm / 25 = 19 ECS	19 ECS
		total = 358.00 ECS (inclusive of)	358 nos.

COMMERCIAL PARKING CALCULATION

S.NO	PERMISSIBLE DETAIL	DETAIL	PROVIDED
1	1 ECS/50 sqm (ECS of authorized FAR above 4% of commercial)	1337.87 / 50 = 26.75 ECS	27.00 ECS
2	Basement Parking	24.75 x 25 sqm = 619 sqm	620.00 sqm