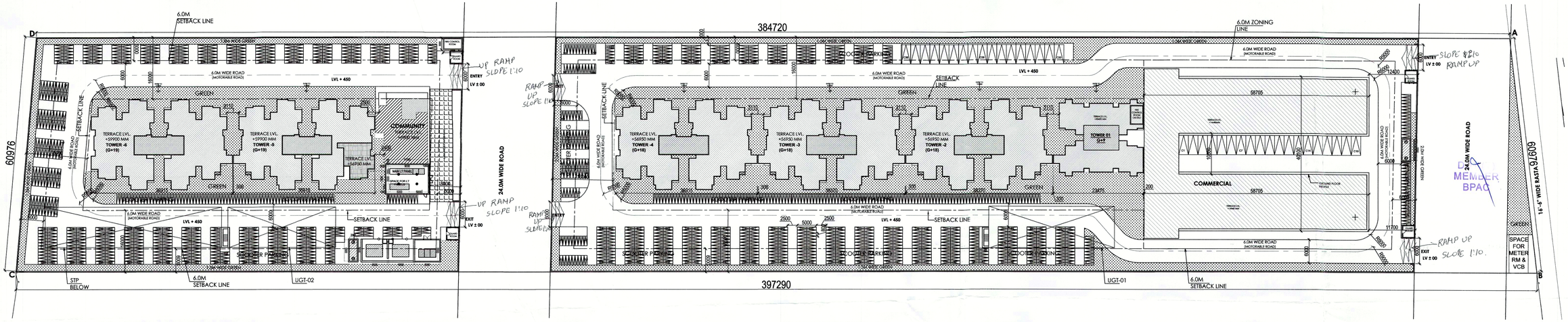

AREA SUMMARY

		ACRES	SQ. MT	
TOTAL PLOT AREA		5.89	23835.946	
COMMERCIAL @ 8% PLOT AREA		0.4712	1906.875	
BALANCE RESIDENTIAL AREA		5.4188	21929.071	
GROUND COVERAGE				
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA			11917.973	SQ. MT
GROUND COVERAGE PROPOSED			4713.845	SQ. MT
			19.8%	
FAR RESIDENTIAL				
PERMISSIBLE FAR FOR HOUSING @ 225%			49340.409	SQ. MT
EXTRA FAR FOR GREEN BUILING 12% OF PLOT AREA			2631.488	SQ. MT
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL			51971.897	SQ, MT
TOTAL FAR PROPOSED FOR REISDENTIAL			51959.113	SQ. MT
FAR COMMERCIAL				
PERMISSIBLE FAR FOR COMMERCIAL @ 175%			3337.031	SQ. MT
EXTRA FAR FOR GREEN BUILING 12% OF PLOT AREA			228.825	SQ. MT
TOTAL PERMISSIBLE FAR FOR COMMERCIAL			3565.856	SQ. MT
TOTAL FAR PROPOSED FOR COMMERCIAL			3547.252	SQ. MT
PERMISSIBLE DENSITY @	MIN. 750PPA	4064	PERSONS	
PERMISSIBLE DU's		813	MINIMUM	
PERMISSIBLE DENSITY @	MAX 900PPA	4877	PERSONS	
PERMISSIBLE DU's		975	MAXIMUM	
PROPOSED TOTAL DENSITY		4070	PERSONS	
PROPOSED DENSITY PERSON/ACRE		751.1	PPA	
PROPOSED TOTAL DU's		814	DU's	
REQUIRED ECS @	0.5XDU's	407	ECS	
COMMERCIAL PARKING @ ADDITIONAL 4% COMMERCIAL 1ECS/50SQ.MT FAR		**35.5**		
		36	SAY	
TOTAL ECS REQUIRED		443		
PROPOSED TOTAL ECS		443.00	ECS	
REQUIRED TWO WHEELERS @ 1/DWELLING UNIT		814.00		
FOUR WHEELERS PROVIDED AT SURFACE		36.00	No.s	
TWO WHEELERS PROVIDED AT SURFACE		1120.00	No.s	
PERMISSIBLE GREEN @ 15%			3575.391	SQ. MT
TOTAL GREEN PROPOSED			3740.088	SQ. MT
		15.69%		
PROVIDED COMMUNITY			185.848	SQ. MT
PROVIDED AANGANWADI			185.848	SQ. MT

FAR CALCULATION

BUILDING BLOCKS	TOWER 1	TOWER 2 & 3	TOWER -4	TOWER 5	TOWER 6	COMMERCIAL
	G+9	G+18	G+18	G+19	G+19	G+3
TOTAL NO. OF BLOCKS	1	2	1	1	1	1
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
FLOORS						
GROUND FLOOR	250.235	543.683	542.589	542.589	542.589	1480.515
1ST FLOOR	275.804	506.318	506.095	506.095	506.095	1212.455
2ND FLOOR	275.804	506.318	506.095	506.095	506.095	854.282
3rd FLOOR	275.804	506.318	506.095	506.095	506.095	
4th FLOOR	275.804	506.318	506.095	506.095	506.095	
5th FLOOR	275.804	506.318	506.095	506.095	506.095	
6th FLOOR	275.804	506.318	506.095	506.095	506.095	
7th FLOOR	275.804	506.318	506.095	506.095	506.095	
8th FLOOR	275.804	506.318	506.095	506.095	506.095	
9th FLOOR	275.804	506.318	506.095	506.095	506.095	
10th FLOOR		506.318	506.095	506.095	506.095	
11th FLOOR		506.318	506.095	506.095	506.095	
12th FLOOR		506.318	506.095	506.095	506.095	
13th FLOOR		506.318	506.095	506.095	506.095	
14th FLOOR		506.318	506.095	506.095	506.095	
15th FLOOR		506.318	506.095	506.095	506.095	
16th FLOOR		506.318	506.095	506.095	506.095	
17th FLOOR		506.318	506.095	506.095	506.095	
18th FLOOR		506.318	506.095	506.095	506.095	
19th FLOOR				448.835	506.095	
TOTAL AREA/BLOCK	2732.475	9657.398	9652.304	10101.139	10158.399	3547.252
TOTAL AREA	2732.475	19314.796	9652.304	10101.139	10158.399	3547.252
TOTAL RESIDENTIAL FAR		51959.113	SQ. MT			TOTAL COMMERCIAL FAR (SQ. MT)

DU CALCULATION

FLOOR	TOWER 1	TOWER 02 & 03	TOWER 4	TOWER 5	TOWER 6
NO. OF BLOCKS	1	2	1	1	1
FLOORS					
GROUND FLOOR	3	8	8	8	8
1ST FLOOR	4	8	8	8	8
2ND FLOOR	4	8	8	8	8
3rd FLOOR	4	8	8	8	8
4th FLOOR	4	8	8	8	8
5th FLOOR	4	8	8	8	8
6th FLOOR	4	8	8	8	8
7th FLOOR	4	8	8	8	8
8th FLOOR	4	8	8	8	8
9th FLOOR	4	8	8	8	8
10th FLOOR		8	8	8	8
11th FLOOR		8	8	8	8
12th FLOOR		8	8	8	8
13th FLOOR		8	8	8	8
14th FLOOR		8	8	8	8
15th FLOOR		8	8	8	8
16th FLOOR		8	8	8	8
17th FLOOR		8	8	8	8
18th FLOOR		8	8	8	8
19th FLOOR				7	8
TOTAL UNITS BLOCK	39	152	152	159	160
(TOTAL UNITS X NO OF TOWERS)	39	304	152	159	160
TOTAL Dus	814				

INVENTORY OF UNITS

UNIT TYPE	2BHK TYPE 01	2BHK TYPE 02	2BHK TYPE 03	2BHK TYPE 04	2BHK+STORE TYPE 05	2BHK+STORE TYPE 06
CARPET AREA (SQ. MT)	53.933	54.713	55.535	54.404	59.978	59.978
BALCONY AREA (SQ. MT)	7.464	7.474	8.296	8.153	9.537	9.537
TOWER 01					29	10
TOWER 02	38	38	38	38		
TOWER 03	38	38	38	38		
TOWER 04	38	57	38	19		
TOWER 05	40	59	40	20		
TOWER 06	40	60	40	20		
TOTAL	194	252	194	135	29	10

DENSITY 750-900PPA

BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE / BLOCK	FAR/BLOCK	TOTAL GROUND COVERAGE	TOTAL FAR	TOTAL Dus/BLOCK	TOTAL NUMBER OF Dus	POPULATION		
			SQ. MT	SQ. MT	SQ. MT	SQ. MT	NO.s	NO.s	NO.s		
TOWER 1	1	GROUND +9	313.244	2732.475	313.244	2732.475	39	39	195		(5PERSONS/UNIT)
TOWER 2 & 3	2	GROUND+18	543.683	9657.398	1087.366	19314.796	152	304	1520		(5PERSONS/UNIT)
TOWER 4	1	GROUND +18	542.589	9652.304	542.589	9652.304	152	152	760		(5PERSONS/UNIT)
TOWER 5	1	GROUND +19	542.589	10101.139	542.589	10101.139	159	159	795		(5PERSONS/UNIT)
TOWER 6	1	GROUND +19	542.589	10158.399	542.589	10158.399	160	160	800		(5PERSONS/UNIT)
COMMUNITY /AANGANWADI	1	GROUND +1	204.953		204.953						
COMMERCIAL 01	1	GROUND +2	1480.515	3547.252	1480.515	3547.252					
TOTAL	**8**				**4713.845**	**55506.366**		**814**	**4070**		

ARCHITECT(H.Q) S.T.P. Member Secretary B.P.C. | Member B.P.C. | (G) Chairman B.P.C.

Ram Avtar Bassi AD(HQ)

P.A. A.T.P.

PROJECT:
Approval of Building Plan of Affordable Group Housing colony measuring 5.89 acres (License no. 63 dated 01-09-2021) in Revenue Estate of village Gadoli Kalan in Sector 37D, Gurugram. Being developed by
LALWANI BROTHERS BUILDCON LLP IN COLLABORATION WITH STERNAL BUILDCON PVT. LTD.

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Lko. Office : R 006, Rohtas Plumeria, Gomti Nagar, Lucknow
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DRAWING TITLE :
SITE PLAN
AREA SUMMARY

Checked and found ok for Public Health (Internal) service only subject to comments in in forwarding letter no. ACE(HQ)/ Dt 29/3/21 167633
Additional Chief Engineer (HQ) HSVP, Panchkula

D.N. - SG/AH/SUB/AR-01
SCALE:- 1:500
DATE:- 07 SEP 2021
DRAWN BY:- ANANT
CHECK BY:- NAMITA

ARCHITECT'S SIGN: GIAN P. MATHUR ARCHITECT B.Arch., M.Arch. I.I.A. CA No. 90/3769
OWNER'S SIGN
DIRECTION