



SEWAGE TREATMENT PLANT
TOTAL CAP. = 570 KLD

U.G. TANK & PUMP HOUSE
FIRE CAP. = 150 KL
DOMESTIC - 150 KL
TOTAL CAP = 300 KL

U.G. TANK & PUMP HOUSE
FIRE CAP. = 150 KL
DOMESTIC - 220 KL
TOTAL CAP = 370 KL

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 BUILDING 12% OF PLOT AREA		2631.488	SQ. MT
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		51971.897	SQ. MT
TOTAL FAR PROPOSED FOR REISIDENTIAL		51959.113	SQ. MT
FAR COMMERCIAL			
PERMISSIBLE FAR FOR COMMERCIAL @ 175%		3337.031	SQ. MT
EXTRA FAR FOR GREEN BUILDING 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	506.095	
11th FLOOR	506.318	506.095	506.095	506.095	506.095	
12th FLOOR	506.318	506.095	506.095	506.095	506.095	
13th FLOOR	506.318	506.095	506.095	506.095	506.095	
14th FLOOR	506.318	506.095	506.095	506.095	506.095	
15th FLOOR	506.318	506.095	506.095	506.095	506.095	
16th FLOOR	506.318	506.095	506.095	506.095	506.095	
17th FLOOR	506.318	506.095	506.095	506.095	506.095	
18th FLOOR	506.318	506.095	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	8
11th FLOOR	8	8	8	8	8
12th FLOOR	8	8	8	8	8
13th FLOOR	8	8	8	8	8
14th FLOOR	8	8	8	8	8
15th FLOOR	8	8	8	8	8
16th FLOOR	8	8	8	8	8
17th FLOOR	8	8	8	8	8
18th FLOOR	8	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

LEGEND :		
S. No.	SYMBOL	DESCRIPTION
1.	C.P.	CATCH PIT
2.	—	UNDER GROUND PIPE DRAIN
3.	DESILTING TANK	DESILTING TANK SIZE = 2.0 X 1.50 X 1.50 m. RECHARGE PIT SIZE = 2 Nos. of 1.20 Dia x 5.0 m. deep

ARCHITECT (H.Q.) S.T.P. Member Secretary B.P.C. (S) Member B.P.C. Chairman B.P.C.
Ram Anand Basal AD(HQ)
P.A. A.T.P.

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
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

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 SERNAL BUILDCON PVT. LTD.

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DRAWING TITLE :
SITE PLAN

EXTERNAL DRAINAGE SYSTEM

D.N. - SG/AH/SUB/AR-02

SCALE:- 1:500

DATE:- 07 SEP 2021

DRAWN BY:- ANANT

CHECK BY:- NAMITA

ARCHITECT'S SIGN: GIAN P. MATHUR
B.Arch, M.A., CA No. 3613769

OWNER'S SIGN:

DIRECTION