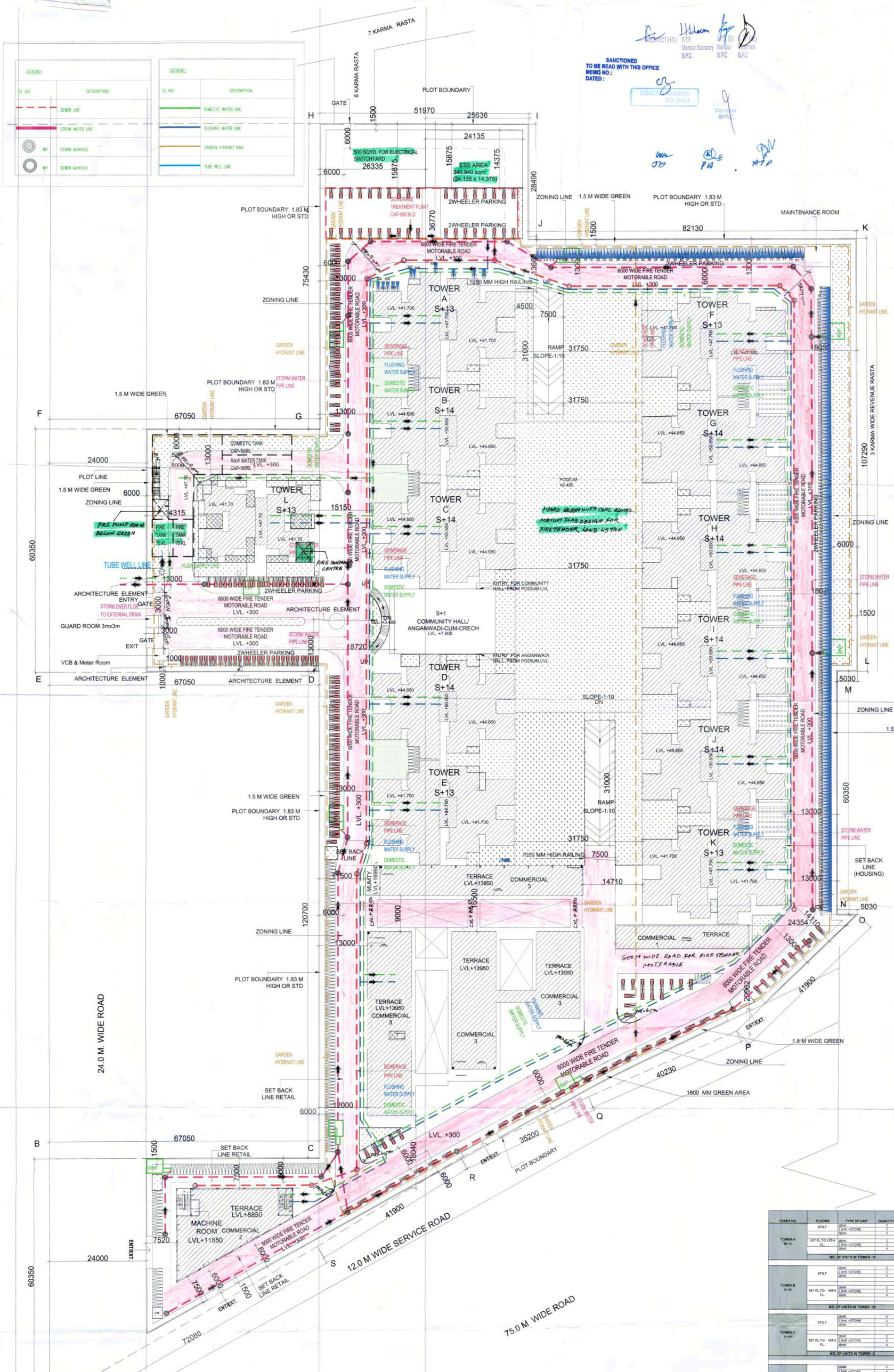

Plot Area Detail	(In Acres)	(In Sq.mts)	
Total Plot Area	9.0625	36674.578	
Commercial Plot Area @ 8%	7.2500	2933.970	
Residential Plot Area @ 92%	8.3400	33740.608	

Summary of F.A.R.	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	REMAINING
Permissible Residential F.A.R.	75916.368		
ADDITIONAL F.A.R. - GREEN FAR FOR RESIDENTIAL @12%	4048.873		
TOTAL PERMISSIBLE RESIDENTIAL FAR @ 237% (permissible FAR + green FAR)	79965.241	79964.604	0.637
Commercial F.A.R. @ 175%	5134.448		
ADDITIONAL F.A.R. -GREEN FAR FOR COMMERCIAL @12%	352.076		
Total Permissible Commercial F.A.R @ 187%	5486.524		

Commercial F.A.R Detail	Area		
Proposed Commercial FAR		5486.426	
COMMERCIAL FAR REMAINING		0.098	0.098

Residential F.A.R Detail	Proposed F.A.R Area (in Sq.Mts.)
Tower -A	6599.761
Tower -B	7103.544
Tower -C	7103.544
Tower -D	7103.544
Tower -E	6599.761
Tower -F	6599.761
Tower -G	7103.544
Tower -H	7103.544
Tower -I	7103.544
Tower -J	7103.544
Tower -K	6599.761
Tower -L	3840.749
Total F.A.R	79964.604
RESIDENTIAL FAR REMAINING	0.637 Sq.Mts.

Summary of Ground Coverage	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	18337.289	16266.500
Percentage	50.00%	44.35%

Ground Coverage Detail	Area	Unit
Tower -A	538.006	Sq.Mts.
Tower -B	538.006	Sq.Mts.
Tower -C	538.006	Sq.Mts.
Tower -D	538.006	Sq.Mts.
Tower -E	538.006	Sq.Mts.
Tower -F	538.006	Sq.Mts.
Tower -G	538.006	Sq.Mts.
Tower -H	538.006	Sq.Mts.
Tower -I	538.006	Sq.Mts.
Tower -J	538.006	Sq.Mts.
Tower -K	538.006	Sq.Mts.
Tower -L	327.014	Sq.Mts.
COMMERCIAL	3269.230	Sq.Mts.
COMMUNITY HALL AND ANGANWADI-CUM-CRECHE	452.930	Sq.Mts.
PODIUM	6299.263	Sq.Mts.
Total Ground Coverage	16266.500	Sq.Mts.

Density Calculation	Permissible (in PPA)	Proposed (in PPA)
Density	750 to 900	751
Density Detail		
Total Nos. of Dwelling Unit	1252	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	6260	Nos.
Area of Plot for Density	8.340	Acre
Population per Acre	751	PPA

Green Area Summary	Permissible	Proposed
Green Area	5501.187	7366.661
	15%	20.09%

Plot Area Summary	Area in Sq.Mts	
Building Area	16266.500	44.35%
Green Area	7366.661	20.09%
OPEN Parking Area	11597.269	31.62%
ESS AREA (ELECT. SWITCH YARD.	765.008	2.09%
Road Area & Hard Paved Area	679.139	1.85%
		100.00%

Built-up Area Summary			
Typology	Built-up Area (Sq.Mts)	Nos.	Total Built-up Area (in
Tower -A	7635.535	1	7635.535
Tower -B	8213.772	1	8213.772
Tower -C	8213.772	1	8213.772
Tower -D	8213.772	1	8213.772
Tower -E	7635.535	1	7635.535
Tower -F	7635.535	1	7635.535
Tower -G	8213.772	1	8213.772
Tower -H	8213.772	1	8213.772
Tower -I	8213.772	1	8213.772
Tower -J	8213.772	1	8213.772
Tower -K	7635.535	1	7635.535
Tower -L	4763.634	1	4763.634
Commercial	5486.426	1	5486.426
Community	200.000	1	200.000
Creche	200.000	1	200.000
PODIUM	6299.263	1	6299.263
Total Built-up Area			104987.870

PARKING SUMMARY(REQUIRED)				
REQUIRED PARKING FOR ALL APARTMENTS				
TOTAL NO. OF APARTMENTS	=	1252		
PARKING REQUIRED @0.5ECS PER DU	=	626 ECS		
	AREA		NO.	
E.C.S GIVEN UNDER COVERED AREA (@28 SQM)	13183.247	SQM	470.830	ECS
E.C.S GIVEN IN OPEN (@23 SQM)	3597.192	SQM	156.400	ECS
		TOTAL	627.230	
		SAY	627.000	ECS
			NO.	
ADDITIONAL AREA GIVEN FOR PARKING IN OPEN	5108.617	SQM	222.114	ECS
E.C.S GIVEN IN OPEN (@23 SQM)		TOTAL	222.114	
		SAY	222	ECS
TOTAL ECS REQUIRED = 1/2 ECS PER UNIT				
i.E 1252/2 = 626 ECS				
COMMERCIAL PARKING DETAIL				
TOTAL FAR OF COMMERCIAL =	5486.426	SQM		
REQUIRED ECS FOR COMMERCIAL	5486.426/50	SQM	109.729	
		SAY	110	ECS
PROVIDED 110 ECS FOR COMMERCIAL PARKING (2558.109 SQM)				

TOWER'S DETAILED FAR AREA STATEMENT IN SQ. MTR.													
FLOORS	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	TOWER-F	TOWER-G	TOWER-H	TOWER-I	TOWER-J	TOWER-K	TOWER-L	TOTAL AREA ON FLOOR
STILT FLOOR	50.585	50.585	50.585	50.585	50.585	50.585	50.585	50.585	50.585	50.585	50.585	50.422	606.857
1ST FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
2ND FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
3RD FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
4TH FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
5th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
6th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
7th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
8th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
9th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
10th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
11th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
12th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
13th FLOOR	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	503.783	291.564	5833.174
14th FLOOR		503.783	503.783	503.783			503.783	503.783	503.783	503.783			3526.480
TOTAL AREA	6599.761	7103.544	7103.544	7103.544	6599.761	6599.761	7103.544	7103.544	7103.544	7103.544	6599.761	3840.749	79964.604

TOTAL FAR AREA FOR COMMMERCIAL BUILDING		
COMMERCIAL-1	GROUND FLOOR	199.800
COMMERCIAL-2	GROUND FLOOR	447.007
	FIRST FLOOR	394.357
COMMERCIAL-3	GROUND FLOOR	1929.420
	FIRST FLOOR	1418.300
	SECOND FLOOR	1097.543
TOTAL		
NET COVERED FAR AREA (X)		5486.426

TOWER BUILTUP AREA DETAIL					
TOWER Nos.	TOWER FAR AREA	TOWER BALCONY AREA	MUMTY AREA	MACHINE ROOM AREA	TOTAL BUILTUP AREA
TOWER-'A '	6599.761	967.902	17.445	50.427	7635.535
TOWER-'B'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'C'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'D'	7103.544	1042.356	47.445	50.427	8213.772
TOWER-'E '	6599.761	967.902	17.445	50.427	7635.535
TOWER-'F '	6599.761	967.902	17.445	50.427	7635.535
TOWER-'G'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'H'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'I'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'J'	7103.544	1042.356	17.445	50.427	8213.772
TOWER-'K'	6599.761	967.902	17.445	50.427	7635.535
TOWER 'L'	3840.749	851.500	17.968	53.417	4763.634
COMMUNITY	200.000	0.000	0.000	0.000	200.000
CRECHE	200.000	0.000	0.000	0.000	200.000
PODIUM	6299.263	0.000	0.000	0.000	6299.263
TOTAL	86663.866	12019.600	209.863	608.114	99501.443

GREEN AREA DETAILS		ACER	SQMT.
TOTAL SITE AREA	=	9.0625	36674.578
REQUIRED15%AREA	=		5501.186719
PROPSED GREEN AREA(20%)	=		7366.661

TOWER NO.	FLOORS	TYPE OF UNIT	QUANTITY	NO.OF FLOORS	TOTAL NO. OF UNITS IN TOWER	CARPET AREA UNITWISE (SQ. MT.)	TOTAL (CARPET AREA (SQ. MT.)
TOWER-A S+13	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 13TH FL	2BHK	2	13	26	51.988	1351.687
		2 BHK +STORE	2	13	26	57.661	1499.180
		3BHK	4	13	52	59.983	3119.163
	NO. OF UNITS IN TOWER -'A'				104		5969.980
TOWER-B S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -'B'				112		6429.209
TOWER-C S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -C				112		6429.209
TOWER-D S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -D				112		6429.209
TOWER NO.	FLOORS	TYPE OF UNIT	QUANTITY	FLOORS	OF UNITS IN TOWER	UNITWISE	CARPET AREA
TOWER-E S+13	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 13TH FL	2BHK	2	13	26	51.988	1351.687
		2 BHK +STORE	2	13	26	57.661	1499.180
		3BHK	4	13	52	59.983	3119.163
	NO. OF UNITS IN TOWER -E				104		5969.980
TOWER NO.	FLOORS	TYPE OF UNIT	QUANTITY	FLOORS	OF UNITS IN	UNITWISE	CARPET AREA
TOWER-F S+13	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 13TH FL	2BHK	2	13	26	51.988	1351.687
		2 BHK +STORE	2	13	26	57.661	1499.180
		3BHK	4	13	52	59.983	3119.163
	NO. OF UNITS IN TOWER -F				104		5969.980
TOWER-G S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -G				112		6429.209
TOWER-H S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -H				112		6429.209
TOWER-I S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -I				112		6429.209
TOWER-J S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -J				112		6429.209
TOWER-K S+13	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 13TH FL	2BHK	2	13	26	51.988	1351.687
		2 BHK +STORE	2	13	26	57.661	1499.180
		3BHK	4	13	52	59.983	3119.163
	NO. OF UNITS IN TOWER -K				104		5969.980
TOWER-L S+13	STILT	2 BHK TYPE A +STORE	0	1	0	0.000	0.000
		2 BHK TYPE A +STORE	4	13	52	59.992	3119.560
	NO. OF UNITS IN TOWER -L				52		3119.560
TOWER-O S+14	STILT	2BHK	0	1	0	0.000	0.000
		2 BHK +STORE	0	1	0	0.000	0.000
		3BHK	0	1	0	0.000	0.000
	1ST FL TO 14TH FL	2BHK	2	14	28	51.988	1455.674
		2 BHK +STORE	2	14	28	57.661	1614.501
		3BHK	4	14	56	59.983	3359.034
	NO. OF UNITS IN TOWER -O				112		6429.209

CLIENT:
MEGA INFRATECH PVT. LTD.

PROJECT NAME AND ADDRESS
PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 9.0625 ACRES (LICENCE NO. 28 OF 2020) DT.7.10.2020 IN SECTOR 95B, GURUGRAM MANESAR URBAN COMPLEX

PRINCIPLE ARCHITECT
dfi DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY NEW DELHI-48
PHONE: 011 - 46556600 FAX : 46556601

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
ANOJ TEVATIA
B. Arch. (Hons.)
CA/95/18739

DRAWING TITLE:
SITE PLAN WITH SERVICES

SCALE : 1:500
DATE :
SHEET NO. 1