

AREA STATEMENT			
TOTAL PLOT AREA	6.0375 ACRES	26386.0069 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @8%	0.4030 ACRES	1630.8806 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @92%	4.6345 ACRES	18755.1263 SQ. MTRS.	
		<b>PERMISSIBLE REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL PLOT AREA	0.4030 ACRES		
PERMISSIBLE FAR ON COMMERCIAL	1630.8806 SQ. MTRS.		1.788
COMMERCIAL COVERED AREA	2854.0410 SQ. MTRS.		2916.3100 SQ. MTRS.
12% EXTRA IGBC GOLD GREEN RATING FAR COMMERCIAL (IGBC NO. GAH221152)	195.706 SQ. MTRS.		0.210 SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	3049.7466 SQ. MTRS.		1942.270 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL	4.635 ACRES		
REMAINING PLOT AREA FOR RESIDENTIAL	18755.1263 SQ. MTRS.		2.356
PERMISSIBLE FAR ON RESIDENTIAL	2.25		42199.0342 SQ. MTRS.
12% EXTRA IGBC GOLD GREEN RATING FAR RESIDENTIAL	2250.6152 SQ. MTRS.		44449.6494 SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	44449.6494 SQ. MTRS.		3745.50 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)
GROUND COVERAGE = RESIDENTIAL GROUND COMMERCIAL AREA + AANGANWADI AREA	10193.0034 SQ. MTRS.		5876.62
TOTAL BUILTUP AREA = FAR/COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY	50 %		28.8 %
NO. OF UNITS	695-834	PPA	704 UNITS
OCCUPANCY PER DWELLING UNIT	5		5 PERSON PER UNIT
TOTAL POPULATION	3475.874171.05 PERSONS		3520 PERSONS
DENSITY	750.900 PPA		759.521 PPA
GREEN AREA	15 % OF THE PLOT		15.020 % OF THE PLOT
	3057.901 SQ. MTRS.		3062.020 SQ. MTRS.
PARKING	0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		30 ECS COMMERCIAL
TWO WHEELER PARKING REQUIRED	704 TWO WHEELERS		774 TWO WHEELERS
TOTAL PARKING SPACE	704 TWO WHEELERS		387 ECS
TOTAL AREA FOR PARKING	774 TWO WHEELERS		8901.000 SQ. MTRS.
1 NO. OF AANGANWADI	185.810 SQ. MTRS.		204.630 SQ. MTRS.
1 NO. OF COMMUNITY HALL	185.810 SQ. MTRS.		204.630

PROPOSED AREA FOR HOUSING															
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL GROUND FLOOR FAR	TOTAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA (Ground + Typical Floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA		
1	1	(S+14)	1st To 14th	14	8	112	112	50.59	511.65	7163.10	7213.69	566.19	44.70	50.59	8543.49
2	2	(S+14)	1st To 14th	14	8	112	112	50.59	511.65	7163.10	7213.69	566.19	44.70	50.59	8543.49
3	3	(S+14)	1st To 7th	7	8	56	56	50.59	511.65	3581.55	3632.31	566.19	44.70	50.59	7585.63
4	4	(S+14)	1st To 7th	7	8	56	56	50.59	511.65	3581.55	3632.31	566.19	44.70	50.59	8002.90
5	5	(S+14)	1st To 14th	14	8	112	112	50.59	511.65	7163.10	7213.69	566.19	44.70	50.59	7394.29
6	6	(S+14)	1st To 9th	9	8	72	72	50.59	478.94	4309.56	4388.50	534.13	44.70	50.59	7394.29
7	7	(G+10)	GROUND	1	6	6	6	396.50	396.50	3913.50	396.50	32.90	50.59	4412.09	
TOTAL						704			351.700	3517.00	3913.50	204.630	92.62	50.59	51876.18

PROPOSED AREA FOR COMMERCIAL												
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	SECOND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA		
1	COMMERCIAL-1	855.78	765.96	208.08	(G+2)	3	1829.82	855.78	13.65	68.48	1898.30	
2	COMMERCIAL-2	1086.49			G	1	1086.49	1086.49	3.50	1086.49	1086.49	
TOTAL							2916.31	1942.27		68.48		
AANGANWADI OR CRECHE NON FAR AREA									204.630	204.630		
COMMUNITY HALL NON FAR AREA									204.630	24.14	228.770	
TOTAL									2146.90	409.26	92.62	3418.19

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	704	
PARKING REQUIRED @0.5 ECS PER DU	=	352	ECS
PROPOSED OPEN PARKING AREA	=	6839.75	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @23SQ.M / ECS	SAY	297	ECS
PROPOSED STILL PARKING	=	90	ECS
<b>TOTAL ECS PROVIDED IN STILL AND OPEN</b>		<b>387</b>	<b>ECS</b>
TOTAL NO. OF APARTMENTS		704	
TWO WHEELER PARKING REQUIRED @1 PARKING PER DU		704	
2 WHEELERS PROVIDED ON STILL		180	NO.5
2 WHEELERS PROVIDED ON SITE		594	NO.5
TOTAL 2 WHEELERS PROVIDED		774	NO.5
TOTAL ECS PROVIDED		387	NO.5

STILT PARKING AREA			
<b>TOWER-1</b>			
GROUND COVERAGE AREA	=	566.19	
GROUND FAR AREA	=	50.59	
GROUND STILL PARKING AREA	=	515.60	
PARKING AREA @28	=	18.414	
TOTAL ECS	=	18	ECS
<b>TOWER-2</b>			
GROUND COVERAGE AREA	=	566.19	
GROUND FAR AREA	=	50.59	
GROUND STILL PARKING AREA	=	515.6	
PARKING AREA @28	=	18.41	
TOTAL ECS	=	18	
<b>TOWER-3</b>			
GROUND COVERAGE AREA	=	566.19	
GROUND FAR AREA	=	50.59	
GROUND STILL PARKING AREA	=	515.6	
PARKING AREA @28	=	18.41	
TOTAL ECS	=	18	
<b>TOWER-4</b>			
GROUND COVERAGE AREA	=	566.19	
GROUND FAR AREA	=	50.59	
GROUND STILL PARKING AREA	=	515.6	
PARKING AREA @28	=	18.41	
TOTAL ECS	=	18	
<b>TOWER-5</b>			
GROUND COVERAGE AREA	=	543.13	
GROUND FAR AREA	=	50.59	
GROUND STILL PARKING AREA	=	492.54	
PARKING AREA @28	=	17.59	
TOTAL ECS	=	18	
<b>TOTAL ECS FOR STILT AREA</b>		<b>90</b>	<b>ECS</b>

UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA
1	TOWER-1	TYPE-1(3BHK)	56	59.29	14.10	3320.24
		TYPE-2(3BHK)	28	56.21	8.09	1573.88
		TYPE-3(2BHK+STORE)	28	56.21	8.09	1573.88
2	TOWER-2	TYPE-1(3BHK)	42	59.29	14.10	2490.18
		TYPE-1A(3BHK)	14	59.29	5.80	830.06
		TYPE-3(2BHK+STORE)	56	56.21	8.09	3147.76
3	TOWER-3	TYPE-1(3BHK)	40	59.29	14.10	2371.6
		TYPE-1A(3BHK)	14	59.29	5.82	830.06
		TYPE-2(3BHK)	14	56.21	8.09	786.94
		TYPE-3(2BHK+STORE)	28	56.21	8.09	1573.88
4	TOWER-4	TYPE-1(3BHK)	20	59.29	14.10	1185.8
		TYPE-2(3BHK)	54	56.21	8.09	3035.34
		TYPE-4(3BHK)	28	59.29	7.64	1660.12
		TYPE-2T(3BHK)	2	56.21	75.23	112.42
5	TOWER-5	TYPE-1(3BHK)	46	59.29	14.10	2727.34
		TYPE-5(2BHK)	27	47.91	7.90	1293.57
		TYPE-6(1BHK+STORE)	27	47.91	7.90	1293.57
		TYPE-5T(2BHK)	1	47.91	75.03	47.91
6	TOWER-6	TYPE-6T(1BHK+STORE)	1	47.91	75.03	47.91
		TYPE-1(3BHK)	50	59.29	14.10	2964.5
		TYPE-6(1BHK+STORE)	58	47.91	7.90	2778.78
		TYPE-6T(1BHK+STORE)	2	47.91	75.03	95.82
7	TOWER-7	TYPE-1(3BHK)	22	59.29	14.10	1304.38
		TYPE-6(1BHK+STORE)	22	47.91	7.90	1054.02
		TYPE-7(1BHK+STORE)	11	48.2	6.02	530.2
		TYPE-8(2BHK)	11	44.82	7.00	493.02
TOTAL			704			39241.76

S.N PLUMBING LEGENDS:-		
01	STORM LINE	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000Ø)	RWH
06	CATCH BASIN	CB
S.N PLUMBING LEGENDS:-		
01	DOMESTIC WATER SUPPLY	
02	FLUSHING WATER SUPPLY	
03	MUNICIPAL LINE	
04	IRRIGATION LINE	
05	GARDEN HYDRANT	GH
GH TO GH 30 M DISTANCE		
S.N PLUMBING LEGENDS:-		
01	SEWER LINE	
02	SEWER MANHOLE	

**CLIENT:-** M/S DHARMBIR IN COLLABORATION WITH APRICUS HILLS PVT. LTD.

**PROJECT :-** PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 5.0375 ACRE(LICENCE NO. 101 DATED 08-12-2021) IN SECTOR-104, GURUGRAM BEING DEVELOPED BY DHARMBIR IN COLLABORATION WITH APRICUS HILLS PVT. LTD.

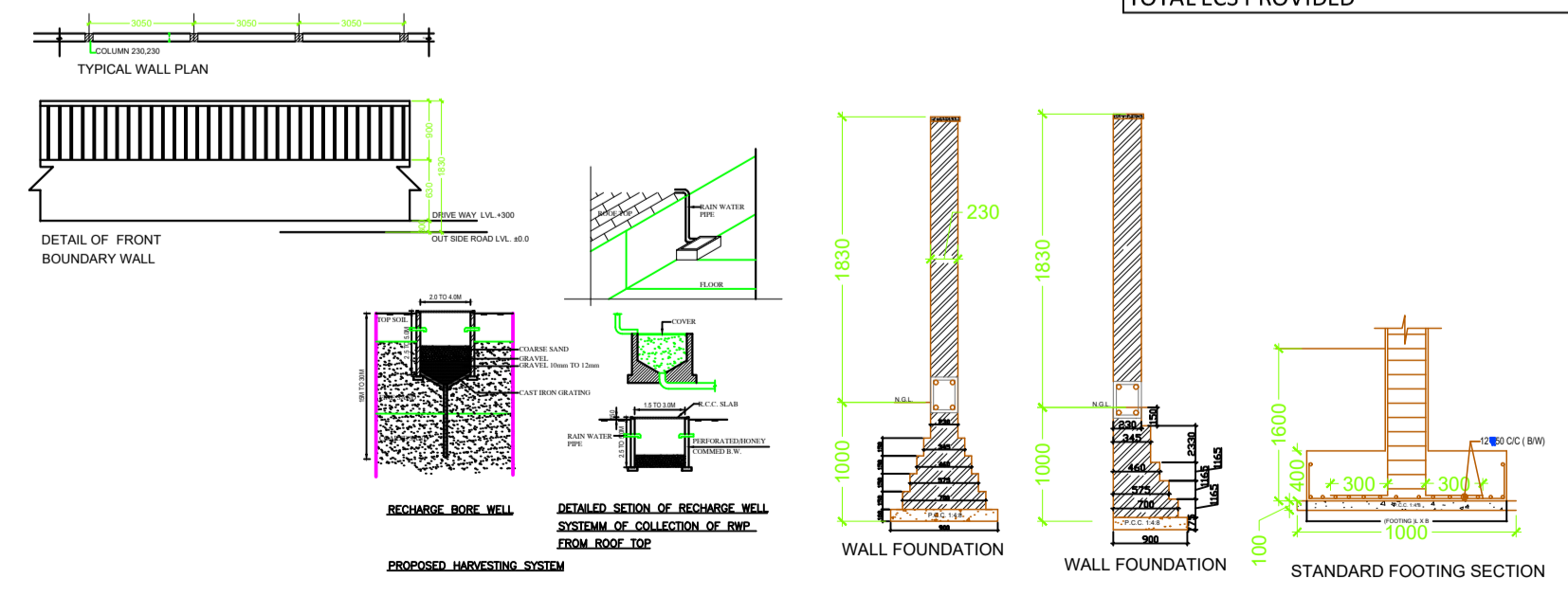
**ARCHITECTS**  
  
 Prateek Architects Pvt.Ltd.  
 938, SECTOR 14, GURUGRAM HARYANA

**SCALE : 1:100**

**DRAWING NAME**  
SITE PLAN

**DRAWING NO.** SUB - 1

**APPLICANT'S SIGN.** **ARCHITECT'S SIGN**



**NOTE:-** 1. GATE & BOUNDARY WALL AS PER STD DESIGN  
 2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.  
 ALL DIMENSIONS ARE IN MILLIMETERS

**CONSTRUCTION DETAILS:-**  
 1. THE COLUMN (RECTANGULAR OR CIRCULAR) IS SHOWN IN SECTION.  
 2. THE WALL THICKNESS IS SHOWN IN SECTION.  
 3. ALL DIMENSIONS ARE IN MILLIMETERS.  
 4. DETAILS OF REINFORCEMENT SHALL BE ACCORDING TO IS 456:2000.  
 5. GATE & BOUNDARY WALL AS PER STD DESIGN.