

TOTAL PLOT AREA		AREA STATEMENT	
4.3063 ACRES		17426.7478 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 8%		1394.1398 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 22%		3862.6080 SQ. MTRS.	
COMMERCIAL PLOT AREA		0.3445 ACRES	
PERMISSIBLE FAR ON COMMERCIAL		1394.1398 SQ. MTRS.	
12% EXTRA COMMERCIAL FAR (IGBC GOLD GREEN RATING)		2439.4447 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		167.297 SQ. MTRS.	
GROUND COVERAGE FOR COMMERCIAL		2607.0415 SQ. MTRS.	
REMAINING PLOT AREA FOR RESIDENTIAL		3.9618 ACRES	
PERMISSIBLE FAR ON RESIDENTIAL		16032.6080 SQ. MTRS.	
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		2.28	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		37862.0000 SQ. MTRS.	
GROUND COVERAGE FOR RESIDENTIAL		3309.26 SQ. MTRS.	
GROUND COVERAGE = RESIDENTIAL GROUND COMMERCIAL AREA + AANGANWADI AREA		5673.59	
TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY		48007.740 SQ. MTRS.	
NO. OF UNITS		595 UNITS	
OCCUPANCY PER DWELLING UNIT		5 PERSON PER UNIT	
TOTAL POPULATION		2975 PERSONS	
DENSITY		750-900 PPA	
GREEN AREA		15.012% OF THE PLOT	
CAR PARKING		1 PER DWELLING UNIT	
TWO WHEELER PARKING REQUIRED		595 TWO WHEELERS	
TOTAL CAR PARKING SPACE		439 ECTS	
TOTAL AREA FOR PARKING		10097.000 SQ. MTRS.	
COMMERCIAL PARKING (ECTS) REQUIRED		115 ECTS	
ADDITIONAL ECT'S PARKING PROVIDED		324 ECTS	
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	
1 NO. OF COMMUNITY HALL		218.350 SQ. MTRS.	

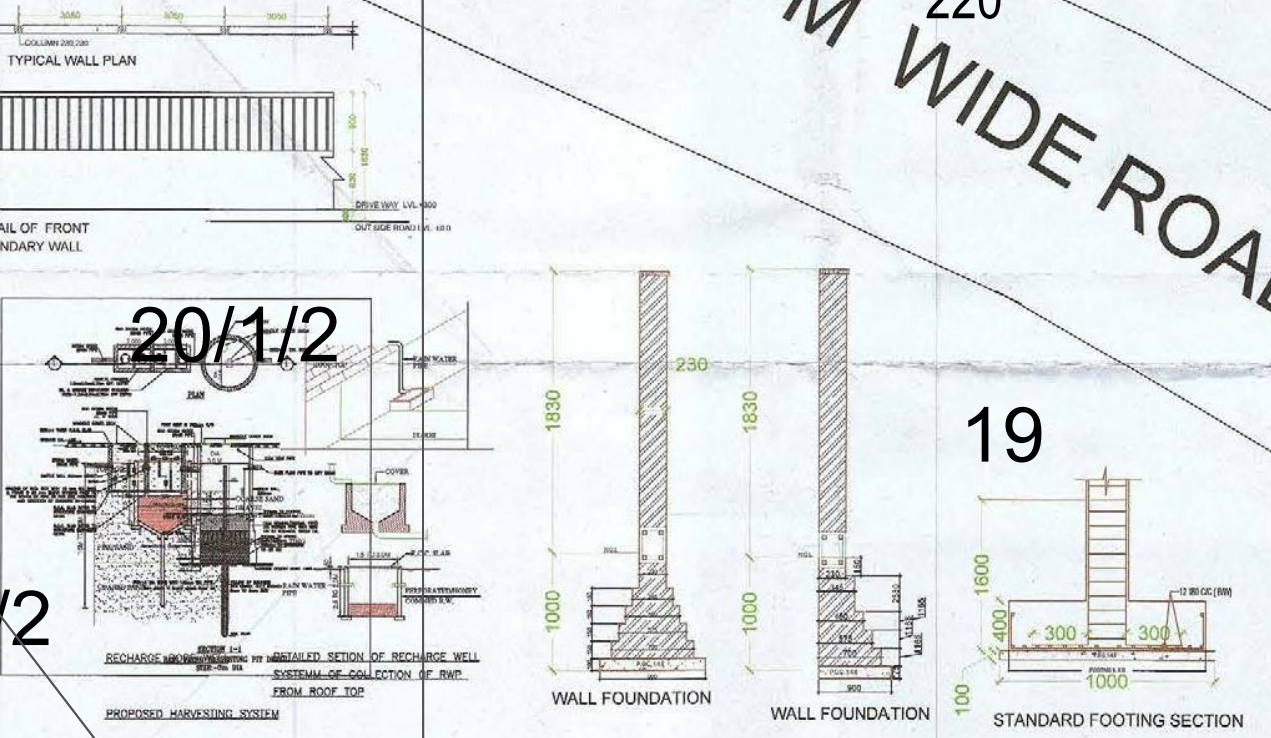
PARKING SUMMARY	
TOTAL NO. OF DU	= 595
PARKING REQUIRED @ 0.5 ECTS PER DU	= 297.5 ECTS
PROPOSED OPEN PARKING AREA	= 7730.05 SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @ 235 SQ. M / ECTS	= 336.09 ECTS
SAY	336 ECTS
PROPOSED STILT PARKING	= 143 ECTS
TOTAL ECTS PROVIDED IN STILT AND OPEN	439 ECTS
TOTAL NO. OF APARTMENTS	595
TWO WHEELER PARKING REQUIRED @ 1/2 PARKING PER DU	595
2 WHEELERS PROVIDED ON STILT	206 NO.S
2 WHEELERS PROVIDED ON SITE	672 NO.S
TOTAL 2 WHEELERS PROVIDED	878 NO.S
TOTAL ECTS PROVIDED	439 NO.S

UNIT SUMMARY	
S.NO.	TOWER NO.
UNIT TYPE	NO OF UNITS
CARPET AREA	BALCONY AREA
TOTAL CARPET AREA	
1	TOWER-1
TYPE-1 (3BHK)	55
TYPE-2 (2BHK+STORE)	28
TYPE-3 (2BHK)	28
2	TOWER-2
TYPE-1 (3BHK)	56
TYPE-2 (2BHK+STORE)	28
TYPE-3 (2BHK)	28
3	TOWER-3
TYPE-1 (3BHK)	40
TYPE-2 (2BHK+STORE)	20
TYPE-3 (2BHK)	20
4	TOWER-4
TYPE-1 (3BHK)	44
TYPE-2 (2BHK+STORE)	22
TYPE-3 (2BHK)	22
5	TOWER-5
TYPE-1 (3BHK)	48
TYPE-2 (2BHK+STORE)	24
TYPE-3 (2BHK)	24
6	TOWER-6
TYPE-1 (3BHK)	48
TYPE-2 (2BHK+STORE)	24
TYPE-3 (2BHK)	24
TOTAL	595

PROPOSED AREA FOR COMMERCIAL	
S.NO.	COMMERCIAL NO.
GROUND FLOOR FAR	FIRST FLOOR FAR
NO OF FLOORS	TOTAL FAR AREA
GROUND COVERAGE	HEIGHT IN MTRS
NON FAR AREA	BUILTUP AREA
1	COMMERCIAL-1
2	COMMERCIAL-2
TOTAL	2593.00
3	AANGANWADI NON FAR AREA
4	COMMUNITY HALL NON FAR AREA
TOTAL	2359.57

PROPOSED AREA FOR HOUSING	
TOWER NO.	FLOOR NO.
UNIT PER FLOOR	TOTAL
GROUND FLOOR FAR	FIRST FLOOR FAR
NO OF FLOORS	TOTAL FAR AREA
GROUND COVERAGE	HEIGHT IN MTRS
NON FAR AREA	BUILTUP AREA
1	(15-14)
2	(15-14)
3	(15-13)
4	(15-13)
5	(15-12)
6	(15-14)
TOTAL	595

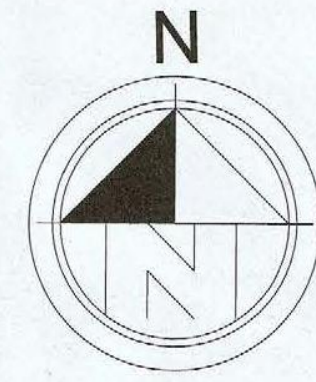
S.N. PLUMBING LEGENDS:-	
01	1500 FIRE LINE
02	STORM MANHOLE
03	DE-SILTING CHAMBER (2000X1200)
04	OIL GREASE SEPARATOR (2000X1200)
05	RECHARGE PIT (30000)
06	CATCH BASIN



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

FIRE LEGEND:-	
01	1500 FIRE HYDRANT PIPE
02	4 WAY FIRE BRIGADE INLET CONNECTION
03	2 WAY FIRE BRIGADE WITHDRAW-CONNECTION

S.N. PLUMBING LEGENDS:-	
01	SEWER LINE
02	SEWER MANHOLE



CLIENT:- STERLING INFRASTRUCTURE LLP & KJS COLONIZER LLP C/O STERLING INFRASTRUCTURE LLP.

PROJECT :- PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.30625 ACRE (LICENCE NO.91 DATED 10.11.2021) IN SECTOR-79, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY STERLING INFRASTRUCTURE LLP & KJS COLONIZER LLP C/O STERLING INFRASTRUCTURE LLP.

ARCHITECTS: Pinnacle Architects Pvt.Ltd. 938, SECTOR 14, GURUGRAM HARYANA

SCALE: 1:100

DRAWING NAME: SITE PLAN

DRAWING NO. - 01

APPLICANT'S SIGN. ARCHITECT'S SIGN