

Bifurcation of Units															
Tower - 1			Tower - 2			Tower - 3			Tower - 4						
Type - A	Type - B	Total	Type - A	Type - B	Total	Type - B	Type - C	Type - D	Total	Type - B	Type - C	Type - D	Type - E	Total	
1 st Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
2 nd Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
3 rd Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
4 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
5 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
6 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
7 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
8 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
9 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
10 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
11 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
12 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
13 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
14 th Floor	4	4	8	4	4	8	2	4	2	8	2	3	2	1	8
Total	56	56	112	56	56	112	28	56	28	112	28	42	28	14	112
Tower - 5			Tower - 6			Tower - 7			Tower - 8						
Type - A	Type - B	B/1 Total	Type - A	Type - B	Total	Type - B	Type - C	Total	Type - A	Type - B	Type - C	Total	Total of Unit		
1 st Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Type - A	272
2 nd Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Type - B	392
3 rd Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Type - C	182
4 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Type - D	56
5 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Type - E	34
6 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8	Total	936
7 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
8 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
9 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
10 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
11 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
12 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
13 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
14 th Floor	4	4	8	4	4	8	4	4	8	2	4	2	8		
15 th Floor	4	4	8	***	***	***	***	***	***	***	***	***	***		
16 th Floor	4	4	8	***	***	***	***	***	***	***	***	***	***		
17 th Floor	4	4	8	***	***	***	***	***	***	***	***	***	***		
18 th Floor	4	4	8	***	***	***	***	***	***	***	***	***	***		
19 th Floor	4	4	8	***	***	***	***	***	***	***	***	***	***		
Total	76	76	152	56	56	112	56	56	112	28	56	28	112		

Sr.n.	Particular	Area / Nos.	Units
1	TOTAL PLOT AREA	6.500 Acres	
2	REQUIRED GREEN AREA @15%	26304.525 Sq.m.	
3	PROPOSED GREEN AREA @15%	3946.136 Sq.m.	
4	PERMISSIBLE GROUND COVERAGE @50%	13152.263 Sq.m.	
5	PROPOSED GROUND COVERAGE @22.118%	5918.000 Sq.m.	
6	REQUIRED ANGANWADI AREA	185.810 Sq.m.	
7	PROPOSED ANGANWADI AREA	194.962 Sq.m.	
8	REQUIRED COMMUNITY AREA	185.810 Sq.m.	
9	PROPOSED COMMUNITY AREA	188.850 Sq.m.	
10	RESIDENTIAL PLOT AREA @96% OF SITE AREA	6.240 Acres	
11	PERMISSIBLE RESIDENTIAL F.A.R. @2.25	25252.344 Sq.m.	
12	ADDITIONAL F.A.R. TAKEN FOR IGBC @0.12	56817.774 Sq.m.	
13	TOTAL PERMISSIBLE RESIDENTIAL F.A.R. @2.37	3030.281 Sq.m.	
14	PROPOSED RESIDENTIAL F.A.R. @2.37	59848.055 Sq.m.	
15	PROPOSED RESIDENTIAL NON - F.A.R.	59847.397 Sq.m.	
16	PERMISSIBLE MINIMUM DWELLING UNIT @750PPA	936 Nos.	
17	PERMISSIBLE MAXIMUM DWELLING UNIT @900PPA	1127.2 Nos.	
18	PROPOSED DWELLING UNIT	936 Nos.	
19	PROPOSED DENSITY (Total Unit x 5 Persons / Plot Area) (936 x 5 / 6.24)	750 PPA	
20	REQUIRED TWO WHEELER PARKING	468 Nos.	
21	PROPOSED MANDATORY E.C.S.	936 Nos.	
22	PROPOSED MANDATORY TWO WHEELER PARKING	937 Nos.	
23	PROPOSED ADDITIONAL CHARGEABLE E.C.S. AS PER NUMBERS	230 Nos.	
25	PROPOSED ADDITIONAL CHARGEABLE E.C.S. AS PER AREA	163 Nos.	
26	COMMERCIAL PLOT AREA @4% OF SITE AREA	0.260 Acres	
27	PERMISSIBLE COMMERCIAL F.A.R. @1.75	1052.181 Sq.m.	
28	ADDITIONAL F.A.R. TAKEN FOR IGBC @0.12	1941.317 Sq.m.	
29	TOTAL PERMISSIBLE COMMERCIAL F.A.R. @1.87	126.262 Sq.m.	
30	PROPOSED COMMERCIAL F.A.R. @1.87	1967.569 Sq.m.	
31	PROPOSED COMMERCIAL NON - F.A.R.	1967.575 Sq.m.	
32	TOTAL COVERED AREA = Sr.n. 7 + 9 + 14 + 15 + 30 + 31	69334.527	
CALCULATION OF CARPET AREA (IN Sq.m.)			
i)	TYPE	CARPET AREA	BALCONY AREA Nos. OF UNITS
ii)	TYPE - A	59.997	9.308 272
iii)	TYPE - B	59.928	9.293 392
iv)	TYPE - B1	59.928	18.941 20
v)	TYPE - C	50.622	9.301 182
vi)	TYPE - D	50.440	9.308 56
vii)	TYPE - E	48.366	9.296 14
viii)	TOTAL		936

- GENERAL NOTES:-
- ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 - ALL THE AREAS INDICATED ARE IN SQ.M.
 - COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 - WHEREVER AREA IS CALCULATED BY COMPUTER CALCULATION IS THE RESPONSIBILITY OF THE ARCHITECT
 - ALL LIFT & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.

DRG. TITLE

ROAD AREA PLAN

PROJECT:

SANCTION DRAWING OF PROPOSED AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 6.5 ACRES (LICENSE No. 77 DATED - 24/04/2021) IN SECTOR - 88A, GURUGRAM.

Architect's Signature

Developer's Signature

ARCHITECT :

creative line

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DATE

SCALE

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20.11.2021

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CHKD BY

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