SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED

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

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%	44.359%

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	527.018	Sq.Mts.
COMMERCIAL	3269.268	Sq.Mts.
COMMUNITY HALL AND ANGANWADI-CUM-CRECHE	852.930	Sq.Mts.
PODIUM	6299.263	Sq.Mts.
Total Ground Coverage	16266.500	Sq.Mts.

Density Calculation

	Permissible (in PPA)	Proposed (in PPA)	UNIT
Density	750.00/900		PPA

Density Detail		
Total Nos. of Dwelling Unit		Nos.
Population per Dwelling Unit		Nos.
Total Population	8260	Nos.
Area of Plot for Density	8.340	Acre
Population per Acre	951	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 (ELEC. SWITCHYARD	785.050	2.07%
Road Area & Hard Paved Area	679.179	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		NO.	
E.C.S GIVEN UNDER COVERED AREA (@28 SQM)	13183.247 NOS	470.830	ECS
E.C.S GIVEN IN OPEN (@23 SQM)	3597.193 NOS	156.400	ECS
TOTAL		627.230	
SAY		627.500	ECS
		NO.	
ADDITIONAL AREA GIVEN FOR PARKING IN OPEN	5108.617 NOS	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	50.433	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				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		394.38
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	17.445	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	861.500	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	86663.865	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

LEGEND

GREEN AREA

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
B-47, KAILASH COLONY NEW DELHI-48
PHONE: 011-40566555 FAX: 40566621

OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE

ANOJ TEVATIA
B.Arch. (Hons.)
CA/95/18739

DRAWING TITLE:
SITE LANDSCAPE PLAN

SCALE : 1:500
DATE :
SHEET NO.
1