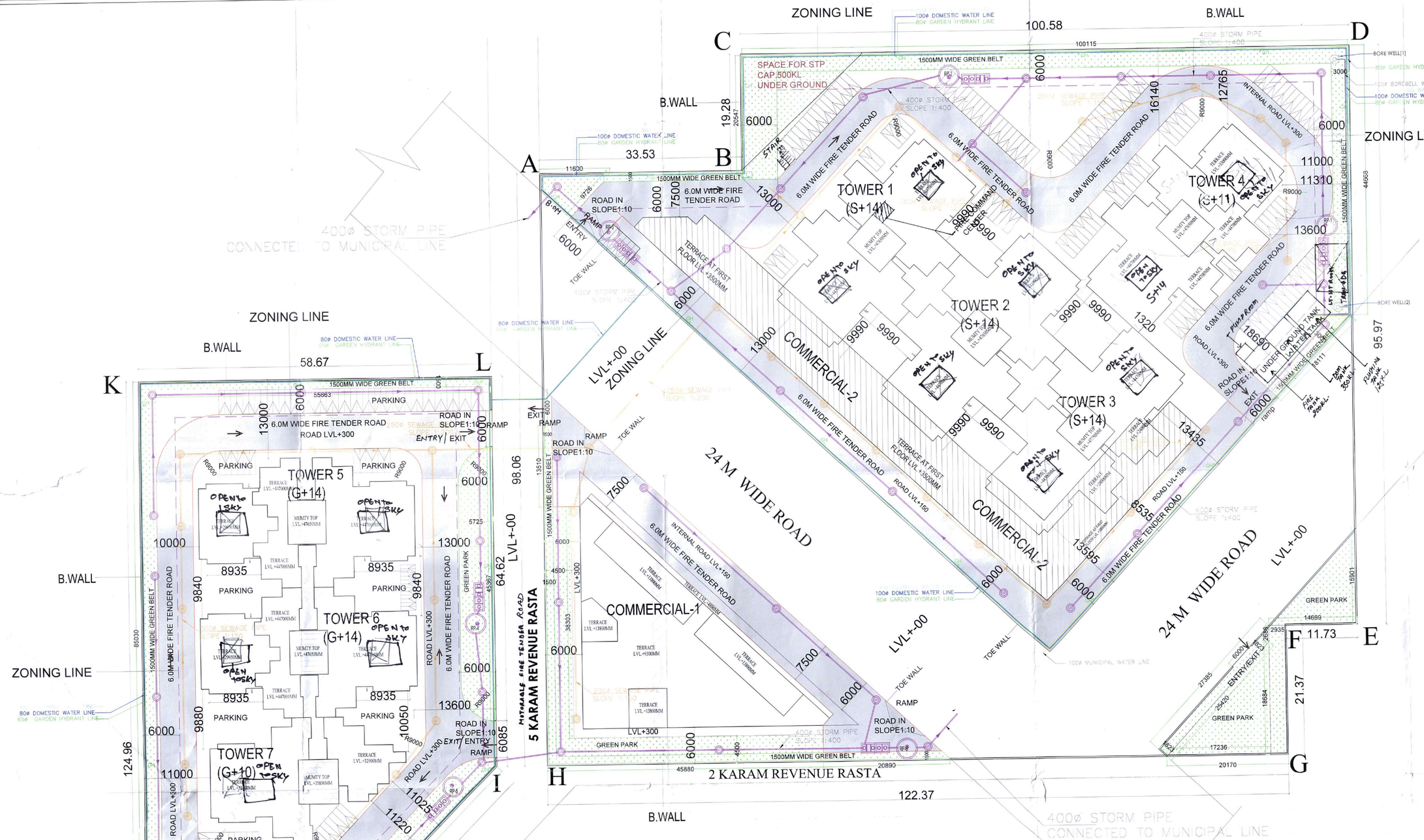


AREA STATEMENT			
TOTAL PLOT AREA	5.0375 ACRES	20386.0069 SQ. MTRS.	
PERMISSIBLE COMMERCIAL@8%	0.4030 ACRES	1630.8806 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@92%	4.6345 ACRES	18755.1263 SQ. MTRS.	

	PERMISSIBLE/REQUIRED	PROPSOED
COMMERCIAL PLOT AREA	0.4030 ACRES 1630.8806 SQ. MTRS.	
PERMISSIBLE FAR ON COMMERCIAL	1.75	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.	
GROUND COVERAGE FOR COMMERCIAL		1942.270 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL	4.635 ACRES 18755.1263 SQ. MTRS.	
PERMISSIBLE FAR ON RESIDENTIAL	2.25	2.356
COVERED AREA FOR RESIDENTIAL	42199.0342 SQ. MTRS.	44189.500 SQ. MTRS.
12% EXTRA IGBC GOLD GREEN RATING FAR RESIDENTIAL	2250.6152 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	44449.6494 SQ. MTRS.	
GROUND COVERAGE FOR RESIDENTIAL		3745.50 SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA	10193.0034 SQ. MTRS.	SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA) 5876.63
	50 %	28.8 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY		55294.370 SQ. MTRS.
NO. OF UNITS	695-834 PPA	704 UNITS
OCCUPANCY PER DWELLING UNIT	5	5 PERSON PER UNIT
TOTAL POPULATION	3475.87-4171.05 PERSONS	3520 PERSONS
DENSITY	750-900 PPA	759.521 PPA
GREEN AREA	15 % OF THE PLOT 3057.901 SQ. MTRS.	15.020 % OF THE PLOT 3062.020 SQ. MTRS.
PARKING	0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	
TWO WHEELER PARKING REQUIRED	1 PER DWELLING UNIT 704 TWO WHEELERS	30 ECS COMMERCIAL 387 ECS
TOTAL PARKING SPACE	774 TWO WHEELERS	8901.000 SQ. MTRS.
TOTAL AREA FOR PARKING	185.810 SQ.MTRS.	204.630 SQ.MTRS.
1 NO. OF AANGANWADI	185.810 SQ.MTRS.	204.630
1 NO. OF COMMUNITY HALL		

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL 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	98	50.59	511.65	3581.55	6392.31	566.19	44.70	50.59	7585.63
			8th. To 14th.	7	6	42			394.31	2760.17					
4	4	(S+14)	1st. To 7th.	10	8	80	104	50.59	511.65	5116.50	6712.17	566.19	44.70	50.59	8002.90
			8th. To 14th.	4	6	24			386.27	1545.08					
5	5	(S+14)	1st. To 9th.	0	8	72	102	50.59	478.84	4309.56	6125.80	534.13	44.70	50.59	7394.29
			10th. To 14th.	5	6	30			353.130	1765.65					
6	6	(S+14)	GROUND	1	8	8	110	543.13			6618.34	534.13	44.70	50.59	7394.29
			1st. To 9th.	9	8	72			478.84	4309.56					
			10th. To 14th.	5	6	30			353.130	1765.65					
7	7	(G+10)	GROUND	1	6	6	66	396.50		396.50	3913.50	396.7	32.90	50.59	4412.09
			14th.	10	6	60			351.700	3517.00					
TOTAL						704					44189.50	3729.72		354.13	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	MUMTY	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
3	TOTAL						2916.31	1942.27			68.48	
										NON FAR AREA		
4	AANGANWADI OR CRECHE NON FAR AREA							204.63		204.630		204.630
5	COMMUNITY HALL NON FAR AREA									204.630	24.14	228.770
TOTAL								2146.90		409.26	92.62	3418.19

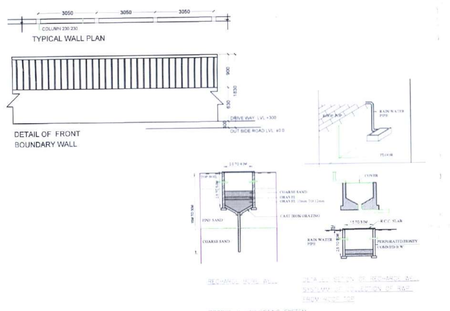
PARKING SUMMARY			
TOTAL NO.OF APARTMENTS	=	704	
PARKING REQUIRED @0.5 ECS PER DU	=	352	ECS
PROPOSED OPEN PARKING AREA	=	6839.75	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	297.38	ECS
	SAY	297	ECS
PROPOSED STILT PARKING	=	90	ECS
TOTAL ECS PROVIDED IN STILT AND OPEN		387	ECS
TOTAL NO.OF APARTMENTS		704	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		704	
2WHEELERS PROVIDED ON STILT		180	NO.S
2 WHEELERS PROVIDED ON SITE		594	NO.S
TOTAL 2 WHEELERS PROVIDED		774	NO.S
TOTAL ECS PROVIDED		387	NO.S

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

TOTAL CAR PARKING PROVIDED = 387 NOS.
CAR PARKING PROVIDED FOR RESI.= 357 NOS.
CAR PARKING PROVIDED FOR COMM. = 30 NOS.

UNIT SUMMARY							
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY AREA	BALCONY/ TERRACE 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
							0
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
							0
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
		TYPE-1T(3BHK)	2	59.29		56.26	118.58
							0
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
							0
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
		TYPE-6T(1BHK+STORE)	1	47.91		75.03	47.91
							0
6	TOWER-6	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
							0
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

PLUMBING LEGENDS:-		
S.N.		
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	



CONSTRUCTION DETAILS :-
1. THE CIVIL WORKS (EXCAVATION OR CONCRETE ETC.) IF ANY SHALL BE STRUCTURAL AS PER CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IS CONVENTIONAL, BARS IN COLUMNS SHALL BE FOR 45 TO DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO CPWD SPECIFICATIONS, 1996 (VOL.-I TO VOL. - VI) WITH CORRECTION SLIPS ASTD IS 456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO IS 13-34-1987, IS 456 -2000, IS 1making 1893
5. GATE & BOUNDARY WALL AS STD. DESIGN

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

NORTH : N

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
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

SCALE : 1:100
DRAWING NAME: SITE PLAN
DRAWING NO. SUB-1

Apricus Hills Pvt. Ltd. Authorised Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ Architect CA/96/10791 938, Sector-14, Gurgaon
ARCHITECT'S SIGN