	ACRES	SQ.MTS
TOTAL PLOT AREA	9.875	39962.644
PERMISSIBLE RESIDENTIAL AREA@96%	9.480	38364.138
PERMISSIBLE COMMERCIAL AREA@4%	0.395	1598.506
PERMISSIBLE GROUND COVERAGE AREA@50%	4.938	19981.322
PERMISSIBLE GREEN AREA@ 15%	1.481	5994.397

AREA STATEMENT

	TOTAL SITE AREA (IN ACRES)	TOTAL SITE AREA (IN SQ.MTS)	PREVIOUS SANCTION AREA (IN ACRES)	PREVIOUS SANCTION AREA (IN SQ.MTS)	AREA TO BE PROPOSED (IN ACRES)	AREA TO BE PROPOSED (IN SQ.MTS)
TOTAL PLOT AREA	9.875	39962.6438	8.76875	35485.816	1.10625	4476.82781
COMMERCIAL PLOT AREA@4%	0.3950	1598.5058	0.3508	1419.433	0.04423	178.07231
RESIDENTIAL PLOT AREA@96%	9.4800	38364.1380	8.4180	34066.383	1.0620	4297.75476

	TOTAL SITE AREA Permissible Area (in sq.mts)	TOTAL SITE AREA Proposed area (in sq.mts)	PREVIOUS SANCTION AREA Permissible Area (in sq.mts)	PREVIOUS SANCTION AREA Proposed area (in sq.mts)	AREA TO BE PROPOSED Permissible Area (in sq.mts)	AREA TO BE PROPOSED Proposed area (in sq.mts)
Permissible Residential F.A.R @ 2.25%	86319.311		76649.362		9669.948	
ADDITIONAL F.A.R SOILD WASTE@3%	1150.924		1021.991		128.933	
Total Permissible Residential F.A.R	87470.23	87461.874	77671.354	77665.204	9798.881	9796.670
Balanced Residential F.A.R		8.36		6.150		2.211
Permissible Commercial F.A.R @ 1.75%	2797.385		2484.007		313.378	
ADDITIONAL F.A.R SOILD WASTE@3%	47.955		42.583		5.372	
Total Permissible Commercial F.A.R	2845.34	2843.641	2526.590	2525.401	318.750	318.241
Balanced Commercial F.A.R		1.70		1.189		0.510

	TOTAL SITE AREA Permissible Area (in sq.mts)	TOTAL SITE AREA Proposed area (in sq.mts)	PREVIOUS SANCTION AREA Permissible Area (in sq.mts)	PREVIOUS SANCTION AREA Proposed area (in sq.mts)	AREA TO BE PROPOSED Min Permissible Area (in sq.mts)	AREA TO BE PROPOSED Proposed area (in sq.mts)
Permissible green @ 15%	5994.397	6036.604	5322.872	6033.554	671.524	903.25
	15	17.36	15	17.00	0.15	20.18

	TOTAL SITE AREA Permissible Area (in sq.mts)	TOTAL SITE AREA Proposed area (in sq.mts)	PREVIOUS SANCTION AREA Permissible Area (in sq.mts)	PREVIOUS SANCTION AREA Proposed area (in sq.mts)	AREA TO BE PROPOSED Min Permissible Area (in sq.mts)	AREA TO BE PROPOSED Proposed area (in sq.mts)
Permissible Ground Coverage @ 50%	19981.322	9934.022	17742.908	8037.822	2238.414	1896.2
	50	24.86	50	23	50	42.36

UNIT SUMMARY

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
1	28+4F TOWER-O	TYPE-3	20	40.90	5.78	818.00
		TYPE-4	20	39.70	10.13	794.00
		TYPE-5	20	41.48	9.77	829.60
		TYPE-3F	2	40.90	24.22	81.80
		TYPE-4F	2	39.700	21.13	79.40
		TYPE-5F	2	41.48	31.02	82.96
2	28+4F TOWER-P	TYPE-2	40	57.99	20.74	2319.60
		TYPE-2	40	55.99	20.58	2239.60
		TYPE-2F	2	57.99	42.84	115.98
		TYPE-2F	2	55.99	38.48	111.98
3	28+4F TOWER-Q	TYPE-6	5	70.53	11.51	352.65
	TOTAL		162			8146.58

BUILTUP AREA SUMMARY

	PROPOSED BUILTUP AREA
RESIDENTIAL BUILTUP AREA	12077.96
COMMERCIAL BUILTUP AREA	318.24
TOTAL BUILTUP AREA	12396.200

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	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	O	(S+11)	1st To 11th	11	6	66	31.25	298.77	3286.47	3317.720	524.65	36.45	31.25	4229.12
2	P	(S+11)	1st To 11th	11	8	88	30.51	535.96	5895.56	5926.070	886.89	36.45	30.51	7079.44
3	Q	(S+4)	1st To 4th	4	2	8	18.39	133.32	533.28	551.670	166.42	15.00	18.39	769.40
	TOTAL					162				9795.460	1577.96		80.15	12077.96

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA
1	COMMERCIAL-2	318.24	G	1	318.24	318.24	4.60	318.24
3	TOTAL				318.24	318.24		

DENSITY CALCULATION FOR 9.48 ACHELAND

	PROPOSED AREA	ALREADY SANCTIONED AREA	TOTAL
NET PLOT AREA FOR DENSITY OF RESIDENTIAL BUILDING	1.0620	8.4180	9.4800
NUMBER OF DU	162	1264	1426
POPULATION @5/UNIT	810	6320	7130
DENSITY PERMISSIBLE	750-900	750-772	750-900
DENSITY ACHIEVED	762.711	750.772	752.109

RESIDENTIAL F.A.R DETAILS

Residential F.A.R Details	PROPOSED AREA AREA	PROPOSED AREA UNIT	ALREADY SANCTIONED AREA AREA	ALREADY SANCTIONED AREA UNIT	TOTAL AREA AREA	TOTAL AREA UNIT
Tower-A	00	Sq.mts.	7267.62	Sq.mts.	7267.62	Sq.mts.
Tower-B	00	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-C	00	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-D	00	Sq.mts.	6779.640	Sq.mts.	6779.640	Sq.mts.
Tower-E	00	Sq.mts.	6710.770	Sq.mts.	6710.770	Sq.mts.
Tower-F	00	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-G	00	Sq.mts.	5163.500	Sq.mts.	5163.500	Sq.mts.
Tower-H	00	Sq.mts.	7267.620	Sq.mts.	7267.620	Sq.mts.
Tower-J	00	Sq.mts.	7229.510	Sq.mts.	7229.510	Sq.mts.
Tower-K	00	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-L	00	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-M	00	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-N	00	Sq.mts.	5439.011	Sq.mts.	5439.011	Sq.mts.
Tower-O	3318.93	Sq.mts.	00	Sq.mts.	3318.93	Sq.mts.
Tower-P	5926.07	Sq.mts.	00	Sq.mts.	5926.07	Sq.mts.
Tower-Q	551.67	Sq.mts.	00	Sq.mts.	551.67	Sq.mts.
TOTAL	9796.67		77665.204		87461.874	

COMMERCIAL F.A.R AREA DETAILS

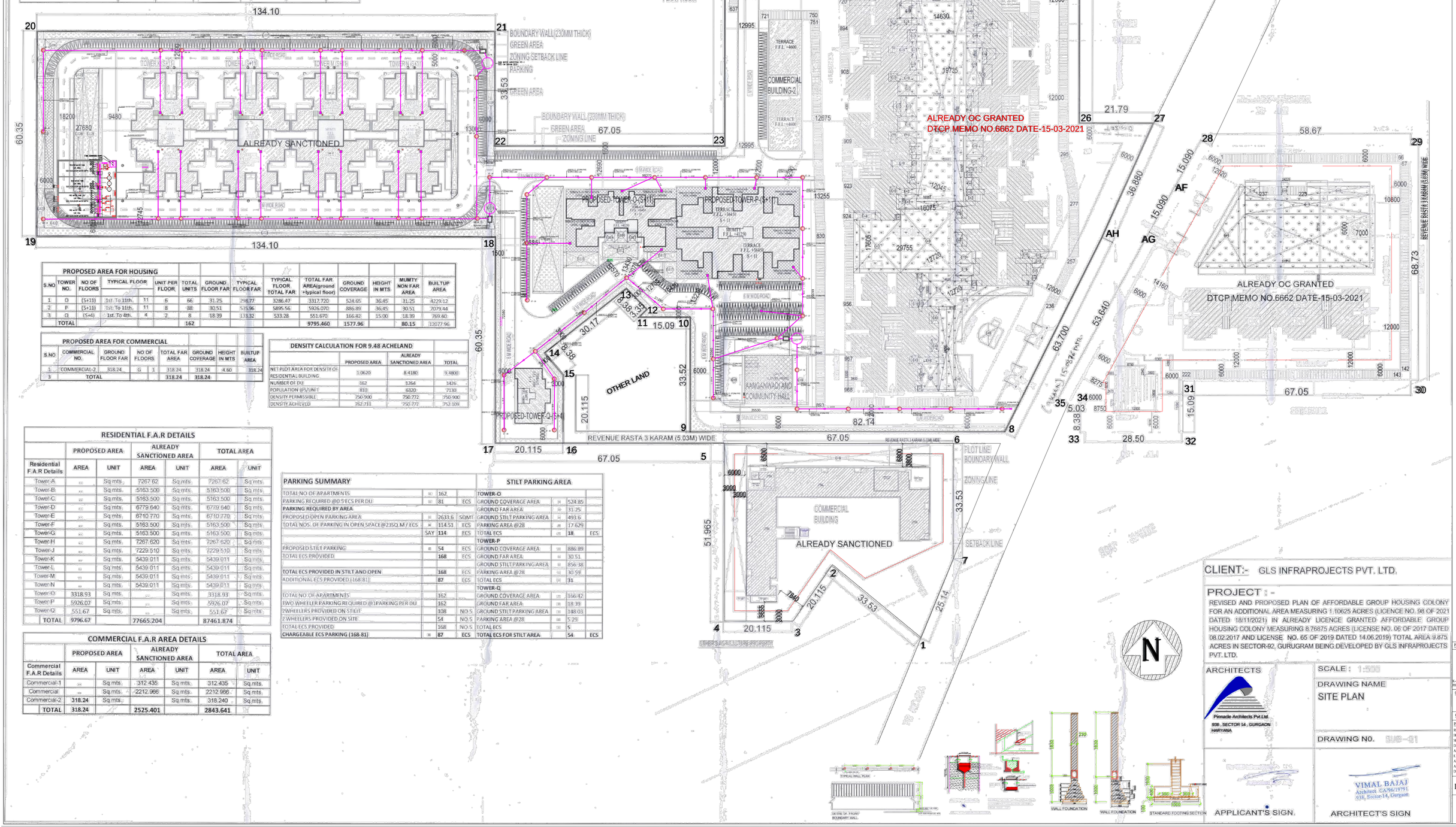
Commercial F.A.R Details	PROPOSED AREA AREA	PROPOSED AREA UNIT	ALREADY SANCTIONED AREA AREA	ALREADY SANCTIONED AREA UNIT	TOTAL AREA AREA	TOTAL AREA UNIT
Commercial-1	00	Sq.mts.	312.435	Sq.mts.	312.435	Sq.mts.
Commercial	00	Sq.mts.	2212.966	Sq.mts.	2212.966	Sq.mts.
Commercial-2	318.24	Sq.mts.		Sq.mts.	318.240	Sq.mts.
TOTAL	318.24		2525.401		2843.641	

PARKING SUMMARY

TOTAL NO OF APARTMENTS	=	162	
PARKING REQUIRED @0.5ECS PER DU	=	81	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	2633.6	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	114.51	ECS
	SAY	114	ECS
PROPOSED STILT PARKING	=	54	ECS
TOTAL ECS PROVIDED		168	ECS
TOTAL ECS PROVIDED IN STILT AND OPEN		168	ECS
ADDITIONAL ECS PROVIDED (168-81)		87	ECS
TOTAL NO OF APARTMENTS		162	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		162	
2WHEELERS PROVIDED ON STILT		108	NOS
2-WHEELERS PROVIDED ON SITE		54	NOS
TOTAL ECS PROVIDED		168	NOS
CHARGEABLE ECS PARKING (168-81)	=	87	ECS

STILT PARKING AREA

TOWER-O			
GROUND COVERAGE AREA	=	524.85	
GROUND FAR AREA	=	31.25	
GROUND STILT PARKING AREA	=	493.6	
PARKING AREA @28	=	17.629	
TOTAL ECS	=	18	ECS
TOWER-P			
GROUND COVERAGE AREA	=	886.89	
GROUND FAR AREA	=	30.51	
GROUND STILT PARKING AREA	=	856.38	
PARKING AREA @28	=	30.59	
TOTAL ECS	=	31	
TOWER-Q			
GROUND COVERAGE AREA	=	166.42	
GROUND FAR AREA	=	18.39	
GROUND STILT PARKING AREA	=	148.03	
PARKING AREA @28	=	5.29	
TOTAL ECS	=	5	
TOTAL ECS FOR STILT AREA		54	ECS



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

Checked and found ok for Public Health (Internal) Services only subject to compliance of all the underlying Note on PCPD Web.

Additional Chief Town Planner (HQ), Panchkula

PLUMBING LEGEND

(I)	900 DIA MANHOLE UPTO 1.67 M DEPTH
(II)	1020 DIA MANHOLE UPTO 2.29 M DEPTH
(III)	1520 DIA MANHOLE ABOVE 2.29 M DEPTH
R.P.	RECHARGE PIT (1000 MM DIA)
D.C.	DESILTING CHAMBER (2000x3000mm)

PLUMBING LEGEND :-

- EXTERNAL SEWER PIPE LINE
- EXTERNAL STORM WATER PIPE LINE
- DOMESTIC WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE
- GARDEN IRRIGATION SUPPLY LINE
- SEWER MANHOLE WITH 900Ø MANHOLE COVER
- DRAINAGE MANHOLE WITH 900Ø MANHOLE COVER
- DESILTING CHAMBER
- 3000mmØ RAIN WATER HARVESTING PIT
- EXTERNAL FIRE HYDRANT HRD
- 100Ø 2WAY FIRE BRIGADE INLET CONNECTION
- EXTERNAL FIRE PIPING
- TUBEWELL WITH CONTROL VALVE
- 150Ø GI STP OVERFLOW TO HUDA SEWER MANHOLE
- GARDEN HYDRANT
- WATER METER
- 150Ø CITY WATER SUPPLY PIPE

CLIENT:- GLS INFRAPROJECTS PVT. LTD.

PROJECT : -
REVISED AND PROPOSED PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.10625 ACRES (LICENCE NO. 98 OF 2021 DATED 18/11/2021) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 8.76875 ACRES (LICENSE NO. 06 OF 2017 DATED 08.02.2017 AND LICENSE NO. 65 OF 2019 DATED 14.06.2019) TOTAL AREA 9.875 ACRES IN SECTOR-92, GURUGRAM BEING DEVELOPED BY GLS INFRAPROJECTS PVT. LTD.

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
939 , SECTOR 14 , GURGAON HARYANA

SCALE : 1:500

DRAWING NAME
SITE PLAN

DRAWING NO. SUB-01

APPLICANT'S SIGN.

VIMAL BAJAJ
Architect. CA/96/17791
939, Sector-14, Gurgaon

ARCHITECT'S SIGN

PRINCIPAL ARCHITECT:

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-40356600

OWNER'S SIGNATURE	ARCHITECTS SIGNATURE

CLIENT: GLS INFRAPROJECTS PVT. LTD.

PROJECT:
REVISED AND PROPOSED PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.10625 ACRES (LICENCE NO. 98 OF 2021 DATED 18/11/2021) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 8.76875 ACRES (LICENSE NO. 06 OF 2017 DATED 08.02.2017 AND LICENSE NO. 65 OF 2019 DATED 14.06.2019) TOTAL AREA 9.875 ACRES IN SECTOR-92, GURUGRAM BEING DEVELOPED BY GLS INFRAPROJECTS PVT. LTD.

DRAWING TITLE:
DRAINAGE SITE PLAN

N	SCALE: AS MENTIONED	SHEET NO.
	DATE:	