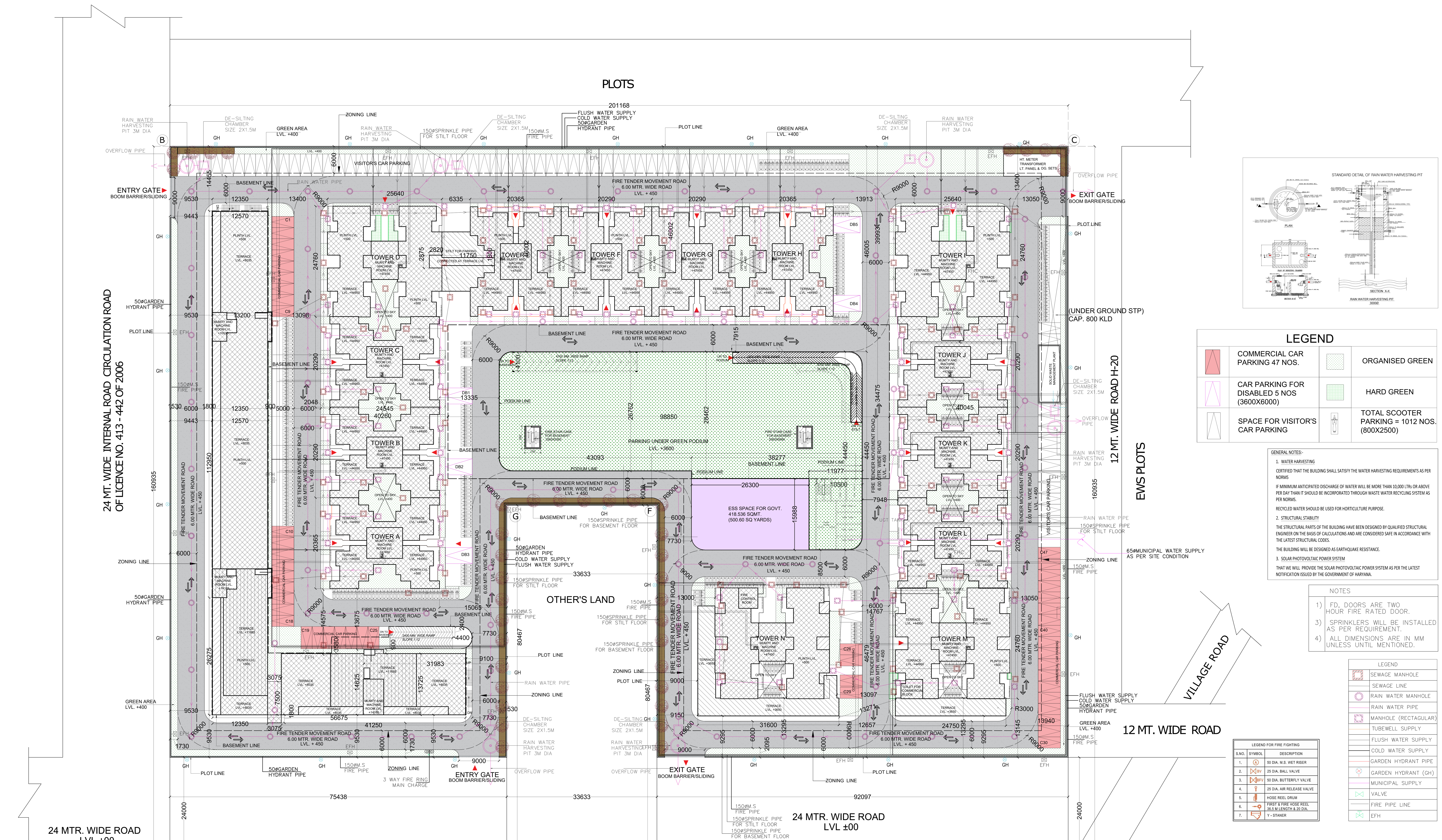

*NON FAR CALCULATIONS OF TOWERS (A, B, C, D, E, F, G, H, I, J, K, L, M & N (STILT + 14 FLOOR)															
DESCRIPTION	3BHK TOWER -A AREA (IN SQ.MT.)	3BHK TOWER -B AREA (IN SQ.MT.)	3BHK TOWER -C AREA (IN SQ.MT.)	2+1BHK TOWER -D AREA (IN SQ.MT.)	3BHK TOWER -E AREA (IN SQ.MT.)	3BHK TOWER -F AREA (IN SQ.MT.)	3BHK TOWER -G AREA (IN SQ.MT.)	3BHK TOWER -H AREA (IN SQ.MT.)	2+1BHK TOWER -I AREA (IN SQ.MT.)	3BHK TOWER J AREA (IN SQ.MT.)	3BHK TOWER-K AREA (IN SQ.MT.)	3BHK TOWER -L AREA (IN SQ.MT.)	2+13BHK TOWER -M AREA (IN SQ.MT.)	2+1BHK TOWER -N AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.MT.)
1ST FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
2nd FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
3rd FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
4th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
5th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
6th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
7th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
8th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
9th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
10th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
11th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
12th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
13th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
14th FLOOR	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	26.5211	25.1228	26.5211	26.5211	26.5211	25.2676	25.2676	365.9918
TOTAL AREA (1ST TO 14TH FLOOR)	**371.2954**	**371.2954**	**371.2954**	**351.7192**	**371.2954**	**371.2954**	**371.2954**	**371.2954**	**351.7192**	**371.2954**	**371.2954**	**371.2954**	**353.7464**	**353.7464**	**5123.8852**
STILT FLOOR	149.7210	149.2359	287.1497	408.9947	288.1180	287.1497	287.1497	288.1180	408.9947	287.1497	287.1497	287.1497	405.6820	440.3089	4262.0714
CONNECTED ON STILT FLOOR BETWEEN TOWER D& E															131.0650
MUMTY & MACHINE ROOM	55.5210	55.5210	55.5210	61.8260	55.5210	55.5210	55.5210	55.5210	61.8260	55.5210	55.5210	55.5210	61.8260	61.8260	802.5140
TOTAL NON FAR AREA (STILT TO 14TH FLOOR) WITH MUMTY & MACHINE ROOM	**576.5374**	**576.0523**	**713.9661**	**822.5399**	**714.9344**	**713.9661**	**713.9661**	**714.9344**	**822.5399**	**713.9661**	**713.9661**	**713.9661**	**821.2553**	**855.8813**	**10319.5356**

*FAR CALCULATIONS OF TOWERS (A, B, C, D, E, F, G, H, I, J, K, L, M & N (STILT + 14 FLOOR)															
DESCRIPTION	3BHK TOWER -A AREA (IN SQ.MT.)	3BHK TOWER -B AREA (IN SQ.MT.)	3BHK TOWER -C AREA (IN SQ.MT.)	2+1BHK TOWER -D AREA (IN SQ.MT.)	3BHK TOWER -E AREA (IN SQ.MT.)	3BHK TOWER -F AREA (IN SQ.MT.)	3BHK TOWER -G AREA (IN SQ.MT.)	3BHK TOWER -H AREA (IN SQ.MT.)	2+1BHK TOWER -I AREA (IN SQ.MT.)	3BHK TOWER J AREA (IN SQ.MT.)	3BHK TOWER-K AREA (IN SQ.MT.)	3BHK TOWER -L AREA (IN SQ.MT.)	2+13BHK TOWER -M AREA (IN SQ.MT.)	2+1BHK TOWER -N AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.MT.)
1ST FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
2nd FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
3rd FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
4th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
5th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
6th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
7th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
8th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
9th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
10th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
11th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
12th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
13th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
14th FLOOR	289.9610	288.9927	288.9927	415.1993	289.9610	288.9927	288.9927	289.9610	415.1993	288.9927	288.9927	288.9927	414.4781	415.9188	4553.6274
TOTAL AREA (1ST TO 14TH FLOOR)	**4059.4540**	**4045.8978**	**4045.8978**	**5812.7902**	**4059.4540**	**4045.8978**	**4045.8978**	**4059.4540**	**5812.7902**	**4045.8978**	**4045.8978**	**4045.8978**	**5802.6934**	**5822.8632**	**63750.7836**
STILT FLOOR	179.6926	179.2085	41.2946	47.6149	41.2946	41.2946	41.2946	41.2946	47.6149	41.2946	41.2946	41.2946	48.1799	48.1795	880.8471
AREA BETWEEN TOWER D & E															29.2570
TOTAL FAR AREA (STILT TO 14TH FLOOR)	**4239.1466**	**4225.1063**	**4087.1924**	**5860.4051**	**4100.7486**	**4087.1924**	**4087.1924**	**4100.7486**	**5860.4051**	**4087.1924**	**4087.1924**	**4087.1924**	**5850.8733**	**5871.0427**	**64660.8877**

GROUND COVERAGE AREA DETAIL		
S.NO.	DESCRIPTION	TOTAL GROUND COVERAGE (IN SQ.MT.)
1	PROPOSED COVERED AREA OF STILT (TOWER A TO N)	5142.9185
2	PROPOSED COVERED AREA OF COMMERCIAL BLOCKS (A,B, C & D)	2357.8810
4	PROPOSED COVERED AREA ON STILT UNDER GREEN PODIUM	2398.7909
5	CONNECTED ON STILT FLOOR BETWEEN TOWER D & E	131.0650
6	**TOTAL PROPOSED GROUND COVERAGE**	10030.6554
7	MAX. PERMISSIBLE GROUND COVERAGE @50% OF NET PLANNED AREA	14834.2940
	ACHIEVED GROUND COVERAGE = 10030.6554/29668.588 X 100 = 33.8090	

TOTAL COVERED AREA CACULATION OF RESIDENTIAL & COMMERCIAL BLOCKS (FAR + Non FAR)			
DESCRIPTION	AREA UNDER F.A.R. (IN SQ.MT.)	AREA UNDER NON-F.A.R. (IN SQ.MT.)	TOTAL COVERED AREA (IN SQ.MT.)
TOWER AREA (A TO N) 1ST TO 14TH FLOOR	63750.7836	5123.8850	68874.6686
TOWERS STILT AREA (A TO N)	880.8471	4262.0714	5142.9185
STILT AREA UNDER GREEN PODIUM	18.0136	2380.7773	2398.7909
BASEMENT AREA UNDER PODIUM	–	3407.8538	3407.8538
MUMTY & MACHINE ROOM OF (TOWERS A TO N)	–	802.5140	802.5140
CONNECTED ON STILT FLOOR BETWEEN TOWER D&E	29.2570	131.0650	160.3220
TOTAL AREA CALCULATION RESIDENTIAL	**64678.9013**	16108.1665	80787.0678
COMMERCIAL BLOCKS (A+B+C+D)ON ALL FLOORS	4438.2170	2530.1966	6968.4136
TOTAL COVERED AREA (RESIDENTIAL + COMMERCIAL)	**69117.1183**	**18638.3631**	**87755.4814**

DESCRIPTION	NO. OF FLOORS	NO. OF UNITS	STILT FLOOR	TOTAL UNITS
TOWER-A (3BHK)	14	4	2	58
TOWER-B (3BHK)	14	4	2	58
TOWER-C (3BHK)	14	4	0	56
TOWER-D (1+2BHK)	14	8	0	112
TOWER-E (3BHK)	14	4	0	56
TOWER-F (3BHK)	14	4	0	56
TOWER-G (3BHK)	14	4	0	56
TOWER-H (3BHK)	14	4	0	56
TOWER-I (1+2BHK)	14	8	0	112
TOWER-J (3BHK)	14	4	0	56
TOWER-K (1BHK)	14	4	0	56
TOWER-L (1BHK)	14	4	0	56
TOWER-M (1+2BHK)	14	8	0	112
TOWER-N (1+2BHK)	14	8	0	112
TOTAL				**1012**

SITE AREA STATEMENT			
S. NO.	DESCRIPTION	AREA (IN SQ.MT.)	AREA (IN ACRES)
1	**TOTAL PLOT AREA (NET PLANNED AREA)**	**29668.588**	**7.33125**
		PERMISSIBLE / REQUIRED	
		AREA (IN SQ.MT.)	AREA (IN ACRES)
2	MAX. PERMISSIBLE GROUND COVERAGE@50% OF NET PLANNED AREA	14834.294	3.6656
3	**PROPOSED GROUND COVERAGE**	**10030.6554**	2.479
4	**ACHIEVED % OF GROUND COVERAGE**	**33.8090**	
	COMMERCIAL AREA CALCULATIONS		
5	MAX. PERMISSIBLE COMMERCIAL AREA @ 8% OF NET PLANNED AREA (AS PER GOVT. OF HARYANA MEMO. NO. PF-27(VOL.-III)/2020/2-TCP/41), DATED: 04.01.2021 AMENDMENT IN THE AFFORDABLE HOUSING POLICY-2013 DATED 19 AUGUST 2013.	2373.487	0.5865
6	MAX. PERMISSIBLE COMMERCIAL FAR @ 175 ON PERMISSIBLE COMMERCIAL PLOT AREA (2373.487 SQ.MTS.)	4153.602	
7	ADDITIONAL COMMERCIAL FAR @ 12% AS PER GREEN BUILDING MEASURES AND INCENTIVES (CLAUSE NO : 6.5 Of HBC.-2017)	284.818	
8	TOTAL PERMISSIBLE COMMERCIAL AREA @ 8% ON NET PLANNED AREA @187 FAR	4438.421	
9	**TOTAL PROPOSED COMMERCIAL AREA**	**4438.217**	
	RESIDENTIAL AREA CALCULATIONS		
10	BALANCE AREA TO BE PLANNED AS RESIDENTIAL COMPONENT : 100% -8% = 92% OF NET PLANNED AREA (29668.588 SQ. MTS)	27295.101	6.7448
11	RESIDENTIAL FAR @225	61413.977	
12	ADDITIONAL RESIDENTIAL FAR @ 12% AS PER GREEN BUILDING MEASURES AND INCENTIVES (CLAUSE NO : 6.5 Of HBC.-2017) SQMTR.	3275.412	
13	TOTAL PERMISSIBLE RESIDENTIAL FAR @ 92% ON NET PLANNED AREA @237 FAR	64689.389	
14	**PROPOSED RESIDENTIAL FAR**	**64678.901**	
	DENSITY CALCULATIONS		
15	MIN. & MAX. DENSITY CALCULATION AS PER AFFORDABLE GROUP HOUSING POLICY	750-900 PPA	
16	PERMISSIBLE DWELLING UNITS ON 6.7448 ACRES	1012-1215 DWELLING UNITS	
17	**PROPOSED DWELLING UNITS**	**1012 DWELLING UNITS**	
18	**ACHIEVED DENSITY**	**750 PPA**	
	GREEN AREA CALCULATIONS		
19	MINIMUM PERMISSIBLE GREEN AREA REQUIRED @ 15% ON 7.33125 ACRES	4450.288	
20	PROPOSED GREEN AREA (ORGANISED GREEN & HARD GREEN)	4683.033	
21	**ACHIEVED % OF GREEN AREA**	**15.784**	
22	FOLIAGE AREA @4.398%	1304.800	
	COMMUNITY BUILDINGS		
23	PERMISSIBLE AREA OF ONE BUILT-UP COMMUNITY HALL	185.810	
24	**PRPOSED AREA OF ONE BUILT-UP COMMUNITY HALL**	**200.878**	
25	PERMISSIBLE AREA OF ANGANWADI-CUM-CRECHE	185.810	
26	**PRPOSED AREA OF ANGANWADI-CUM-CRECHE**	**187.082**	
	PARKING CALCULATIONS		
27	**TOTAL NO. OF DWELLING UNITS**	**1012**	
28	0.5 ECS PER DWELLING UNIT BUT ONLY TWO WHEELER PARKING (1 PER DWELLING UNIT) TO BE PROVIDED AS PER ZONING PLAN		
29	PROPOSED TWO WHEELER PARKING @1 TWO WHEELER PARKING PER DWELLING UNIT	1012 TWO WHEELERS	
30	PROPOSED PARKING @ 0.5 ECS PER DWELLING UNIT	506	
31	ADDITIONAL CAR PARKING FOR COMMERCIAL @50 SQ MTR.	47	
32	TOTAL NUMBER OF ECS REQUIRED	553	
33	**TOTAL NUMBER OF ECS PROVIDED**	**556**	

PROJECT TITLE :

PROPOSED AFFORDABLE GROUP HOUSING COLONY ON THE LAND MEASURING 7.33125 ACRES (LICENCE NO.112 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE KHERI KHURD, SECTOR-84, FARIDABAD, BEING DEVELOPED BY ARTTECH AFFORDABLE HOUSING LLP TRANSFERRED THROUGH MEMO. NO. ZP-1571/AD (NK)/2022/14537 FOR LICENCE NO. 112 OF 2021.

CLIENT :

ARTTECH AFFORDABLE HOUSING LLP, OFFICE ADDRESS- GF-10, OZONE CENTRE PLOT NO.-9, SECTOR-12, FARIDABAD-121007.

ARCHITECT :

ARCHITECTURAL CONSULTANT:
NIRMAN
ARCHITECTS & INTERIOR DESIGNERS
I-8 , Ist FLOOR , SECTOR-10, D.L.F.
PHONE: 9811204088
e-mail : nirmanarchitects@yahoo.com

ARCHITECT'S SIGN :

OWNER'S SIGN :

GENERAL NOTES :

1. Building will be designed (Structures) as per relevant IS Codes for Earth Quake resistance.
2. All dimensions are in mm.

DRAWN BY : AJAY

CHECKED BY : Y.K.G.

N

SCALE : 1:350

DATE : 05-08-2022

DRAWING TITLE : SITE PLAN & AREA CALCULATION

SHEET NO. : 1 / 30