NURSERY SCHOOL - 01 PLOT AREA

NURSERY SCHOOL - 02 PLOT AREA

FOR NURSERY -01 PLOT AREA ADDITIONAL AREAS							
S. NO.	LEGEND	TYPE/ FORM	LENGTH 1	LENGTH 2	HEIGHT	NT / FACTOR	AREA (In Sq. Mt.)
1	A	TRIANGLE	41.665	30.948	20.792	0.5	320.265
						TOTAL	320.265

FOR NURSERY -02 PLOT AREA ADDITIONAL AREAS							
S. NO.	LEGEND	TYPE/ FORM	LENGTH 1	LENGTH 2	HEIGHT	NT / FACTOR	AREA (In Sq. Mt.)
1	A	TRIANGLE	84.848	121.000	70.543	0.5	1815.545
						TOTAL	1815.545

NURSERY SCHOOL - 01 PLOT AREA

= 820.26 SQ.MT.

= 0.2027 ACRE

NURSERY SCHOOL - 02 PLOT AREA

= 8155.54 SQ.MT.

= 0.2015 ACRE

PRIMARY SCHOOL PLOT AREA

AREA CALCULATION FOR PRIMARY SCHOOL PLOT AREA

ADDITIONAL AREAS S. NO.	LEGEND	TYPE/ FORM	LENGTH 1	LENGTH 2	NT / FACTOR	AREA (In Sq. Mt.)
1	A	RECTANGLE	90.000	44.968	1	4047.120
					TOTAL	4047.120

PRIMARY SCHOOL PLOT AREA

= 4047.120 SQ.MT.

= 1.00007 ACRE

PROPOSED AREA DETAILS

TOTAL SITE AREA	39.375	ACRES	159344.718	SQ.MT.
FAR ALLOWABLE ON (NET) DEVELOPMENT AREA	37.688	ACRES	152515.369	SQ.MT.
MAX. PERMISSIBLE GROUND COVERAGE @ 35%			53380.481	SQ.MT.
ACHIEVED GROUND COVERAGE (34.49%)			54831.613	SQ.MT.
MAX. PERMISSIBLE F.A.R. @ 1.75			266902.403	SQ.MT.
ACHIEVED F.A.R.			265276.894	SQ.MT.
MIN. REQUIRED ORGANISED GREEN AREA @15%			22749.216	SQ.MT.
ACHIEVED ORGANISED GREEN AREA			23145.927	SQ.MT.
MAX. PERMISSIBLE HEIGHT OF THE BUILDING ALLOWED			NO LIMIT	MT.
MAX. HEIGHT OF THE BUILDING ACHIEVED			80.300	MT.
MAX % AREA FOR CONVENIENT SHOPPING @ 0.5% AREA OF THE NET DEVELOPMENT AREA			762.578	SQ.MT.
ACHIEVED AREA FOR CONVENIENT SHOPPING			761.529	SQ.MT.
ACHIEVED DENSITY (EPA)			231.111	
TOTAL PARKING REQUIRED			2439	
TOTAL PARKING PROVIDED			2760	

DENSITY CALCULATION

DENSITY REQUIRED 100 TO 300 PPA				
MINIMUM (100 x 37.6875)			3768.75	
MAXIMUM (300 x 37.6875)			11306.25	
PROPOSED				
UNITS WITH SERVANT ROOM @ 2 PERSONS PER UNIT	180	7	1260	
UNITS WITHOUT SERVANT ROOM @ 5 PERSONS PER UNIT	1368	5	6840	
EWS UNITS @ 2 PERSONS PER UNIT	305	2	610	
TOTAL POPULATION PROPOSED			8710	
DENSITY ACHIEVED (EPA)			231.111	

UNIT CALCULATIONS

S. NO	TYPE	NO OF UNITS PER FLOOR	NO. OF FLOORS	NO. OF TOWERS	TOTAL NO OF UNITS
TOWER A					
	FIRST FLOOR	4	1		16
	TYPICAL FLOOR	4	17	4	272
TOWER B					
	FIRST FLOOR	4	1		16
	TYPICAL FLOOR	4	17	4	272
TOWER C					
	FIRST FLOOR	4	1		16
	TYPICAL FLOOR	4	23	6	552
TYPE D (TOWER D1 & D2 AND TOWER D3 & D4)					
	FIRST FLOOR	8	1		26
	SECOND FLOOR	8	1		16
	TYPICAL FLOOR	8	16	2	256
TYPE Z (TOWER Z1 & Z2)					
	FIRST FLOOR	6	1		6
	TYPICAL FLOOR	6	17	1	102
TOTAL NO. OF MAIN UNITS					1548
EWS UNITS CALCULATIONS					
TOTAL NO. OF MAIN UNITS					1548
NO. OF UNITS WITH SERVANT ROOM REQUIRED @ 10% OF TOTAL NO. OF UNITS					154.8
NO. OF UNITS WITH SERVANT ROOM PROVIDED					155
NO. OF UNITS WITH SERVANT ROOM PROVIDED (IN TOWERS TYPE 'C' AND TOWERS @ 2 FLATS PER FLOOR FOR 15 FLOORS)					180
NO. OF EWS UNITS REQUIRED @ 15% OF THE TOTAL DWELLING UNITS	(1548/0.85*0.15)				273.176
NO. OF EWS UNITS REQUIRED (SAY)					274
EWS UNITS PROVIDED					
EWS TOWER 01					
	GROUND FLOOR	13	1		13
	TYPICAL FLOOR	14	7	1	98
EWS TOWER 02					
	GROUND FLOOR	13	1		13
	TYPICAL FLOOR	14	6	1	84
EWS TOWER 03					
	GROUND FLOOR	13	1		13
	TYPICAL FLOOR	14	6	1	84
TOTAL NO OF EWS UNITS					305

AREA CALCULATIONS

S. No	Particulars	Total F.A.R. (Area in Sqm	Non-F.A.R. Area in Sqm	Total Covered Area in Sqm	OC Granted (Area in Sqm)	Already Approved (Area in Sqm)	Proposed Area (Area in Sqm)
1	AREA OF BASEMENT	-	73431.168	73431.168	(18371.552	-	55059.316
2	AREA OF STILT	7109.048	36663.544	43772.592	11138.902 (Non-FAR)	-	32573.690
						-	7109.048 (F.A.R) | 25464.642 (Non-FAR)
3	AREA OF TOWER A	34084.080	-	34084.080	-	35563.060	-
4	AREA OF TOWER A MUMTI	-	193.300	193.300	-	1411.190	-
5	AREA OF TOWER B	40634.928	-	40634.928	10158.732	30476.196	-
6	AREA OF TOWER B MUMTI	-	227.849	227.849	52.530	175.319	-
7	AREA OF TOWER C	96683.616	-	96683.616	16113.930	80569.686	-
8	AREA OF TOWER C MUMTI	-	378.846	378.846	63.06	315.786	-
9	AREA OF TYPE D (TOWER D1 & D2)	26583.420	35.480	26583.420	-	-	26583.420
10	AREA OF TYPE D (TOWER D1 & D2) MUMTI	-	104.130	104.130	-	-	104.130
13	AREA OF TYPE D (TOWER D3 & D4)	26541.360	35.480	26576.840	-	-	26576.840
14	AREA OF TYPE D (TOWER D3 & D4) MUMTI	-	104.130	104.130	-	-	104.130
17	AREA OF TYPE Z (TOWER Z1 & Z2)	21696.364	6.023	21702.388	-	-	21702.388
18	AREA OF TYPE Z (TOWER Z1 & Z2) MUMTI	-	28.600	28.600	-	-	28.600
21	AREA OF COMMUNITY CENTRE 01	1474.670	-	1474.670	-	1474.670	-
22	AREA OF COMMUNITY CENTRE 01 MUMTI	-	12.000	12.000	-	12.000	-
23	AREA OF COMMUNITY CENTRE 02	1550.220	-	1550.220	-	-	1550.220
24	AREA OF COMMUNITY CENTRE 02 MUMTI	-	29.531	29.531	-	-	29.531
25	AREA OF EWS TOWER 01	2700.766	-	2700.766	-	-	2700.766
26	AREA OF EWS TOWER 01 MUMTI	-	21.548	21.548	-	-	21.548
27	AREA OF EWS TOWER 02	2427.351	-	2427.351	2427.351	-	-
28	AREA OF EWS TOWER 02 MUMTI	41.820	-	41.820	41.820	-	-
29	AREA OF EWS TOWER 03	2364.449	-	2364.449	-	2364.449	-
30	AREA OF EWS TOWER 03 MUMTI	-	21.548	21.548	-	21.548	-
31	AREA OF POOL CHANGE ROOMS 01 & 02	185.500	-	185.500	-	185.500	-
32	AREA OF CONVENIENT SHOPPING	761.529	-	761.529	-	761.529	-
33	AREA OF ENTRANCE PORTAL	29.720	-	29.720	29.720	-	-
34	AREA OF PRIMARY SCHOOL	4022.495	-	4022.495	-	4022.495	-
35	AREA OF PRIMARY SCHOOL MUMTI	-	68.989	68.989	-	68.989	-
36	AREA OF NURSERY SCHOOL 01	781.768	-	781.768	-	781.768	-
37	AREA OF NURSERY SCHOOL 01 MUMTI	21.775	-	21.775	-	21.775	-
38	AREA OF NURSERY SCHOOL 02	781.768	-	781.768	-	781.768	-
39	AREA OF NURSERY SCHOOL 02 MUMTI	21.775	-	21.775	-	21.775	-
40	AREA OF OWC 01, 02 & EWS	684.647	-	684.647	-	684.647	-
41	AREA OF HEAD ROOMS OF STR 01 & STP 02	-	41.540	41.540	-	41.540	-
42	TOTAL AREA ACHIEVED	265276.888	117075.108	382351.996	67031.027	151108.004	164212.965

E.W.S-Organic Waste Converter-02 (EWS) AREA SHEET

COVERED AREA :

ADDITIONS :

S.No.	TYPE	QTY (G)	LENGTH (L)	WIDTH (W)	AREA (L*W*QTY) SQ.MT.
1	RECTANGLE (A)	1	14.4	8.75	126.000
2	RECTANGLE (B)	1	12.6	8.50	107.100
	TOTAL				233.100

DEDUCTIONS

S.No.	TYPE	QTY (G)	LENGTH (L)	WIDTH (W)	AREA (L*W*QTY) SQ.MT.
1	RECTANGLE (1)	1	12.24	1.200	14.688
2	RECTANGLE (2)	1	12.24	1.200	14.688
	TOTAL				29.376
	TOTAL COVERED AREA				203.724

Organic Waste Converter-01 (OWC01) AREA SHEET

COVERED AREA :

ADDITIONS :

S.No.	TYPE	QTY (G)	LENGTH (L)	WIDTH (W)	AREA (L*W*QTY) SQ.MT.
1	RECTANGLE (1)	1	14.4	8.75	126.000
2	RECTANGLE (2)	1	9.6	8.75	84.000
3	TRIANGLE (3)	1	9.6	4.375	21.000
4	RECTANGLE (4)	1	3.60	2.5	9.000
	TOTAL				240.000
	TOTAL COVERED AREA				240.000

Organic Waste Converter-02 (OWC02) AREA SHEET

COVERED AREA :

ADDITIONS :

S.No.	TYPE	QTY (G)	LENGTH (L)	WIDTH (W)	AREA (L*W*QTY) SQ.MT.
1	RECTANGLE (1)	1	14.4	8.75	126.000
2	TRIANGLE (2)	1	9.6	4.375	21.000
	TOTAL				147.000
	TOTAL COVERED AREA				147.000

GROUND COVERAGE AREA CALCULATIONS

TOTAL GROUND COVERAGE ON STILT FLOOR	43772.592
TOTAL GROUND COVERAGE ON CONVENIENT SHOPPING	761.529
TOTAL GROUND COVERAGE ON ENTRANCE PORTAL	29.720
TOTAL GROUND COVERAGE ON EWS TOWER 01	851.220
TOTAL GROUND COVERAGE ON EWS TOWER 02	894.060
TOTAL GROUND COVERAGE ON EWS TOWER 03	851.220
TOTAL GROUND COVERAGE ON POOL CHANGE ROOMS 01 & 02	85.500
TOTAL GROUND COVERAGE ON PRIMARY SCHOOL	1340.645
TOTAL GROUND COVERAGE ON NURSERY SCHOOL 01	666.098
TOTAL GROUND COVERAGE ON NURSERY SCHOOL 02	666.098
TOTAL GROUND COVERAGE ON OWC 01	677.308
TOTAL GROUND COVERAGE ON OWC 02	708.000
TOTAL GROUND COVERAGE ON OWC FOR E.W.S.	538.248
TOTAL GROUND COVERAGE ON STP 01 & 02 HEAD ROOM	41.540
TOTAL GROUND COVERAGE	48815.918
TOTAL PERMISSIBLE GROUND COVERAGE (35% OF 37.6875 ACRES)	53380.481
TOTAL ACHIEVED GROUND COVERAGE	48815.918
% OF ACHIEVED GROUND COVERAGE	31.06%

PARKING CALCULATIONS

PARKING REQUIREMENTS	
NO. OF UNITS	1548
CAR PARKING REQUIRED @ 1.5 CAR PER UNIT	2322
RESERVED PARKING FOR EWS (EWS 1232x0.05)	116.1
TOTAL PARKING REQUIRED	2438.1
TOTAL PARKING REQUIRED (SAY)	2439
PARKING PROVIDED	
COVERED PARKING	
BASEMENT PARKING PROVIDED	1527
STILT PARKING PROVIDED	931
TOTAL COVERED PARKING PROVIDED	2458
OPEN PARKING	
RESERVED PARKING PROVIDED FOR E.W.S. (02 TO 130)	130
SURFACE PARKING PROVIDED (OTHER THAN E.W.S.) (132 TO 302)	172
TOTAL OPEN PARKING PROVIDED	302
TOTAL PARKING PROVIDED	2760

TOWER AREA CALCULATIONS

SL NO	TYPE	FAR AR PER AREA	NO. OF FLOORS	NO OF TOWERS	AREA IN SQ. MT.
TOWER A					
1	FIRST FLOOR AREA	1473.390	1		1473.390
2	TYPICAL FLOOR AREA	1473.390	17	4	100190.520
	TOTAL				101663.910
TOWER B					
1	FIRST FLOOR AREA	1564.104	1		1564.104
2	TYPICAL FLOOR AREA	1564.104	17	4	106377.430
	TOTAL				107941.534
TOWER C					
1	FIRST FLOOR AREA	1171.414	1		1171.414
2	TYPICAL FLOOR AREA	1171.414	23	6	161605.332
	TOTAL				162776.746
TYPE D					
	TOWER D1 & TOWER D2				
1	FIRST FLOOR AREA	1460.799	1		1460.799
2	SECOND FLOOR AREA	1475.720	1		1475.720
3	TYPICAL FLOOR AREA	1475.720	16	1	23612.320
	TOTAL				26548.840
	TOWER D3 & TOWER D4				
1	FIRST FLOOR AREA	1454.220	1		1454.220
2	SECOND FLOOR AREA	1475.720	1		1475.720
3	TYPICAL FLOOR AREA	1475.720	16	1	23612.320
	TOTAL				26542.260
TYPE Z					
	TOWER Z1 & Z2				
1	FIRST FLOOR AREA	1208.000	1		1208.000
2	TYPICAL FLOOR 2,3,4,5,6,8,9,11,12,13,14,15,17 & 18TH FLOOR	1197.433	13		15568.629
3	TYPICAL FLOOR 7,10,16 & 19TH FLOOR	1193.858	4		4775.430
	TOTAL				21552.064
EWS-01					
1	GROUND FLOOR	586.547	1		586.547
2	TYPICAL FLOOR AREA	336.371	6	1	2018.226
	TOTAL				2604.773
EWS-02					
1	GROUND FLOOR	556.061	1		556.061
2	TYPICAL FLOOR AREA	345.215	6	1	2071.290
	TOTAL				2627.351
EWS-03					
1	GROUND FLOOR	548.047	1		548.047
2	TYPICAL FLOOR AREA	336.317	6	1	2017.902
	TOTAL				2565.949

ORGANISED GREEN AREA

ADDITION

S.No.	Type	Details	Height	Length-1	Length-2	Area in Sq.Mt.
G01	Rectangle			208.000	3.000	624.000
G02	Trapezoid	0.50	8.380	150.000	90.000	1316.820
G03	Rectangle			8.800	210.000	1848.000
G04	Trapezoid	0.50	9.970	128.000	10.159	1180.223
G04a	Rectangle			26.880	10.000	268.800
G05	Trapezoid	0.50	187.200	22.700	11.450	1173.690
G06	Trapezoid	0.50	39.450	111.500	121.850	5411.154
G07	Trapezoid	0.50	23.160	112.400	118.670	3397.663
G08	Trapezoid	0.50	136.900	108.200	6.200	7413.280
G09	Trapezoid	0.50	37.250	118.000	18.900	2328.963
G10	Trapezoid	0.50	49.664	112.448	23.021	1798.532
G11	Rectangle			13.830	18.800	259.908
G12	Rectangle			21.000	22.000	462.000
G13	Trapezoid	0.50	30.300	9.150	22.000	247.840
G14	Trapezoid	0.50	55.400	74.500	63.800	3629.135
G15	Rectangle			48.200	88.680	4274.376
G16	Rectangle			22.400	166.450	3264.480
G17	Rectangle			27.600	10.000	276.000
G18	Rectangle			141.000	20.600	2225.800
G19	Rectangle			84.000	61.000	5124.000
G20	Rectangle			54.000	34.500	1863.000
G21	Rectangle			8.300	18.300	151.890
G22	Rectangle			4.660	9.350	43.571
G23	Rectangle			13.300	17.300	230.090
G24	Rectangle			10.000	14.550	145.500
G25	Rectangle			24.960	4.480	111.820
G26	Triangle	0.50		24.950	5.430	67.648
G27	Rectangle			7.800	18.820	146.796
G28	Parallelogram			18.000	18.708	336.672
	Total					123470.978
	DEDUCTION					
D1						
D2	Trapezoid	0.50	5.029	37.112	39.374	1192.328
D3	Trapezoid	0.50	5.029	127.899	124.888	3132.729
						325.049
	Total					4650.106
						23145.927

ORGANISED GREEN AREA

= 23145.92 SQ.MT

= 15.17 %

PHASE-1

A1,B1,C1-Reg. No.:-86 of 2016;(23.08.2017)

A2,B2,C2-Reg. No.:-115 of 2017;(28.08.2017)

PHASE-4

Reg. No.:-34 of 2019;(27.05.2019)

PHASE-2

Reg. No.:-12 OF 2018;(27.07.2018)

PHASE-3

Reg. No.:-12 of 2019;(25.02.2019)

Revenue Rasta

PHASE-6 APPLIED

OTHER'S LAND

75 M WIDE SECTOR ROAD

12 M WIDE SERVICE ROAD

TOWARDS NAJAFGARH ROAD

SITE PLAN

SCALE 1:750

DELHI STATE

SECTOR 108

SECTOR 109

SECTOR 103

PROPOSED SITE FOR GROUP HOUSING

LOCATION PLAN

NOT TO SCALE

LEGEND

O.C.Granted vide Memo No.:- ZP-622/ SD(DK)/2022/ 9556 dated 08/04/2022

Already Approved vide Memo No.:- ZP-622/ SD(BS)/ 2016/ 1305 dated 19/01/2016

Revised/ Proposed

Zoning Line

Basement Line

Podium/ Stilt Line

Organic Waste Converter 01 Area Diagram

Organic Waste Converter 02 Area Diagram

E.W.S-Organic Waste Converter Area Diagram

THIS is a PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO.:

DATED

LICENCE HOLDERS' SIGNATURE

LICENCE HOLDERS

SOBHA LTD & OTHERS

ARCHITECTS SIGNATURE

Ar. NIKHIL THAKUR

COA REGD. NO. CA/2011/51111

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Checked and found to be from Vendor (Internal) Sources only subject to Independent Verification by Client

Superintending Engineer (HQ) for Chief Engineer I HSVP

PROJECT NO. : 365 | SCALE : 1:750 | SHEET NO. : A0

SHEET SIZE : A0 | DATE : 08/09/2022

DRAWN BY : APARNA | CHKD BY : VENKATESH

SHEET TITLE : SITE PLAN

PROJECT TITLE : REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 39.375 ACRES (LICENCE NO.:-107 OF 2008 DATED 27.05.2008, SECTOR 108, GURUGRAM) BEING DEVELOPED BY M/S SOBHA LTD.