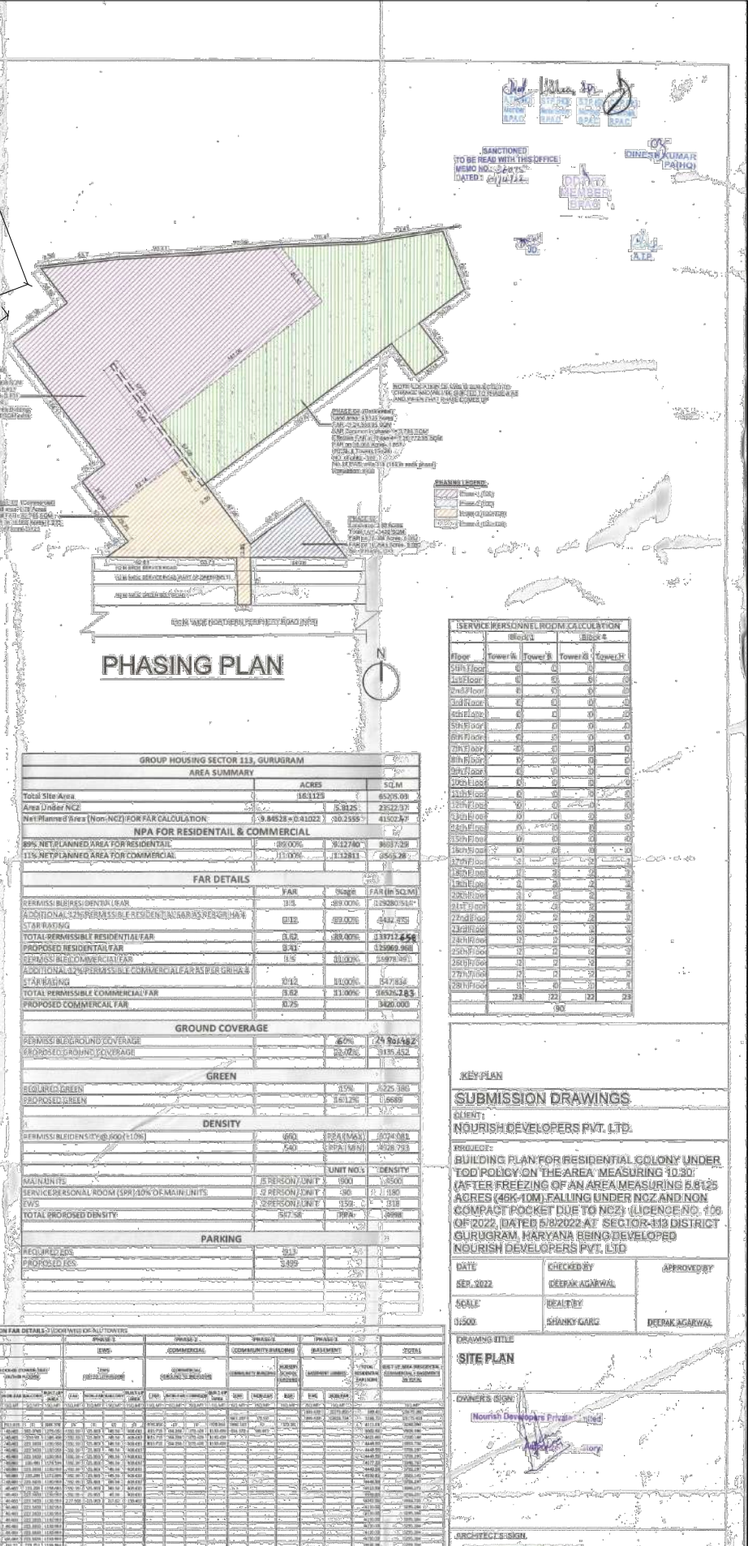

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	FAR (SQM)	NON FAR (SQM)	GROUND COVERAGE (SQM)
TOWER-A & B	724.98	810.08	1534.960
TOWER-C & D (with Community Building Amenities)	497.12	835.375	1332.456
TOWER-E & F (with Community Building Amenities)	497.56	834.875	1332.456
TOWER-G & H	724.88	810.08	1534.96
EWS & NURSERY SCHOOL	372.55	0	372.55
RETAIL	987.519	0	987.52
COMMUNITY BUILDING	1966.042	0	1966.04
GUARD ROOM	10	8.8	18.80
HT METER	0	42	42.00
HT BREAKER	0	24	24.00
TOTAL			9135.452

UNIT CALCULATION			
TYPE	CARPET AREA (SQ.FT.)	NO. OF UNITS	TOTAL CARPET AREA (SQ.FT.)
2 BHK UNIT TYPE-1	32,429	384	1,334,208
2 BHK UNIT TYPE-2	32,428	96	333,792
2 BHK UNIT TYPE-3	32,429	384	1,334,208
2 BHK UNIT TYPE-4	32,429	96	333,792
2 BHK UNIT TYPE-5	37,721	96	388,908
2 BHK UNIT TYPE-6	37,721	96	388,908
3 BHK UNIT TYPE-1	38,872	288	1,119,936
3 BHK UNIT TYPE-2	38,872	96	373,056
3 BHK UNIT TYPE-3	38,872	288	1,119,936
3 BHK UNIT TYPE-4	38,872	96	373,056
3 BHK UNIT TYPE-5	38,872	96	373,056
3 BHK UNIT TYPE-6	38,872	96	373,056
3 BHK UNIT TYPE-7	38,872	96	373,056
3 BHK UNIT TYPE-8	38,872	96	373,056
3 BHK UNIT TYPE-9	38,872	96	373,056
3 BHK UNIT TYPE-10	38,872	96	373,056
3 BHK UNIT TYPE-11	38,872	96	373,056
3 BHK UNIT TYPE-12	38,872	96	373,056
3 BHK UNIT TYPE-13	38,872	96	373,056
3 BHK UNIT TYPE-14	38,872	96	373,056
3 BHK UNIT TYPE-15	38,872	96	373,056
3 BHK UNIT TYPE-16	38,872	96	373,056
3 BHK UNIT TYPE-17	38,872	96	373,056
3 BHK UNIT TYPE-18	38,872	96	373,056
3 BHK UNIT TYPE-19	38,872	96	373,056
3 BHK UNIT TYPE-20	38,872	96	373,056
3 BHK UNIT TYPE-21	38,872	96	373,056
3 BHK UNIT TYPE-22	38,872	96	373,056
3 BHK UNIT TYPE-23	38,872	96	373,056
3 BHK UNIT TYPE-24	38,872	96	373,056
3 BHK UNIT TYPE-25	38,872	96	373,056
3 BHK UNIT TYPE-26	38,872	96	373,056
3 BHK UNIT TYPE-27	38,872	96	373,056
3 BHK UNIT TYPE-28	38,872	96	373,056
3 BHK UNIT TYPE-29	38,872	96	373,056
3 BHK UNIT TYPE-30	38,872	96	373,056
3 BHK UNIT TYPE-31	38,872	96	373,056
3 BHK UNIT TYPE-32	38,872	96	373,056
3 BHK UNIT TYPE-33	38,872	96	373,056
3 BHK UNIT TYPE-34	38,872	96	373,056
3 BHK UNIT TYPE-35	38,872	96	373,056
3 BHK UNIT TYPE-36	38,872	96	373,056
3 BHK UNIT TYPE-37	38,872	96	373,056
3 BHK UNIT TYPE-38	38,872	96	373,056
3 BHK UNIT TYPE-39	38,872	96	373,056
3 BHK UNIT TYPE-40	38,872	96	373,056
3 BHK UNIT TYPE-41	38,872	96	373,056
3 BHK UNIT TYPE-42	38,872	96	373,056
3 BHK UNIT TYPE-43	38,872	96	373,056
3 BHK UNIT TYPE-44	38,872	96	373,056
3 BHK UNIT TYPE-45	38,872	96	373,056
3 BHK UNIT TYPE-46	38,872	96	373,056
3 BHK UNIT TYPE-47	38,872	96	373,056
3 BHK UNIT TYPE-48	38,872	96	373,056
(TOTAL UNITS)		3600	34,872,384

PARKING CALCULATION					
REQUIRED PARKING (1.5 ECS + 1 BBMS/1.5 ECS, 1 BBMS/1.5 ECS + 1 BBMS/1 M)					
	CARPET AREA SQ.M	TOTAL DU'S NO.S	ECS/ DU'S UNIT OF ECS	REQUIRED ECS NO.S	
2 BHK UNIT TYPE-1	32,429	384	1.5	576	
2 BHK UNIT TYPE-2	32,428	96	1.5	144	
2 BHK UNIT TYPE-3	32,429	384	1.5	576	
2 BHK UNIT TYPE-4	32,429	96	1.5	144	
2 BHK UNIT TYPE-5	37,721	96	1.5	144	
2 BHK UNIT TYPE-6	37,721	96	1.5	144	
3 BHK UNIT TYPE-1	38,872	288	1.5	432	
3 BHK UNIT TYPE-2	38,872	96	1.5	144	
3 BHK UNIT TYPE-3	38,872	288	1.5	432	
3 BHK UNIT TYPE-4	38,872	96	1.5	144	
3 BHK UNIT TYPE-5	38,872	96	1.5	144	
3 BHK UNIT TYPE-6	38,872	96	1.5	144	
3 BHK UNIT TYPE-7	38,872	96	1.5	144	
3 BHK UNIT TYPE-8	38,872	96	1.5	144	
3 BHK UNIT TYPE-9	38,872	96	1.5	144	
3 BHK UNIT TYPE-10	38,872	96	1.5	144	
3 BHK UNIT TYPE-11	38,872	96	1.5	144	
3 BHK UNIT TYPE-12	38,872	96	1.5	144	
3 BHK UNIT TYPE-13	38,872	96	1.5	144	
3 BHK UNIT TYPE-14	38,872	96	1.5	144	
3 BHK UNIT TYPE-15	38,872	96	1.5	144	
3 BHK UNIT TYPE-16	38,872	96	1.5	144	
3 BHK UNIT TYPE-17	38,872	96	1.5	144	
3 BHK UNIT TYPE-18	38,872	96	1.5	144	
3 BHK UNIT TYPE-19	38,872	96	1.5	144	
3 BHK UNIT TYPE-20	38,872	96	1.5	144	
3 BHK UNIT TYPE-21	38,872	96	1.5	144	
3 BHK UNIT TYPE-22	38,872	96	1.5	144	
3 BHK UNIT TYPE-23	38,872	96	1.5	144	
3 BHK UNIT TYPE-24	38,872	96	1.5	144	
3 BHK UNIT TYPE-25	38,872	96	1.5	144	
3 BHK UNIT TYPE-26	38,872	96	1.5	144	
3 BHK UNIT TYPE-27	38,872	96	1.5	144	
3 BHK UNIT TYPE-28	38,872	96	1.5	144	
3 BHK UNIT TYPE-29	38,872	96	1.5	144	
3 BHK UNIT TYPE-30	38,872	96	1.5	144	
3 BHK UNIT TYPE-31	38,872	96	1.5	144	
3 BHK UNIT TYPE-32	38,872	96	1.5	144	
3 BHK UNIT TYPE-33	38,872	96	1.5	144	
3 BHK UNIT TYPE-34	38,872	96	1.5	144	
3 BHK UNIT TYPE-35	38,872	96	1.5	144	
3 BHK UNIT TYPE-36	38,872	96	1.5	144	
3 BHK UNIT TYPE-37	38,872	96	1.5	144	
3 BHK UNIT TYPE-38	38,872	96	1.5	144	
3 BHK UNIT TYPE-39	38,872	96	1.5	144	
3 BHK UNIT TYPE-40	38,872	96	1.5	144	
3 BHK UNIT TYPE-41	38,872	96	1.5	144	
3 BHK UNIT TYPE-42	38,872	96	1.5	144	
3 BHK UNIT TYPE-43	38,872	96	1.5	144	
3 BHK UNIT TYPE-44	38,872	96	1.5	144	
3 BHK UNIT TYPE-45	38,872	96	1.5	144	
3 BHK UNIT TYPE-46	38,872	96	1.5	144	
3 BHK UNIT TYPE-47	38,872	96	1.5	144	
3 BHK UNIT TYPE-48	38,872	96	1.5	144	
(TOTAL UNITS)		3600		5400	
Total Residential Parking Requirement				5400	
FAR		FAR			
COMMERCIAL		1466.042	100/M SQ.M	15	
COMMUNITY BUILDING		1100.922	100/M SQ.M	11	
		SITE AREA	10% OF SITE AREA		
NURSERY SCHOOL		2516.33	1/75 SQM	34	
Total Community Building, Commercial & School Parking				60	
Total Required Parking				5460	
PROPOSED PARKING					
FLOORS	AREA	NUMBER OF ECS PARKING CALCULATION	PROPOSED CAR PARKING		
	SQ.M	EQUIV. CAR SPACE	NOS.		
LOWER BASEMENT (BASEMENT-02) @ 50	12422.20	1/50	248		
UPPER BASEMENT (BASEMENT-01) @ 50	12266.30	1/50	245		
OPEN & STILT COVERED @ 24	13,782.000	1/24	574.25		

SURFACE PARKING AREA STATEMENT			
			AREA (SQ.M)
P1	1,000.000	25.000	25,000.000
P2	1,000	21.000	21,000.000
P3	1,000	21.000	21,000
P4	1,000	16.000	16,000
P5	1,000	16.000	16,000
P6	1,000	16.000	16,000
P7	1,000	16.000	16,000
P8	1,000	16.000	16,000
P9	1,000	16.000	16,000
P10	1,000	16.000	16,000
P11	1,000	16.000	16,000
P12	1,000	16.000	16,000
P13	1,000	16.000	16,000
P14	1,000	16.000	16,000
P15	1,000	16.000	16,000
P16	1,000	16.000	16,000
P17	1,000	16.000	16,000
P18	1,000	16.000	16,000
P19	1,000	16.000	16,000
P20	1,000	16.000	16,000
P21	1,000	16.000	16,000
P22	1,000	16.000	16,000
P23	1,000	16.000	16,000
P24	1,000	16.000	16,000
P25	1,000	16.000	16,000
P26	1,000	16.000	16,000
P27	1,000	16.000	16,000
P28	1,000	16.000	16,000
P29	1,000	16.000	16,000
P30	1,000	16.000	16,000
P31	1,000	16.000	16,000
P32	1,000	16.000	16,000
P33	1,000	16.000	16,000
P34	1,000	16.000	16,000
P35	1,000	16.000	16,000
P36	1,000	16.000	16,000
P37	1,000	16.000	16,000
P38	1,000	16.000	16,000
P39	1,000	16.000	16,000
P40	1,000	16.000	16,000
P41	1,000	16.000	16,000
P42	1,000	16.000	16,000
P43	1,000	16.000	16,000
P44	1,000	16.000	16,000
P45	1,000	16.000	16,000
P46	1,000	16.000	16,000
P47	1,000	16.000	16,000
P48	1,000	16.000	16,000
TOTAL			1,000,000

GREEN AREA STATEMENT				
	ADDITION			
	W	D	Nos	AREA (SQ.M)
G1	17,143.237	16.180	1.000	277,355.05
G2	14,908	16.180	1.000	241,198
G3	14,153	16.180	1.000	228,978
G4	17,170.96	16.180	1.000	277,785
G5	8,366	16.180	1.000	135,383
G6	10,169	16.180	1.000	164,564
G7	27,000	16.180	1.000	436,860
G8	21,186	16.180	1.000	342,745
G9	17,000	16.180	1.000	275,080
G10	15,130	16.180	1.000	244,843
G11	15,500	16.180	1.000	250,790
G12	15,500	16.180	1.000	250,790
G13	15,500	16.180	1.000	250,790
G14	15,500	16.180	1.000	250,790
G15	15,500	16.180	1.000	250,790
G16	15,500	16.180	1.000	250,790
G17	15,500	16.180	1.000	250,790
G18	15,500	16.180	1.000	250,790
G19	15,500	16.180	1.000	250,790
G20	15,500	16.180	1.000	250,790
G21	15,500	16.180	1.000	250,790
G22	15,500	16.180	1.000	250,790
G23	15,500	16.180	1.000	250,790
G24	15,500	16.180	1.000	250,790
G25	15,500	16.180	1.000	250,790
G26	15,500	16.180	1.000	250,790
G27	15,500	16.180	1.000	250,790
G28	15,500	16.180	1.000	250,790
G29	15,500	16.180	1.000	250,790
G30	15,500	16.180	1.000	250,790
G31	15,500	16.180	1.000	250,790
G32	15,500	16.180	1.000	250,790
G33	15,500	16.180	1.000	250,790
G34	15,500	16.180	1.000	250,790
G35	15,500	16.180	1.000	250,790
G36	15,500	16.180	1.000	250,790
TOTAL GREEN AREA PROVIDED				9,000,000

SCHOOLS	
	NURSERY SCHOOL
POPULATION NORMS	1 ECS EVERY 2500 POPULATION.
AREA REQUIRED IN ACRES FOR EACH	0.10
REQUIRED NO. OF SCHOOLS	1
TOTAL PLOT AREA REQUIRED (IN ACRES)	0.10
TOTAL PLOT AREA REQUIRED (IN SQ.M)	869.372
PERMISSIBLE FAR	1.5
PERMISSIBLE FAR (IN SQ.M)	1304.058
MIN. FAR REQ. FOR SANCTION (25%)	326.515
PROPOSED NON - FAR (IN SQ.M)	372.26
PROPOSED NON - FAR (IN %)	30.66%
FAR IN SCHOOLS IS NOT TO BE CONSIDERED AS NON FAR	

GROUP HOUSING SECTOR 113, GURUGRAM			
AREA SUMMARY			
	ACRES		SQ.M
Total Site Area	16.1125		65205.09
Area Under NCZ		5.8125	23522.37
Net Planned Area (Non-NCZ) FOR FAR CALCULATION	9.84528 = 0.41022	10.2555	41502.67
NPA FOR RESIDENTAIL & COMMERCIAL			
89% NET PLANNED AREA FOR RESIDENTAIL	89.00%	9.12780	36937.29
11% NET PLANNED AREA FOR COMMERCIAL	11.00%	1.12811	4565.38
FAR DETAILS			
	FAR	Usage	FAR (In SQ.M)
PERMISSIBLE RESIDENTIAL FAR	3.5	89.00%	129280.5616*
ADDITIONAL 32% PERMISSIBLE RESIDENTIAL FAR AS PER GRIHA & STAR RATING	0.12	89.00%	44312.832
TOTAL PERMISSIBLE RESIDENTIAL FAR	3.62	89.00%	133712.658
PROPOSED RESIDENTIAL FAR	3.41	89.00%	125960.988
PERMISSIBLE COMMERCIAL FAR	0.5	11.00%	24751.335
ADDITIONAL 32% PERMISSIBLE COMMERCIAL FAR AS PER GRIHA & STAR RATING	0.12	11.00%	5940.3204
TOTAL PERMISSIBLE COMMERCIAL FAR	0.62	11.00%	30691.655
PROPOSED COMMERCIAL FAR	0.75		9400.000
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		40%	24 901.482
PROPOSED GROUND COVERAGE		22.00%	9135.452
GREEN			
REQUIRED GREEN		15%	3,225.386
PROPOSED GREEN		34.12%	7,669
DENSITY			
PERMISSIBLE DENSITY @ 500 (±10%)	550	224 (MAX)	1224.081
	540	197 (MIN)	1028.793
		UNIT NOS	DENSITY
MAIN UNITS	3 PERSON / UNIT	1500	4500
SERVICE PERSONAL ROOM (SPR) 10% OF MAIN UNITS	2 PERSON / UNIT	150	300
EWS	2 PERSON / UNIT	372	744
TOTAL PROPOSED DENSITY	537.58	1972	5544
PARKING			
REQUIRED ECS	5413		
PROPOSED ECS	5,899		

SERVICE PERSONNEL ROOM CALCULATION				
	Block-A		Block-B	
Floor	Tower-A	Tower-B	Tower-G	Tower-H
0th Floor	0	0	0	0
1st Floor	0	0	0	0
2nd Floor	0	0	0	0
3rd Floor	0	0	0	0
4th Floor	0	0	0	0
5th Floor	0	0	0	0
6th Floor	0	0	0	0
7th Floor	0	0	0	0
8th Floor	0	0	0	0
9th Floor	0	0	0	0
10th Floor	0	0	0	0
11th Floor	0	0	0	0
12th Floor	0	0	0	0
13th Floor	0	0	0	0
14th Floor	0	0	0	0
15th Floor	0	0	0	0
16th Floor	0	0	0	0
17th Floor	0	0	0	0
18th Floor	0	0	0	0
19th Floor	0	0	0	0
20th Floor	0	0	0	0
21st Floor	0	0	0	0
22nd Floor	0	0	0	0
23rd Floor	0	0	0	0
24th Floor	0	0	0	0
25th Floor	0	0	0	0
26th Floor	0	0	0	0
27th Floor	0	0	0	0
28th Floor	0	0	0	0
	23	22	22	23
	90			

KEY PLAN

SUBMISSION DRAWINGS

CLIENT:
NOURISH DEVELOPERS PVT. LTD.

PROJECT:
BUILDING PLAN FOR RESIDENTIAL COLONY UNDER TOD POLICY ON THE AREA MEASURING 10.30 (AFTER FREEZING OF AN AREA MEASURING 5.8125 ACRES (46K-10M) FALLING UNDER NCZ AND NON COMPACT POCKET DUE TO NCZ) (LICENCE NO. 108 OF 2022, DATED 5/8/2022 AT SECTOR-113 DISTRICT GURUGRAM, HARYANA BEING DEVELOPED NOURISH DEVELOPERS PVT. LTD

DATE	CHECKED BY	APPROVED BY
SEP. 2022	DEEPAK AGARWAL	
SCALE	DEALT BY	
1:500	SHANKY GARG	DEEPAK AGARWAL

DRAWING TITLE
SITE PLAN

OWNERS SIGN.
(Nourish Developers Private Limited)
Director

ARCHITECT'S SIGN.
KUKREJA ARCHITECTS
Reg. No. CA/2001/31100
Delhi Road, Vijay Vihar Gurugram

ARCHITECTS:
C. P. KUKREJA ARCHITECTS
ASHIRWAD BUILDING,
D-II GREEN PARK,
NEW DELHI - 110016
PHONE :- 011 26863353 FAX :- 011 26865770
EMAIL :- cpk@cpkukreja.com

DRAWING NO.
S102/SW/04/13/SUBLATEST/SITE PLAN/SP-2

CAD NO.

DRG. NO.
1