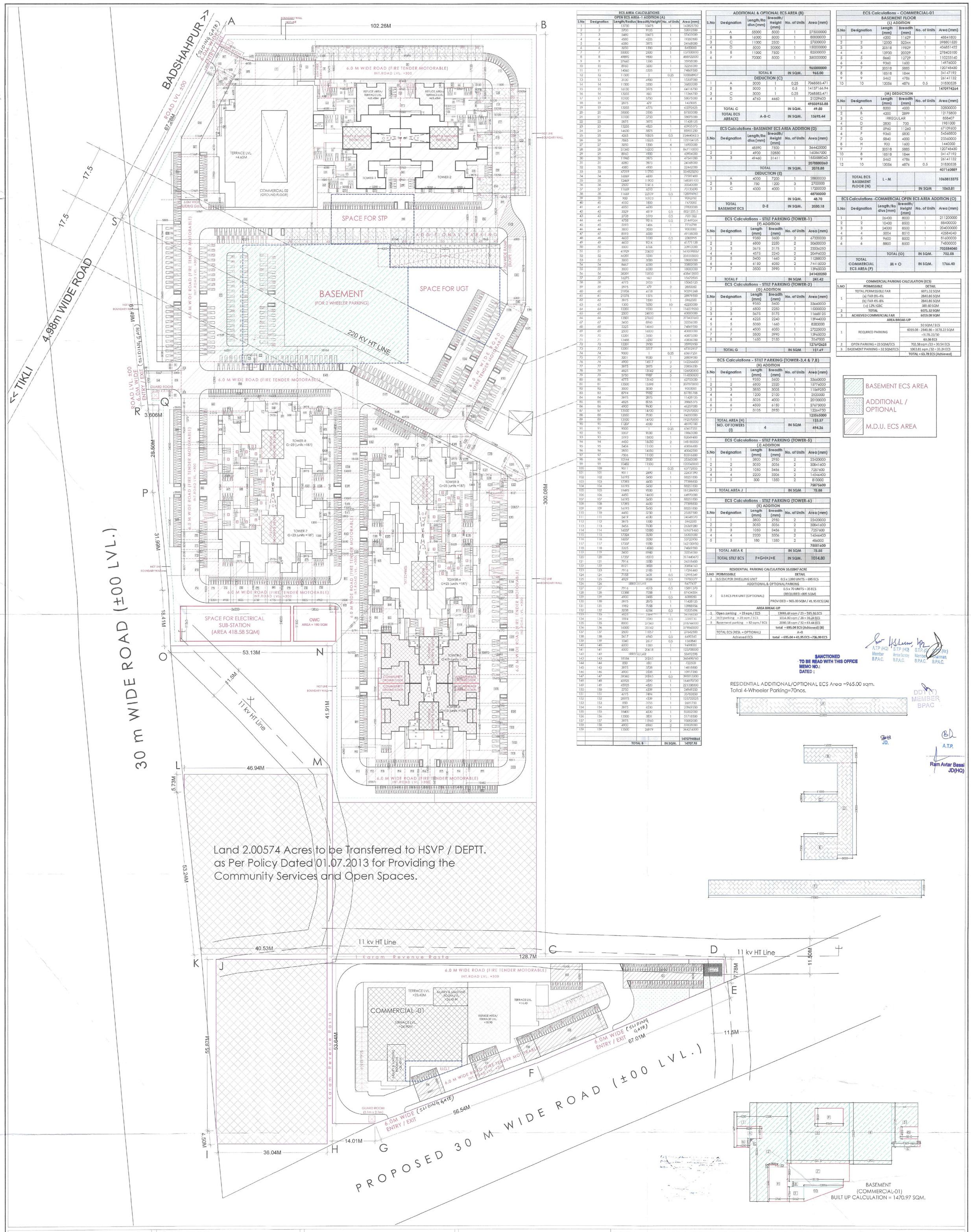

ECS AREA CALCULATIONS					
OPEN ECS AREA-1 ADDITION (A)					
S.No	Designation	Length/Radius	Breadth/Height	No. of Units	Area (mm)
1	1	13730	10475	1	143821750
2	2	5700	9125	1	52012500
3	3	5480	10475	1	57403000
4	4	4580	4225	1	19350500
5	5	6080	3975	1	24168000
6	6	3255	1300	2	8450000
7	7	55000	2500	1	137500000
8	8	49890	9800	1	488922000
9	9	27660	1300	1	35958000
10	10	8960	3600	1	32256000
11	11	14060	5325	1	74869500
12	12	11500	1	0.25	103868907
13	13	3130	4900	1	15337000
14	14	11500	3200	1	36800000
15	15	16130	3975	1	64116750
16	16	13255	850	1	11266750
17	17	10100	5750	1	58075000
18	18	2975	479	1	1425025
19	19	13255	4775	1	63292625
20	20	35000	2500	1	87500000
21	21	10100	5750	1	58075000
22	22	2875	3975	1	11428125
23	23	13255	4825	1	63955375
24	24	14630	5875	1	85951250
25	25	4265	10525	0.5	22444562.5
26	26	7865	15525	1	122104125
27	27	3250	1300	4	16900000
28	28	51340	16500	1	847110000
29	29	8960	4900	1	43904000
30	30	11960	3975	1	47541000
31	31	6080	3975	1	24168000
32	32	4580	4900	1	22442000
33	33	47219	11750	1	554823250
34	34	16869	4800	1	77597400
35	35	12469	11900	1	148381100
36	36	2500	13416	1	33540000
37	37	11669	6010	1	70130690
38	38	11669	22019	0.5	128994961
39	39	900	10103	1	9092700
40	40	4150	1800	1	7470000
41	41	6050	4600	1	27830000
42	42	3329	4819	0.5	8021222.5
43	43	2708	5193	0.5	7031322
44	44	4758	9016	0.5	21449264
45	45	5193	1486	1	7716798
46	46	3000	3000	1	9000000
47	47	8193	6000	1	49158000
48	48	4633	1000	0.5	2383995
49	49	4633	9016	1	41771128
50	50	3500	6166	1	33913000
51	51	41929	33633	1	1410198057
52	52	46201	3500	1	231005000
53	53	3000	3000	2	18000000
54	54	8467	6000	1	50802000
55	55	3000	6000	1	18000000
56	56	38201	12000	1	458412000
57	57	16275	963	1	15672825
58	58	4775	3155	1	15065125
59	59	2975	479	2	2850050
60	60	21926	4118	1	90291268
61	61	21076	1375	1	28979500
62	62	3975	1500	1	5962500
63	63	1300	3250	10	42250000
64	64	12201	9550	1	116519550
65	65	2500	24000	1	60000000
66	66	13501	27660	1	373437660
67	67	3600	8960	1	32256000
68	68	3325	14060	1	74869500
69	69	2500	16000	1	40000000
70	70	12201	3350	1	40873350
71	71	13488	3250	1	43836000
72	72	12201	2950	1	35992950
73	73	12201	5517	1	67312917
74	74	9000	1	0.25	63617251
75	75	3201	9000	1	28809000
76	76	4900	14517	2	142266600
77	77	3975	2875	2	228556250
78	78	4825	13142	2	126820000
79	79	5750	9987	2	114850500
80	80	4775	13142	1	62753050
81	81	13500	15398	1	207873000
82	82	3000	3000	1	9000000
83	83	8794	9982	1	87781708
84	84	3975	2875	1	11428125
85	85	4825	8055	1	38865375
86	86	4900	9630	1	45207000
87	87	13100	14700	1	192570000
88	88	12050	7000	1	84350000
89	89	13100	14700	1	192570000
90	90	11207	4300	1	48190100
91	91	9000	1	0.25	63617251
92	92	2007	9000	1	18063000
93	93	5193	15800	1	82049400
94	94	4450	16650	2	148185000
95	95	5406	11100	1	60006600
96	96	2850	14050	1	40042500
97	97	7506	11100	1	83316600
98	98	10144	2500	1	25360000
99	99	10482	11500	1	120543000
100	100	9011	1	0.25	63772855
101	101	9011	2690	1	24237590
102	102	16193	5450	1	88251850
103	103	17393	4450	1	77398850
104	104	16193	5450	1	88251850
105	105	19493	9300	1	181284900
106	106	4450	14600	1	64970000
107	107	16193	5450	1	88251850
108	108	17393	4450	1	77398850
109	109	16193	5450	1	88251850
110	110	4450	5750	1	25587500
111	111	5419	4530	1	24548570
112	112	3975	1500	1	5962500
113	113	3456	7630	1	26369280
114	114	16037	10580	1	169671460
115	115	17324	3250	1	56303000
116	116	16037	3550	1	53723950
117	117	17337	9350	1	162100950
118	118	5325	4060	1	74869500
119	119	3600	8960	1	32256000
120	120	17337	18310	1	317440470
121	121	7916	3350	1	26518600
122	122	8121	3803	1	30884163
123	123	7916	2185	1	17296460
124	124	7158	3631	0.5	12995349
125	125	4929	8026	0.5	19780077
126	126	IRREGULAR		1	8477437
127	127	7916	4015	0.5	15891370
128	128	13388	7058	1	87634504
129	129	4900	2485	0.5	6082250
130	130	3975	2875	1	11428125
131	131	1982	7058	1	13988956
132	132	3238	6384	0.5	10335696
133	133	4825	7264	1	35198560
134	134	1694	3590	0.5	3399730
135	135	8000	27343	1	218744000
136	136	16500	35142	1	579843000
137	137	2500	11057	1	27642500
138	138	2617	4960	0.5	6490160
139	139	1040	2617	0.5	1360840
140	140	6000	1583	1	9498000
141	141	6000	20618	1	123708000
142	142	IRREGULAR			58492598
143	143	18184	20265	1	368498760
144	144	850	850	1	722500
145	145	3975	3728	1	14818800
146	146	4900	2228	1	10917200
147	147	39360	20265	0.5	398813200
148	148	45925	3590	1	164870750
149	149	45925	4820	1	221330000
150	150	5750	4339	1	24949250
151	151	4775	7494	1	35783850
152	152	28975	4339	1	125722525
153	153	550	3155	1	2661750
154	154	3975	4530	1	23969250
155	155	18400	4530	1	83352000
156	156	13500	3831	1	51718500
157	157	3975	11960	2	95082000
158	158	4900	8960	2	87808000
159	159	13500	26979	1	364216500
					14707945865
		TOTAL B		IN SQM.	14707.95

ADDITIONAL & OPTIONAL ECS AREA (B)					
S.No	Designation	Length/Radius (mm)	Breadth/Height (mm)	No. of Units	Area (mm)
1	A	55000	5000	1	275000000
2	B	16000	5000	1	80000000
3	C	11000	2500	1	27500000
4	D	5000	30000	1	150000000
5	E	11000	7500	1	82500000
6	F	70000	5000	1	350000000
					965000000
		TOTAL B		IN SQM.	965.00
DEDUCTION (C)					
1	A	3000	1	0.25	7068583.471
2	B	3000	1	0.5	14137166.94
3	C	3000	1	0.25	7068583.471
4	D	4760	4460	1	21229600
					49503933.88
	TOTAL C			IN SQM.	49.50
	TOTAL ECS AREA(X)	A-B-C		IN SQM.	13693.44

ECS Calculations - COMMERCIAL-01					
BASEMENT FLOOR					
(L) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	4200	11629	1	48841800
2	2	12330	32344	1	398801520
3	3	20518	19829	1	406851422
4	4	13900	20029	1	278403100
5	5	8660	12729	1	110233140
6	6	9360	1600	1	14976000
7	7	20518	5885	1	120748430
8	8	18518	1844	1	34147192
9	9	5462	4786	1	26141132
10	10	13056	4876	0.5	31830528
					1470974264
(M) DEDUCTION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	A	8200	4000	1	32800000
2	B	4200	2899	1	12175800
3	C	IRREGULAR		1	858407
4	D	2830	700	1	1981000
5	E	5960	11260	1	67109600
6	F	9360	5830	1	54568800
7	G	5840	4000	1	23360000
8	H	900	1600	1	1440000
9	7	20518	5885	1	120748430
10	8	18518	1844	1	34147192
11	9	5462	4786	1	26141132
12	10	13056	4876	0.5	31830528
					407160889
	TOTAL ECS BASEMENT FLOOR (N)	L - M			1063813375
				IN SQM	1063.81

ECS Calculations -BASEMENT ECS AREA ADDITION (D)					
S.No	Designation	Length/Radius (mm)	Breadth/Height (mm)	No. of Units	Area (mm)
1	1	48590	7500	1	364425000
2	2	4900	32830	1	160867000
3	3	49460	31411	1	1553588060
					2078880060
		TOTAL		IN SQM.	2078.88
DEDUCTION (E)					
1	A	4000	7200	1	28800000
2	B	750	1200	3	2700000
3	C	4300	4000	1	17200000
					48700000
				IN SQM.	48.70
	TOTAL BASEMENT ECS	D-E		IN SQM.	2030.18

ECS Calculations -COMMERCIAL OPEN ECS AREA ADDITION (O)					
S.No	Designation	Length/Radius (mm)	Breadth/Height (mm)	No. of Units	Area (mm)
1	1	26400	8000	1	211200000
2	2	10400	8500	1	88400000
3	3	24000	8500	1	204000000
4	4	5004	8510	1	42584040
5	5	9600	8500	1	81600000
6	6	8800	8500	1	74800000
					702584040
		TOTAL (O)		IN SQM.	702.58
	TOTAL COMMERCIAL ECS AREA (P)	M + O		IN SQM.	1766.40

ECS Calculations - STILT PARKING (TOWER-1)					
(F) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	9350	3600	2	67320000
2	2	6800	2250	2	30600000
3	3	3675	3175	2	23336250
4	4	4575	2240	2	20496000
5	5	3400	1660	2	11288000
6	6	6150	6050	2	74415000
7	7	3500	3990	1	13965000
					241420250
	TOTAL F			IN SQM	241.42

ECS Calculations - STILT PARKING (TOWER-2)					
(G) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	9350	3600	1	33660000
2	2	6800	2250	1	15300000
3	3	3675	3175	1	11668125
4	4	6225	2240	1	13944000
5	5	5050	1660	1	8383000
6	6	4500	6050	1	27225000
7	7	3500	3990	1	13965000
8	8	1650	2150	1	3547500
					127492625
	TOTAL G			IN SQM	127.69

ECS Calculations - STILT PARKING (TOWER-3,4 & 7,8)					
(H) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	9350	3600	1	33660000
2	2	6800	2320	1	15776000
3	3	3850	3005	1	11569250
4	4	1200	2100	1	2520000
5	5	5025	4000	1	20100000
6	6	4500	6150	1	27675000
7	7	3105	3950	1	12264750
					123565000
	TOTAL AREA (H)			IN SQM	123.57
	NO. OF TOWERS (I)	4			494.26

ECS Calculations - STILT PARKING (TOWER-5)					
(J) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	3800	2950	2	22420000
2	2	3050	5056	2	30841600
3	3	1050	3456	2	7257600
4	4	2200	3306	2	14546400
5	5	300	1350	2	810000
					75875600
	TOTAL AREA J			IN SQM	75.88

ECS Calculations - STILT PARKING (TOWER-6)					
(K) ADDITION					
S.No	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm)
1	1	3800	2950	2	22420000
2	2	3050	5056	2	30841600
3	3	1050	3456	2	7257600
4	4	2200	3306	2	14546400
5	5	180	1350	2	486000
					75551600
	TOTAL AREA K			IN SQM	75.55
	TOTAL STILT ECS	F+G+H+J+K		IN SQM.	1014.80

RESIDENTIAL PARKING CALCULATION 10.02847 ACRE		
S.NO	PERMISSIBLE	DETAIL
1	0.5 ECS PER DWELLING UNIT	0.5 x 1390 UNITS = 695 ECS
	ADDITIONAL & OPTIONAL PARKING	
2	0.5 ECS PER UNIT (OPTIONAL)	0.5 x 70 UNITS = 35 ECS (REQUIRED =805 SQM)
		PROVIDED = 965.00 SQM / 41.95 ECS) (A)
	AREA BREAK-UP	
1	Open parking = 23 sqm / ECS	13693.44 sqm / 23 = 595.36 ECS
2	Stilt parking = 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS
3	Basement parking = 32 sqm / ECS	2030.18 sqm / 32 = 63.44 ECS
		total = 695.04 ECS (Achieved) (B)
	TOTAL ECS (RESI. + OPTIONAL)	A+B
	Achieved ECS	total = 695.04 + 41.95 ECS =736.99 ECS

COMMERCIAL PARKING CALCULATION (ECS)		
S.NO	PERMISSIBLE	DETAIL
1	TOTAL PERMISSIBLE FAR	6071.32 SQM
	(a) FAR 0%-4%	2840.86 SQM
	(b) FAR 4%-8%	2840.86 SQM
	(c) 12% IGBC	389.60 SQM
2	TOTAL	6071.32 SQM
3	ACHIEVED COMMERCIAL FAR	6019.08 SQM
	AREA BREAK-UP	
1	REQUIRED PARKING	50 SQM / ECS
		6019.08 - 2840.86 = 3178.22 SQM
		=3178.22/50
		63.56 ECS
2	OPEN PARKING = 23 SQM/ECS	702.58 sqm /23 = 30.54 ECS
3	BASEMENT PARKING = 32 SQM/ECS	1063.81 sqm /32 = 33.24 ECS
		TOTAL = 63.78 ECS (Achieved)

BASEMENT ECS AREA

ADDITIONAL / OPTIONAL

M.D.U. ECS AREA

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

A.T.P. (HQ) Member B.P.A.C. — S.T.P. (HQ) Member Secretary B.P.A.C. — S.T.P. (G) Member B.P.A.C. — (Hr.) Chairman, B.P.A.C.

RESIDENTIAL ADDITIONAL/OPTIONAL ECS Area =965.00 sqm.
Total 4-Wheeler Parking=70nos.

DDT (T) MEMBER BPAC

JD.

A.T.P.

Ram Avtar Bassi JD(HQ)

BASEMENT
(COMMERCIAL-01)
BUILT UP CALCULATION = 1470.97 SQM.

PLOT AREA = **(10.02847 ACRES)**
ALL DIMENSIONS ARE IN MM

NOTES

1.ALL DIMENSIONS ARE IN MILLIMETER UNLESS STATED OTHERWISE.
2.THE CONSTRUCTION OF THE BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF HARYANA BUILDING CODE, 20 POINTS WHERE HARYANA BUILDING CODE, 2017 IS SILENT THE NATIONAL BUILDING CODE OF INDIA, 2016 SHALL BE FOLLOWED.
3.THE GATE AND BOUNDARY WALL BE CONSTRUCTED AS/CODE.
4.THE CONSTRUCTION OF BASEMENT BE EXECUTED AS/CODE.
5.LIFTS & RAMPS IN BUILDING AS/CODE.
PROPER FIRE SAFETY MEASURES PROVISIONS AS PER CODES.
6.INSTALLATION OF SOLAR POWER PLANT AS/CODE.
7.ADEQUATE PARKING SPACES - COVERED, OPEN OR IN THE BASEMENT AS/CODE.
8.PROVISION OF SEWAGE TREATMENT PLANT AS/CODE.

JOB TITLE

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 10.02847 ACRES (LICENCE NO. 73 DATED 01.06.2022) IN SECTOR-68, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MUKUL YADAV & OTHERS IN COLLABORATION WITH PAREENA INFRASTRUCTURE PVT. LTD.

OWNER: SH. MUKUL YADAV & OTHERS IN COLLABORATION WITH PAREENA INFRASTRUCTURE PVT. LTD.

PROJECT: PROPOSED AFFORDABLE GROUP HOUSING COLONY AT SECTOR-68, GURUGRAM

MEP CONSULTANTS: PARADISE CONSULTANTS
PLOT NO. 96, BASEMENT, POCKET 1
NEAR LIVING STYLE MALL, JASOLA VIHAR
NEW DELHI - 110025
EMAIL: paradiseconsultants@gmail.com

ARCHITECT: LINEAR CONCEPTS DESIGNS LLP
407, A09 GD ITL NORTH-EX TOWERS,
NETAJI SUBHASH PLACE
NEW DELHI - 110034, INDIA
EMAIL: STUDIO@LINEARCONCEPTS.IN
TEL: +91 11 43016035

DESCRIPTION: SUBMISSION DRAWING

SCALE	1 : 100 @ A
SHEET NO.	
DATE ISSUED	23-5-2022
DRAWN BY	
CHECKED BY	

N

ARCHITECT'S SIGNATURE AND SEAL — SHALEEN JETHI ARCHITECT CA/2013/80016

OWNER'S SIGNATURE AND SEAL — Pareena Infrastructure

AUTHORITY SIGNATURE

BUILDING: SITE PLAN

DRAWING: PARKING PLAN & ECS DETAILS

DRAWING NO.: AF-AR-02

REMARKS: