



Land 2.00574 Acres to be Transferred to HSVP / DEPTT. as Per Policy Dated 01.07.2013 for Providing the Community Services and Open Spaces.

Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME : 10.02847 ACRES (Net Plot Area= 8.02273 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross) 10.02847 acres	40583.7138 sqm / 10.02847 acre	
2	Commercial Area	8% of Plot Area, (0.80227 acre) = 3246.697 sqm	
3	Commercial F.A.R. (X)	175 of 3246.697 sqm = 5681.7199 sqm	
4	Additional IGBC FAR for COMM. building uses. (Y)	12% of 3246.697 = 389.60 sqm	
Total PERMISSIBLE COMMERCIAL FAR (X+Y)		6071.32 sqm	6071.06 sqm
Balance Commercial FAR = 52.24 sqm used in residential (Z)		52.24 sqm	
COMMERCIAL PARKING REQUIRED (ECS)		50 SQM / ECS	
FAR upto 4%		2840.86 sqm	open parking = 30.54 ECS
FAR 4% to 8%		2840.86 sqm	basement parking = 33.24 ECS
Additional 12% IGBC FAR = 389.60 sqm			
PARKING REQUIRED = 6071.06/2840.86			
Total permissible FAR = 6071.32 sqm		= 3178.22 / 50 = 63.56 ECS	Total = 63.78 ECS
6	Residential Area	92% of Plot Area (9.22619 acre) = 37337.007 sqm	
7	Residential F.A.R. (A)	225 of 37337.007 = 8408.28761 sqm	
Additional IGBC FAR for RESI. building uses. (B)		12% of 37337.007 = 4480.4420 sqm	
PERMISSIBLE RESIDENTIAL FAR (A+B)		8898.73 sqm	8857.48 SQM
Total PERMISSIBLE RESIDENTIAL FAR (A+B+Z)		8898.73 sqm	8377.88 SQM (20.47%)
8	Ground Coverage	50% of plot area = 20291.8566 sqm	
9	Green Area	15% of net plot area (8.02273 Acres) = 4870.0177 sqm	5236.81 SQM. (16.13%)
10	Parking	0.5 ECS of 70 UNITS = 695 ECS	675.04 ECS (41.99 ECS)
Additional / Optional		0.5 of 70 UNITS = 35 ECS	736.79 ECS
TOTAL		730 ECS	
11	Community Building Detail		
[A] 2 No. of Anganwadi		185.81 SQM	187.98 (EACH)
[B] 2 No. of Community Hall		165.81 SQM	187.98 (EACH)
12	Dwelling Units	1384 (mini) - 1661 (max)	1390
13	Population	(750 x 9.22619) - (900 x 9.22619)	6950 PERSONS
14	Proposed Density	1384 - 1661 units	753.28 PPA

TOWER WISE AREA STATEMENT (10.02847 ACRE)																							
S.NO	TOWER	FLOORS	HEIGHT (M)	NO OF UNITS	GROUND COVERAGE	NON FAR	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	11th to 19th Floor	20th Floor	21st Floor	22-23rd Floor	TOTAL RESIDENTIAL F.A.R.	TOTAL COMMERCIAL F.A.R.	MUJATI	BASEMENT	BUILT-UP AREA				
1	TOWER-1	G+24	74.00	192	637.36	284.15	343.63	544.84	544.84	709.92	2724.20	41.72	143.15	13187.51		68.00			13011.48				
2	TOWER-2	G+24	74.00	194	646.64	191.19	455.42	544.84	544.84	709.92	2724.20	41.72	143.15	13279.1		68.00			13088.44				
3	TOWER-3	G+23	71.25	187	646.89	187.51	459.17	544.84	544.84	709.92	2724.20	41.72	143.15	12891.13		68.00			12656.44				
4	TOWER-4	G+23	71.25	187	646.89	187.51	459.17	544.84	544.84	709.92	2724.20	41.72	143.15	12891.13		68.00			12656.44				
5	TOWER-5	S419	59.8	192	140.83	79.88	64.94	335.82	335.82	335.82	1500.00	167.81	185.39	97.04	4465.54		59.91		4580.43				
6	TOWER-6	S413	42.10	104	140.83	79.88	64.94	335.82	335.82	335.82	1500.00	167.81	185.39	97.04	4465.54		59.91		4580.43				
7	TOWER-7	G+23	71.25	187	646.89	187.51	459.17	544.84	544.84	709.92	2724.20	41.72	143.15	12891.13		68.00			12656.44				
8	TOWER-8	G+23	71.25	187	646.89	187.51	459.17	544.84	544.84	709.92	2724.20	41.72	143.15	12891.13		68.00			12656.44				
9	COMMUNITY	G	3.75	2	375.96										N/A				375.96				
10	ANGANWADI	G	3.75	2	375.96										N/A				375.96				
11	COMMERCIAL-1	G+4	24.90		1433.54	213.28	1729.31	1107.77	1107.77	1019.43	747.48				3222.79	137.5	1470.79	7044.48					
TOTAL																1384				8857.48	6071.06		13053.54

RESIDENTIAL PARKING CALCULATION 10.02847 ACRE		
1	AS ECS PER DWELLING UNIT	0.5 x 1384 UNITS = 692 ECS
2	AS ECS PER UNIT (OPTIONAL)	0.5 x 70 UNITS = 35 ECS
3	Open parking = 23 sqm / ECS	Required = 35 x 23 = 805 sqm
4	Open parking = 23 sqm / ECS	PROVIDED = 950.00 SQM (41.99 ECS) [A]
AREA BREAK-UP		
1	Open parking = 23 sqm / ECS	1300.00 sqm / 28 = 46.43 ECS
2	Basement parking = 32 sqm / ECS	1054.80 sqm / 28 = 37.67 ECS
3	Basement parking = 32 sqm / ECS	2054.18 sqm / 28 = 73.36 ECS [B]
TOTAL ECS (RESI. + OPTIONAL)		73.36 + 41.99 = 115.35 ECS
Achieved ECS		total = 695.04 + 41.99 ECS = 736.99 ECS

UNIT AREA DETAILS									
TOWER-1 (2 ROOM SET) (G+24)									
TYPOLGY	GROUND FLOOR (E UNITS)	TYP. 1ST TO 17TH (E UNITS / F/R)	3RD FLOOR (E UNITS / F/R)	TYP. 19TH-20TH (E UNITS / F/R)	TYP. 21TH-24TH (E UNITS / F/R)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	TOTAL
TYPE-1	2	68	4	8	15	89	60	10.48	100.29
TYPE-2	2	30	3	8	12	55	60	10.29	70.29
TYPE-3	0	34	1	0	0	35	60	10.19	102
TOWER-2 (2 ROOM SET) (G+24)									
TYPOLGY	GROUND FLOOR (E UNITS)	TYP. 1ST TO 17TH (E UNITS / F/R)	3RD FLOOR (E UNITS / F/R)	TYP. 19TH-20TH (E UNITS / F/R)	TYP. 21TH-24TH (E UNITS / F/R)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	TOTAL
TYPE-1	3	68	4	8	15	99	60	10.48	110.48
TYPE-2	3	34	3	8	12	60	60	10.29	70.29
TYPE-3	0	34	1	0	0	35	60	10.19	102

COMMERCIAL PARKING CALCULATION (ECS)									
1	REQUIRED PARKING	6071.06/2840.86 = 21.36							
2	OPEN PARKING = 23 SQM / ECS	705.58 SQM / 23 = 30.54 ECS							
3	BASEMENT PARKING = 32 SQM / ECS	1003.81 SQM / 32 = 31.34 ECS							
TOTAL = 63.78 ECS (Achieved)									

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 OF INDIA, 2016 IS SILENT THE NATIONAL BUILDING CODE OF INDIA, 2016 SHALL BE FOLLOWED.
 3. THE GATE AND BOUNDARY WALL TO BE CONSTRUCTED AS CODE.
 4. THE CONSTRUCTION OF BASEMENT TO BE EXECUTED AS CODE.
 5. LIFTS & RAMPS IN BUILDING AS CODE.
 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

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

LINEAR CONCEPTS DESIGNS LLP
 407, A09 GD ITL NORTH-EX TOWERS, NETAJI SUBHASH PLACE, NEW DELHI - 110054, 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: _____

ARCHITECT'S SIGNATURE AND SEAL

OWNER'S SIGNATURE AND SEAL

AUTHORITY SIGNATURE

REMARKS

DRAWING BUILDING

DRAWING NO. AF-AR-01

REMARKS

Checked and found ok for Public Health (Municipal) Services only subject to comments in the forwarding letter No. _____

Superintending Engineer (HO) for Chief Engineer - HSVP

Signature and Seal of Authority