

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

AUTHORITY SIGNATURE



 S.T.P. (G)
 Member
 B.P.A.C.



 S.T.P. (G)
 Member
 B.P.A.C.



 S.T.P.
 Member Secretary
 B.P.A.C.



 S.T.P. (H)
 B.P.A.C.

Ram Avtar Bansi
 J.D.(H)

DUTY MEMBER
 BPAC

WITH THIS OFFICE

KEY PLAN

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 PAREDA
INFRASTRUCTURE PVT. LTD.

SH. MUKUL YADAV &
OTHERS IN COLLABORATION
WITH PAREEN
INFRASTRUCTURE PVT. LTD.

PROPOSED AFFORDABLE
GROUP HOUSING COLONY
AT SECTOR-68, GURUGRAM

PARADISE CONSULTANTS

PLOT NO. 96, BASEMENT, POCKET 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,
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SUBMISSION DRAWING

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



ARCHITECT'S SIGNATURE AND SEAL	OWNER'S SIGNATURE AND SEAL
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SHALEEN JETHI ARCHITECT
CHANDIGARH
150001

For Pareena Infrastructures Pvt. Ltd.

15/06/2024

COMMERCIAL-01

AREA DETAILS

AF-AR-19

NO	PERMISSIBLE	COMMERCIAL PARKING CALCULATION (ECS)	DETAIL
1	TOTAL PERMISSIBLE FAR	6010.68 SQM	2540.38 SQM
	(a) FAR 0% - 40%	100.00 SQM	2540.38 SQM
	(b) FAR 40% - 80%	100.00 SQM	2540.38 SQM
	(c) FAR 80% - 100%	100.00 SQM	2540.38 SQM
2	TOTAL	6010.68 SQM	2540.38 SQM
3	ACHIEVED COMMERCIAL FAR	6010.68 SQM	2540.38 SQM
AREA BREAK-UP			
1	REQUIRED PARKING	50 SQM / ECS	2540.38 SQM
2	OPEN PARKING = 23 SQM/ECS	6010.68 - 2540.68 =	3170.23 SQM
3	CLOSED PARKING = 33 SQM/ECS	2540.38 - 2300.00 =	230.38 SQM
4	TOTAL PARKING = 23 SQM/ECS	230.38 SQM / 23 =	10.01 ECS
5	BASEMENT PARKING = 33 SQM/ECS	1009.81 SQM / 33 =	31.24 ECS
6	TOTAL PARKING = 56 SQM/ECS (Achieved)	1009.81 SQM / 56 =	18.03 ECS

BUILT UP CASEWORK - COMMERCIAL-Q)						
BATHROOM FLOOR						
(A) Addition						
No	Designation	Length (mm)	Breadth (mm)	No of Units		Area (mm)
1	1	4200	1	1.029	1	4681.800
2	2	2018	1	0.455	1	913.552
3	3	2018	1	0.369	1	738.000
4	4	4390	20029	1	278.033	100
5	5	8460	12729	1	107233	42
6	6	9560	1600	1	15460	1
7	7	1518	13044	1	19818	1
8	8	1518	13044	1	19818	1
9	9	5462	4768	1	26143	1
10	10	13056	4876	0.5	6528	1

TOTAL BUILT DET	A	(B) REDUCTION		IN SQM	147077634
		length (mm)	breadth (mm)		
1	A	5020	4000	1	3200000
2	A	4000	4000	1	1600000
3	C	4020	3899	1	1576000
4	D	3830	3718	1	1428000
5	E	5920	11250	1	67195000
6	F	5920	11250	1	67195000
7	G	5840	4500	1	26350000
8	H	5900	1600	1	1440000
9	I	5840	1600	1	9376000
10	J	8	18518	1	14741192
11	K	5462	4756	1	2611102
12	L	10354	4976	0.3	51830289
	TOTALS				40716089
	BASEMENT ROOF (M)				104818175
				IN SQM	106331

F.A.R. Calculations - GROUND FLOOR COMMERCIAL Q1			
(U) Application			
No	Designation	Length (mm)	Area (sq.m)
1	Designation	Length (mm)	Area (sq.m)
2	1	12330	30254
3	2	18318	22914
4	3	15900	18229
5	4	15900	18229
6	5	5246	5920
7	6	5246	5920
8	6	42560	830
TOTAL F.A.R. GROUND FLOOR (U)			120289.472
			IN SQ.M
			12283.1

GROUND FLOOR NON FAR Area Calculations - COMMERCIAL 01				
No	Designation	Length (mm)	Breadth (mm)	Area (mm)
1	NF-1	5008	970	5507360
2	NF-2	5008	1230	6159840
3	NF-3	9340	1230	11497800
4	NF-4	9340	1500	14010000
5	NF-5	1470	6450	9546000
6	NF-6	17048	1800	30686400
7	NF-7	1800	1230	2214000
8	NF-8	1800	6903	12425400
9	NF-9	8640	1693	14588800
10	NF-10	700	1600	1120000
11	NF-11	1700	4800	8160000
V Addition				107000000

						218251.06'
TOTAL NON F.A.R SPLIT FLOOR (%) COVERED		IN SQW		215.26'		
% COVERAGE	(U+V)			149.54%		
F .A .R .Calculations - COMMERCIAL-01						
TYPICAL FLOOR LIST & 2ND						
No.	Designation	Length (mm)	Breadth (mm)	No. Units		Area (sqm)
1	1	12530	90544			316967/520
2	2	18818	22914			424892/471
3	3	15900	185229			2969411 / 50
4	4	15900	185229			2969411 / 50
5	5	55846	57930			322088/60

		(e) DEDUCTION		Area (sqm)
Sl. No.	Designation	Length (mm)	Breadth (mm)	
6	6	4250	830	3308000
7	7	4250	830	1200000
8	8	4250	830	1200000
9	9	4250	830	1200000
10	10	4250	830	1200000
11	11	4250	830	1200000
12	12	4250	830	1200000
13	13	4250	830	1200000
14	14	4250	830	1200000
15	15	4250	830	1200000
16	16	4250	830	1200000
17	17	4250	830	1200000
18	18	4250	830	1200000
19	19	4250	830	1200000
20	20	4250	830	1200000
21	21	4250	830	1200000
22	22	4250	830	1200000
23	23	4250	830	1200000
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26	26	4250	830	1200000
27	27	4250	830	1200000
28	28	4250	830	1200000
29	29	4250	830	1200000
30	30	4250	830	1200000
31	31	4250	830	1200000
32	32	4250	830	1200000
33	33	4250	830	1200000
34	34	4250	830	1200000
35	35	4250	830	1200000
36	36	4250	830	1200000
37	37	4250	830	1200000
38	38	4250	830	1200000
39	39	4250	830	1200000
40	40	4250	830	1200000
41	41	4250	830	1200000
42	42	4250	830	1200000
43	43	4250	830	1200000
44	44	4250	830	1200000
45	45	4250	830	1200000
46	46	4250	830	1200000
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49	49	4250	830	1200000
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67	67	4250	830	1200000
68	68	4250	830	1200000
69	69	4250	830	1200000
70	70	4250	830	1200000
71	71	4250	830	1200000
72	72	4250	830	1200000
73	73	4250	830	1200000
74	74	4250	830	1200000
75	75	4250	830	1200000
76	76	4250	830	1200000
77	77	4250	830	1200000
78	78	4250	830	12

F. A. R. Calculations - COMMERCIAL-01			
THIRD FLOOR			
No	Designation	Length (mm)	Area (mm ²)
1	1	17500/200	17500/200
2	2	3500/4	3500/4
3	3	18150/8	18150/8
4	4	1200/2	1200/2
5	5	14400/200	14400/200
6	6	1107646/2	1107646/2
7	7	221550	221550
TOTAL F.A.R. PER FLOOR		A.B	IN SQM
Number of Floors(%)		2	

No.	Designation	Length (mm)	Breadth (mm)	No. of Units	Area (mm ²)
1	A	5420	4500	2	2592000
2	B	5420	4500	2	2592000
3	C	1850	2700	2	999000
4	D	300	750	2	210000
5	E	2900	630	1	1764000
6	F	1850	630	1	1065000
7	G	1150	630	1	661500
8	H	1150	650	1	667500
9	I	3000	200	2	1200000
10	J	1080	300	1	324000
					110738670

[illegible]

Area (mm ²)	B (mm)			DIRECTION		
	Radius (mm)	Length (mm)	No. of Units	Radius (mm)	Length (mm)	No. of Units
73,950	1	A 1,250	750	1		
259,200	2	B 5400	4800	1		
999,000	3	C 11850	27000	2		
174,000	4	D 2850	4500	1		
495,000	5	E 1100	4300	1		
417,950	6	F 1100	4300	1		
617,950	7	G 950	6800	1		
767,900	8	H 1190	6500	1		
1200,000	9	I 3000	20000	2		
357,000	10	J 4500	4500	1		
357,000	11	K 5500	4600	1		
945,000	12	L 5500	4600	1		

