



TOTAL RESIDENTIAL CARPET AREA CALCULATION																											
Floors	Tower 1			Tower 2			Tower 3			Tower 4			Tower 5			Tower 6			Tower 7			Tower 8			TOTAL		
	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C			
Ground floor	4	3	2	4	3	2	community & creche			community & creche			4	3	2	4	3	2	4	3	2	4	3	2	54		
1st floor																											
2A	2B	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C			
1st floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
2nd floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
3rd floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
4th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
5th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
6th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
7th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
8th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
9th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
10th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
11th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
12th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
13th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
14th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
15th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
16th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
17th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
18th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
19th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
20th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	80		
21st floor	4	3	2	4	3	2	2	2	2	4	3	2	4	3	2	4	3	2	4	3	2	4	3	2	66		
22nd floor																											
Total	88	86	44	88	86	44	82	82	42	88	86	44	88	86	44	88	86	44	88	86	44	88	86	44	1732		
Total Blocks																											
	218			218			208			218			218			218			218			218			1732		
Carpet area 2A	1A	89.99	5279.912	5279.912	4919.918	4919.918	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	5279.912	698		
Carpet area 2B	1B	89.99	5159.914	5159.914	4919.918	4919.918	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	5159.914	684		
Carpet area 2C	1C	89.99	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	2639.959	350		
Carpet area (sq.m)	13,079.76			13,079.76			12,359.79			13,079.76			13,079.76			13,079.76			13,079.76			13,079.76			13,079.76		

GREEN AREA CALCULATIONS					
Plot area	50671.418	Sqns.	=	12.5212	Acres
1 Green area calculations					
Min. required green area		=		15.00	%
		=		7600.713	Sqns.
2 Green area Proposed				15.11	%
				7627.20	%

PARKING CALCULATION		
a No of Scooter(for Residential)	Required	1732 nos.
	Provide	1732 nos.
b No of Car(for Commercial)		7201.878 (8%)
	50 sqm/area of 4% area of commercial	1085.939 (8%)
No of Car(for Commercial)	Required	71.015%
No of Car(for Commercial)	Provide	84 nos.

COMMUNITY & CRECHE					
Plot area	5571.418	Sqm.	=	12.5212	Acres
1	COMMUNITY-01				
	Required		=	185.804	
	Provided		=	180.149	
2	Creche (Angamwadi)-01				
	Required		=	185.804	
	Provided		=	186.909	
3	COMMUNITY-02				
	Required		=	185.804	
	Provided		=	180.149	
4	Creche (Angamwadi)-02				
	Required		=	185.804	
	Provided		=	186.909	

AREA STATEMENT					
A	Plot area			(Sq.m.)	
	Licence Area	52142.448	Sqm.	=	12.8847 Acres
	Net Planned Area	50671.418	Sqm.	=	12.5212 Acres
B	Commercial Area				
	Site area for commercial @ 8% Plot area		=	4053.713	Sqm.
			=	1.002	Acres
	Permissible FAR		=	175	%
			=	7099.999	Sqm.
	Additional FAR for IGCB Platinum rating		=	15	%
			=	608.057	Sqm.
	Net Permissible FAR Area		=	7702.056	Sqm.
	Achieved FAR Area		=	7701.878	Sqm.
	BALANCE FAR		=	0.178	

C	Site Area for Residential			
	Site area for residential @ 92% Plot area	=	46617.705	Sqm.
		=	11.520	Acres
	Permissible FAR	=	225	%
		=	104889.436	Sqm.
	Additional FAR for IGCB Platinum rating	=	15	%
	(IGCBGAH21185)	=	6992.656	Sqm.
	Net Permissible FAR Area	=	111882.491	Sqm.
		=		
	Achieved FAR Area	=	111842.430	Sqm.
	BALANCE FAR	=	40.061	Sqm.

D	Density Calculations			
	Min. density permissible	=	750	ppa
		=	8640	person
	Max. density permissible	=	900	ppa
		=	10368	person
	Proposed Density			

Proposed Design					
	Type	No. of blocks	Units/block	Total Units	Density
	Tower 1	1	218	218	1090 person
	Tower 2	1	218	218	1090 person
	Tower 3	1	206	206	1030 person
	Tower 4	1	218	218	1090 person
	Tower 5	1	218	218	1090 person
	Tower 6	1	218	218	1090 person
	Tower 7	1	218	218	1090 person
	Tower 8	1	218	218	1090 person
E		TOTAL		1732	8660 ppa
					752

GROUND COVERAGE CALCULATION			
Max. permissible ground coverage	=	50	%
	=	25335.709	Sqm.

	Proposed Ground coverage				
Type	No. Of blocks	Covered area on GF	Total		
Tower 1	1	767.089	767.089		Sqm.
Tower 2	1	767.089	767.089		Sqm.
Tower 3	1	767.089		Community-1= 189.149 sq.m Creche=&nganwadi-1 =186.909 sq.m	
			767.089		Sqm.
		767.089		Community-2= 189.149 sq.m Creche=&nganwadi-2 =186.909 sq.m	
Tower 4	1		767.089		Sqm.
Tower 5	1	767.089	767.089		Sqm.
Tower 6	1	767.089	767.089		Sqm.
Tower 7	1	767.089	767.089		Sqm.
Tower 8	1	767.089	767.089		Sqm.
Commercial	1	7701.88	7701.878		Sqm.
Staircase for STP & UGT	2	23.400	46.800		Sqm.
F	TOTAL		13885.890		Sqm.

		%	=	27.40		%
FAR Calculation						
	Permissible FAR		=	240		%
	Permissible FAR		=	111882.491		Sqm.

Proposed FAR Residential					
Type	No. of blocks	FAR	Total		
Tower 1	1	14073.770	14073.770		Sqm.
Tower 2	1	14073.770	14073.770		Sqm.
Tower 3	1	13314.850	13314.850		Sqm.
Tower 4	1	14084.980	14084.980		Sqm.
Tower 5	1	14073.770	14073.770		Sqm.
Tower 6	1	14073.770	14073.770		Sqm.
Tower 7	1	14073.770	14073.770		Sqm.
Tower 8	1	14073.770	14073.770		Sqm.
			111942.430		Sqm.
	TOTAL	=	235.914		%

AREA FOR FEE					
FAR Area Housing	=	111842.430	Sqm.		
FAR Commercial	=	7701.878	Sqm.		
Stilts	=	769.902	Sqm.		
Balcony	=	16541.138	Sqm.		
OHT + Muntty	=	473.152	Sqm.		
Staircase + shafts	=	510.232	Sqm.		

PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 12.8847 ACRES (LICENSE NO. 189 OF 2022 DATED 16/11/2022) IN SECTOR-5, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY SRE INDIA AND DESI CONSTRUCTION PVT. LTD. IN COLLABORATION WITH DESI CONSTRUCTION PVT. LTD. LC -4846

OWNERS' SIGNATURE



ARCHITECTS' SIGNATURE

Avanish Vashishth
CA/2019/91670

DRAWING TITLE _____

DRAWING TITLE		
SITE PLAN WITH TERRACE		
ARCHITECT		NORTH
GANGA REALTY - DESIGN TEAM		
GANGA REALTY Valluwa Tower, Golf Course Road Gurgaon, Haryana		
DATE	NOVEMBER, 2022	
SCALE	1:500	
DEALT	AV	S - 101
CHECKED	NKM	