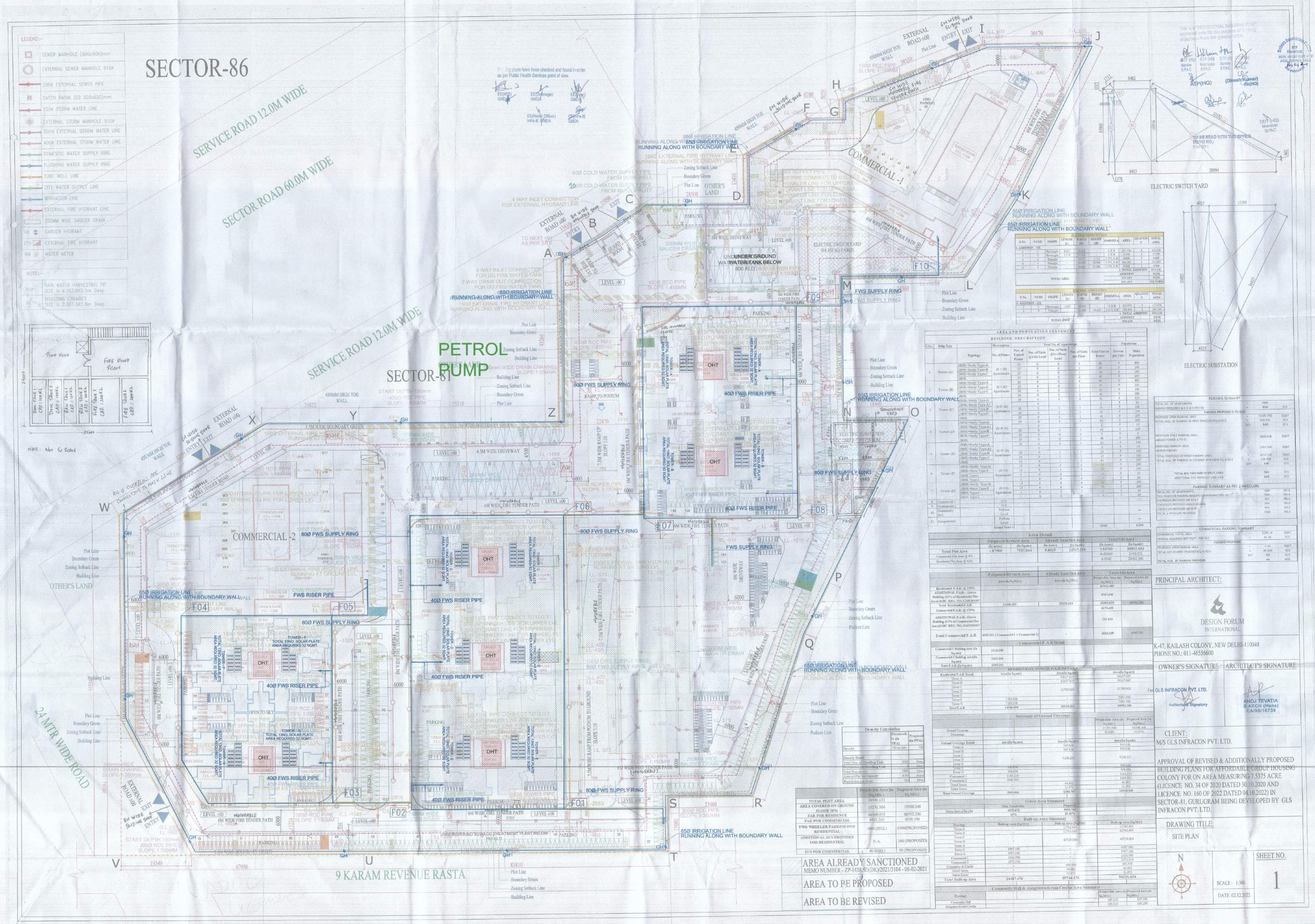

FLUSHING WATER SUPPLY LAYOUT

Density Calculation		
	Permissible (In PPA)	Proposed (In PPA)
Density	150 to 300	370
Density Detail		
Total Nos. of Dwelling Unit	1840	Nos
Residential per Dwelling Unit	5	Nos
Total Population	5200	Nos
Area of Plot for Density	6.53	Acre
Population per Acre	796	PPA

	Permissible Area (In Sq.Mtrs.)	Proposed Area (In Sq.Mtrs.)
TOTAL PLOT AREA	30500.122	
AREA COVERED ON GROUND FLOOR 50%	15251.566	10348.348
FAR FOR RESIDENCE	66500.079	66503.246
FAR FOR COMMERCIAL	4582.209	4558.196
TWO WHEELER PARKING FOR RESIDENTIAL	1060 (EEQ.)	1560(PROPOSED)
ADDITIONAL ECS PROVIDED FOR RESIDENTIAL	N.A.	240 (PROPOSED)
ECS FOR COMMERCIAL	46 (REQ.)	50 (PROPOSED)

AREA ALREADY SANCTIONED
MEMO NUMBER - ZP-1438/SD(DK)/2021/3104 - 08-02-2021

AREA TO BE PROPOSED

AREA TO BE REVISED

AREA AND POPULATION STATEMENT

BUILDING DESCRIPTION

S.No.	Bldg Type	Typology	Description: No. of Floors	Total No. of Apartments: No. of Units @ 0 to 0 Level	No. of Units @ 0 to Floor Level	No. of Units per Floor	Unit Unit in Tower	Persons per Unit	Population: Nbdo Population
1	Tower-(A)	2BHK+Study Type-A	(S + 20) Apartments	20	0	0	1	20	20
		2BHK+Study Type-B		20	0	0	1	20	20
		2BHK+Study Type-C		20	0	0	1	20	20
		3BHK		20	0	0	2	40	80
2	Tower-(B)	2BHK+Study Type-A	(S + 20) Apartments	20	0	0	1	20	20
		2BHK+Study Type-B		20	0	0	1	20	20
		2BHK+Study Type-C		20	0	0	1	20	20
		3BHK		20	0	0	2	40	80
3	Tower-(C)	2BHK+Study Type-A	(S+P-20) Apartments	20	0	1	1	21	21
		2BHK+Study Type-A1		20	0	1	1	21	21
		2BHK+Study Type-B		30	0	1	1	31	31
		2BHK+Study Type-C		20	0	1	1	21	21
		3BHK		20	0	1	1	21	21
4	Tower-(D)	2BHK+Study Type-A	(S+P-20) Apartments	20	0	1	1	21	21
		2BHK+Study Type-A1		20	0	1	1	21	21
		2BHK+Study Type-B		30	0	1	1	31	31
		2BHK+Study Type-C		20	0	1	1	21	21
		3BHK		20	0	1	1	21	21
5	Tower-(E)	2BHK+Study Type-A	(S+P-20) Apartments	20	0	2	2	42	84
		2BHK+Study Type-B		20	0	2	2	42	84
		2BHK+Study Type-C		20	0	2	2	42	84
		3BHK		20	0	0	2	40	80
6	Tower-(F)	2BHK+Study Type-A	(S+P-20) Apartments	20	0	1	1	21	21
		2BHK+Study Type-A1		20	0	1	1	21	21
		2BHK+Study Type-B		20	0	1	1	21	21
		2BHK+Study Type-C		20	0	1	1	21	21
		3BHK		20	0	1	1	21	21
7	Tower-(G)	2BHK+Study Type-D	(S+P) Apartments	12	0	2	2	24	48
		2BHK+Semi Type-E		13	0	4	4	52	260
		3BHK Typical		1	0	0	1	1	5
		3BHK Type-2		1	0	0	1	1	5
8	Tower-(H)	2BHK+Study Type-D	(S+P) Apartments	12	0	2	2	24	48
		2BHK+Semi Type-E		13	0	4	4	52	260
		3BHK Typical		1	0	0	1	1	5
		3BHK Type-2		1	0	0	1	1	5
9	Commercial 1		Only Podium Level						—
10	Commercial 2		Only Podium Level						—
11	Community Hall								—
12	Anganwadi								—
		Grand Total =					1840		5280

Area Detail

	Proposed Revised Area (In Acres)	Proposed Revised Area (In Sq.Mtrs.)	Already Sanction area (In Acres)	Already Sanction area (In Sq.Mtrs.)	Total Site Area (In Acres)	Total Site Area (In Sq.Mtrs.)
Total Plot Area	1.87669	7597.844	5.6615	22915.288	7.53769	30513.132
Commercial Plot Area @ 4%					0.30200	1222.231
Residential Plot Area @ 92%					6.9345	28067.101

	Proposed Revised Area Area (In Sq.Mtrs.)	Already Sanction area Area (In Sq.Mtrs.)	Total Site Area Permissible Area (In Sq.Mtrs.)	Total Site Area Proposed Area (In Sq.Mtrs.)
Residential F.A.R. @ 150%			63541.485	
ADDITIONAL F.A.R. - Given Building (12% of Residential Plot Area) RGR. REG. NO./GMR/2107/			20817.96	
Total Residential F.A.R	14366.655	52135.619	66903.829	66903.246
Commercial F.A.R. @ 150%			4170.459	
ADDITIONAL F.A.R. - Given Building (12% of Commercial Plot Area)GMC REG. NO./GMD/2108/07			292.850	
Total Commercial F.A.R	4563.241 (Commercial 1 + Commercial 2)	-	4563.209	4563.781

Commercial F.A.R Detail

Commercial 1 Building area (In Sq.mtr)	2116.280			
Commercial 2 Building area(In Sq.mtr)	2447.061			
Total F.A.R (In Sq.mtr)	4563.341			

RESIDENTIAL TOWER FAR DETAILS

Residential F.A.R Detail	Area(In Sq.mtr)	Area(In Sq.mtr)	Area(In Sq.mtr)
Tower A	-	10257.847	10257.847
Tower B	-	10257.847	10257.847
Tower C	-		
Tower D	-	21799.920	21799.920
Tower E	-		
Tower F	7383.318	-	7383.318
Tower G	7383.318	-	7383.318
Total F.A.R	14766.636	52315.614	66903.246

Summary of Ground Coverage

			Permissible Area (In Sq.Mtrs.)	Proposed Area (In Sq.Mtrs.)
Ground Coverage Percentage			15251.566	10348.348
			50.00%	33.93%
Ground Coverage Detail	Area(In Sq.mtr)	Area(In Sq.mtr)		Area(In Sq.mtr)
Tower A	-	545.926		545.926
Tower B	-	545.926		545.926
Tower C	-	5238.221		5238.221
Tower D	-			
Tower E	-			508.934
Tower F	508.934			508.934
Tower G	508.934			1103.231
Commercial 1	1103.231			1103.231
Commercial 2	1103.231			1103.231
Guard Room	-	44.002		44.002
Mime Room	-	11.972		11.972
Total Ground Coverage	3669.641	6394.767		10348.348

Green Area Summary

	Site Permissible	Proposed
Green Area of the plot	4575.470	4665.343
	15%	15.30 %

Built up Area Summary

Typology	Building area (In Sq.Mtrs)	Built up Area (In Sq.Mtrs)	Built up Area (In Sq.Mtrs)
Tower A	-	17513.965	17513.965
Tower B	-	17513.965	17513.965
Tower C	-		
Tower D	-	43729.084	43729.084
Tower E	-		
Tower F	2987.180	-	2987.180
Tower G	2987.180	-	2987.180
Commercial 1	2420.596	-	2420.596
Commercial 2	2575.526	-	2575.526
Community & Creche	-	100.500	100.500
Guard Room	-	44.002	44.002
Mime Room	-	11.972	11.972
Total Built-up Area	24487.476	69744.158	94231.634

Community Hall & Anganwadi cum Creche Area Summary

Typology	Permissible Area (In Sq.Mtrs.)	Proposed Area (In Sq.Mtrs.)
Community Hall	185.110	195.500
Anganwadi cum Creche	185.110	195.500

ELECTRIC SWITCH YARD

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	1	Rectangle	8.402	14.916	-	L X B	125.328	1	125.328
2	2	Rectangle	1.378	11.916	-	L X B	16.418	1	16.418
3	3	Triangle	-	1.412	1.412	1/2*L X B	0.830	1	0.830
4	4	Triangle	-	14.916	14.916	1/2*L X B	111.241	1	111.241
5	5	Triangle	-	31.842	31.842	1/2*L X B	506.2	1	506.2
								1. TOTAL ADDITION	761.016
TOTAL AREA								ADDITION	761.016
								SQ.M.	761.016
								SQ.YARD	910.455

ELECTRIC SUBSTATION

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	1	Rectangle	4.025	15.909	-	L X B	64.015	1	64.015
2	2	Triangle	-	15.909	14.437	1/2*L X B	61.2	1	61.2
								1. TOTAL ADDITION	125.215
TOTAL AREA								ADDITION	125.215
								SQ.M.	125.215
								SQ.YARD	149.816

PARKING SUMMARY

TOTAL NO. OF APARTMENTS	-	1840	
PARKING REQUIRED @ 0.5 ECS PER DU	-	920	ECS
PARKING PROPOSED & PROVIDED			
PROPOSED OPEN PARKING AREA	-	11491.792	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE (EQUIVALENCE)	-	920.541	ECS
	SAY	940	ECS
PROPOSED STILT PARKING AREA (SINGLE TOWER A TO E)	-	3528.548	SQMT
PROPOSED PARKING AREA (SINGLE PODIUM)	-	3491.200	SQMT
TOTAL PROPOSED COVERED PARKING AREA	-	6717.747	SQMT
TOTAL NOS. OF PARKING IN COVERED SPACE(EQUIVALENCE)	-	537.420	ECS
	SAY	540	ECS
TOTAL ECS PROVIDED IN STILT OPEN		780	ECS
ADDITIONAL ECS PROVIDED UNDER SOD		260	ECS

PARKING SUMMARY AS PER 2 WHEELERS

TOTAL NO. OF APARTMENTS	-	1840	NOS
TWO WHEELER PARKING REQUIRED @ 0.85 NOS PER DU	-	1560	NOS
2 WHEELER PROVIDED ON STILT	-	342	NOS
2 WHEELER PROVIDED UNDER PODIUM	-	244	NOS
2 WHEELER PROVIDED ON SITE	-	974	NOS
TOTAL 2 WHEELER PROVIDED	-	1560	NOS

COMMERCIAL PARKING SUMMARY

COMMERCIAL TOTAL AREA	-	2279.10	SQMT
PARKING REQUIRED @60 SQMT. PER ECS	-	45.58	ECS
PARKING PROPOSED			
PROPOSED OPEN PARKING AREA	-	1146	SQMT
TOTAL ECS IN OPEN SPACE(EQUIVALENCE)	-	49.830	ECS
	SAY	50	ECS
TOTAL NOS. OF PARKING PROVIDED	-	46	NOS

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE

For GLS INFRACON PVT. LTD.
Authorised Signatory

ANOJ TEVATIA
B.ARCH (Hons)
CA/95/18739

CLIENT:
M/S GLS INFRACON PVT. LTD.

APPROVAL OF REVISED & ADDITIONALLY PROPOSED BUILDING PLANS FOR AFFORDABLE GROUP HOUSING COLONY FOR ON AREA MEASURING 7.5375 ACRE (LICENCE NO. 34 OF 2020 DATED 30.10.2020 AND LICENCE NO. 160 OF 2022 DATED 04.10.2022) IN SECTOR-81, GURUGRAM BEING DEVELOPED BY GLS INFRACON PVT. LTD.

DRAWING TITLE:
SITE PLAN

N

SCALE : 1:300

DATE :02.12.2022

SHEET NO. 1