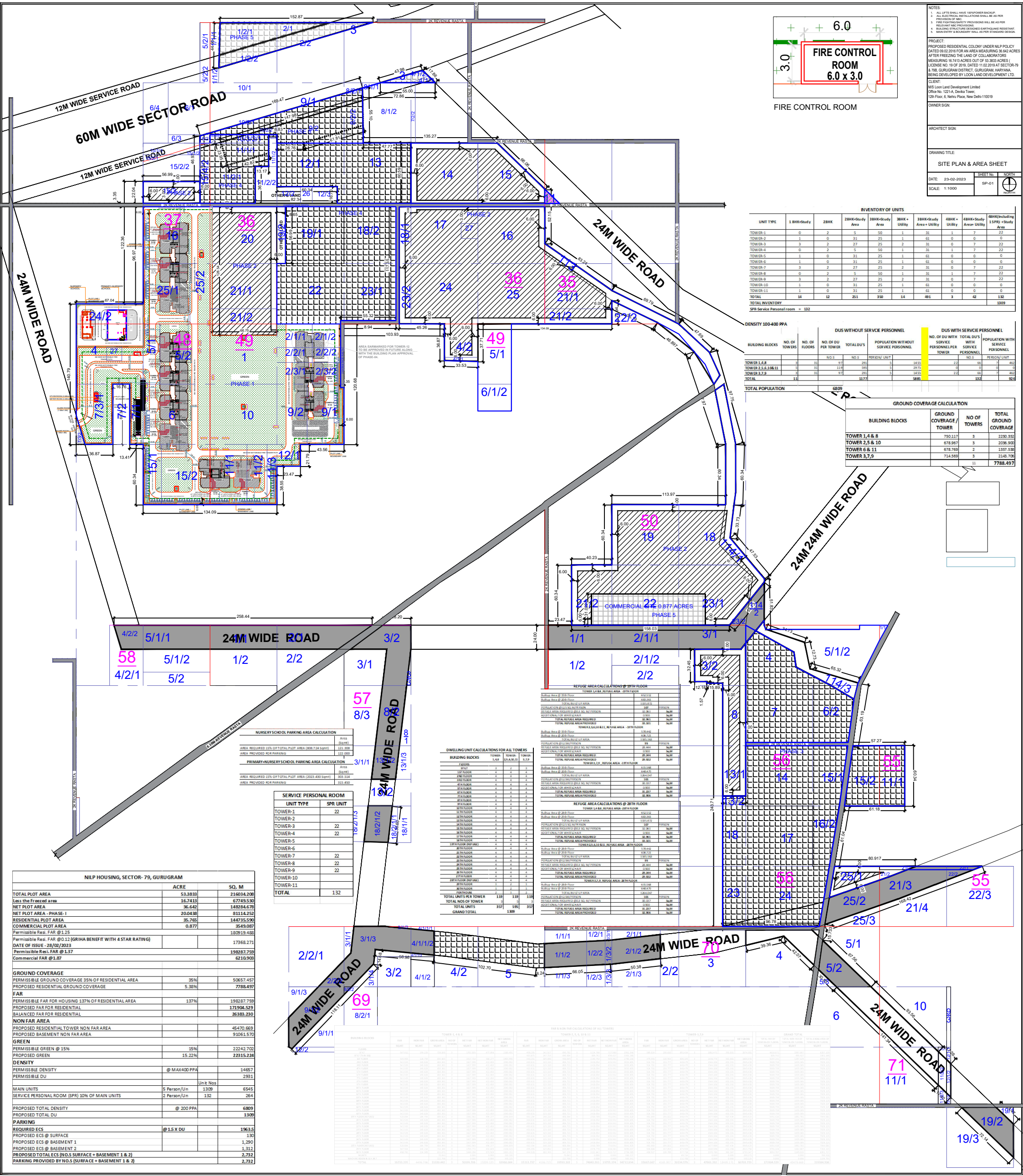




NOTES:
1. ALL LIFTS SHALL HAVE 10MINUTER BACKUP
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER
PROVISION OF M.E.
3. FIRE FIGHTING SAFETY PROVISIONS SHALL BE AS PER
RELEVANT PROVISIONS.
4. BUILDING STRUCTURE SHALL BE AS PER STANDARD DESIGN.
5. MAIN ENTRY & BOUNDARY WALL AS PER STANDARD DESIGN.

PROJECT:
PROPOSED RESIDENTIAL COLONY UNDER NILP POLICY
DATED 09.02.2016 FOR AN AREA MEASURING 36.86 ACRES
AFTER FREEZING THE LAND OF COLLABORATORS
MEASURING 16.7413 ACRES OUT OF 53.3833 ACRES (1
LOT NO. 19 OF 2018, DATED 11.02.2018 AT SECTOR-79
& 79B, GURUGRAM DISTRICT, GURUGRAM, HARYANA,
BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

CLIENT:
M/S Loon Land Development Limited
Office No. 1221A, Devika Tower,
1201 Plot-6, Nehru Place, New Delhi-110019

OWNER SIGN:

ARCHITECT SIGN:

DRAWING TITLE:
SITE PLAN & AREA SHEET

DATE: 23-02-2023
SCALE: 1:1000
SHEET NO. SP-01
NORTH

INVENTORY OF UNITS									
UNIT TYPE	1 BHK+Study	2BHK	2BHK+Study Area	3BHK+Study Area + Utility	3BHK+Study Area + Utility	4BHK + Utility	4BHK+Study Area + Utility	4BHK+Study Area + Utility	4BHK+Study Area + Utility
TOWER-1	0	2	5	30	1	31	1	7	22
TOWER-2	1	0	31	25	2	32	0	0	0
TOWER-3	3	2	27	25	2	31	0	7	22
TOWER-4	0	2	5	30	1	31	1	7	22
TOWER-5	1	0	31	25	1	31	0	0	0
TOWER-6	1	0	31	25	1	31	0	0	0
TOWER-7	3	2	27	25	2	31	0	7	22
TOWER-8	0	2	5	30	1	31	1	7	22
TOWER-9	3	2	27	25	2	31	0	7	22
TOWER-10	1	0	31	25	1	31	0	0	0
TOWER-11	1	0	31	25	1	31	0	0	0
TOTAL	14	12	251	330	14	491	3	42	132
TOTAL INVENTORY									
SPR Service Personal room	= 132								

DUS WITHOUT SERVICE PERSONNEL									
BUILDING BLOCKS	NO. OF TOWERS	NO. OF FLOORS	NO. OF DU PER TOWER	TOTAL DUS	POPULATION WITHOUT SERVICE PERSONNEL	NO. OF DU WITH SERVICE PERSONNEL	TOTAL DUS WITH SERVICE PERSONNEL	POPULATION WITH SERVICE PERSONNEL	POPULATION WITH SERVICE PERSONNEL
TOWER 1,4 & 8	1	10	37	37	1455	22	22	88	88
TOWER 2,5,6,10,11	5	11	31	155	6175	0	0	0	0
TOWER 3,7,9	3	11	31	93	3723	22	22	88	88
TOTAL	9	32	99	285	11353	44	44	176	176
TOTAL POPULATION	6809								

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	GROUND COVERAGE/ TOWER	NO OF TOWERS	TOTAL GROUND COVERAGE
TOWER 1,4 & 8	750.117	3	2250.552
TOWER 2,5 & 10	678.967	3	2036.902
TOWER 6 & 11	678.969	2	1357.938
TOWER 3,7,9	714.569	11	7788.497

DWELLING UNIT CALCULATIONS FOR ALL TOWERS									
BUILDING BLOCKS	TOWER	TOWER	TOWER	TOWER	TOWER	TOWER	TOWER	TOWER	TOWER
TOWER-1	1	2	2	2	2	2	2	2	2
TOWER-2	1	2	2	2	2	2	2	2	2
TOWER-3	1	2	2	2	2	2	2	2	2
TOWER-4	1	2	2	2	2	2	2	2	2
TOWER-5	1	2	2	2	2	2	2	2	2
TOWER-6	1	2	2	2	2	2	2	2	2
TOWER-7	1	2	2	2	2	2	2	2	2
TOWER-8	1	2	2	2	2	2	2	2	2
TOWER-9	1	2	2	2	2	2	2	2	2
TOWER-10	1	2	2	2	2	2	2	2	2
TOWER-11	1	2	2	2	2	2	2	2	2
TOTAL	132	132	132	132	132	132	132	132	132

NILP HOUSING, SECTOR- 79, GURUGRAM		
	ACRE	SQ. M
TOTAL PLOT AREA	53.3833	216034.208
Less the Freed area	16.7413	67749.530
NET PLOT AREA	36.642	148284.678
NET PLOT AREA - PHASE-I	20.0438	81114.252
RESIDENTIAL PLOT AREA	35.765	144735.590
COMMERCIAL PLOT AREA	0.877	3549.087
Permissible Res. FAR @ 1.25		180919.488
Permissible Res. FAR @ 1.12 (GRIHA BENEFIT WITH 4 STAR RATING)		17368.271
DATE OF ISSUE - 28/02/2023		
Permissible Res. FAR @ 1.37		198287.759
Commercial FAR @ 1.87		6210.903
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE 35% OF RESIDENTIAL AREA	35%	50657.457
PROPOSED RESIDENTIAL GROUND COVERAGE	5.38%	7788.497
FAR		
PERMISSIBLE FAR FOR HOUSING 137% OF RESIDENTIAL AREA	137%	199287.759
PROPOSED FAR FOR RESIDENTIAL		171904.529
BALANCED FAR FOR RESIDENTIAL		36383.230
NON FAR AREA		
PROPOSED RESIDENTIAL TOWER NON FAR AREA		45470.669
PROPOSED BASEMENT NON FAR AREA		91061.570
GREEN		
PERMISSIBLE GREEN @ 15%	15%	22242.702
PROPOSED GREEN	15.22%	22315.234
DENSITY		
PERMISSIBLE DENSITY	@ MAX400 PPA	14657
PERMISSIBLE DU		2931
MAIN UNITS	5 Person/Un	6545
SERVICE PERSONAL ROOM (SPR) 10% OF MAIN UNITS	2 Person/Un	264
PROPOSED TOTAL DENSITY	@ 200 PPA	6809
PROPOSED TOTAL DU		1309
PARKING		
REQUIRED ECS	@ 15 X DU	1963.5
PROPOSED ECS @ SURFACE		130
PROPOSED ECS @ BASEMENT 1		1,290
PROPOSED ECS @ BASEMENT 2		1,312
PROPOSED TOTAL ECS (NO.S SURFACE + BASEMENT 1 & 2)		2,732
PARKING PROVIDED BY NO.S (SURFACE + BASEMENT 1 & 2)		2,732