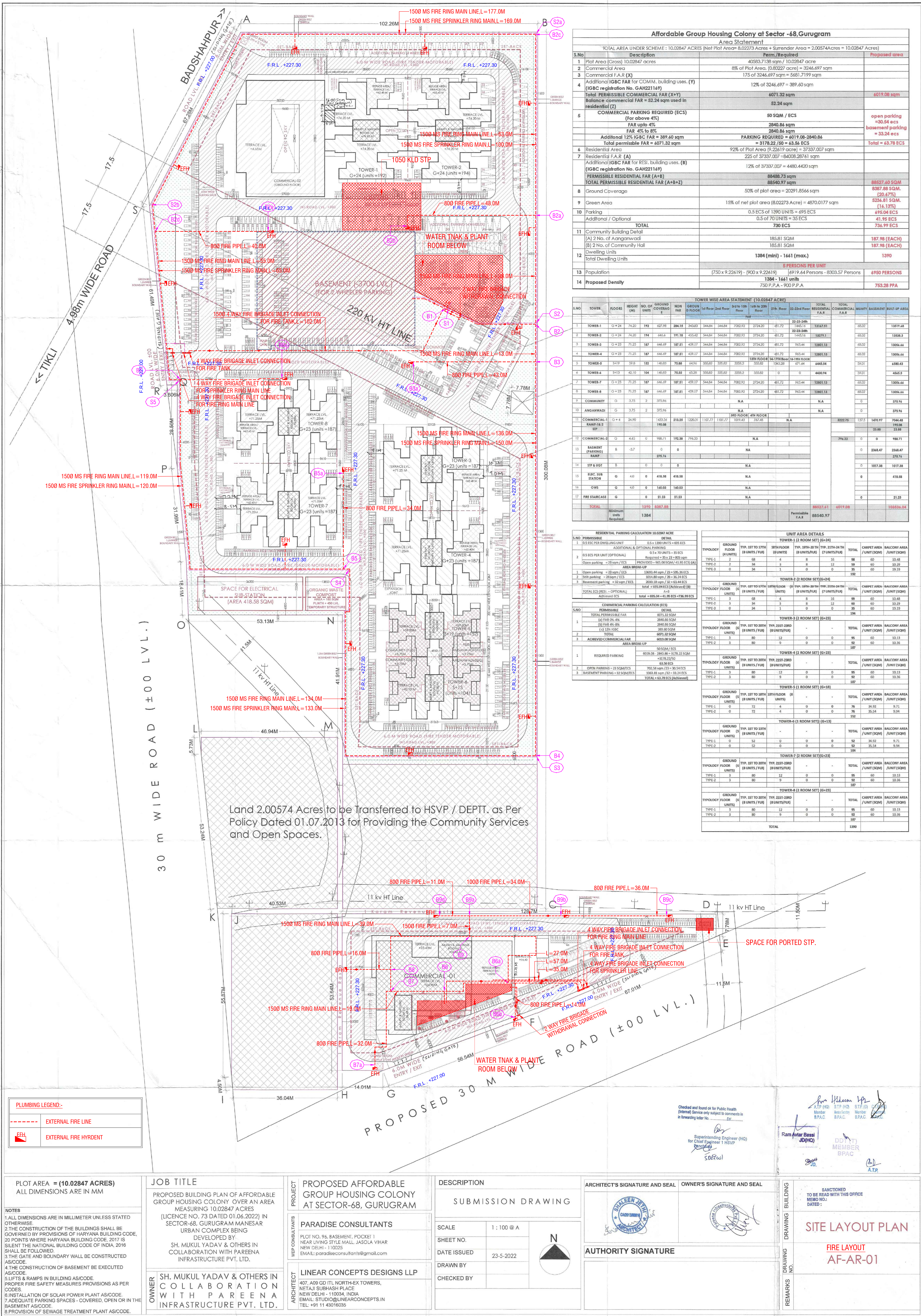




Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME : 10.02847 ACRES (Net Plot Area= 8.02273 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross)	40583.7181 sqm / 10.02847 acre	
2	Commercial Area	8% of Plot Area (8.02273 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	
(IGBC registration No. GAH221149)			
Total PERMISSIBLE COMMERCIAL FAR (X+Y)		6071.32 sqm	6019.08 sqm
Balance commercial FAR = 52.24 sqm used in residential (Z)		52.24 sqm	
5	COMMERCIAL PARKING REQUIRED (ECS)	50 SQM / ECS	
FAR upto 4%		2840.86 sqm	
FAR 4% to 8%		2840.86 sqm	
Additional 12% IGBC FAR = 389.60 sqm		PARKING REQUIRED = 4019.08/2840.86	
Total permissible FAR = 6071.32 sqm		= 3178.22 / 50 = 63.56 ECS	
6	Residential Area	92% of Plot Area (9.22619 acre) = 37337.007 sqm	
7	Residential F.A.R. (A)	225 of 37337.007 = 84008.26761 sqm	
Additional IGBC FAR for RESI. building uses. (B)		12% of 37337.007 = 4480.4420 sqm	
(IGBC registration No. GAH221149)			
PERMISSIBLE RESIDENTIAL FAR (A+B)		88488.73 sqm	88527.40 SQM
Total PERMISSIBLE RESIDENTIAL FAR (A+B+Z)		88540.97 sqm	8387.86 SQM
8	Ground Coverage	50% of plot area = 20291.8566 sqm	20.67%
9	Green Area	15% of net plot area (8.02273 Acre) = 4870.0177 sqm	5236.81 SQM
10	Parking	0.5 ECS of 1390 UNITS = 695 ECS	16.19%
Additional / Optional		0.5 of 70 UNITS = 35 ECS	41.95 ECS
TOTAL		730 ECS	736.99 ECS
11	Community Building Detail		
(A) 2 No. of Anganwadi		185.81 SQM	187.98 (EACH)
(B) 2 No. of Community Hall		185.81 SQM	187.98 (EACH)
12	Dwelling Units		
Total Dwelling Units		1384 (mini) - 1661 (max.)	1390
13	Population	5 PERSONS PER UNIT	
(750 x 9.22619) - (900 x 9.22619)		6919.64 Persons - 8303.57 Persons	6950 PERSONS
14	Proposed Density	1384 - 1661 units	753.28 PPA

TOWER WISE AREA STATEMENT (10.02847 ACRES)													
S.NO	TOWER	FLOORS	HEIGHT (M)	NO. OF UNITS	GROUND COVERAGE	NON F.A.R.	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	11th to 15th Floor	16th to 20th Floor	21st Floor
1	TOWER-1	G+24	74.20	192	427.98	284.15	344.04	344.04	708.09	274.20	401.72	22.23-24th	13167.81
2	TOWER-2	G+24	74.20	194	446.64	191.18	435.42	344.04	344.04	708.09	274.20	401.72	13279.11
3	TOWER-3	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	708.09	274.20	401.72	13054.44
4	TOWER-4	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	708.09	274.20	401.72	13054.44
5	TOWER-5	G+19	59.81	152	403.83	75.88	64.56	335.69	335.69	335.69	335.69	335.69	4465.54
6	TOWER-6	G+19	59.81	152	403.83	75.88	64.56	335.69	335.69	335.69	335.69	335.69	4465.54
7	TOWER-7	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	708.09	274.20	401.72	13054.44
8	TOWER-8	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	708.09	274.20	401.72	13054.44
9	COMMUNITY	G	3.75	2	375.94								275.76
10	ANGANWADI	G	3.75	2	375.94								275.76
11	COMMERCIAL-1	G+4	24.90	143.34	213.35	120.31	1107.77	1107.77	1019.43	757.48			8022.76
12	COMMERCIAL-2	G	4.65	0	988.71	192.38	794.33						794.33
13	BASEMENT (PARKING)	B	-3.7	0	0	0							238.80
14	STP & UGT	B	0	0	0	0							1017.38
15	ELC SUB STATION	G	4.0	0	418.58	418.58							418.58
16	OWS	G	4.0	0	160.03	160.03							21.33
17	FIRE STAIRCASE	G	0	21.23	21.23								21.23
TOTAL				1390	6387.28								88527.41
Minimum Units Required				1384									88540.97
Permissible F.A.R.													88540.97

RESIDENTIAL PARKING CALCULATION (10.02 ACRE)													
PERMISSIBLE		DETAIL											
S.NO	0.5 ECS PER DWELLING UNIT	0.5 x 1390 UNITS = 695 ECS											
ADDITIONAL & OPTIONAL PARKING		0.5 x 1390 UNITS = 695 ECS											
0.5 ECS PER UNIT (OPTIONAL)		Required = 20 x 23 = 850 sqm											
Open parking = 23 sqm / ECS		PROVIDED = 965.00 SQM / 41.95 ECS (A)											
AREA BREAK-UP													
1	Open parking	= 23 sqm / ECS	1369.44 sqm / 23 = 595.36 ECS										
2	Stitch parking	= 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS										
3	Basement parking	= 32 sqm / ECS	2001.18 sqm / 32 = 62.53 ECS										
TOTAL ECS (RES) + (OPTIONAL)		Total = 958.84 ECS (Achieved) (B)											
Achieved ECS		A+B = 695.36 + 263.48 ECS = 958.84 ECS											

COMMERCIAL PARKING CALCULATION (ECS)													
PERMISSIBLE		DETAIL											
S.NO	TOTAL PERMISSIBLE FAR	6071.32 SQM											
1	(a) FAR ON 4%	2840.86 SQM											
2	(b) FAR ON 8%	2840.86 SQM											
3	(c) 12% IGBC	389.60 SQM											
4	TOTAL	6071.32 SQM											
5	ACHIEVED COMMERCIAL FAR	6019.08 SQM											
AREA BREAK-UP													
1	REQUIRED PARKING	6019.08 - 2840.86 = 3178.22 SQM											
2	OPEN PARKING	= 38 SQM / ECS	702.58 sqm / 38 = 18.49 ECS										
3	BASEMENT PARKING	= 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS										
TOTAL		TOTAL = 63.69 ECS (Achieved)											

UNIT AREA DETAILS													
TOWER-1 (2 ROOM SET) (G+24)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FUR)	18TH FLOOR (UNITS)	TYP. 18TH-20TH (8 UNITS / FUR)	TYP. 21TH-24TH (7 UNITS / FUR)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	2	68	4	8	16	96	60	10.48					
TYPE-2	2	34	3	8	12	59	60	10.29					
TYPE-3	0	34	3	1	0	38	60	10.33					
TOTAL							192						

TOWER-2 (2 ROOM SET) (G+24)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FUR)	18TH FLOOR (UNITS)	TYP. 18TH-20TH (8 UNITS / FUR)	TYP. 21TH-24TH (7 UNITS / FUR)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	68	4	8	16	99	60	10.48					
TYPE-2	3	34	3	8	12	60	60	10.29					
TYPE-3	0	34	3	0	0	37	60	10.33					
TOTAL							194						

TOWER-3 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FUR)	TYP. 21ST-23RD (8 UNITS / FUR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	80	12	0	0	92	60	10.11					
TYPE-2	3	34	3	8	0	45	60	10.36					
TOTAL							137						

TOWER-4 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FUR)	TYP. 21ST-23RD (8 UNITS / FUR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	80	12	0	0	92	60	10.11					
TYPE-2	3	80	9	0	0	89	60	10.36					
TOTAL							187						

TOWER-5 (1 ROOM SET) (G+19)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 18TH (8 UNITS / FUR)	19TH FLOOR (S UNITS)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	0	72	4	0	0	76	34.92	9.71					
TYPE-2	0	72	4	0	0	76	35.54	9.94					
TOTAL							152						

TOWER-6 (1 ROOM SET) (G+19)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 18TH (8 UNITS / FUR)	19TH FLOOR (S UNITS)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	0	52	0	0	0	52	34.92	9.71					
TYPE-2	0	52	0	0	0	52	35.54	9.94					
TOTAL							104						

TOWER-7 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FUR)	TYP. 21ST-23RD (8 UNITS / FUR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	80	12	0	0	92	60	10.11					
TYPE-2	3	80	9	0	0	89	60	10.36					
TOTAL							187						

TOWER-8 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FUR)	TYP. 21ST-23RD (8 UNITS / FUR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	80	12	0	0	92	60	10.11					
TYPE-2	3	80	9	0	0	89	60	10.36					
TOTAL							187						

TOTAL													
						1390							