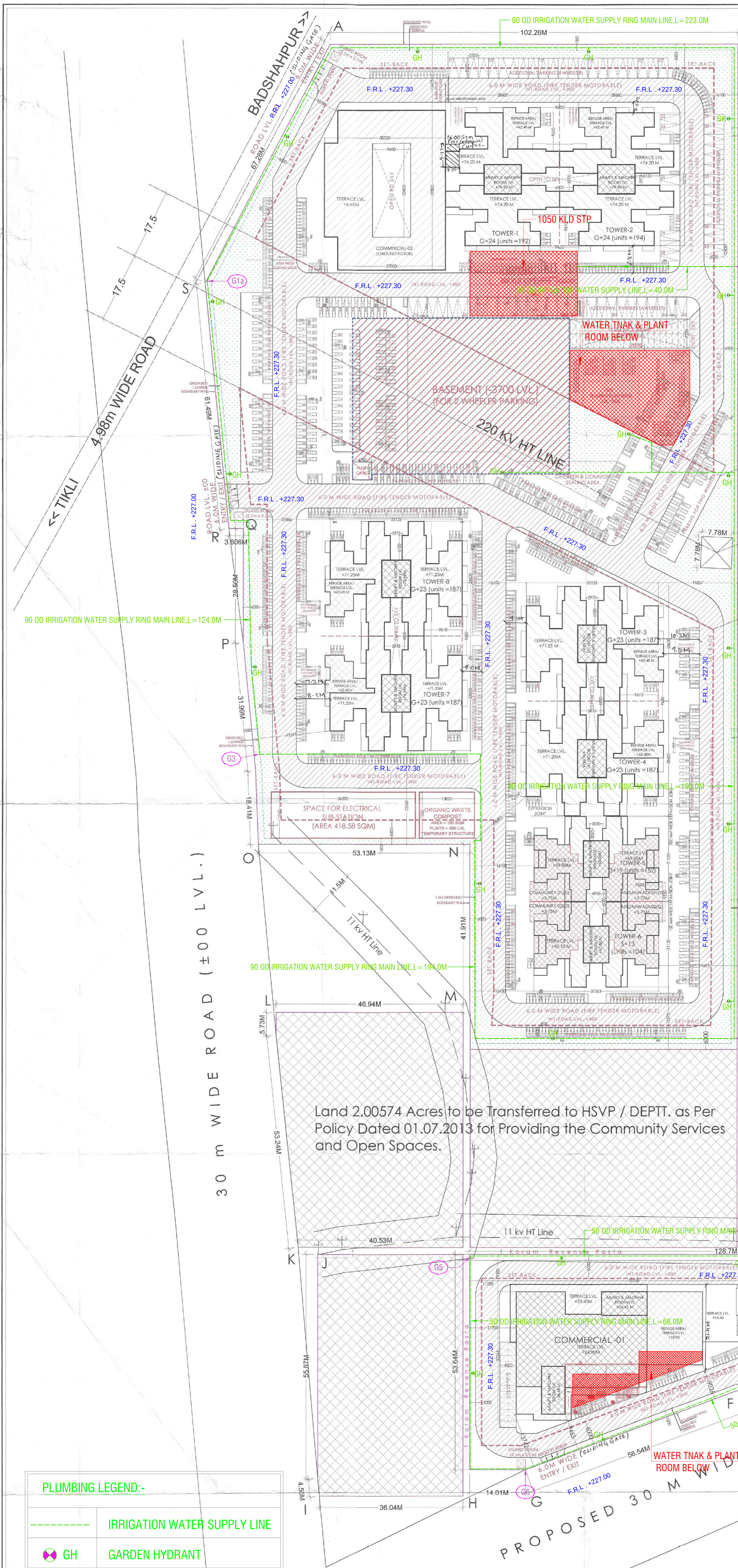




Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME: 10.02847 ACRES (Net Plot Area: 8.02227 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross)	10.02847 acres	40583.158 sqm / 10.02847 acre
2	Commercial Area	8% of Plot Area (0.80222 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	
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	
PERMISSIBLE RESIDENTIAL FAR (A+B)		88488.73 sqm	88527.40 SQM
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B+Z)		88540.97 sqm	8387.86 SQM. (20.67%)
8	Ground Coverage	50% of plot area = 2021.8566 sqm	5236.81 SQM. (16.19%)
9	Green Area	15% of net plot area (8.02227 Acres) = 4870.0177 sqm	4870.0177 SQM. (16.19%)
10	Parking	0.5 ECS of 1390 UNITS = 695 ECS	41.95 ECS
	Additional / Optional	0.5 of 70 UNITS = 35 ECS	736.99 ECS
TOTAL		730 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	1384 (min) - 1661 (max.)	1390
Total Dwelling Units		5 PERSONS PER UNIT	
13	Population	(750 x 9.22619) - (900 x 9.22619)	6919.64 Persons - 8303.57 Persons
14	Proposed Density	1384 - 1661 units	753.28 PPA

TOWER WISE AREA STATEMENT (10.02847 ACRES)													
LNO	TOWER	FLOORS	HEIGHT (M)	NO. OF UNITS	GROUND COVERAGE	NON F.A.R.	GROUND FLOOR	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	TOTAL RESIDENTIAL F.A.R.
1	TOWER-1	G+24	74.20	192	427.58	284.15	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
2	TOWER-2	G+24	74.20	194	446.64	191.18	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
3	TOWER-3	G+23	71.25	187	446.69	187.81	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
4	TOWER-4	G+23	71.25	187	446.69	187.81	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
5	TOWER-5	G+19	59.81	152	403.83	75.88	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
6	TOWER-6	G+19	59.81	152	403.83	75.88	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
7	TOWER-7	G+23	71.25	187	446.69	187.81	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
8	TOWER-8	G+23	71.25	187	446.69	187.81	344.84	344.84	344.84	344.84	344.84	344.84	1367.81
9	COMMUNITY	G	3.75	2	375.84								
10	ANGANWADI	G	3.75	2	375.84								
11	COMMERCIAL-1	G+4	24.90	1	143.34	213.35	120.31	110.77	110.77	110.77	110.77	110.77	88527.41
12	COMMERCIAL-2	G	4.65	0	198.71	192.38	794.93						4019.08
13	BASEMENT (PARKING)	B	-3.7	0	0								
14	STP & UGT	B	0	0	0								
15	ELC SUB STATION	G	4.0	0	418.58	418.58							
16	OWS	G	4.0	0	140.03	140.03							
17	FIRE STAIRCASE	G	0	21.28	21.28								
TOTAL				1390	6387.28								10353.04
Minimum Units Required				1384									
Permissible F.A.R.													88540.97

RESIDENTIAL PARKING CALCULATION 10.02847 ACRE									
S.NO	PERMISSIBLE	DETAIL							
1	0.5 ECS PER DWELLING UNIT	0.5 x 1390 UNITS = 695 ECS							
2	0.5 ECS PER UNIT (OPTIONAL)	0.5 x 1390 UNITS = 695 ECS							
Open parking = 28 sqm / ECS		Required = 69.5 x 21 = 1459 sqm							
Area Break-up		PROVIDED = 965.04 SQM (41.95 ECS) (A)							
1	Open parking	= 28 sqm / ECS	13693.44 sqm / 28 = 595.36 ECS						
2	Self parking	= 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS						
3	Basement parking	= 32 sqm / ECS	2000.18 sqm / 32 = 62.50 ECS						
TOTAL ECS (RES. + OPTIONAL)		A+B							
Achieved ECS		total = 695.04 ECS (Achieved)	200						
TOTAL = 695.04 + 41.95 ECS = 736.99 ECS									

COMMERCIAL PARKING CALCULATION (ECS)									
S.NO	PERMISSIBLE	DETAIL							
1	TOTAL PERMISSIBLE CAR	6071.32 SQM							
	(a) FAR 26.4%	2890.85 SQM							
	(b) FAR 46.2%	2860.85 SQM							
	(c) 12% IBCG	389.65 SQM							
2	TOTAL	6071.32 SQM							
3	ACHIEVED COMMERCIAL CAR	6071.32 SQM							
AREA BREAK UP		5615.64 / ECS							
1	REQUIRED PARKING	6019.08 - 2860.86 = 3178.22 SQM							
		= 3178.22/72							
		43.864 ECS							
2	OPEN PARKING = 23 SQM/ECS	702.58 sqm / 23 = 30.54 ECS							
3	BASEMENT PARKING = 32 SQM/ECS	1063.81 sqm / 32 = 33.24 ECS							
TOTAL = 60.76 ECS (Achieved)									

UNIT AREA DETAILS									
TOWER-1 (2 ROOM SET) (G+24)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FLOOR)	18TH FLOOR (8 UNITS)	TYP. 19TH-20TH (8 UNITS / FLOOR)	TYP. 21TH-24TH (7 UNITS / FLOOR)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	2	68	4	8	16	98	60	10.48	
TYPE-2	2	34	8	8	12	59	60	10.29	
TYPE-3	0	34	1	0	0	35	60	10.13	
TOTAL		4	10	16	30	182			
TOWER-2 (2 ROOM SET) (G+24)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FLOOR)	18TH FLOOR (8 UNITS)	TYP. 19TH-20TH (8 UNITS / FLOOR)	TYP. 21TH-24TH (7 UNITS / FLOOR)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	68	4	8	16	99	60	10.48	
TYPE-2	3	34	8	8	12	60	60	10.29	
TYPE-3	0	34	1	0	0	35	60	10.13	
TOTAL		3	10	16	30	184			
TOWER-3 (2 ROOM SET) (G+23)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	95	60	10.13	
TYPE-2	3	80	9	0	0	92	60	10.13	
TOTAL		6	21	0	0	187			
TOWER-4 (2 ROOM SET) (G+23)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	95	60	10.13	
TYPE-2	3	80	9	0	0	92	60	10.13	
TOTAL		6	21	0	0	187			
TOWER-5 (1 ROOM SET) (G+19)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 18TH (8 UNITS / FLOOR)	19TH FLOOR (8 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		0	16	0	0	16	152		
TOWER-6 (1 ROOM SET) (G+19)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 18TH (8 UNITS / FLOOR)	-	-	-	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		0	104	0	0	104	104		
TOWER-7 (2 ROOM SET) (G+23)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	95	60	10.13	
TYPE-2	3	80	9	0	0	92	60	10.13	
TOTAL		6	21	0	0	187			
TOWER-8 (2 ROOM SET) (G+23)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	95	60	10.13	
TYPE-2	3	80	9	0	0	92	60	10.13	
TOTAL		6	21	0	0	187			

Land 2.00574 Acres to be Transferred to HSVP / DEPTT. as Per Policy Dated 01.07.2013 for Providing the Community Services and Open Spaces.

PLUMBING LEGEND:-	
	IRRIGATION WATER SUPPLY LINE
	GARDEN HYDRANT

PLOT AREA = (10.02847 ACRES) ALL DIMENSIONS ARE IN MM	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 PAREENA INFRASTRUCTURE PVT. LTD.	PROJECT PROPOSED AFFORDABLE GROUP HOUSING COLONY AT SECTOR-68, GURUGRAM	DESCRIPTION SUBMISSION DRAWING	ARCHITECT'S SIGNATURE AND SEAL 	OWNER'S SIGNATURE AND SEAL 	REMARKS DRAWING NO. 1
NOTES 1						