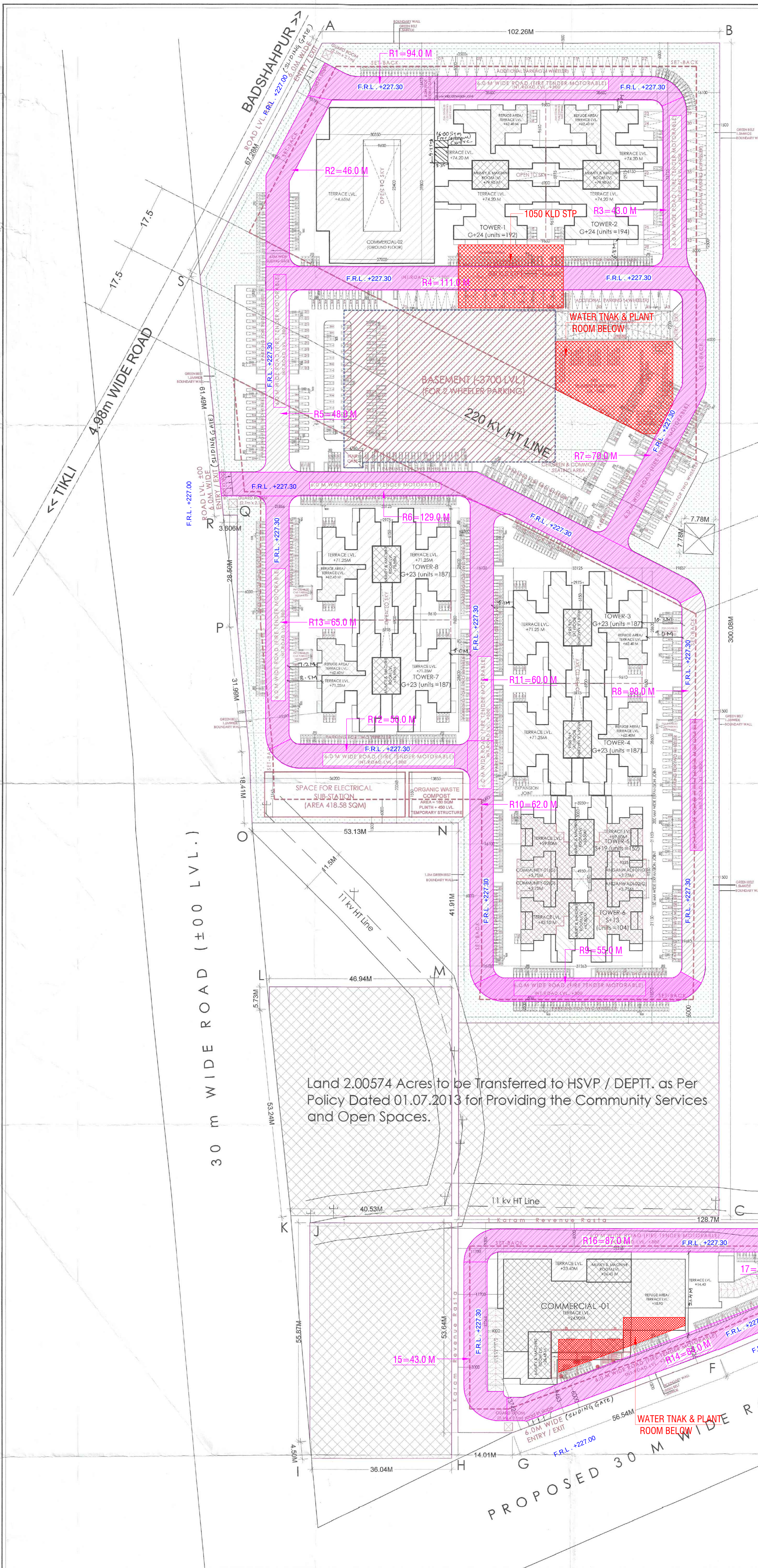




Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME: 10.02847 ACRES (Net Plot Area: 8.02273 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross)	10.02847 acres	40583.158 sqm / 10.02847 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) (IGBC registration No. GAH221149)	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) (For above 4%)	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) (IGBC registration No. GAH221149)	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	8387.88 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 (8.02273 Acres) = 4870.0177 sqm	41.95 ECS
10	Parking	0.5 ECS of 1390 UNITS = 695 ECS	736.99 ECS
Additional / Optional		730 ECS	
11	Community Building Detail (A) 2 No. of Anganwadi (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)													
S.NO	TOWER	FLOORS	HEIGHT (M)	NO. OF UNITS	GROUND COVERAGE	NON FLOOR	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	427.98	284.15	343.83	344.84	344.84	344.84	344.84	344.84	13167.81
2	TOWER-2	G+24	74.20	194	446.64	191.18	435.42	344.84	344.84	344.84	344.84	344.84	13279.1
3	TOWER-3	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
4	TOWER-4	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
5	TOWER-5	G+19	59.8	152	403.3	75.88	445.6	335.62	335.62	335.62	335.62	335.62	11454.54
6	TOWER-6	G+19	59.8	152	403.3	75.88	445.6	335.62	335.62	335.62	335.62	335.62	11454.54
7	TOWER-7	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
8	TOWER-8	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
9	TOWER-9	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
10	TOWER-10	G+23	71.25	187	446.69	187.81	439.17	344.84	344.84	344.84	344.84	344.84	12801.13
11	COMMUNITY	G	3.75	2	375.94								N.A.
12	ANGANWADI	G	3.75	2	375.94								N.A.
13	COMMERCIAL-01	G+4	24.90	1	143.34	213.35	120.31	1107.77	1107.77	1107.77	1107.77	1107.77	88527.41
14	COMMERCIAL-02	G	4.65	0	198.71	112.38	794.93						4019.08
15	BASEMENT (PARKING)	B	-3.7	0	0	0	0						2388.47
16	STP & UGT	B	0	0	0	0	0						1017.38
17	ELC SUB STATION	G	4.0	0	418.58	418.58							418.58
18	OWS	G	4.0	0	140.03	140.03							21.53
19	FIRE STAIRCASE	G	0	0	21.53	21.53							21.53
TOTAL				1390	6387.28								88527.41
Minimum Units Required				1384									88540.97
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										
3		Open parking = 28 sqm / ECS	Required = 35 x 21 = 735 sqm										
4		Basement parking = 32 sqm / ECS	Provided = 965.00 SQM (41.55 ECS) (A)										
		Area break-up	2001.84 SQM (78.18 ECS)										
1		Open parking = 28 sqm / ECS	1390.64 sqm / 28 = 50.02 ECS										
2		Soth parking = 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS										
3		Basement parking = 32 sqm / ECS	2001.84 sqm / 32 = 62.56 ECS										
		TOTAL ECS (RES) + (OPTIONAL)	A+B										
		Achieved ECS	total = 695.04 ECS (Rounded off)										
		Admired ECS	total = 695.04 + 41.95 ECS = 736.99 ECS										
S.NO		PERMISSIBLE	DETAIL										
1		TOTAL PERMISSIBLE FAR	6071.32 SQM										
2		(a) FAR 0% - 4%	2840.86 SQM										
3		(b) FAR 4% - 8%	2840.86 SQM										
4		(c) 12% IBCG	389.60 SQM										
5		TOTAL	6071.32 SQM										
6		ACHIEVED COMMERCIAL FAR	6071.32 SQM										
		AREA BREAK-UP	50 SQM / ECS										
1		REQUIRED PARKING	6019.08 - 2840.86 = 3178.22 SQM										
			+1178.72 SQM										
			63.56 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	6071.32 SQM (Achieved)										

UNIT AREA DETAILS									
TOWER-1 (2 ROOM SET) (G+24)									
TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (S UNITS) / FUR	18TH FLOOR (S UNITS)	TYP. 19TH-20TH (S UNITS) / FUR	TYP. 21TH-24TH (S 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	8	8	12	60	60	10.29	
TYPE-3	0	34	1	0	0	35	60	10.13	
TOTAL							180		
TOWER-2 (2 ROOM SET) (G+24)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 17TH (S UNITS) / FUR	18TH FLOOR (S UNITS)	TYP. 19TH-20TH (S UNITS) / FUR	TYP. 21TH-24TH (S UNITS) / FUR	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	2	68	4	8	16	99	60	10.48	
TYPE-2	2	34	8	8	12	60	60	10.29	
TYPE-3	0	34	1	0	0	35	60	10.13	
TOTAL							180		
TOWER-3 (2 ROOM SET) (G+23)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 20TH (S UNITS) / FUR	TYP. 21ST-23RD (S UNITS) / FUR	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	92	60	10.13	
TYPE-2	3	80	9	0	0	89	60	10.36	
TOTAL							181		
TOWER-4 (2 ROOM SET) (G+23)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 20TH (S UNITS) / FUR	TYP. 21ST-23RD (S UNITS) / FUR	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	92	60	10.13	
TYPE-2	3	80	9	0	0	89	60	10.36	
TOTAL							181		
TOWER-5 (1 ROOM SET) (G+18)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 18TH (S 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+18)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 18TH (S UNITS) / FUR	-	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	0	52	0	0	0	52	30.54	9.71	
TYPE-2	0	52	0	0	0	52	35.54	9.94	
TOTAL							104		
TOWER-7 (2 ROOM SET) (G+23)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 20TH (S UNITS) / FUR	TYP. 21ST-23RD (S UNITS) / FUR	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	92	60	10.13	
TYPE-2	3	80	9	0	0	89	60	10.36	
TOTAL							181		
TOWER-8 (2 ROOM SET) (G+23)									
TYPOLGY	FLOOR (S UNITS)	TYP. 1ST TO 20TH (S UNITS) / FUR	TYP. 21ST-23RD (S UNITS) / FUR	-	-	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)	
TYPE-1	3	80	12	0	0	92	60	10.13	
TYPE-2	3	80	9	0	0	89	60	10.36	
TOTAL							180		