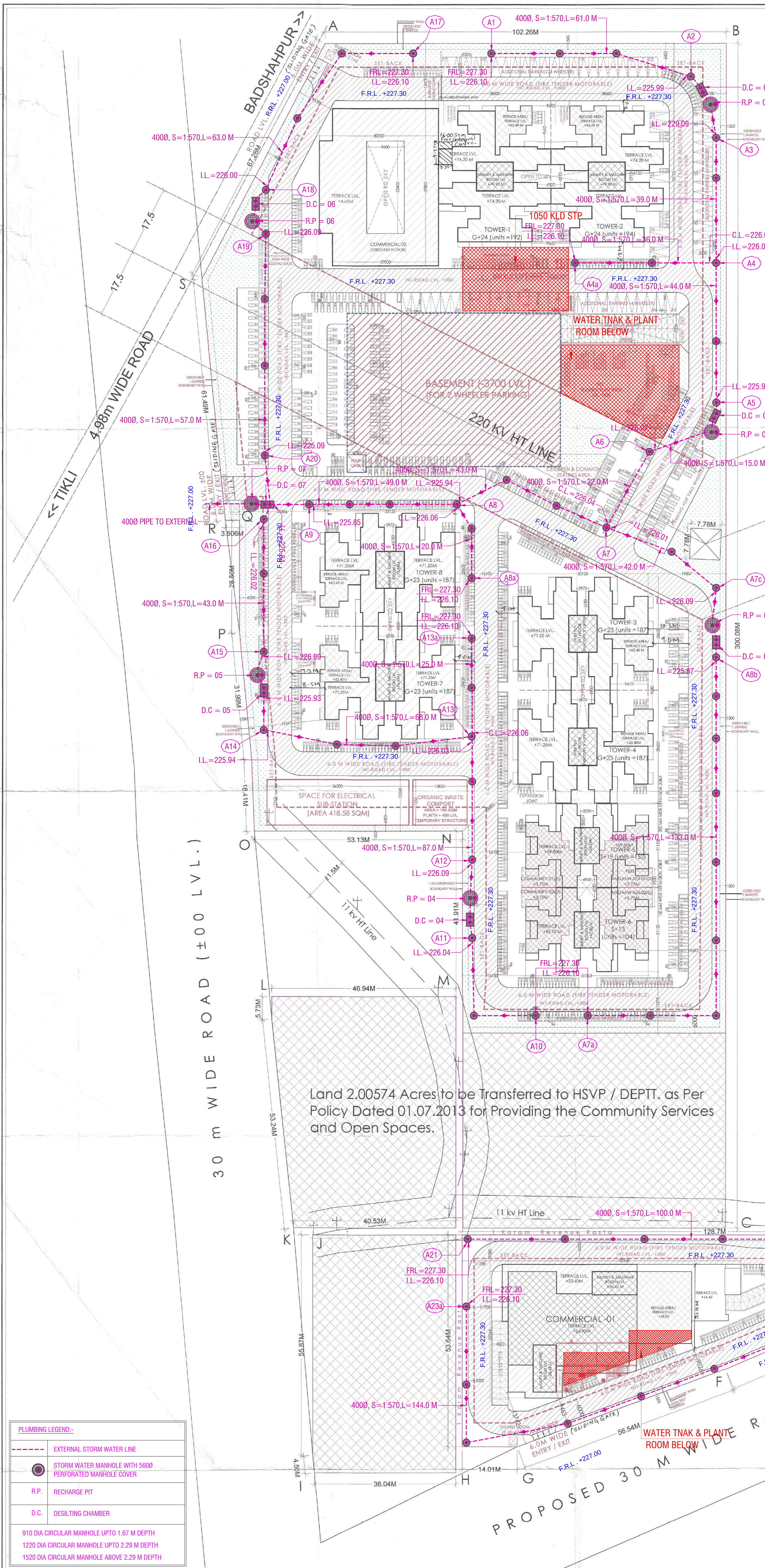




Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME: 10.02847 ACRES (Net Plot Area: 8.02273 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross)	10.02847 acres	40583.7181 sqm / 10.02847 acre
2	Commercial Area	8% of Plot Area (0.80227 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	open parking
	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	base ment parking = 33.24 ECS
Total			Total = 63.78 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	8387.86 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 (8.02273 Acres) = 4870.0177 sqm	4196.04 ECS
10	Parking	0.5 ECS of 1390 UNITS = 695 ECS	41.96 ECS
	Additional / Optional	0.5 of 70 UNITS = 35 ECS	736.99 ECS
TOTAL		730 ECS	1390
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			
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 ACRE)													
S.NO	TOWER	FLOORS	HEIGHT (M)	NO. OF UNITS	GROUND COVERAGE	NON FLOOR	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	11th Floor	21st-23rd Floor	TOTAL RESIDENTIAL F.A.R.
1	TOWER-1	G+24	74.20	192	427.98	284.15	343.83	344.04	344.04	7082.92	274.20	22.23-24th	13167.81
2	TOWER-2	G+24	74.20	194	446.64	191.18	435.42	344.04	344.04	7082.92	274.20	22.23-24th	12979.1
3	TOWER-3	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	7082.92	274.20	22.23-24th	12801.13
4	TOWER-4	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	7082.92	274.20	22.23-24th	12801.13
5	TOWER-5	G+19	59.8	152	403.3	75.88	445.6	335.62	335.62	335.62	335.62	21.21-24th	4445.54
6	TOWER-6	G+19	59.8	152	403.3	75.88	445.6	335.62	335.62	335.62	335.62	21.21-24th	4445.54
7	TOWER-7	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	7082.92	274.20	22.23-24th	12801.13
8	TOWER-8	G+23	71.25	187	446.69	187.81	439.17	344.04	344.04	7082.92	274.20	22.23-24th	12801.13
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	1107.77	1107.77	1019.43	757.48		88527.41
12	COMMERCIAL-2	G	4.65	0	198.71	112.38	794.93						4019.08
13	BASEMENT (PARKING)	B	-3.7	0	0	0	0						
14	STP & UGT	B	0	0	0	0	0						
15	ELC SUB STATION	G	4.0	0	418.58	418.58							
16	OWS	G	4.0	0	160.03	160.03							
17	FIRE STAIRCASE	G	0	21.23	21.23								
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										
3		Open parking = 28 sqm / ECS	Required = 35 x 21 = 735 sqm Provided = 965.05 SQM (41.95 ECS) (A)										
Area Breakup													
1		Open parking	= 28 sqm / ECS	1369.44 sqm / 28 = 59.36 ECS									
2		Unit parking	= 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS									
3		Basement parking	= 32 sqm / ECS	2000.18 sqm / 32 = 62.54 ECS									
4		TOTAL ECS (RES. + OPTIONAL)	A+B										
5		Achieved ECS	total = 695.04 + 41.95 ECS = 736.99 ECS										
COMMERCIAL PARKING CALCULATION (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) 13% IBCG	389.60 SQM										
5		TOTAL	6071.32 SQM										
ACHIEVED COMMERCIAL FAR													
1		AREA BREAKUP	6150.64 / ECS										
2		REQUIRED PARKING	6019.08 - 2840.86 = 3178.22 SQM = 3178.22/70										
3		OPEN PARKING	= 23 SQM/ECS	702.58 sqm / 23 = 30.54 ECS									
4		BASEMENT PARKING	= 32 SQM/ECS	1063.81 sqm / 32 = 33.24 ECS									
5		TOTAL	63.78 ECS (Achieved)										

UNIT AREA DETAILS													
TOWER-1 (2 ROOM SET) (G+24)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 17TH (S)	18TH FLOOR (S)	TYP. 19TH-20TH (S)	TYP. 21TH-24TH (S)	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	2	68	4	8	16	88	60	10.48					
TYPE-2	2	34	8	8	12	58	60	10.20					
TYPE-3	0	34	1	0	0	35	60	10.33					
TOWER-2 (2 ROOM SET) (G+24)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 17TH (S)	18TH FLOOR (S)	TYP. 19TH-20TH (S)	TYP. 21TH-24TH (S)	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	10.20					
TYPE-3	0	34	1	0	0	35	60	10.33					
TOWER-3 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 20TH (S)	21ST FLOOR (S)	TYP. 21ST-23RD (S)	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	TOTAL	CARPET AREA / UNIT (SQM)	BALCONY AREA / UNIT (SQM)					
TYPE-1	3	80	12	0	-	92	60	10.11					
TYPE-2	3	80	9	0	0	89	60	10.36					
TOWER-4 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 20TH (S)	21ST FLOOR (S)	TYP. 21ST-23RD (S)	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	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					
TOWER-5 (1 ROOM SET) (G+19)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 20TH (S)	21TH FLOOR (S)	- <th>-<th>TOTAL</th><th>CARPET AREA / UNIT (SQM)</th><th>BALCONY AREA / UNIT (SQM)</th><th colspan="5"></th></th>	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	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					
TOWER-6 (1 ROOM SET) (G+19)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 17TH (S)	- <th>-<th>-<th>TOTAL</th><th>CARPET AREA / UNIT (SQM)</th><th>BALCONY AREA / UNIT (SQM)</th><th colspan="5"></th></th></th>	- <th>-<th>TOTAL</th><th>CARPET AREA / UNIT (SQM)</th><th>BALCONY AREA / UNIT (SQM)</th><th colspan="5"></th></th>	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	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					
TOWER-7 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 20TH (S)	21ST FLOOR (S)	- <th>-<th>TOTAL</th><th>CARPET AREA / UNIT (SQM)</th><th>BALCONY AREA / UNIT (SQM)</th><th colspan="5"></th></th>	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	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					
TOWER-8 (2 ROOM SET) (G+23)													
TYPOLGY	GROUND FLOOR (S)	TYP. 1ST TO 20TH (S)	21ST FLOOR (S)	TYP. 21ST-23RD (S)	- <th>TOTAL</th> <th>CARPET AREA / UNIT (SQM)</th> <th>BALCONY AREA / UNIT (SQM)</th> <th colspan="5"></th>	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							1390						

PLUMBING LEGEND:	
	EXTERNAL STORM WATER LINE
	STORM WATER MANHOLE WITH 5600 PERFORATED MANHOLE COVER
R.P.	RECHARGE PIT
D.C.	DESILTING CHAMBER
910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH	
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH	
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH	

PLOT AREA = (10.02847 ACRES)
ALL DIMENSIONS ARE IN MM

NOTES
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS STATED OTHERWISE.
2. THE CONSTRUCTION OF THE BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF HARYANA BUILDING CODE, 2017 IS SUPPLEMENT TO THE NATIONAL BUILDING CODE OF INDIA, 2016 SHALL BE FOLLOWED.
3. THE GATE AND BOUNDARY WALL BE CONSTRUCTED AS/CODE.
4. THE CONSTRUCTION OF BASEMENT BE EXECUTED AS/CODE.
5. LIFTS & RAMPS IN BUILDING AS/CODE.
6. PROPER FIRE SAFETY MEASURES PROVISIONS AS PER CODES.
7. ADEQUATE PARKING SPACES - COVERED, OPEN OR IN THE BASEMENT AS/CODE.
8. PROVISION OF SEWAGE TREATMENT PLANT AS/CODE.

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.

OWNER
SH. MUKUL YADAV & OTHERS IN COLLABORATION WITH PAREENA INFRASTRUCTURE PVT. LTD.

PROJECT
PROPOSED AFFORDABLE GROUP HOUSING COLONY AT SECTOR-68, GURUGRAM

PARADISE CONSULTANTS
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DESCRIPTION
SUBMISSION DRAWING

SCALE
1 : 100 @ A

SHEET NO.
DATE ISSUED
23-5-2022