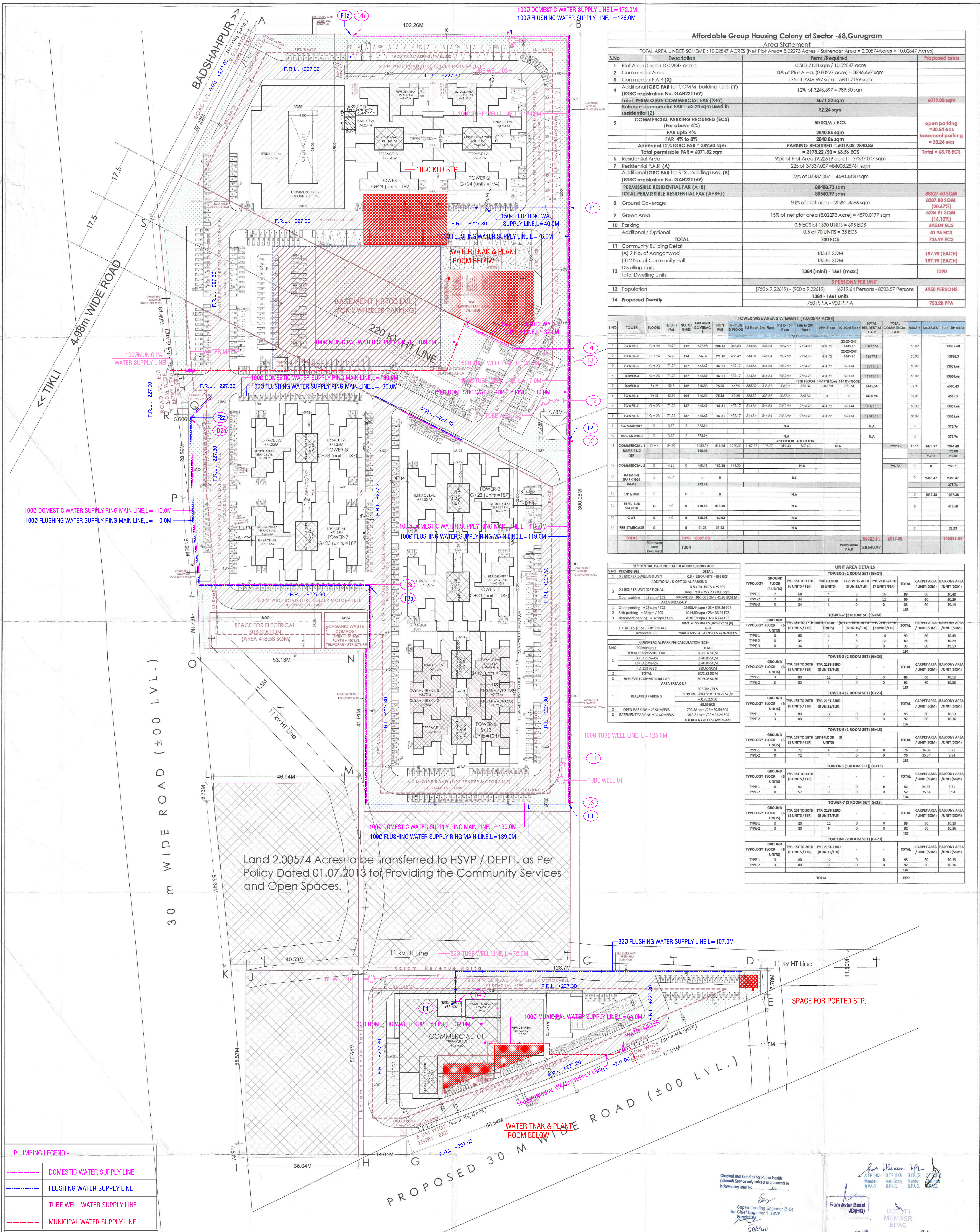




Affordable Group Housing Colony at Sector -68, Gurugram			
Area Statement			
TOTAL AREA UNDER SCHEME: 10.02847 ACRES (Net Plot Area= 8.02273 Acres + Surrender Area = 2.00574 Acres = 10.02847 Acres)			
S.No	Description	Perm./Required	Proposed area
1	Plot Area (Gross)	40583.158 sqm / 10.02847 acre	
2	Commercial 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)	12% of 3246.697 = 389.603 sqm	
Total PERMISSIBLE COMMERCIAL FAR (X+Y)		6071.32 sqm	6071.08 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 = 389.603 sqm		PARKING REQUIRED = 4019.08/2840.86	
Total permissible FAR = 6071.32 sqm		= 3178.22 / 50 = 63.56 ECS	Total = 43.78 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)		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	
9	Green Area	15% of net plot area (8.02273 Acres) = 4870.0177 sqm	5236.81 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 (mini) - 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 ACRES)														
LNO	TOWER	FLOOR	HEIGHT (M)	NO. OF UNITS	GROUND COVERAGE	NON F.A.R.	GROUND FLOOR	1st Floor	2nd Floor	3rd to 10th Floor	11th to 20th Floor	21st Floor	22-23rd Floor	TOTAL RESIDENTIAL F.A.R.
1	TOWER-1	G+24	74.20	192	427.58	284.15	344.04	344.04	344.04	344.04	344.04	344.04	344.04	13167.81
2	TOWER-2	G+24	74.20	194	466.64	191.18	435.42	344.04	344.04	344.04	344.04	344.04	344.04	13279.11
3	TOWER-3	G+23	71.25	187	446.09	187.81	429.17	344.04	344.04	344.04	344.04	344.04	344.04	13054.46
4	TOWER-4	G+23	71.25	187	446.09	187.81	429.17	344.04	344.04	344.04	344.04	344.04	344.04	13054.46
5	TOWER-5	S+19	59.81	152	403.83	75.88	335.69	335.69	335.69	335.69	335.69	335.69	335.69	12801.13
6	TOWER-6	S+19	42.10	104	403.83	75.88	335.69	335.69	335.69	335.69	335.69	335.69	335.69	12801.13
7	TOWER-7	G+23	71.25	187	446.09	187.81	429.17	344.04	344.04	344.04	344.04	344.04	344.04	13054.46
8	TOWER-8	G+23	71.25	187	446.09	187.81	429.17	344.04	344.04	344.04	344.04	344.04	344.04	13054.46
9	COMMUNITY	G	3.75	2	375.96									375.96
10	ANGANWADI	G	3.75	2	375.96									375.96
11	COMMERCIAL-1	G+4	24.90	1	143.34	213.35	120.31	1107.77	1107.77	1107.77	1107.77	1107.77	1107.77	88527.41
12	COMMERCIAL-2	G	4.65	0	988.71	112.38	794.33							4019.08
13	BASEMENT	B	-3.7	0	0	0								2386.47
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								160.03
17	FIRE STAIRCASE	G	0	21.23	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 ACRES)			UNIT AREA DETAILS									
PERMISSIBLE		DETAIL	TOWER-1 (2 ROOM SET) (G+24)									
1	0.5 ECS PER DWELLING UNIT	0.5 x 1390 UNITS = 695 ECS	TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FLOOR)	18TH FLOOR (8 UNITS)	TYP. 18TH-20TH (8 UNITS / FLOOR)	TYP. 21TH-24TH (7 UNITS / FLOOR)	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)	
2	0.5 ECS PER UNIT (OPTIONAL)	0.5 x 1390 UNITS = 695 ECS	TYPE-1	2	68	4	8	16	96	60	10.48	
3	Open parking = 38 sqm / ECS	PROVIDED = 40 x 38 = 1520 sqm	TYPE-2	2	34	8	8	12	59	60	10.20	
Area Break-up			TYPE-3	0	34	1	0	0	35	60	10.33	
4	Open parking = 38 sqm / ECS	1369.44 sqm / 32 = 42.80 ECS	192									
5	5th parking = 28 sqm / ECS	1014.80 sqm / 28 = 36.24 ECS										
6	Basement parking = 32 sqm / ECS	2000.18 sqm / 32 = 62.50 ECS										
TOTAL ECS (RES. + OPTIONAL)		A+B										
Achieved ECS		total = 695.04 + 42.80 ECS = 738.19 ECS										
COMMERCIAL PARKING CALCULATION (ECS)			TOWER-2 (2 ROOM SET) (G+24)									
S.NO	PERMISSIBLE	DETAIL	TYPOLGY	GROUND FLOOR (S UNITS)	TYP. 1ST TO 17TH (8 UNITS / FLOOR)	18TH FLOOR (8 UNITS) <td colspan="2">TYP. 21TH-24TH (7 UNITS / FLOOR)</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 21TH-24TH (7 UNITS / FLOOR)		TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)	
1	TOTAL PERMISSIBLE FAR	6071.32 SQM	TYPE-1	3	68	4	8	16	99	60	10.48	
2	(a) FAR 0% - 4%	2840.86 SQM	TYPE-2	3	34	8	8	12	60	60	10.20	
3	(b) FAR 4% - 8%	2840.86 SQM	TYPE-3	0	34	1	0	0	35	60	10.33	
4	(c) 12% FIBC	389.60 SQM	196									
5	TOTAL COMMERCIAL FAR	6071.32 SQM										
6	ACHIEVED COMMERCIAL FAR	6071.32 SQM										
AREA BREAK-UP			TOWER-3 (2 ROOM SET) (G+23)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td><td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td><td>-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td> <td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td> <td>-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)		-	-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	6018.08 - 2840.86 = 1176.22 SQM	TYPE-1	3	80	12	0	0	0	95	60	10.11
3	BASEMENT PARKING = 32 SQM / ECS	1176.22 / 32 = 36.75625	TYPE-2	3	80	9	0	0	0	92	60	10.36
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	187									
5	OPEN PARKING = 38 SQM / ECS	700.58 sqm / 32 = 34.54 ECS										
6	BASEMENT PARKING = 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS										
TOTAL = 63.84 ECS (Achieved)												
E WELL LINE, L = 125.0M			TOWER-4 (2 ROOM SET) (G+23)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 18TH (8 UNITS / FLOOR)</td><td>19TH FLOOR (8 UNITS)</td><td colspan="2">-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 18TH (8 UNITS / FLOOR)</td> <td>19TH FLOOR (8 UNITS)</td> <td colspan="2">-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 18TH (8 UNITS / FLOOR)	19TH FLOOR (8 UNITS)	-		-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	6018.08 - 2840.86 = 1176.22 SQM	TYPE-1	0	72	4	0	0	0	76	34.92	9.71
3	BASEMENT PARKING = 32 SQM / ECS	1176.22 / 32 = 36.75625	TYPE-2	0	72	4	0	0	0	76	35.54	9.94
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	152									
E WELL LINE, L = 125.0M			TOWER-5 (1 ROOM SET) (G+13)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 13TH (8 UNITS / FLOOR)</td><td colspan="2">-</td><td>-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 13TH (8 UNITS / FLOOR)</td> <td colspan="2">-</td> <td>-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 13TH (8 UNITS / FLOOR)	-		-	-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	700.58 sqm / 32 = 34.54 ECS	TYPE-1	0	52	0	0	0	0	52	34.92	9.71
3	BASEMENT PARKING = 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS	TYPE-2	0	52	0	0	0	0	52	35.54	9.94
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	104									
E WELL LINE, L = 125.0M			TOWER-6 (1 ROOM SET) (G+13)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 13TH (8 UNITS / FLOOR)</td><td colspan="2">-</td><td>-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 13TH (8 UNITS / FLOOR)</td> <td colspan="2">-</td> <td>-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 13TH (8 UNITS / FLOOR)	-		-	-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	700.58 sqm / 32 = 34.54 ECS	TYPE-1	0	52	0	0	0	0	52	34.92	9.71
3	BASEMENT PARKING = 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS	TYPE-2	0	52	0	0	0	0	52	35.54	9.94
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	104									
E WELL LINE, L = 125.0M			TOWER-7 (2 ROOM SET) (G+23)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td><td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td><td>-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td> <td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td> <td>-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)		-	-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	700.58 sqm / 32 = 34.54 ECS	TYPE-1	3	80	12	0	0	0	95	60	10.11
3	BASEMENT PARKING = 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS	TYPE-2	3	80	9	0	0	0	92	60	10.36
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	187									
E WELL LINE, L = 125.0M			TOWER-8 (2 ROOM SET) (G+23)									
1	REQUIRED PARKING	5615.00 / ECS	TYPOLGY <td>GROUND FLOOR (S UNITS)<td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td><td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td><td>-</td><td>-</td><td>TOTAL</td><td>CARPET AREA (UNIT / SQM)</td><td>BALCONY AREA (UNIT / SQM)</td></td>	GROUND FLOOR (S UNITS) <td>TYP. 1ST TO 20TH (8 UNITS / FLOOR)</td> <td colspan="2">TYP. 21ST-23RD (8 UNITS / FLOOR)</td> <td>-</td> <td>-</td> <td>TOTAL</td> <td>CARPET AREA (UNIT / SQM)</td> <td>BALCONY AREA (UNIT / SQM)</td>	TYP. 1ST TO 20TH (8 UNITS / FLOOR)	TYP. 21ST-23RD (8 UNITS / FLOOR)		-	-	TOTAL	CARPET AREA (UNIT / SQM)	BALCONY AREA (UNIT / SQM)
2	OPEN PARKING = 38 SQM / ECS	700.58 sqm / 32 = 34.54 ECS	TYPE-1	3	80	12	0	0	0	95	60	10.11
3	BASEMENT PARKING = 32 SQM / ECS	1063.81 sqm / 32 = 33.24 ECS	TYPE-2	3	80	9	0	0	0	92	60	10.36
4	ACHIEVED COMMERCIAL FAR	63.84 ECS	187									
TOTAL			1390									

PLUMBING LEGEND:	
	DOMESTIC WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	TUBE WELL WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY LINE

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

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