

NON-TOD SITE AREA CALCULATION		
	PERMISSIBLE	PROPOSED
SITE AREA (6.175 X 4046.85 SQ. MTS)	24989.299	
99.5 % RESIDENTIAL LAND	24864.352	
F.A.R. FOR RESIDENTIAL (1.75%) A	43512.616	
EXTRA F.A.R. FOR I.G.B.C. RATING (GREEN BUILDING)(12%) B	2983.722	
NET PERMISSIBLE F.A.R. (A+B)	46496.339	46197.100

0.5 % COMMERCIAL COMPONENT LAND	124.946	
SITE AREA FOR COMMERCIAL (0.5%) C	124.946	
EXTRA F.A.R. FOR I.G.B.C. RATING (GREEN BUILDING)(12%) D	14.994	
NET PERMISSIBLE COMMERCIAL F.A.R.(C+D)	139.940	134.16
TOTAL GROUND COVERAGE (35%)	8746.255	3976.70
REQUIRED GREEN /OPEN AREA ON SITE (@ 15%)	3748.395	5022.29

NO. OF DEWELLING UNIT OF RESIDENTIAL	236
NO. OF DEWELLING UNIT OF EWS	42
NO. OF DEWELLING UNIT OF DOMESTIC SERVANT	26
MAIN DEWELLING UNIT POPULATION (@ 5 PERSONS EACH)	1180
EWS POPULATION (@ 2 PERSONS EACH)	84
D.S. POPULATION (@ 2 PERSONS EACH)	52
TOTAL POPULATION PROPOSED	1316

DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(6.175 ACRES) 100 - 300 PPA.	617.5 - 1852.5	1316.00
100 TO 300 PPA/ ACRES	100-300	213.12
PARKING AREA		ECs
(1.5 EGS X NO OF UNITS) = 354 EGS REQUIRED (+5% EWs)		372
AREA UNDER STILT FOR PARKING (/ 2850 SQ.MTS.)	491.054	17
AREA ON SURFACE FOR PARKING (/ 357 SQ.MTS.)	357.500	15
AREA UNDER BASEMENT FOR PARK. (/32 SQ.MTS.)	17642.020	550
TOTAL EGS PROPOSED	18490.574	582

TOD SITE AREA CALCULATION		PERMISSIBLE	PROPOSED
SITE AREA (5.785 X 4046.85 SQ MTS)		23411.027	
99.5 % RESIDENTIAL LAND		23293.972	
F.A.R. FOR RESIDENTIAL (@ 250%) A		58234.930	
EXTRA F.A.R. FOR I.G.B.C. RATING (GREEN BUILDING) (12%) B		2795.277	
F.A.R. FROM TDR CERTIFICATE C		34271.924	
NET PERMISSIBLE F.A.R. (A+B+C)		95302.131	95074.45

0.5 % COMMERCIAL COMPONENT LAND	117.055	
SITE AREA FOR COMMERCIAL (@ 250 %) C	292.638	
EXTRA F.A.R. FOR I.G.B.C. - RATING (GREEN BUILDING) (12%) D	14.247	
NET PERMISSIBLE COMMERCIAL F.A.R. (C+D)	306.584	306.20
TOTAL GROUND COVERAGE (@ 40 %)	9364.411	7291.68
REQUIRED GREEN / OPEN AREA ON SITE (@ 15 %)	3511.654	5496.18

NO. OF DWELLING UNIT OF RESIDENTIAL		384
NO. OF DWELLING UNIT OF EWS		70
NO. OF DWELLING UNIT OF DOMESTIC SERVANT		108
MAIN DWELLING UNIT POPULATION (@ 5 PERSONS EACH)		1920
EWS POPULATION (@ 2 PERSONS EACH)		140
DOMESTIC SERVANT POPULATION (@ 2 PERSONS EACH)		216
TOTAL POPULATION PROPOSED		2276
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA (S.785 ACRE)	2239- 2736	2276.00
430/- 10% PPA, (387 TO 473 PPA/ ACRES)	387-473	393.43

PARKING AREA		ECS
(1.5 ECS X NO OF UNITS) = 576 ECS REQUIRED (+5% EWS)		605
AREA UNDER STILT FOR PARKING ((28 SQ.MTS.)	1627.130	56
AREA ON SURFACE FOR PARKING ((23 SQ.MTS.)	660.000	27
AREA UNDER BASEMENT FOR PARK. ((32 SQ.MTS.)	32900.412	1026
TOTAL ECS PROPOSED	35187.542	1109

NON T.O.D. TOWER AREA DETAIL					
FL.	NO. OF TYPICAL FL. (1)	F.A.R. (REFUGE)	TYP. FL (2) (REFUGE)	LOWER PENTHOUSE AREA	UPPER PENTHOI AREA
789	26	404.789	2	409.961	312.162
788	27	312.688	2	325.012	242.098
786	27	320.568	2	321.892	217.492
934	26	369.934	2	371.258	293.36
	0				
	0				
173	3				
	0				

UNIT AREA DETAIL					
FL.	NO. OF TYP. (2) FL.	PENTHOUSE	TOTAL NO. OF UNITS	DOMESTIC HELP	EW'S UNIT
	2	2	58	26	
	2	2	60		
	2	2	60		
	2	2	58		

			42
	236	26	42
	5	2	2
	1180	52	84
		1316	

T.O.D. TOWER AREA DETAIL					
FL.	NO. OF TYPICAL FL	TYP. [2] FL F.A.R. (REFUGE)	NO. OF TYP. FL [2] (REFUGE)	LOWER PENTHOUSE AREA	UPPER PENTHOUSE AREA
471	29	460.471	3	460.471	373.713
898	29	400.314	3	400.323	320.962
995	29	362.995	3	365.733	275.239
611	29	420.611	3	437.423	305.742

[illegible]

AREA DETAIL					
FL.	NO. OF TYP. (2) FL.	PENTHOUSE	TOTAL NO. OF UNITS	DOMESTIC HELP	EDS UNIT
3	2	66			
3	2	66			
3	2	66			
3	2	66			

4	0	120	108	70
		384	108	70
		5	2	2
		1920	216	140
		2276		

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A.T.P. (H)
N.W.C.
Member Secretary
B.P.A.C.

[Handwritten initials]

S.T.P. (G)
Member
B.P.A.C.

[Handwritten signature]

C.P.P.A.M.)
Chairman
B.P.A.C.

[Handwritten signature]

Ram Arvir Das
J.D.(M)

TO BE RETURNED WITH THIS OFFICE

MEMO NO.: _____

DATED : _____

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building plans have been checked and found in
as per Public Health Services point of view.

EE(WWS)
GMDA

EE(Wainage)
GMDA

EE
GMDA

EE(Mody Officer)
Infra-IT GMDA

CFE
GMDA

CARPET AREA DETAILS (AREA IN SQ MTR)
TOWER-5

UNIT T-5B	195.83	1.5
UNIT T-5C	315.12	1.5
UNIT T-5D	350.89	1.5
TOWER 5		
UNIT TYPE	CARPET AREA	ECS REQ.
UNIT T-6A	142.14	1.0
UNIT T-6B	178.83	1.5
UNIT T-6C	237.27	1.5
UNIT T-6D	315.68	1.5

TOWER - 7		
UNIT TYPE	CARPET AREA	ECS REQ.
UNIT T-7A	142.14	1.0
UNIT T-7B	142.14	1.0
UNIT T-7C	237.27	1.5
UNIT T-7D	237.27	1.5
TOWER - 8		
UNIT TYPE	CARPET AREA	ECS REQ.
UNIT T-8A	178.83	1.5

	UNIT T-8B	142.14	1.0
	UNIT T-8C	578.5	1.5
TOWER - 9			
	UNIT TYPE	CARPET AREA	ECS REQ.
	UNIT T-9A	176.82	1.5
	UNIT T-9B	185.93	1.5
	UNIT T-9C	195.83	1.5
ECS @ 1.5 PER UNIT CONSIDERED			

S.N.O.	NO.	PREFIX	GRABATT	LEAVOTS	AREA
A	1	1	21.805	9.985	216
TOTAL ADDITION					216
SUBTRACTIONS					
1	1	1	0.000	0.000	0
TOTAL SUBTRACTIONS					0
TOTAL GROUND COVERAGE					216

GROUND FLOOR F.A.R. (SCHOOL)

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	21.805	9.935	216
TOTAL ADDITION					216
SUBTRACTIONS					
1	1	1	0.000	0.000	0
TOTAL SUBTRACTIONS					0
TOTAL GROUND FLOOR F.A.R.					216

ARCHITECT:
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE, INTERIOR & PLANNING

Unit No.503,Ninex Time Center, Sunnity,Sector-64,Golf Course Road,Gurgaon
O :- 0124-4284293 M :- 0-9899158486 Mail :- sr.yr.kas.ahlawat@gmail.com

MEP CONSULTANT:
SANELAC CONSULTANTS PVT LTD.
C-64/2, Okhla Industrial Area, Phase II, New Delhi,
Delhi 110020.Tel. 011 40303959

STRUCTURAL CONSULTANT:

VINTECH CONSULTANTS
CONSULTANT ENGINEERS & PROJECT MANAGERS
C-35, Pamposh Enclave, Great Kailash-I, New Delhi-1100148,
Tel. 43141516, Fax. 26296767 Email -vintech@vintechconsultants.com

CLIENT:

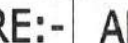
WHITELAND

M/s. Whiteland Corporation Private Limited

DESIGN CONSULTANT :
Architect Hafeez Contractor
29 Bank Street, Fort, Mumbai 400 023 Tel : 2266 1920

PROJECT:-
PROPOSED BUILDING PLAN
GROUP HOUSING COLONY AN
MEASURING 5.785 ACRES UNDER
POLICY DATED 09.02.2016(LICEN
92 OF 2022 DATED 12.07.2022)

GROUP HOUSING COLONY A
MEASURING 6.175 ACRES. (LIC
NO. 91 OF 2022 DATED 12.07.2022)
SECTOR- 76, GURUGRAM B
DEVELOPED BY WHITE
CORPORATION PVT. L

OWNERS SIGNATURE:-	ARCHITECT SIGN
	

DRAWING TITLE :

DATE:- NOV-2022		N ↑	SHE S
SCALE			

