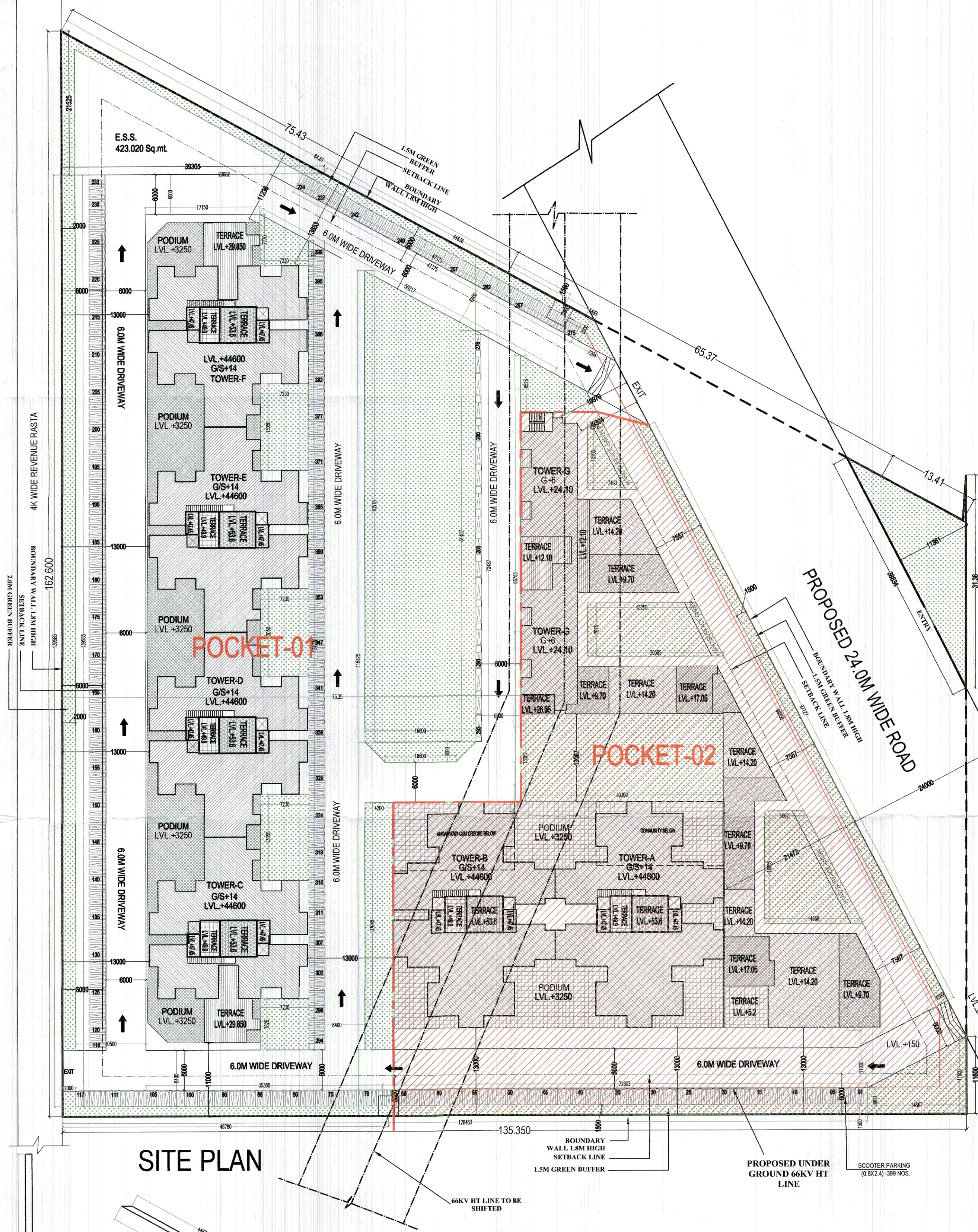
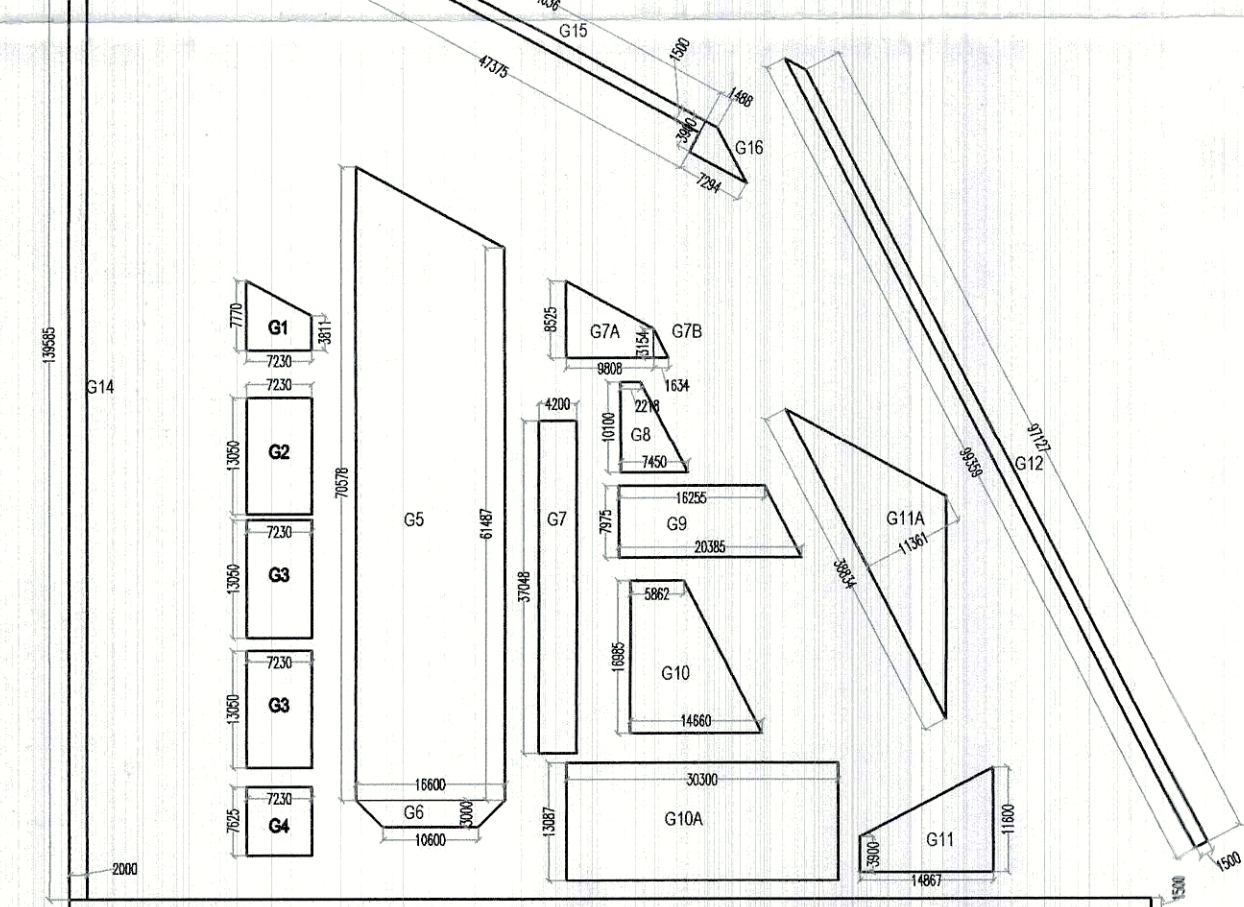




SITE PLAN



OPEN/GREEN AREA DIAGRAM

OPEN/GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	(7.770+3.811)/2	7.230	41.865	
G2	1	1	7.230	13.050	94.352
G3	2	1	7.230	13.050	188.703
G4	1	1	7.230	7.625	55.129
G5	1	(70.578+61.487)/2	16.600	1.096.140	
G6	1	(16.600+10.50)/2	3.000	40.800	
G7	1	1	4.200	37.048	155.602
G7A	1	(8.525+3.154)/2	9.808	57.274	
G7B	1	0.5	1.634	3.154	2.577
G8	1	(2.218+7.45)/2	10.100	48.823	
G9	1	(16.255+20.385)/2	7.975	146.102	
G10	1	(5.862+14.660)/2	16.985	174.283	
G10A	1	1	30.300	13.087	396.536
G11	1	(11.600+3.900)/2	14.867	115.219	
G11A	1	0.5	38.834	11.361	220.597
TOTAL ORGANIZED GREEN AREA (A) (16.47%)					2,834.001
OTHER GREEN AREA					
G12	1	(97.127+99.359)/2	1.500	147.365	
G13	1	1	120.483	1.500	180.725
G14	1	1	2.000	139.585	279.170
G15	1	(47.375+44.636)/2	1.500	69.008	
G16	1	(1.488+7.294)/2	3.900	17.125	
TOTAL OTHER OPEN SPACE AREA (B)					693.392
GRAND TOTAL OPEN/GREEN (A+B)					3,527.393

OPEN PARKING AREA					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
P1	1	1	72.603	11.000	798.633
P2	1	1	35.380	8.400	297.192
P3	1	1	10.500	139.585	1,465.643
P4	1	(121.226+116.625)/2	8.400	998.974	
P5	1	(70.487+66.763)/2	6.800	466.650	
P6	1	(47.375+50.217)/2	8.400	409.886	
P7	1	(23.682+17.150)/2	6.000	122.496	
TOTAL OPEN PARKING AREA					4,559.474

PARKING E.C.S. AREA REQUIRED (@0.5E.C.S./UNIT) = 295 E.C.S.

(PARKING AREA UNDER SURFACE = 4559.474/23 = 198.238 E.C.S.)

(PARKING AREA UNDER STILT = 2870.393/28 = 102.514 E.C.S.)

TOTAL E.C.S. AREA PROVIDED = 300.752 E.C.S.

PARKING REQUIRED (@1 SCOOTER PARKING/UNIT) = 590

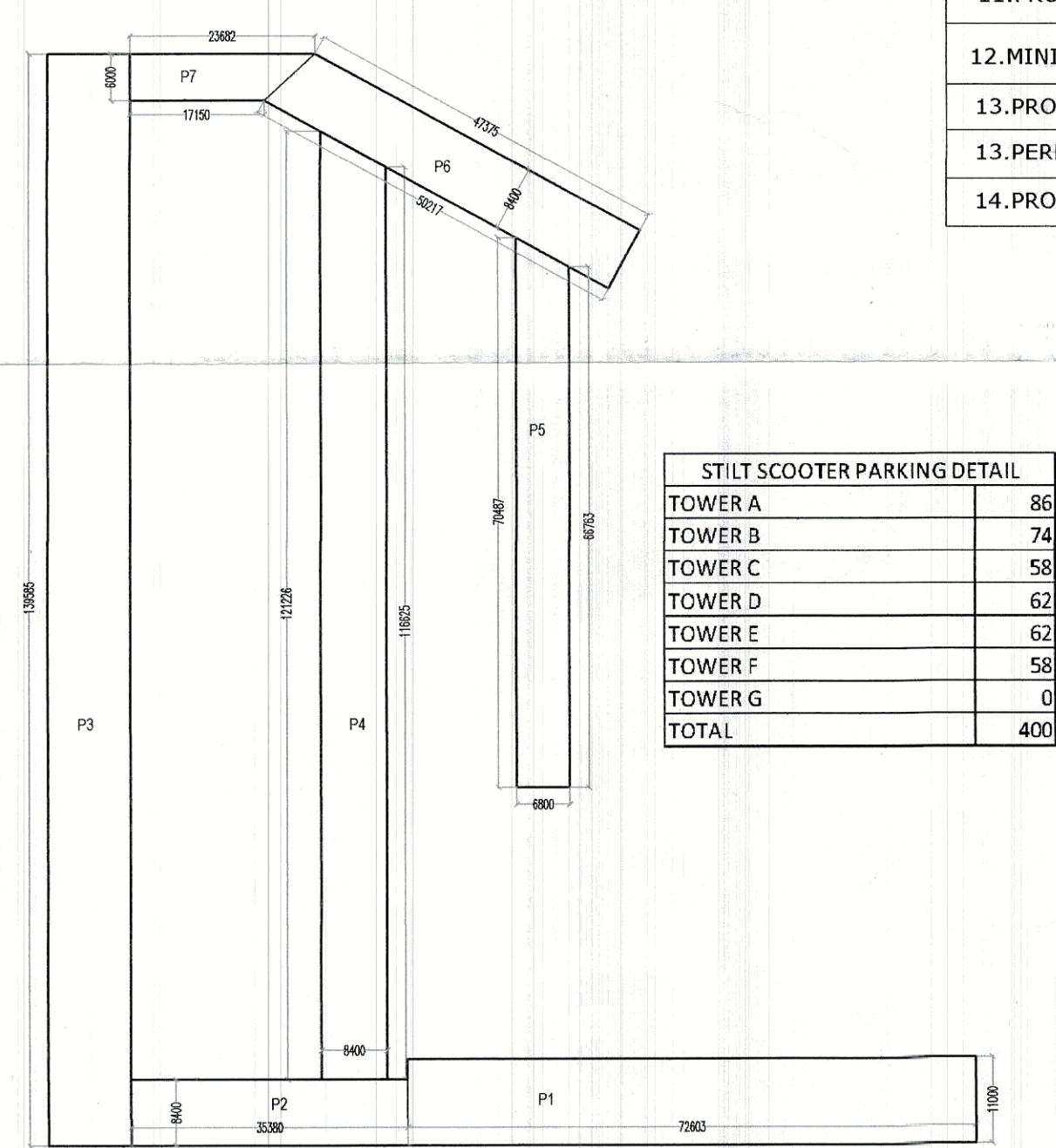
PROPOSED SCOOTER PARKING (STILT) = 400

PROPOSED SCOOTER PARKING (OPEN) = 399

TOTAL SCOOTER PARKING PROVIDED = 799

UNIT TYPE	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOTAL UNITS
UNIT-1 (2BHK)	56	56	0	0	0	0	0	112
UNIT-2 (3BHK)	56	28	0	0	0	0	0	84
UNIT-3 (2BHK)	0	28	0	0	0	0	0	28
UNIT-4 (3BHK)	0	0	13	26	26	13	0	78
UNIT-4A (3BHK)	0	0	1	2	2	1	0	6
UNIT-5 (3BHK)	0	0	5	0	0	9	0	14
UNIT-6 (3BHK)	0	0	0	0	0	0	32	32
UNIT-7 (3BHK)	0	0	57	56	56	57	0	226
UNIT-7A (3BHK)	0	0	0	2	2	2	0	4
UNIT-7B (3BHK)	0	0	1	0	0	1	0	2
TOTAL	112	112	81	86	86	81	32	590

UNIT TYPE	UNIT CARPET AREA (SQ.MT.)	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT-1 (2BHK)	52.134	112	5839.008
UNIT-2 (3BHK)	54.215	84	4554.06
UNIT-3 (2BHK)	53.539	28	1499.092
UNIT-4 (3BHK)	59.967	78	4677.426
UNIT-4A (3BHK)	59.967	6	359.802
UNIT-5 (3BHK)	59.967	14	1079.406
UNIT-6 (3BHK)	28.565	32	914.08
UNIT-7 (3BHK)	59.880	226	13557.74
UNIT-7A (3BHK)	59.890	4	239.56
UNIT-7B (3BHK)	59.890	2	119.98
TOTAL		590	32840.554



STILT SCOOTER PARKING DETAIL	
TOWER A	86
TOWER B	74
TOWER C	58
TOWER D	62
TOWER E	62
TOWER F	58
TOWER G	0
TOTAL	400

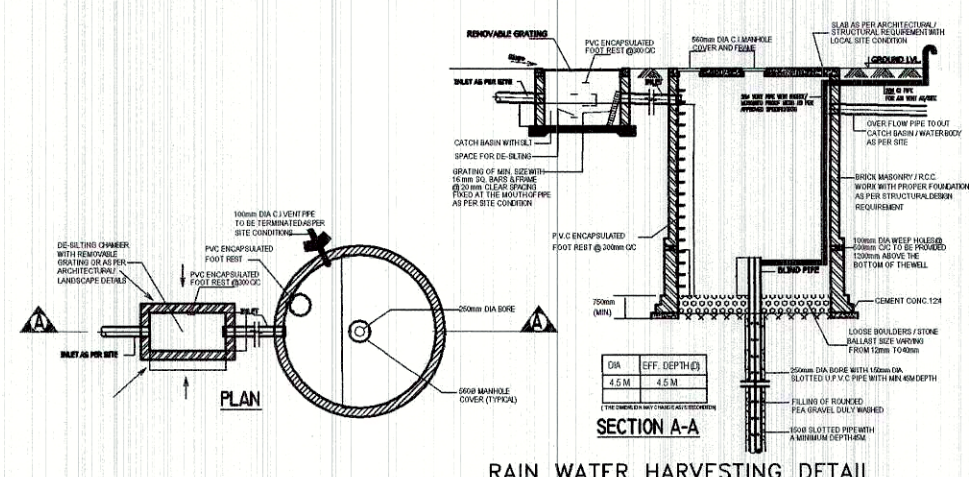
OPEN PARKING AREA DIAGRAM

AREA CALCULATION											
	TOWER -A	TOWER -B	TOWER -C	TOWER -D	TOWER -E	TOWER -F	TOWER -G	COMMERCIAL 1	CRECHE	COMMUNITY	TOTAL
GROUND COVERAGE	837.201	803.291	621.617	624.406	624.406	621.617	0.000	1177.647	188.264	186.871	5310.185
GROUND/STILT F.A.R.	60.901	60.901	191.302	191.302	191.302	191.302	0.000	1157.172			
1ST FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	0.000	994.950			
2nd FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	0.000	391.517			
3rd FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	268.730				
4th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	268.730				
5th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	268.730				
6th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693	268.730				
7th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693					
8th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693					
9th FLOOR F.A.R.	478.681	476.979	404.693	404.058	404.058	404.693					
10th FLOOR F.A.R.	478.681	476.979	341.966	404.058	404.058	341.966					
11th FLOOR F.A.R.	478.681	476.979	341.966	404.058	404.058	341.966					
12th FLOOR F.A.R.	478.681	476.979	341.966	404.058	404.058	341.966					
13th FLOOR F.A.R.	478.681	476.979	341.966	404.058	404.058	341.966					
14th FLOOR F.A.R.	478.681	476.979	341.966	404.058	404.058	341.966					
TOTAL F.A.R.	6762.435	6738.607	5543.369	5848.114	5848.114	5543.369	1074.920	2543.639			37358.928
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	37358.928							2543.639			
MUMTY AREA	43.434	43.434	59.167	59.167	59.167	59.167	14.645	92.205			
STILT PARKING	589.429	554.126	430.315	433.104	433.104	430.315	0.000	0.000			2870.393
STAIR CASE AREA	403.515	403.515	401.590	401.590	401.590	401.590	74.100	159.990			
SERVICE FLOOR AREA	0.000	0.000	0.000	0.000	0.000	0.000	0.000	386.298			
TOTAL BUILT UP	7798.813	7739.682	6434.441	6741.975	6741.975	6434.441	1163.665	3182.132	188.264	186.871	46612.258

- TOTAL SITE AREA = 4.25 x 4046.85 = 17199.112 SQ.MT.
- 1.COMMERCIAL AREA LAND (MAX.) (@ 8%) = 0.34 Acres = 1375.929 sq.mt.
- 1.RESIDENTIAL AREA LAND (MAX.) (@ 92%) = 3.91 Acres = 15823.183 sq.mt.
- 2.PERMISSIBLE GROUND COVERAGE (@50% OF SITE AREA) = 17199.112x0.5 = 8599.556 SQ.MT.
3. PROPOSED GROUND COVERAGE = 5310.185 SQ.MT.
- 4.PERMISSIBLE RESIDENTIAL F.A.R. (@2.25 OF 3.91 Acres) = 15823.183 X 2.25 = 35602.161 SQ.MT. (12 % OF I.G.B.C.) = 15823.183 X 12% = 1898.781 SQ.MT. NET PERMISSIBLE RESIDENTIAL F.A.R. = 37500.942 SQ.MT.
- 5.PROPOSED RESIDENTIAL F.A.R. = 37358.928 SQ.MT.
- 6.PER.COMMERCIAL F.A.R. (@1.75 OF 0.34 Acres) = 1375.929 X 1.75 = 2407.875 SQ.MT. (12 % OF I.G.B.C.) = 1375.929 X 12% = 165.111 SQ.MT. NET PERMISSIBLE COMMERCIAL F.A.R. = 2572.986 SQ.MT.
- 7.PROPOSED COMMERCIAL F.A.R. = 2543.639 SQ.MT.
- 8.REQUIRED GREEN/ OPEN SPACE (15 % OF THE TOTAL LAND) = 2579.866 SQ.MTS.
- 9.PROPOSED GREEN / OPEN SPACE (20.5%) = 3527.393 SQ.MTS.
- 10.MINIMUM REQUIRED CRECHE AREA = 185.810 SQ.MT.
- 11.PROPOSED CRECHE AREA = 188.264 SQ.MT.
- 12.MINIMUM REQUIRED COMMUNITY AREA = 185.024 SQ.MT.
- 13.PROPOSED COMMUNITY AREA = 186.871 SQ.MT.
- 13.PERMISSIBLE DENSITY = 750 TO 900 P.P.A.
- 14.PROPOSED DENSITY = 754.476 P.P.A.

DENSITY			
AREA OF SITE (in acres) = 3.91			
	Permissible	Proposed	
Density	750	900	754.476
Population	2932.500	3519.000	2950
Units	586.500	703.8	590

POCKET-02 = TOWER A,B , G & COMMERCIAL WILL BE FREEZED UNTIL SHIFTING OF 66 KV HT LINE AS PROPOSED IN THE PLAN



Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No.

Supervising Engineer (HQ) for Chief Engineer HSP, for Mr. Vikas Ahlawat

- NOTES:
- ALL SCOOTER PARKING PROPOSED ARE 0.8MT X 2.5MT IN SIZE
 - BUFFER GREEN FOR 1.5M WIDE ACCORDING TO N.G.T. GUIDELINES
 - BOUNDARY WALL & GATE AS PER STANDARD DESIGN
 - TOWER B & G WILL BE CONSTRUCTED AFTER SHIFTING OF 66 KV HT LINE AS PROPOSED IN THE PLAN
- PROJECT:
- PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.25 ACRES (LICENSE NO. 32 OF 2023 DATED 14/02/2023) IN SECTOR-99A, GURUGRAM BEING DEVELOPED BY SH. JAGDISH CHANDER S/O RAM SWAROOP IN COLLABORATION WITH DISHITA INFRA PVT. LTD.

ARCHITECT: VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE, INTERIORS, PLANNING

Unit No 303, Nexus Time Center, Sun City Sector-54 Gaf Course Road, Gurugram

OWNERS SIGNATURE: For DISHITA INFRA PVT. LTD.

ARCHITECT SIGNATURE: Mr. VIKAS AHLAWAT

CA/2013/59929

DRAWING TITLE: SITE PLAN

DATE: FEB-2021

SCALE: 1:80(A1)

SHEET NO. SP-001