



TOTAL RESIDENTIAL CARPET AREA CALCULATION																			
Floors	Tower 1			Tower 2			Tower 3			Tower 4			Tower 5			Tower 6			TOTAL
	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	
Ground floor																			45
1st floor	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	60
2nd floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
3rd floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
4th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
5th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
6th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
7th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
8th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
9th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
10th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
11th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
12th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
13th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
14th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
15th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
16th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
17th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
18th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
19th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
20th floor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
21st floor	4	3	2	4	3	2	4	3	2	4	3	2	4	3	2	4	3	2	54
22nd floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
23rd floor	4	3	2																54
Total	92	90	46	92	90	46	92	90	46	92	90	46	92	90	46	92	90	46	1368
Blocks	1			1			1			1			1			1			1368
Carpet area 2A	1A	99.99	5519.08	1A	99.99	5519.08	1A	99.99	5519.08	1A	99.99	5519.08	1A	99.99	5519.08	1A	99.99	5519.08	33114.48
Carpet area 2B	1B	99.99	5399.1	1B	99.99	5399.1	1B	99.99	5399.1	1B	99.99	5399.1	1B	99.99	5399.1	1B	99.99	5399.1	32394.6
Carpet area 2C	1C	99.99	2759.54	1C	99.99	2759.54	1C	99.99	2759.54	1C	99.99	2759.54	1C	99.99	2759.54	1C	99.99	2759.54	16587.24
Carpet area (Sq.m)		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72	82,068.320
TOTAL (Sq.m)		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72		13,677.72	13,677.72	82,068.320

AREA STATEMENT			
Plot area		(Sq.m.)	
Licensed Area	40089.107	Sqm.	= 9.90625 Acres
Net Planned Area	40004.124	Sqm.	= 9.88525 Acres

GREEN AREA CALCULATIONS			
Plot area		(Sq.m.)	
Plot area	40089.108	Sqm.	= 9.90625 Acres
Net Planned area	40004.124	Sqm.	= 9.88525 Acres

PARKING CALCULATION			
	Required	Provided	
No of 2 wheeler (for Residential)	1368 nos.	1368 nos.	
No of 2 wheeler (for Residential)	1368 nos.	1368 nos.	
Area required for ECS	0.5 X 1368	684 nos.	
Area provided for ECS	23 sq. mt X 684	15732 Sq.m	
No of ECS (for Residential)	Provided	16063.963	Sqm

DENSITY CALCULATIONS			
Min. density permissible	=	750	ppa
Max. density permissible	=	821	ppa
Achieved FAR Area	=	6079.304	Sqm.
BALANCE FAR	=	1.323	

GROUND COVERAGE CALCULATION			
Max. permissible ground coverage	=	50	%
Proposed Ground coverage	=	2002.062	Sqm.

FAR CALCULATION			
Type	No. of blocks	FAR	Total
Tower 1 (COMMUNITY & CRECHE)	1	769.871	769.871
Tower 2	1	867.000	867.000
Tower 3	1	867.000	867.000
Tower 4	1	867.000	867.000
Tower 5	1	867.000	867.000
Tower 6	1	867.000	867.000
Community 2	1	224.281	224.281
Commercial-1	1	3291.966	3291.966
Commercial-2	1	1302.350	1302.350
Staircase for STP & UGT	2	23.400	46.800
TOTAL		9970.268	
Achieved Ground Coverage	=	24.92	%
ACHIEVED GROUND COVERAGE	=	9970.27	Sqm.

AREA FOR FEE			
Type	No. of blocks	FAR	Total
Tower 1	1	14733.774	14733.774
Tower 2	1	14718.237	14718.237
Tower 3	1	14718.237	14718.237
Tower 4	1	14718.237	14718.237
Tower 5	1	14718.237	14718.237
Tower 6	1	14718.237	14718.237
TOTAL		88324.959	
FAR	=	239.989	%

GREEN AREA CALCULATIONS			
Plot area		(Sq.m.)	
Plot area	40089.108	Sqm.	= 9.90625 Acres
Net Planned area	40004.124	Sqm.	= 9.88525 Acres

PARKING CALCULATION			
	Required	Provided	
No of 2 wheeler (for Residential)	1368 nos.	1368 nos.	
No of 2 wheeler (for Residential)	1368 nos.	1368 nos.	
Area required for ECS	0.5 X 1368	684 nos.	
Area provided for ECS	23 sq. mt X 684	15732 Sq.m	
No of ECS (for Residential)	Provided	16063.963	Sqm

DENSITY CALCULATIONS			
Min. density permissible	=	750	ppa
Max. density permissible	=	821	ppa
Achieved FAR Area	=	6079.304	Sqm.
BALANCE FAR	=	1.323	

PROJECT TITLE
 PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 9.90625 ACRES (LICENSE NO. 131 OF 2023 DATED 23.06.2023) IN REVENUE ESTATE OF VILLAGE MOHAMMADPUR GUJJAR AND SOHNA, SECTOR-35, DISTRICT GURUGRAM.
 BEING DEVELOPED BY TATHASTU REALTY PRIVATE LIMITED (FORMERLY KNOWN AS SEDULOUS REALTECH PVT. LTD.)

LC -4982

OWNERS' SIGNATURE

ARCHITECTS' SIGNATURE

DRAWING TITLE

SITE PLAN WITH TERRACE

ARCHITECT	NORTH
GANGA REALTY - DESIGN TEAM	
GANGA REALTY Vastu Tower, Golf Course Road Gurugram, Haryana	
DATE	SEP, 2023
SCALE	1:500
DEALT	MB
CHECKED	NKM

DWG. NO.
 S - 101