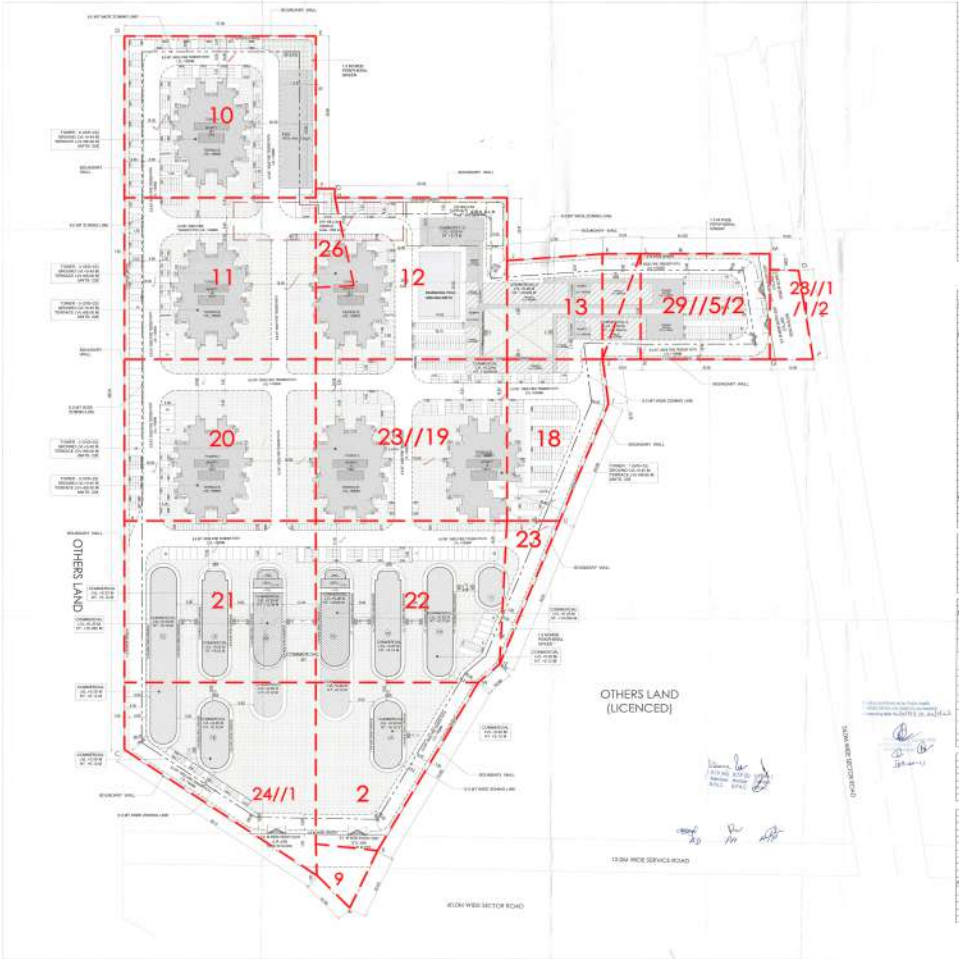

TOTAL RESIDENTIAL CARPET AREA CALCULATION

Floors	Tower 1		Tower 2		Tower 3		Tower 4		Tower 5		Tower 6		Total
	D1	D2	S1	S2	F1	F2	M1	M2	D1	D2	S1	S2	
Ground floor			1	1	1	1	1	1	1	1	1	1	12
			1	1	1	1	1	1	1	1	1	1	12
1st floor	1	1	1	1	1	1	1	1	1	1	1	1	12
2nd floor	1	1	1	1	1	1	1	1	1	1	1	1	12
3rd floor	1	1	1	1	1	1	1	1	1	1	1	1	12
4th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
5th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
6th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
7th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
8th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
9th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
10th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
11th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
12th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
13th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
14th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
15th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
16th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
17th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
18th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
19th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
20th floor	1	1	1	1	1	1	1	1	1	1	1	1	12
21st floor	1	1	1	1	1	1	1	1	1	1	1	1	12
Stairs	1	1											
22nd floor	1	1											
Total	S1	S2	M1	M2	D1	D2	F1	F2	D1	D2	S1	S2	Total
Blocks	1		1		1		1		1		1		
Units	108		108		108		108		108		108		648
Carpet area sq. m	2570.28		2572.02		2572.02		2572.02		2572.02		2572.02		15429.42
Carpet area sft	27669.12		27687.79		27687.79		27687.79		27687.79		27687.79		166062.47
Carpet area sqm	2770.14		2770.14		2770.14		2770.14		2770.14		2770.14		16620.84
Carpet area (Sq.m)	11,077.72		11,077.72		11,077.72		11,077.72		11,077.72		11,077.72		
TOTAL (Sq.m)	11,077.72		11,077.72		11,077.72		11,077.72		11,077.72		11,077.72		66,466.326

AREA STATEMENT

A	Plot area			Site (A)		
	Unclassified Area	40000.187	Sqm.	=	9.88635	Acres
	Net Planned Area	40000.187	Sqm.	=	9.88635	
B	Commercial Area					
	Site area for commercial @ 30% Plot area			=	3000.180	Sqm.
				=	0.75082	Acres
	Permissible FAR			=	250	%
				=	7500.472	Sqm.
	Additional FAR for AGH (Premium rating)			=	50	%
	(FAR-2.5+0.5=3.0 FAR)			=	2250.169	Sqm.
	Net Permissible FAR Area			=	9750.637	Sqm.
	Achieved FAR Area			=	9779.392	Sqm.
	BALANCE FAR			=	1.525	
C	Site Area for Residential					
	Site area for residential @ 70% Plot area			=	28001.754	Sqm.
				=	6.92442	Acres
	Permissible FAR			=	250	%
				=	62668.537	Sqm.
	Additional FAR for AGH (Premium rating)			=	50	%
	(FAR-2.5+0.5=3.0 FAR)			=	31334.269	Sqm.
	Net Permissible FAR Area			=	93,933.806	Sqm.
	Achieved FAR Area			=	93,933.392	Sqm.
	BALANCE FAR			=	0.147	Sqm.
D	Density Calculations					
	80% density permissible			=	700	DUT
				=	560	persons
	Max. density permissible			=	560	DUT
				=	4480	persons
	Proposed Density					
	Type	No. Of Blocks	Limited Block	Total Units	Density	
	Tower 1	1	108	108	2160	persons
	Tower 2	1	108	108	2160	persons
	Tower 3	1	108	108	2160	persons
	Tower 4	1	108	108	2160	persons
	Tower 5	1	108	108	2160	persons
	Tower 6	1	108	108	2160	persons
		TOTAL		648	12960	persons
					753	DUT
E	GROUND COVERAGE CALCULATION					
	Max. permissible ground coverage			=	35	%
				=	30000.062	Sqm.
	Proposed Ground coverage					
	Type	No. Of Blocks	Covered area sq.m GF	Total		
	Tower 1 (CLUBHOUSE+ST & CREECHE)	1	7501.671	7501.671		Sqm.
	Tower 2	1	867.000	867.000		Sqm.
	Tower 3	1	867.000	867.000		Sqm.
	Tower 4	1	867.000	867.000		Sqm.
	Tower 5	1	867.000	867.000		Sqm.
	Tower 6	1	867.000	867.000		Sqm.
	Commercial 1	1	2,101.281	2,101.281		Sqm.
	Commercial 2	1	2,916.300	2,916.300		Sqm.
	Commercial 3	1	2,916.300	2,916.300		Sqm.
	Stairs area for STP & UGRT	2	21.000	42.000		Sqm.
		TOTAL		18972.280		
		%	=	24.10		%
	AVAILABLE GROUND COVERAGE		=	11027.77		Sqm.
F	FAR Calculation					
	Permissible FAR		=	250		%
	PROVIDED FAR		=	98,933.106		Sqm.
	Proposed FAR Residential					
	Type	No. Of Blocks	FAR	Total		
	Tower 1	1	14733.279	14733.279		Sqm.
	Tower 2	1	14733.237	14733.237		Sqm.
	Tower 3	1	14733.237	14733.237		Sqm.
	Tower 4	1	14733.237	14733.237		Sqm.
	Tower 5	1	14733.237	14733.237		Sqm.
	Tower 6	1	14733.237	14733.237		Sqm.
		TOTAL		88,339.458		Sqm.
		FAR	=	220.848		%
F	AREA FOR FSI					
	FAR Area Housing		=	88339.458	Sqm.	
	FAR Commercial		=	9779.392	Sqm.	
	Stairs		=	426.216	Sqm.	
	Balcony		=	3992.038	Sqm.	
	DUCT + Mumty		=	1,496.000	Sqm.	
	Staircase + shafts		=	496.018	Sqm.	
		TOTAL	=	100437.72	Sqm.	

GREEN AREA CALCULATIONS

Plot area					
	40000.187	Sqm.	=	9.88635	Acres
Net Planned area					
	40000.187	Sqm.	=	9.88635	Acres
1	Green area calculations				
	Min. required green area		=	15.00	%
			=	6000.028	Sqm.
2	Green area Proposed		=	16.00	%
				6400.019	Sqm.

PARKING CALCULATION

A	No. of 4 wheeler (Ev Residential)	Required	1008 Units
	No. of 4 wheeler (Ev Residential)	Provided	1008 Units
	ECS Required	ECS Unit	168 Units
	Area required for ECS	25 sq.m/ECS Unit	4175 Sq.m
	Area provided for ECS		4200 Sq.m
	No.of ECS (Ev Residential)	Provided	168 Units
B	No.of Cycle (Commercial)		187.5 Sqm.
			3750 Sqm.
		Ground floor of the area of commercial	75.TOT
	No.of Cycle (Commercial)	Required	37 nos.
	No.of Cycle (Commercial)	Provided	38 nos.

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 SEQUOIUS REALTECH PVT. LTD.)

LC -4982

OWNER/ SIGNATURE

ARCHITECTS/ SIGNATURE

DRAWING TITLE

SITE PLAN WITH TERRACE

ARCHITECT:

DAMDA REALTY - DESIGN TEAM

Satellite Office,
Delhi Team, Sub Course Road,
Rangpuri, Haryana

NORTH

DATE	SEP. 2023	DWG. NO.
SCALE	1:500	
DRAWT	MB	S - 101
CHECKED	MKM	