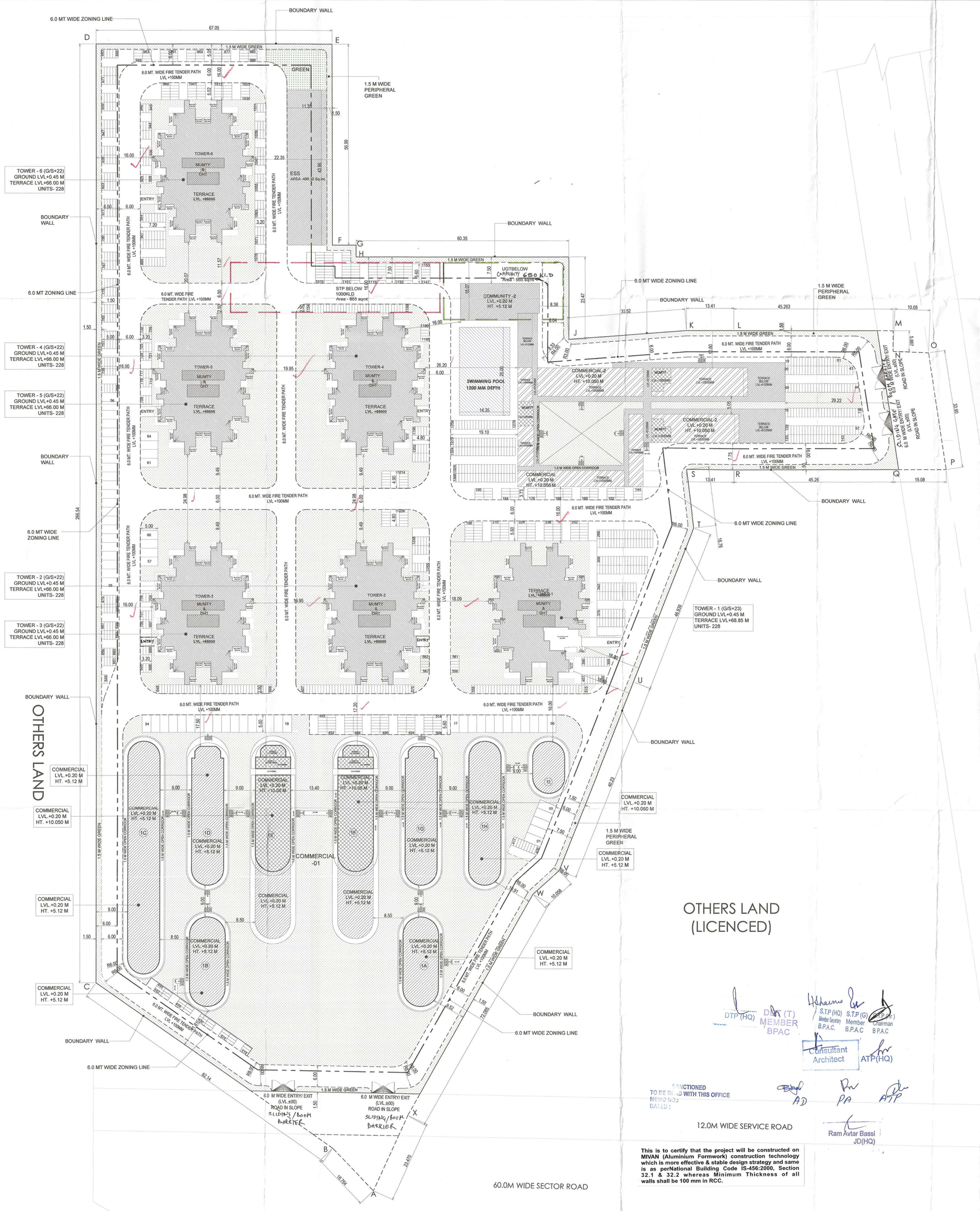

TOTAL RESIDENTIAL CARPET AREA CALCULATION																			
Floors	Tower 1			Tower 2			Tower 3			Tower 4			Tower 5			Tower 6			TOTAL
	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	1A	1B	1C	
Ground floor				4	3	2	4	3	2	4	3	2	4	3	2	4	3	2	45
1ST floor	4	4	2	4	4	2				3									23
	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	2A	2B	2C	
1st floor							4	4	2	1	4	2	4	4	2	4	4	2	57
2nd floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
3rd floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
4th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
5th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
6th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
7th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
8th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
9th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
10th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
11th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
12th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
13th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
14th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
15th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
16th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
17th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
18th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
19th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
20th floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	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																
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			
Total	228			228			228			228			228			228			1368
Carpet area 2A 1A 59.99	5519.08			5519.08			5519.08			5519.08			5519.08			5519.08			33114.48
Carpet area 2B 1B 59.99	5399.1			5399.1			5399.1			5399.1			5399.1			5399.1			32394.6
Carpet area 2C 1C 59.99	2759.54			2759.54			2759.54			2759.54			2759.54			2759.54			16557.24
Carpet area (Sq.m)	13,677.72			13,677.72			13,677.72			13,677.72			13,677.72			13,677.72			
TOTAL (Sq.m)	13,677.72			13,677.72			13,677.72			13,677.72			13,677.72			13,677.72			82,066.320

AREA STATEMENT						
A	Plot area			(Sq.m.)		
	Licensed Area	40089.107	Sqm.	=	9.90625	Acres
	Nett Planned Area	40004.124	Sqm.	=	9.88525	
B	Commercial Area					
	Site area for commercial @ 8% Plot area			=	3200.330	Sqm.
				=	0.79082	Acres
	Permissible FAR			=	175	%
				=	5600.577	Sqm.
	Additional FAR for IGBC Platinum rating			=	15	%
	(IGBCGAH221185)			=	480.049	Sqm.
	Net Permissible FAR Area			=	6080.627	Sqm.
	Achieved FAR Area			=	6079.304	Sqm.
	BALANCE FAR			=	1.323	
C	Site Area for Residential					
	Site area for residential @ 92% Plot area			=	36803.794	Sqm.
				=	9.09443	Acres
	Permissible FAR			=	225	%
				=	82808.537	Sqm.
	Additional FAR for IGBC Platinum rating			=	15	%
	(IGBCGAH221185)			=	5520.569	Sqm.
	Net Permissible FAR Area			=	88329.106	Sqm.
	Achieved FAR Area			=	88324.959	Sqm.
	BALANCE FAR			=	4.147	Sqm.
D	Density Calculations					
	Min. density permissible			=	750	ppa
				=	6821	person
	Max. density permissible			=	900	ppa
					8185	person
	Proposed Density					
	Type	No. Of blocks	Units/ block	Total Units	Density	
	Tower 1	1	228	228	1140	person
	Tower 2	1	228	228	1140	person
	Tower 3	1	228	228	1140	person
	Tower 4	1	228	228	1140	person
	Tower 5	1	228	228	1140	person
	Tower 6	1	228	228	1140	person
		TOTAL		1368	6840	person
					752	ppa
E	GROUND COVERAGE CALCULATION					
	Max. permissible ground coverage			=	50	%
				=	20002.062	Sqm.
	Proposed Ground coverage					
	Type	No. Of blocks	Covered area on GF	Total		
	Tower 1 (COMMUNITY & CRECHE)	1	769.871	769.871		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.
	Community 2	1	224.281	224.281		Sqm.
	Commercial-1	1	3291.966	3291.966		
	Commercial-2	1	1302.350	1302.350		Sqm.
	Staircase for STP & UGT	2	23.400	46.800		Sqm.
		TOTAL		9970.268		
		%	=	24.92		%
	ACHIEVED GROUND COVERAGE		=	9970.27		Sqm.
	FAR Calculation					
	Permissible FAR			=	240	%
	Permissible FAR			=	88329.106	Sqm.
	Proposed FAR Residential					
	Type	No. of blocks	FAR	Total		
	Tower 1	1	14733.774	14733.774		Sqm.
	Tower 2	1	14718.237	14718.237		Sqm.
	Tower 3	1	14718.237	14718.237		Sqm.
	Tower 4	1	14718.237	14718.237		Sqm.
	Tower 5	1	14718.237	14718.237		Sqm.
	Tower 6	1	14718.237	14718.237		Sqm.
		TOTAL		88324.959		Sqm.
		FAR	=	239.989		%
F	AREA FOR FEE					
	FAR Area Housing		=	88324.959	Sqm.	
	FAR Commercial		=	6079.304	Sqm.	
	Stilts		=	428.498	Sqm.	
	Balcony		=	9980.296	Sqm.	
	OHT + Mumty		=	414.008	Sqm.	
	Staircase + shafts		=	400.638	Sqm.	
		TOTAL	=	105627.70	Sqm.	

GREEN AREA CALCULATIONS						
	Plot area					
		40089.108	Sqm.	=	9.90625	Acres
	Nett Planned area	40004.124	Sqm.	=	9.88525	Acres
1	Green area calculations					
	Min. required green area			=	15.00	%
				=	6000.619	Sqm.
2	Green area Proposed			=	18.337	%
					7335.463	%

PARKING CALCULATION					
A	No of 2 wheeler (for Residential)	Required		1368	nos.
	No of 2 wheeler (for Residential)	Provided		1368	nos.
	ECS Required		0.5 X 1368	684	nos.
	Area required for ECS		23 sq. mt X 684	15732	Sq.m
	Area provided for ECS			16063.963	Sq.m
	No of ECS (for Residential)	Provided		698	nos.
b	No of Car(for Commercial)			6079.304 (8%)	
				3039.652 (4%)	
	50 sqmt/ecs of 4% area of commercial			60.793	
	No of Car(for Commercial)	Required		61 nos.	
	No of Car(for Commercial)	Provided		64 nos.	

Checked and found ok for Public Health (Internal) Service only subject to comments in inwarding letter No. 20279 Dt. 22/9/22

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DTP(HQ) DTP (T) MEMBER BPAC

S.T.P (HQ) Member Secretary B.P.A.C. S.T.P (G) Member B.P.A.C Chairman B.P.A.C

Consultant Architect ATP(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO:
DATED :

AD PA ATP

Ram Avtar Bassi JD(HQ)

This is to certify that the project will be constructed on MIVAN (Aluminium Formwork) construction technology which is more effective & stable design strategy and same is as perNational Building Code IS-456:2000, Section 32.1 & 32.2 whereas Minimum Thickness of all walls shall be 100 mm in RCC.

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

TATHASTU REALTY PRIVATE LIMITED

ARCHITECTS' SIGNATURE

Avanish Dixshit
CA/2[illegible]/1670

DRAWING TITLE

SITE PLAN WITH TERRACE

ARCHITECT

GANGA REALTY - DESIGN TEAM

GANGA REALTY
Vatika Tower, Golf Course Road
Gurugram, Haryana

NORTH

DATE	SEP, 2023	DWG. NO.
SCALE	1:500	S - 101
DEALT	MB	
CHECKED	NKM	