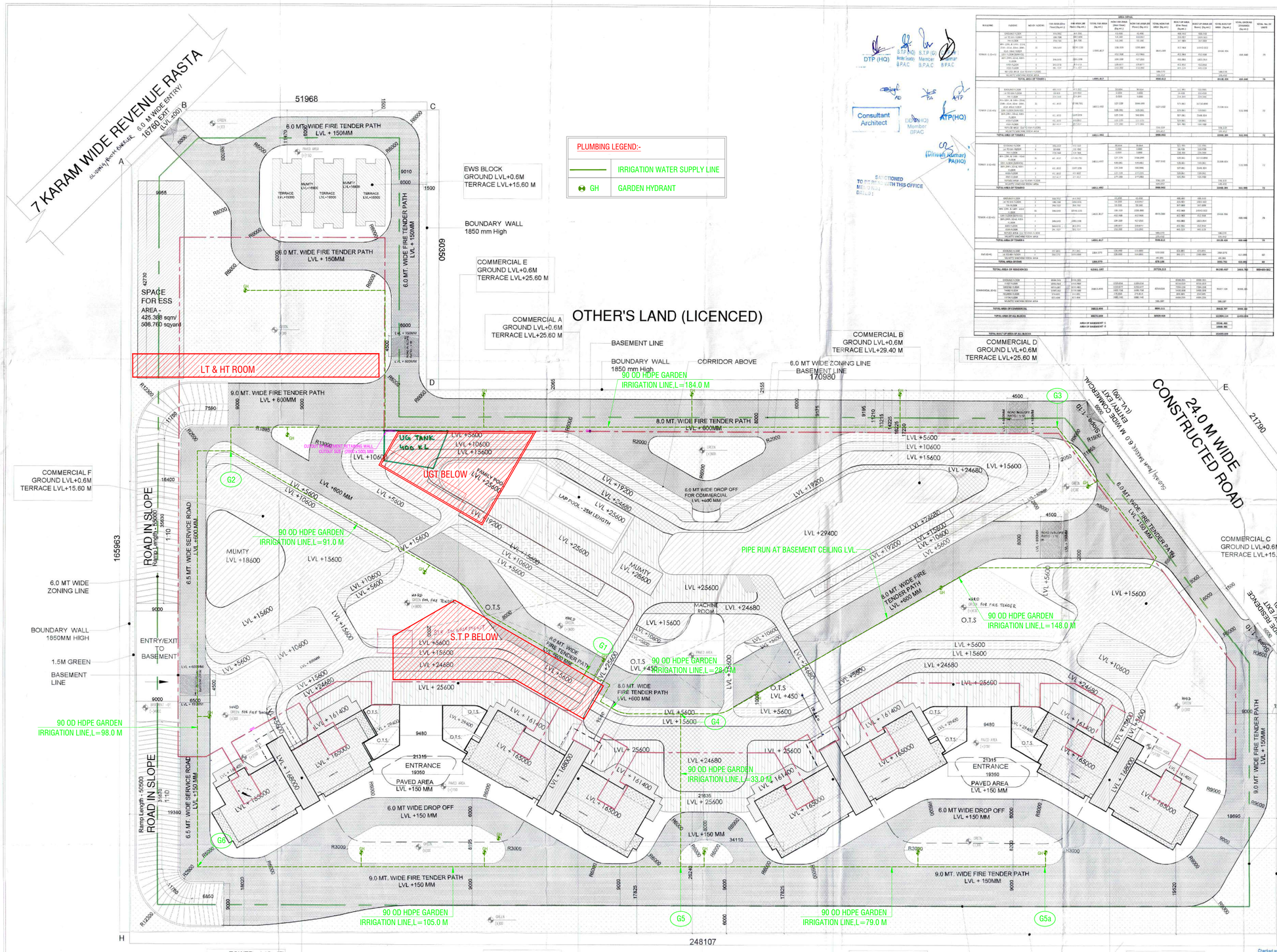

01 SITE PLAN WITH TERRACE

PLUMBING LEGEND:-	
	IRRIGATION WATER SUPPLY LINE
GH	GARDEN HYDRANT

DTP (HQ) · S.T.P (HQ) Senior Town Planner BPAC · S.T.P (G) Member BPAC · Chairman BPAC

Consultant Architect · (DDM (HQ) Member BPAC) · ATP(HQ) · (Dilivesh Kumar) PA(HQ)

SANCTIONED MEMO NO. DATED:

TO BE ISSUED WITH THIS OFFICE

BUILDING	PARTICULARS	NO. OF FLOORS	FAR AREA (Sq.mtr)	FAR AREA (Sq.mtr)	TOTAL FAR AREA (Sq.mtr)	NON FAR AREA (Sq.mtr)	NON FAR AREA (Sq.mtr)	TOTAL NON FAR AREA (Sq.mtr)	BUILT UP AREA (Exc Ramp) (Sq.mtr)	BUILT UP AREA (Inc Ramp) (Sq.mtr)	TOTAL BUILT UP AREA (Sq.mtr)	TOTAL DWELLING UNITS (Units)	TOTAL No. OF UNITS
			AREA DETAILS										
TOWER - 1 (G+45)	GROUND FLOOR	1	1141.966	1141.966		0.000	0.000		468.707	500.026			
	1st TO 45th FLOOR	45	1186.928	53418.696		53.140	2391.300		1023.857	1103.362			
	TOTAL	46	2328.894	54560.662		53.140	2391.300		1492.564	1603.388			
	8th, 12th, 16 th, 20th, 24th, 28th, 32nd, 36th, 40th, 44th FLOOR	10	106.540	1064.402	1065.817	132.320	1323.200	1855.200	117.964	124.022	241941.904	468.840	79
	10th FLOOR (MUMTY)	1				252.908	252.908		252.908	252.908			
	11th FLOOR (MUMTY)	1	246.643	246.643		184.188	147.350		430.831	483.561			
	46th FLOOR	1	243.074	243.074		109.877	109.877		352.951	352.951			
	47th FLOOR	1	96.157	96.157		152.782	152.782		247.125	249.228			
	BELOW MUMTY FLOOR (LIFT MACHINE ROOM)							186.115			186.115		
	"BELOW" STAIRCASE ROOM AREA							256.242			256.242		
	TOTAL AREA OF TOWER-1				1065.817			4556.812			241941.904	468.840	79
TOWER - 2 (G+45)	GROUND FLOOR	1	1141.966	1141.966		0.000	0.000		511.981	531.995			
	1st TO 45th FLOOR	45	1186.928	53418.696		0.000	0.000		1148.928	1192.458			
	TOTAL	46	2328.894	54560.662		0.000	0.000		1660.909	1724.453			
	8th, 12th, 16 th, 20th, 24th, 28th, 32nd, 36th, 40th, 44th FLOOR	10	106.540	1064.402	1065.817	127.139	1271.390	1627.432	570.063	597.018.890	213.984.404	516.598	72
	10th FLOOR (MUMTY)	1				328.392	328.392		323.961	333.661			
	11th FLOOR (MUMTY)	1	321.402	321.402		329.294	329.294		327.961	338.302			
	46th FLOOR	1	321.375	321.375		127.135	127.135		323.961	330.961			
	47th FLOOR	1	262.412	262.412		125.248	125.248		323.961	330.961			
	BELOW MUMTY FLOOR (LIFT MACHINE ROOM)							156.119			156.119		
	"BELOW" STAIRCASE ROOM AREA							256.242			256.242		
	TOTAL AREA OF TOWER-2				1065.817			2968.842			213.984.404	516.598	72
TOWER - 3 (G+45)	GROUND FLOOR	1	1141.966	1141.966		0.000	0.000		488.997	489.939			
	1st TO 45th FLOOR	45	1186.928	53418.696		53.140	2391.300		1023.857	1023.143			
	TOTAL	46	2328.894	54560.662		53.140	2391.300		1512.854	1513.082			
	8th, 12th, 16 th, 20th, 24th, 28th, 32nd, 36th, 40th, 44th FLOOR	10	106.540	1064.402	1065.817	109.139	1091.390	4915.280	417.963	419.612.890	204.661.904	468.840	79
	10th FLOOR (MUMTY)	1				252.908	252.908		252.908	252.908			
	11th FLOOR (MUMTY)	1	246.643	246.643		184.188	147.350		430.831	483.561			
	46th FLOOR	1	243.074	243.074		109.877	109.877		352.951	352.951			
	47th FLOOR	1	96.157	96.157		152.782	152.782		247.125	249.228			
	BELOW MUMTY FLOOR (LIFT MACHINE ROOM)							186.115			186.115		
	"BELOW" STAIRCASE ROOM AREA							256.242			256.242		
	TOTAL AREA OF TOWER-3				1065.817			5598.812			204.661.904	468.840	79
EWS BLOCK	GROUND FLOOR	1	241.401	241.401	2854.379	328.000	328.000	530.000	423.897	423.897			
	1st TO 6th FLOOR	6	266.233	1597.398		328.000	1968.000	2952.000	492.971	2589.879	2894.879	423.897	60
	"BELOW" STAIRCASE ROOM AREA							68.000			68.000		
	TOTAL AREA OF EWS				2854.379			3.550.000			2894.879	423.897	60
	TOTAL AREA OF RESIDENCES				52551.187			277.79.213			26.130.447	2664.785	390+60=362
COMMERCIAL (G+0)	GROUND FLOOR	1	3898.192	3898.192		1229.252	1229.252		3898.192	3898.192			
	1st FLOOR	1	3898.192	3898.192		1229.252	1229.252		3898.192	3898.192			
	MEZZ FLOOR	1	1771.087	1771.087	20811.693	1229.252	1229.252	6554.016	1771.087	1771.087	25.027.126	8448.240	
	THIRD FLOOR	1	1587.162	1587.162		1587.162	1587.162		1587.162	1587.162			
	FOURTH FLOOR	1	1714.651	1714.651		1.771.814	1.771.814		1714.651	1714.651			
	FIFTH FLOOR	1	1.771.814	1.771.814		1.771.814	1.771.814		1.771.814	1.771.814			
	BELOW MUMTY FLOOR (LIFT MACHINE ROOM)							186.187			186.187		
	TOTAL AREA OF COMMERCIAL				20811.693			8554.415			25.913.787	8448.240	
	TOTAL AREA OF ALL BLOCKS				88676.699			309.924.428			322.984.114	12.043.014	
				AREA OF BASEMENT -1							22.041.400		
				AREA OF BASEMENT -2							22.041.400		
	TOTAL BUILT UP AREA OF ALL BLOCKS										12.043.014		

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY				
1	TOTAL PLOT AREA	8.34375 ACRES		
	i.e	33765.905		SQ MTRS.
2	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:-09.02.2016	=	20259.543	SQ MTRS.
	RESIDENCE Ground Coverage	=	2060.872	SQ MTRS.
	EWS Ground Coverage	=	423.891	SQ MTRS.
	Commercial Ground Coverage		8388.265	
	TOTAL PROPOSED GROUND COVERAGE	=	11453.028	SQ MTRS.
			33.919	% PERCENT
3	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016	=	84414.762	SQ MTRS.
	ADDITIONAL FAR UTILISED AGAINST IGBC CERTIFICATE NO - GHZ300319	=	15	%
			5064.886	SQ MTRS.
	HENCE TOTAL PERMISSIBLE FAR	=	89479.647	SQ MTRS.
			265	% PERCENT
	PROPOSED FAR	=	89374.688	SQ MTRS.
			264.689	% PERCENT
4	PERMISSIBLE DENSITY	=	430 PPA (± 10%)	PPA
	MAXIMUM PERMISSIBLE DENSITY	=	473	PPA
		=	2763	
	MINIMUM PERMISSIBLE DENSITY	=	387	PPA
		=	2268	
	PROPOSED Dus	=	306	Dus
	EWS To BE PROVIDED	=	54	* 15/85
	EWS PROPOSED	=	60	EWS
	MINIMUM REQUIRED SERVANTS ROOM @ 10%	=	30	
	PROPOSED DOMESTIC SERVANT ROOMS	=	306	
	TOTAL POPULATION (Pent house @ 5 Units @ 5 persons, EWS @ 2 persons ,Domestic sevant @2 persons	UNITS=> 306+55 = 361 / EWS= 60X 2 = 120 / SERVANT = 306 X 2 = 612 / TOTAL 2763		PERSONS
	Population Per Acre		387.389	
5	MINIMUM REQUIRED ECS	=	826	ECS
	AREA PROPOSED FOR PARKING @BASEMENT	=	26698.095	SQ MTRS
	AREA FOR 1 ECS @50 SQ Mtr.	=	1668.631	ECS
		Say	1668	
	PROVIDED ECS	=	1432	ECS
6	REQUIRED ORGANIZED GREEN @ 15% =		5064.886	SQ MTRS.
	PROPOSED GREEN	=	5706.348	SQ MTRS.
			16.900%	% PERCENT
7	PERMISSIBLE RESIDENTIAL AREA @ 70% OF FAR AS PER TOD POICY DATED:-09.02.2016	=	23636.133	SQ MTRS.
			5.840625	ACRES
	PERMISSIBLE FAR FOR RESIDENTIAL @ 250	=	59090.333	SQ MTRS.
	ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE	=	3545.420	
	TOTAL PERMISSIBLE FAR	=	62635.753	
	PROPOSED RESIDENTIAL AREA	=	62821.182	
	FAR ACHIEVED FOR EWS	=	1354.575	
	BALANCE FAR		74.161	
8	SITE AREA FOR COMMERCIAL @ 30% OF FAR AS PER TOD POLICY DATED:-09.02.2016	=	18129.771	SQ MTRS.
	PERMISSIBLE FAR FOR COMMERCIAL @ 250	=	25324.429	SQ MTRS.
	ADDITIONAL AREA FOR COMMERCIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE	=	1519.466	SQ MTRS.
	TOTAL PERMISSIBLE FAR	=	26843.894	SQ MTRS.
	ACHIEVED FAR	=	26813.496	SQ MTRS.
	BALANCE FAR	=	30.398	SQ MTRS.
	TOTAL FAR AREA	=	89374.688	SQ MTRS.
	TOTAL NON FAR AREA	=	32339.451	SQ MTRS.
9	AREA OF BASEMENT-1	=	15241.493	SQ MTRS.
	AREA OF BASEMENT-2	=	14909.492	SQ MTRS.

PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS 1ECS/UNIT	TOTAL ECS 1ECS
DWELLING UNIT TYPE- 1A (TOWER-1&4)	150.186	84	1.5	126
DWELLING UNIT TYPE- 3B (TOWER-1&4)	153.921	70	1.5	105
DWELLING UNIT TYPE- 4A (TOWER-2 &3)	183.603	140	1.5	210
DWELLING UNIT TYPE- 5A (TOWER-1&4)	274.369	2	1.5	3
DWELLING UNIT TYPE- 5B (TOWER-1&4)	271.844	2	1.5	3
DWELLING UNIT TYPE- 6A (TOWER-2&3)	337.040	2	1.5	3
TOTAL PARKING REQUIRED FOR RESIDENTIAL		=		450

PARKING REQUIRED FOR COMMERCIAL				
CARPET AREA OF SHOPS ON ALL FLOORS	=	18649.920	SQM	
REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS	=	372.998	ECS	
SAY	=	373	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	450 + 373 = 823	=	373.000
	=	2384	ECS	
	say	823	ECS	
RESERVED PARKING FOR EWS @ 10%	=	45.30		
	say	46	ECS	
AREA PROPOSED FOR PARKING @BASEMENT	=	26698.095	SQ MTRS.	
AREA FOR 1 ECS @32 SQ Mtr.	=	1668.631	ECS	
	Say	1668		
NO. OF CAR PARKING PROVIDED FOR RESIDENTIAL (Stack Parking)	=	700	Nos.	350 ECS
NO. OF CAR PARKING PROVIDED FOR COMMERCIAL (Stack Parking)	=	732	Nos.	366 ECS
TOTAL CAR PARKING PROVIDED (Stack Parking)	=	1432	Nos.	1066 ECS

NOTE :- ALL INTERNAL/EXTERNAL WALL OF RCC WITH 150 MM THICKNESS

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ..... Dt. .....
Superintending Engineer (HQ) For Commissioner Municipal Corporation Gurugram
SDE(W-2)

PROJECT TITLE

PROPOSED BUILDING PLANS FOR MIXED LAND USE COLONY (70% RESIDENTIAL COMPONENT & 30% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT POLICY (TOD)FOR THE AREA MEASURING 8.34375 ACRES (LICENSE NO. 127 OF 2023 DATED 16/06/2023 IN SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GANGA GLOBAL HOMES PVT.LTD.

LC -4946

OWNERS' SIGNATURE

GANGA GLOBAL HOMES PVT. LTD.

ARCHITECTS' SIGNATURE

DRAWING TITLE

SITE PLAN WITH TERRACE

IRRIGATION LAYOUT

ARCHITECT		NORTH
GANGA REALTY - DESIGN TEAM GANGA REALTY Vatika Tower, Golf Course Road Gurugram, Haryana		N
DATE	SEPT.2023	
SCALE	1:100	
DEALT	AG	**S - 101**
CHECKED	DA	