7 KARAM WIDE REVENUE RASTA

6.0 M WIDE ENTRY/ EXIT (LVL-150)

16760 EXIT

51968

SPACE FOR ESS AREA - 425.368 sqm/ 508.780 sqyard

EWS BLOCK
GROUND LVL+0.6M
TERRACE LVL+15.60 M

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

BOUNDARY WALL
1850 mm High

COMMERCIAL E
GROUND LVL+0.6M
TERRACE LVL+25.60 M

COMMERCIAL A
GROUND LVL+0.6M
TERRACE LVL+25.60 M

OTHER'S LAND (LICENCED)

BASEMENT LINE

BOUNDARY WALL
1850 mm High

CORRIDOR ABOVE

6.0 MT WIDE ZONING LINE
BASEMENT LINE
170930

COMMERCIAL B
GROUND LVL+0.6M
TERRACE LVL+29.40 M

COMMERCIAL D
GROUND LVL+0.6M
TERRACE LVL+25.60 M

24.0 M WIDE CONSTRUCTED ROAD

6.0 M WIDE COMMERCIAL ENTRY/ EXIT (LVL-150)

COMMERCIAL F
GROUND LVL+0.6M
TERRACE LVL+15.60 M

COMMERCIAL C
GROUND LVL+0.6M
TERRACE LVL+15.60 M

6.0 M WIDE RESIDENCE ENTRY EXIT (LVL-150)

6.0 MT WIDE ZONING LINE

BOUNDARY WALL 1850MM HIGH

ENTRY/EXIT TO BASEMENT

1.5M GREEN

BASEMENT LINE

ROAD IN SLOPE
Ramp Length - 35500
1:10

ROAD IN SLOPE
Ramp Length - 50500
1:10

6.5 MT. WIDE SERVICE ROAD LVL +150 MM

6.5 MT. WIDE SERVICE ROAD LVL +600 MM

6.0 MT. WIDE FIRE TENDER PATH LVL + 150MM

6.0 MT. WIDE FIRE TENDER PATH LVL + 150MM

9.0 MT. WIDE FIRE TENDER PATH LVL + 600MM

8.0 MT. WIDE FIRE TENDER PATH LVL + 600MM

9.0 MT. WIDE FIRE TENDER PATH LVL +150 MM

9.0 MT. WIDE FIRE TENDER PATH LVL + 150MM

8.0 MT. WIDE FIRE TENDER PATH LVL +600 MM

8.0 MT. WIDE FIRE TENDER PATH LVL +600 MM

8.0 MT. WIDE FIRE TENDER PATH LVL +600 MM

6.0 MT WIDE DROP OFF FOR COMMERCIAL LVL +600 MM

6.0 MT WIDE DROP OFF LVL +150 MM

6.0 MT WIDE DROP OFF LVL +150 MM

9.0 MT. WIDE FIRE TENDER PATH LVL +150 MM

9.0 MT. WIDE FIRE TENDER PATH LVL + 150MM

8.0 MT. WIDE FIRE TENDER PATH LVL +600 MM

9.0 MT. WIDE FIRE TENDER PATH LVL + 150MM

LIGHT TANK 400 KL

FAMILY POOL LVL +25600

LAP POOL - 25M LENGTH

MUMTY LVL +18600

MUMTY LVL +18600

MUMTY LVL +25600

MACHINE ROOM LVL +24680

STP IN BASEMENT

ENTRANCE
21315
19350
PAVED AREA
LVL +150 MM

ENTRANCE
21315
19350
PAVED AREA
LVL +150 MM

TERRACE LVL+15000

TERRACE LVL+15000

TERRACE LVL+15000

LVL +5600
LVL +10600
LVL +15600
LVL +19200
LVL +24680
LVL +25600
LVL +29400
LVL +161400
LVL +165000
LVL +168000
LVL +274600

O.T.S
O.T.S LVL +450

HARD GREEN FOR FIRE TENDER

165963

248107

60350

TOWER - 1 (G+45)
GROUND LVL+0.6M
TERRACE LVL+165.00 M
UNITS-79

TOWER - 2 (G+45)
GROUND LVL+0.6M
TERRACE LVL+165.00 M
UNITS-72

TOWER - 3 (G+45)
GROUND LVL+0.6M
TERRACE LVL+165.00 M
UNITS- 72

TOWER - 4 (G+45)
GROUND LVL+0.6M
TERRACE LVL+165.00 M
UNITS- 79

01 - SITE PLAN WITH TERRACE

DTP (HQ)

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

S.T.P(G) Member B.P.A.C.

Consultant Architect

ATP(HQ)

(Dinesh Kumar) PA(HQ)

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

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

DDT(HQ) Member BPAC

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

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

BUILDING	FLOORS	NO.OF FLOORS	TAKE AREA (Sq.Mtrs)/(Sq.mts.)	F.AR. AREA (Sq.Mtrs)/(Sq.mts.)	TOTAL F.AR. AREA (Sq.mts.)	AREA DETAIL NON-F.AR. AREA (Other Floor) (Sq.mts.)	NON-F.AR. AREA (BF) (Sq.Mtrs.)	TOTAL NON-F.AR. AREA (Sq.mts.)	NON-F.AR. AREA (Sq.mts.)	NO.OF F.AR. AREA (Sq.mts.)	TOTAL BUILT-UP AREA (Sq.mts.)	TOTAL COVERED GROUND (Sq.mts.)	TOTAL No. OF UNITS
TOWER-1 (G+45)	GROUND FLOOR	1	693.950	693.950	14,892.817	43.480	43.480	14,892.817	468.442	468.440	39436.906	468.440	79
	1st TO 6th FLOOR	6	186.268	1261.646		53.160	319.911		319.907	319.147			
	7th FLOOR	1	294.720	294.720		53.160	53.160		247.883	247.883			
	8th-12th, & 14th-18th, 20th-23rd, 25th-28th, 30th-33rd, 35th-38th, 40th-43rd FLOOR	31	186.649	10744.133		53.160	1656.960		453.964	14402.022			
	13th FLOOR (REFUGE)	1				452.368	452.368		452.963	452.968			
	19th,24th, 31st, 34th, 39th, 44th FLOOR	6	346.649	1339.594		324.330	457.266		456.983	1403.354			
	45th FLOOR	1	346.649	346.649		324.877	324.877		453.992	453.830			
	46th FLOOR	1	351.727	351.727		332.392	332.392		465.123	465.119			
	REFUGE AREA (50 PERSONS EARCH)							586.070			586.070		
	MEZANITE MACHINE ROOM AREA							324.452			209.452		
	TOTAL AREA OF TOWER-1				14892.817			15964.632			39128.428	468.440	79
TOWER-2 (G+45)	GROUND FLOOR	1	495.222	495.222	10,892.652	58.664	58.664	10,892.652	511.995	511.995	31338.824	511.995	72
	1st TO 6th FLOOR	6	19.408	182.450		0.000	0.000		19.408	110.419			
	7th FLOOR	1	274.344	32.384		0.000	0.000		224.384	224.384			
	8th-12th, & 14th-18th, 20th-23rd, 25th-28th, 30th-33rd, 35th-38th, 40th-43rd FLOOR	31	411.822	12765.792		127.239	3944.399		539.061	16710.890			
	13th FLOOR (REFUGE)	1				539.061	539.061		539.061	539.061			
	19th,24th, 31st, 34th, 39th, 44th FLOOR	6	411.822	1643.288		135.348	810.090		537.881	3169.269			
	45th FLOOR	1	411.822	411.822		139.106	139.106		539.061	539.061			
	46th FLOOR	1	411.822	411.822		137.239	137.239		539.061	539.061			
	REFUGE AREA (50 PERSONS EARCH)					177.288	177.291		504.785	504.788			
	MEZANITE MACHINE ROOM AREA							556.119			556.119		
	TOTAL AREA OF TOWER-2				10892.652			5998.950			39098.389	511.995	72
TOWER-3 (G+45)	GROUND FLOOR	1	693.950	693.950	14,892.817	43.480	43.480	14,892.817	468.442	468.440	39436.906	468.440	79
	1st TO 6th FLOOR	6	186.268	1261.646		53.160	319.911		453.964	2719.784			
	7th FLOOR	1	294.720	294.720		53.160	53.160		247.883	247.883			
	8th-12th, & 14th-18th, 20th-23rd, 25th-28th, 30th-33rd, 35th-38th, 40th-43rd FLOOR	31	346.649	10,749.119		106.319	3296.860		452.963	14042.822			
	13th FLOOR (REFUGE)	1				452.368	452.963		452.963	452.968			
	19th,24th, 31st, 34th, 39th, 44th FLOOR	6	346.649	1386.594		324.330	457.266		456.983	1403.354			
	45th FLOOR	1	343.078	343.071		328.417	328.417		452.992	452.992			
	46th FLOOR	1	351.727	351.727		332.392	332.392		465.123	465.119			
	REFUGE AREA (50 PERSONS EARCH)							584.070			584.070		
	MEZANITE MACHINE ROOM AREA							324.452			209.452		
	TOTAL AREA OF TOWER-3				14892.817			15964.632			39128.428	468.440	79
EWS (G+4)	GROUND FLOOR	1	297.885	297.381	1264.595	126.000	126.000	1264.595	473.491	424.885	2884.975	423.895	60
	1st TO 4th FLOOR	4	294.173	1264.595		126.000	504.000		391.373	1580.680			
	TOTAL AREA OF EWS NODE AREA							48.000			48.000		
	TOTAL AREA OF EWS				1264.595			3579.186			3992.761	423.895	60
	TOTAL AREA OF RESIDENCES				42061.383			39729.215			96130.427	3464.769	300+60=362
COMMERCIAL (G+1)	GROUND FLOOR	1	8998.935	8998.935	3883.436	1210.618	1210.618	3883.436	8998.935	8998.935	35427.550	8998.260	
	FIRST FLOOR	1	8998.664	8998.664		1210.617	1210.617		8254.024	8254.024			
	SECOND FLOOR	1	4853.932	8550.481		1210.617	1210.617		7284.228	7284.228			
	PARTS FLOOR	1	3795.549	3795.549		1057.718	1057.718		5883.828	5883.828			
	EQUIPER FLOOR	1	374.691	374.691		374.414	374.414		834.965	834.965			
	MUMTY FLOOR	1	854.954	854.954		854.954	854.954		4384.374	4384.374			
	MEZANITE MACHINE ROOM AREA							583.187			583.187		
	TOTAL AREA OF COMMERCIAL				18853.492			8995.022			35428.787	8998.260	
	TOTAL AREA OF ALL BLOCKS				60914.875			83574.429			131559.214	12463.029	
											15230.493		
											1958.493		
	TOTAL BUILT-UP AREA OF ALL BLOCKS										152688.200		

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY

1	TOTAL PLOT AREA		8.34375 ACRES	
		i.e.	33765.905 SQ MTRS.	
	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:-09.02.2016	=	20259.543	SQ MTRS.
2	RESIDENCE Ground Coverage	=	2040.872	SQ MTRS.
	EWS Ground Coverage	=	423.895	SQ MTRS.
	Commercial Ground Coverage	=	8988.265	SQ MTRS.
	TOTAL PROPOSED GROUND COVERAGE	=	11453.028	SQ MTRS.
			33.919	% PERCENT
	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016	=	84414.762	SQ MTRS.
	ADDITIONAL FAR UTILISED AGAINST IGBC CERTIFICATE NO - GH230319	=	15	%
3		=	5064.886	SQ MTRS.
	HENCE TOTAL PERMISSIBLE FAR	=	89479.647	SQ MTRS.
			265	% PERCENT
	PROPOSED FAR	=	89374.688	SQ MTRS.
			264.689	% PERCENT
	PERMISSIBLE DENSITY	=	430 PPA (± 10%)	PPA
	MAXIMUM PERMISSIBLE DENSITY	=	473	PPA
	MINIMUM PERMISSIBLE DENSITY	=	2763	
		=	387	PPA
		=	2760	
	PROPOSED Dus	=	366	DUS
	EWS TO BE PROVIDED	=	54	* 15/85
	EWS PROPOSED	=	60	EWS
	MINIMUM REQUIRED SERVANTS ROOM @ 10%	=	21	
	PROPOSED DOMESTIC SERVANT ROOMS	=	216	
	TOTAL POPULATION (Rent house @5 Units @ 5 persons, EWS @ 2 persons ,Domestic sevant @2 persons	UNITS= 366 X 5 EWS= 60X 2 SERVANT = 307.2 X 2 TOTAL	1830 120 614 2564	PERSONS
	Population Per Acre		307.287	
	MINIMUM REQUIRED ECS	=	826	ECS
	AREA PROPOSED FOR PARKING @BASEMENT	=	26698.095	SQ MTRS.
5	AREA FOR 1 ECS @32 SQ Mtr.	=	1668.631	ECS
		Say	1668	
	PROVIDED ECS	=	1432	ECS
6	REQUIRED ORGANIZED GREEN @ 15% = PROPOSED GREEN	=	5064.886	SQ MTRS.
		=	5706.334	SQ MTRS.
			16.900%	% PERCENT
	PERMISSIBLE RESIDENTIAL AREA @ 70% OF FAR AS PER TOD POLICY DATED:-09.02.2016	=	23636.133	SQ MTRS.
			5.840625	ACRES
	PERMISSIBLE FAR FOR RESIDENTIAL @ 250		5909/0.315	SQ MTRS.
7	ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE	=	3545.420	
	TOTAL PERMISSIBLE FAR	=	62635.753	
	PROPOSED RESIDENTIAL AREA	=	62635.753	
	FAR ACHIEVED FOR EWS	=	1354.525	
	BALANCE FAR		74.561	
	SITE AREA FOR COMMERCIAL @ 30% OF FAR AS PER TOD POLICY DATED:-09.02.2016	=	10129.771	SQ MTRS.
	PERMISSIBLE FAR FOR COMMERCIAL @ 250	=	25324.429	SQ MTRS.
8	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	=	32939.451	SQ MTRS.
9	AREA OF BASEMENT-1	=	15241.459	SQ MTRS.
	AREA OF BASEMENT-2	=	14909.492	SQ MTRS.

PARKING REQUIRED FOR RESIDENTIAL

TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS REQD/Unit	TOTAL ECS REQD
DWELLING UNIT TYPE- 3A (TOWER-1&4)	150.186	84	1.5	126
DWELLING UNIT TYPE- 3B (TOWER-1&4)	153.521	70	1.5	105
DWELLING UNIT TYPE- 4A (TOWER-2 &3)	183.403	140	1.5	210
DWELLING UNIT TYPE- 5A (TOWER-1&4)	274.369	2	1.5	3
DWELLING UNIT TYPE- 5B (TOWER-1&4)	271.444	2	1.5	3
DWELLING UNIT TYPE- 6A (TOWER-2&3)	337.040	8	1.5	12
TOTAL PARKING REQUIRED FOR RESIDENTIAL		=		459

PARKING REQUIRED FOR COMMERCIAL

CARPET AREA OF SHOPS ON ALL FLOORS	=	18649.920	SQM	
REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS	=	373.998	ECS	
SAY	=	373	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	459.000	=	373.000
	=	832.000	ECS	
RESERVED PARKING FOR EWS @ 10%	=	832	ECS	
	Say	45.90	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.	850 ECS
NO. OF CAR PARKING PROVIDED FOR COMMERCIAL(Stack Parking)	=	732	Nos.	816 ECS
TOTAL CAR PARKING PROVIDED (Stack Parking)	=	1432	Nos.	1666 ECS

NOTE :- ALL INER NAL/ EXTERNAL WALL OF RCC WITH 00 MM THICKNESS

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

Avanika Vashisth
CA/2018/74870

DRAWING TITLE

SITE PLAN WITH TERRACE

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