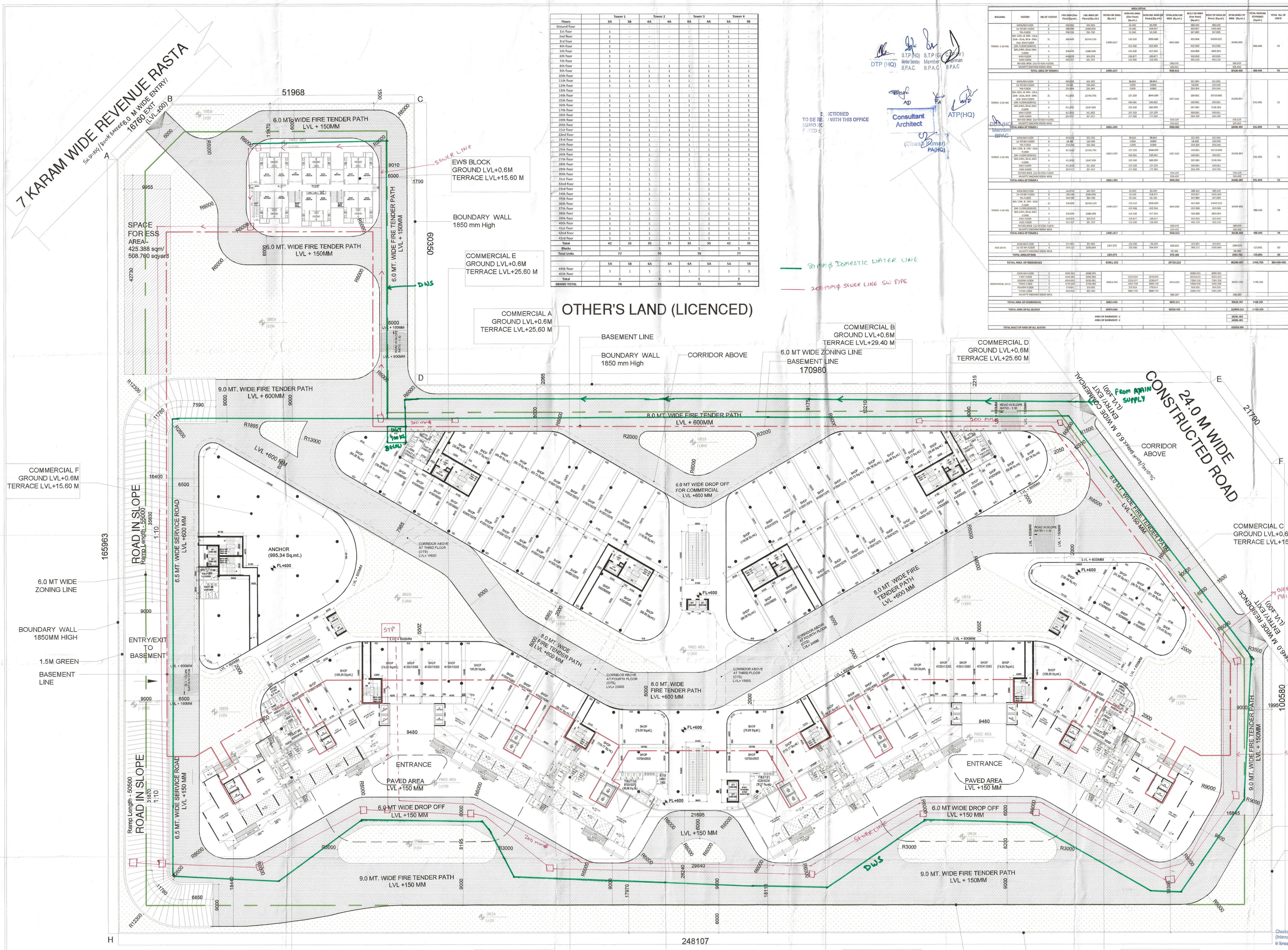

02 SITE PLAN GROUND FLOOR

Floors	Tower 1		Tower 2		Tower 3		Tower 4	
	3A	3B	4A	4A	4A	4A	3A	3B
Ground floor	-	-	-	-	-	-	-	-
1st floor	1	-	-	-	-	1	-	-
2nd floor	1	-	-	-	-	1	-	-
3rd floor	1	-	-	-	-	1	-	-
4th floor	1	-	-	-	-	1	-	-
5th floor	1	-	-	-	-	1	-	-
6th floor	1	-	-	-	-	1	-	-
7th floor	1	-	-	-	-	1	-	-
8th floor	1	1	1	1	1	1	1	1
9th floor	1	1	1	1	1	1	1	1
10th floor	1	1	1	1	1	1	1	1
11th floor	1	1	1	1	1	1	1	1
12th floor	1	1	1	1	1	1	1	1
13th floor	-	-	-	-	-	-	-	-
14th floor	1	1	1	1	1	1	1	1
15th floor	1	1	1	1	1	1	1	1
16th floor	1	1	1	1	1	1	1	1
17th floor	1	1	1	1	1	1	1	1
18th floor	1	1	1	1	1	1	1	1
19th floor	1	1	1	1	1	1	1	1
20th floor	1	1	1	1	1	1	1	1
21st floor	1	1	1	1	1	1	1	1
22nd floor	1	1	1	1	1	1	1	1
23rd floor	1	1	1	1	1	1	1	1
24th floor	1	1	1	1	1	1	1	1
25th floor	1	1	1	1	1	1	1	1
26th floor	1	1	1	1	1	1	1	1
27th floor	1	1	1	1	1	1	1	1
28th floor	1	1	1	1	1	1	1	1
29th floor	1	1	1	1	1	1	1	1
30th floor	1	1	1	1	1	1	1	1
31st floor	1	1	1	1	1	1	1	1
32nd floor	1	1	1	1	1	1	1	1
33rd floor	1	1	1	1	1	1	1	1
34th floor	1	1	1	1	1	1	1	1
35th floor	1	1	1	1	1	1	1	1
36th floor	1	1	1	1	1	1	1	1
37th floor	1	1	1	1	1	1	1	1
38th floor	1	1	1	1	1	1	1	1
39th floor	1	1	1	1	1	1	1	1
40th floor	1	1	1	1	1	1	1	1
41st floor	1	1	1	1	1	1	1	1
42nd floor	1	1	1	1	1	1	1	1
43rd floor	1	1	1	1	1	1	1	1
Total	42	35	35	35	35	35	42	35
Blocks	1		1		1		1	
Total Units	77		70		70		77	
44th floor	1	1	1	1	1	1	1	1
45th floor								
Total	2		2		2		2	
GRAND TOTAL	79		72		72		79	

	5A	5B	6A	6A	6A	6A	5A	5B
44th floor	1	1	1	1	1	1	1	1
45th floor								
Total	2		2		2		2	
GRAND TOTAL	79		72		79			

DTP (HQ) S.T.P (HQ) Senior Town Planner B.P.A.C. S.T.P (B.P.A.C) Town Planner B.P.A.C

Consultant Architect (Dilbag Singh) PA(HQ) ATP(HQ)

BUILDING	FLOORS	NO.OF FLOORS	FAR AREA (Dwe Floor)(Sq.mts.)	FAR AREA (NR) (Dwe)(Sq.mts.)	TOTAL FAR AREA (Sq.mt.)	NON FAR AREA (Dwe Floor) (Sq.mt.)	NON FAR AREA (NR Floor)(Sq.mt.)	TOTAL NON FAR AREA (Sq.mt.)	BUILT UP AREA (Dwe Floor) (Sq.mt.)	BUILT UP AREA (NR Floor) (Sq.mt.)	TOTAL BUILT UP AREA (Sq.mt.)	TOTAL GROUND COVERAGE (Sq.mt.)	TOTAL No. OF UNITS
					AREA DETAIL								
TOWER-1 (G+45)	GROUND FLOOR	1	469.892	469.892	14691.817	32.192	43.490		502.442	469.640	19436.969	488.440	79
	1st TO 8th FLOOR	8	380.598	3100.606		135.589	318.957		516.187	3419.563			
	9th FLOOR	1	266.50	266.50		53.500	53.500		320.000	320.000			
	10th-12th, & 14th - 23rd, 25th - 31st, 33rd - 39th, 41st -43rd FLOOR	31	340.649	10561.133		136.318	3095.880	4849.089	476.967	14242.022			
	13th FLOOR(MOVED)	1				412.992	412.992		412.992	412.992			
	44th & 45th Floor (1st ED 45th FLOOR	4	340.649	1386.598		134.330	437.264		450.980	1823.862			
	MOVED AREA (1st ED 45th FLOOR		240.873	240.873		126.877	126.877		412.992	412.992			
	MOVED AREA (1st ED 45th FLOOR		265.57	265.57		110.292	110.292		445.115	445.115			
	MUMTY MACHINE ROOM AREA							106.015			106.015		
	MUMTY MACHINE ROOM AREA							106.015			106.015		
	TOTAL AREA OF TOWER-1				**14691.817**			**4849.089**			**19436.969**	**488.440**	**79**
TOWER-2 (G+45)	GROUND FLOOR	1	493.022	493.022	14651.492	38.664	38.664	1327.332	531.995	531.995	21358.824	531.995	72
	1st TO 8th FLOOR	8	376.88	3014.504		0.000	0.000		376.880	3014.504			
	9th FLOOR	1	373.584	373.584		0.000	0.000		373.584	373.584			
	10th-12th, & 14th - 23rd, 25th - 31st, 33rd - 39th, 41st -43rd FLOOR	31	411.832	12766.791		137.229	3904.209		549.061	16670.000			
	13th FLOOR(MOVED)	1				509.092	509.092		509.092	509.092			
	44th & 45th Floor (1st ED 45th FLOOR	4	411.832	1647.328		125.549	500.996		537.381	2148.324			
	MOVED AREA (1st ED 45th FLOOR		411.832	411.832		127.220	127.220		539.052	539.052			
	MOVED AREA (1st ED 45th FLOOR		357.617	357.617		177.282	177.282		534.900	534.900			
	MUMTY MACHINE ROOM AREA							116.115			116.115		
	MUMTY MACHINE ROOM AREA							116.115			116.115		
	TOTAL AREA OF TOWER-2				**14651.492**			**4648.462**			**21358.954**	**531.995**	**72**
TOWER-3 (G+45)	GROUND FLOOR	1	469.892	469.892	14691.817	32.192	43.490	1327.332	502.442	469.640	19436.969	488.440	79
	1st TO 8th FLOOR	8	380.598	3100.606		135.589	318.957		516.187	3419.563			
	9th FLOOR	1	266.50	266.50		53.500	53.500		320.000	320.000			
	10th-12th, & 14th - 23rd, 25th - 31st, 33rd - 39th, 41st -43rd FLOOR	31	340.649	10561.133		136.318	3095.880		476.967	14242.022			
	13th FLOOR(MOVED)	1				412.992	412.992		412.992	412.992			
	44th & 45th Floor (1st ED 45th FLOOR	4	340.649	1386.598		134.330	437.264		450.980	1823.862			
	MOVED AREA (1st ED 45th FLOOR		240.873	240.873		126.877	126.877		412.992	412.992			
	MOVED AREA (1st ED 45th FLOOR		265.57	265.57		110.292	110.292		445.115	445.115			
	MUMTY MACHINE ROOM AREA							106.015			106.015		
	MUMTY MACHINE ROOM AREA							106.015			106.015		
	TOTAL AREA OF TOWER-3				**14691.817**			**4849.089**			**19436.969**	**488.440**	**79**
TOWER-4 (G+45)	GROUND FLOOR	1	493.022	493.022	14651.492	38.664	38.664	1327.332	531.995	531.995	21358.824	531.995	72
	1st TO 8th FLOOR	8	376.88	3014.504		0.000	0.000		376.880	3014.504			
	9th FLOOR	1	373.584	373.584		0.000	0.000		373.584	373.584			
	10th-12th, & 14th - 23rd, 25th - 31st, 33rd - 39th, 41st -43rd FLOOR	31	411.832	12766.791		137.229	3904.209		549.061	16670.000			
	13th FLOOR(MOVED)	1				509.092	509.092		509.092	509.092			
	44th & 45th Floor (1st ED 45th FLOOR	4	411.832	1647.328		125.549	500.996		537.381	2148.324			
	MOVED AREA (1st ED 45th FLOOR		411.832	411.832		127.220	127.220		539.052	539.052			
	MOVED AREA (1st ED 45th FLOOR		357.617	357.617		177.282	177.282		534.900	534.900			
	MUMTY MACHINE ROOM AREA							116.115			116.115		
	MUMTY MACHINE ROOM AREA							116.115			116.115		
	TOTAL AREA OF TOWER-4				**14651.492**			**4648.462**			**21358.954**	**531.995**	**72**
EWS BLOCK	GROUND FLOOR	1	757.491	757.491	1314.375	135.094	176.903	630.020	892.585	953.891	1846.476	423.891	60
	1st TO 4th FLOOR	4	284.123	1078.584		135.192	504.202		419.315	1582.786			
	MOVED AREA (1st ED 4th FLOOR							48.240			48.240		
	TOTAL AREA OF EWS BLOCK				**1314.375**			**678.260**			**1992.716**	**423.891**	**60**
	TOTAL AREA OF RESIDENCES				**42961.192**			**20729.218**			**86190.407**	**2464.793**	**300+60=361**
(COMMERCIAL (G+1))	GROUND FLOOR	1	3098.595	3098.595	3683.496	1214.604	1214.604	8210.024	4313.199	4313.199	8627.322	3100.260	
	FIRST FLOOR	1	4314.525	4314.525		2314.677	2314.677		6629.202	6629.202			
	TWO+ FLOOR	5	3374.165	3.718.560		1337.718	1665.758		4711.883	5384.318			
	TERRACE FLOOR	1	374.842	374.842		270.814	279.414		645.656	654.256			
	OTHER FLOOR		815.454	815.454		1090.740	1090.740		1906.194	1906.194			
	MUMTY MACHINE ROOM AREA							195.137			195.137		
	TOTAL AREA OF COMMERCIAL				**3683.496**			**8405.161**			**8822.657**	**3100.260**	
	TOTAL AREA OF ALL BLOCKS				**48959.063**			**29134.379**			**115013.064**	**5564.053**	
					AREA OF BASEMENT -1						32292.451		
					AREA OF BASEMENT -2						30398.401		
	TOTAL BUILT UP AREA OF ALL BLOCKS										**177703.916**		

1	TOTAL PLOT AREA	8.34375 Ac / 33765.905 Sq.Mt.	ACRES / 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	= 2040.872	SQ MTRS.
	EWS Ground Coverage	= 423.891	SQ MTRS.
	Commercial Ground Coverage	8988.265	
	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 - GH2300319	= 15	%
		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
		= 1761	
	MINIMUM PERMISSIBLE DENSITY	= 387	PPA
		= 2200	
	PROPOSED Dus	= 305	DUS
	EWS TO BE PROVIDED	= 58	* 15/85
	EWS PROPOSED	= 60	EWS
	MINIMUM REQUIRED SERVANTS ROOMS @ 10%	= 30	
	PROPOSED DOMESTIC SERVANT ROOMS	= 305	
	TOTAL POPULATION (Pent house @10, Units @ 5 persons, EWS @ 2 persons, Domestic sevant @2 persons	UNITS= 305 x 5 = 1525; EWS= 60X 2 = 120; SERVANT = 305X2 = 610; TOTAL = 2262	PERSONS
	Population Per Acre	269.389	
5	MINIMUM REQUIRED ECS	= 826	ECS
	AREA PROPOSED FOR PARKING @BASEMENT	= 26698.095	SQ MTRS.
	AREA FOR 1 ECS @32 SQ Mtr.	= 1668.631	ECS
		Say 1668	
	PROVIDED ECS	= 1432	ECS
6	REQUIRED ORGANIZED GREEN @ 15% =	5064.886	SQ MTRS.
	PROPOSED GREEN	= 5706.334	SQ MTRS.
		16.900%	% PERCENT
7	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	= 59090.333	SQ MTRS.
	ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE	= 3545.420	
	TOTAL PERMISSIBLE FAR	= 62635.753	
	PROPOSED RESIDENTIAL AREA	= 62561.112	
	FAR ACHIEVED FOR EWS	= 1394.57%	
	BALANCE FAR	74.561	
8	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.
	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.
	AREA OF BASEMENT-1	= 32292.451	SQ MTRS.
	AREA OF BASEMENT-2	= 30398.401	SQ MTRS.
		151865.064	

PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS REQD/UNI	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	=	372.998	ECS	
	say	373	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	459	+	373.000
	=	832	ECS	
	say	833	ECS	
RESERVED PARKING FOR EWS @ 10%	=	45.36		
	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.	850 ECS
NO. OF CAR PARKING PROVIDED FOR COMMERCIAL(Stack Parking)	=	712	Nos.	816 ECS
TOTAL CAR PARKING PROVIDED (Stack Parking)	=	1412	Nos.	1666 ECS

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 Vasishtha CA/2012/91

DRAWING TITLE

SITE PLAN WITH GROUND FLOOR

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

Superintending Engineer (HQ) for Chief Engineer-I Hqrs. Panchkula

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 - 102**
CHECKED	DA	