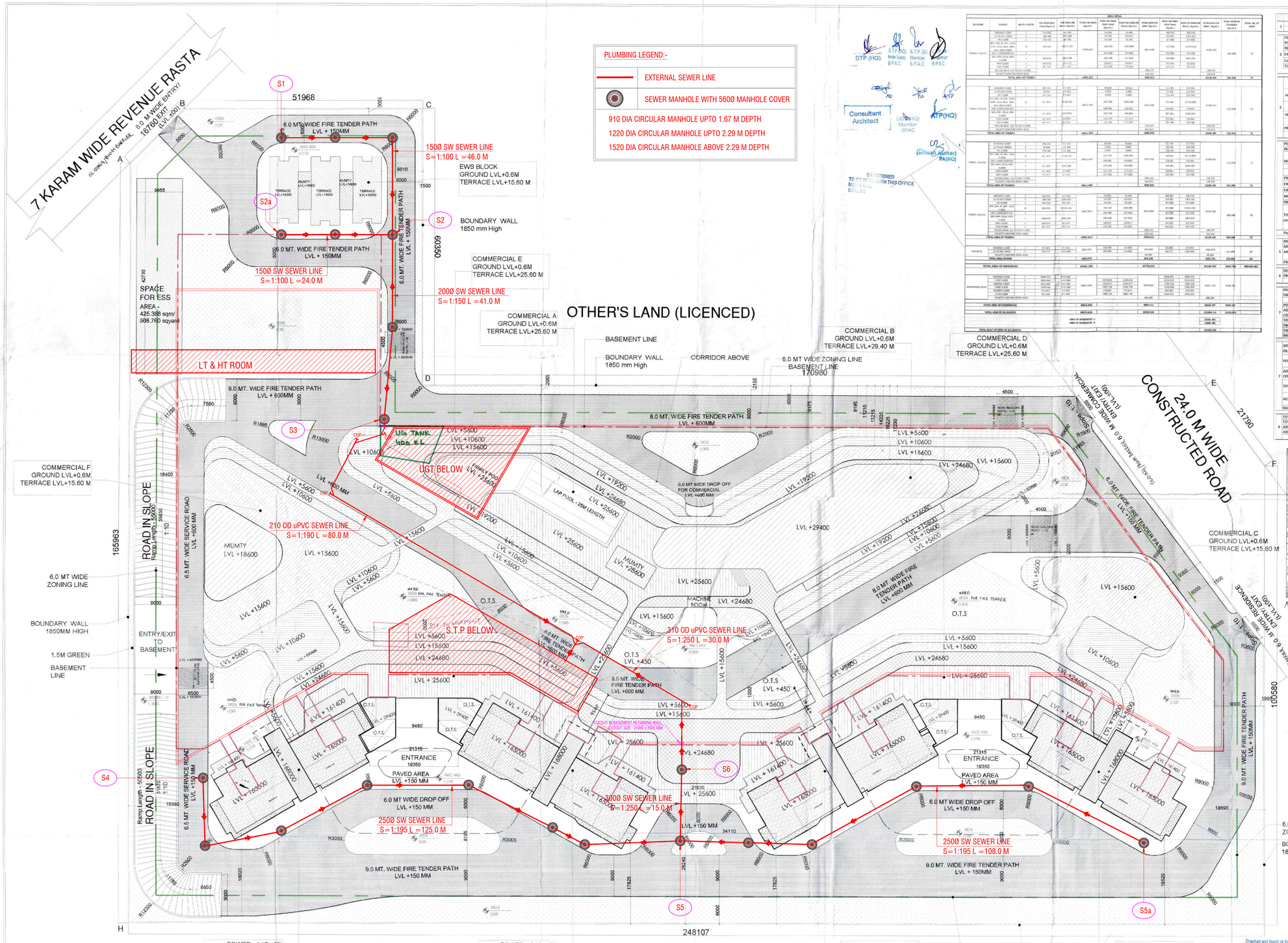

01 SITE PLAN WITH TERRACE

PLUMBING LEGEND:-
EXTERNAL SEWER LINE
SEWER MANHOLE WITH 560Ø MANHOLE COVER
910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

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

Consultant Architect (DDMP (HQ) Member BPAC) ATP(HQ)

(Dilivesh Kumar) PA(HQ)

SANCTIONED MEE NOTE WITH THIS OFFICE DATED:

BLOCK/PHASE	PARTICULARS	NO. OF FLOORS	FAR AREA (Sq.mtr.)	FAR AREA (Sq.mtr.)	TOTAL FAR AREA (Sq.mtr.)	AREA EXCLUDED																			
						NOTE-FAR AREA (Sq.mtr.)																			
						Floor-1 (Sq.mtr.)	Floor-2 (Sq.mtr.)	Floor-3 (Sq.mtr.)	Floor-4 (Sq.mtr.)	Floor-5 (Sq.mtr.)	TOTAL NOTE-FAR AREA (Sq.mtr.)	BUILT-UP AREA (Exc. Stair) (Sq.mtr.)	BUILT-UP AREA (Inc. Stairs) (Sq.mtr.)	TOTAL BUILT-UP AREA (Sq.mtr.)	TOTAL DWELLING UNITS	TOTAL No. OF UNITS
TOWER- 1 (G+45)	GROUND FLOOR	1	154.984	411.302		12.000	12.000	12.000			36.000	466.302	506.016			
	1st TO 6th FLOOR	6	186.768	1911.006		14.140	14.140	14.140			42.420	1911.006	2435.562			
	7th FLOOR	1	274.216	274.216		12.140	12.140	12.140			36.420	262.076	267.882			
	8th, 12th, & 14th - 21st, 23rd - 29th, 31st - 37th FLOOR	22	186.640	4104.132	14061.817	138.309	138.309	138.309	138.309	138.309	691.545	4172.964	14002.023	19160.306	166.440	79
	38th FLOOR(PARTIAL)	1				102.968	102.968					102.968	102.968			
	39th FLOOR(PARTIAL)	1	246.669	246.669		104.168	147.501					246.669	246.669			
	40th FLOOR	1	243.074	243.074		109.877	109.877					219.754	219.754			
	41st FLOOR	1	96.727	96.727		112.700	112.700					225.400	225.400			
	MUMTY FOR LIFT & STAIR ROOM								186.115		186.115			186.115		
	"MUMTY" FOR OTHER ROOM AREA								195.242		195.242			195.242		
	TOTAL AREA OF TOWER-1				14061.817				381.357		1110.742	6506.812		20568.404	166.440	79
TOWER- 2 (G+45)	GROUND FLOOR	1	485.152	411.302		18.444	18.444				36.888	111.391	111.391			
	1st TO 6th FLOOR	6	18.444	110.664		0.000	0.000				0.000	110.664	110.664			
	7th FLOOR	1	215.264	215.264		0.000	0.000				0.000	215.264	215.264			
	8th, 12th, & 14th - 21st, 23rd - 29th, 31st - 37th FLOOR	22	441.402	9708.792	18011.492	127.139	3066.099		1327.432		4393.531	9708.792	17150.890	21208.424	531.998	72
	38th FLOOR(PARTIAL)	1				128.591	128.591					128.591	128.591			
	39th FLOOR(PARTIAL)	1	321.402	1049.078		125.194	564.895					927.981	1048.302			
	40th FLOOR	1	121.223	121.223		122.135	122.135					122.135	122.135			
	41st FLOOR	1	262.412	262.412		125.188	125.188					250.376	250.376			
	MUMTY FOR LIFT & STAIR ROOM								156.119		156.119			156.119		
	"MUMTY" FOR OTHER ROOM AREA								195.242		195.242			195.242		
	TOTAL AREA OF TOWER-2				18011.492				3866.842		7903.684	10934.209		22591.391	531.998	72
TOWER- 3 (G+45)	GROUND FLOOR	1	364.752	411.302		18.444	18.444				36.888	321.391	321.391			
	1st TO 6th FLOOR	6	18.444	110.664		0.000	0.000				0.000	110.664	110.664			
	7th FLOOR	1	215.264	215.264		0.000	0.000				0.000	215.264	215.264			
	8th, 12th, & 14th - 21st, 23rd - 29th, 31st - 37th FLOOR	22	441.402	9708.792	18011.492	127.139	3066.099		1327.432		4393.531	9708.792	17150.890	21208.424	531.998	72
	38th FLOOR(PARTIAL)	1				128.591	128.591					128.591	128.591			
	39th FLOOR(PARTIAL)	1	321.402	1049.078		125.194	564.895					927.981	1048.302			
	40th FLOOR	1	121.223	121.223		122.135	122.135					122.135	122.135			
	41st FLOOR	1	262.412	262.412		125.188	125.188					250.376	250.376			
	MUMTY FOR LIFT & STAIR ROOM								156.119		156.119			156.119		
	"MUMTY" FOR OTHER ROOM AREA								195.242		195.242			195.242		
	TOTAL AREA OF TOWER-3				18011.492				3866.842		7903.684	10934.209		22591.391	531.998	72
TOWER- 4 (G+45)	GROUND FLOOR	1	364.752	411.302		18.444	18.444				36.888	321.391	321.391			
	1st TO 6th FLOOR	6	186.768	1094.904		14.140	14.140				42.420	1091.364	1093.142			
	7th FLOOR	1	274.216	274.216		12.140	12.140				36.420	262.076	267.882			
	8th, 12th, & 14th - 21st, 23rd - 29th, 31st - 37th FLOOR	22	246.669	4104.132	14061.817	138.309	2205.889		463.280		2807.478	4172.964	14002.023	19160.306	166.440	79
	38th FLOOR(PARTIAL)	1				102.968	102.968				102.968	102.968	102.968			
	39th FLOOR(PARTIAL)	1	246.669	2081.038		104.168	422.204				422.204	2081.038	2081.038			
	40th FLOOR	1	243.074	243.074		109.877	109.877				109.877	243.074	243.074			
	41st FLOOR	1	96.727	96.727		112.700	112.700				112.700	225.400	225.400			
	MUMTY FOR LIFT & STAIR ROOM								186.115		186.115			186.115		
	"MUMTY" FOR OTHER ROOM AREA								195.242		195.242			195.242		
	TOTAL AREA OF TOWER-4				14061.817				3506.615		7016.230	10328.275		20568.306	166.440	79
EWS BLOCK	GROUND FLOOR	1	241.801	241.801	2864.379	108.000	110.000		530.000		748.000	223.801	223.801			
	1st TO 6th FLOOR	6	294.215	1764.090		108.000	110.000		530.000		748.000	1763.215	2080.090	2844.379	623.000	60
	"MUMTY" FOR OTHER ROOM AREA								48.280		48.280			48.280		
	TOTAL AREA OF EWS				2864.379				878.280		1796.560	2011.817		2892.659	623.000	60
	TOTAL AREA OF RESIDENCES				92561.997				21729.213		44.459.447	56230.497		106690.160	2664.780	380+60=362
COMMERCIAL (G+0)	GROUND FLOOR	1	3898.192	3898.192		1229.252	1189.252				2418.504	3898.192	3898.192			
	1st FLOOR	1	3898.192	3898.192		1223.677	1232.677				2456.354	3898.192	3898.192			
	SECOND FLOOR	1	3898.192	3898.192	20811.494	1223.677	1232.677		6554.026		9010.380	3898.192	3898.192	39227.120	3448.230	
	THIRD FLOOR	1	3387.502	3387.502		1207.768	1208.768				2416.536	3387.502	3387.502			
	FOURTH FLOOR	1	3763.692	3763.692		1175.814	1175.814				2351.628	3763.692	3763.692			
	41st FLOOR	1	871.444	871.444		1085.745	1085.745				2171.490	871.444	871.444			
	MUMTY FOR OTHER ROOM AREA								195.187		195.187			195.187		
	TOTAL AREA OF COMMERCIAL				20811.494				6749.213		20818.707	20818.707		39422.307	3448.230	
	TOTAL AREA OF ALL BLOCKS				88670.699				30929.426		62284.154	114492.014		214504.468		
				AREA OF BASEMENT -1										25146.400		
				AREA OF BASEMENT -2										25146.400		
	TOTAL BUILT-UP AREA OF ALL BLOCKS													214504.468		

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	=	11463.028	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.
	HEVICT 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
		=	2763	
	MINIMUM PERMISSIBLE DENSITY	=	387	PPA
		=	2260	
	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=> 306X5 / 60X5 / EWS= 60X 2 / SERVANT = 30X1 / TOTAL	1530 / 300 / 120 / 30 / 2760	PERSONS
	Population Per Acre		317.389	
4	MINIMUM REQUIRED ECS	=	826	ECS
	AREA PROPOSED FOR PARKING @BASEMENT	=	26658.095	SQ MTRS
5	AREA FOR 1 ECS @32 SQ Mtr.	=	1668.631	ECS
		Say	1668	
	PROVIDED ECS	=	1432	ECS
6	REQUIRED ORGANIZED GREEN @ 15% =		5064.886	SQ MTRS.
	PROPOSED GREEN	=	5706.334	SQ MTRS.
			16.9009%	% 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	=	62561.997	
	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	=	15241.433	SQ MTRS.
	AREA OF BASEMENT-2	=	14909.492	SQ MTRS.

PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS 1ECS/125 SQ.MTRS	TOTAL ECS REQD
DWELLING UNIT TYPE- 1A (TOWER-1&4)	150.186	84	1.5	126
DWELLING UNIT TYPE- 1B (TOWER-1&4)	153.921	70	1.5	105
DWELLING UNIT TYPE- 4A (TOWER-2 &3)	183.623	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	6	1.5	9
TOTAL PARKING REQUIRED FOR RESIDENTIAL			=	456

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	=	456+373	=	829.000
	=	829.000	ECS	
	Say	830	ECS	
RESERVED PARKING FOR EWS @ 10%	=	83.000		
	Say	83	ECS	
AREA PROPOSED FOR PARKING @BASEMENT	=	26658.095	SQ MTRS.	
AREA FOR 1 ECS @32 SQ Mtr.	=	1668.631	ECS	
	Say	1668	ECS	
NO. OF CAR PARKING PROVIDED FOR RESIDENTIAL (Stack Parking)	=	700	Nos.	850 ECS
NO. OF CAR PARKING PROVIDED FOR COMMERCIAL (Stack Parking)	=	732	Nos.	888 ECS
TOTAL CAR PARKING PROVIDED (Stack Parking)	=	1432	Nos.	1666 ECS

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

DRAWING TITLE

SITE PLAN WITH TERRACE

SEWER 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	

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

Executive Engineer (HQ) Public Health