

PLUMBING LEGEND:-

EXTERNAL SEWER LINE

SEWER MANHOLE WITH 5600 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

Consultant Architect

Sanctioned to be read with this office

DATE: 15/09/2023

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY									
1	TOTAL PLOT AREA	LA	8.3575	ACRES	341.50	SQ. METERS			
PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED: 09.02.2016									
PERMISSIBLE GROUND COVERAGE						2049.543	SQ. METERS		
2	RESIDENTIAL GROUND COVERAGE					1040.872	SQ. METERS		
3	COMMERCIAL GROUND COVERAGE					1008.671	SQ. METERS		
4	TOTAL PERMISSIBLE GROUND COVERAGE					2049.543	SQ. METERS		
PERMISSIBLE FAR @ 250% AS PER TOD POLICY DATED: 09.02.2016									
PERMISSIBLE FAR						8441.672	SQ. METERS		
5	ADDITIONAL FAR UTILISED AGAINST GBC CERTIFICATE NO. - GH300019					15	%		
6	HENCE TOTAL PERMISSIBLE FAR					8456.672	SQ. METERS		
7	PROPOSED FAR					8456.672	SQ. METERS		
PERMISSIBLE DENSITY									
PERMISSIBLE DENSITY						432 PPA (1.50%)	PPA		
8	ADDITIONAL FAR UTILISED AGAINST GBC CERTIFICATE NO. - GH300019					15	%		
9	HENCE TOTAL PERMISSIBLE FAR					8456.672	SQ. METERS		
10	PROPOSED FAR					8456.672	SQ. METERS		
PERMISSIBLE REQUIRED SERVANTS ROOM @ 10%									
PERMISSIBLE REQUIRED SERVANTS ROOM						845.667	SQ. METERS		
11	PROPOSED SERVANTS ROOM					845.667	SQ. METERS		
TOTAL POPULATION (Phon house @ 5 persons, EWS @ 2 persons, Domestic servant @ 2 persons)									
TOTAL POPULATION						30662	PERSONS		
12	Population Per Acre					89.7	PERSONS		
PERMISSIBLE REQUIRED EWS									
PERMISSIBLE REQUIRED EWS						3066	EWS		
13	ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST GBC CERTIFICATE					1268.501	SQ. METERS		
14	PROPOSED EWS					1268.501	SQ. METERS		
PERMISSIBLE REQUIRED GREEN @ 15%									
PERMISSIBLE REQUIRED GREEN						1268.501	SQ. METERS		
15	PROPOSED GREEN					1268.501	SQ. METERS		
PERMISSIBLE RESIDENTIAL AREA @ 70% OF FAR AS PER TOD POLICY DATED: 09.02.2016									
PERMISSIBLE RESIDENTIAL AREA						23656.133	SQ. METERS		
16	ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST GBC CERTIFICATE					1268.501	SQ. METERS		
17	PROPOSED RESIDENTIAL AREA					24924.634	SQ. METERS		
SITE AREA FOR COMMERCIAL @ 30% OF FAR AS PER TOD POLICY DATED: 09.02.2016									
PERMISSIBLE FAR FOR COMMERCIAL @ 250						10128.771	SQ. METERS		
18	ADDITIONAL AREA FOR COMMERCIAL @ 15% OF FAR AGAINST GBC CERTIFICATE					1519.466	SQ. METERS		
19	TOTAL PERMISSIBLE FAR					11648.237	SQ. METERS		
20	PROPOSED FAR					11648.237	SQ. METERS		
TOTAL FAR AREA									
TOTAL FAR AREA						24924.634	SQ. METERS		
21	TOTAL FAR AREA					24924.634	SQ. METERS		
22	AREA OF BASEMENT-1					16999.692	SQ. METERS		
23	AREA OF BASEMENT-2					16999.692	SQ. METERS		

PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	EWS	TOTAL EWS
SWELLING UNIT TYPE: 3A (TOWER-1&2)	150.000	86	1.5	129
SWELLING UNIT TYPE: 3B (TOWER-1&2)	180.000	70	1.5	105
SWELLING UNIT TYPE: 4A (TOWER-2 &3)	180.000	140	1.5	210
SWELLING UNIT TYPE: 4B (TOWER-2 &3)	274.260	2	1.5	3
SWELLING UNIT TYPE: 5A (TOWER-1&2)	271.444	1	1.5	1
SWELLING UNIT TYPE: 5B (TOWER-1&2)	271.444	1	1.5	1
TOTAL PARKING REQUIRED FOR RESIDENTIAL	897.000	6	6.5	10
PARKING REQUIRED FOR COMMERCIAL				
CARPET AREA OF SHOPS ON ALL FLOORS	18649.520	SQM		
REQUIRED 1 EWS @ 30 SQM OF CARPET AREA OF SHOPS	372.988	EWS		
TOTAL PARKING REQUIRED FOR COMMERCIAL	372.988	EWS		
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	1270.000	EWS		
RESERVED PARKING FOR EWS @ 10%	127.000	EWS		
AREA PROPOSED FOR PARKING @ BASEMENT	2648.095	EWS		
AREA FOR 1 EWS @ 30 SQ. MT.	1668.631	EWS		
NO. OF CAR PARKING PROVIDED FOR RESIDENTIAL (Stack Parking)	700	N/A	600	EWS
NO. OF CAR PARKING PROVIDED FOR COMMERCIAL (Stack Parking)	1400	N/A	800	EWS
TOTAL CAR PARKING PROVIDED (Stack Parking)	2400	N/A	1400	EWS

NOTE: ALL INTERIOR EXTERIOR 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

ARCHITECT'S SIGNATURE

DRAWING TITLE

SITE PLAN WITH TERRACE

SOLID WASTE AND SEWER LAYOUT

ARCHITECT

GANGA REALTY - DESIGN TEAM

GANGA REALTY

Vallu Town, Golf Course Road

Gurgaon, Haryana

DATE

SEPT. 2023

SCALE

1:100

DEALT

AG

CHECKED

DA

S - 101