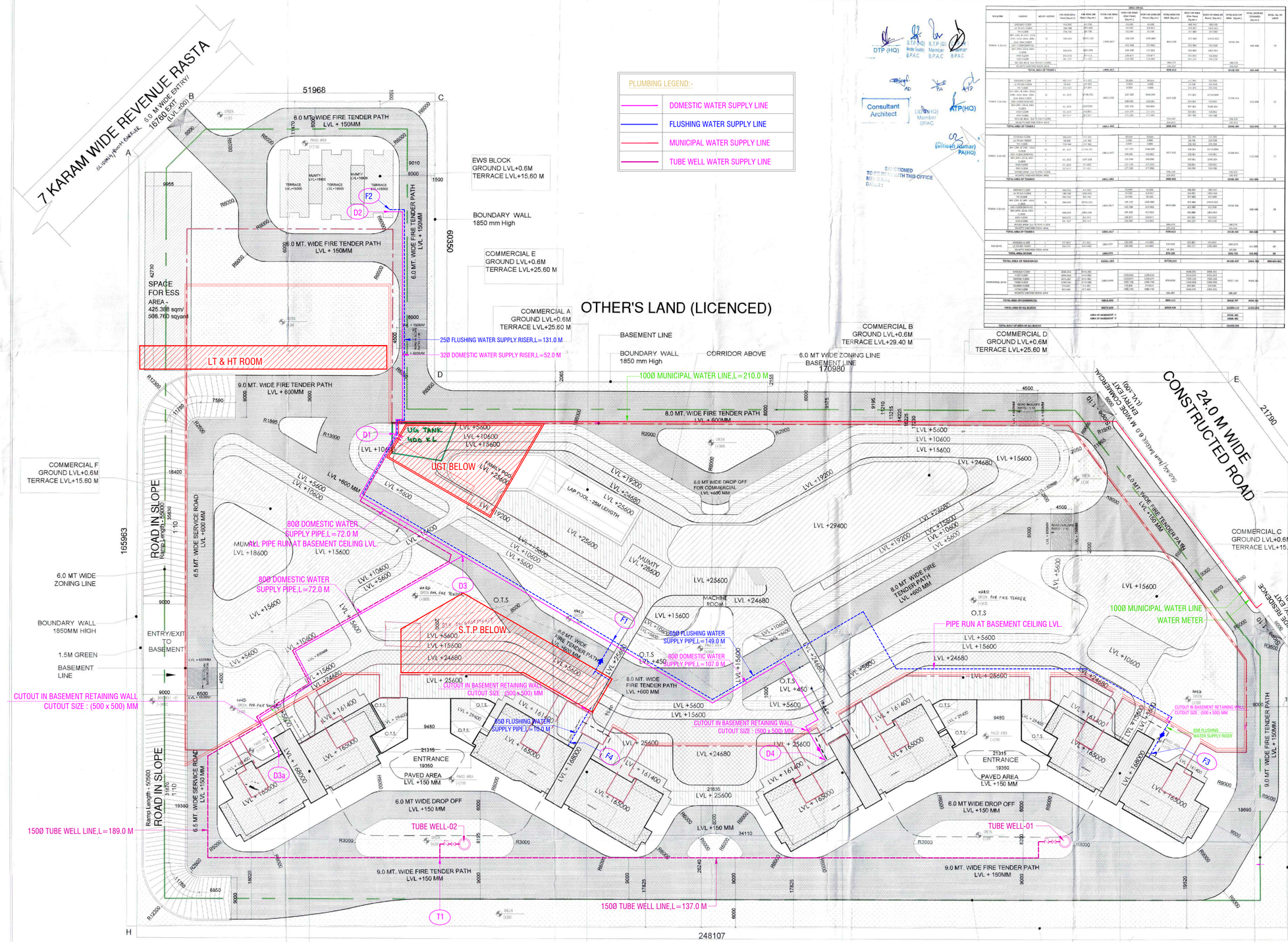

01 SITE PLAN WITH TERRACE

PLUMBING LEGEND:-
DOMESTIC WATER SUPPLY LINE
FLUSHING WATER SUPPLY LINE
MUNICIPAL WATER SUPPLY LINE
TUBE WELL WATER SUPPLY LINE

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

Consultant Architect — (DDMHQ) Member BPAC — ATP(HQ) — (Dilivesh Kumar) PA(HQ)

SANCTIONED MEMO NO. DATED:

TO BE PRINTED WITH THIS OFFICE

BUILDING	PARTICULARS	NO. OF FLOORS	FAR AREA (Sq.mtr)	FAR AREA (Sq.mtr)	TOTAL FAR AREA (Sq.mtr)	NON FAR AREA (Stair Cases) (Sq.mtr.)	NON FAR AREA (Lift Shafts) (Sq.mtr.)	TOTAL NON FAR AREA (Sq.mtr.)	BUILT UP AREA (Exc Stairs) (Sq.mtr.)	BUILT UP AREA (Inc Stairs) (Sq.mtr.)	TOTAL BUILT UP AREA (Sq.mtr.)	TOTAL DWELLING UNITS (Dwellings) (Sq.mtr.)	TOTAL No. OF UNITS
TOWER - 1 (G+45)	GROUND FLOOR	1	724.984	811.982	1536.966	112.00	112.00	224.00	468.982	556.982	1025.964	1025.964	79
	LIP TO 1ST FLOOR	1	186.928	209.500		53.160	118.841		233.921	243.341			
	1ST FLOOR	1	274.216	307.241		112.00	52.160		271.889	307.241			
	2ND, 12th, & 14th - 21st, 23rd - 31st, 33rd - 39th, 41st - 45th FLOOR	22	306.540	6144.132	6561.817	138.320	1295.880	8845.199	372.964	14002.053	16160.906	16160.906	79
	10TH FLOOR(MUMTY)	1				252.908	252.908		252.908	252.908			
	11th, 13th, & 22nd FLOOR	3	306.540	919.108		104.160	147.160		410.865	440.965			
	40th FLOOR	1				109.877	109.877		472.952	472.952			
	46th FLOOR	1	243.074	243.074		112.700	112.700		421.125	421.125			
	ROOF OVER MUMTY FLOOR LEVEL							186.115			186.115		
	"MUMTY" FIREPLACE ROOM AREA							106.242			106.242		
	TOTAL AREA OF TOWER-1				14961.817			9566.912			20148.404	16160.906	79
TOWER - 2 (G+45)	GROUND FLOOR	1	485.152	477.102		58.644	58.644		511.381	511.381			
	LIP TO 1ST FLOOR	1	18.468	21.382		0.000	0.000		21.928	22.450			
	1ST FLOOR	1	231.968	231.968		0.000	0.000		224.343	224.343			
	2ND, 12th, & 14th - 21st, 23rd - 31st, 33rd - 39th, 41st - 45th FLOOR	22	441.402	9708.781	10211.182	127.120	3366.099	13227.802	571.063	12710.890	13281.953	13281.953	72
	10TH FLOOR(MUMTY)	1				328.392	328.392		323.961	323.961			
	11th, & 13th FLOOR	2	441.402	1147.078		125.248	368.896		367.984	368.984			
	40th FLOOR	1	441.402	441.402		122.135	122.135		320.961	320.961			
	46th FLOOR	1	441.402	441.402		121.248	121.248		321.961	321.961			
	ROOF OVER MUMTY FLOOR LEVEL							156.119			156.119		
	"MUMTY" FIREPLACE ROOM AREA							106.242			106.242		
	TOTAL AREA OF TOWER-2				10211.182			3966.042			15006.204	13281.953	72
TOWER - 3 (G+45)	GROUND FLOOR	1	484.952	477.102		58.644	58.644		511.381	511.381			
	LIP TO 1ST FLOOR	1	18.468	21.382		0.000	0.000		21.928	22.450			
	1ST FLOOR	1	231.968	231.968		0.000	0.000		224.343	224.343			
	2ND, 12th, & 14th - 21st, 23rd - 31st, 33rd - 39th, 41st - 45th FLOOR	22	441.402	9708.781	10211.182	127.120	3366.099	13227.802	571.063	12710.890	13281.953	13281.953	72
	10TH FLOOR(MUMTY)	1				328.392	328.392		323.961	323.961			
	11th, & 13th FLOOR	2	441.402	1147.078		125.248	368.896		367.984	368.984			
	40th FLOOR	1	441.402	441.402		122.135	122.135		320.961	320.961			
	46th FLOOR	1	441.402	441.402		121.248	121.248		321.961	321.961			
	ROOF OVER MUMTY FLOOR LEVEL							156.119			156.119		
	"MUMTY" FIREPLACE ROOM AREA							106.242			106.242		
	TOTAL AREA OF TOWER-3				10211.182			3966.042			15006.204	13281.953	72
TOWER - 4 (G+45)	GROUND FLOOR	1	484.952	477.102		58.644	58.644		511.381	511.381			
	LIP TO 1ST FLOOR	1	186.928	209.500		53.160	118.841		233.921	243.341			
	1ST FLOOR	1	274.216	307.241		112.00	52.160		271.889	307.241			
	2ND, 12th, & 14th - 21st, 23rd - 31st, 33rd - 39th, 41st - 45th FLOOR	22	306.540	6144.132	6561.817	138.320	1295.880	8845.199	372.964	14002.053	16160.906	16160.906	79
	10TH FLOOR(MUMTY)	1				252.908	252.908		252.908	252.908			
	11th, & 13th FLOOR	2	306.540	2061.108		104.160	147.160		410.865	440.965			
	40th FLOOR	1	243.074	243.074		109.877	109.877		472.952	472.952			
	46th FLOOR	1	243.074	243.074		112.700	112.700		421.125	421.125			
	ROOF OVER MUMTY FLOOR LEVEL							186.115			186.115		
	"MUMTY" FIREPLACE ROOM AREA							106.242			106.242		
	TOTAL AREA OF TOWER-4				14961.817			9566.912			20148.404	16160.906	79
EWS BLOCK	GROUND FLOOR	1	241.801	241.801	2894.379	108.000	110.000	530.000	413.801	413.801	2894.379	413.801	60
	LIP TO 6th FLOOR	6	394.215	2364.089		108.000	110.000		492.215	2460.081			
	"MUMTY" FIREPLACE ROOM AREA							18.181			18.181		
	TOTAL AREA OF EWS				2894.379			678.181			3312.062	413.801	60
	TOTAL AREA OF RESIDENCES				62561.197			27729.213			91130.437	2443.781	900+60=962
COMMERCIAL (G+5)	GROUND FLOOR	1	3898.292	3774.383		1224.042	1189.542		3898.292	3898.292			
	LIP TO 1ST FLOOR	1	3898.292	3898.292		1224.042	1224.042		3898.292	3898.292			
	1ST FLOOR	1	3898.292	3898.292	20811.494	1224.042	1224.042	6314.024	3898.292	3898.292	20811.494	20811.494	79
	2ND FLOOR	1	3898.292	3898.292		1207.768	1206.768		3898.292	3898.292			
	3RD FLOOR	1	3898.292	3898.292		1206.768	1206.768		3898.292	3898.292			
	4TH FLOOR	1	3898.292	3898.292		1206.768	1206.768		3898.292	3898.292			
	ROOF OVER MUMTY FLOOR LEVEL							185.187			185.187		
	"MUMTY" FIREPLACE ROOM AREA												
	TOTAL AREA OF COMMERCIAL				20811.494			6499.211			20811.494	20811.494	79
	TOTAL AREA OF ALL BLOCKS				83372.691			34228.424			111942.115	23255.275	
				AREA OF BASEMENT-1							15241.453		
				AREA OF BASEMENT-2							14909.492		
	TOTAL BUILT UP AREA OF ALL BLOCKS										142093.060		

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	=	413.801	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 - GHI2303119	=	15	%
			5064.886	SQ MTRS.
	HEYCE 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
		=	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=> 306X5 = 1530 V.P. = 5X5 = 25 EWS= 60X 2 = 120 SERVANT = 306X 2 = 612 TOTAL = 2287		PERSONS
	Population Per Acre		307.387	
4	MINIMUM REQUIRED ECS	=	826	ECS
	AREA PROPOSED FOR PARKING @BASEMENT	=	26698.095	SQ MTRS.
5	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	=	5706.334	SQ MTRS.
			16.5006%	% 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	=	8545.420	
	TOTAL PERMISSIBLE FAR	=	62635.753	
	PROPOSED RESIDENTIAL AREA	=	62811.182	
	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	=	15241.453	SQ MTRS.
	AREA OF BASEMENT-2	=	14909.492	SQ MTRS.

PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS HIGH/SUBL	TOTAL ECS REQD
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	ECS
	Say	823	ECS
RESERVED PARKING FOR EWS @ 10%	=	45.30	ECS
	Say	46	ECS
AREA PROPOSED FOR PARKING @BASEMENT	=	26698.095	SQ MTRS.
AREA FOR 1 ECS @12.50 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. 888 ECS
TOTAL CAR PARKING PROVIDED (Stack Parking)	=	1432	Nos. 1666 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.....DV.....
Superintending Engineer (HQ) Haryana Shehri Vikas Pradhikaran

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

ARCHITECTS' SIGNATURE

DRAWING TITLE

SITE PLAN WITH TERRACE

WATER SUPPLY LAYOUT

ARCHITECT	NORTH
GANGA REALTY - DESIGN TEAM GANGA REALTY Vatika Tower, Golf Course Road Gurugram, Haryana	N

DATE	SEPT.2023	
SCALE	1:100	**S - 101**
DEALT	AG	
CHECKED	DA	