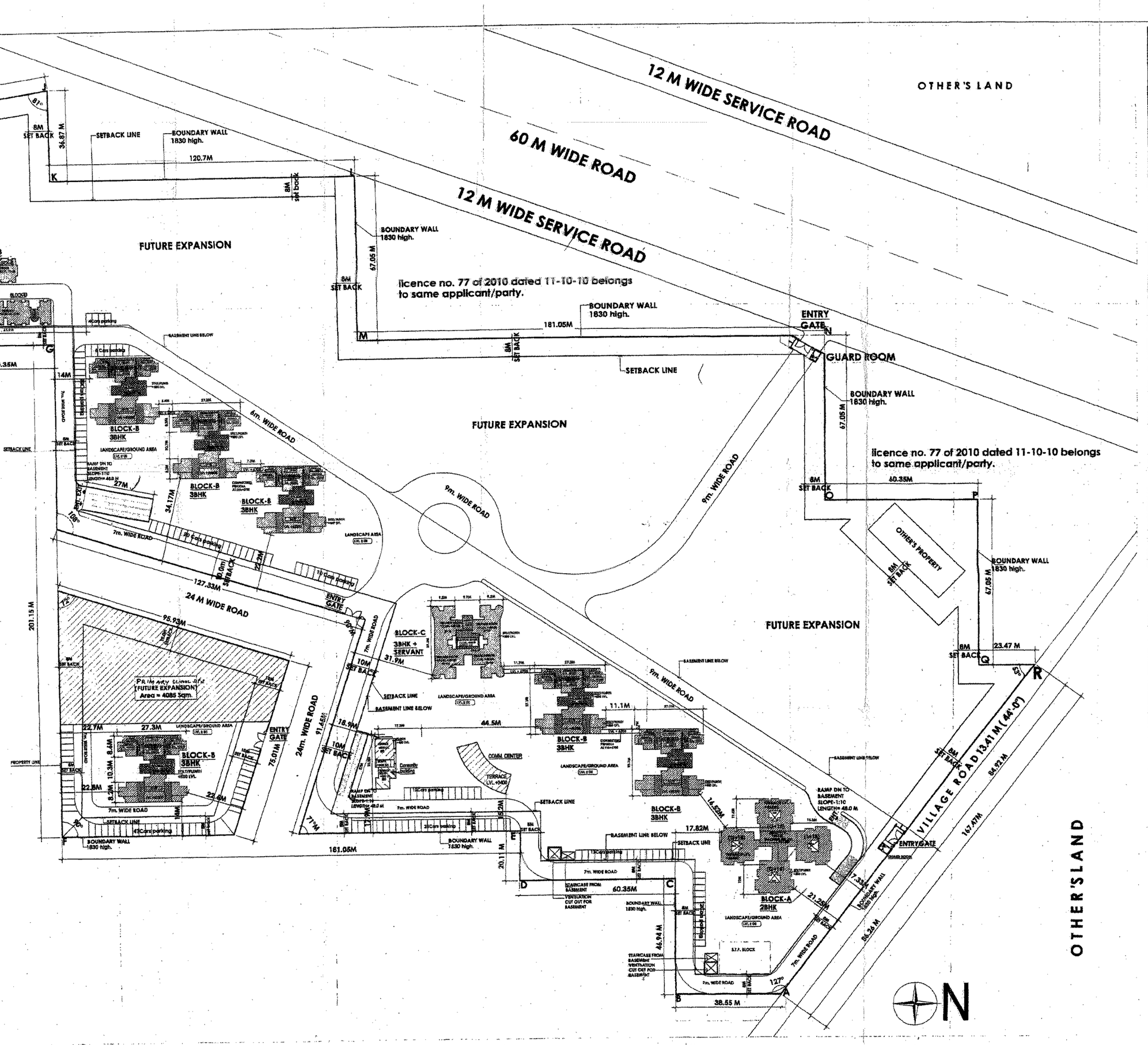

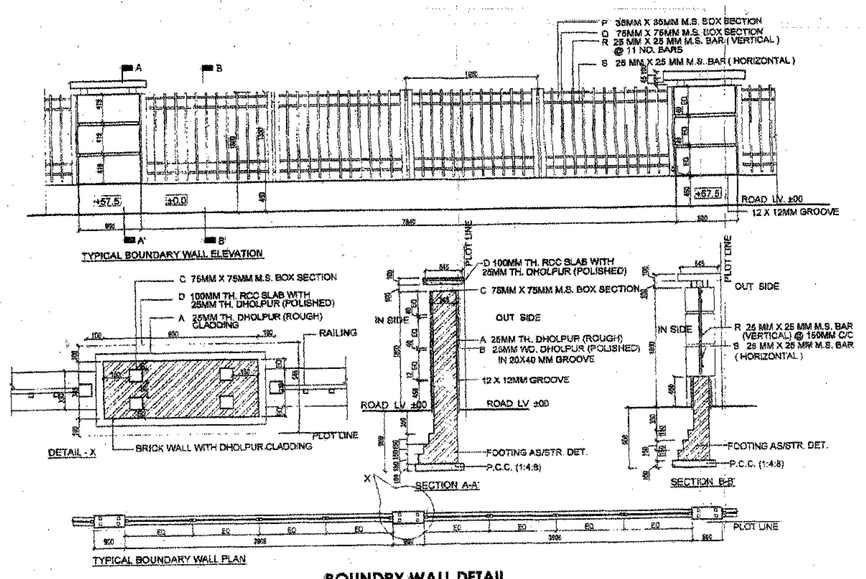

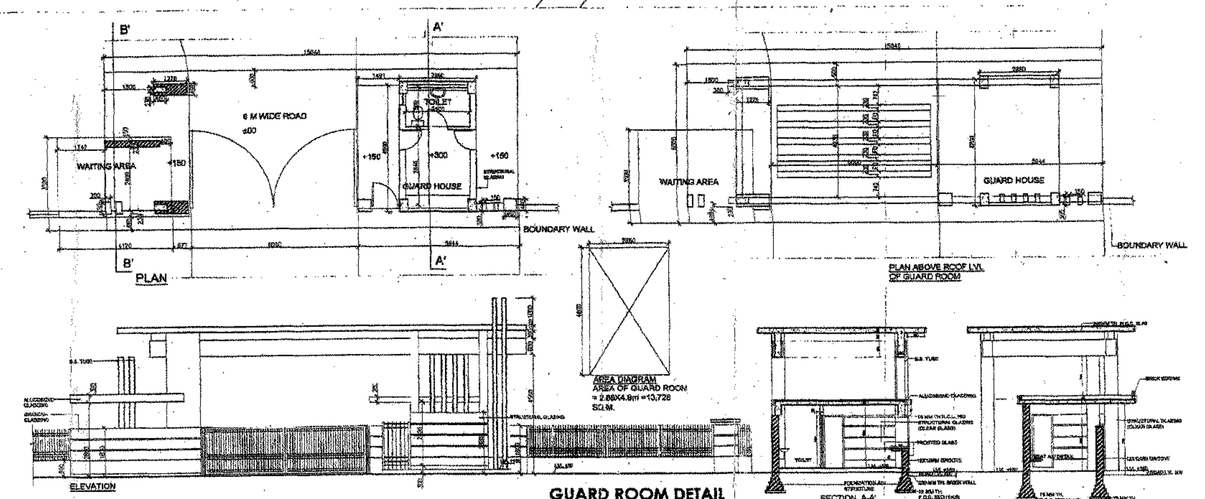

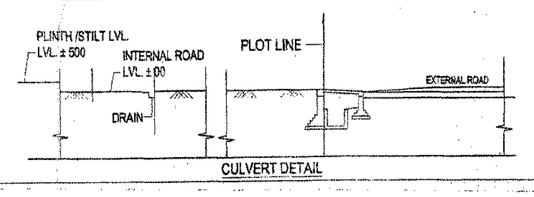

AREA STATEMENT FOR GROUP HOUSING PROJECT "TODAY HOMES", GURGAON									
SITE AREA							87561.153	SQM	21.637 ACRES
PERMISSIBLE GROUND COVERAGE	(@ 35%)						30646.403	SQM	329875.128 SQFT
PROPOSED GROUND COVERAGE (GR. FL. AREA + STILT AREA)	(6.83%)						8099.891	SQM	64852.618 SQFT
PERMISSIBLE F. A. R.	(@ 175%)						153232.017	SQM	1649376.636 SQFT
PROPOSED F.A.R.	(85.61 %)						74909.508	SQM	806319.203 SQFT
PERMISSIBLE OPEN AREA	(@ 10%)						13134.173	SQM	141378.066 SQFT
PROPOSED OPEN AREA	(66.83 %)						58263.00	SQM	627137.866 SQFT
PERMISSIBLE CAR PARKING (@ 1.5ECS/MAIN DU)					580 X 1.5	=	870	CAR	
PROPOSED CAR PARKING							986	CAR	
PERMISSIBLE DENSITY	(250 P.P.A.)				250 X 21.637	=	5409.25	PERSON	
PROPOSED DENSITY					580 MAIN DU X 5	=	2900	PERSON	
					104 EWS X 2	=	208	PERSON	
					66 SERVENT X 2	=	116	PERSON	
					TOTAL ACHIVED DENSITY		3224	PERSON	149%

HOUSING TOWER	NOS OF FLOOR	NOS OF UNITS AT G.FLOOR	NOS OF UNITS AT TYP. FLOOR	NOS OF PANT HOUSE	NOS OF UNITS AT TOWER	NOS OF S.W.S. UNITS	NOS OF SERVANT UNITS	GROUND FLOOR AREA	STILT AREA	F.A.R. AREA BACH TOWER IN SQM
1. BLOCK-A (2 BHK)	G+15	6	8		150	-	-	623.460	143.670	13914.630
2. BLOCK-B (3 BHK)	G+15	2	4		83X6= 372	-	-	286.34 X 6 = 1718.04	214.83 X 6= 1288.98	8075.35 X 6 = 48462.34
2. BLOCK - C (3BHK + SERV.)	G+12	2	4	4	38	-	38	461.166	314.65	11312.849
4. E.W.S. (BLOCK-D)	G+3	16	16		72	-	-	400.434		1883.232
5. E.W.S. BLOCK-E	G+3	8	8		32	-	-	176.876		707.504
6. COMMUNITY BUILDING	G+1	-	-	-	-	-	-	146.488	-	441.13
7. COMMERCIAL CENTRE (SHOPPING)	G	-	-	-	-	-	-	196.311	-	196.311
8. GUARD ROOM (2 NOS.)	G	-	-	-	-	-	-	28.140	-	28.140
9. CONNECTING PERGOLA		-	-	-	-	-	-	-	-	75.250
TOTAL					580	104	58	3382.461	1747.23	74909.508

FLOOR'S	BLOCK-A (2BHK G+15)	BLOCK-(B) X 6 TOWER (3BHKG+15)	BLOCK-C (3BHK+ SERV.)(G+15)	BLOCK-D (EWS, G+3)	BLOCK-E (EWS, G+3)	COMMUNITY BUILDING	CONNECTING PERGOLA AT LVL. +6700 (3 & 4 BHK)	COMMER - CIAL CENTER (SHOPPING)	GUARD ROOM (2 NOS.)	FLOOR F.A.R. AREA	GROUND COVERAGE
G.F (GROUND COVERAGE AREA)	767.120	3007.020	775.730	400.434	176.876	146.488		196.311	28.14		5099.691
G.F STILT (NON FAR AREA)	143.670	214.83 X 6 = 1288.98	314.650								
G.F. (FAR AREA)	623.460	286.34 X 6 = 1718.04	461.166	400.434	176.876	146.488		196.3110	28.140	3382.461	
1ST FLOOR	738.410	499.76x6 = 2998.56	782.395	391.266	176.876	73.796	75.250			4825.277	
2ND FLOOR	738.410	499.76x6 = 2998.56	782.395	391.266	176.876					4676.231	
3RD FLOOR	738.410	499.76x6 = 2998.56	782.395	391.266	176.876					4676.231	
4TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
5TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
6TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
7TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
8TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
9TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
10TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
11TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
12TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
13TH FLOOR	738.410	499.76x6 = 2998.56	782.395							4499.355	
14TH FLOOR (LOWER PENT HOUSE IN BLOCK-C)	738.410	499.76x6 = 2998.56	566.468							4303.438	
15TH FLOOR (LOWER PENT HOUSE IN 3 BLOCK-B)	738.410	466.56 X 6 = 2811.30	374.220							3924.530	
16TH FLOOR (UPPER PENT HOUSE IN BLOCK-B)	738.410	323.76 X 6 = 1942.56								2680.970	
17TH FLOOR	738.410									738.41	
18TH FLOOR	738.410									738.41	
FAR TOWER AREA	13914.630	8975.39 X 6 = 48462.34	11312.85	1883.232	707.504	220.284	75.250	196.3110	28.140	74909.508	

CAR PARKING			
Required no of car parking @1.5 ECS /main DU	870	ECS	
Required no of covered car parking @ 75%	653	ECS	
Required EWS car parking @ 6% of total car parking (870)	44	ECS	
Required covered car parking area in basement @ 35 sqm. / car. = 36 X 653 =	22866	SQM.	
PROPOSED CAR PARKING			
stilt parking area (car parking)	81	CAR	
mulitee car parking (excluding EWS, Parking)	178	CAR	
Basement car parking (Multi level / mechnical car parking) 385 X 2 =	770	CAR	
Total car parking	986	CAR	
Proposed parking area in basement (33576.229) is greater than req. parking area in basement (2866 SQM.)			
E.S.S. /Meter room area	600	SQM.	
BASEMENT AREAS			
BASEMENT PARKING AREA	23676.22	SQM.	
BASEMENT SERVICE AREA	1337.88	SQM.	
BASEMENT STAIR CASE/ RAMP AREA	844.467	SQM.	
BASEMENT TOTAL AREA	25858.57	SQM.	
LANDSCAPED AREA			
organized green required @ 10% of site	13134.173	SQM.	
open space /organized green provided (66.83%)	58263.000	SQM.	

SERVICE POPULATION				
EWS required @ 10% of the total DU	584 X 10%=103.6	=	103	UNITS
Propsed no of EWS		=	104	UNITS
Service personels required @10% of main DU	580 X 10% =58		58	UNITS
Propsed service personels		=	58	UNITS
POPULATION DENSITY				
Permissible density -100 to 250 PPA	250 X 21.637		5409.25	PERSON
Population of main DU	2900 X 5	=	2900	PERSON
Population of EWS	104 X 2	=	208	PERSON
Total population (ACHIVED DENSITY)	116 X 2	=	116	PERSON
SCHOOL AREA		=	3224	PERSON
PRIMARY SCHOOL NO.1			4885.00	SQM.
NURSERY SCHOOL NO.1			809.29	SQM.
PROPOSED AREA FOR SCHOOL			4884.29	SQM.

TOTAL BASEMENT AREA	25858.572	SQM.
TOTAL STILT AREA	1747.230	SQM.
TOTAL FAR AREA	74909.508	SQM.

NORTH POINT

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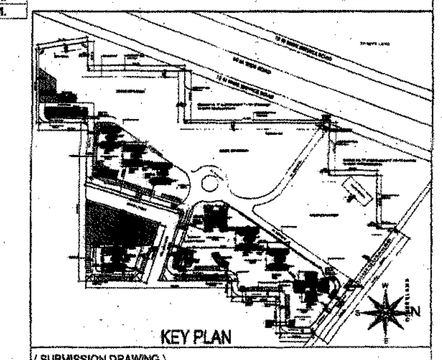
NO. OF PRINTS	DATE	ISSUED TO	REMARKS

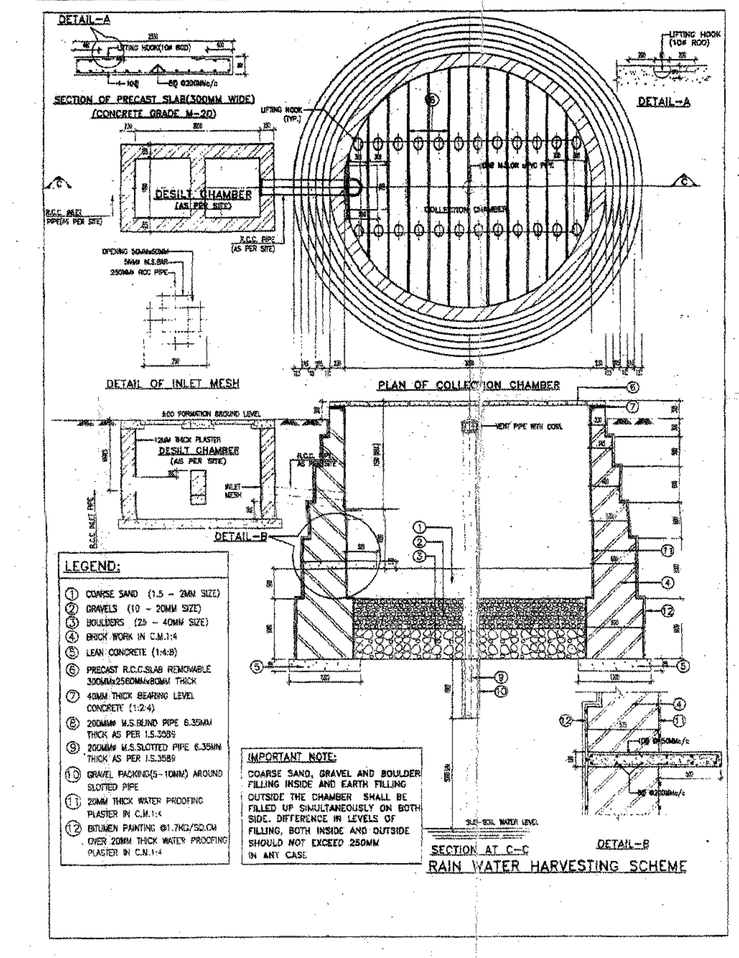
GENERAL NOTES

1. GATE IS BOUNDARY WALL AS/STANDARD DESIGN .
2. THE RESPONSIBILITY OF THE STRUCTURAL DESIGN & STRUCTURAL STABILITY OF THE BUILDING BLOCK AGAINST EARTH QUAKE SHALL BE SOLELY OF THE ARCHITECTURE ENGINEER OR OF THE OWNER.
3. SOLAR WATER HEATING WILL BE INSTALLED AS PER NATIONAL BUILDING CODE STANDARD DRG. & DESIGN AS WELL AS HARYANA GOVT.. GAZETTE NOTIFICATION DT. 29-07-05 BEFORE COMPLETION OF THE BLDG.
4. BASEMENT IS TOTALLY MECHANICAL VENTILATED AS PER NBC. NORMS.

NOTES:-
ALL BUILDINGS ABC-E 45 MTRS HAVE PROVISION OF SPRINKLER SYSTEM AS FIRE FIGHTING MEASURE.

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. ____ Dt. ____
Superintending Engineer (HQ) HSVP, Panchkula





(SUBMISSION DRAWING)

CLIENT
M/S NEW INDIA CITY DEVELOPERS PVT. LTD.

PROJECT
GROUP HOUSING PROJECT
"TODAY HOUSING" ON 21.637 ACRES
AT SECTOR-73, VILLAGE BEHRAMPUR,
GURGAON, HARYANA
(UNDER LICENCE NO 3 OF 2009)

DATE	CHECKED BY	APPROVED BY
SEPT.2010	NITIN GUPTA	D.C.KUKREJA
SCALE	DEALT BY	
1:500	LALIT	

DRAWING TITLE
SITE PLAN

SITE PLAN

CLIENT SIGN: For New India City Developers Pvt. Ltd. Director

ARCHITECT SIGN: S.M. Sharma, Council of Architecture Registration No. CA/79/2010

ARCHITECTS:-
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SANCTIONED
To be read in conjunction with sanction letter No. 6534 dated 13-5-2011

DRAWING NO.
10007/TODAY HOMES.GH./SUB/SITE PLAN/A-SP01

REVISION
R0

CAD NO.
TODAY HOUSING GURGAON/DRN./ARCH/SUB/SITI PLAN/LATEST/A-SP01