

NON FAR AREA CALCULATIONS OF EACH BUILDING BLOCKS				
	TOWER-1	TOWER-2	PODIUM LEVEL-1	PODIUM LEVEL-2
AREA IN SQM	5398.542	5398.542	2720.580	2750.624
TOTAL	19110.444			2842.155

TOTAL BUILT UP AREA CALCULATION		
	TOTAL FAR	TOTAL NON FAR
AREA	18194.709	19110.444
TOTAL	37305.153	

AREA SUMMARY			
TOTAL PLOT AREA	2.44687	ACRES	
I.e.	9902.115	SQ. MTRS.	
PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA			3465.740
PROPOSED GROUND COVERAGE			3456.480
			34.906%
PERMISSIBLE FAR @ 175%			17328.701
PERMISSIBLE GREEN BUILDING PRECERTIFIED SILVER RATING (IGBC REGISTRATION NO. GH230208) FAR @ 9% OF PLOT AREA			891.190
TOTAL PERMISSIBLE FAR			18219.892
PROPOSED FAR			18194.709
			183.746%
PERMISSIBLE DENSITY		734.060	
PROPOSED DENSITY		646	
		264.011	PPA
PROPOSED DUS		116	
EWS TO BE PROVIDED		20.47	* 15/85
EWS PROPOSED		21	No.
REQUIRED SERVICE PERSONAL ROOM @ 10% OF DUS		11.60	No.
PROPOSED		12	No.
REQUIRED ORGANIZED GREEN @ 15%		1485.32	SQM
PROPOSED GREEN		1561.50	SQM
		15.77%	
PERMISSIBLE SHOPPING AREA @ 0.5%		49.51	SQM
PROPOSED SHOPPING AREA		48.165	SQM

FAR CALCULATIONS OF EACH BUILDING BLOCKS				
BUILDING BLOCKS	TOWER-1 P1+P2+P3+CC+15 1.000	TOWER-2 P1+P2+P3+CC+15 1.000	CONVENIENT SHOPPING 1.000	EWS 1.000
TOTAL BLOCKS				
FLOORS				
STILT/PARKING LEVEL-1	181.006	167.566	48.165	142.205
PARKING LEVEL-2	52.484	52.484		130.630
PARKING LEVEL-3	45.633	45.633		130.630
COMMUNITY CENTRE LEVEL	516.294	516.294		75.655
1st FLR	553.334	553.334		
2ND FLR	553.334	553.334		
3rd FLR	553.334	553.334		
4th FLR	553.334	553.334		
5th FLR	553.334	553.334		
6th FLR	553.334	553.334		
7th FLR	553.334	553.334		
8th FLR	553.334	553.334		
9th FLR	553.334	553.334		
10th FLR	553.334	553.334		
11th FLR	553.334	553.334		
12th FLR	553.334	553.334		
13th FLR	553.334	553.334		
14th FLR	553.334	553.334		
15th FLR	298.334	298.334		
TOTAL AREA / BLOCK	8840.433	8826.993	48.165	479.119
TOTAL FAR	18194.709			

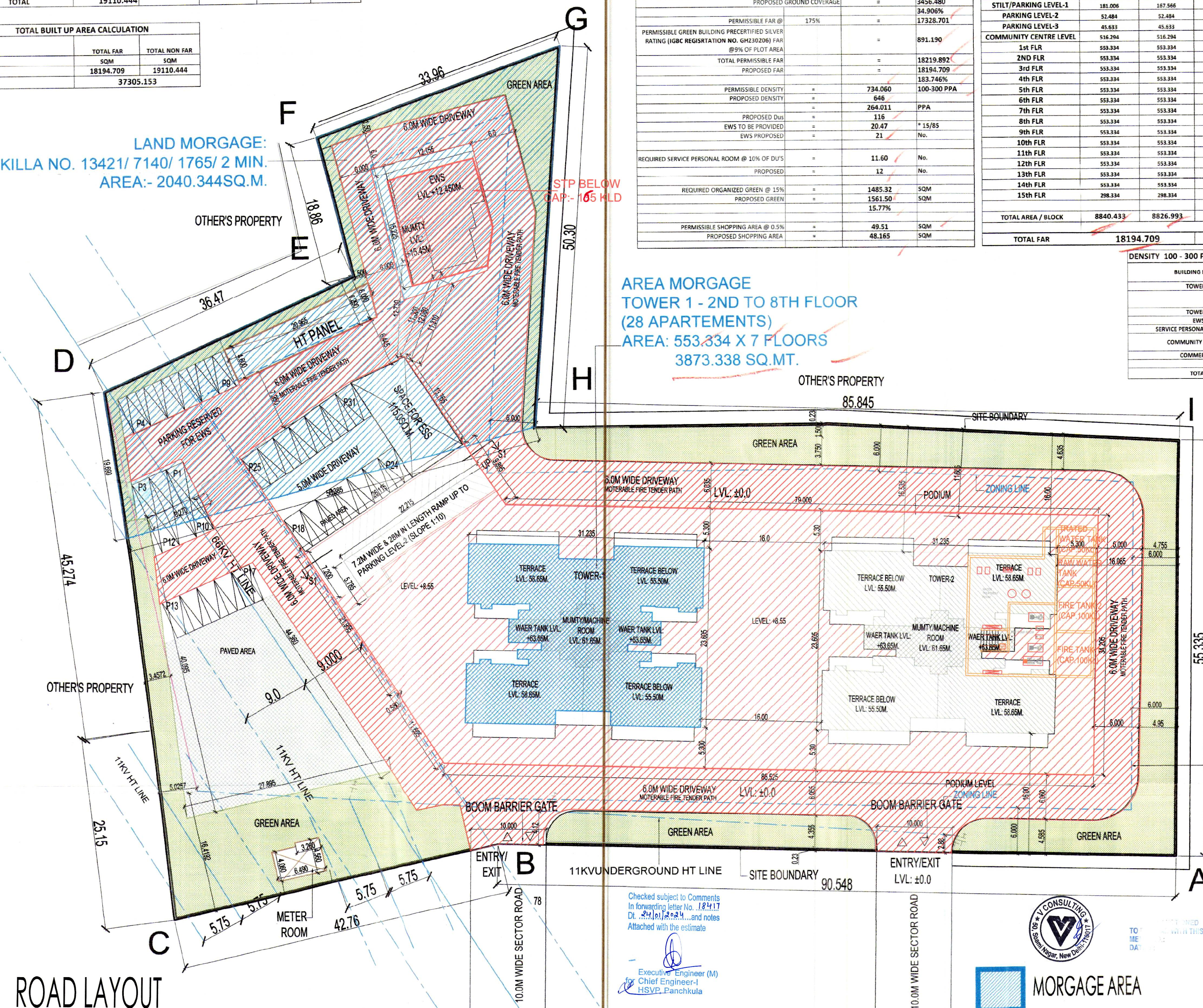
DU CALCULATION				
FLOOR	TOWER-1 P1+P2+P3+CC+15	TOWER-2 P1+P2+P3+CC+15	FLOOR	EWS
PARKING LEVEL-1			GROUND FLOOR	6
PARKING LEVEL-2			1st FLOOR	6
PARKING LEVEL-3			2nd FLOOR	6
COMMUNITY CENTER			3rd FLOOR	3
1st FLOOR	4	4		
2nd FLOOR	4	4		
3rd FLOOR	4	4		
4th FLOOR	4	4		
5th FLOOR	4	4		
6th FLOOR	4	4		
7th FLOOR	4	4		
8th FLOOR	4	4		
9th FLOOR	4	4		
10th FLOOR	4	4		
11th FLOOR	4	4		
12th FLOOR	4	4		
13th FLOOR	4	4		
14th FLOOR	4	4		
15th FLOOR	2	2		
SUB TOTAL	58	58		21
TOTAL				137
REQUIRED SERVICE PERSONAL ROOM @ 10% =		11.60		
PROPOSED SERVICE PERSONAL		12		

DENSITY 100 - 300 PPA					
BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUS
TOWER 1	1	P1+P2+P3+CC+15 FLOORS	3314.275	8826.993	58
		including tower-1,2&commercial			290 (5 persons)
TOWER 2	1	P1+P2+P3+CC+15 FLOORS		8840.433	58
EWS	1	GROUND+3 FLOORS	142.205	479.119	21
SERVICE PERSONAL ROOM (SPR)					12 (2 persons)
COMMUNITY BUILDING		FLOOR ABOVE ALL PARKING LEVELS			
COMMERCIAL	1	GROUND FLOOR	48.165		
TOTAL	4		3456.480	18194.709	149
					646

PARKING CALCULATION				
ECS FOR FLATS	116	X	1.5	= 174
TOTAL ECS REQUIRED				= 174
75% OF PARKING IN FLATS & EWS SHALL BE COVERED				= 131
FOUR WHEELER RESERVED FOR EWS @ 5%				= 9
ECS AT STILT/PARKING LEVEL-1 @ 28				= 12730.58
NO. OF PARKING PROVIDED AT STILT/PARKING LEVEL-1				= 87.00
ECS AT STILT/PARKING LEVEL-2 @ 28				= 2750.62
NO. OF PARKING PROVIDED AT STILT/PARKING LEVEL-2				= 99.00
ECS AT STILT/PARKING LEVEL-3 @ 28				= 2842.16
NO. OF PARKING PROVIDED AT STILT/PARKING LEVEL-3				= 63.00
ECS IN OPEN AREA @ 23				= 932.33
NO. OF PARKING PROVIDED				= 31
TOTAL PERMISSIBLE ECS				= 337.44
TOTAL PROVIDED COVERED PARKING				= A + B + C
PROPOSED COVERED PARKING (ALL 3 LEVEL PARKING)				= 209.00
TOTAL OPEN PARKING (D)				= 31.00
TOTAL NO. OF PARKING PROVIDED				= 240

LAND MORTGAGE:
KILLA NO. 13421/ 7140/ 1765/ 2 MIN.
AREA:- 2040.344SQ.M.

AREA MORTGAGE
TOWER 1 - 2ND TO 8TH FLOOR
(28 APARTMENTS)
AREA: 553.334 X 7 FLOORS
3873.338 SQ.MT.



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Client
M/s Summit Terracraft Pvt. Ltd.
G-3, Aditya Commercial Complex
Plot No. 7, Preet Vihar, Delhi-110092

Project Code: GH/AMEYA/22/218
Project Title: For Service Plan Estimate Only
APPROVAL OF BUILDING PLAN OF GROUP HOUSING COLONY (UNDER LEFT OVER POCKET POLICY) (LICENSE NO. 77 OF 2023 DATED 11.04.2023) OVER AN AREA MEASURING 2.44687 ACRES IN SECTOR-35 II GURUGRAM BEING DEVELOPED BY SUMMIT TERRACRAFT PVT.LTD.

Drawing Title: SITE PLAN AND AREA CALCULATION
Status: SUBMISSION DRAWING

OWNERS SIGN: Summit Terracraft Private Limited
ARCHITECT'S SIGN: GIAN P. MATHUR ARCHITECT
B. Arch, M.C.A. I.I.A
CA No. 80/5769

Date: AUG 23
Scale: 1:250
Drawing No. 01

GIAN P. MATHUR ARCHITECT
B. Arch, M.C.A. I.I.A
CA No. 80/5769

TO MEET THE REQUIREMENTS OF THIS OFFICE
DATE: 18/08/2024
MORTGAGE AREA

Checked subject to Comments
In forwarding letter No. 184117
Dt. 18/08/2024 and notes
Attached with the estimate
Executive Engineer (M)
Chief Engineer-I
HSVP, Panchkula

Director
Town & Country Planning
Haryana, Chandigarh