

- Note :-**
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT CODES FOR EARTH QUAKE RESISTANCE.
 - BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
 - CLUB AND RETAIL ARE ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & AIR CONDITIONED WITH 100% POWER BACKUP.
 - TOILETS ARE ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP (TOWER-A & B).

LEGEND :-

PROJECT:-

- PROPOSED GROUP HOUSING COLONY UNDER TOD POLICY (MIX LAND USE P&S, RESIDENTIAL + 22% COMMERCIAL) ON AN AREA MEASURING 4.84575 ACRES LICENSE NO.14, OF 2023 DATED 20/02/2023) IN SECTION 62, CURUGRAM MANESAR NEERU DEVI W/O LATE SH. NARESH CHAND JAIN AND OTHERS IN COLLABORATION WITH ANSICOR INFRASTRUCTURE PVT.LTD.

Associate Architects

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OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

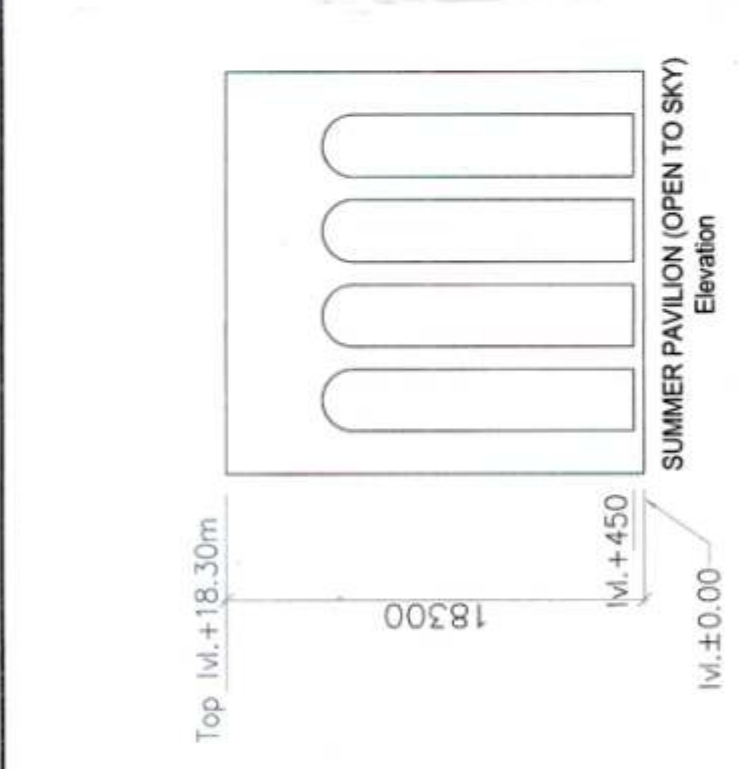
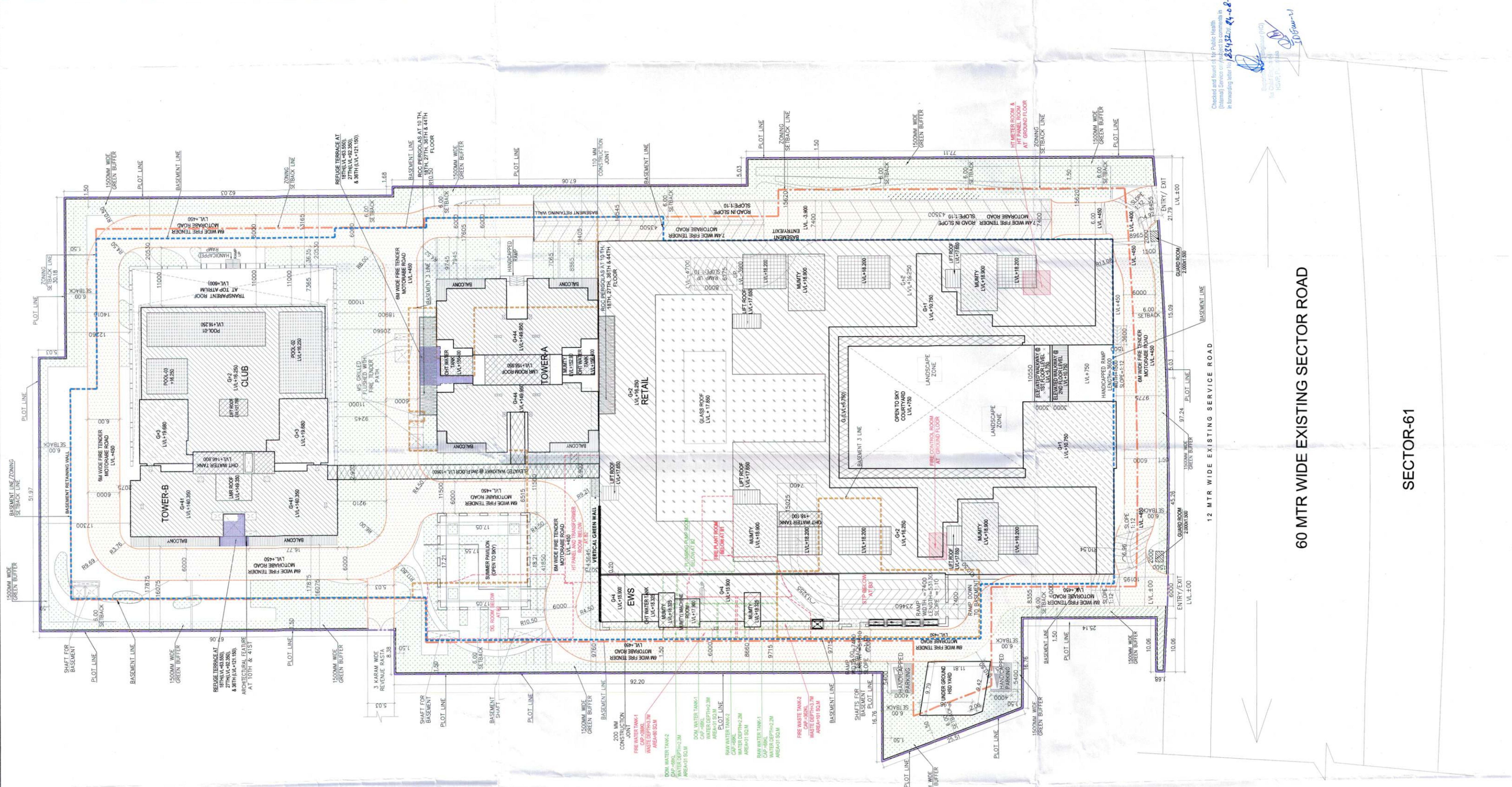
ENGINEER'S SEAL & SIGNATURE

Scale : 1:300

Drawing No. -- ST-01

Drawing Title :- SITE PLAN

AUGUST - 2023



TYPE	FLOORS	NO. OF FLOORS	AREA IN SQM	TOTAL FAR FLOOR	TOTAL FAR ALL TOWERS	GRAND TOTAL FAR	NON FAR AREA	TOTAL BUILT-UP ONE FLOOR	TOTAL BUILT-UP FLOOR AREA	TOTAL BUILT-UP AREA ALL TOWERS	TOTAL GROUND COVERAGE ALL TOWERS	TOTAL NO. OF SERVICE PAVILIONS IN DEVELOPMENT
TOWER-A	GROUND FLOOR (STL)	1	418,294	418,294	418,294	418,294	418,294	1002,850	1002,850	1002,850	1002,850	06
	1ST FLOOR (STL)	1	38,331	38,331	38,331	38,331	38,331	48,827	48,827	48,827	48,827	04
	2ND FLOOR (STL)	1	50,114	50,114	50,114	50,114	50,114	72,538	72,538	72,538	72,538	01
	TYPICAL TO TOWER 1 TO TOWER 3	38	683,945	260,641	260,641	260,641	260,641	777,283	777,283	777,283	777,283	03
TOWER-B	1ST FLOOR (STL)	1	403,501	403,501	403,501	403,501	403,501	1,021,107	1,021,107	1,021,107	1,021,107	04
	2ND FLOOR (STL)	1	173,115	173,115	173,115	173,115	173,115	224,115	224,115	224,115	224,115	01
	TYPICAL TO TOWER 4 TO TOWER 5	35	418,527	146,255	146,255	146,255	146,255	519,252	519,252	519,252	519,252	03
CLUB	GROUND FLOOR (STL)	1	1,938,025	1,938,025	1,938,025	1,938,025	1,938,025	1,428,813	1,428,813	1,428,813	1,428,813	01
	1ST FLOOR	1	31,132	31,132	31,132	31,132	31,132	753,895	753,895	753,895	753,895	01
	2ND FLOOR	1	179,226	179,226	179,226	179,226	179,226	202,892	202,892	202,892	202,892	01
EWS	GROUND FLOOR	1	173,115	173,115	173,115	173,115	173,115	309,877	309,877	309,877	309,877	01
	1ST FLOOR	1	311,824	311,824	311,824	311,824	311,824	462,556	462,556	462,556	462,556	01
	2ND FLOOR	1	493,301	493,301	493,301	493,301	493,301	652,512	652,512	652,512	652,512	01
RETAIL	GROUND FLOOR	1	2,981,989	2,981,989	2,981,989	2,981,989	2,981,989	2,981,989	2,981,989	2,981,989	2,981,989	01
SUMMER PAVILION	GROUND FLOOR	1	173,115	173,115	173,115	173,115	173,115	224,115	224,115	224,115	224,115	01
COOLING TOWER	GROUND FLOOR	1	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	01
BASMENT 21	1ST FLOOR	1	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	01
BASMENT 22	2ND FLOOR	1	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	01
BASMENT 23	3RD FLOOR	1	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	13,811,023	01
TOTAL			6,027,073	6,027,073	6,027,073	6,027,073	6,027,073	9,988,112	9,988,112	9,988,112	9,988,112	343

TYPE	1	2	3	4	5	6	TOTAL
RESIDENTIAL	1,000	2,000	3,000	4,000	5,000	6,000	17,000
COMMERCIAL	100	200	300	400	500	600	2,100
LANDSCAPE	10	20	30	40	50	60	210
TOTAL	1,110	2,220	3,330	4,440	5,550	6,660	19,310

GUARD ROOM AREA CALCULATION	
GROSS AREA	GROSS AREA
1	2
2	1,500
3	2,000
4	2,000
TOTAL	6,000
SOM	6,000
SUM	6,000

BASINETS	NET AREA	SERVICE AREA	PARALLEL AREA OF	NO. OF PARKING SPACES	CAPACITY	TOTAL PROVIDED PARKING				TOTAL PROVIDED PARKING
						STAGE 1	STAGE 2	STAGE 3	STAGE 4	
BASINETS-01	1,238,023	2,652,472	1,08,806	8,748,648	32	300	822	206	1,460	1,460
BASINETS-02	1,938,025	2,981,989	1,03,228	10,233,720	32	300	822	473	1,627	1,627
BASINETS-03	1,428,813	1,938,025	1,03,228	10,233,720	32	300	822	201	1,557	1,557
BASINETS-04	1,021,107	1,021,107	1,03,228	10,233,720	32	300	822	144	1,468	1,468
TOTAL	5,625,978	8,695,597	418,592	41,749,808	128	1,200	3,288	926	6,022	6,022

Land area = 4.84575 acres
 Area as per zoning = 4.84575 acres or 19013.096 sqm
 Proportional land area of Residential @ 75% = 3,778.25 acres
 Proportional land area of Commercial @ 22% = 1,066.925 acres
 Proportional land area of Public Open Space @ 3% = 145.400 acres
 Proposed FAR for Residential @ 15 = 727.29 sqm
 Proposed FAR for Commercial @ 15 = 240.29 sqm
 Total permitted FAR = 967.58 sqm

FAR Achieved
 Residential FAR Component @ 75% = 1,142.725
 Commercial FAR Component @ 22% = 405.718
 Additional Permissible FAR (Residential only) = 864.165 sqm
 Total FAR Achieved = 2,412.608 sqm
 Overall Residential + Commercial FAR Permissible = 967.58 sqm

Population Calculation
 = 240 x 6 = 1,440
 = 1,000 x 5 = 5,000
 = 200 x 10 = 2,000
 = 88 x 12 = 1,056
 = 1,462

Permissible Density (435/15%) in Transition TOD Zone on 3,778.25 acres @ 387 to 473 PPA = 1462 persons to 1197 persons
 Proposed Density = 1462 persons or 387 PPA

Required Community Facility
 = 15% of total Units (Main-EWS)
 = 15% of 6,022 Units = 903 units
 Proposed EWS Units = 45 nos.

Required Servant rooms
 = 10% of main units
 = 10 x 240/100 = 24 nos.
 Proposed Servant rooms = 48 nos.

Required @ 15% of the total area - Organized open space i.e. Tot lots and play ground = 240.289 sqm.
 Proposed Organized open space i.e. Tot lots and play ground = 362.189 sqm or 20.03%