



LEGEND :
 G.R. = GURD ROOM
 M.R. = METER ROOM

DESIGN ARCHITECT :-
RKA
 RAJINDER KUMAR ASSOCIATES
 ARCHITECTS PLANNERS DESIGNERS ENGINEERS
 8-617 SHOPPING CENTRE
 SARFALINGI ENCLAVE
 NEW DELHI - 110028
 INDIA
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STRUCTURAL ENGINEER :-
 738/ S-2 Second Floor
 Nili Khand - 1,
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CLIENT NAME :
 PAX PROPERTIES PVT. LTD. IN COLLABORATION
 WITH ALPHA CORP DEVELOPMENT PVT. LTD.

PROJECT TITLE
 PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY
 FOR AN AREA
 MEASURING 2.3828 ACRES (LICENSE NO. 12 OF 2018
 DATED 09.02.2018) BEING DEVELOPED BY
 PAX PROPERTIES PVT. LTD. IN
 COLLABORATION WITH ALPHA CORP DEVELOPMENT
 PVT. LTD.
 IN THE REVENUE ESTATE OF VILLAGE
 GURUGRAM, SECTOR-15,
 PART-II, GURUGRAM, MANESAR URBAN COMPLEX,
 TEHSIL & DISTRICT GURUGRAM, HARYANA.

CLIENT'S SIGNATURE & STAMP :

ARCHITECT'S SIGNATURE & SEAL :
 RAJINDER KUMAR
 CA/2490/75

STAMP

DRAWING STATUS
 SUBMISSION DRAWING

DRAWING TITLE
 POCKET-2
 SITE PLAN
 A.D.F.O. (HQ)
 DFS PKI
 Member I.P.C.

AREA STATEMENT POCKET 2		ACRS (SQM)	NO. OF UNITS
SITE AREA		2.3828	9642.834
PERMISSIBLE FAR		175	16874.960
ADDITIONAL FAR FOR 4 STAR GRHA RATING (175+12%)		181	18032.190
PROPOSED FAR		183.72	17718.876
PERMISSIBLE GROUND COVERAGE		30%	3374.991
PROPOSED GROUND COVERAGE		17.80%	1681.825
PERMISSIBLE CONVENIENT SHOPPING		0.50%	48.214
PROPOSED CONVENIENT SHOPPING		0.50%	47.738
PERMISSIBLE DENSITY	100 PPA MIN / 400 PPA MAX	236.70 PPA	224.40 / 346.82 PERSON
PROPOSED DENSITY			84 PERSON
PERMISSIBLE GREEN		15.00%	1448.43
PROPOSED GREEN		15.85%	1500.785
PROPOSED MAIN UNIT		85.30%	100 UNIT
REQUIRED EWS	15% (R17.5)	17.82%	18 UNIT
PROPOSED EWS			18 UNIT
REQUIRED UNITS WITH DOMESTIC SERVANT (10% OF MAIN UNIT = 10% OF 100)			10 UNIT
PROPOSED UNITS WITH DOMESTIC SERVANT			14 UNIT
REQUIRED PARKING (1.5 ECS / UNIT) (100x1.5 = 150 ECS)			150 ECS
PROPOSED ECS PARKING			218 ECS
TOTAL			218 ECS
REQUIRED PARKING FOR EWS (8% OF 180)			8 ECS
PROPOSED EWS SURFACE PARKING			8 ECS

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
Housing Block	Description	No. of Block	No. of Floor	No. of Unit	SEHK-DO MESTIC SERVANT	TOTAL	Ground coverage	MUMTY AREA	Ground Floor FAR	First Floor FAR	Second floor FAR	Third Floor FAR	Fourth Floor FAR	Total Typical Floor FAR	Total Typical Tower FAR	Height of Tower	Typical Floor to Floor FAR	Typical Floor to Floor FAR	Typical Floor to Floor FAR	
PLOT 2	3 BHK, 3BHK+ DOMESTIC SERVANT	1	82+81H+141 (COMMUNITY LVL+25 APPRT. FLOOR)	80	14	100	1490.135	111.925	721.088	782.283	625.207	625.207	625.207	625.207	1440.000	17159.615	84.900			
	EWS CONVENIENT SHOPPING	1	STILT+3 (ALL TYP.)	1	1	18	201.080	37.151	37.151					157.124	471.372	500.523	12.950			
TOTAL		2	G	100	15	118	1691.835	149.076	808.777						1776.876	1776.876	97.850			
TOTAL BUILTUP AREA (FAR AREA + BASEMENT 1 AREA + BASEMENT 2 AREA + MUMTY AREA)																	BUILT UP	25605.19		
REQUIRED PARKING 1.5/UNIT																		150 ECS		

ITEM	NO.	FORMULA	LENGTH (Metres)	BREADTH (m) (Metres)	HEIGHT (m) (Metres)	AREA (SQ. M.)
G1	1	1	15.884	31.632		502.443
G2	1	1	8.596	29.404		193.949
G3	1	1	11.231	30.031		337.278
G4	1	0.5	8.817	8.682		38.275
G5	1	0.5	5.882	8.415		24.749
G6	1	0.5	5.882	8.442		24.878
G7	1	1	5.882	9.287		54.828
G8	1	1	1.199	1.602		1.921
G9	1	0.5	8.411	19.775		83.164
G10	1	1	11.076	1.618		17.921
G11	1	1	14.813	2.691		39.862
						29.293