TYPE	FLOORS	NO. OF FLOOR	AREA IN SQM.	FAR OF TYPICAL FLOORS	TOTAL FAR OF ALL TOWERS/ BLOCKS	BUILT-UP AREA	BUILT-UP AREA OF TYPICAL FLOORS	TOTAL BUILT-UP AREA OF ALL TOWERS/ BLOCKS	GROUND COVERAGE OF ALL TOWERS	NON FAR AREA OF STILT (ALL TOWER)	NO. OF UNITS IN ALL TOWERS	NO. OF SERVANT ROOMS IN ALL TOWERS	NO. OF FLOORS
BLOCK-A	GROUND FLOOR	1	237.919	237.919	8094.580	435.584	435.584	8292.245	435.584	197.665	40	–	G+21
	1ST to 19th FLOOR	19	393.12	7469.280		393.12	7469.280						
	20th FLOOR	1	205.432	205.432		205.432	205.432						
	21st FLOOR	1	181.949	181.949		181.949	181.949						
BLOCK-B	GROUND FLOOR	1	62.568	62.568	7919.229	537.176	537.176	8393.837	537.176	474.608	39	–	G+21
	1ST to 19th FLOOR	19	393.12	7469.280		393.12	7469.280						
	20th FLOOR	1	205.432	205.432		205.432	205.432						
	21st FLOOR	1	181.949	181.949		181.949	181.949						
BLOCK-C	GROUND FLOOR	1	237.919	237.919	8094.580	435.584	435.584	8292.245	435.584	197.665	40	–	G+21
	1ST to 19th FLOOR	19	393.12	7469.280		393.12	7469.280						
	20th FLOOR	1	205.432	205.432		205.432	205.432						
	21st FLOOR	1	181.949	181.949		181.949	181.949						
BLOCK-D	GROUND FLOOR	1	223.890	223.890	3876.487	418.450	418.450	4129.867	418.450	194.560	20	16	G+10
	1ST to 8th FLOOR	8	372.358	2978.864		378.76	3030.080						
	9th FLOOR	1	341.818	341.818		348.22	348.220						
	10th FLOOR	1	325.915	325.915		330.317	330.317						
BLOCK-E	GROUND FLOOR	1	276.452	276.452	5785.187	514.593	514.593	6023.328	514.593	238.141	23	–	G+12
	1ST to 8th FLOOR	8	470.279	3762.232		470.279	3762.232						
	9th & 10th FLOOR	2	471.144	942.288		471.144	942.288						
	11th FLOOR	1	412.639	412.639		412.639	412.639						
	12th FLOOR	1	391.576	391.576		391.576	391.576						
BLOCK-F	GROUND FLOOR	1	224.755	224.755	3945.875	418.005	418.005	4268.345	418.005	193.859	21	–	G+10
	1ST to 10th FLOOR	10	378.332	3783.320		378.434	3784.340						
BLOCK-G	GROUND FLOOR	1	277.317	277.317	5786.052	514.593	514.593	6023.328	514.593	237.276	23	–	G+12
	1ST to 8th FLOOR	8	470.279	3762.232		470.279	3762.232						
	9th & 10th FLOOR	2	471.144	942.288		471.144	942.288						
	11th FLOOR	1	412.639	412.639		412.639	412.639						
	12th FLOOR	1	391.576	391.576		391.576	391.576						
BLOCK-H	GROUND FLOOR	1	223.890	223.890	3876.487	418.450	418.450	4129.867	418.450	194.560	20	16	G+10
	1ST to 8th FLOOR	8	372.358	2978.864		378.76	3030.080						
	9th FLOOR	1	341.818	341.818		348.22	348.220						
	10th FLOOR	1	325.915	325.915		330.317	330.317						
BLOCK-J	GROUND FLOOR	1	291.846	291.846	5190.436	545.981	545.981	5444.571	545.981	254.135	21	–	G+10
	1ST to 10th FLOOR	10	489.809	4898.590		489.859	4898.590						
BLOCK-K	GROUND FLOOR	1	292.484	292.484	5152.464	546.126	546.126	5406.106	546.126	253.642	21	–	G+10
	1ST to 10th FLOOR	10	485.998	4859.980		485.998	4859.980						
BLOCK-L	GROUND FLOOR	1	277.317	277.317	5781.272	514.593	514.593	6018.548	514.593	237.276	23	–	G+12
	1ST to 10th FLOOR	10	469.974	4699.740		469.974	4699.740						
	11th FLOOR	1	412.639	412.639		412.639	412.639						
	12th FLOOR	1	391.576	391.576		391.576	391.576						
BLOCK-M	GROUND FLOOR	1	296.797	296.797	5156.377	546.774	546.774	5406.354	546.774	249.977	21	–	G+10
	1ST to 10th FLOOR	10	485.958	4859.580		485.958	4859.580						
EWS	GROUND FLOOR	1	81.113	81.113	1463.648	466.065	466.065	1848.600	466.065	384.952	35	–	G-3
	1ST to 4th FLOOR	4	319.806	1279.224		319.806	1279.224						
	5th FLOOR	1	103.311	103.311		103.311	103.311						
RETAIL	GROUND FLOOR	1	262.209	262.209	262.209	262.209	262.209	262.209	–	–	–	–	–
COMMUNITY BUILDING-1	GROUND FLOOR	1	384.978	384.978	384.978	384.978	384.978	384.978	–	–	–	–	–
COMMUNITY BUILDING-2	GROUND FLOOR	1	115.642	115.642	115.642	115.642	115.642	115.642	–	–	–	–	–
GUARD ROOM	–	–	–	–	–	–	–	8.000	–	–	–	–	–
METER & ISOLATOR ROOM	–	–	–	–	–	–	–	28.344	–	–	–	–	–
UPPER BASEMENT	–	–	–	–	–	–	–	21236.432	–	–	–	–	–
LOWER BASEMENT	–	–	–	–	–	–	–	12616.613	–	–	–	–	–
					70812.743	–	–	108201.859	6391.974	3397.767	367	30	–

TOTAL SITE AREA = 10.43125 Acres = 42214.97496 Sqm.
AREA OF SITE AS PER ZONING = 10.0016 Acres or 40479.7496 Sqm.
PERMISSIBLE F.A.R. (BUILT) = 70831.2061ft Sqm. = 1.75 FAR
FAR ACHIEVED = 70812.703 Sqm. (EXCLUDING STILT) = 1.74.908
PERMISSIBLE GROUND COVERAGE @33% = 14166.241 Sqm.
PROPOSED GROUND COVERAGE = 6311.974 Sqm. OR 6311.974/42214.97496 = 15.19%
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5% = 52474.9249610.5 = 212.374 sqm.
PROPOSED AREA OF CONVENIENT SHOPPING = 209.309 OR 209.309/42214.97496 = 0.49%
PERMISSIBLE DENSITY = 100 TO 300 RPA
PROSSED DENSITY = 1730/10.0016 = 173.372 RPA

REQUIRED PUBLIC AMENITIES

REQUIRED EWS UNITS = 10% OF TOTAL UNITS (MAIN+EWS) = 1663 / 10 = 166.05 TO SAY 55 NOS.
PROPOSED EWS UNITS = 55 NOS. OR 55/1663 = 15.0%
REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS = 1663 / 10 = 31.2 TO SAY 32 NOS.
PROPOSED SERVANT ROOMS = 32 NOS. OR 32/310 = 10.28%

POPULATION CALCULATION

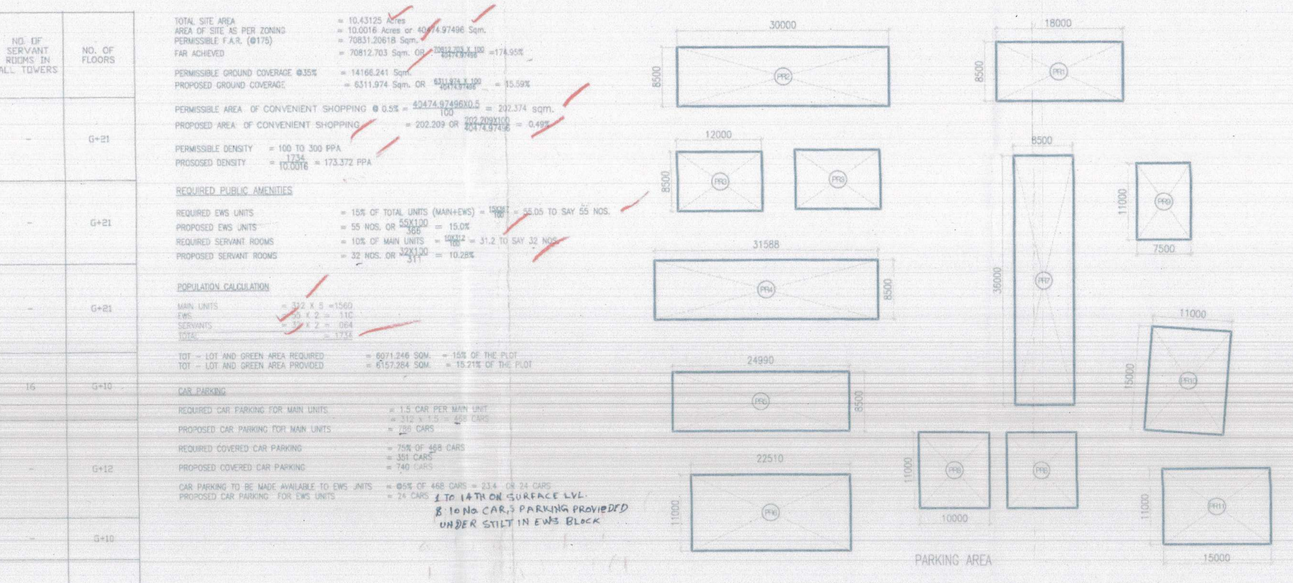
MAIN UNITS = 1663 X 5 =1560
EWS = 55 X 2 = 110
SERVANTS = 32 X 2 = 064
TOTAL = 1734

TOT – LOT AND GREEN AREA REQUIRED = 6011.246 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 6157.384 SQM. = 15.21% OF THE PLOT

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 1.5 CAR PER MAIN UNIT = 1732 X 1.5 = 2598 CARS
PROPOSED CAR PARKING FOR MAIN UNITS = 2598 CARS
REQUIRED COVERED CAR PARKING = 75% OF 468 CARS = 351 CARS
PROPOSED COVERED CAR PARKING = 740 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = 15% OF 468 CARS = 23.4 OR 24 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 24 CARS

& 70 (47+23) CARS PARKING PROVIDED UNDER STILT IN EWS BLOCK



ADDITION – PR									
PR1	=	1	X	18.000	X	8.500	=	153.000	Sqm.
PR2	=	1	X	30.000	X	8.500	=	255.000	Sqm.
PR3	=	2	X	12.000	X	8.500	=	204.000	Sqm.
PR4	=	1	X	31.588	X	8.500	=	268.498	Sqm.
PR5	=	1	X	24.990	X	8.500	=	212.415	Sqm.
PR6	=	1	X	22.510	X	11.000	=	247.610	Sqm.
PR7	=	1	X	8.500	X	36.000	=	306.000	Sqm.
PR8	=	2	X	10.000	X	11.000	=	220.000	Sqm.
PR9	=	1	X	7.500	X	11.000	=	82.500	Sqm.
PR10	=	1	X	11.000	X	15.000	=	165.000	Sqm.
PR11	=	1	X	15.000	X	11.000	=	165.000	Sqm.
						TOTAL	=	2279.023	Sqm.

TOTAL PARKING AREA = ADDITION (PR)
= 2279.023 SQM
CAPACITY OF CAR PARKING ON SURFACE = 2279.023/25
= 91.160 OR SAY 160 CARS

ADDITION – G							
g1	=	4.000	X	2.000	=	#####	Sqm.
				TOTAL	=	#####	Sqm.

AREA OF GUARD ROOM = ADDITION (G)
= 8.000 SQM

ADDITION – M							
m1	=	3.230	X	3.460	=	11.182	Sqm.
m2	=	3.460	X	4.960	=	17.162	Sqm.
				TOTAL	=	28.344	Sqm.

AREA OF METER & ISOLATOR ROOM = ADDITION (M)
= 28.344 SQM

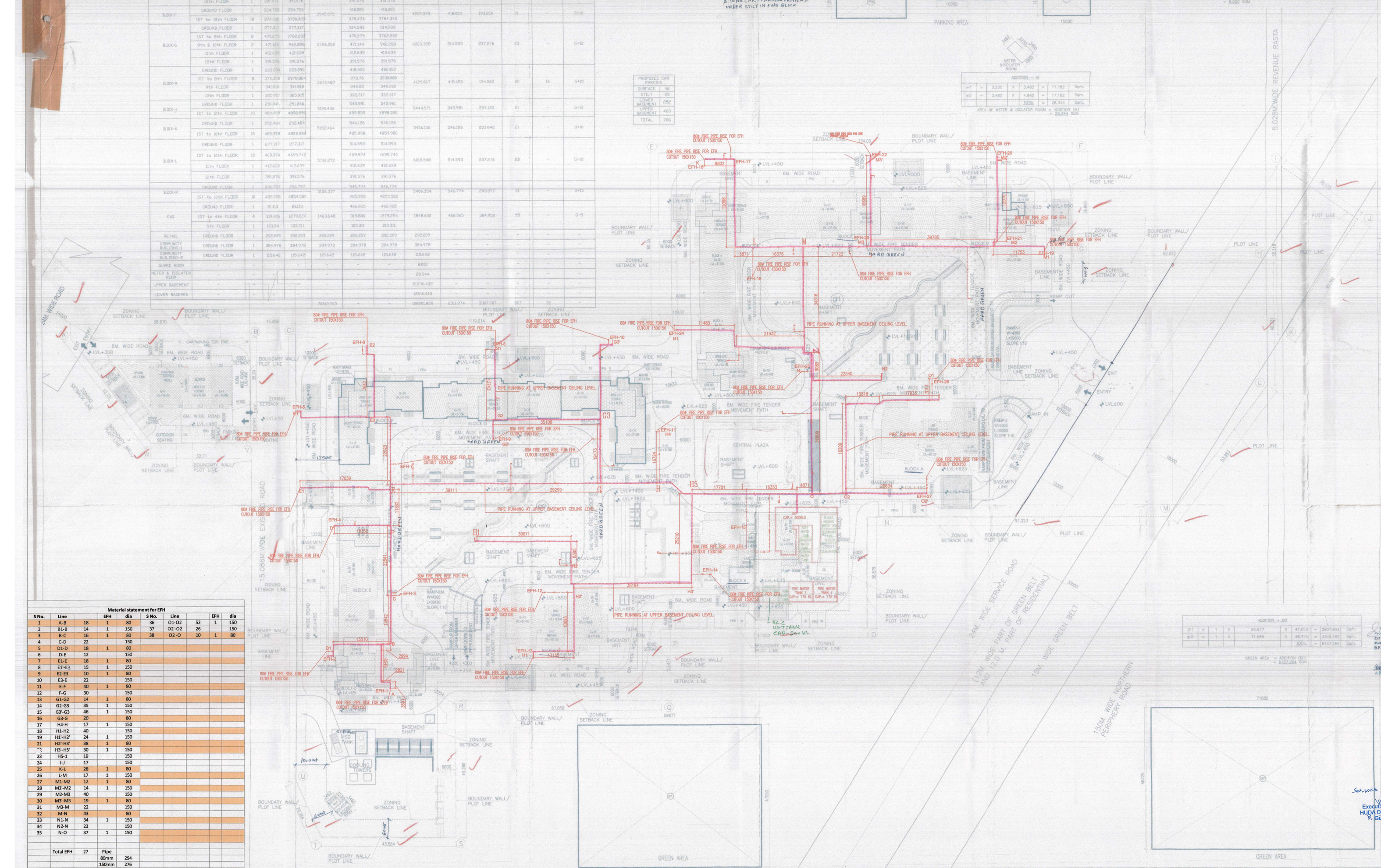
PROPOSED CAR PARKING	
SURFACE	46
STILT	80
LOWER BASEMENT	298
UPPER BASEMENT	463
TOTAL	786

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

2. TOILETS WILL NATURAL VENTILATION WILL HAVE MECHANICAL VENTILATION

LEGEND:-



Material statement for EFH									
S No.	Line		EFH	dia	S No.	Line		EFH	dia
1	A-B	18	1	80	36	O1-O2	52	1	150
2	B1-B	14	1	150	37	O2'-O2	26		150
3	B-C	16	1	80	38	O2-O	10	1	80
4	C-D	22		150					
5	D1-D	18	1	80					
6	D-E	12		150					
7	E1-E	18	1	80					
8	E1'-E3	15	1	150					
9	E2-E3	10	1	80					
10	E3-E	22		150					
11	E-F	40	1	80					
12	F-G	30		150					
13	G1-G2	14	1	80					
14	G2-G3	35	1	150					
15	G3'-G3	46	1	150					
16	G3-G	20		80					
17	H4-H	17	1	150					
18	H1-H2	40		150					
19	H1'-H2'	24	1	150					
21	H2'-H3'	38	1	80					
7	H3'-H5'	30	1	150					
23	H5-I	19		150					
24	I-J	17		150					
25	K-L	28	1	80					
26	L-M	17	1	150					
27	M1-M2	12	1	80					
28	M2'-M2	14	1	150					
29	M2-M3	40		150					
30	M3'-M3	19	1	80					
31	M3-M	22		150					
32	M-N	43		80					
33	N1-N	34	1	150					
34	N2-N	23		150					
35	N-O	37	1	150					
	Total EFH	27	Pipe						
			80mm	294					
			150mm	276					

Project:
PROPOSED BUILDING PLAN OF GROUP HOUSING MEASURING 10.43125 ACRES (LICENCE NO. 65 OF 2013 DATED 20-07-2013) & (LICENCE NO. 119 OF 2012 DATED 06.12.2012) IN SECTOR-99, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PLANET EARTH ESTATES PVT. LTD.

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S.T.P. (S) Member B.P.C.
C.T.P. (S) Chairman B.P.C.

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

For Planet Earth Estates Pvt. Ltd.
Authorised Signatory

Service Estimate Plan

Executive Engineer
HUDA Division No. III
Gurugram

NOVEMBER 2013 | Scale : 1:400

Drawing No:-
ST-02

SITE PLAN
EXTERNAL FIRE LINE

SITE PLAN

VATIKA – SOVEREIGN PARK