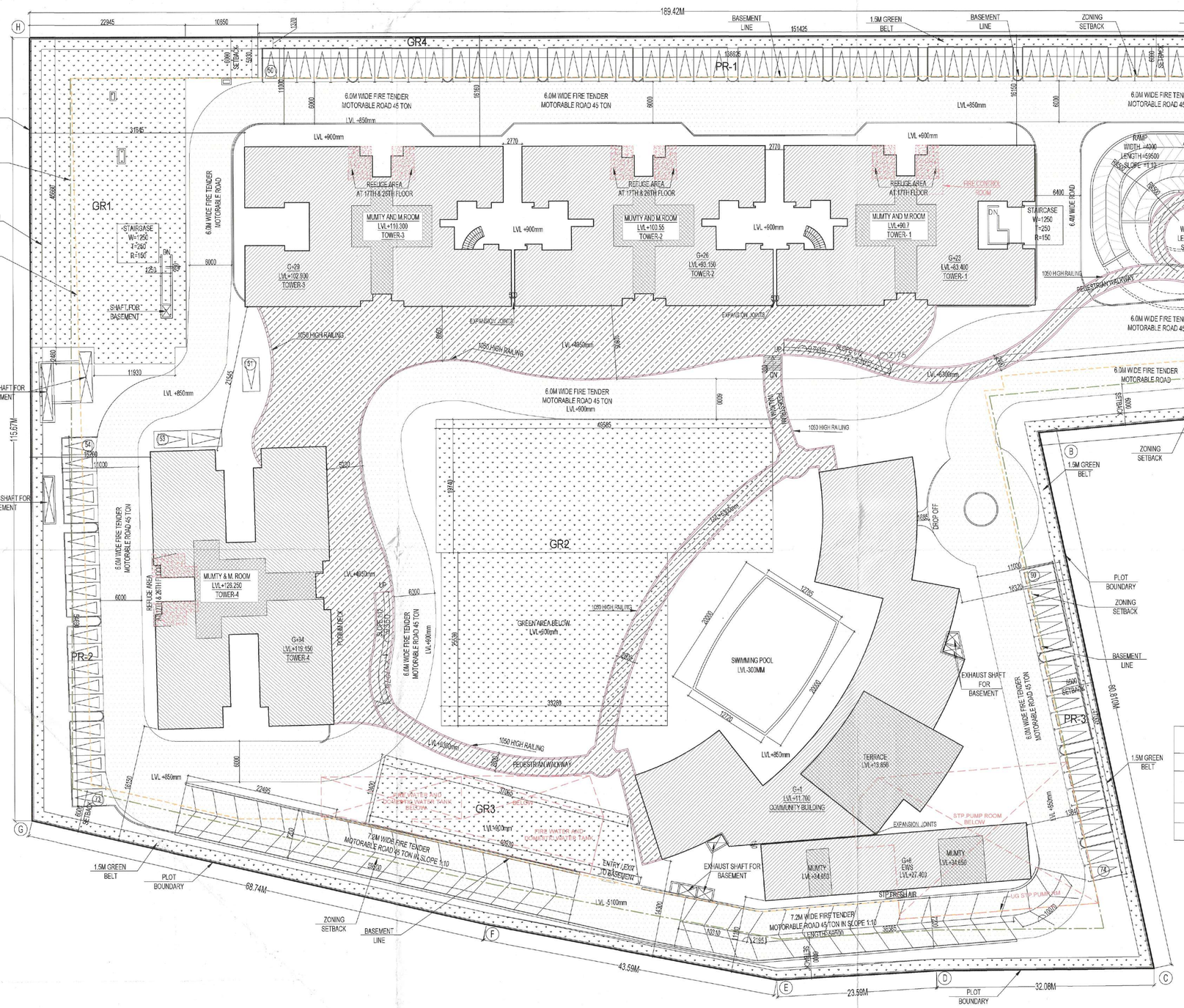

		PROPOSED PARKING	PROPOSED ECS
STILT	46		54
BASEMENT-1	473 {(57 STACK) 114+354 SINGLE}		471
BASEMENT-2	436		495
TOTAL	955		1013

TOWERS	NON FAR AREA OF STILT/GROUND
TOWER-1	352.794
TOWER-2	336.180
TOWER-3	367.004
TOWER-4	455.880
TOTAL	1511.858
NO OF ECS ACHIEVABLE =1511.858/28 =54 ECS	

AREA STATEMENT

AREA OF SITE AS PER ZONING	= 5.60 Acres or 22662.380 Sqm.
IGBC FAR @15% PLATINUM CERTIFICATE	= 3399.354 Sqm
TDR FAR @125% (FOR RESIDENTIAL)	= 28295.4179 Sqm.
AREA OF SITE (99.5% for RESIDENTIAL)	= 5.572 Acres or 22,549.0482 Sqm.
PERMISSIBLE F.A.R for RESIDENTIAL @ 175	= 39460.834 Sqm.
IGBC FAR OF RESIDENTIAL @99.5%	= 3382.357 Sqm.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	= 71139.6089 sqm.(39460.834+3382.357+28296.4179)
PROPOSED F.A.R. FOR RESIDENTIAL	= 71,090.121 SQM.
AREA OF SITE (0.5% FOR COMMERCIAL)	= 0.028 Acres or 113.3118 Sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING	
0.5% AREA OF SITE AREA	= 113.311 Sqm.
IGBC FAR OF COMMERCIAL @0.5%	= 16.996 Sqm
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	= 130.307 sqm.(113.311+16.996)
PROPOSED FAR AREA OF CONVENIENT SHOPPING	= 105.00 sqm.
PERMISSIBLE GROUND COVERAGE @35%	= 7931.826 SQM.
PROPOSED GROUND COVERAGE	= 6368.209 SQM. OR 6368.209X100 / 22662.3 = 28.100%
PERMISSIBLE DENSITY	= 100 TO 500 PPA
PROPOSED DENSITY	= 445 PPA

REQUIRED PUBLIC AMENITIES

REQUIRED EWS UNITS	= 15% OF TOTAL UNITS (MAIN+EWS) = 15X529/100 = 79.35 TO SAY 80 NOS.
PROPOSED EWS UNITS	= 80 NOS. OR 80X100/528 = 15.15%
REQUIRED SERVANT ROOMS	= 10% OF MAIN UNITS =10X448/100 = 44.8 OR SAYS 45 NOS.
PROPOSED SERVANT ROOMS	= 45 NOS. OR 45X100/448 = 10.04%

POPULATION CALCULATION

MAIN UNITS	=	448 X 5	=2240
EWS	=	80 X 2 =	160
SERVANTS	=	45 X 2 =	90
TOTAL			= 2490

TOT – LOT AND GREEN AREA REQUIRED = 3399.354 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 3582.038 SQM. = 15.8% OF THE PLOT

CAR PARKING

REQUIRED ECS PARKING FOR MAIN UNITS = 1.5 ECS PER UNIT
= 448X1.5
= 672 ECS
PROPOSED ECS PARKING FOR MAIN UNITS = 1013 ECS

ECS PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 672 ECS = 33.6 OR 34 ECS
PROPOSED ECS PARKING FOR EWS UNITS = 34 ECS

Tower 1							
Type of Unit	**No of Floors**	**2BHK TYPE A**	**2BHK+UT TYPE A**	**3BHK TYPE A**	**3BHK+UT TYPE A**	**3BHK+UT TYPE B**	**3BHK+UT TYPE C**
Stilt	1	-	-	-	-	-	-
1st Floor	1	-	-	-	-	-	-
2nd - 17th Floor	16	-	-	16	16	16	16
18th Floor	1	1	1	-	-	1	1
19th -24th Floor	6	-	-	6	6	6	6
	25	1	1	22	22	23	23
Total Units							**92**

Tower 2										
Type of Unit	**No of Floors**	**2BHK TYPE A**	**2BHK TYPE B**	**2BHK + SP TYPE A**	**2BHK + SP TYPE B**	**3BHK+UT TYPE B**	**3BHK+UT TYPE C**	**3BHK TYPE A**	**3BHK TYPE B**
Stilt	1	-	-	-	-	-	-	-	-
1st Floor	1	-	-	-	-	-	-	-	-
2nd - 17th Floor	16	-	-	16	16	16	16	-	-
18th & 27TH Floor	2	2	2	-	-	2	2	-	-
19th -26th Floor	8	-	-	7	6	8	8	1	2
	28	2	2	23	22	26	26	1	2
Total Units									**104**

Tower 3							
Type of Unit	**No of Floors**	**2BHK TYPE A**	**2BHK+UT TYPE B**	**3BHK TYPE A**	**3BHK+UT TYPE C**	**3BHK+UT TYPE D**	**3BHK+UT TYPE E**
Stilt	1	-	-	-	-	-	-
1st Floor	1	-	-	-	-	-	-
2nd - 17th Floor	16	-	-	16	16	16	16
18th & 27TH Floor	2	2	2	-	-	2	2
19th -26th & 28th-30th Floor	11	-	-	11	11	11	11
	31	2	2	27	27	29	29
Total Units							**116**

Tower 4						
Type of Unit	**No of Floors**	**3BHK+UT TYPE F**	**3BHK+UT TYPE G**	**4BHK+UT TYPE A**	**4BHK+UT TYPE B**	
Stilt	1	-	-	-	-	
1st Floor	1	-	-	-	-	
2nd - 17th Floor	16	-	-	32	32	
18th & 27TH Floor	2	2	2	2	2	
19th -26th & 28th-35th Floor	16	-	-	32	32	
	36	2	2	66	66	
Total Units					**136**	

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - 1	STILT FLOOR	1	260.900	260.900	12859.646	613.694	613.694	13929.307	352.794	352.794	1069.661	613.694	92	-
	1ST FLOOR	1	68.663	68.663		97.123	97.123		28.460	28.460				
	2ND TO 17TH & 19TH TO 24TH FLOOR	22	545.509	12001.198		570.943	12560.746		25.434	559.548				
	18TH FLOOR	1	528.885	528.885		554.259	554.259		25.374	25.374				
	MUMTY MACHINE ROOM	1	-	-	-	103.485	103.485		103.485	103.485				
TOWER - 2	STILT FLOOR	1	261.881	261.881	14044.736	598.061	598.061	15174.171	336.180	336.180	1129.435	598.061	104	45
	1STFLOOR	1	57.951	57.951		86.411	86.411		28.460	28.460				
	2ND TO 17TH & 19TH TO 26TH FLOOR	24	529.097	12698.328		554.532	13308.768		25.435	610.440				
	18TH & 27TH FLOOR	2	513.288	1026.576		538.723	1077.446		25.435	50.870				
	MUMTY MACHINE ROOM	1	-	-	-	103.485	103.485		103.485	103.485				
TOWER - 3	STILT FLOOR	1	241.558	241.558	16009.833	608.562	608.562	17247.180	367.004	367.004	1237.347	608.562	116	-
	1STFLOOR	1	68.663	68.663		97.123	97.123		28.460	28.460				
	2ND TO 17TH,19TH TO 28TH, 28TH TO 30TH FLOOR	27	542.476	14648.852		567.938	15334.326		25.462	687.474				
	18TH & 27TH FLOOR	2	526.380	1052.760		551.842	1103.684		25.462	50.924				
	MUMTY MACHINE ROOM	1	-	-	-	103.485	103.485		103.485	103.485				
TOWER - 4	STILT FLOOR	1	291.990	291.99	23339.067	747.870	747.870	24992.646	455.880	455.880	1653.579	747.87	136	-
	1STFLOOR	1	73.827	73.827		104.002	104.002		30.175	30.175				
	2ND TO 17TH, 19TH TO 28TH & 28TH TO 35TH	32	677.023	21664.736		707.198	22630.336		30.175	965.600				
	18TH & 27TH FLOOR	2	654.257	1308.514		684.432	1368.864		30.175	60.350				
	MUMTY MACHINE ROOM	1	-	-	-	141.574	141.574		141.574	141.574				
COMMUNITY BUILDING	GROUND FLOOR	1	1079.004	1079.004	1990.910	1138.406	1138.406	2084.108	59.402	59.402	93.198	1138.406	-	-
	1ST FLOOR	1	911.906	911.906		945.702	945.702		33.796	33.796				
EWS	GROUND FLOOR	1	319.496	319.496	2520.136	325.475	325.475	2849.927	5.979	5.979	329.789	325.475	80	-
	1ST FLOOR	1	276.258	276.258		307.060	307.060		30.802	30.802				
	2ND TO 8TH FLOOR	7	274.912	1924.384		305.713	2139.991		30.801	215.607				
	MUMTY MACHINE ROOM	1	-	-		77.401	77.401		77.401	77.401				
COMMUNITY BUILDING-1 UNDER TOWER-2	-	1	200.603	200.603	200.603	200.603	200.603	200.603	-	-	-	-	-	-
COMMUNITY BUILDING-2 UNDER TOWER-4	-	1	111.548	111.548	111.548	111.548	111.548	111.548	-	-	-	-	-	-
CONVENIENT SHOPPING	-	-	105.000	105.000		105.000	105.000	105.000	-			105.000	-	-
MAIN 1ST FLOOR	-	-	-	-	-	-	-	2170.081	2170.081	2170.081	2170.081	2170.081	-	-
GUARD ROOM	-	-	13.640	13.640	13.640	13.640	13.640	13.640	-			13.640	-	-
HT PANNEL & METER ROOM	-	-	-	-	-	-	-	47.420	-	-	47.420	47.420	-	-
BASEMENT - 1	-	-	-	-	-	-	-	17273.919	-	-	17273.919	-	-	-
BASEMENT – 2	-	-	-	-	-	-	-	17945.69	-	-	17945.69	-	-	-
TOTAL	-	-	-	**105.000**	**71090.121**	-	-	**114145.240**	-	-	**42950.119**	**6368.209**	**528**	**45**
TOTAL	-	-	-	-	**71195.121**	-	-	**114145.240**	-	-	**42950.119**	**6368.209**	**528**	**45**

DTP (HQ)
S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
Architect (G) Member B.P.A.C.
Consultant Architect ATP(HQ)
JD. P.A. A.T.P.
(Dinesh Kumar) PA(HQ)

SANCTIONED
TC NO. 1548 WITH THIS OFFICE
ME 1552
Dt:

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PROJECT:

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 5.60 ACRES (LICENCE NO.244 OF 2023 DATED 15/11/2023) IN SECTOR-80, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY KEYWEST EDUINFRA & SERVICES PVT. LTD.

ASSOCIATE ARCHITECTS

Checked and found ok for Public Health (Internal) Service only subject to comments in its preceding letter No. ..... Dt. .....
Executive Engineer (HQ)
HSVP, Panchkula

GG ASSOCIATES
PLOT NO-408 SEC-37C GURGAON (PH-9560794794)

OWNER'S SEAL & SIGNATURE

DDT (T) MEMBER BPAC

ARCHITECT'S SEAL & SIGNATURE

Nelam Bhargava
NEHA DHAGRA
Enrolled
CA/2007/30912

FEB.-2024 | Scale :1::300

Drawing Title:- SITE PLAN

Drawing No:- ST-01