



AREA STATEMENT

AREA OF SITE AS PER ZONING	= 5.60 Acres or 22662.350 Sqm.
IGBC FAR @15% PLATINUM CERTIFICATE	= 3399.354 Sqm.
TDR FAR @12.5% (FOR RESIDENTIAL)	= 28295.4179 Sqm.
AREA OF SITE (99.5% FOR RESIDENTIAL)	= 5.572 Acres or 22,549,048.2 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 113,311.8 Sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING	= 113,311 Sqm.
0.5% AREA OF SITE AREA	= 16,996 Sqm.
IGBC FAR OF COMMERCIAL @0.5%	= 130,307 sqm. (113,311+16,996)
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	= 105.00 sqm.
PROPOSED FAR AREA OF CONVENIENT SHOPPING	= 7931.826 SQM.
PERMISSIBLE GROUND COVERAGE @35%	= 6368.209 SQM. OR 6368.209X1.00 = 28.100%
PROPOSED GROUND COVERAGE	= 22662.3
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 SAY 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	= 672 ECS
ECS PARKING TO BE MADE AVAILABLE TO EWS UNITS	= 0.5% OF 672 ECS = 33.6 OR 34 ECS
PROPOSED ECS PARKING FOR EWS UNITS	= 34 ECS

	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

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
Total Units	25	1	1	22	22	23	23

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
Total Units	28	2	2	23	22	26	26	1	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
Total Units	31	2	2	27	27	29	29

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
Total Units	36	2	2	66	66

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	280.900	280.900	12859.646	813.894	813.894	13829.307	352.794	352.794	1088.661	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	545.909	12001.198		570.943	12560.746		25.434	558.548				
	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	281.881	281.881	14044.736	598.061	598.061	15174.171	336.180	336.180	1128.435	598.061	104	45
	1ST FLOOR	1	57.951	57.951		86.411	86.411		28.460	28.460				
	2ND TO 17TH & 19TH TO 26TH FLOOR	24	529.087	12698.328		554.532	13308.768		25.435	610.440				
	18TH & 27TH FLOOR	2	513.288	1026.578		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	
	1ST FLOOR	1	88.683	88.683		97.123	97.123		28.460	28.460				
	2ND TO 17TH, 19TH TO 28TH, 28TH TO 30TH FLOOR	27	542.478	14648.852		587.938	15334.328		25.462	687.474				
	18TH & 27TH FLOOR	2	526.380	1052.760		551.842	1103.684		25.462	50.624				
	MUMTY MACHINE ROOM	1	-	-		103.485	103.485		103.485	103.485				
TOWER - 4	STILT FLOOR	1	291.990	291.99	23339.087	747.870	747.870	24992.646	455.880	455.880	1653.579	747.87	136	
	1ST FLOOR	1	73.827	73.827		104.002	104.002		30.175	30.175				
	2ND TO 17TH, 19TH TO 28TH & 28TH TO 30TH	32	677.023	21684.736		707.198	22630.336		30.175	985.800				
	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	1960.910	1138.406	1138.406	2084.108	59.402	59.402	93.198	1138.406		
	1ST FLOOR	1	911.906	911.906		645.702	645.702		33.796	33.796				
	GROUND FLOOR	1	319.496	319.496		325.475	325.475		5.979	5.979				
	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				
EWS	MUMTY MACHINE ROOM	1	-	-	2520.138	77.401	77.401	2849.927	77.401	77.401	329.789	325.475	80	
	COMMUNITY BUILDING-1 UNDER TOWER-2	1	200.603	200.603		200.603	200.603		-	-				
	COMMUNITY BUILDING-2 UNDER TOWER-4	1	111.548	111.548		111.548	111.548		-	-				
	CONVENIENT SHOPPING	-	105.000	105.000		105.000	105.000		-	-				
	MAIN 1ST FLOOR	-	-	-		-	2170.081		2170.081	2170.081				
GUARD ROOM	-	13.640	13.640	13.640	13.640	13.640	13.640	13.640	13.640	-	-	-	-	
HT PANNEL & METER ROOM	-	-	-	-	-	-	-	47.420	-	-	47.420	-	-	
BASEMENT - 1	-	-	-	-	-	-	-	17273.919	-	-	17273.919	-	-	
BASEMENT - 2	-	-	-	-	-	-	-	17945.69	-	-	17945.69	-	-	
TOTAL	-	-	-	105.000	71090.121	71090.121	71090.121	114145.240	42950.119	6368.209	6368.209	528	45	
TOTAL	-	-	-	-	71195.121	71195.121	71195.121	114145.240	42950.119	6368.209	6368.209	528	45	

Note :-

- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- 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 EDUFRA & SERVICES PVT. LTD.

ASSOCIATE ARCHITECTS

G.S. ASSOCIATES
 Civil Engineer (HQ)
 HSRV, Panchkula
 PLOT NO-408 SEC-37C GURGAON (P.O. 9560794794)

OWNER'S SEAL & SIGNATURE

DTP (T) MEMBER BPAC

ARCHITECT'S SEAL & SIGNATURE

Neha Dhangra
 Architect
 CAN2007189612

FEB.-2024 Scale: 1:300
 Drawing Title: SITE PLAN
 Drawing No: ST-01