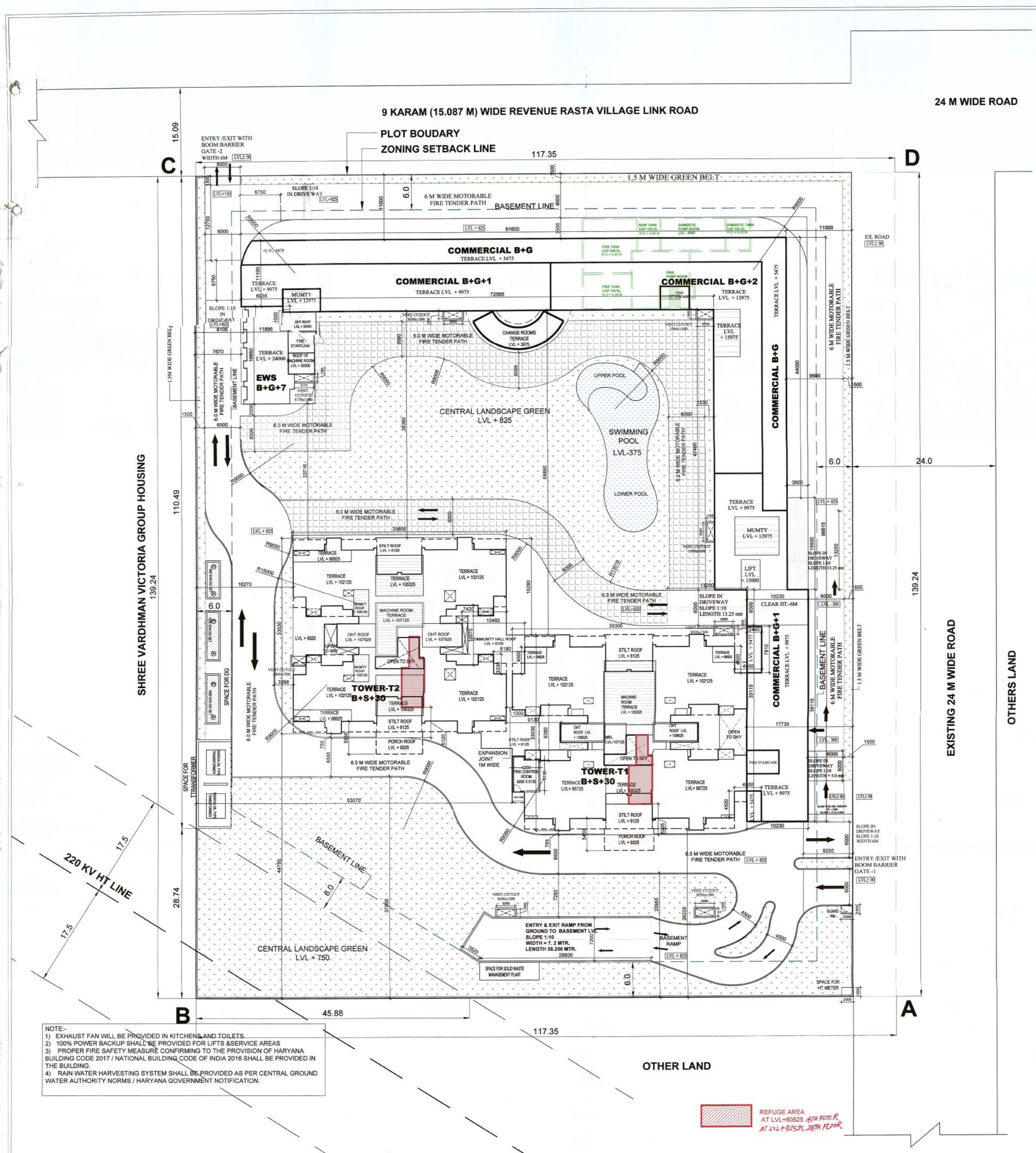
SITE PLAN 01



NOTE:-
1) EXHAUST FAN WILL BE PROVIDED IN KITCHENS AND TOILETS.
2) 100% POWER BACKUP SHALL BE PROVIDED FOR LIFTS &SERVICE AREAS
3) PROPER FIRE SAFETY MEASURE CONFIRMING TO THE PROVISION OF HARYANA BUILDING CODE 2017 / NATIONAL BUILDING CODE OF INDIA 2016 SHALL BE PROVIDED IN THE BUILDING.
4) RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS / HARYANA GOVERNMENT NOTIFICATION.

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY

1	TOTAL PLOT AREA i.e	4.0375 16339.157	ACRES SQ.MTRS.	
2	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:-09.02.2016	=	9803.494	SQ.MTRS.
	PROPOSED GROUND COVERAGE	=	4225.045	SQ.MTRS.
			25.858	% PERCENT
	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016	=	40847.892	SQ.MTRS.
	ADDITIONAL FAR UTILISED AGAINST TDR CERTIFICATE NO 1 to 105 Part of TDR CERTIFICATE 01-540 of 30/2023	=	3000.000	SQ.MTRS.
3	ADDITIONAL FAR @3% OF SITE AREA ON ACCOUNT OF SOLID WASTE MANAGEMENT	=	490.175	SQ.MTRS.
	HENCE TOTAL PERMISSIBLE FAR----(X)	=	44338.067	SQ.MTRS.
			271.361	% PERCENT
	PROPOSED FAR	=	44332.324	SQ.MTRS.
			271.326	% PERCENT
4A	PERMISSIBLE SHOPPING AREA @ .5% OF SITE AREA ---(A)	=	81.696	SQ.MTRS.
4B	ADDITIONAL FAR UTILISED AGAINST TDR CERTIFICATE NO 1 to 105 Part of TDR CERTIFICATE 01-540 of 30/2023 (FOR COMMERCIAL USE)-----(B)	=	3000.000	SQ.MTRS.
4C	HENCE, TOTAL PERMISSIBLE SHOPPING AREA---Y =(A+B)		3081.696	SQ.MTRS.
4D	PROPOSED SHOPPING AREA	=	3078.655	SQ.MTRS.
			6.944%	
5	PERMISSIBLE RESIDENTIAL FAR = TOTAL PERMISSIBLE FAR-PERMISSIBLE FAR OF COMMERCIAL=X-Y = 44338.067-3081.696	=	41256.371	SQ.MTRS.
	PROPOSED RESIDENTIAL FAR	=	41253.669	SQ.MTRS.
	DENSITY CALCULATIONS			
	LAND AREA FOR RESIDENTIAL @99.5% OF SITE AREA	=	4.0173	ACRES
6	PERMISSIBLE DENSITY MINIMUM @ 430-10% =	=	387	PPA
	PERMISSIBLE DENSITY MAXIMUM @ 430+10% =		473	PPA
	PROPOSED DENSITY	=	387.324	PPA
	PROPOSED Dus	=	228	DUS
	EWS TO BE PROVIDED	=	228	* 15/85
		=	48.24	
	EWS PROPOSED	=	40	EWS
7	MINIMUM REQUIRED SERVANTS ROOM @ 10%	=	23	
	PROPOSED DOMESTIC SERVANT ROOMS	=	168	
	TOTAL POULATION (MainDUs @ 5 persons, EWS @ 2 persons ,Domestic sevant @2 persons	MAIN DUS= 228X 5 EWS= 40X 2 SERVANT = 168 X 2 TOTAL	1140 80 336 1556	PERSONS
8	MINIMUM REQUIRED ECS	=	278	ECS
	PROPOSED ECS	=	315	ECS
9	REQUIRED ORGANIZED GREEN @ 15% =		2450.874	SQ.MTRS.
	PROPOSED GREEN	=	4257.529	SQ.MTRS.
			26.057%	% PERCENT
	TOTAL FAR AREA	=	44332.324	SQ.MTRS.
	TOTAL NON FAR AREA	=	2741.593	SQ.MTRS.
10	AREA OF BASEMENT	=	11940.131	SQ.MTRS.
	STILT AREA	=	1444.046	SQ.MTRS.
	TOTAL BUILT UP AREA	=	60458.094	SQ.MTRS.

FAR CALCULATIONS OF EACH BUILDING BLOCKS

	RESIDENTIAL					COMMERCIAL
FLOOR	TOWER-01	TOWER-02	COMMUNITY	EWS	CHANGE ROOM	COMMERCIAL
GR. FLR	192.455	159.860	424.953	148.138	55.056	1728.072
1st FLR	708.840	0.000	792.392	127.202		1059.896
2nd FLR	708.840	623.640		127.202		290.687
3rd FLR	708.840	623.640		127.202		
4th FLR	708.840	623.640		127.202		
5th FLR	708.840	623.640		127.202		
6th FLR	708.840	623.640		127.202		
7th FLR	708.840	623.640		127.202		
8th FLR	708.840	623.640				
9th FLR	708.840	623.640				
10th FLR	708.840	623.640				
11th FLR	708.840	623.640				
12th FLR	708.840	623.640				
13th FLR	708.840	623.640				
14th FLR	708.840	623.640				
15th FLR	708.840	623.640				
16th FLR	708.840	623.640				
17th FLR	708.840	623.640				
18th FLR	708.840	623.640				
19th FLR	708.840	623.640				
20th FLR	708.840	623.640				
21ST FLR	708.840	623.640				
22ND FLR	708.840	623.640				
23RD FLR	708.840	623.640				
24th FLR	708.840	623.640				
25th FLR	708.840	623.640				
26th FLR	708.840	623.640				
27th FLR	708.840	623.640				
28th FLR	708.840	623.640				
29th FLR	388.712	623.640				
30th FLR	300.123	592.147				
TOTAL	20728.806	18213.913	1217.345	1038.548	55.056	3078.655
TOTAL	41253.669					3078.655
GRAND TOTAL RES+COMMERCIAL	44332.324					

GROUND COVERAGE CALCULATION

BLOCKS	TOWER-01 & 02: (INC. COMMUNITY & PORCH)	COMMERCIAL	EWS	CHANGE ROOM	GUARD ROOM	HT METER ROOM
	SQM	SQM				
GR. COVERAGE	2226.399	1789.452	148.138	55.056	3.000	3.000
TOTAL	4225.045					

NON FAR AREA CALCULATIONS OF EACH BUILDING BLOCKS

	TOWER-01	TOWER-02	COMMERCIAL	EWS	COMMUNITY	GUARD ROOM	HT METER RM
AREA IN SQM	1051.621	1069.272	295.941	245.535	73.224	3.000	3.000
TOTAL	2741.593						

DU CALCULATIONS OF EACH BUILDING BLOCKS

FLOOR	TOWER-01 1st to 30th	TOWER-02 2nd to 30th
G.FLR	0	0
1st FLR	4	0
2nd FLR	4	4
3rd FLR	4	4
4th FLR	4	4
5th FLR	4	4
6th FLR	4	4
7th FLR	4	4
8th FLR	4	4
9th FLR	4	4
10th FLR	4	4
11th FLR	4	4
12th FLR	4	4
13th FLR	4	4
14th FLR	4	4
15th FLR	4	4
16th FLR	4	4
17th FLR	4	4
18th FLR	4	4
19th FLR	4	4
20th FLR	4	4
21ST FLR	4	4
22ND FLR	4	4
23RD FLR	4	4
24th FLR	4	4
25th FLR	4	4
26th FLR	4	4
27th FLR	4	4
28th FLR	4	4
29th FLR		4
30th FLR	2	2
TOTAL	114	114
GRAND TOTAL	228	

NOS OF DOMESTIC SERVANT ROOM

FLOOR	TOWER-1 UNITS	TOWER-2
G.FLR	0	0
1st FLR	4	0
2nd FLR	4	2
3rd FLR	4	2
4th FLR	4	2
5th FLR	4	2
6th FLR	4	2
7th FLR	4	2
8th FLR	4	2
9th FLR	4	2
10th FLR	4	2
11th FLR	4	2
12th FLR	4	2
13th FLR	4	2
14th FLR	4	2
15th FLR	4	2
16th FLR	4	2
17th FLR	4	2
18th FLR	4	2
19th FLR	4	2
20th FLR	4	2
21ST FLR	4	2
22ND FLR	4	2
23RD FLR	4	2
24th FLR	4	2
25th FLR	4	2
26th FLR	4	2
27th FLR	4	2
28th FLR	4	2
29th FLR	0	2
30th FLR		0
TOTAL	112	56
	168	

PARKING REQUIRED FOR RESIDENTIAL

TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS REQD/UNI	TOTAL ECS REQD
DWELLING UNIT TYPE- A (TOWER-1)	146.913	56	1.0	56
DWELLING UNIT TYPE- A1 (TOWER-1)	146.461	56	1.0	56
DWELLING UNIT TYPE- B (TOWER-1)	267.277	2	1.5	3
DWELLING UNIT TYPE- C (TOWER-2)	127.341	56	1.0	56
DWELLING UNIT TYPE- C1 (TOWER-2)	126.883	56	1.0	56
DWELLING UNIT TYPE- D(TOWER-2)	226.994	2	1.5	3
TOTAL PARKING REQUIRED FOR RESIDENTIAL		=		230

PARKING REQUIRED FOR COMMERCIAL

CARPET AREA OF SHOPS ON ALL FLOORS	=	2387.451	SQM	
REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS	=	47.749	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	230.000	+	47.749
	=	277.749	ECS	
	say	278	ECS	
RESERVED PARKING FOR EWS @ 5%	=	13.89		
	say	14	ECS	

PARKING CALCULATION (PROVIDED)

TOTAL NORMAL CAR PARKING PROVIDED IN BASMENT	=	227
TOTAL MECHANICAL (STACK) PARKING PROVIDED IN BASMENT	=	88
TOTAL ECS PROVIDED		315

TOTAL BUILT UP AREA CALCULATION

	TOTAL FAR	TOTAL NON FAR	BASEMENT	STILT AREA
	SQM	SQM	SQM	SQM
AREA	44332.324	2741.593	11940.131	1444.046
TOTAL	60458.094			

DENSITY CALCULATIONS

TOTAL PLOT AREA	=	4.0375	ACRES	
LAND AREA FOR RESIDENTIAL @ 99.5 % OF PLOT AREA	=	4.0173	ACRES	
PERMISSIBLE DENSITY	=	430 PPA ± 10%		
MINIMUM DENSITY	=	430-10%	PPA	
	=	387	PPA	
		1554.700	PERSONS	
MAXIMUM DENSITY	=	430+10%	PPA	
	=	473	PPA	
		1900.189	PERSONS	
DENSITY PROVIDED	=	1556	PERSONS	
		387.324	PPA	

EWS CALCULATIONS

TOTAL NO. OF MAIN DUS	=	228	
REQUIRED EWS @ 15 % OF MAIN DUS =	=15/85 X NO. OF MAIN DUS=	40.235	
EWS PROVIDED			
GROUND	=	5	
FIRST FLOOR	=	5	
SECOND FLOOR	=	5	
THIRD FLOOR	=	5	
FOURTH FLOOR	=	5	
FIFTH FLOOR	=	5	
SIXTH FLOOR	=	5	
SEVENTH FLOOR	=	5	
TOTAL	=	40	NOS

DOMESTIC SERVANTS CALCULATION

TOTAL NO. OF MAIN DUS	=	=
MINIMUM REQUIRED SERVANT @ 10 %		22.800
DOMESTIC SERVANTS PROVIDED		
TOTAL NO. OF SERVANT ROOM PROVIDED	=	168

TOTAL POPULATION

TYPE	NO. OF UNITS	PERSONS/ UNIT	TOTAL
MAIN UNITS	228	5	1140
EWS	40	2	80
DOMESTIC SERVANTS	168	2	336
TOTAL POPULATION			1556

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 155365 DV 14772023

Superintending Engineer (HQ) for Chief Engineer (HQ) Panchkula

DTP (HQ) STP(HQ) Member STP(G) Member BPAC BPAC Chairman BPAC

Consultant Architect AD PA ATP(HQ) ATP Ram Avtar Bassi JD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 20-1973 JD(RA) 2023/33407 DATED: 3-11-2023

OWNER :
DECENT BUILDHOMES PRIVATE LIMITED
PREVIOUSLY KNOWN AS BNB LAND DEVELOPERS PRIVATE LIMITED ADDRESS- 301, 3rd FLOOR INDRAPRAKASH BUILDING 21, BARAKHAMBA ROAD, NEW DELHI 110001

PROJECT :
PROPOSED BUILDING PLANS OF GROUP HOUSING COLONY FOR AN AREA MEASURING 4.0375 ACRES UNDER TOD POLICY DATED 09.02.2016 (LICENSE NO 40 OF 2022 DATED 12.04.2022 IN SECTOR-70, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DECENT BUILD HOMES PVT. LTD.

TITLE :
SITE PLAN & AREA CALCULATION

ARCHITECTS
GJM ARCHITECTS & PLANNERS
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

DRG.NO.-SITE-01
SCALE : 1: 250
DATE : APR 2023
DRAWN :-SANDHYA
CKD BY:- PRITI
ARCHITECT'S SIGN
GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. I.I.A CA/No. 80/5769
OWNER'S SIGN