

GROUP HOUSING, SECTOR- 105, GURUGRAM PROPOSED ABSTRACT

Site Area Licensed	= 13.0780 Acres	52924.70 sqm
NET PLANNED AREA	= 12.725 Acres	51436.17 sqm
Land under FAR@ 2.5 (TOD Granted area)	= 6.8433 Acres	27693.81 sqm
Land under FAR @ 1.75 (Non TOD area)	= 5.8817 Acres	23802.36 sqm
Green Building FAR @15%	= 12.725 Acres	51496.17 sqm
(For IGBC Platinum rating Pre certification)		7724.42 sqm
TOTAL FAR PERMISSIBLE		118613.07 sqm
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	0.5% OF	23802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)		119.01 sqm
Total FAR permissible for Commercial		8306.53 sqm
PROPOSED FAR FOR COMMERCIAL		8427.15 sqm
FAR AVAILABLE FOR GROUP HOUSING		110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING		110286.20 sqm

This is a 'PROVISIONAL BUILDING PLAN' approved only for the purpose of inviting objections from the general public.

Dr. Vikram Singh (B.P.A.C. Member)
Dr. S.P. Singh (B.P.A.C. Member)
Dr. J.P. Singh (B.P.A.C. Member)
Dr. M.P. Singh (B.P.A.C. Member)

Consultant Architect: **ATP(HQ)**

DATE: 23-3-24

PARAMETERS

PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
Ground Coverage	@35% of 5.8817 acres = 8330.83 sqm	8281.25 sqm
	@60% of 6.8433 acres = 16616.29 sqm	16087.50 sqm
TOTAL	24947.12 sqm	24368.75 sqm
F.A.R.	= 118613.07 sqm	118592.73 sqm
No. of Main Units	= 131 nos.	740 nos.
No. of EWS units	= 131 nos.	131 nos.
TOTAL UNITS (MANS + EWS)	131 nos.	871 nos.
No. of Service Personnel	(10% of Main D.U.'s) = 74 nos.	74 nos.
Population	Minimum 3237	Maximum 4110
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.) = 7724.4 sqm	16481.34 sqm
Car Parking	= 722 nos.	1299 ECS
Covered Car Parking	= 722 nos.	1171 ECS
Commercial FAR	= 8427.15	8306.53 sqm

DENSITY PERMISSIBLE

PPA	Area in Acres	POPULATION	
		Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION

UNITS	Population of Main Units	Population of Service Personnel	Population of EWS Units	TOTAL POPULATION
740	5 person per unit	3700 persons		
74	2 person per unit	148 persons		
131	2 person per unit	262 persons		
				4110 Persons

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARPET AREA (SQMT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.4	276	1.5	414
TYPE-B (TOWER-1)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO. OF PARKINGS REQUIRED IN GROUP HOUSING				722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53		1ECS/50 SQ.M.	166

PARKING SUMMARY

	FOR 13.078 ACRES	PROPOSED
Parking for Dwelling Units	= 722 ECS	= 1145 ECS
Parking for Commercial	= 166 ECS	= 174 ECS
TOTAL	= 888	= 1299 ECS
5% PARKING OF MAIN DU'S (RESERVED FOR EWS)	= 38	Surface-28
EWS PARKING NO. - 1 TO 28 & 50 TO SIGN EWS		1171 ECS
STILT, TOTAL = 38 NOS.		
COVERED PARKING IN BASEMENT & STILT		= 1171 ECS
Parking on SURFACE		= 128 ECS
TOTAL		= 1299 ECS

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40	370.34	90.34	23	128
Stilt					10
Basement-1	2408.98	7185.98	16896.00	32	528
Basement-2	27411.72	7155.72	20256.00	32	633
Total					1299

Per FAR AREA @ 2.5, RESIDENTIAL OF TOD AREA = 6912.378 SQM.
 Proposed FAR AREA OF TOD AREA = 48562.88 SQM.

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	2580.22	
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.00			2213.25	
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11				2076.95	
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1836.11	
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
35th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.35	8306.53

TOTAL BUILT-UP AREA

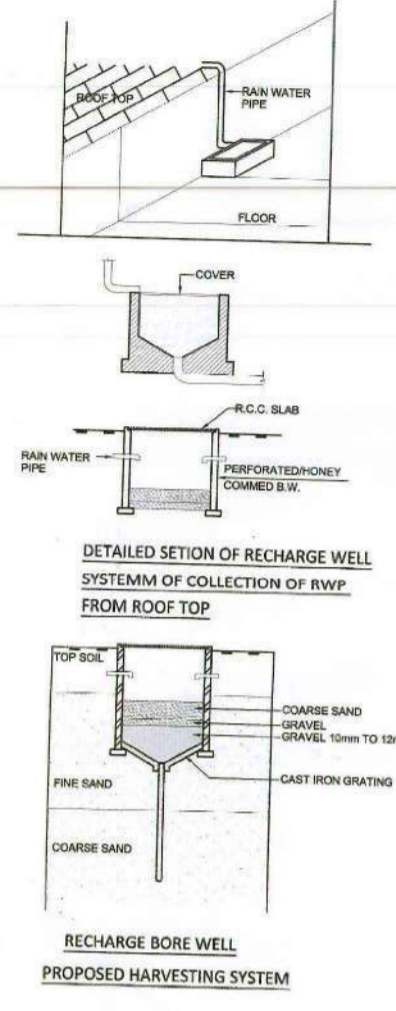
DESCRIPTION	AREA
TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL+EWS+COMM	10076.85
TOTAL(A)	14093.48
BASEMENT-1	10076.85
BASEMENT-2	13697.25
NURSERY SCHOOL	9228.9
GRAND TOTAL(A+B+C+D)	197035.37

Checked and found ok for Public Health (Internal Service only) subject to compliance of following clause:-

NOTES

SHEET NO 01/22

PLUMBING LEGEND:
EXTERNAL SEWER LINE
SEWER MANHOLE WITH 5000 MANHOLE COVER
910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH



PART-01
24.0 M. WIDE PROPOSED ROAD

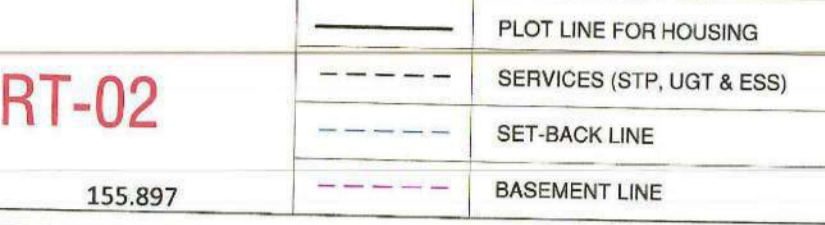
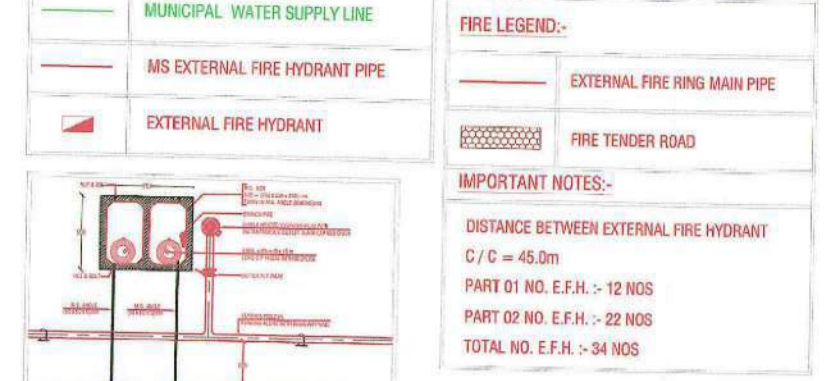
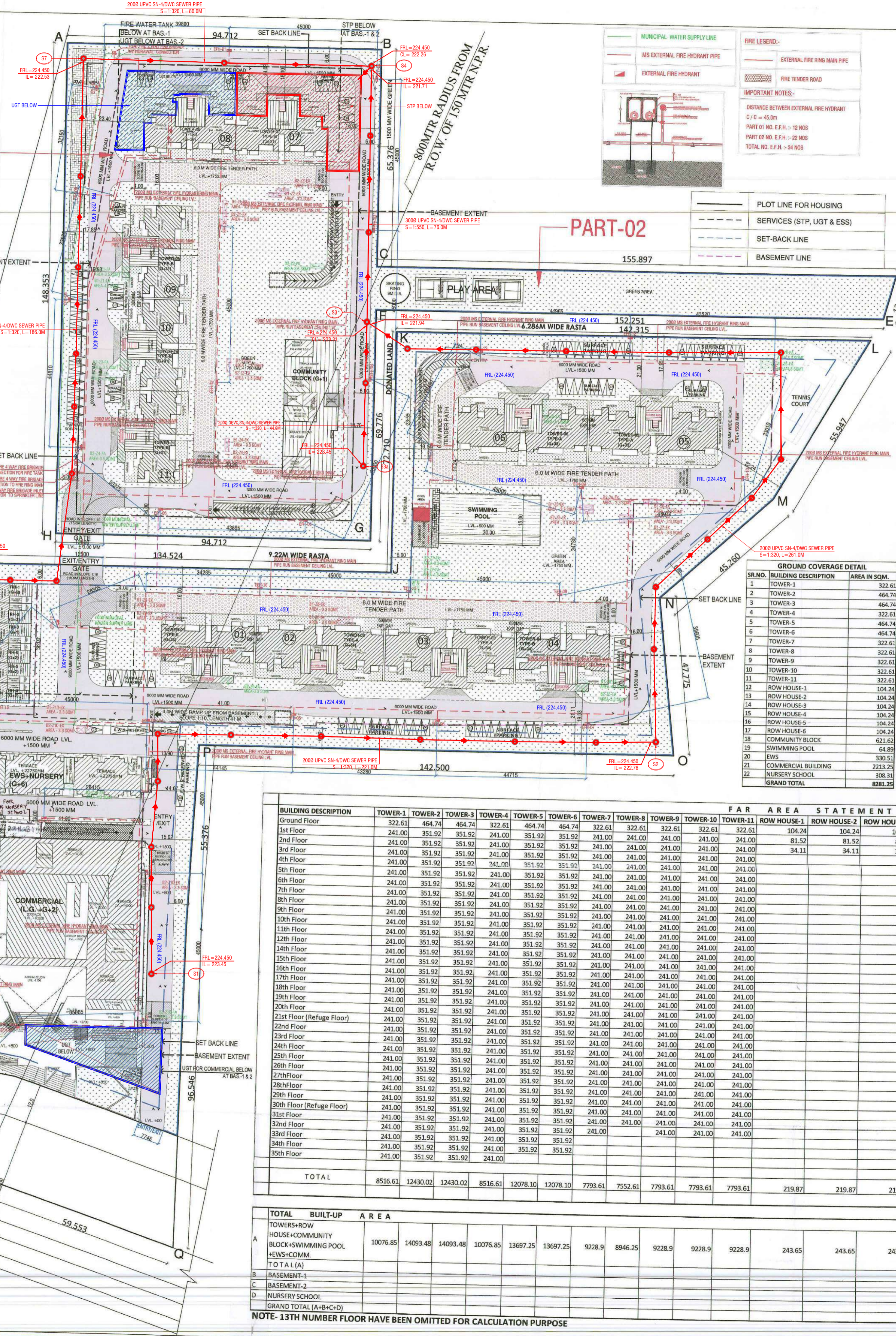
PART-02
24.0 M. WIDE PROPOSED ROAD

PART-02
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GROUP HOUSING, SECTOR- 105, GURUGRAM
PROPOSED ABSTRACT
Site Area Licensed = 13.0780 Acres 52924.70 sqm
NET PLANNED AREA = 12.725 Acres 51496.17 sqm

PARAMETERS
PARAMETERS PERMISSIBLE/REQUIRED PROPOSED
Ground Coverage @35% of 5.8817 acres = 8330.83 sqm
@60% of 6.8433 acres = 16616.29 sqm
TOTAL = 24947.11 sqm

DENSITY PERMISSIBLE
PPA Area in Acres Min. Density Max. Density
430±10% 6.8433 2648 3237
100-300 5.8817 588 1765
TOTAL 12.7250 3237 5001

PROPOSED POPULATION
UNITS
740 Population of Main Units @ 5 person per unit 3700 persons
74 Population of Service Personnel @ 2 person per unit 148 persons
133 Population of EWS Units @ 2 person per unit 262 persons
TOTAL POPULATION = 4110 Persons

PARKING REQUIREMENT CALCULATION
UNIT TYPE CARPET AREA (SQMT.) TOTAL NO. OF UNITS ECS REQUIRED NO OF PARKINGS REQUIRED
TYPE-A (TOWER-2, 3, 5 & 6) 145.4 276 1.5 414
TYPE-B (TOWER-1) 95.84 70 1.5 105

DETAILS OF PARKING & BASEMENT (not included in FAR)
FLOORS PARKING AREA AREA FOR (2 WHEELER) IN SQ. MT. AREA FOR (4 WHEELER) IN SQ. MT. ECS @ (in sqm) NO. OF ECS PROPOSED
Surface 2961.40 370.34 90.34 280.00 23 128
Stilt 24081.98 7185.98 16686.00 32 528

DETAILS OF MAIN D.U.'s PROPOSED
TOWER-1 TYPE-A TOWER-2 TYPE-A TOWER-3 TYPE-A TOWER-4 TYPE-A TOWER-5 TYPE-A TOWER-6 TYPE-A TOWER-7 TYPE-B TOWER-8 TYPE-B TOWER-9 TYPE-B TOWER-10 TYPE-B TOWER-11 TYPE-B ROW HOUSE-1 ROW HOUSE-2 ROW HOUSE-3 ROW HOUSE-4 ROW HOUSE-5 ROW HOUSE-6 COMMUNITY BLOCK SWIMMING POOL EWS COMMERCIAL BUILDING

PARKING SUMMARY
FOR 13.078 ACRES
PARKING for Dwelling Units = 722 ECS = 1125 ECS
PARKING for Commercial = 156 ECS = 174 ECS
TOTAL = 888 ECS = 1299 ECS

REVISIION SUBMISSION LAYOUT
REVISIION SUBMISSION LAYOUT
REVISIION SUBMISSION LAYOUT

NOTES
1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN METERS.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.

REVISIION SUBMISSION LAYOUT
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SITE PLAN

FAR AREA STATEMENT
BUILDING DESCRIPTION TOWER-1 TOWER-2 TOWER-3 TOWER-4 TOWER-5 TOWER-6 TOWER-7 TOWER-8 TOWER-9 TOWER-10 TOWER-11 ROW HOUSE-1 ROW HOUSE-2 ROW HOUSE-3 ROW HOUSE-4 ROW HOUSE-5 ROW HOUSE-6 COMMUNITY BLOCK SWIMMING POOL EWS COMMERCIAL BUILDING

TOTAL BUILT-UP AREA
A TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL+EWS+COMM TO T A L (A) 10076.85 14093.48 14093.48 10076.85 13697.25 13697.25 9228.9 8946.25 9228.9 9228.9 9228.9 243.65 243.65 243.65 243.65 243.65 1168.76 64.89 4109.89 8916.39
B BASEMENT-1 137318.84
C BASEMENT-2 27763.22
D NURSERY SCHOOL 31645.00
GRAND TOTAL (A+B+C+D) 197035.37

NOTE- 13TH NUMBER FLOOR HAVE BEEN OMITTED FOR CALCULATION PURPOSE

NOTE:- DISTANCE BETWEEN REFUGE AREA AND FIRE TENDER ROAD IN NOT MORE THAN 11M.

This is a 'PROVISIONAL BUILDING PLAN' approved only for the purpose of inviting objections from the general public.
Consultant Architect
ATP(HQ)

Checked and found ok for Public Health (Internal Service only) as per provision of the following code:
1. 11793-1-2016/22

Checked and found ok for Public Health (Internal Service only) as per provision of the following code:
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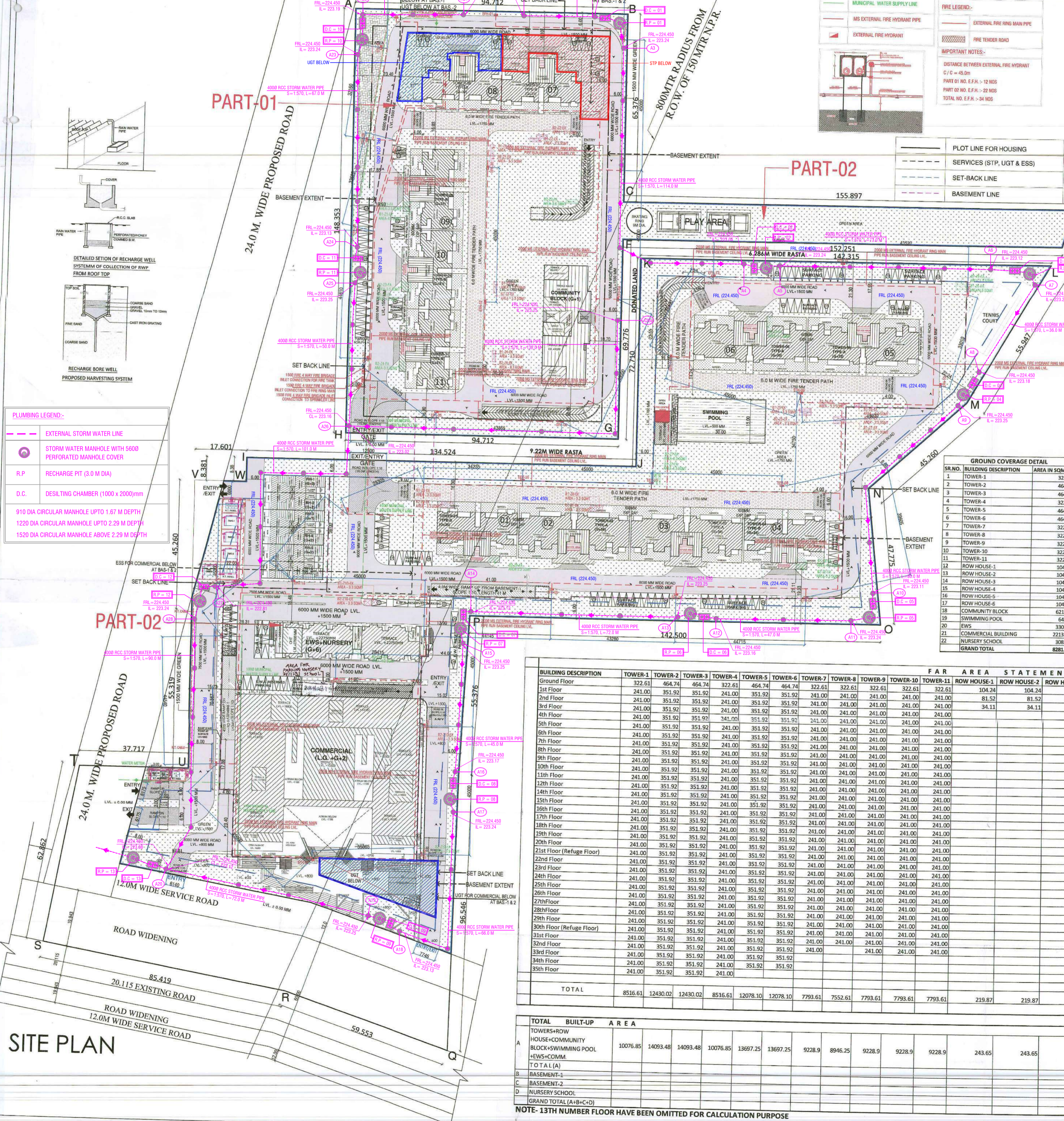
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SHEET NO
01/22



GROUP HOUSING, SECTOR- 105, GURUGRAM PROPOSED ABSTRACT

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TOTAL FAR PERMISSIBLE FOR COMMERCIAL		93036.88 sqm
PROPOSED FAR FOR COMMERCIAL		8427.15 sqm
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Consultant Architect: ATP(HQ)

Owner: KANWAR SINGH HOUSING PRIVATE LIMITED

Architect: KAUSHIK KUMAR MODI

DATE: 23.8.24

PARAMETERS

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No. of EWS units	131 nos.	131 nos.
TOTAL UNITS (MAINS + EWS)		871 nos.
No. of Service Personnel	74 nos.	74 nos.
Population	Minimum 3237 Maximum 5001 nos.	4110 nos.
Organised Greens	@15% of 12.725 Acres (51496.17 sq.m.) = 7724.4 sqm	16481.34 sqm
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Parking for Commercial	156 ECS	174 ECS
TOTAL	888 ECS	1299 ECS
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EWS PARKING NO. 1 TO 28 & 50) TO SIGN EWS STILT, TOTAL = 38 NOS.		
COVERED PARKING IN BASEMENT & STILT		1171 ECS
Parking on SURFACE		128 ECS
TOTAL		1299 ECS

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Total					1299

Rem. FAR AREA @ 2.5, RESIDENTIAL OF TOD AREA = 6092.638 SQM.
Proposed FAR AREA OF TOD AREA = 48562.88 SQM.

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	2580.22	
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.00			2233.25	
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11				2076.95	
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1836.11	
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1688.55	
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1540.99	
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1393.43	
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1245.87	
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1098.31	
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										950.75	
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										803.19	
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										655.63	
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										508.07	
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										360.51	
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										212.95	
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										65.39	
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
35th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.36	110286.20	
TOTAL																						118592.73

TOTAL BUILT-UP AREA

Category	Area (Sq. M)
TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL	10076.85
+EWS+COMM	14093.48
TOTAL(A)	24170.33
BASEMENT-1	10076.85
BASEMENT-2	13697.25
NURSERY SCHOOL	9228.9
GRAND TOTAL(A+B+C+D)	47173.33

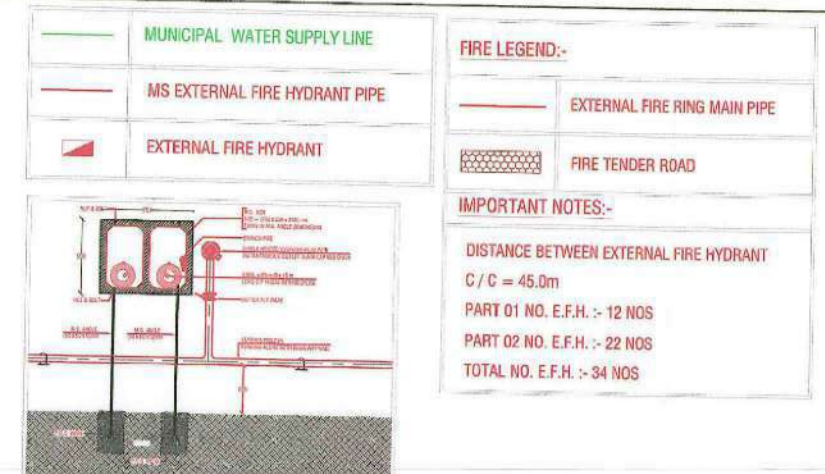
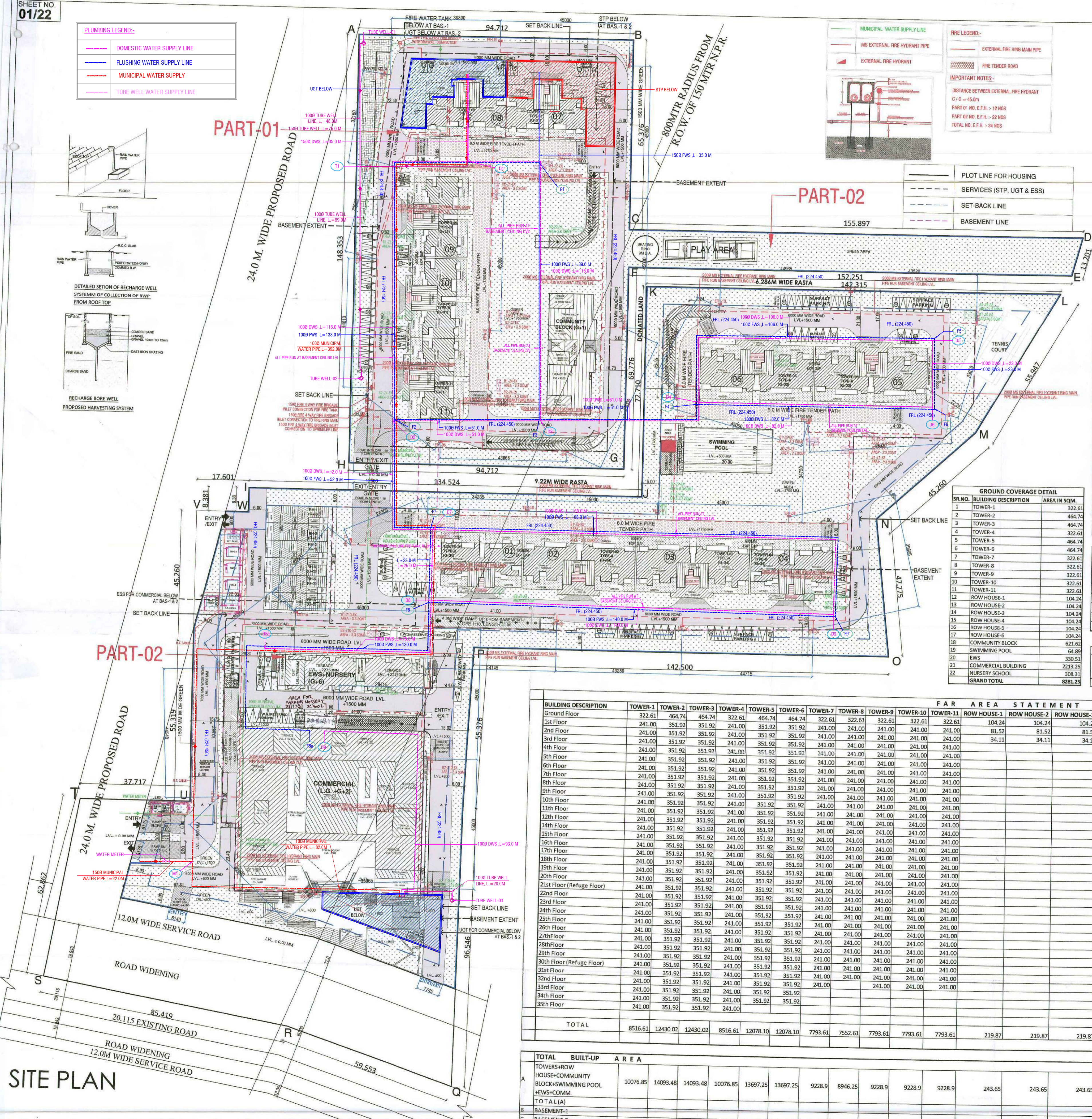
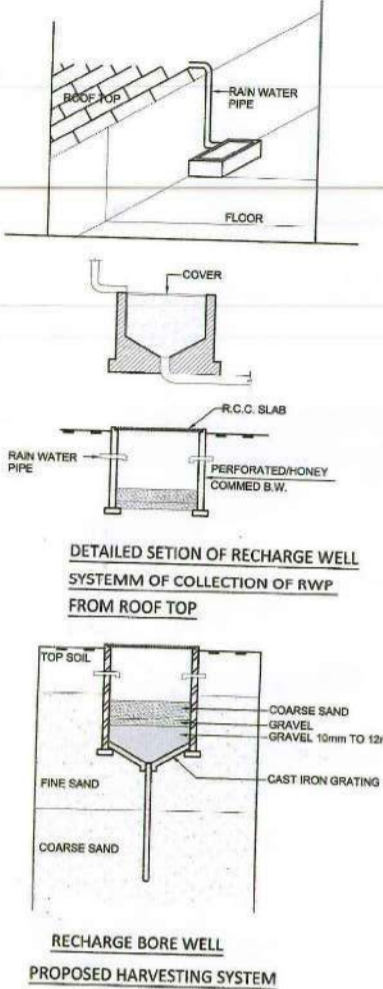
Checked and found ok for Public Health (Internal Service only) as per Government of Haryana under the provisions of Haryana Building Rules, 1973.

NOTES:

- DIMENSIONS ARE NOT TO BE SCALED.
- ALL DIMENSIONS ARE IN METERS.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
- FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BOUNDARY WALL AND GATE AS PER STANDARDS.
- ALL WALLS ARE 230/115 MM THK. BRICK WALL.
- RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER

PLUMBING LEGEND:-

- DOMESTIC WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE
- MUNICIPAL WATER SUPPLY
- TUBE WELL WATER SUPPLY LINE



GROUP HOUSING, SECTOR-105, GURUGRAM PROPOSED ABSTRACT

Site Area Licensed	=	13.0780 Acres	52924.70 sqm
NET PLANNED AREA	=	12.725 Acres	51436.17 sqm
Land under FAR@ 2.5 (TOD Granted area)	=	6.8433 Acres	27693.81 sqm
Land under FAR @ 1.75 (Non TOD area)	=	5.8817 Acres	23802.36 sqm
Green Building FAR @15%	=	12.725 Acres	51496.17 sqm
(For IGBC Platinum rating Pre certification)	=	12.725 Acres	51496.17 sqm
TOTAL FAR PERMISSIBLE	=		118613.07 sqm
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	=	0.5% OF	23802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	=	12.0% OF	69234.52 sqm
Total FAR permissible for Commercial	=		84277.15 sqm
PROPOSED FAR FOR COMMERCIAL	=		8306.53 sqm
FAR AVAILABLE FOR GROUP HOUSING	=		110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING	=		110286.20 sqm

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

Consultant Architect
ATP(HQ)

Authorised Signatory
KALSHIK KUMAR MODI

DATE: 23-3-24

PARAMETERS

PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
Ground Coverage	@35% of 5.8817 acres = 8330.83 sqm @60% of 6.8433 acres = 16616.29 sqm TOTAL = 24947.11 sqm	8281.25 sqm
F.A.R.	= 118613.07 sqm	118592.73 sqm
No. of Main Units	145.41	740 nos.
No. of EWS units	388	131 nos.
TOTAL UNITS (MAINS + EWS)	533.41	871 nos.
No. of Service Personnel	Minimum 3237 Maximum 5001	74 nos. 4110 nos.
Population	3237	314 PPA
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.) = 7724.4 sqm	16481.34 sqm
Car Parking	= 722 nos.	1299 ECS
Covered Car Parking	= 1171 ECS	
Commercial FAR	= 84277.15	8306.53 sqm

DENSITY PERMISSIBLE

PPA	Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION

UNITS	Population of Main Units	Person per unit	Total Persons
740	Population of Main Units	5 person per unit	3700 persons
74	Population of Service Personnel	2 person per unit	148 persons
131	Population of EWS Units	2 person per unit	262 persons
TOTAL POPULATION			4110 Persons

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARPET AREA (SQ.MT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.41	276	1.5	414
TYPE-B (TOWER-1)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO. OF PARKINGS REQUIRED IN GROUP HOUSING				722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53		1ECS/50 SQ.M.	166

PARKING SUMMARY

	FOR 13.078 ACRES	PROPOSED
Parking for Dwelling Units	722 ECS	1125 ECS
Parking for Commercial	156 ECS	174 ECS
TOTAL	888 ECS	1299 ECS
5% PARKING OF MAIN DU'S (RESERVED FOR EWS)	38	Surface-28
EWS PARKING NO. - 1 TO 28 & 50) TO SIGN EWS		50±10±28
STILT, TOTAL = 38 NOS.		
COVERED PARKING IN BASEMENT & STILT		1171 ECS
Parking on SURFACE		129 ECS
TOTAL		1299 ECS

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40	370.34	2944.00	23	128
Stilt					10
Basement-1	2408.98	7185.98	16696.00	32	528
Basement-2	2741.72	7155.72	20256.00	32	633
Total					1299

DETAILS OF MAIN D.U.'S PROPOSED

TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	SERVICE PERSONNEL		
70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	1	1	1	1	740	37	37

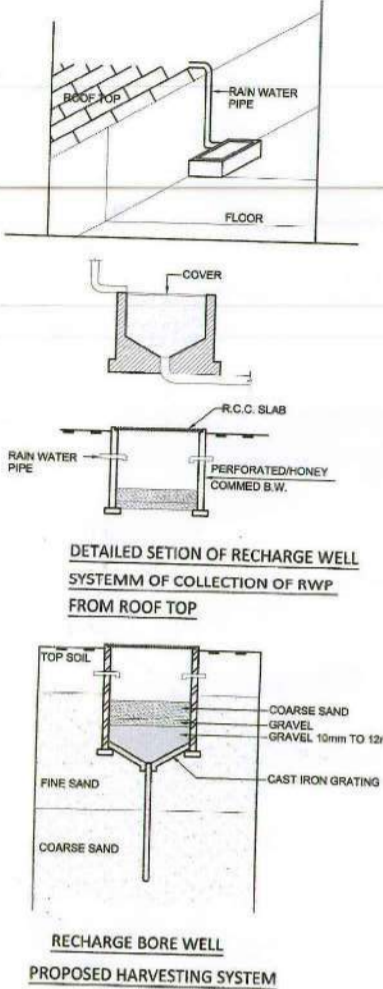
FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	2580.22
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.00			2213.25
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11				2076.95
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1336.11
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
35th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.35	8306.53

SHEET NO
01/22

PLUMBING LEGEND:

- EXTERNAL FIRE LINE
- EXTERNAL SPRINKLER FIRE LINE
- EXTERNAL FIRE HYDRANT



PART-01

24.0 M. WIDE PROPOSED ROAD

PART-02

PART-02

24.0 M. WIDE PROPOSED ROAD

12.0M WIDE SERVICE ROAD

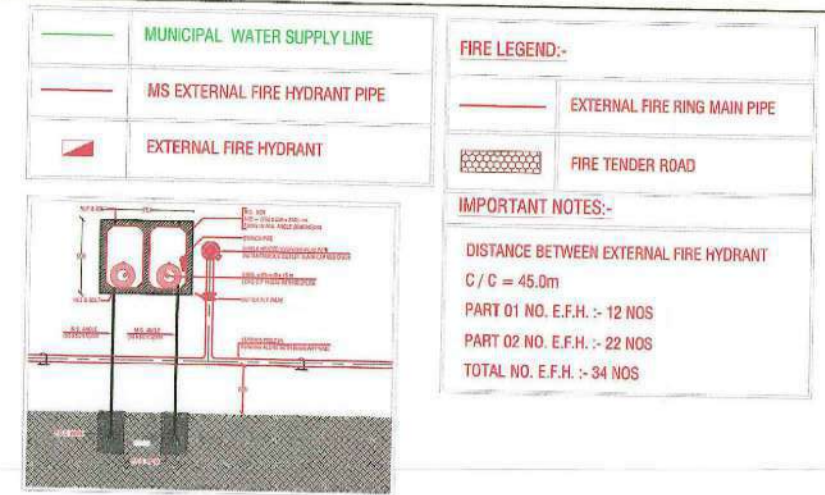
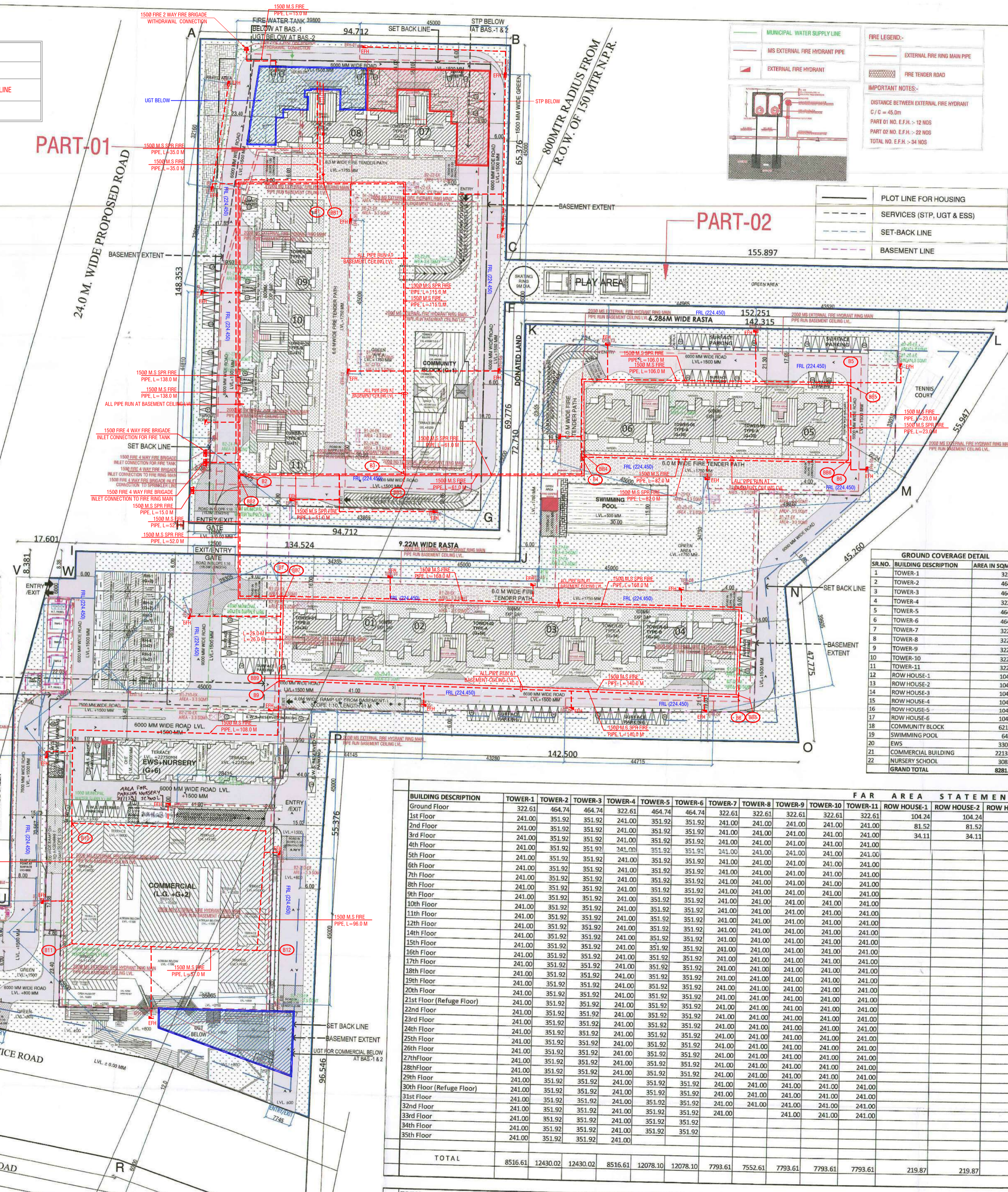
ROAD WIDENING

20.115 EXISTING ROAD

ROAD WIDENING

12.0M WIDE SERVICE ROAD

SITE PLAN



GROUP HOUSING, SECTOR- 105, GURUGRAM

PROPOSED ABSTRACT

Site Area Licensed	=	13.0780 Acres	52924.70 sqm
NET PLANNED AREA	=	12.725 Acres	51496.17 sqm
Land under FAR@ 2.5 (TOD Granted area)	=	6.8433 Acres	27693.81 sqm
Land under FAR @ 1.75 (Non TOD area)	=	5.8817 Acres	23802.36 sqm
Green Building FAR @15%	=		41654.13 sqm
(For IGBC Platinum rating Pre certification)	=		7724.42 sqm
TOTAL FAR PERMISSIBLE	=		118613.07 sqm
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	=	0.5% OF	23802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	=	12.0% OF	69234.52 sqm
Total FAR permissible for Commercial	=		84277.15 sqm
PROPOSED FAR FOR COMMERCIAL	=		8306.53 sqm
FAR AVAILABLE FOR GROUP HOUSING	=		110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING	=		110286.20 sqm

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1377 HQ S.T.P. (H) S.T.P. (O) S.T.P. (P) S.T.P. (M)

Member B.P.A.C. Member B.P.A.C. Member B.P.A.C. Member B.P.A.C.

Consultant Architect ATP(HQ)

1000 Trans Housing Pvt Ltd

ARCHITECT KAUSHIK KUMAR MODI CA/2008/40567

PARAMETERS

PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
Ground Coverage	@35% of 5.8817 acres = 8330.83 sqm @60% of 6.8433 acres = 16616.29 sqm	8281.25 sqm
F.A.R.	= 118613.07 sqm	118592.73 sqm
No. of Main Units	= 151 nos.	740 nos.
No. of EWS units	= 131 nos.	131 nos.
TOTAL UNITS (MANS + EWS)	= 282 nos.	871 nos.
No. of Service Personnel	Minimum = 3237 Maximum = 5001 nos.	4110 nos.
Population	@15% of 12.725 Acres(51496.17 sq.m.) = 7724.4 sqm	16481.34 sqm
Organised Greens	= 722 nos.	1299 ECS
Car Parking	= 722 nos.	1171 ECS
Covered Car Parking	= 8427.15	8306.53 sqm

DENSITY PERMISSIBLE

PPA	Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION

UNITS	Population of Main Units	Person per unit	Total Persons
740	Population of Main Units	5 person per unit	3700 persons
74	Population of Service Personnel	2 person per unit	148 persons
131	Population of EWS Units	2 person per unit	262 persons
	TOTAL POPULATION		4110 Persons

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARPET AREA (SQMT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.41	276	1.5	414
TYPE-B (TOWER-1)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO. OF PARKINGS REQUIRED IN GROUP HOUSING				722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53		1ECS/50 SQ.M.	166

PARKING SUMMARY

	FOR 13.078 ACRES	PROPOSED
Parking for Dwelling Units	= 722 ECS	= 1145 ECS
Parking for Commercial	= 156 ECS	= 174 ECS
TOTAL	= 888	= 1299 ECS
5% PARKING OF MAIN DU'S (RESERVED FOR EWS)	= 38	= Surface-28
EWS PARKING NO. - 1 TO 28 & 50) TO SIGN EWS STILT, TOTAL = 38 NOS.		
COVERED PARKING IN BASEMENT & STILT		= 1171 ECS
Parking on SURFACE		= 128 ECS
TOTAL		= 1299 ECS

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40	370.34	2944.00	23	128
Stilt			280.00	28	10
Basement-1	24081.98	7185.98	16896.00	32	528
Basement-2	27411.72	7155.72	20256.00	32	633
Total					1299

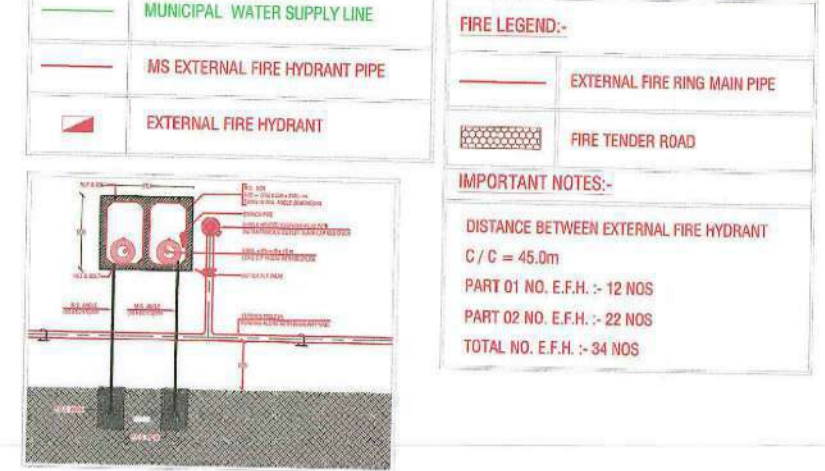
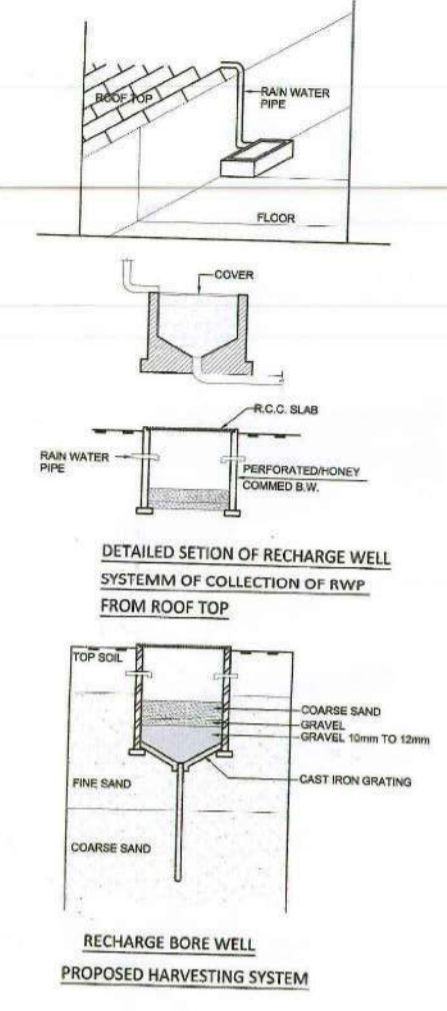
DETAILS OF MAIN D.U.'S PROPOSED

TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	SERVICE PERSONNEL		
70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	1	1	1	1	740	37	37

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	2580.22
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.00			2213.25
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11				2076.95
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1336.11
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										509.44
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										509.44
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										509.44
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										491.37
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	2													

PLUMBING LEGEND:-
 IRRIGATION WATER SUPPLY LINE
 GARDEN HYDRANT



PLOT LINE FOR HOUSING
SERVICES (STP, UGT & ESS)
SET-BACK LINE
BASEMENT LINE

GROUP HOUSING, SECTOR- 105, GURUGRAM PROPOSED ABSTRACT

Site Area Licensed	=	13.0780 Acres	52924.70 sqm
NET PLANNED AREA	=	12.725 Acres	51436.17 sqm
Land under FAR@ 2.5 (TOD Granted area)	=	6.8433 Acres	27693.81 sqm
Land under FAR @ 1.75 (Non TOD area)	=	5.8817 Acres	23802.36 sqm
Green Building FAR @15%	=		41654.13 sqm
(For IGBC Platinum rating Pre certification)	=		7724.42 sqm
TOTAL FAR PERMISSIBLE	=		118613.07 sqm
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	=	0.5% OF	23802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	=	12.0% OF	69234.52 sqm
Total FAR permissible for Commercial	=		84277.15 sqm
PROPOSED FAR FOR COMMERCIAL	=		8306.53 sqm
FAR AVAILABLE FOR GROUP HOUSING	=		110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING	=		110286.20 sqm

This is a 'PROVISIONAL BUILDING PLAN' approved only for the purpose of inviting objections from the general public.

Consultant Architect
 ATP(HQ)

DATE: 23-3-24

DENSITY PERMISSIBLE

PPA	Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION

UNITS	Population of Main Units	Person per unit	Total Persons
740	5	3700	2780
74	2	148	10912
133	2	262	34846
TOTAL POPULATION			4110

PARAMETERS

PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
Ground Coverage	@35% of 5.8817 acres = 8330.83 sqm @60% of 6.8433 acres = 16616.29 sqm	8281.25 sqm
F.A.R.	= 118613.07 sqm	118592.73 sqm
No. of Main Units	131 nos.	740 nos.
TOTAL UNITS (MANS + EWS)		871 nos.
No. of Service Personnel	Minimum 3237 Maximum 5001	4110 nos.
Population	314 PPA	4110 persons
Organised Greens	@15% of 12.725 Acres (51496.17 sq.m.)	16481.34 sqm
Car Parking	722 nos.	1299 ECS
Covered Car Parking	1171 ECS	1171 ECS
Commercial FAR	= 84277.15	8306.53 sqm

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARPET AREA (SQMT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.4	276	1.5	414
TYPE-B (TOWER-1)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO. OF PARKINGS REQUIRED IN GROUP HOUSING				722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53		1ECS/50 SQ.M.	166

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40	370.34	90.34	280	128
Stilt					10
Basement-1	24081.98	7185.98	16896.00	32	528
Basement-2	27411.72	7155.72	20256.00	32	633
Total					1299

DETAILS OF MAIN D.U.'s PROPOSED

TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	SERVICE PERSONNEL
70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	1	740	37	37	

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	2580.22	
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.60			2213.25	
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11				2076.95	
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										1336.11	
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
35th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.36	8306.53

TOTAL BUILT-UP AREA

DESCRIPTION	AREA
TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL+EWS+COMM	10076.85
BASEMENT-1	14093.48
BASEMENT-2	10076.85
NURSERY SCHOOL	13697.25
GRAND TOTAL (A+B+C+D)	197035.37

Checked and found ok for Public Health (Internal Service only subject to approval of the following authorities:-)

NOTES

- DIMENSIONS ARE NOT TO BE SCALED.
- ALL DIMENSIONS ARE IN METERS.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
- FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BOUNDARY WALL AND GATE AS PER STANDARDS.
- ALL WALLS ARE 230/115 MM THK. BRICK WALL.
- RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER