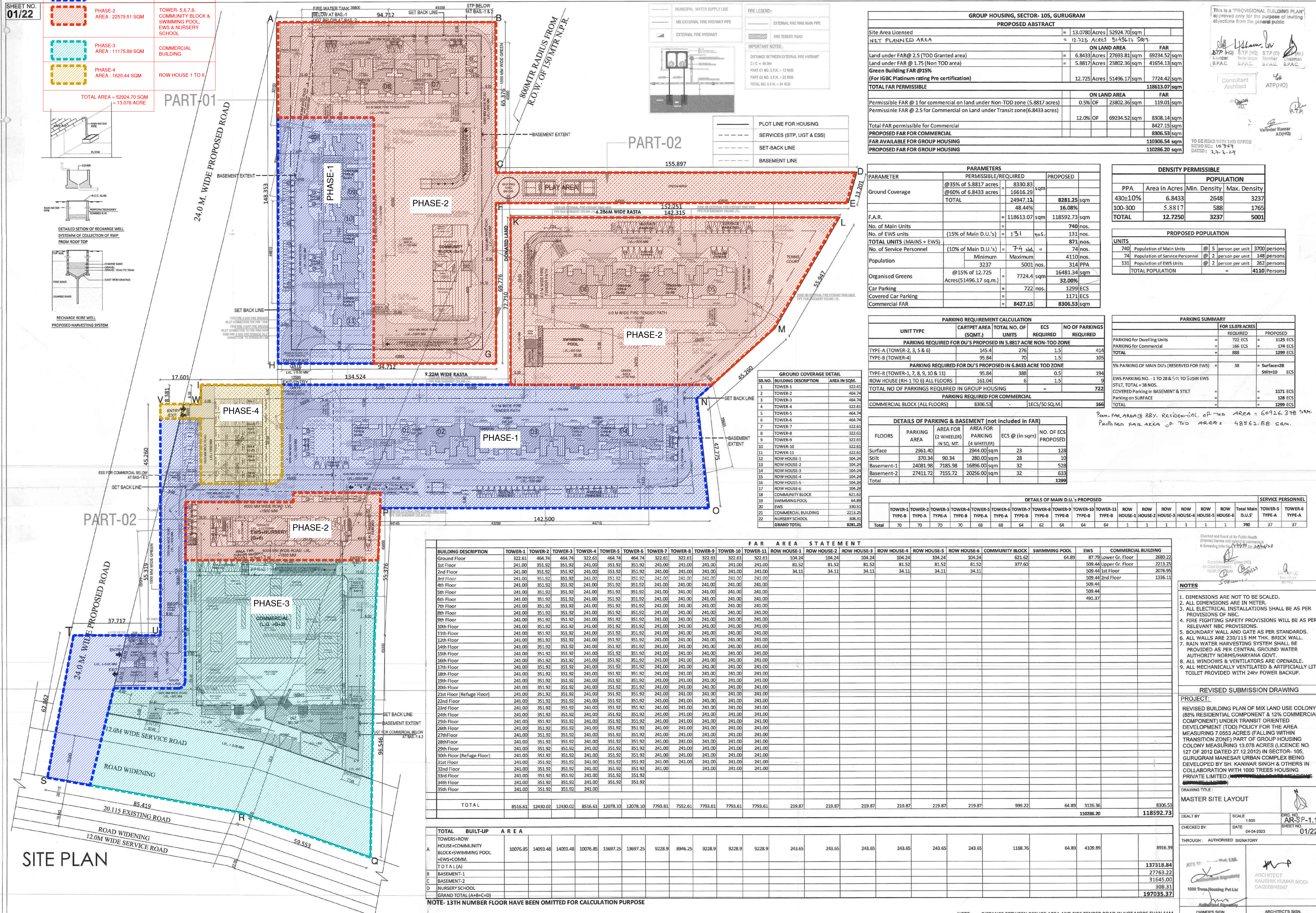


PHASE-WISE DIVISION PLAN

	PHASE-1 AREA : 17548.87 SQM	TOWER- 1,2,3,4,9,10&11
	PHASE-2 AREA : 22579.51 SQM	TOWER- 5,6,7,8, COMMUNITY BLOCK & SWIMMING POOL EWS & NURSERY SCHOOL
	PHASE-3 AREA : 11175.88 SQM	COMMERCIAL BUILDING
	PHASE-4 AREA : 1620.44 SQM	ROW HOUSE 1 TO 6
TOTAL AREA = 52924.70 SQM = 13.078 ACRE		

SHEET NO.
01/22



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
ON LAND AREA		
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%		7724.42 sqm
(For IGBC Platinum rating Pre certification)		
TOTAL FAR PERMISSIBLE		118613.07 sqm
PERMISSIBLE FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)		
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	0.5% OF	23802.36 sqm
		119.01 sqm
Total FAR permissible for Commercial		8308.14 sqm
PROPOSED FAR FOR COMMERCIAL		8427.15 sqm
FAR AVAILABLE FOR GROUP HOUSING		110365.54 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.

(Signature)
S.P. (H) Member B.P.A.C.
S.P. (G) Member B.P.A.C.
Chairman B.P.A.C.

Consultant Architect: *(Signature)* ATP(HO)
Verifier: *(Signature)* KUMAR (H/O)

TO BE READ WITH THIS OFFICE MEMO NO.: 10769
DATED: 27-02-24

PARAMETERS PERMISSIBLE/REQUIRED

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.	48.44%	16.08%
No. of Main Units	= 118613.07 sqm	118592.73 sqm
No. of EWS units	(15% of Main D.U.'s) = 171	131 nos.
No. of Service Personnel	(10% of Main D.U.'s) = 7-4	74 nos.
Population	Minimum 3237 Maximum 5001	314 PPA
Organised Greens	@15% of 12.725 Acres(51496.17 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	Min. Density	Max. Density	POPULATION
430±10%	6.8433	2648	3237	3700
100-300	5.8817	588	1765	148
TOTAL	12.7250	3237	5001	4110

PROPOSED POPULATION

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

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-4)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 5, 10 & 11)	95.84	388	0.5	194
TYPE-A (TOWER-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	= 1171 ECS
PARKING for Commercial	= 166 ECS	= 1299 ECS
TOTAL	= 888	= 1299 ECS
5% PARKING OF MAIN DU'S (RESERVED FOR EWS)	= 38	= Surface=28 Stilt=10 ECS
EWS PARKING NO.- 1 TO 28 & 50 TO 5100 EWS STILT, TOTAL = 38 NOS.		= 1371 ECS
COVERED PARKING IN BASEMENT & STILT		= 128 ECS
PARKING ON SURFACE		= 1299 ECS
TOTAL		= 1299 ECS

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	PARKING (4 WHEELER)	ECS @ (In sqm)	NO. OF ECS PROPOSED
Surface	2961.40		294.00 sqm	23	128
Stilt	370.34	90.34	280.00 sqm	28	10
Basement-1	24081.98	7185.98	16896.00 sqm	32	528
Basement-2	27411.72	7155.72	20256.00 sqm	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
70	70	70	70	68	68	64	62	64	64	64	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	377.60	621.62	64.89	2802.22
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11			509.44	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									509.44	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									509.44	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									491.37	
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.												