RESIDENTIAL F.A.R. AREA CALCULATION

S.NO.	FLOORS	TOWER-T-01 (SQM)	TOWER-T-02 (SQM)	TOWER-T-03 (SQM)	TOWER-T-04 (SQM)	TOWER-T-05 (SQM)	TOWER-T-06 (SQM)	TOWER-T-07 (SQM)	TOWER-T-08 (SQM)	TOWER-T-09 (SQM)	TOWER-T-10 (SQM)	TOWER-T-11 (SQM)	TOWER-T-12 (SQM)	TOWER-T-13 (SQM)	TOWER-T-14 (SQM)	TOWER-T-15 (SQM)	TOWER-T-16 (SQM)	TOWER-T-17 (SQM)	TOWER-T-18 (SQM)	GUARD ROOM(SQM)	TOTAL (SQM)
1	GROUND	58.800	58.800	62.676	62.676	62.676	62.676	62.676	62.676	62.676	62.676	63.669	65.208	65.208	65.208	65.208	63.669	63.669	205.591	14.998	1291.436
2	1ST	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
3	2nd	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
4	3rd	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
5	4th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
6	5th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
7	6th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
8	7th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
9	8th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
10	9th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
11	10th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
12	11th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
13	12th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
14	13th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
15	14th	533.074	533.074	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	5665.381
16	15th	------	------	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4599.233
17	16th	------	------	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4599.233
18	17th	------	------	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4599.233
19	18th	------	------	279.444	279.444	279.444	279.444	279.444	279.444	279.444	279.444	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4599.233
20	19th	------	------	------	279.444	279.444	279.444	279.444	279.444	279.444	------	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4040.345
21	20th	------	------	------	216.000	216.000	216.000	216.000	216.000	216.000	------	235.460	181.455	181.455	181.455	181.455	235.460	235.460	494.809	------	3223.009
22	21st	------	------	------	216.000	216.000	216.000	216.000	216.000	216.000	------	235.460	181.455	181.455	181.455	181.455	235.460	235.460	494.809	------	3223.009
23	22nd	------	------	------	279.444	279.444	279.444	279.444	279.444	279.444	------	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4040.345
24	23rd	------	------	------	279.444	279.444	279.444	279.444	279.444	279.444	------	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4040.345
25	24th	------	------	------	279.444	279.444	279.444	279.444	279.444	279.444	------	298.891	233.799	233.799	233.799	233.799	298.891	298.891	531.812	------	4040.345
	TOTAL FAR	7521.836	7521.836	5092.668	6642.444	6642.444	6642.444	6642.444	6642.444	6642.444	5092.668	7110.191	5571.696	5571.696	5571.696	5571.696	7110.191	7110.191	12895.073	14.998	**121611.100**

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL NO. OF DU's	POPULATION	
							PERSON/UNIT
1	TOWER T-01 (S+14)	1	(S+14)	778.189	112	560	5
2	TOWER T-02 (S+14)	1	(S+14)	778.189	112	560	5
3	TOWER T-03 (S+18)	1	(S+18)	383.793	72	360	5
4	TOWER T-04 (S+24)	1	(S+24)	383.793	94	470	5
5	TOWER T-05 (S+24)	1	(S+24)	383.793	94	470	5
6	TOWER T-06 (S+24)	1	(S+24)	383.793	94	470	5
7	TOWER T-07 (S+24)	1	(S+24)	383.793	94	470	5
8	TOWER T-08 (S+24)	1	(S+24)	383.793	94	470	5
9	TOWER T-09 (S+24)	1	(S+24)	383.793	94	470	5
10	TOWER T-10 (S+18)	1	(S+18)	383.793	72	360	5
11	TOWER T-11 (S+24)	1	(S+24)	395.827	94	470	5
12	TOWER T-12 (S+24)	1	(S+24)	314.244	94	470	5
13	TOWER T-13 (S+24)	1	(S+24)	314.244	94	470	5
14	TOWER T-14 (S+24)	1	(S+24)	314.244	94	470	5
15	TOWER T-15 (S+24)	1	(S+24)	314.244	94	470	5
16	TOWER T-16 (S+24)	1	(S+24)	395.827	94	470	5
17	TOWER T-17 (S+24)	1	(S+24)	395.827	94	470	5
18	TOWER T-18 (S/G+24)	1	(S+24)	628.067	289	1445	5
19	COMMERCIAL BLOCK	1	(G+4)	1185.430	-----	-----	-----
20	CRECHE - COMMUNITY 01	1	(G)	356.730	-----	-----	-----
21	CRECHE - COMMUNITY 02	1	(G+1)	260.685	-----	-----	-----
22	GUARD ROOM	5	G	19.208	-----	-----	-----
23	PODIUM	1	G	4554.484	-----	-----	-----
	TOTAL			**14075.783**	**1879**	**9395**	

INVENTORY OF UNITS

S.NO.	TOWERS	1BHK TYPE-I 35.665 SQ.M.	1BHK TYPE-II 56.122 SQ.M.	2BHK TYPE-I 59.930 SQ.M.	2BHK TYPE-II 48.840 SQ.M.	2BHK TYPE-III 59.921 SQ.M.	3BHK 59.667 SQ.M.	TOTAL
1	TOWER-T-01 (S+14)	0	56	0	0	56	0	112
2	TOWER-T-02 (S+14)	0	56	0	0	56	0	112
3	TOWER-T-03 (S+18)	0	0	72	0	0	0	72
4	TOWER-T-04 (S+24)	0	0	94	0	0	0	94
5	TOWER-T-05 (S+24)	0	0	94	0	0	0	94
6	TOWER-T-06 (S+24)	0	0	94	0	0	0	94
7	TOWER-T-07 (S+24)	0	0	94	0	0	0	94
8	TOWER-T-08 (S+24)	0	0	94	0	0	0	94
9	TOWER-T-09 (S+24)	0	0	94	0	0	0	94
10	TOWER-T-10 (S+24)	0	0	72	0	0	0	72
11	TOWER-T-11 (S+24)	0	0	0	0	0	94	94
12	TOWER-T-12 (S+24)	0	0	0	94	0	0	94
13	TOWER-T-13 (S+24)	0	0	0	94	0	0	94
14	TOWER-T-14 (S+24)	0	0	0	94	0	0	94
15	TOWER-T-15 (S+24)	0	0	0	94	0	0	94
16	TOWER-T-16 (S+24)	0	0	0	0	0	94	94
17	TOWER-T-17 (S+24)	0	0	0	0	0	94	94
18	TOWER-T-18 (S/G+24)	289	0	0	0	0	0	289
	TOTAL	**289**	**112**	**708**	**376**	**112**	**282**	**1879**

DWELLING(POPULATION) UNITS (Du's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL NOS.	TOTAL TYP. FL. UNITS	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-01 (S+14)	2BHK TYPE III	0	4	14	56	56	5	280
		1 BHK TYPE II	0	4	14	56	56	5	280
2	TOWER-T-02 (S+14)	2BHK TYPE III	0	4	14	56	56	5	280
		1 BHK TYPE II	0	4	14	56	56	5	280
3	TOWER-T-03 (S+18)	2BHK TYPE I	0	4	18	72	72	5	360
4	TOWER-T-04 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
5	TOWER-T-05 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
6	TOWER-T-06 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
7	TOWER-T-07 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
8	TOWER-T-08 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
9	TOWER-T-09 (S+24)	2BHK TYPE I	0	4	22	88	88	5	440
		2BHK TYPE I	0	3	2	6	6	5	30
10	TOWER-T-10 (S+18)	2BHK TYPE I	0	4	18	72	72	5	360
11	TOWER-T-11 (S+24)	3 BHK	0	4	22	88	88	5	440
		3 BHK	0	3	2	6	6	5	30
12	TOWER-T-12 (S+24)	2 BHK TYPE II	0	4	22	88	88	5	440
		2 BHK TYPE II	0	3	2	6	6	5	30
13	TOWER-T-13 (S+24)	2 BHK TYPE II	0	4	22	88	88	5	440
		2 BHK TYPE II	0	3	2	6	6	5	30
14	TOWER-T-14 (S+24)	2 BHK TYPE II	0	4	22	88	88	5	440
		2 BHK TYPE II	0	3	2	6	6	5	30
15	TOWER-T-15 (S+24)	2 BHK TYPE II	0	4	22	88	88	5	440
		2 BHK TYPE II	0	3	2	6	6	5	30
16	TOWER-T-16 (S+24)	3 BHK	0	4	22	88	88	5	440
		3 BHK	0	3	2	6	6	5	30
17	TOWER-T-17 (S+24)	3 BHK	0	4	22	88	88	5	440
		3 BHK	0	3	2	6	6	5	30
18	TOWER-T-18 (S/G+24)	1 BHK TYPE I	3	12	22	264	267	5	1335
		1 BHK TYPE I	0	11	2	22	22	5	110
	TOTAL UNITS						**1879**		**9395**

GUARD ROOM AREA CALCULATION

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	NOS. OF GUARD ROOM	AREA SQM.
G	RECTANGLE	1.750	1.714	5	14.998
	TOTAL GUARD ROOM AREA				**14.998**

GUARD ROOM AREA DIAGRAM

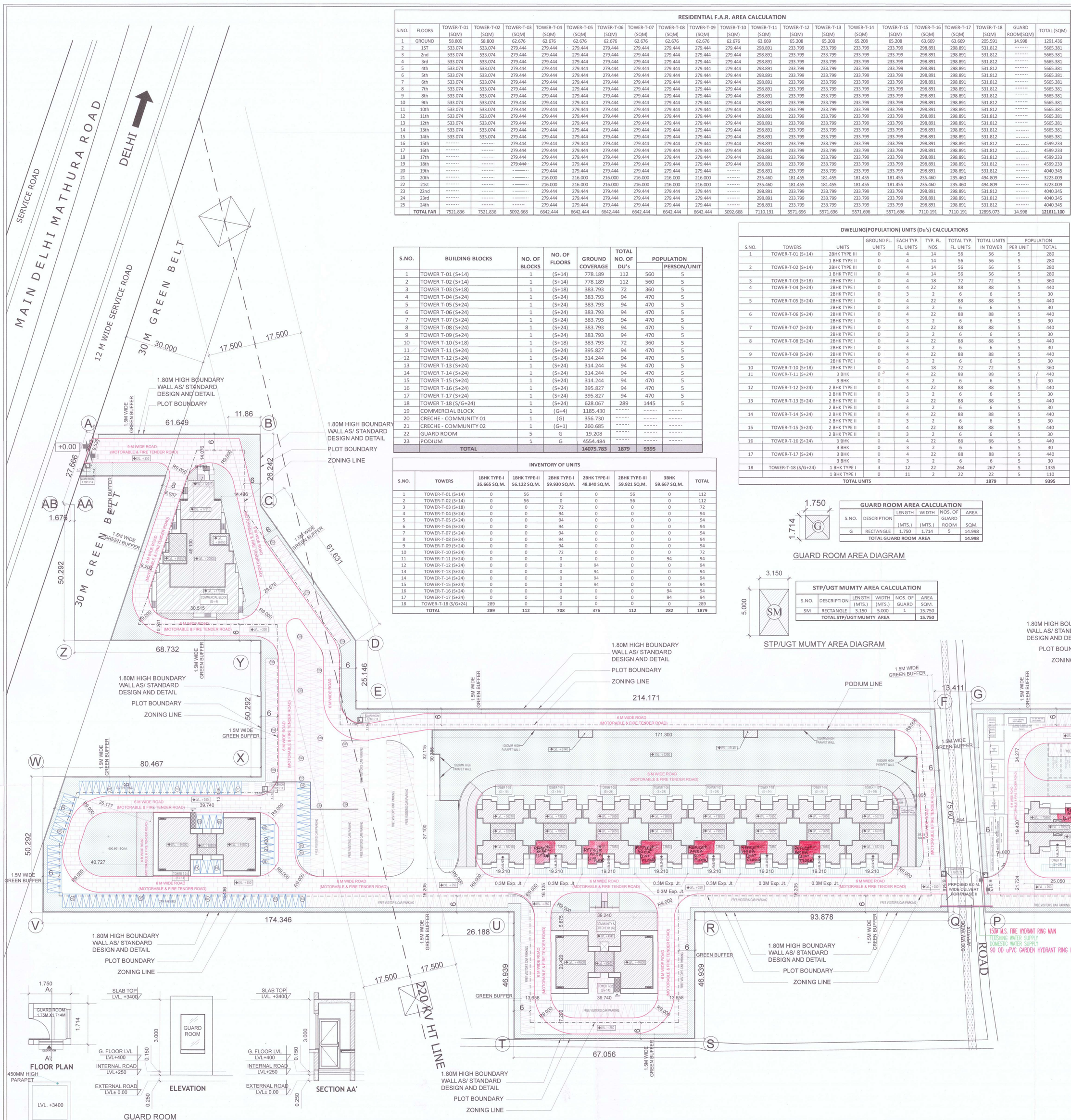
STP/UGT MUMTY AREA CALCULATION

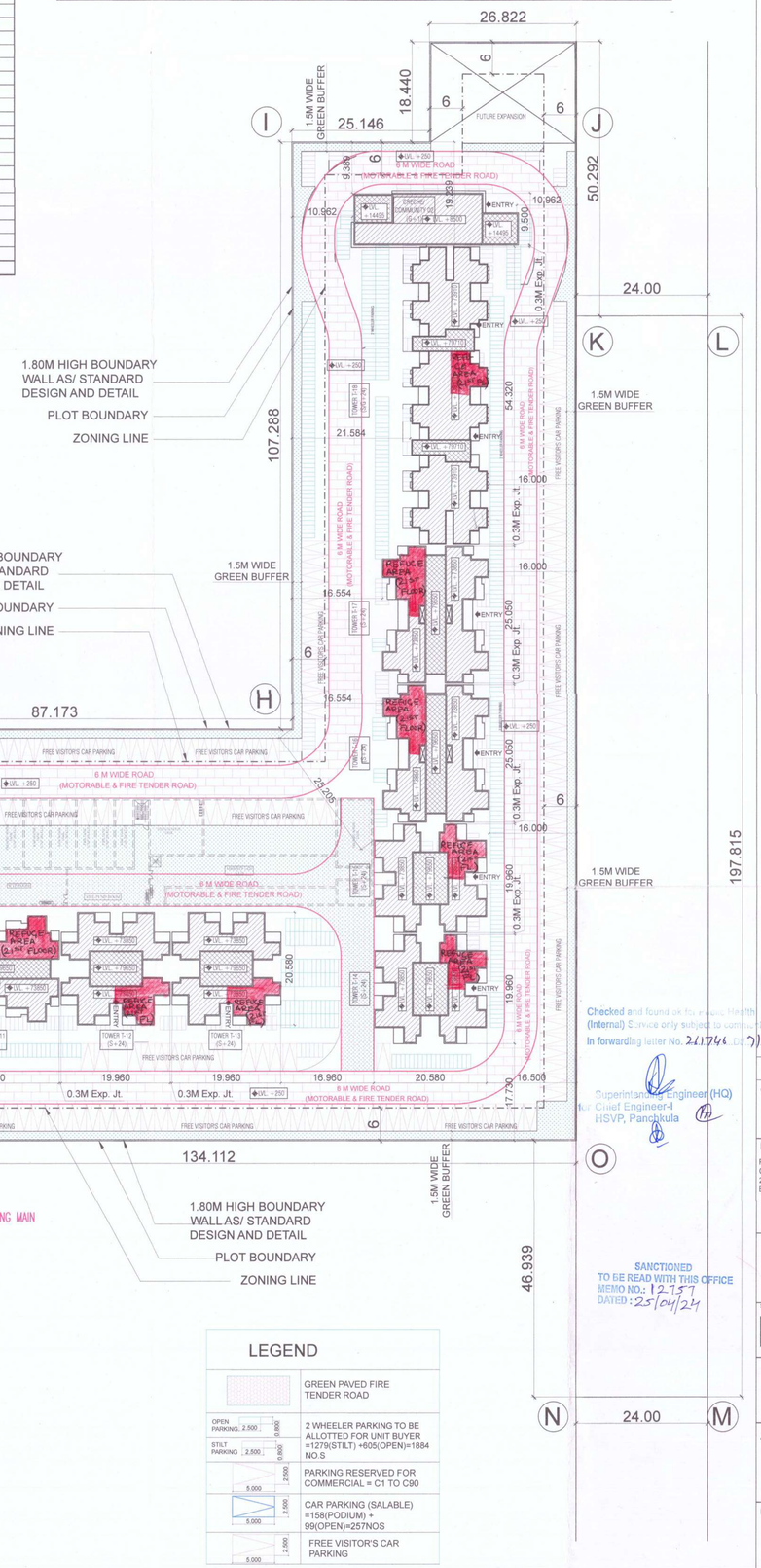
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	NOS. OF GUARD	AREA SQM.
SM	RECTANGLE	3.150	5.000	1	15.750
	TOTAL STP/UGT MUMTY AREA				**15.750**

STP/UGT MUMTY AREA DIAGRAM

AREA SUMMERY

	ACRES	SQ.M.	
PLOT AREA (A)	13.30208	53831.522	
TOTAL PLOT AREA FOR FAR	13.04508	52791.482	
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.52200	2112.456	
BALANCE PLOT AREA FOR RESIDENCIAL	12.523080	50679.026	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF 13.04508	26395.741	
PROPOSED GROUND COVERAGE	**27.608%**	**14574.877**	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	114027.809	
ADDITIONAL FAR FOR IGBC PLATINUM RATING @	15.00%	7601.854	
TOTAL PERMISSIBLE FAR FOR HOUSING @	240%	121629.663	
TOTAL ACHIEVED F.A.R.	**239.96%**	**121611.100**	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3696.797	
ADDITIONAL FAR FOR IGBC PLATINUM RATING @	15.00%	316.868	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	190%	4013.666	
PROPOSED F.A.R. OF COMMERCIAL BLOCK	**189.327%**	**3999.449**	
DENSITY			
PERMISSIBLE DENSITY= 750 TO 900 PPA	MIN. 750 PPA	9392	
PERMISSIBLE DU'S		1878.46	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	11271	
PERMISSIBLE DU'S		2254.15	MAX.
PROPOSED DENSITY	1879 X 5	9395	
PROPOSED DU'S		1879	DU'S
ACHIEVED DENSITY	9395/12.523080	750.215	PPA
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING FOR RESIDENTIAL		1879	NOS
PROPOSED TWO WHEELER PARKING		1884	NOS
REQUIRED ECS	1879/2	939.5	ECS
REQUIRED PARKING FOR COMMERCIAL	4488.462/50 ECS	89.77	ECS
	SAY	90	ECS
TOTAL REQUIRED ECS (RES + COMM)		1029.27	ECS
PROPOSED ECS		1033	ECS
ADDITIONAL ECS FOR SALEABLE PODIUM PARKING AREA	4522.084/28	161.503	ECS
ADDITIONAL ECS FOR SALEABLE OPEN PARKING AREA	2494.945/23	108.476	ECS
PROVIDED SALEABLE PODIUM PARKING		158	NO.S
PROVIDED SALEABLE OPEN PARKING		99	NO.S
REQUIRED ORGANIZED GREEN @	15%	7918.722	SQM
PROPOSED ORGANISED GREEN AREA	15.005%	7921.431	SQM
PROPOSED 1.5M WIDE GREEN STRIP AREA	6.148%	3245.692	SQM
TOTAL PROPOSED GREEN AREA	**21.15%**	**11167.123**	**SQM**
TOTAL BUILT UP AREA		**150822.485**	SQ.M.





LEGEND

	GREEN PAVED FIRE TENDER ROAD
OPEN PARKING: 2.500, 5.000	2 WHEELER PARKING TO BE ALLOTTED FOR UNIT BUYER =1279(STILT) +605(OPEN)=1884 NO.S
STILT PARKING: 2.500, 5.000	PARKING RESERVED FOR COMMERCIAL = C1 TO C90
2.500, 5.000	CAR PARKING (SALABLE) =158(PODIUM) + 99(OPEN)+2579NOS
2.500, 5.000	FREE VISITOR'S CAR PARKING

Checked and found ok this plan subject to (Internal) & service only enclosed documents is in In forwarding letter No. 2417/64 Dt. 27/12/23

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 12757 DATED: 25/04/24

S.T.P. (HQ) Member B.P.A.C. | S.T.P. (HQ) Member Secretary B.P.A.C. | (HQ) Chairman B.P.A.C.

AD | JD | ATP

DTP (HQ) | ATP (HQ) | GURPREET KHERAR AD (HQ)

DDT (HQ) Member BPAC

SUBMISSION DRAWING

CLIENT
Satish Buildwell (P) Ltd. In collaboration with ADVITYA RESIDENCY LLP

PROJECT TITLE
PROPOSED BUILDING PLANS FOR AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 13.30208 ACRES (License No. 183 of 2022 dated 11.11.2022) In Revenue Estates of Village – SIKRI, Sector-143, Ballabhgarh, Dist. FARIDABAD , HARYANA

MEP Consultant: V CONSULTING, B-70, Sushant Lok, New Delhi-110056, India, Tel: +91-11-45646157, +91-91-45646205, E-mail: info@vconsulting.co.in

Structure Consultant: CHORDIA ENGINEERING CONSULTANCY SERVICES, 11738, CHITTRANJAN PARK, LOWER GROUND FLOOR, NEW DELHI-110019

R.K.& ASSOCIATES, ARCHITECTS, Engineers & Planners, E-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA, Tel : 2696-3158, 2651-8751, 2696-7357, Fax: (011) 2686-2560 E-mail : rka.architects@gmail.com

ARCHITECT'S SIGNATURE: ROHIT GARG, CA/94/17868

OWNER'S SIGNATURE: For ADVITYA RESIDENCY LLP, Authorised Signatory

DRAWING TITLE (SUBMISSION DRAWING): LAYOUT PLAN

DRG. NO.: 01

SCALE - 1:500@A0 | DATE - NOV. 2023