

GROUP HOUSING COLONY UNDER (MIX LAND USE)			
SECTOR-106, GURUGRAM			
AREA SUMMARY			
	AREA	sq.m	
TOTAL SITE AREA	5.510	22296.39	
NET PLANNED AREA (NPA) for FAR Calculation	5.510	22296.39	
PERMISSIBLE AND PROPOSED FAR AREA			
	FAR	LAND AREA (sq.m)	FAR AREA (sq.m)
PERMISSIBLE FAR UNDER INTENSE TOD ZONE @ 3.75x	3.750	15192.64	56973.84
PERMISSIBLE FAR UNDER TRANSIT TOD ZONE @ 3.75x	3.750	15192.64	56973.84
PERMISSIBLE FAR AREA			56973.84
FAR OF JOB @ 3.75x (TOD Zone)	3.75		167578.4
TOTAL PERMISSIBLE FAR (TOD + JOB)			73613.827
PERMISSIBLE RESIDENTIAL FAR COMPONENT (@8% OF THE TOTAL FAR)			
MAX. PERMISSIBLE RESIDENTIAL FAR COMPONENT (@8% OF THE TOTAL FAR)			5891.061
MAX. PERMISSIBLE COMMERCIAL FAR COMPONENT (@20% OF THE TOTAL FAR)			14722.766
TOTAL PROPOSED FAR			
PROPOSED RESIDENTIAL FAR (@ 8.18%)			69740.476
PROPOSED COMMERCIAL FAR (@ 6.63%)			13773.859
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	60%		13378.311
PROPOSED GROUND COVERAGE OF BUILDING			11012.926
TOTAL PROPOSED GROUND COVERAGE	41.35%		11012.926
ORGANISED GREEN COVER			
REQUIRED GREEN COVER	15.00%		3344.523
PROPOSED GREEN COVER	18.27%		3971.94
DENSITY POPULATION			
PERMISSIBLE DENSITY	MIN	MAX	
REQUIRED POPULATION	2107	2686	
PROPOSED POPULATION		2108	

PARKING CALCULATION				
REQUIRED PARKING DETAIL - RESIDENTIAL				
	CARPET AREA	TOTAL DU	FCS/DU	REQUIRED ECS
	424.80	500		
1 BHK	70.00	60	3.4	165
	74.12			
2 BHK	74.12	60	3.4	166
	74.12			
3 BHK	74.12	45	3.5	81
	74.12			
1 BHK (SECOND FLOOR)	24.00	0	3.4	0
	24.00			
EVs (EVs)	6.00	10	1.2	12
	6.00			
TOTAL (A)				364
REQUIRED PARKING DETAIL - COMMERCIAL				
	CARPET AREA	ECS / 50.00m		REQUIRED ECS
GROUND FLOOR	4000.00			100
FIRST FLOOR	4664.00			117
	4664.00			
TOTAL (B)				217
TOTAL REQUIRED ECS (A+B)				633
PROPOSED PARKING DETAIL				
FLOORS	AREA	ECS (Provided)		Actual No. of Spaces
BASEMENT G @ 32	6.0 MT	30		30
BASEMENT G @ 32	11.0 MT	55		55
BASEMENT G @ 32	11.0 MT	55		55
1 BHK (TOWER 3)	689.546	681		250
				65
Surface Parking				0
TOTAL		890		934