## GROUP HOUSING COLONY UNDER (MIX LAND USE)

### SECTOR-106, GURUGRAM

### AREA SUMMARY

| | ACRES | Sq.M |
|---|---|---|
| TOTAL SITE AREA | 5.510 | 22290.20 |
| NET PLANNED AREA (NPA) for FAR Calculation | 5.510 | 22298.20 |

**PERMISSIBLE AND PROPOSED FAR AREA**

| | FAR | LAND AREA (in Sq.m) | FAR AREA (in Sq.m) |
|---|---|---|---|
| PERMISSIBLE FAR UNDER INTENSE TOD ZONE @ 3.7542 Acres | 3.500 | 15192.684 | 53174.395 |
| PERMISSIBLE FAR UNDER TRANSIT TOD ZONE @ 1.7558 Acres | 2.500 | 7105.4592 | 17763.648 |
| **PERMISSIBLE FAR AREA** | | | 70938.043 |
| FAR OF IGBC @ Gold Rating (12% on site area) | 0.12 | | 2675.784 |
| **TOTAL PERMISSIBLE FAR ( TOD + IGBC )** | | | 73613.827 |
| PERMISSIBLE RESIDENTIAL FAR COMPONENT (@80% OF THE TOTAL FAR) | | | 58891.061 |
| MAX. PERMISSIBLE COMMERCIAL FAR COMPONENT (@20% OF THE TOTAL FAR) | | | 14722.765 |
| **TOTAL PROPOSED FAR** | | | 73499.278 |
| PROPOSED RESIDENTIAL FAR (@ 81.181%) | | | 59760.474 |
| PROPOSED COMMERCIAL FAR (18.663%) | | | 13738.804 |
| **GROUND COVERAGE** | | | |
| PERMISSIBLE GROUND COVERAGE | 60.0% | | 13378.919 |
| PROPOSED GROUND COVERAGE OF BUILDING | | | 11012.926 |
| TOTAL PROPOSED GROUND COVERAGE | 49.39% | | 11012.926 |
| **ORGANISED GREEN COVER** | | | |
| REQUIRED GREEN COVER | 15.00% | | 3344.73 |
| PROPOSED GREEN COVER | 16.47% | | 3671.92 |

**DENSITY/ POPULATION**

| | MIN. | MAX. |
|---|---|---|
| PERMISSIBLE DENSITY | | |
| REQUIRED POPULATION | 2197 | 2686 |
| PROPOSED POPULATION | 2198 | |

| Total land area (In Acres) | TOD zone | Land Area (In Acres) | Resi. Component (81.181%) | Required Population Density (PPA) Min. | Max. | Required Population/ No. of Persons Min. | Max. |
|---|---|---|---|---|---|---|---|
| 5.51 | Intense Zone - 600 (+/-10%) PPA | 3.7542 | 3.048 | 540 | 660 | 1646 | 2011 |
| | Transition Zone - 430 (+/-10%) PPA | 1.7558 | 1.425 | 387 | 473 | 552 | 674 |
| Total Population Required | | | | | | 2197 | 2685 |

| Units | Unit No.s | Persons/ Unit | Population |
|---|---|---|---|
| M.D.U.'s | 296 | 5 | 1480 |
| S.P.R. Units | 204 | 3 | 612 |
| EWS Units | 53 | 2 | 106 |
| Total Proposed Population | | | 2198 |

### PARKING CALCULATION

REQUIRED PARKING DETAIL - RESIDENTIAL

| | CARPET AREA | TOTAL DUs | ECS / DUs | REQUIRED ECS |
|---|---|---|---|---|
| | SQ. MT. | NO.s | | |
| 3 BHK | 154.159<br>165.990<br>171.310 | 110 | 1.5 | 165 |
| 4 BHK | 197.660 | 98 | 1.5 | 147 |
| 1 BHK | 26.585<br>32.900 | 85 | 0.5 | 43 |
| 1 BHK (Second Floor) | 25.000 | 3 | 0.5 | 2 |
| EWS Unit | 5% of Main unit parking i.e. 0.05X(165+147+43+2) | | 17.8 | 18 |
| TOTAL (A) | | | | 374 |

REQUIRED PARKING DETAIL - COMMERCIAL

| | CARPET AREA | ECS / 50 Sqm | REQUIRED ECS |
|---|---|---|---|
| | SQ. MT. | | |
| GROUND FLOOR | 6000.950 | 50 | 120 |
| FIRST FLOOR | 6941.300 | 50 | 139 |
| TOTAL (B) | | | 259 |
| TOTAL REQUIRED ECS (A + B) | | | 633 |

PROPOSED PARKING DETAIL

| FLOORS | AREA | ECS (Provided) | Actual No. of bays |
|---|---|---|---|
| | SQ. MT. | | |
| BASEMENT-03 @ 32 | 11543.765 | 361 | 301 |
| BASEMENT-02 @ 32 | 11150.471 | 348 | 285 |
| BASEMENT-01 @ 32 | 8988.546 | 281 | 255 |
| 1 BHK (TOWER-3) | | | 65 |
| EWS | | | 18 |
| Surface Parking | | | 10 |
| TOTAL | | 990 | 934 |

| E.W.S. UNITS CALCULATION | |
|---|---|
| EWS UNITS REQUIRED | @15% of the Total D.U.'s |
| | (296/0.85)*0.15 = 52.23 |
| Required (Say) | 53 |
| No. of EWS units provided | 1 unit on Ground floor & 13nos on 4 floors |
| | 53 |

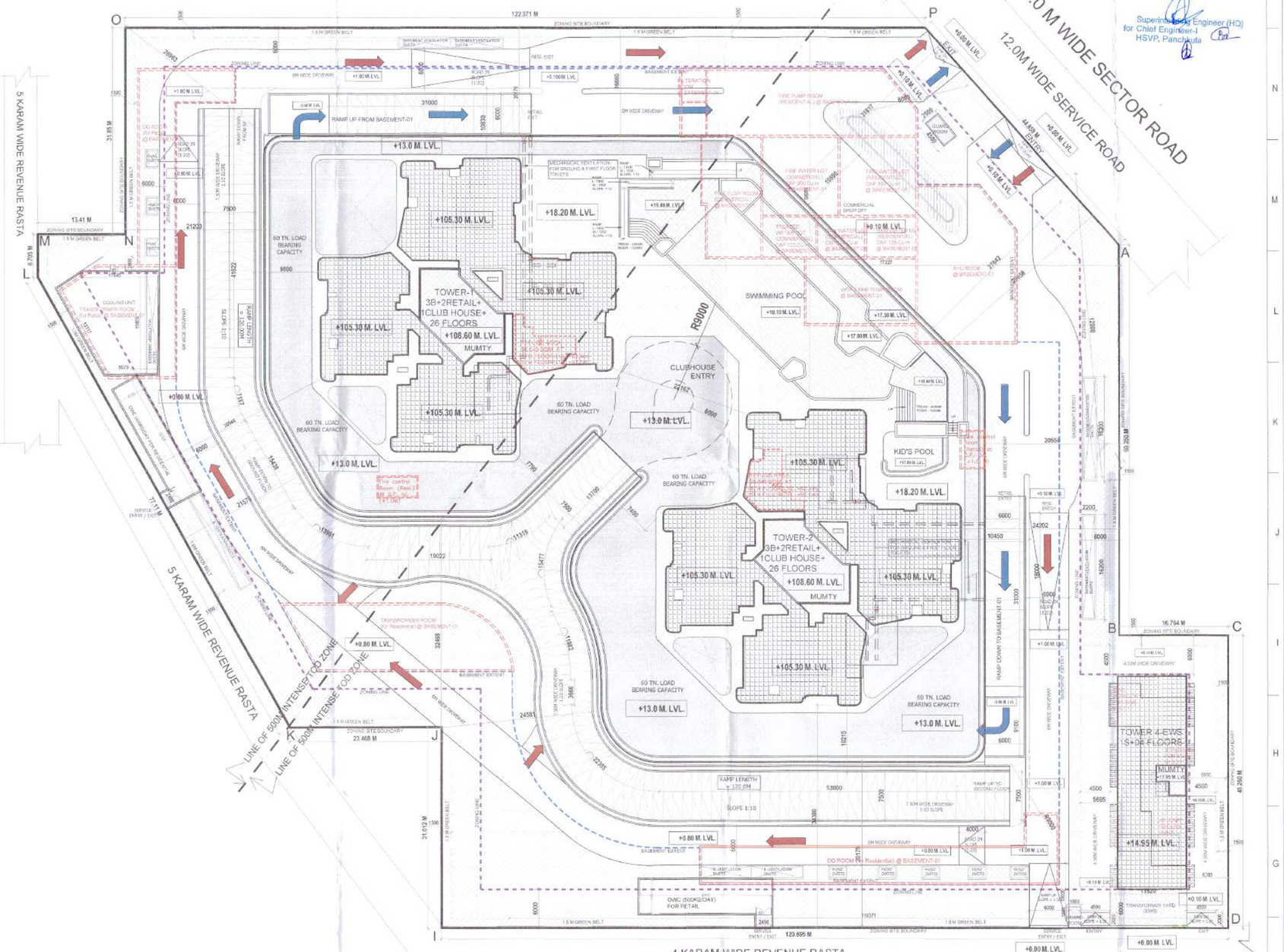
| DESCRIPTION | Unit | REFUGE FLOOR 16 | REFUGE FLOOR 26 |
|---|---|---|---|
| Built-up Area - Floor below (A) | Sqm | 997.803 | 1003.207 |
| Built-up Area - Floor above (B) | Sqm | 999.295 | 1003.207 |
| Gross Area (A+B) | Sqm | 1997.098 | 2006.414 |
| Occupant load @ 12.5sqm per person | No | 160 | 161 |
| Refuge area regt. (@0.3sqm per person) | Sqm | 47.930 | 48.154 |
| Additional requirement for Wheelchair | Sqm | 0.900 | 0.900 |
| Total Refuge area required | Sqm | 48.830 | 49.054 |
| Total Refuge area Provided | Sqm | 50.045 | 50.045 |

### DU CALCULATION_ FLOOR WISE OF ALL BLOCKS

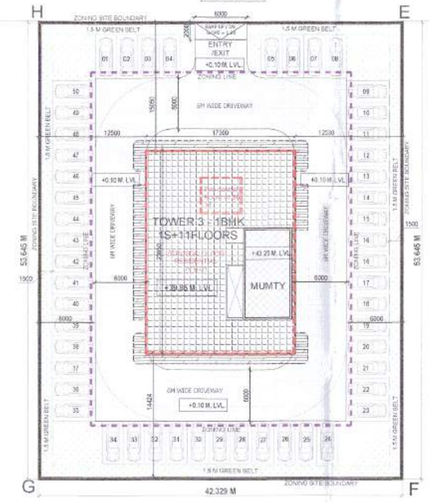
| Floors | TOWER - 1 (26 Floors) | | | | TOWER - 2 (26 Floors) | | | | | | | | | TOWER - 3 (S+11 Floors) | EWS (S+4 Floors) | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 3 BHK (Type-1) | 3 BHK (Type-2) | 3 BHK (Type-3) | 4 BHK | 3 BHK (Type-1) | 3 BHK (Type-2) | 3 BHK (Type-3) | 4 BHK | 1 BHK | SPR (Type-1) | SPR (Type-2) | SPR (Type-3) | | 1 BHK | No.s of DU | |
| Ground LVL | | | | | | | | | | | | | | | 1 | |
| 1st LVL | | | | | | | | | | | | | | 8 | 13 | |
| 2nd LVL | | | | | | | | | 3 | | | | | 8 | 13 | |
| 3rd LVL | 2 | 1 | | 1 | 2 | 1 | 1 | 1 | | 2 | 1 | 1 | | 8 | 13 | |
| 4th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | 13 | |
| 5th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 6th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 7th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 8th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 9th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 10th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 8 | | |
| 11th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 5 | | |
| 12th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | | | |
| 13th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | | | |
| 14th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | | | |
| 15th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | | | |
| 16th LVL (Refuge) | 2 | | 1 | 1 | 2 | | | 1 | 2 | | 1 | 1 | | 2 | 1 | |
| 17th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 18th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 19th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 20th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 21st LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 22nd LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 23rd LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 24th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 25th LVL (Refuge) | 2 | | 1 | 1 | 2 | | | 1 | 2 | | 1 | 1 | | 2 | 1 | |
| 26th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 27th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| 28th LVL | 2 | | | 2 | 2 | | | 2 | | 2 | | 2 | | 2 | | |
| Total | 52 | 1 | 2 | 49 | 52 | 1 | 49 | 52 | 1 | 2 | 49 | 3 | 52 | 1 | 49 | 85 | 53 | |
| Total M.D.U.'s | | | 104 | | | | | | | 107 | | | | | 85 | | | 296 |
| Total S.P.R. | | | | | 102 | | | | | | | | | 102 | | | | 204 |
| Total E.W.S. Units | | | | | | | | | | | | | | | | | 53 | 53 |

### FAR & NON-FAR DETAILS_ FLOOR WISE OF ALL BLOCKS

| TYPE | RESIDENTIAL TOWERS | | | | | | | | | | | | EWS | | | | CLUBHOUSE | | | SITE | | BASEMENT | COMMERCIAL | | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING BLOCKS | TOWER - 1 (26 Floors) | | | | TOWER - 2 (26 Floors) | | | | TOWER - 3 (Stilt + 11 Floors) | | | | EWS (Stilt TO 4 Floors) | | | | CLUBHOUSE | | | OWC & GUARD ROOM | | Basement Lobbies & Parking | RETAIL | | | FAR (Residential + Commercial + Clubhouse) in Sqm. | BUILT-UP AREA (Residential + Commercial + Basement) in Sqm. |
| | FAR | NON-FAR | BALCONY | BUILT-UP AREA | FAR | NON-FAR | BALCONY | BUILT-UP AREA | FAR | NON-FAR | BALCONY | BUILT-UP AREA | FAR | NON-FAR | BALCONY | BUILT-UP AREA | FAR | NON-FAR | BUILT-UP AREA | BUILTUP AREA | BUILTUP AREA | NON-FAR | FAR | NON-FAR | BUILT-UP AREA | | |
| | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. | SQ. MT. |
| Basement-03 | | | | | | | | | | | | | | | | | | | | | | 13034.398 | | | | | 13034.398 |
| Basement-02 | | | | | | | | | | | | | | | | | | | | | | 13270.137 | | | | | 13270.137 |
| Basement-01 | | | | | | | | | | | | | | | | | | | | | | 14502.602 | | | | | 14502.602 |
| Basement floor | | | | | | | | | 0.000 | 364.11 | | 364.11 | 0.000 | 212.25 | | 212.25 | | | | | | | | | | | 576.364 |
| Stilt / Ground Floor | 1507.769 | 20.352 | | 1528.121 | | | | | 169.160 | 288.510 | | 397.670 | 46.677 | 304.583 | | 349.661 | | 1934.742 | 1934.742 | 11.250 | 238.750 | 250.000 | | 6449.782 | 102.950 | 6552.732 | 8123.038 | 11012.926 |
| First floor | 43.235 | 429.078 | | 472.313 | | | | | 351.463 | 36.800 | 0.000 | 388.263 | 335.312 | 13.997 | 0.000 | 349.309 | | | | | | | | 7277.771 | 450.641 | 7728.612 | 8037.781 | 8938.496 |
| 2nd LVL / Clubhouse | | | | | | | | | 345.223 | 36.800 | 0.000 | 382.023 | 335.312 | 13.997 | 0.000 | 349.309 | 3766.298 | 219.298 | 3985.596 | | | | | | | | 4446.833 | 4716.928 |
| 3rd LVL | 1884.535 | 169.767 | | 2054.302 | | | | | 345.223 | 36.800 | 0.000 | 382.023 | 335.312 | 13.997 | 0.000 | 349.309 | | | | | | | | | | | 2565.070 | 2785.633 |
| 4th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | 335.312 | 13.997 | 0.000 | 349.309 | | | | | | | | | | | 2571.192 | 2726.038 |
| 5th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 6th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 7th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 8th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 9th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 10th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 11th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | 345.223 | 36.800 | 0.000 | 382.023 | | | | | | | | | | | | | | | 2235.880 | 2377.629 |
| 12th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | | | | | | | | | | | | | | | | | | | 1890.658 | 1995.607 |
| 13th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | | | | | | | | | | | | | | | | | | | 1890.658 | 1995.607 |
| 14th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | | | | | | | | | | | | | | | | | | | 1890.658 | 1995.607 |
| 15th LVL | 945.329 | 52.475 | 0.000 | 997.803 | 945.329 | 52.475 | 0.000 | 997.803 | | | | | | | | | | | | | | | | | | | 1890.658 | 1995.607 |
| 16th LVL (Refuge) | 905.307 | 52.600 | 0.000 | 957.907 | 905.307 | 52.600 | 0.000 | 957.907 | | | | | | | | | | | | | | | | | | | 1810.614 | 1915.813 |
| 17th LVL | 948.584 | 50.711 | 0.000 | 999.295 | 948.584 | 50.711 | 0.000 | 999.295 | | | | | | | | | | | | | | | | | | | 1897.167 | 1998.590 |
| 18th LVL | 948.584 | 50.711 | 0.000 | 999.295 | 948.584 | 50.711 | 0.000 | 999.295 | | | | | | | | | | | | | | | | | | | 1897.167 | 1998.590 |
| 19th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 20th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 21st LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 22nd LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 23rd LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 24th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 25th LVL (Refuge) | 910.799 | 50.711 | 0.000 | 961.511 | 910.799 | 50.711 | 0.000 | 961.511 | | | | | | | | | | | | | | | | | | | 1821.599 | 1923.021 |
| 26th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 27th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| 28th LVL | 952.501 | 50.705 | 0.000 | 1003.207 | 952.501 | 50.705 | 0.000 | 1003.207 | | | | | | | | | | | | | | | | | | | 1905.003 | 2006.414 |
| Terrace Floor | 0.000 | 132.359 | | 132.359 | 0.000 | 132.359 | | 132.359 | 0.000 | 59.920 | | 59.920 | 0.000 | 22.894 | | 22.894 | | | | | | | | | | | 0.000 | 347.532 |
| TOTAL | 27065.271 | 2042.334 | 0.000 | 29107.604 | 23629.732 | 1423.137 | 0.000 | 25052.869 | 3912.848 | 1117.343 | 0.000 | 5030.190 | 1386.326 | 595.715 | 0.000 | 1982.041 | 3766.298 | 2154.040 | 5920.338 | 11.250 | 238.750 | 250.000 | 40807.137 | 13727.554 | 553.291 | 14281.345 | 73499.278 | 122431.524 |




01 **SITE PLAN**
SCALE 1:500




- SITE EXTENT AS PER ZONING
- ZONING LINE
- BASEMENT LINE
- RESI. CIRCULATION
- RETAIL CIRCULATION

- DRIVE-WAY @ GROUND FLOOR
- SWIMMING POOL DECK @ THIRD FLOOR
- RESIDENTIAL TOWER
- CLUB HOUSE LVL. @ SECOND FLOOR
- RAMP
- WATER BODY
- LANDSCAPED GREEN
- MUMTY

BANSTONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 3C147 Dtr. 8/1/24

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

FOR OFFICE USE ONLY.

DTP (HQ)

ATP(HQ)

DDT(HQ) Member DPAC

KEY PLAN

LICENCE HOLDERS' SIGNATURE

SIGN.

LICENCE HOLDERS

SOBHA LTD.
& OTHERS

ARCHITECTS SIGNATURE

Ar. NIKHIL THAKUR
COA REGD. NO: CA/2011/53111
SOBHA LIMITED
1st Floor Rider House, Plot No. 136-137
Sector-44, Gurugram-122003, Haryana
Phone - 0124-4685555

SIGN.

NORTH

ARCHITECTS

SOBHA LIMITED.
SOBHA, REGD. & CORPORATE OFFICE,
SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR),
DEVARABISANAHALLI, BELLANDUR POST, BANGALORE - 560 103, INDIA
TEL : (080) 49474000. E-mail : arch@sobha.com

| PROJECT CODE | SCALE | SHEET NO |
|---|---|---|
| 450 | 1:500 | 01A |
| SHEET SIZE: A0 | DATE: 28/11/2023 | |
| DRAFT BY: SHIVA | CHKD. BY: PAVAN | |

SHEET TITLE

SITE PLAN

PROJECT TITLE

BUILDING PLAN APPROVAL OF GROUP HOUSING COLONY UNDER MIX LAND USE COLONY (80% RESIDENTIAL & 20% COMMERCIAL) UNDER TOD POLICY (DATED 09.02.2016)
FOR THE AREA MEASURING 5.51 ACRES
(LIC. NO. 91 OF 2023, DATED 21.04.2023) IN SECTOR 106, GURGAON MANESAR URBAN COMPLEX BEING
DEVELOPED BY AJAY SINGH, VIJAY SINGH S/O LALA RAM
HEMANT S/O AMEER SINGH IN COLLABORATION
WITH SOBHA LTD.