1/3

SITE PLAN(SUB)_400.ctb

GH_9.56875 ACRES-SECTOR 49 GURGAON

ABSTRACT (All Areas in Sq.Mtrs)

(INTENSE ZONE) 500MTRS	4.533	ACRES	18344.37	Sq m
(TRANSITION ZONE) 800MTRS	5.03575	ACRES	20378.92	Sq m
9% ADDITONAL FAR ON SITE			3485.10	Sq m
Net planned Area	9.568750	ACRES	38723.30	Sq m

PARAMETERS FOR HOUSING	TOTAL SITE Permissible					Proposed		Spare
	4.533 @ 3.5	5.03575 @ 2.5	9% GREEN FSI	Total				
	Sq.Mt.	Sq.Mt.	Sq.Mt.	Sq.Mt.	Percentage	Sq.Mt.		Sq.M.
F.A.R.	64205.299	50947.312	3485.097	118637.708	306.37%	118581.626	306.23%	56.082
Ground Coverage				15489.318	40.00%	15480	39.98%	9.579
						Required	Proposed	
Total No. of Main Units-minimum						808	728	
Total No. of Main Units-maximum						0		
Total No. of Main Units-proposed							728	
No. of Units (EWS)-15% of Main Units					Units	128.471	129	
No. of Servant Rooms(Min. 10% of Main Units)					Units	73	252	

DENSITY (No. of persons per Acre)	500 MTRS._600 ±10%_540-660	800 MTRS._430 ±10%_387-473	Proposed		
DENSITY	Minimum population	Maximum population	No. of Persons	Density	
500 MTRS._600 ±10%_540 PPA-660PPA	2447.820	2991.780	4402.000	460	
800 MTRS._430 ±10%_387PPA-473PPA	1948.835	2381.910			
Range (No. of Persons)	4396.655	5373.690			
Range (Density)	459.481	561.587			
Proposed (No. of Persons)	4402.000				

PARKING	0.5 Car up to 100 Sq.M. of CA 1 Car inbetween 100-150 Sq.M. of CA 1.5 Car above 150 Sq.M. of CA		Proposed	
	Required			
MAIN CAR PARKS	695		1494	
EWS (5% OF CAR PARK)	35		35	

AMENITIES & INFRASTRUCTURE	Required		Proposed	
CONVENIENT SHOPPING@0.5% of Site Area		193.616	193.715	
NURSERY SCHOOL@ 1 ABOVE 2500 PERSONS	1 No.Nursery school provided on 1st floor of EWS			

MAINTAINED GREEN AREAS	Required		Proposed	
15% OF TOTAL SITE AREA		5808.494	5811.030	15.01%

SUMMARY - PARKING

	ECS	AREA in Sq.Mt.
	Proposed ECS	
TOTAL E.C.S. ON SURFACE@ 23 Sq.Mtrs	72	1656
TOTAL AREA AT STILTS/PODIUM		10536.401
TOTAL SERVICE AREA & CUTOUT AREA STILTS & PODIUM		443.859
E.C.S. PROVIDED ON STILT/PODIUM @28 SQ.M. NORMAL	360	10093
TOTAL NUMBER OF CAR PARKS PROVIDED	259	No. of Cars
TOTAL AREA AT BASEMENT B1		26410.818
TOTAL SERVICE AREA & CUTOUT AREA AT UPPER BASEMENT (B1)		6778
E.C.S. PROVIDED ON BASEMENT(B1) @32 SQ.M. NORMAL	614	19633
PROVIDED NUMBER OF CAR PARKS	555	No. of Cars
TOTAL AREA AT BASEMENT B2		26410.818
TOTAL SERVICE AREA & CUTOUT AREA AT LOWER BASEMENT (B2)		6448
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	624	19963
TOTAL NUMER OF CAR PARKS PROVIDED	569	No. of Cars
TOTAL CAR PARK	1494	
RESERVED PARKING FOR CONVENIENT SHOPPING SURFACE @ 23 SQ.Mtrs on Site	4	No. of Cars
RESERVED PARKING FOR NURSERY SCHOOL SURFACE on Site (15%)		121.49
RESERVED PARKING FOR EWS SURFACE @ 23 SQ.Mtrs on Site	35	No. of Cars

20% OF THE TOTAL CAR PARKS FOR ELECTRICAL PARKING	299
20% DISTRIBUTED IN GROUND FLOOR, BASEMENT B1AND BASEMENT B2	
GROUND FLOOR	77
BASEMENT (B1)	111
BASEMENT (B2)	111
TOTAL	299

MASTER PLAN-AREA SUMMARY

BUILDING TYPE	FLOOR	NO. OF FLOORS	TERRACE LEVELS & LIGHTING ARRESTER	No. OF BUILDINGS	No. OF APPARTMENTS ON EACH FLOOR	TOTAL NO. OF APARTMENTS IN EACH TOWER	TOTAL GROUND COVERAGE (SQ.M.)	FAR OF ONE FLOOR (SQ.M.)	TOTAL FAR OF TOWER (SQ.M.)	STILT & PODIUM	CANOPY	STAIRCASE & REFUGE	MUMTY,MACHINE ROOM		TOTAL NON FAR OF TOWER (SQ.M.)	TOTAL NO. OF DOMESTIC UNITS IN TOWER (SERVICE UNIT 10% OF MAIN UNITS)	MAIN POPULATION @5 PERSONS/UNIT	EWS POPULATIN@2 PERSONS/UNIT	DOMESTIC UNIT POPULATION @2 PERSONS/UNIT	TOTAL	PARKING	
																	5	2	2			
T1	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-31ST FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 27 2 2	112.850 &122.850	1	0 0 4 4 3 1	120	1505.290	383.288 63.783 530.715 530.715 514.044	16335.182	1305.200	239.220	- 33.193 33.193 33.193 61.267	300.000	1844.420 33.193 33.193 896.211 122.534	2929.551	27	600	-	54	654		
T2	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-31ST FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 27 2 2	112.850 &122.850	1	0 0 4 4 3 1	120		383.288 63.783 530.715 530.715 514.044	16335.182			- 33.100 33.100 33.100 61.267	300.000	300.000 33.100 33.100 893.700 122.534	1382.4	27	600	-	54	654		
T3	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-31ST FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 27 2 2	112.850 &122.850	1	0 0 4 4 3 1	120	1710.342	443.730 62.971 556.844 556.844 540.152	17178.631	1363.786	220.020	- 31.105 31.105 31.105 60.559	300.000	1883.806 31.105 31.105 839.835 121.118	2686.949	81	600	-	162	762		
T4	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-31ST FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 27 2 2	112.850 &122.850	1	0 0 4 4 3 1	120		443.730 62.971 556.844 556.844 540.152	17178.631			- 31.105 31.105 31.105 60.559	300.000	300.000 31.105 31.105 839.835 121.118	1323.163	81	600	-	162	762		
T5	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-32nd FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 28 2 2	116.250 &126.250	1	0 0 4 4 3 1	124	1813.366	403.290 86.700 682.591 682.591 668.216	21621.548	1620.531	220.020	- 35.768 35.768 35.768 69.760	300.000	2140.551 35.768 35.768 1001.504 139.520	3133.091	18	620	-	36	656		
T6	GROUND FLOOR 1ST/PODIUM FLOOR 2ND FLOOR 3RD-16TH, 18TH-25TH & 26TH-32nd FLOOR 17TH & 26TH (REFUGE FLOOR-Typical Unit) 17TH & 26TH (REFUGE FLOOR)-Refuge Unit	1 1 1 28 2 2	116.250 &126.250	1	0 0 4 4 3 1	124		403.290 86.700 682.591 682.591 668.216	21621.548			- 35.768 35.768 35.768 69.760	300.000	300.000 35.768 35.768 1001.504 139.520	1512.56	18	620	-	36	656		
COMMUNITY BUILDING	BASEMENT FLOOR GROUND FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR	1 1 1 1 1					1652.508	0.000 1557.547 1245.949 1038.539 268.721	4110.755	310.063		0.000 117.784 139.069 0.000	100.000	410.063 0.000 117.784 139.069 0.000	309.820							
EWS	GROUND FLOOR 2ND-7TH FLOOR 8TH FLOOR	1 6 1	26.95		0 19 15	129	711.619	159.635 550.294 468.022	3929.420	317.938		0.000 40.505 40.505	100.000	417.938 243.030 40.505	701.473	-	-	258	-	258		
NURSERY SCHOOL 1 &2	1ST FLOOR OF EWS							635.095				40.505			40.505							
COMMERCIAL		1						193.715	193.715													
GUARD HUT & METER ROOM							86.014	77.014	77,014													
GROUND/STILT		1			-		8000.600								8000.600	-	-	-	-	-	111 259	SURFACE STILT
UPPER BASEMENT(B1)	-	1			-		-								26410.818	-	-	-	-	-	555	
LOWER BASEMENT(B2)	-	1			-		-								26410.818	-	-	-	-	-	569	
TOTAL				6		728	15479.739		118581.626						75041.78	252	3640	258	504	4402	1494	
				Total No. Of Buildings		Total Main Units	Total Ground Coverage		Total F.A.R.						Total Non F.A.R.	Total Domestic Units	Total Main Population	Total EWS Population	Total Service Population	Total Population		

TOTAL BUA = FAR+NON FAR+SCHOOLS	118581.626 +75041.78 + 635.095	194258.502	Sq. Mtrs

PERMISSIBLE PARKING AS PER AUTHORITY

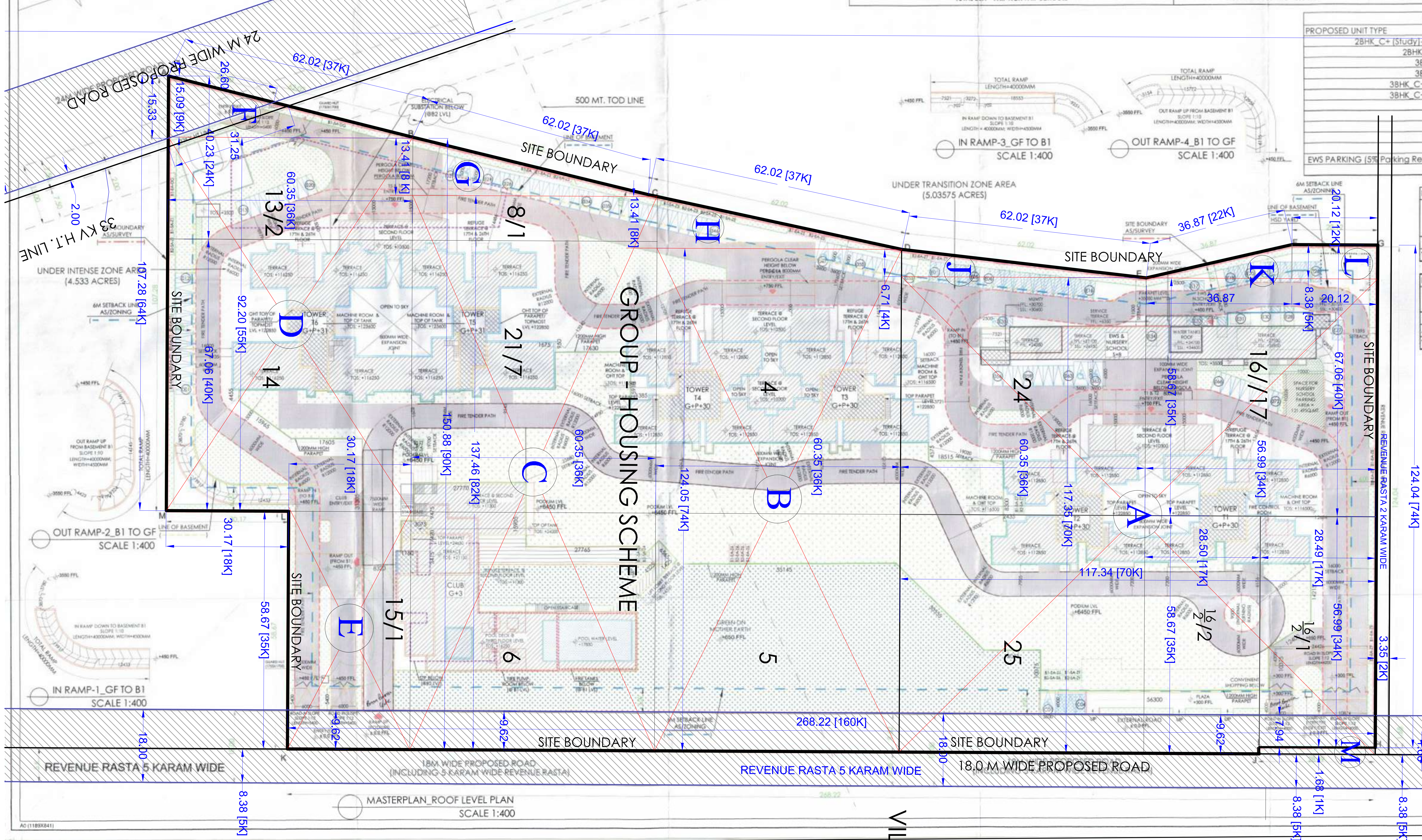
PROPOSED UNIT TYPE	No of Units	CA (Sq.Mtrs.)		No.of Cars	
2BHK_C+ (Study)-TYPE 1(Refuge)	8	83.078	0.5	4	0.5 Car up to 100 sq.m of CA. 1 Car inbetween 100-150 of CA. 1.5 Car More than 150 Sq.M of CA.
2BHK+S_O+(Refuge)	4	107.341	1	4	
3BHK_(C*)-TYPE 1	60	89.896	0.5	30	
3BHK_(C*)-TYPE 2	60	93.064	0.5	30	
3BHK_C+ (Study)-TYPE 1	172	103.043	1	172	
3BHK_C+ (Study)-TYPE 2	60	103.149	1	60	
3BHK+S_O+	182	130.836	1	182	
4BHK_C+	120	136.428	1	120	
4BHK_O	62	162.716	1.5	93	
COMMERCIAL				4	
TOTAL				695	
EWS PARKING (5% Parking Reserved for EWS)				35	
TOTAL	728			734	

NURSERY SCHOOL REQUIREMENTS(Sq.Mtrs)

	AREA IN ACRES	AREA IN METERS	AVAILABLE FAR @1.5	25% OF FAR (TO BE CONTRUCTED)	PROPOSED (Sq. Mt.)
1 NO. NURSERY SCHOOL	0.200	809.372	1214.058	303.515	
TOTAL FAR TO BE PROVIDED FOR 1 NURSERY SCHOOL				303.515	654.817

NURSERY SCHOOL (PARKING REQUIREMENT)

	AREA IN ACRES	AREA IN METERS	15% OF SITE AREA TO BE ALLOCATED FOR CAR		PROPOSED (Sq. Mt.)
1 NO. NURSERY SCHOOL	0.200	809.372			
AREA		809.372		121.406	121.490
TOTAL FAR TO BE PROVIDED FOR 1 NURSERY SCHOOL					



PARKING LEGEND
- EWS CAR PARKS
- ELECTRICAL CAR PARKS
- HANDICAP CAR PARKS
- CONVENIENT SHOPPING PARKING

LEGEND
- SITE BOUNDARY AS/SURVEY
- 6M SETBACK LINE AS/ZONING
- LINE OF BASEMENT

HVAC LEGEND

☒	SUPPLY AIR (FRESH) CUTOUT
☒	EXHAUST AIR CUTOUT
BR	BLOWER ROOM
SA	SUPPLY AIR (FRESH)
EA	EXHAUST AIR
Zn	VENTILATION ZONE NUMBER

NOTES :-
- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.
- All lifts shall have 100% power back-up.
- All electrical installations shall be as per provision of nbc.
- Fire-fighting/safety provisions will be as per relevant nbc provisions.
- Basement area shall have mechanically ventilated as per relevant code.
- All toilets are ventilated as per haryana building code 2017.
- Building has automatic sprinkler system wherever required by nbc.
- Building will be designed (structures) as per relevant i.s. codes for earthquake resistance.
- Solar panels of required capacity shall be provided on roof top as per hareda/zoning norms.
- All handicap ramps with railing.
- All fire fighting installations shall be as per provision of nbc.
- The rainwater harvesting system shall be provided as per central ground water auth.norms.

KEY PLAN

SANCTIONED
TO BE READ WITH ... OFFICE
MEMO NO.:
DATED :

DTP STP(HQ)
Consultant Architect
ATP(HQ)

CLIENT
Godrej Properties Ltd.
Unit No. 5c,5th Floor, Godrej One, Pirojshanagar,
Vikhroli East, Mumbai - 400079

STRUCTURE CONSULTANT
Gokani Consultants & Engineers LLP
801,Quantum Tower, Rambaug Lane,
Off S.V. Road, Chincholi, Malad (West),
Mumbai-400064
(Landmark- SBI Bank & HP Petrol Pump)
T: 022-28884400

ARCHITECT
Arcop Associates Pvt. Ltd.
Plot- 368, Sec-32, Gurgaon-122001
Ph.: 26242050, 26242169
Montreal, Toronto, New-Delhi, Boston

PROJECT
PROPOSED LAYOUT PLAN OF GROUP HOUSING COLONY UNDER TOD OVER AN AREA MEASURING 9.56875 ACRES (99.5% RESIDENTIAL AND 0.5% COMMERCIAL) IN REVENUE ESTATE OF VILLAGE GHASOLA, TAHSIL BADSHAHPUR,SECTOR 49, GURUGRAM-GODREJ PROPERTIES LTD.
L NO. 147 of 2023 DATED 18.07.2023

ARCHITECTS SIGNATURE
Ashu, Architect
Council of Architecture
Registration No.: CA/2007/40332

OWNER'S SIGNATURE
For Godrej Properties Ltd.
Authorised Signatory

DRAWING TITLE	DRAWING NO.
SITE PLAN MASTERPLAN & AREA STATEMENTS	AR-MP-101

A0 (1189X841)