

SAISONED TO BE READ WITH THIS OFFICE MEMO NO. DATED: 21/04/2024

Uday Singh
 A.T.P. (H) 21/04/2024
 Member Secretary B.P.A.C.
 Varinder Kumar AD(HQ)
 D.P. (H) Member B.P.A.C.
 A.P. (H) Member B.P.A.C.
 A.P. (H) Member B.P.A.C.

SURFACE PARKING AREA DIAGRAM

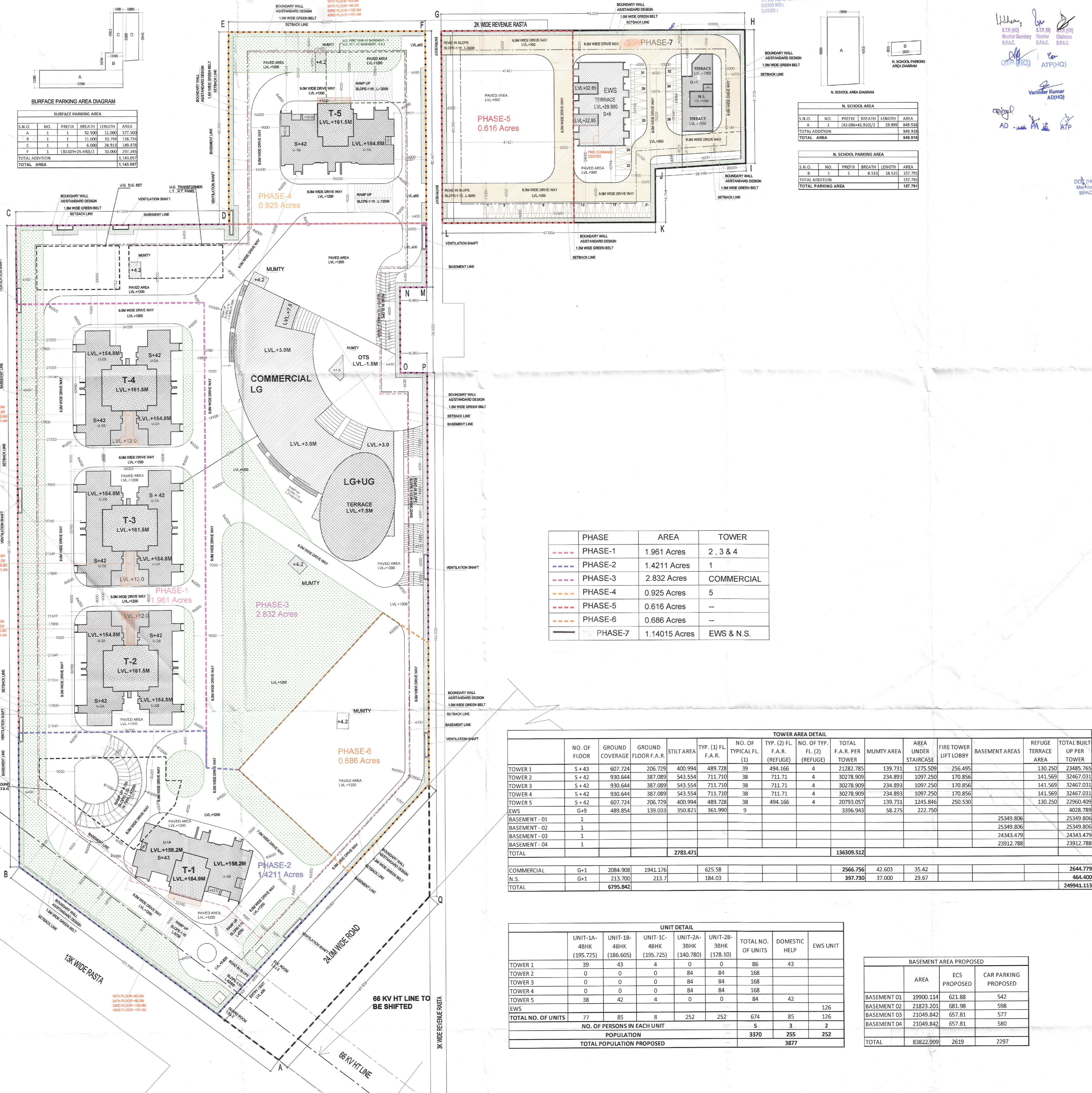
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	52.500	11.000	577.500
B	1	1	11.000	10.794	118.734
C	1	1	6.000	24.913	149.478
F	1	1	30.029+29.480(2)	10.000	292.245
TOTAL ADDITION					1,143.057
TOTAL AREA					1,143.057

N. SCHOOL AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	43.086+41.910(2)	19.999	849.518
TOTAL ADDITION					849.518
TOTAL AREA					849.518

N. SCHOOL PARKING AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	8.515	18.531	157.793
TOTAL ADDITION					157.793
TOTAL PARKING AREA					157.793



PHASE	AREA	TOWER
PHASE-1	1.961 Acres	2, 3 & 4
PHASE-2	1.4211 Acres	1
PHASE-3	2.832 Acres	COMMERCIAL
PHASE-4	0.925 Acres	5
PHASE-5	0.616 Acres	--
PHASE-6	0.686 Acres	--
PHASE-7	1.14015 Acres	EWS & N.S.

TOWER AREA DETAIL

TOWER	FLOOR	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (2) (REFUGE)	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	FIRE TOWER LIFT LOBBY	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT UP PER TOWER
TOWER 1	S+4,3	607.724	206.729	400.994	489.728	39	494.166	4	21282.785	139.731	1275.509	256.495	130.250	23485.765		
TOWER 2	S+4,2	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031		
TOWER 3	S+4,2	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031		
TOWER 4	S+4,2	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031		
TOWER 5	S+4,2	607.724	206.729	400.994	489.728	38	494.166	4	20793.057	139.731	1245.846	250.530	130.250	22968.409		
EWS	G+9	489.854	139.035	350.821	361.990	9			3396.943	58.275	222.750			4028.789		
BASEMENT - 01														25349.806	25349.806	
BASEMENT - 02														25349.806	25349.806	
BASEMENT - 03														24343.479	24343.479	
BASEMENT - 04														23912.788	23912.788	
TOTAL					2783.471				136309.532							
COMMERCIAL	G+1	2084.908	1941.176		625.58					2566.756	42.603	35.42			2644.779	
N.S.	G+1	213.700	213.7		184.03					397.730	37.000	29.67			464.400	
TOTAL		6795.842													249941.113	

UNIT DETAIL

TOWER	UNIT-1A-4BHK (195.725)	UNIT-1B-4BHK (186.605)	UNIT-1C-4BHK (195.725)	UNIT-2A-3BHK (140.780)	UNIT-2B-3BHK (128.10)	TOTAL NO. OF UNITS	DOMESTIC HELP	EWS UNIT
TOWER 1	39	43	4	0	0	86	43	
TOWER 2	0	0	0	84	84	168		
TOWER 3	0	0	0	84	84	168		
TOWER 4	0	0	0	84	84	168		
TOWER 5	38	42	4	0	0	84	42	
EWS								126
TOTAL NO. OF UNITS	77	85	8	252	252	674	85	126
NO. OF PERSONS IN EACH UNIT						5	3	2
POPULATION						3370	255	252
TOTAL POPULATION PROPOSED							3877	

BASEMENT AREA PROPOSED

BASEMENT	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	19900.114	621.88	542
BASEMENT 02	21823.201	681.98	598
BASEMENT 03	21049.842	657.81	577
BASEMENT 04	21049.842	657.81	580
TOTAL	83822.999	2619	2297

EWS CALCULATION

TOTAL NO. OF UNIT	800
TOTAL NO. OF MAIN UNIT	674
TOTAL NO. OF EWS	15%
15% OF THE NO. OF UNITS PROVIDED	131.94 UNITS
128 UNITS	

SURFACE AREA PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
SURFACE AREA	1143.057	49.7
		38.0

STILT AREA PROPOSED

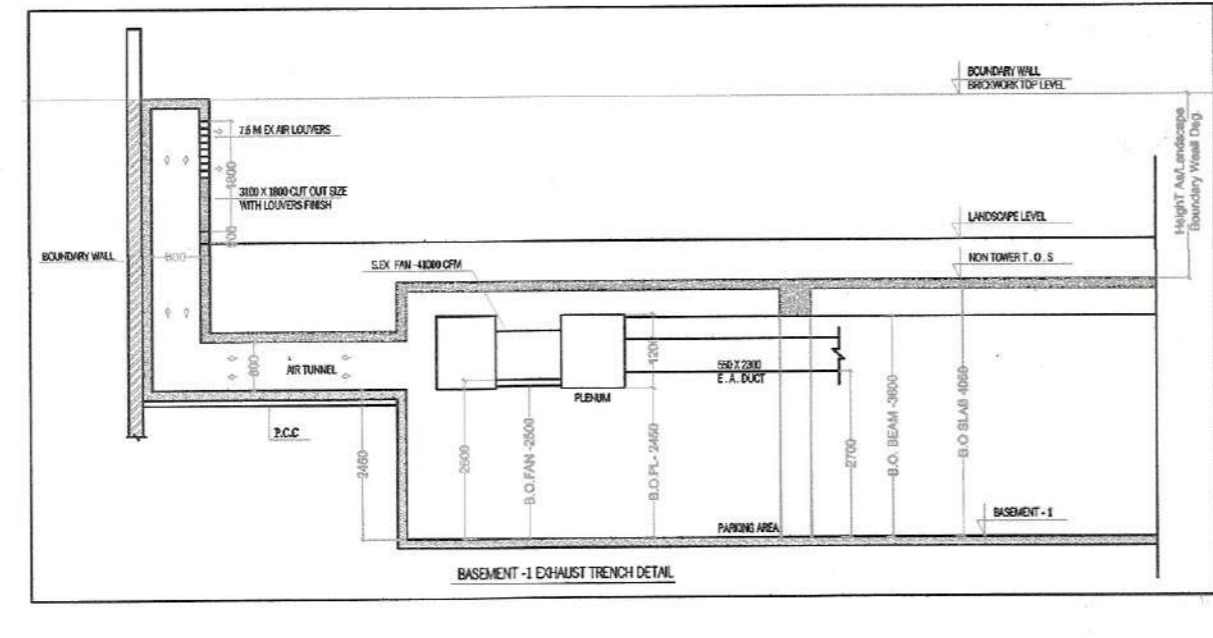
TOWER	AREA	ECS PROPOSED	PARKING PROPOSED
TOWER-1	400.994	14	SCOOTER
TOWER 2	543.554	19	SCOOTER
TOWER 3	543.554	19	SCOOTER
TOWER 4	543.554	19	SCOOTER
TOWER 5	400.994	14	SCOOTER
EWS	350.821	13	SCOOTER
TOTAL	2783.471	99	0

TOTAL CAR PARKING PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	2783.471	99
BASEMENT	83822.999	2619
SURFACE	1143.057	50
TOTAL	87749.527	2769
		2343

RESIDENTIAL

UNIT NAME	UNIT-1A	UNIT-1B	UNIT-1C	UNIT-2A	UNIT-2B
UNIT AREA	195.725	186.605	195.725	140.78	128.10
ECS REQUIRED	1.5	1.5	1.5	1	1
NO OF UNIT	77	85	8	252	252
TOTAL ECS REQUIRED	116	128	12	252	252
TOTAL ECS REQUIRED					759
TOTAL ECS REQUIRED					759
5% CAR PARKS RESERVED FOR EWS			37.95		38 ECS
38 CAR PARKING PROVIDED ON SURFACE (1 to 38) + 1 TO 10 OF EWS STILT					
TOTAL RESERVED CAR PARKING FOR EWS = 48					
COMMERCIAL					
TOTAL COMMERCIAL AREA		2566.756			
ECS REQUIRED 1 ECS PER 50 SQ.MT.					
TOTAL ECS REQUIRED		51.33512			52 ECS
TOTAL ECS REQUIRED					849 ECS



SITE AREA CALCULATION

DESCRIPTION	PERMISSIBLE	PROPOSED
SITE AREA (9.58125X 4046.85 SQ.MTS)	(ACRES) 9.58125	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)	(SQMT) 38773.882	135708.585
F.A.R. FOR 98% RESIDENTIAL (A)	132994.414	
F.A.R. UNDER T.D.R. (B) (78.788%)	30549.309	
TDR CERTIFICATE NO. - (1-269 OF 117/2023) AND (1-647 OF 120/2023)	163543.723	136309.512
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)	421.788%	351.55%
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR	2714.172	2566.756
TOTAL GROUND COVERAGE (60%)	23264.329	6795.842
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)	5816.082	6016.030
NO. OF DWELLING UNIT OF RESIDENTIAL		674
NO. OF DWELLING UNIT OF EWS	118.94	126
NO. OF DWELLING UNIT OF SERVICE PERSONNEL	68	85
MAIN DWELING UNIT POPULATION (@ 5 PERSONS EACH)	674 X 5 =	3370.0
EWS POPULATION (@ 2 PERSONS EACH)	126 X 2 =	252.0
NO. OF S.P. DWELLING UNITS		255
(@ 2 PERSONS PER ROOM OR ONE PERSON PER 80 SQ.FT OF LIVING AREA WHICH EVER IS MORE)		
S.P. POPULATION OF DWELLING UNITS	85X3=255	255
TOTAL POPULATION PROPOSED		3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(9.38945ACRE) 600±10% PPA/ ACRES	690-810	412-96
(+150 FOR EXTRA F.A.R. VIA T.D.R.)		
PARKING AREA		
(1 ECS X NO OF UNITS between 100sqm to 150sqm) + (1.5 ECS X NO OF UNITS more than 150sqm) = ECS REQUIRED		759
5% CAR PARK RESERVED FOR EWS		38
COMMERCIAL PARKING @ 50 SQM PER CAR		52
TOTAL ECS REQUIRED		849
TOTAL ECS PROPOSED		2769
TOTAL CAR PARKING PROPOSED		2343

NOTES: - BOUNDARY WALL AS PER STANDARD EDITION.

MEP CONSULTANT: SANILAK CONSULTANTS PVT. LTD.
 CONSULTING ENGINEER & PROJECT MANAGER: VINECH CONSULTANTS
 CLIENT: M/A. Whiteland Corporation Private Limited.
 DESIGN CONSULTANT: Architect Hafeez Contractor
 PROJECT: PROPOSED BUILDING PLAN FOR MIXED LAND USE COLONY (98% RESIDENTIAL COMPONENT & 2% COMMERCIAL COMPONENT) UNDER TDR POLICY FOR THE AREA MEASURING 9.58125 ACRES (LICENSE NO. 263 OF 2023 DATED- 12-12-2023) IN SECTOR - 103, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY WHITELAND CORPORATION PVT. LTD.

OWNERS SIGNATURE: ARCHITECT SIGNATURE:

DRAWING TITLE: SITE PLAN AREA CALCULATION

DATE: APR-2024
 SCALE: 1:100 (A1)
 SHEET NO: S-1