

SURFACE PARKING AREA DIAGRAM

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		52.500	11.000	577.500
B	1	1	11.000	10.794	118.734
C	1	1	6.000	24.913	149.474
D	1	1	30.029+29.480(2)	10.000	291.345
TOTAL ADDITION					1,143.057
TOTAL AREA					1,143.057

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		43.086+41.910(2)	19.999	849.918
TOTAL ADDITION					157.791
TOTAL PARKING AREA					1,002.127

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		8.515	18.531	157.791
TOTAL ADDITION					157.791
TOTAL PARKING AREA					1,002.127

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												
	NO. OF FLOOR	GROUND COVERAGE	GROUND 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
TOWER 1	S + 43	607.724	206.729	400.994	489.728	39	494.166	4	21282.785	139.731	1275.509	256.495
TOWER 2	S + 42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1087.250	170.856
TOWER 3	S + 42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1087.250	170.856
TOWER 4	S + 42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1087.250	170.856
TOWER 5	S + 42	607.724	206.729	400.994	489.728	38	494.166	4	20793.057	139.731	1245.846	250.530
EWS	G+9	489.854	139.033	350.821	361.990	9			3396.943	58.275	222.750	
BASEMENT - 01	1											
BASEMENT - 02	1											
BASEMENT - 03	1											
BASEMENT - 04	1											
TOTAL				2783.471					136309.512			
COMMERCIAL	G+1	2084.908	1941.176		625.58				2566.756	42.603	35.42	
N.S.	G+1	213.700	213.7		184.03				397.730	37.000	29.67	
TOTAL		6795.842										2644.779

UNIT DETAIL						
	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
TOWER 1	39	43	4	0	0	86
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
EWS						126
TOTAL NO. OF UNITS	77	85	8	252	252	674
NO. OF PERSONS IN UNIT						5
POPULATION						3370
TOTAL POPULATION PROPOSED						3877

BASEMENT AREA PROPOSED		
	AREA	ECS PROPOSED
BASEMENT 01	19900.114	621.88
BASEMENT 02	21823.201	681.98
BASEMENT 03	21049.842	657.81
BASEMENT 04	21049.842	657.81
TOTAL	83822.999	2619

EWS CALCULATION	800
TOTAL NO. OF UNIT	674
TOTAL NO. OF MAIN UNIT	15%
TOTAL NO. OF EWS	118.94
	126 UNITS

SURFACE AREA PROPOSED		
	AREA	ECS PROPOSED
SURFACE AREA	1143.057	49.7
		38.0

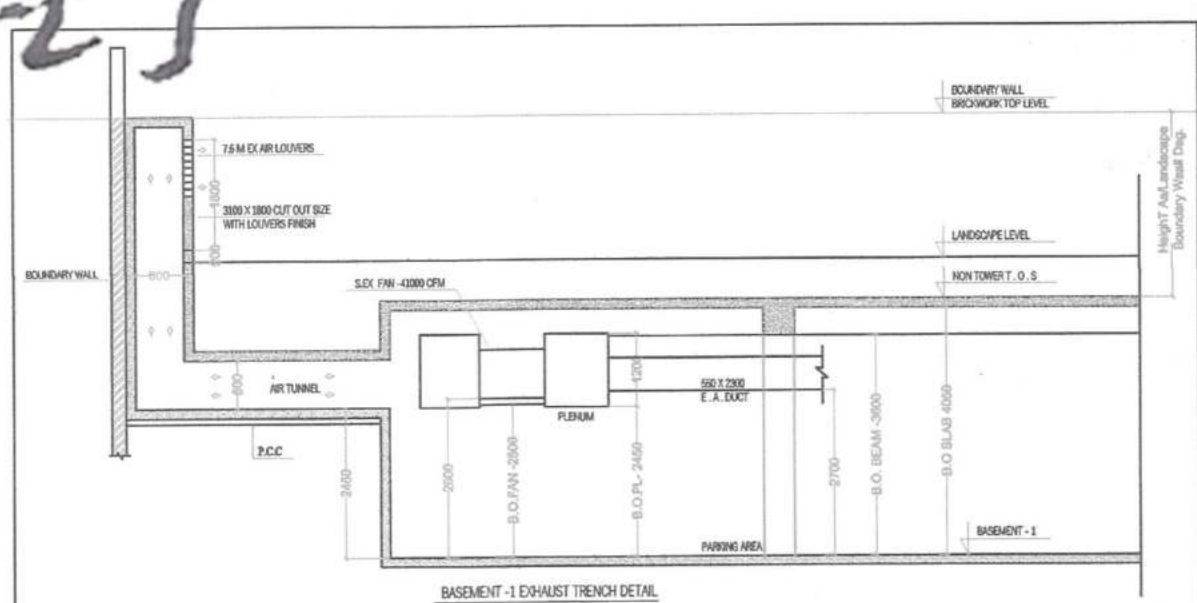
TOTAL CAR PARKING PROPOSED		
	AREA	ECS PROPOSED
TOWER-1	19900.114	621.88
TOWER-2	21823.201	681.98
TOWER-3	21049.842	657.81
TOWER-4	21049.842	657.81
TOWER-5	21049.842	657.81
EWS	350.82	126
TOTAL	2783.471	2343

TOTAL CAR PARKING PROPOSED		
	AREA	ECS PROPOSED
STILT	2783.471	99
BASEMENT	83822.999	2619
SURFACE	1143.057	50
TOTAL	87795.527	2769

TOTAL ECS REQUIRED	759
5% CAR PARKS RESERVED FOR EWS	37.95
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
TOTAL ECS REQUIRED	849 ECS

Checked and found ok for Public Health (Internal) Service only subject to the following letter No. 102/14/16 Dtd. 24/11/2024

Superintending Engineer (HQ)
Chief Engineer
HSVP, Panchkula



SITE AREA CALCULATION		
	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
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 117/20233) AND (1-647 OF 120/2023)		163543.723
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)		421.788%
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR		2714.172
TOTAL GROUND COVERAGE (60%)		23264.329
REQUIRED GREEN/OPEN AREA ON SITE (@ 15 %)		5816.082
NO. OF DWELLING UNIT OF RESIDENTIAL		118.94
NO. OF DWELLING UNIT OF EWS		68
NO. OF DWELLING UNIT OF SERVICE PERSONNEL		
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.		
(@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
TOTAL POPULATION PROPOSED		3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(9.58945ACRE) 600±10% PPA/ ACRES		690-810
(1/50 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 STANDERD DESIGN.

MEP CONSULTANT:
SANELAC CONSULTANTS PVT. LTD.
C-104, Outer Ring Road, Phase 3, New Delhi, Delhi 110088.
Tel: 011-4009899

STRUCTURAL CONSULTANT:
VITTECH CONSULTANTS
CONSULTANT ENGINEERING & PROJECT MANAGERS
C-104, Pumping Station, Connaught Place, New Delhi 110048.
Tel: 011-4111111, Fax: 011-26102121 Email: vitech@vitechconsultants.com

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 TOD 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:-

Whiteland Corporation Private Limited

Authorized Signatory

DRAWING TITLE:

SITE PLAN AREA CALCULATION

DATE:- APR-2024

SCALE:- 1:100 (A1)

SHEET NO. S-1