

AREA CALCULATION					AREA	UNIT
TOTAL PLOT AREA (IRREGULAR)					=	1010.101 SQ.M.
PERMISSIBLE FAR @ 1.75					=	1767.676 SQ.M.
PROPOSED FAR					=	1500.703 SQ.M.
PERMISSIBLE GROUND COVERAGE @ 50%					=	806.053 SQ.M.
PROPOSED GROUND COVERAGE @ 49.7%					=	502.384 SQ.M.
TOTAL NO. OF PARKING REQUIRED = 950 SQ.M. / ECS TO					=	30 NOS.
TOTAL FAR AREA					=	1500.703 SQ.M.
STACK PARKING					=	28 NOS.
PARKING					=	07 NOS.
TOTAL PARKING PROVIDED					=	30 NOS.
FAR AREA / GROUND COVERAGE OF GROUND FLOOR						
A					=	420.733 SQ.M.
B					=	77.800 SQ.M.
C					=	3.552 SQ.M.
TOTAL FAR AREA GROUND FLOOR					=	502.384 SQ.M.
FAR AREA OF FIRST FLOOR						
A					=	390.810 SQ.M.
B					=	66.000 SQ.M.
C					=	3.552 SQ.M.
TOTAL					=	502.384 SQ.M.
DEDUCTION						
1					=	18.676 SQ.M.
2					=	1.770 SQ.M.
3					=	1.260 SQ.M.
4					=	4.630 SQ.M.
5					=	18.802 SQ.M.
6					=	1.898 SQ.M.
TOTAL					=	47.028 SQ.M.
TOTAL FAR AREA OF FIRST FLOOR					=	455.355 SQ.M.
FAR AREA OF SECOND FLOOR						
A					=	318.332 SQ.M.
B					=	2.178 SQ.M.
TOTAL					=	318.510 SQ.M.
DEDUCTION						
1					=	18.676 SQ.M.
2					=	1.770 SQ.M.
3					=	1.260 SQ.M.
4					=	4.630 SQ.M.
5					=	18.802 SQ.M.
6					=	1.898 SQ.M.
TOTAL					=	47.028 SQ.M.
TOTAL FAR AREA SECOND FLOOR					=	271.482 SQ.M.
FAR AREA OF THIRD FLOOR						
A					=	318.332 SQ.M.
B					=	2.178 SQ.M.
TOTAL					=	318.510 SQ.M.
DEDUCTION						
1					=	18.676 SQ.M.
2					=	1.770 SQ.M.
3					=	1.260 SQ.M.
4					=	4.630 SQ.M.
5					=	18.802 SQ.M.
6					=	1.898 SQ.M.
TOTAL					=	47.028 SQ.M.
TOTAL FAR AREA OF THIRD FLOOR					=	271.482 SQ.M.
AREA OF MUMTY FLOOR						
A					=	22.432 SQ.M.
B					=	58.380 SQ.M.
C					=	2.172 SQ.M.
TOTAL MUMTY AREA					=	60.984 SQ.M.
BASEMENT AREA						
A					=	527.655 SQ.M.
B					=	60.040 SQ.M.
C					=	2.332 SQ.M.
TOTAL BASEMENT AREA					=	590.027 SQ.M.
TOTAL BUILT UP AREA						
TOTAL AREA OF BASEMENT FLOOR					=	390.317 SQ.M.
TOTAL AREA OF GROUND FLOOR					=	502.384 SQ.M.
FAR OF FIRST FLOOR + STAIRCASE					=	494.733 SQ.M.
FAR OF SECOND FLOOR + STAIRCASE					=	310.869 SQ.M.
FAR OF THIRD FLOOR + STAIRCASE					=	310.869 SQ.M.
MUMTY					=	60.984 SQ.M.
TOTAL BUILT UP AREA					=	2070.111 SQ.M.

ECS CALCULATION

ECS REQ 1 PER 50 SQ M

TOTAL FAR = 1500.703

ECS REQUIRED = 1500.703 / 50 = 30.01 ECS

OPEN AREA CALCULATION (CM-1)

PLOT AREA - GROUND COVERAGE (A) = 1010.101 - 502.384

= 507.717 SQ M

PARKING @ 23 SQ M

PARKING PROVIDED = A/ 23 =22.07 ECS

BASEMENT AREA CALCULATION (CM-1)

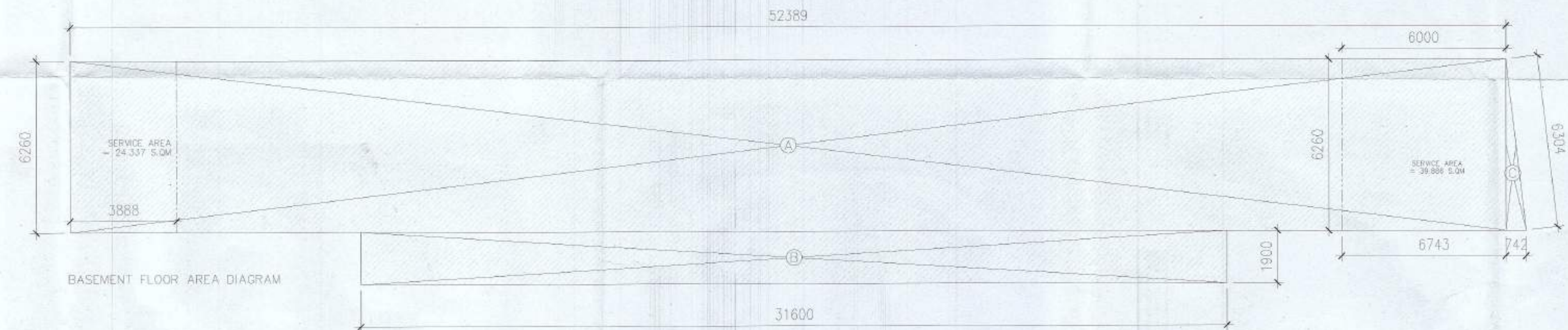
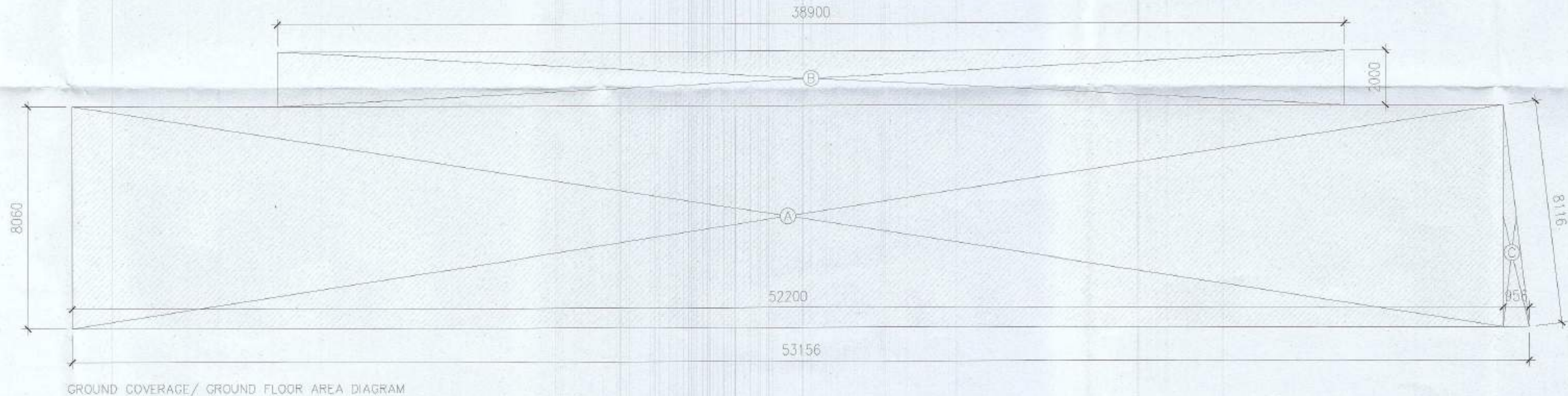
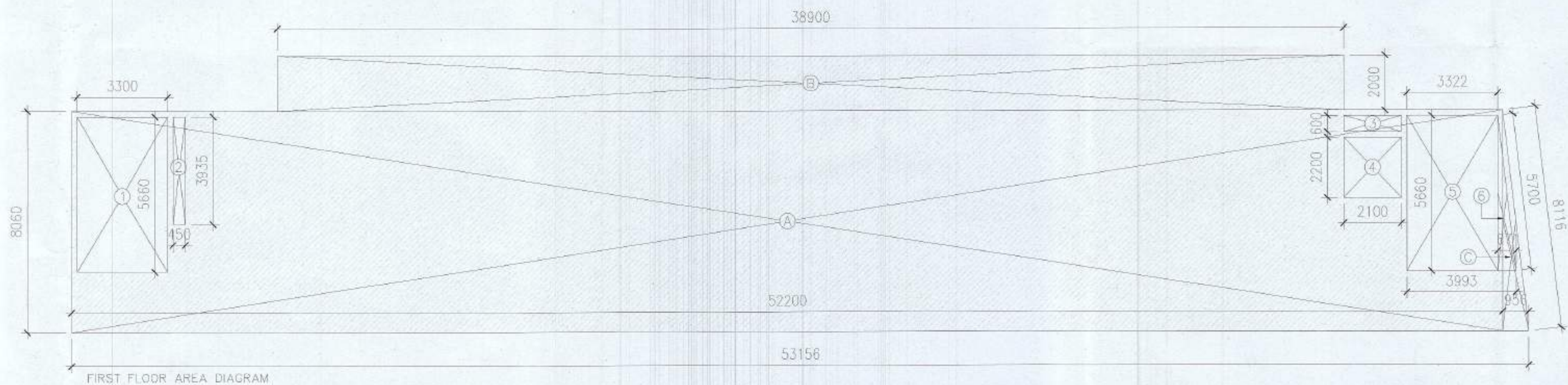
BASEMENT AREA (B) = 326.094 SQ.MT.

PARKING @ 32 SQ M

PARKING PROVIDED = B/ 32 =10.190 ECS

TOTAL (A+B)=22.07+10.190=32.260 ECS

SERVICES AREA = 64.223 SQ.M



Sanctioned and Valid For 2 Years
Subject to Validity of Licence CLU Extension Permission

Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

San J.D.
Ry P.K.
A.P.

PROJECT:-
PROPOSED BUILDING PLAN OF
COMMERCIAL - 1 OF AREA
MEASURING 0.2496 ACRES
AFFORDABLE RESIDENTIAL
PLOTTED COLONY (UNDER
DEEN-DAYAL JAN AWAS
YOJNA-2016) OVER AN AREA
MEASURING 8.7111 ACRES
(LICENCE NO. 194 OF 2022
DATED 29/11/22) IN SECTOR
79,79b , GURUGRAM BEING
DEVELOPED BY LOON LAND
DEVELOPMENT LTD.

CLIENT
M/s. LOON AND DEVELOPMENT
LIMITED.

ARCHITECT
Pankaj Sangwan Associates
C 207, Sheikh Sarai Phase 1
New Delhi 110017
tel- 124.410.5955
info@psastudio.com

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
PANKAJ SANGWAN
CA/95/18530

TITLE
BASEMENT ,GROUND
& FIRST FLOOR
AREA DIAGRAM

SCALE 1:150

DATE 25.07.2023

DRAWING NO. COM-AREA-100

REVISION NO. 0

30. P. P.

AREA CALCULATION										AREA	UNIT			
TOTAL PLOT AREA (IRREGULAR)										=	1010.101	SQ.M.		
PERMISSIBLE FAR @ 1.75										=	1767.676	SQ.M.		
PROPOSED FAR										=	1500.703	SQ.M.		
PERMISSIBLE GROUND COVERAGE @ 60%										=	606.060	SQ.M.		
PROPOSED GROUND COVERAGE @ 40.7%										=	502.384	SQ.M.		
TOTAL NO. OF PARKING REQUIRED 0.950 SQ.M. / ECS										10				
TOTAL FAR AREA										=	30	NOS.		
STACK PARKING										=	28	NOS.		
										=	02	NOS.		
TOTAL PARKING PROVIDED										=	30	NOS.		
TOTAL FAR AREA GROUND FLOOR												=	502.384	SQ.M.
FAR AREA / GROUND COVERAGE OF GROUND FLOOR														
A	52.200	X	8.060	X	1	=	420.739	SQ.M.						
B	38.900	X	2.000	X	1	=	77.800	SQ.M.						
C	TRIANGLE = 0.956x8.060/2						=	3.852	SQ.M.					
TOTAL FAR AREA GROUND FLOOR										=	502.384	SQ.M.		
FAR AREA OF FIRST FLOOR														
A	48.500	X	8.060	X	1	=	390.910	SQ.M.						
B	33.000	X	2.000	X	1	=	66.000	SQ.M.						
C	TRIANGLE = 0.956x8.060/2						=	3.852	SQ.M.					
DEDUCTION														
1	3.300	X	5.660	X	1	=	18.678	SQ.M.						
2	0.450	X	3.935	X	1	=	1.770	SQ.M.						
3	2.100	X	0.600	X	1	=	1.260	SQ.M.						
4	2.100	X	2.200	X	1	=	4.620	SQ.M.						
5	3.322	X	5.660	X	1	=	18.802	SQ.M.						
6	TRIANGLE = 0.671x5.660/2						=	1.898	SQ.M.					
TOTAL										=	47.028	SQ.M.		
TOTAL FAR AREA OF FIRST FLOOR										=	455.356	SQ.M.		
FAR AREA OF SECOND FLOOR														
A	52.200	X	8.060	X	1	=	316.332	SQ.M.						
B	TRIANGLE = 0.719x8.060/2						=	2.178	SQ.M.					
TOTAL										=	318.510	SQ.M.		
DEDUCTION														
1	3.300	X	5.660	X	1	=	18.678	SQ.M.						
2	0.450	X	3.935	X	1	=	1.770	SQ.M.						
3	2.100	X	0.600	X	1	=	1.260	SQ.M.						
4	2.100	X	2.200	X	1	=	4.620	SQ.M.						
5	3.322	X	5.660	X	1	=	18.802	SQ.M.						
6	TRIANGLE = 0.671x5.660/2						=	1.898	SQ.M.					
TOTAL										=	47.028	SQ.M.		
TOTAL FAR AREA SECOND FLOOR										=	271.482	SQ.M.		
FAR AREA OF THIRD FLOOR														
A	52.200	X	8.060	X	1	=	316.332	SQ.M.						
B	TRIANGLE = 0.719x8.060/2						=	2.178	SQ.M.					
TOTAL										=	318.510	SQ.M.		
DEDUCTION														
1	3.300	X	5.660	X	1	=	18.678	SQ.M.						
2	0.450	X	3.935	X	1	=	1.770	SQ.M.						
3	2.100	X	0.600	X	1	=	1.260	SQ.M.						
4	2.100	X	2.200	X	1	=	4.620	SQ.M.						
5	3.322	X	5.660	X	1	=	18.802	SQ.M.						
6	TRIANGLE = 0.671x5.660/2						=	1.898	SQ.M.					
TOTAL										=	47.028	SQ.M.		
TOTAL FAR AREA OF THIRD FLOOR										=	271.482	SQ.M.		
AREA OF MUMTY FLOOR														
A	3.700	X	6.060	X	1	=	22.422	SQ.M.						
B	6.000	X	6.060	X	1	=	36.360	SQ.M.						
C	TRIANGLE = 0.718x6.060/2						=	2.175	SQ.M.					
TOTAL MUMTY AREA										=	60.957	SQ.M.		
BASEMENT AREA														
A	52.389	X	6.280	X	1	=	327.955	SQ.M.						
B	31.690	X	1.900	X	1	=	60.040	SQ.M.						
C	TRIANGLE = 0.742x6.280/2						=	2.322	SQ.M.					
TOTAL BASEMENT AREA										=	390.317	SQ.M.		
TOTAL BUILT UP AREA														
TOTAL AREA OF BASEMENT FLOOR										=	390.317	SQ.M.		
TOTAL AREA OF GROUND FLOOR										=	502.384	SQ.M.		
FAR OF FIRST FLOOR + STAIRCASE										=	494.735	SQ.M.		
FAR OF SECOND FLOOR + STAIRCASE										=	310.550	SQ.M.		
FAR OF THIRD FLOOR + STAIRCASE										=	310.550	SQ.M.		
MUMTY										=	60.957	SQ.M.		
TOTAL BUILT UP AREA										=	2076.111	SQ.M.		



PROJECT:-
PROPOSED BUILDING PLAN OF
COMMERCIAL - 1 OF AREA
MEASURING 0.2496 ACRES
AFFORDABLE RESIDENTIAL
PLOTTED COLONY (UNDER
DEEN-DAYAL JAN AWAS
YOJNA-2016) OVER AN AREA
MEASURING 8.7111 ACRES
(LICENCE NO. 194 OF 2022
DATED 29/11/22) IN SECTOR
79,79b , GURUGRAM BEING
DEVELOPED BY LOON LAND
DEVELOPMENT LTD.

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OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
PANKAJ SANGWAN
CA/95/10330

TITLE
SECOND, THIRD &
MUMTY FLOOR
AREA DIAGRAM

SCALE
1:150

DATE
25.07.2023

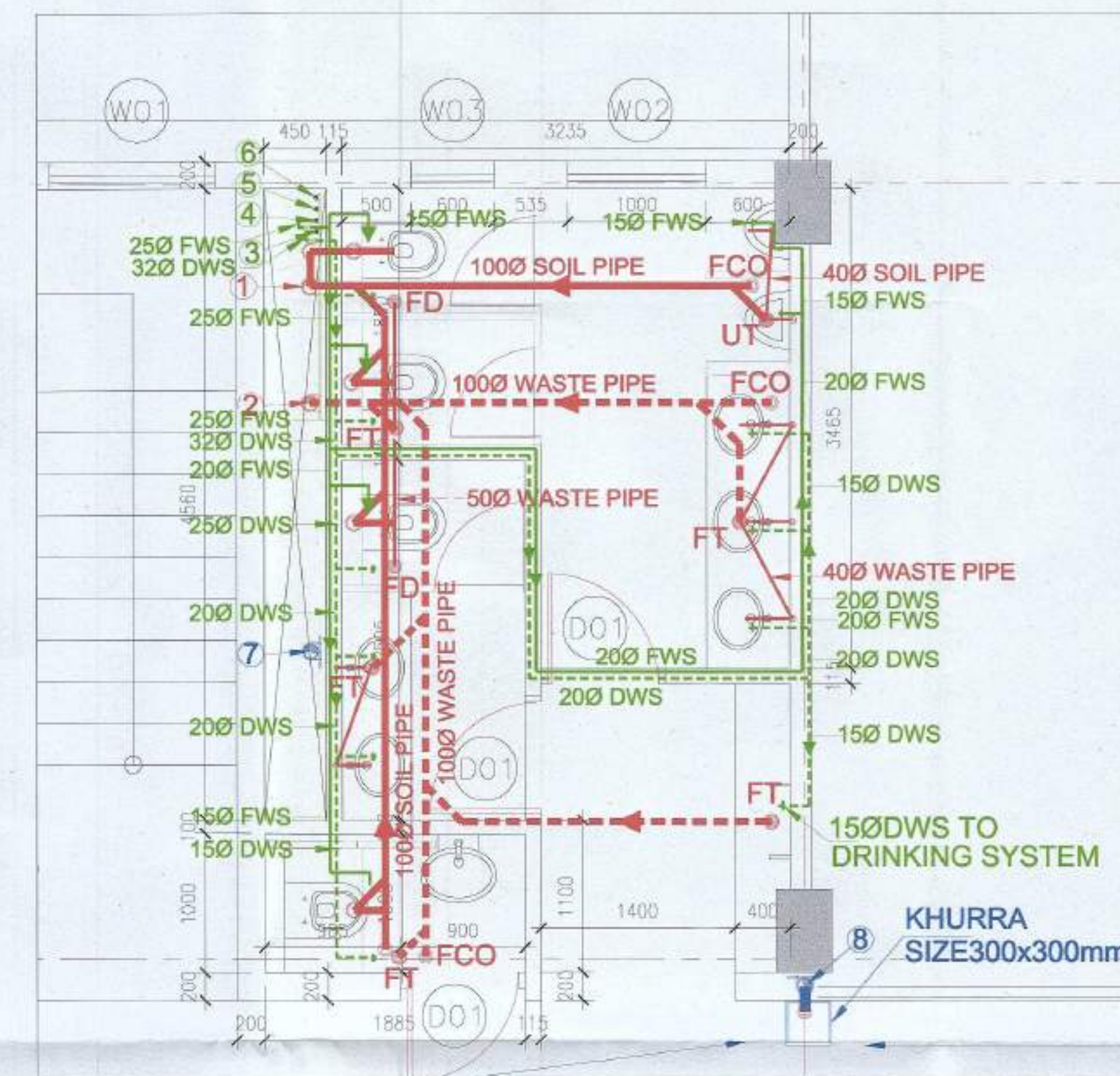
DRAWING NO.
COM-AREA-101

REVISION NO.
0

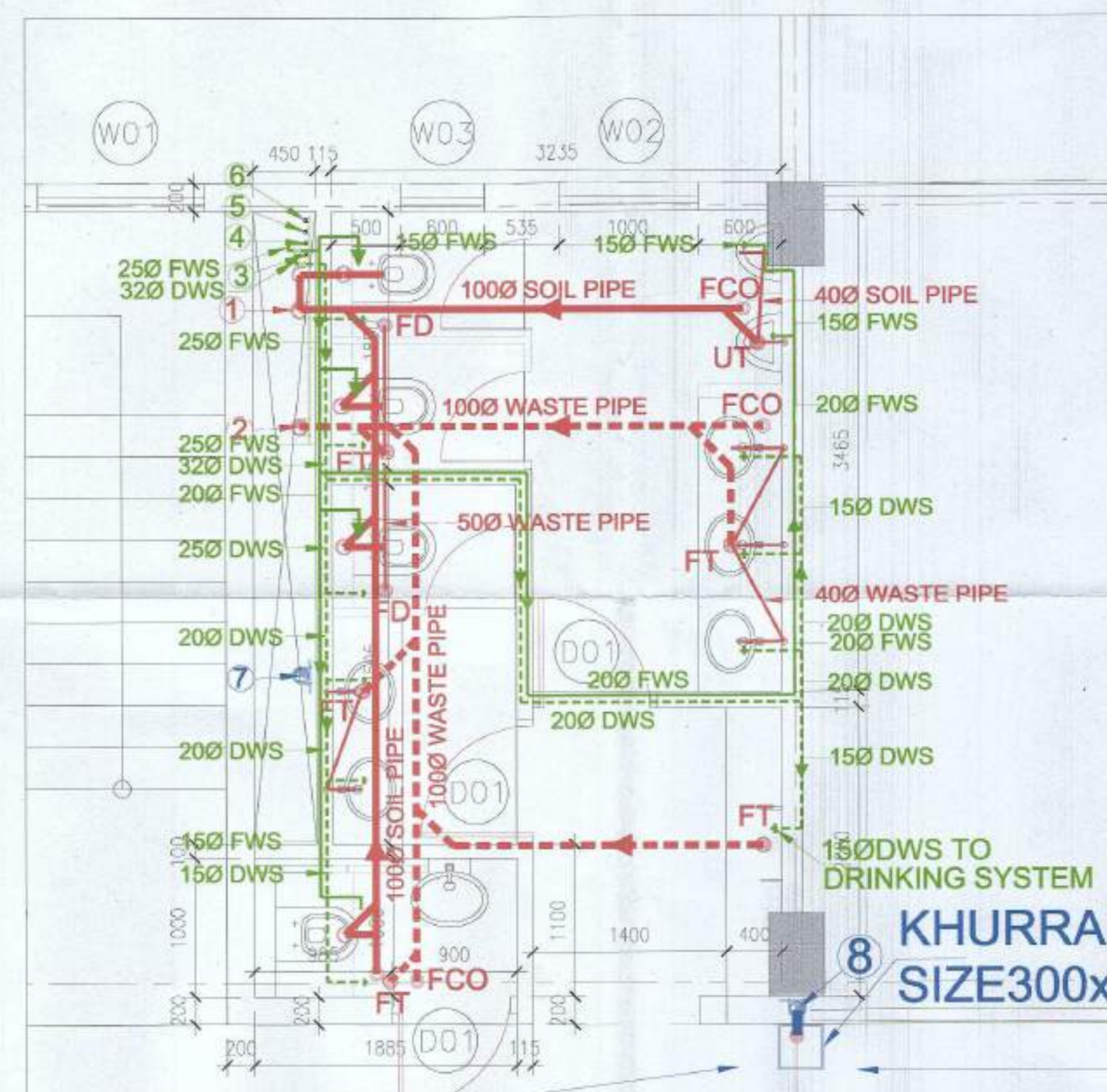
Sanjay
JD.

Pankaj
P.A.

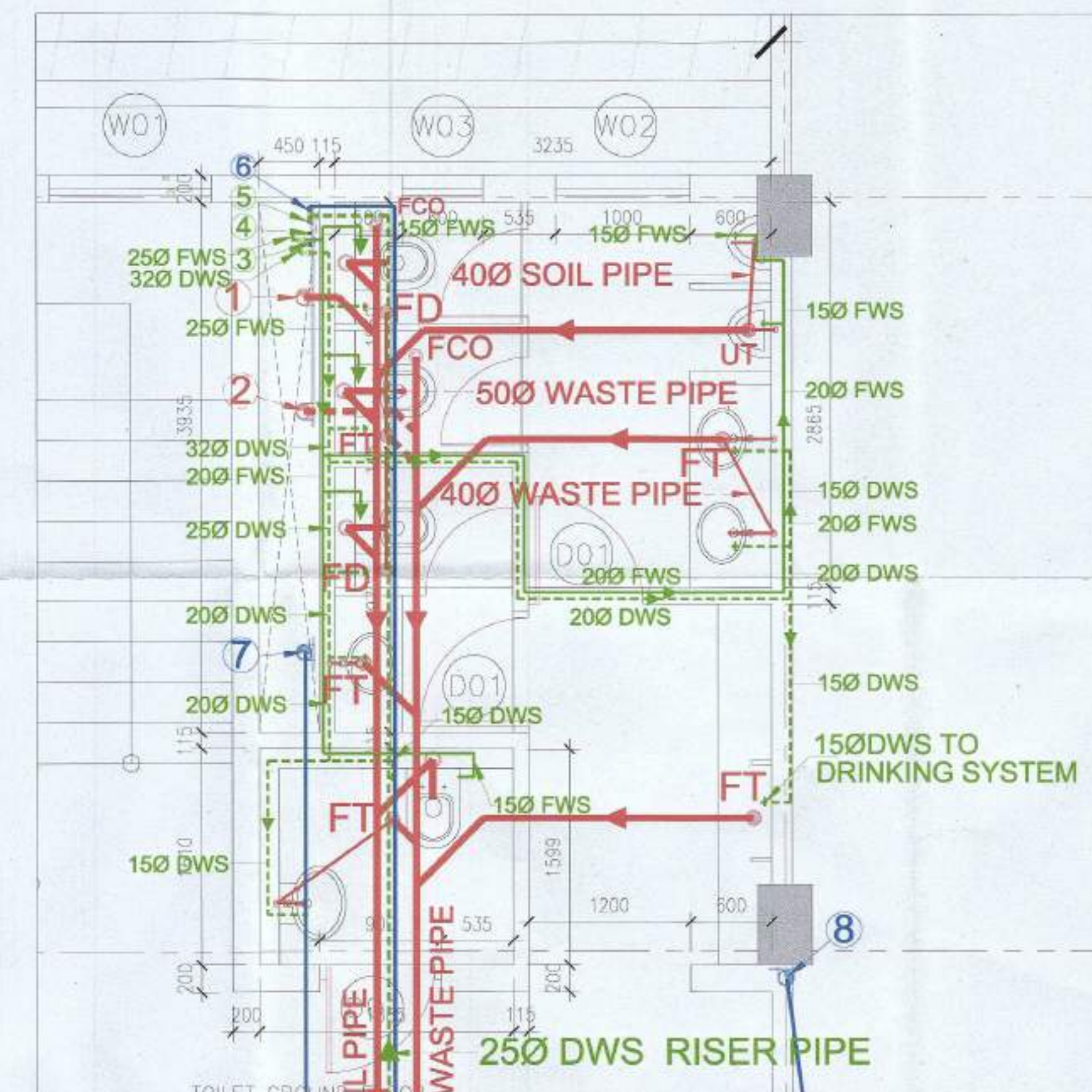
A.T.P.



TOILET FIRST FLOOR (MALE, FEMALE) PART PLAN



TOILET SECOND FLOOR (MALE & FEMALE) PART PLAN



TOILET GROUND FLOOR (MALE, FEMALE WITH HANDICAP) PART PLAN

PROJECT:-

PROPOSED BUILDING PLAN OF
COMMERCIAL - 1 OF AREA
MEASURING 0.2496 ACRES
AFFORDABLE RESIDENTIAL
PLOTTED COLONY (UNDER
DEEN-DAYAL JAN AWAS
YOJNA-2016) OVER AN AREA
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OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

PANKAJ SANGWAN
CA/9810330

TITLE

TOILET DETAILS

SCALE

1:50

DATE

25.07.2023

DRAWING NO.

COM-DT-601

REVISION NO.

R0