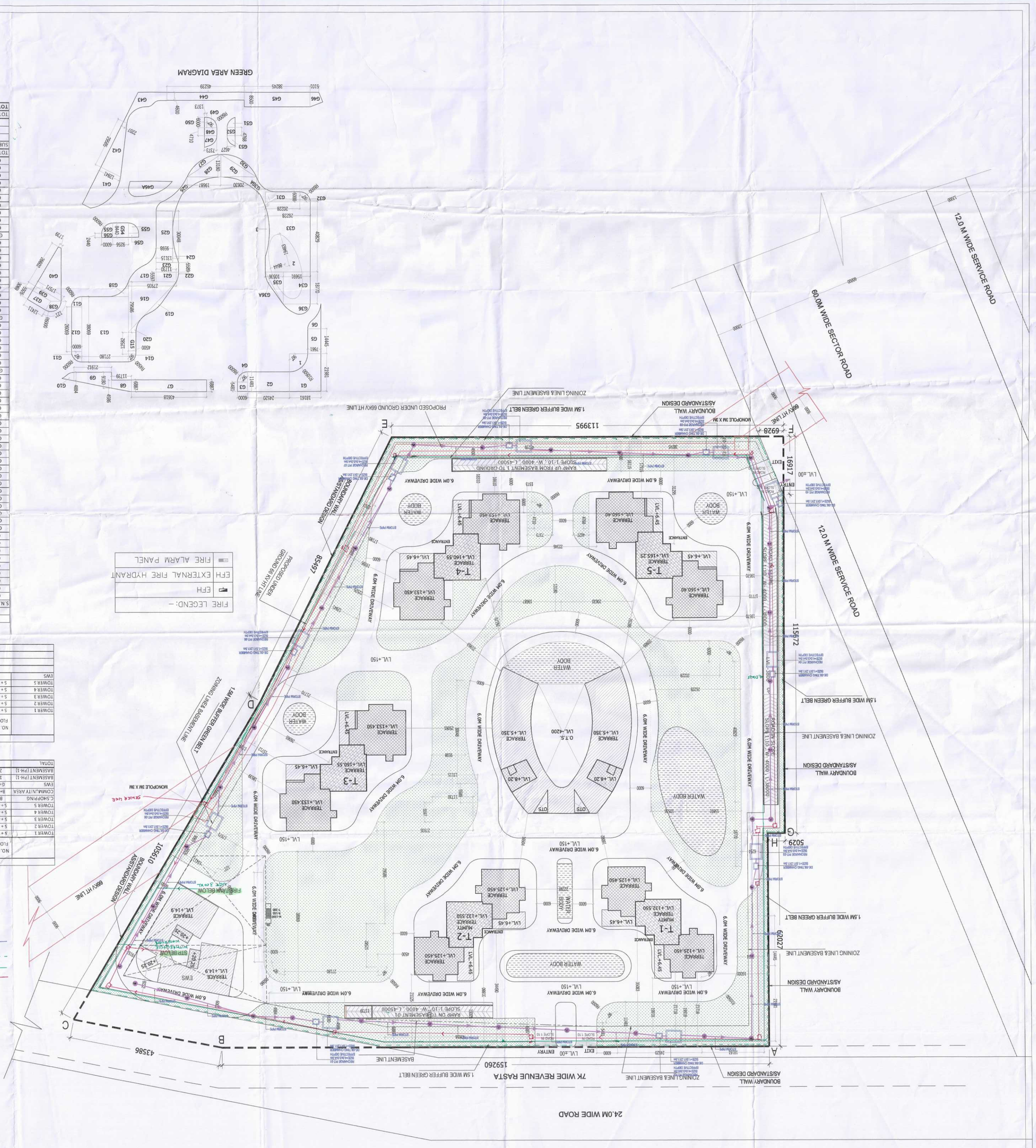

PROJECT:-

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY OVER AN AREA MEASURING 6.95 ACRES(LICENCE NO. 137 OF 2023 DATED 06-07-2023) AFTER MIGRATING 2.95 ACRES FROM LICENCE NO. 30 OF 2013 & AN AREA MEASURING 4.0 ACRES FROM LICENCE NO. 31 OF 2013) IN THE EEENDU ESTATE OF VILLAGE MAHDAWAS, SECTOR - 63A, GURUGRAM BEING DEVELOPED BY FORMEY KNOWN AS ANANT RAJ T A R C L T D . GLOBAL LTD.)

NOTES:-
- FLOOR HEIGHT IS 3M FOR BASEMENT AND 3.0M FOR REST FLOORS
- ALL INTERNAL AND EXTERNAL WALLS ARE 9 C.C.

BRICK WORK
ELECTRICAL MEMBER
- ALL INTERNAL WALLS ARE OF 100MM AND EXTERNAL WALLS 300MM THICK
- 100ø POWER EARTH & NEC

OWNERS SIGNATURE:-	ARCHITECT SIGNATURE:-

DRAWING TITLE :

SITE PLAN

DATE:-	SHEET NO.
SCALE:- 1:100	S-1

SITE AREA CALCULATION

		PERMISSIBLE	PROPOSED
SITE AREA (69.5X 404.85 SQ MTS)		28125.608	
F.A.R. (175%) A		49219.814	
EXTRA F.A.R. FOR I.G.B.C. PLATINUM RATING (GREEN BUILDING(15%) (IGBC REG. NO. GH230264) B		4218.841	
EXTRA F.A.R. FOR T.D.R. (119.8%) C		33702.606	
NET PERMISSIBLE F.A.R. (A+B+C)		87141.261	86485.268
COMMERCIAL COMPONENT @ 0.5%		140.628	
NET PERMISSIBLE COMMERCIAL F.A.R.		140.628	125.914
TOTAL GROUND COVERAGE (35%)		9843.963	4303.003
REQUIRED GREEN/OPEN AREA ON SITE (@ 15 %)		4218.841	7701.839
NO. OF DWELLING UNIT OF RESIDENTIAL			386
NO. OF DWELLING UNIT OF FWS (@ 15 UNIT PER 85 UNITS)			72
NO. OF DEWELLING UNIT OF DOMESTIC SERVANT (@10%)			42
MAIN DEVELIGUNIT POPULATION (@ 5 PERSONS EACH)			1930
EWS POPULATION (@ 2 PERSONS EACH)			144
D.S. POPULATION (@ 2 PERSONS EACH)			84
TOTAL POPULATION PROPOSED			2158
PROPOSED DENSITY			310.50
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(6.95 ACRE) 100 - 300 PPA. (MAX DENSITY (PPA) WITH TDR			2158.00
EXISTING + 200)			
PARKING AREA			ECS
1.5 ECS X NO OF UNITS) = 579 ECS REQUIRED (+5% EWS)			607.95
AREA UNDER STILT FOR PARKING (28 SQ.MTS.)		2147.438	77
AREA UNDER BASEMENT FOR PARKING(732 SQ.MTS.)		37926.164	1185
TOTALECS PROPOSED		40073.602	1262

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