

75.0M WIDE SECTOR ROAD (UNDER CONSTRUCTED)

2 KARAM REVEUE RASTA

PROPOSED 12.0M WIDE SERVICE ROAD

PROPOSED 24.0M WIDE ROAD

OTHERS LAND

SECTOR-84

OTHERS VACANT LAND

OTHERS VACANT LAND

S.NO	BLOCKS	FLOORS DESCRIPTION	NO OF FLOOR AREA	TOTAL FAR AREA	TOTAL FAR AREA (TOWER/RESIDENTIAL)	TOTAL FAR AREA (COMMERCIAL)	BUILTUP AREA	TOTAL BUILTUP AREA	TOTAL BUILTUP AREA (TOWER)	TOTAL BUILTUP AREA (COMMERCIAL)	GROUND COVERAGE	UNITS PER FLOOR	TOTAL NO OF UNITS	SERVANT TUNITS	EWS
1	TOWER-A	TYPICAL 5TH TO 12TH, 14TH TO 16TH, 18TH TO 24TH, 26TH TO 32ND, 34TH TO 40TH & 42ND TO 45TH FLOOR	36	812.022	26254.302	26254.302	1084.058	30626.088	1084.058	30626.088		4	144	144	
		REFUGE 17TH FLOOR	1	612.672	612.672	612.672	1084.058	1084.058	1084.058	1084.058		3	3	3	
		REFUGE 25 TH FLOOR	1	671.581	671.581	671.581	1084.058	1084.058	1084.058	1084.058		3	3	3	
		REFUGE 33RD FLOOR	1	612.668	612.668	612.668	1084.058	1084.058	1084.058	1084.058		3	3	3	
		REFUGE 41ST FLOOR	1	612.672	612.672	612.672	1084.058	1084.058	1084.058	1084.058		3	3	3	
		MUMTY	1	0.000	0.000	0.000	163.325	163.325	163.325	163.325					
		OHT	1	0.000	0.000	0.000	307.583	307.583	307.583						
2	TOWER-B	TYPICAL 5TH TO 12TH, 14TH TO 16TH, 18TH TO 24TH, 26TH TO 32ND, 34TH TO 40TH & 42ND TO 45TH FLOOR	36	737.643	26555.148	26555.148	995.242	35828.712	995.242	35828.712		4	144	144	
		REFUGE 17TH FLOOR	1	575.501	575.501	575.501	995.242	995.242	995.242	995.242		3	3	3	
		REFUGE 25 TH FLOOR	1	593.316	593.316	593.316	995.242	995.242	995.242	995.242		3	3	3	
		REFUGE 33RD FLOOR	1	574.062	574.062	574.062	995.242	995.242	995.242	995.242		3	3	3	
		REFUGE 41ST FLOOR	1	575.501	575.501	575.501	995.242	995.242	995.242	995.242		3	3	3	
		MUMTY	1	0.000	0.000	0.000	163.328	163.328	163.328	163.328					
		OHT	1	0.000	0.000	0.000	299.521	299.521	299.521						
3	EWS	GROUND FLOOR	1	308.211	308.211	308.211	328.203	328.203	328.203	328.203		11	11	11	
		TYPICAL	4	269.218	1076.870	1076.870	37.113	1268.452	1712.250	328.203	11	44	44		
		OHT	1	0.000	0.000	0.000	63.342	63.342	63.342	63.342					
4	COMMERCIAL-01	GROUND FLOOR	1	1353.68	1353.678	1353.678	1303.678	1303.678	1303.678	1303.678					
		FIRST FLOOR	1	624.278	624.278	624.278	624.278	624.278	624.278	624.278	624.278				
		MUMTY	1	362.534	362.534	362.534	362.534	362.534	362.534	362.534					
5	COMMERCIAL-02	GROUND FLOOR	1	274.244	274.244	274.244	274.244	274.244	274.244	274.244					
		FIRST FLOOR	1	244.450	244.450	244.450	244.450	244.450	244.450	244.450	244.450				
		MUMTY	1	244.450	244.450	244.450	244.450	244.450	244.450	244.450	244.450				
6	GROUND FLOOR @ LVL +750 / PODIUM-01	GROUND FLOOR	1	514.115	514.115	514.115	6520.841	6520.841	6520.841	6520.841					
		FIRST FLOOR @ LVL +750 (CLUB & LOBBY) / PODIUM-02	1	1667.142	1667.142	1667.142	1758.902	1758.902	1758.902	1758.902					
		2ND FLOOR @ LVL +1100 (CLUB) / PODIUM-03	1	790.222	790.222	790.222	881.982	881.982	881.982	881.982					
7	3RD FLOOR @ LVL +14750 (SERVCE FLOOR)	GROUND FLOOR	1	2349.969	2349.969	2349.969	2349.969	2349.969	2349.969	2349.969					
		FIRST FLOOR	1	1777.855	1777.855	1777.855	1777.855	1777.855	1777.855	1777.855					
		SECOND FLOOR	1	9669.454	9669.454	9669.454	9669.454	9669.454	9669.454	9669.454					
8	BASEMENT-1	BASEMENT-1	1	10068.013	10068.013	10068.013	10068.013	10068.013	10068.013	10068.013					
		BASEMENT-2	1	10371.190	10371.190	10371.190	10371.190	10371.190	10371.190	10371.190					
		BASEMENT-3	1	1559.479	1559.479	1559.479	1559.479	1559.479	1559.479	1559.479					
9	BASEMENT-2	BASEMENT-2	1	82.054	82.054	82.054	82.054	82.054	82.054	82.054					
		BASEMENT-3	1	18000.000	18000.000	18000.000	18000.000	18000.000	18000.000	18000.000					
		BASEMENT-4	1	11.766	11.766	11.766	11.766	11.766	11.766	11.766					
10	TOTAL RESIDENTIAL FAR	GROUND FLOOR	1	64993.174	64993.174	64993.174	64993.174	64993.174	64993.174	64993.174					
		FIRST FLOOR	1	3104.034	3104.034	3104.034	3104.034	3104.034	3104.034	3104.034					
		TOTAL COMMERCIAL FAR	1	134423.334	134423.334	134423.334	134423.334	134423.334	134423.334	134423.334					

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 - No level indicated on this drawing are finished levels unless expressly specified.
 - This drawing is to be read in conjunction with all other services/structure/other consultants drawings as may be applicable.

AREA STATEMENT		
SL NO	DESCRIPTION	ACRE
1	LICENCED AREA OF SITE	4.6875
2	FAR	18969.639
2.1	PERMISSIBLE FAR	3.5
2.2	ADDITIONAL FAR FOR GREEN BUILDING (GBC GOLD)	12%
2.3	TOTAL FAR	3.62
2.4	PERMISSIBLE COMMERCIAL FAR @ 10% OF TOTAL FAR (A)	0.362
2.5	PERMISSIBLE RESIDENTIAL FAR @ 90% OF TOTAL FAR (B)	3.258
2.6	TOTAL PERMISSIBLE RESIDENTIAL AND COMMERCIAL FAR	3.62
2.7	PROPOSED COMMERCIAL FAR .X	4.56%
2.8	PROPOSED RESIDENTIAL FAR .Y	95.44%
2.9	TOTAL PROPOSED FAR (X+Y)	68997.208
3	GROUND COVERAGE	
3.1	PERMISSIBLE GROUND COVERAGE ON 18969.639	60%
3.2	PROPOSED GROUND COVERAGE	42.72%
4	GREEN AREA	
4.1	GREEN AREA @ 15% OF 18969.63	15%
4.2	GREEN AREA PROVIDED	20.004%
5	POPULATION & DWELLING UNITS	
5.1	PERMISSIBLE DENSITY ON 90%	
5.2	MINIMUM DENSITY	
5.3	MAXIMUM DENSITY	
5.4	MAIN DWELLING UNIT @ POPULATION @ 5 PERSONS	312
5.5	SERVANT UNITS REQUIRED @ 10% OF MDU	31.2
5.6	SERVANT UNIT PROPOSED & POPULATION @ 2 PERSONS	312
5.7	EWS REQUIRED @ 15% OF MDU	55
5.8	EWS PROVIDED & POPULATION @ 2 PERSONS	55
5.9	TOTAL PROPOSED POPULATION	2294
5.10	ON 90% SITE AREA (4.21875 ACRES)	543.76

PARKING DETAILS			
REQUIRED CAR PARKING FOR MAIN UNITS	0.5 ECS PER MAIN UNIT UNDER 100 SQM		
	1 ECS PER MAIN UNIT BETWEEN 100 TO 150 SQM		
	1.5 ECS PER MAIN UNIT MORE THAN 150 SQM		
REQUIRED CAR PARKING FOR COMMERCIAL	1 ECS PER 50 SQM COMMERCIAL AREA		
MAIN DWELLING UNITS PROPOSED (UNDER 100 TO 150 SQM) @ 1 ECS	235	235	
MAIN DWELLING UNITS PROPOSED (MORE THAN 150 SQM) @ 1.5 ECS	77	115.5	
PARKING REQUIRED FOR COMMERCIAL BLOCK @ 1 ECS ON 50 SQM	3104.034	62	
TOTAL REQUIRED ECS	-	413	
PROPOSED ECS			
BASEMENT 1 (@2 SQM)	8535.331	267	182
BASEMENT 2 (@2 SQM)	8966.407	280	195
BASEMENT 3 (@2 SQM)	9088.195	284	205
GROUND FLOOR / PODIUM-01 PARKING (@28 SQM)	4573.557	163	53
FIRST FLOOR / PODIUM-02 PARKING (@28 SQM)	1087.727	39	12
TOTAL	1033	647	
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS	5% OF 647 CARS	32.35	
PROPOSED CAR PARKING FOR EWS UNITS			33

FLATS	NO.	CARPET AREA (SQM.)
3BHK	158	123.656
3.5BHK	77	138.884
4.5BHK	77	176.469

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PROJECT DETAIL :
PROPOSED GROUP HOUSING OF MIXED LAND USE COLONY (90% RESIDENTIAL COMPONENT & 10% COMMERCIAL COMPONENT) UNDER TOD POLICY ON THE AREA MEASURING 4.6875 ACRES (LICENSE NO. 49 OF 2024 DATED 14.03.2024) IN VILLAGE HAYATPUR, SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY FOREVER BUILDTech PVT. LTD.

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

Drawing Title
SITE PLAN

Drawing No.
DWG-FBPL-01

Issued By
 Scale

North

