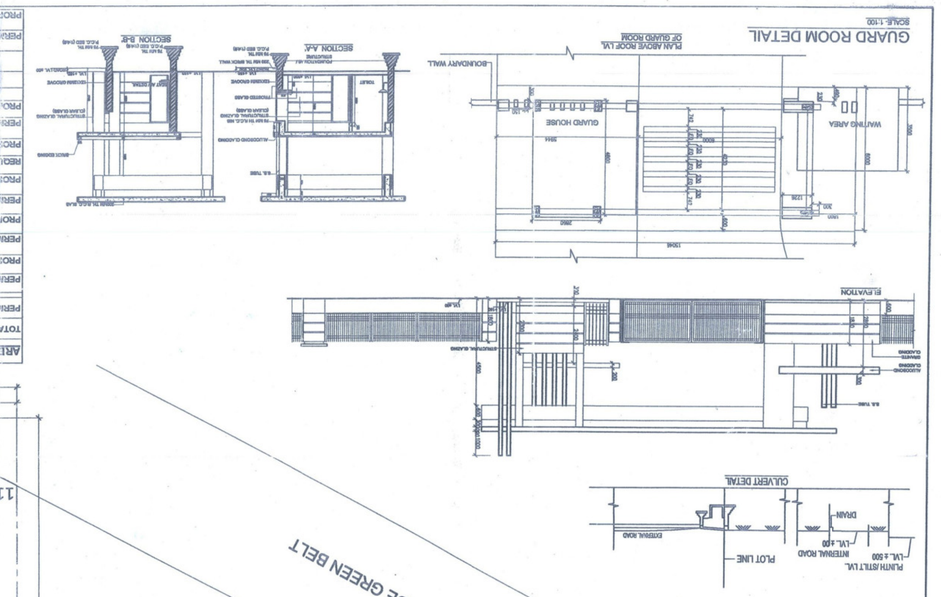
PROPOSED 60M WIDE SECTOR ROAD

AREA STATEMENT

TOTAL SITE AREA	%	87866.071 SQM	21.70928 ACRES
PERMISSIBLE GROUND COVERAGE AND FAR ON LAND AREA		87866.06 SQM	20.85868 ACRES
PERMISSIBLE GROUND COVERAGE (@ 35%)		30753.12 SQM	
PROPOSED GROUND COVERAGE	51.7428 %	97858.82 SQM	
PERMISSIBLE F.A.R (@ 175%)		166084.69 SQM	
PROPOSED F.A.R	136.066 %	119527.61 SQM	
PERMISSIBLE/PROPOSED GREEN AREA (@ 10%)		12429.66 SQM	
PROPOSED GREEN AREA	14.336 %	12708.88 SQM	
PERMISSIBLE/PROPOSED OPEN SPACE		8786.07 SQM	
PROPOSED COMMERCIAL AREA	0.165%	123.914	
PERMISSIBLE COMMERCIAL AREA	0.50%	416.684169	
PROPOSED DENSITY		316.48 PPA	
PERMISSIBLE DENSITY (100-400 P.P.A.)	400 X 20.52666 =	8223.2 PERSONS	
PERMISSIBLE DENSITY TOTAL ADDED POPULATIONAL DENSITY	1166 MAIN DU X 6 =	6996 PERSONS	
	1166 MAIN DU X 5 =	5830 PERSONS	
	216 DWS X 2 =	432 PERSONS	
	117 STAFF QUARTERS X 2 =	234 PERSONS	
PROPOSED DENSITY		6496 PERSONS	
PROPOSED CAR PARKING		1724 CAR	
REQUIRED CAR PARKING (@ 1.5 ECS/MAIN DU)	MAIN DU 1166 X 1.5 =	1749 CAR	
PROPOSED CAR PARKING		1724 CAR	

GUARD ROOM DETAIL

SCALE: 1:100



BLOCK CONFIGURATION AND AREAS

BLOCK NAMES & TOWERS NUMBERS	BLOCK-1 T-1,2,3,4	BLOCK-2 T-5,6,7	BLOCK-3 T-8	BLOCK-4 T-9	BLOCK-5 T-10, 14	BLOCK-6 T-12, 13	BLOCK-7 T-11	BLOCK-8 T-15	COMMUNITY BUILDING	CONVENIENT SHOPPING	NURSERY SCHOOL	PRIMARY SCHOOL	RESIDENTIAL BLOCKS
No. OF FLOORS	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED
	(S+4)	(S+4)	(S+4)	(S+4)	(S+4)	(S+4)	(S+4)	(S+4)	(S+2)	(S+1)	(S)	(S+1)	(S+3)
GROUND FLOOR AREA	637.912	637.912	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
GROUND COVERAGE	405.360	405.360	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
GROUND STILT AREA (NON-FAR)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
FAR	2034.560	2027.560	2122.600	3189.560	3189.560	2400.220	3189.560	3182.930	1547.462	369.042	369.042	369.042	
GROUND F.LOOR FAR	405.360	405.360	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
1st F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
2nd F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
3rd F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
4th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
5th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
6th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
7th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
8th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
9th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
10th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
11th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
12th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
13th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
14th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
15th F.LOOR FAR	406.462	407.595	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
MAIN & PART STARS (NON FAR)	800.000	800.000	424.520	637.912	637.912	480.044	637.912	636.386	636.501	123.014	123.014	123.014	
TOTAL FAR OF TOWER/BLOCK	7564.400	6577.260	6084.414	7564.400	7564.400	6460.300	7615.089	7535.689	6794.219				
NOS. OF TOWERS/BLOCKS	4	3	1	2	2	1	2	2	1				
TOTAL FAR	30066.080	23331.604	6084.414	7564.400	15002.800	6460.300	7615.089	7535.689	6794.219				
NET NON-FAR AREA	1472.600	1000.200	1061.300	1061.300	1061.300	780.000	1061.300	1061.300	387.000				
NET TOTAL FAR	31538.680	24331.804	7145.714	8625.700	16064.100	7240.300	8676.389	8596.989	7181.219				
NET TOTAL COVERAGE	2150.048	1620.200	2122.600	3189.560	3189.560	2400.220	3189.560	3182.930	1547.462				
NET STILT FLOOR AREA	0.000	750.040	220.920	220.920	220.920	0.000	0.000	0.000	0.000				
NET TOTAL BUILT FLOOR AREA	33688.728	26701.644	9429.234	11410.180	19473.580	9640.520	11491.949	11379.919	8728.681				

SUMMARY OF AREAS APPLIED FOR APPROVAL

(excluding towers T-5&7, 11 and 12)

1	TOTAL FAR AREA	79501.16 SQMT.
2	TOTAL STILT AREA	565.916 SQMT.
3	TOTAL LIBRARY / MAGNET ROOM /	67.196 SQMT.
4	TOTAL COMMERCIAL AREA	1503.872 SQMT.
5	TOTAL BASEMENT AREA	35139.371 SQMT.
TOTAL OF ABOVE		116917.030 SQMT.

SUMMARY OF AREAS

1	TOTAL FAR AREA	113217.611 SQMT.
2	TOTAL STILT AREA	2002.096 SQMT.
3	TOTAL LIBRARY / MAGNET ROOM /	1503.872 SQMT.
4	GYM MASS AREA	1503.780 SQMT.
5	TOTAL BASEMENT AREA	35139.371 SQMT.
6	TOTAL COMMERCIAL AREA	1503.872 SQMT.
7	TOTAL OF ABOVE	149819.668 SQMT.

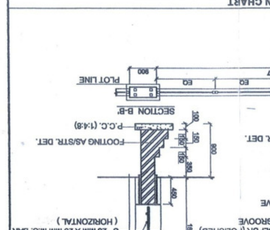
CAR PARKING

Required no of car parking including EWS @1.5 ECS Main DU	1746	ECS	
Required EWS, Car parking @5% of Total car parking (NOS 80	87.3	ECS	
PROPOSED CAR PARKING			
Surface Car Parking (ECS)	629	CAR	
Surface car parking for EWS. (ECS)	87	CAR	
Total Surface car parking	716	CAR	
Basement car parking (ECS)	001 TO 355	355	CAR
STILT (Tower) Parking (car parking ECS)	AREA	19	CAR
	SQM OF STILT		
Total Surface car parking ECS)		716	CAR
Basement -1FT-1 block, car parking (ECS)	603 TO 639	37	CAR
Basement -1FT-1 block, car parking (ECS)	1236-603*2	634	CAR
Basement -1FT-2 block, car parking (ECS)	(640-706)*2	134	CAR
Total Covet. Car parking provided		1039	CAR
Total Car Prking Provided		1766	CAR

REVISED SUBMISSION DRAWINGS

PROJECT
REVISED BLDNG PLANS FOR GROUP HOUSING
COLONY NEAR KHERA 2, KHERA KI ROAD, GURGAON
of 2014 dated 30/06/2014 for 16.4125 Acres & LICENSE
SECTOR-37, BAHADURGARH BEING DEVELOPED BY
N.O. of 2014 dated 22/08/2014 for 5.278 Acres IN
H.T.RESIDENCY PVT. LTD. AND OTHERS IN
COLONY NEAR KHERA 2, KHERA KI ROAD, GURGAON
REVISED BLDNG PLANS FOR GROUP HOUSING PVT. LTD.

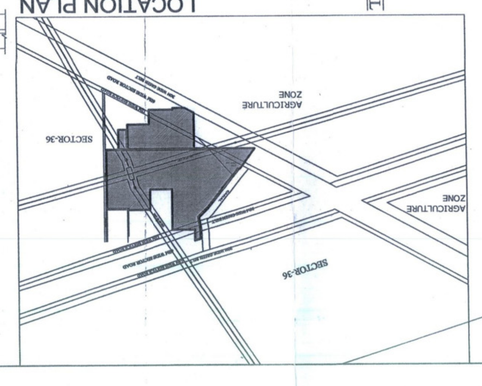
KEY PLAN



UNITS CALCULATION CHART

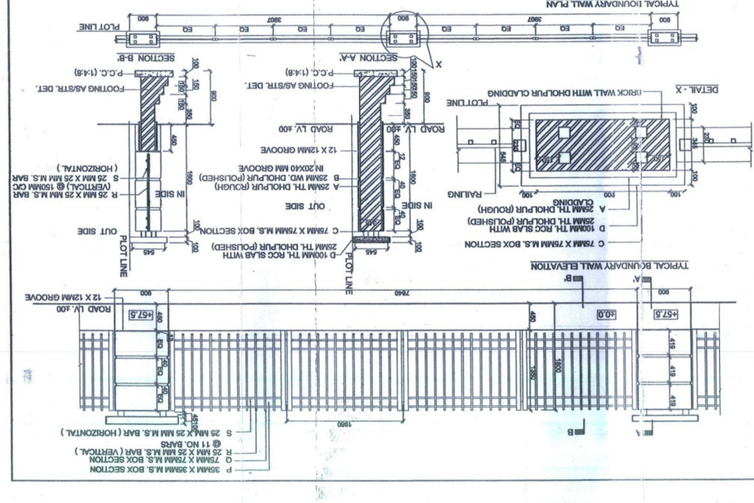
TOWER TYPE	TYPE OF UNITS	NO. OF UNITS ON GROUND FLOOR	NO. OF UNITS AT TYPICAL FLOOR	NO. OF FLOORS IN SINGLE TOWER	NO. OF TOWERS	NO. OF SERVANT UNITS	TOTAL DWELLING UNITS
1, BLOCK - 1	3bed+3ats	4	4	14	4	90	360
Ground+14)							
2, BLOCK - 2	2bed+3ats	4	5	14	3	72	216
Ground+14)							
3, BLOCK - 3	2bed+3ats	4	6	14	1	72	962
Ground+Stilt+14)							
4, BLOCK - 4	2bed+3ats	4	6	14	1	90	90
Ground+6)							
5, BLOCK - 5	2bed+3ats	4	6	14	2	90	180
Ground+14)							
6, BLOCK - 6	2 bed + 3ats	4	3	14	2	69	176
Ground+Stilt+14)							
7, BLOCK - 7	EWS Units	4	11	14	1	216	216
(G+11)							
TOTAL NOS. OF SERVANT UNITS =							1764
TOTAL NOS. OF MAIN DWELLING UNITS =							1764
TOTAL NOS. OF EWS UNITS =							216

LOCATION PLAN



BOUNDARY WALL DETAIL

SCALE: 1:50



GENERAL NOTES

1. All dimensions are in mm unless otherwise mentioned.
2. No dimensions are to be scaled from this drawing.

GENERAL NOTES

1. FIRE SAFETY MEASURES
2. SOLAR WATER HEATING SYSTEM
Electrical Rapacity 1ryuma
3. RAIN WATER HARVESTING SYSTEM
Building laws before applying for an occupation certificate.
Ground Water Authority norms/Bruma Act, regulations as applicable.
4. The water conserving system shall be provided as per Central
a) Roof top Rain Water / rainwater from roof top shall be collected in
sump and used for flushing purposes.
b) Storage tank of adequate capacity shall be provided for
recharging of ground water.
c) Water conservation measures shall be implemented as per
guidelines of Central Ground Water Authority.

SUMMARY OF AREAS APPLIED FOR APPROVAL

No. OF APPARTMENT IN AREA OF APPROVED UNDER CONSTRUCTION TOWER=	216	Nos.
TOWERS T1,2,3,4	69	Nos.
TOWERS T5,6,7	69	Nos.
TOWERS T11+	323	Nos.
TOTAL	576	Nos.
PARKING REQUIRED FOR 333 UNITS @ 1.5ECS/UNIT = 499.5 ECS =	500	ECS
COVERED CAR PARKING PROVIDED =	376	Nos.
COVERED CAR PARKING IN BLOCK-3 = 78% =		
INCLUDES 375 Nos. FOR EARLIER PROVIDED TOWER & 1 UNITS.	1039	Nos.

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SCALE	DATE	ISSUED TO	REMARKS

REVISION	DATE	DESCRIPTION	BY

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Architect E.P.C.

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P.W.D. (B&R) GURGAON

Approved
Executive Engineer
P.W.D. (B&R) Divn.
Gurgaon

FOR H.T. RESIDENCY PVT. LTD.
(S. K. SHARMA)
Director
Authorised Signatory

Sub. Divn.
Gurgaon

DRAWING TITLE
SITE PLAN
SCALE
1:500
DRAWN
S.K.SHARMA
CHECKED
DATE
12-12-14
DRG. NO.
1/35

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