MASTER AREA STATEMENT

			PERMISSIBLE		PROPOSED		
SITE AREA		11.66875 ACRES	47221.664	SQM			
PERMISSIBLE FAR @	3.5		165275.68	SQM			
PERMISSIBLE GRIHA FAR @4 STAR @	0.12		5866.66	SQM			
TOTAL FAR @	3.62		170942.66	SQM	167592.17	SQM	3.55
RESIDENTIAL FAR @	98%		167523.68	SQM	164173.81	SQM	
COMMERCIAL FAR @	2%		3418.85	SQM	3418.36	SQM	
GROUND COVERAGE @	60%		28333.01	SQM	8990.157	SQM	19.04%
MIN. GREEN AREA @	15%		7083.35	SQM	7500.09	SQM	15.88%
1.5 MTS GREEN STRIP AREA					1168.23	SQM	2.47%
TOTAL GREEN					8668.32	SQM	18.36%

PROJECT COMPONENT AREAS

		FAR	GROUND COVERAGE	BUILT UP AREA	NON FAR AREA	HEIGHT
		SQM	SQM	SQM	SQM	MTS
RESIDENTIAL	TOWER-A (RESIDENTIAL)	27972.81	1147.701	39079.39	11106.58	
	TOWER-B (RESIDENTIAL)	25395.62	1041.12	35169.34	9773.72	160.35
	TOWER-C (RESIDENTIAL)	25494.54	1057.892	35005.8	9511.26	160.35
	TOWER-D (RESIDENTIAL)	25494.54	1057.892	35005.8	9511.26	160.35
	TOWER-E (RESIDENTIAL)	25336.85	1041.12	34743.36	9625.43	160.35
	TOWER-F (RESIDENTIAL)	28279.75	1147.701	39079.4	10799.65	160.35
	TOWERS MUMTY / MACHINE ROOM	-	-	875.705	875.705	
	CLUB (RESIDENTIAL)	1470.94	887.927	887.927		14.95
	EWS (RESIDENTIAL)	4085.73	112.32	4706.166	560.46	27
	TEMPLE	38.02	38.02	38.02	0	11.3
	GUARD ROOM	22	22	22	0	4
	BASEMENT-1	-	-	22625.722	22625.722	
	BASEMENT-2	583.013	-	23585.55	23585.55	
	BASEMENT-3	-	-	23008.402	23008.402	
	BASEMENT-4	-	-	23008.402	23008.402	
	TOTAL	**164173.81**	**7553.693**	**316840.984**	**154322.141**	
COMMERCIAL	COMMERCIAL-1	894.74	894.74	894.74	0	27
	COMMERCIAL-2	382	382	382	0	7.4
	CLUB (COMMERCIAL)	1455.88	159.724	1945.708	489.83	14.95
	TOWER-A TERRACE (COMMERCIAL)	171.435	-	518.318	346.883	160.35
	TOWER-B TERRACE (COMMERCIAL)	171.435	-	518.318	346.883	160.35
	TOWER-E TERRACE (COMMERCIAL)	171.435	-	518.318	346.883	160.35
	TOWER-F TERRACE (COMMERCIAL)	171.435	-	518.318	346.883	160.35
	BASEMENT-1	-	-	3419.23	3419.23	
	BASEMENT-2	-	-	3452.29	3452.29	
	BASEMENT-3	-	-	2819.725	2819.725	
	TOTAL	**3418.36**	**1436.464**	**14898.965**	**11568.607**	
RESI + COMMERCIAL TOTAL		**167592.17**	**8990.157**	**331827.949**	**165890.748**	
RESIDENTIAL COMPONENT IN CLUB		1470.94				
COMMERCIAL COMPONENT IN TOWERS & CLUB (C)		2141.62				
TOTAL		3612.56				

AMENITY REQUIREMENT

POPULATION ACHIEVED	5508	PERSONS	
	REQUIRED	GIVEN	NOTE
NURSERY SCHOOL	2	1	
PRIMARY SCHOOL	1	1	1 NURSERY SCHOOL INCLUDED IN PRIMARY

DENSITY, EWS & SERVICE DWELLING UNIT CALCULATIONS

SITE AREA		11.66875	ACRES
RESIDENTIAL SITE AREA @	98%	11.43538	ACRES
PHASE-1, 2 , 3 & 4		8.7461	ACRES
PHASE-1, 2 & 3 RESIDENTIAL AREA	98%	8.57121	ACRES
MIN PERMISSIBLE DENSITY @	540 PPA	4628	PERSONS
MAX PERMISSIBLE DENSITY @	660 PPA	5657	PERSONS

		REQD. NOS.	PROVIDED NOS.	POPULATION @	TOTAL	
TOTAL NO OF UNITS			1116			
MAIN DWELLING UNITS			948	5	4740	
EWS UNITS (15%)		142	168	2	336	
SERVICE DWELLING UNITS (10%)		95	144	3	432	
TOTAL POPULATION					5508	PERSONS
DENSITY ACHIEVED					482	PPA

PRIMARY SCHOOL STATEMENT

			PERMISSIBLE	PROVIDED	
SITE AREA	0.5	ACRES	2023.428		SQM
FAR @1.5			3035.142	804.87	SQM
GROUND COVERAGE @35%			708.1998	101.999	SQM
MIN FAR PERMISSIBLE @25%			758.7855	804.87	SQM
PARKING @15% OF SITE AREA			303.51	381.053	SQM
PARKING NOS.				38	

NURSERY SCHOOL STATEMENT

			PERMISSIBLE	PROVIDED	
SITE AREA	0.2	ACRES	809.3712		SQM
FAR @1.5			1214.0568	595.532	SQM
GROUND COVERAGE @35%			283.27992	132.24	SQM
MIN FAR PERMISSIBLE @25%			303.5142	595.532	SQM
PARKING @15% OF SITE AREA			121.41	121.41	SQM
PARKING NOS.				6	

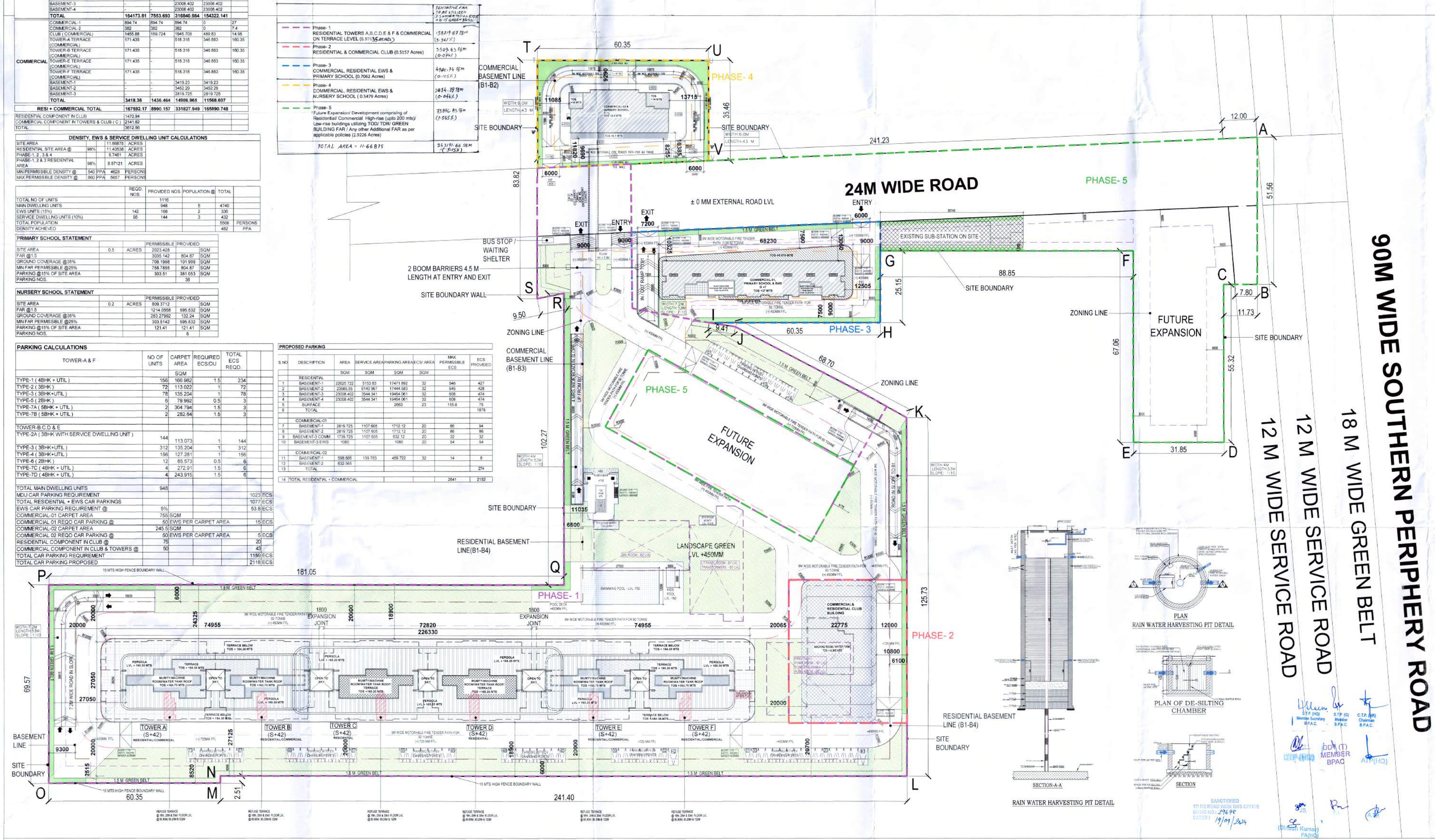
PARKING CALCULATIONS

TOWER-A & F	NO OF UNITS	CARPET AREA	REQUIRED ECS/DU	TOTAL ECS REQD.	
		SQM			
TYPE-1 (4BHK + UTIL)	156	166.982	1.5	234	
TYPE-2 (3BHK)	72	113.022	1	72	
TYPE-3 (3BHK+UTIL)	78	135.204	1	78	
TYPE-5 (2BHK)	6	79.992	0.5	3	
TYPE-7A (5BHK + UTIL)	2	304.794	1.5	3	
TYPE-7B (5BHK + UTIL)	2	282.64	1.5	3	
TOWER-B,C,D & E					
TYPE-2A (3BHK WITH SERVICE DWELLING UNIT)	144	113.073	1	144	
TYPE-3 (3BHK+UTIL)	312	135.204	1	312	
TYPE-4 (3BHK+UTIL)	156	127.281	1	156	
TYPE-6 (2BHK)	12	85.573	0.5	6	
TYPE-7C (4BHK + UTIL)	4	272.91	1.5	6	
TYPE-7D (4BHK + UTIL)	4	243.915	1.5	6	
TOTAL MAIN DWELLING UNITS	948				
MDU CAR PARKING REQUIREMENT				1023	ECS
TOTAL RESIDENTIAL + EWS CAR PARKINGS				1077	ECS
EWS CAR PARKING REQUIREMENT @	5%			53.8	ECS
COMMERCIAL-01 CARPET AREA	765	SQM			
COMMERCIAL 01 REQD CAR PARKING @	50	EWS PER CARPET AREA		15	ECS
COMMERCIAL-02 CARPET AREA	245.5	SQM			
COMMERCIAL 02 REQD CAR PARKING @	50	EWS PER CARPET AREA		5	ECS
RESIDENTIAL COMPONENT IN CLUB @	75			20	
COMMERCIAL COMPONENT IN CLUB & TOWERS @	50			43	
TOTAL CAR PARKING REQUIREMENT				1150	ECS
TOTAL CAR PARKING PROPOSED				2118	ECS

PROPOSED PARKING

S.NO	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	ECS/ AREA	MAX PERMISSIBLE ECS	ECS PROVIDED
		SQM	SQM	SQM	SQM		
	RESIDENTIAL						
1	BASEMENT-1	22625.722	5153.83	17471.892	32	546	427
2	BASEMENT-2	23585.55	6140.967	17444.583	32	545	428
3	BASEMENT-3	23008.402	3544.341	19464.061	32	608	474
4	BASEMENT-4	23008.402	3544.341	19464.061	32	608	474
5	SURFACE			2663	23	115.8	75
6	TOTAL						1878
	COMMERCIAL-01						
7	BASEMENT-1	2819.725	1107.605	1712.12	20	86	94
8	BASEMENT-2	2819.725	1107.605	1712.12	20	86	86
9	BASEMENT-3 COMM	1739.725	1107.605	632.12	20	32	32
10	BASEMENT-3 EWS	1080	-	1080	20	54	54
	COMMERCIAL-02						
11	BASEMENT-1	599.505	139.783	459.722	32	14	8
12	BASEMENT-2	632.565					
13	TOTAL						274
14	TOTAL RESIDENTIAL + COMMERCIAL					2641	2152

		TENTATIVE FAR TO BE UTILISED (1.5 UNDER TOD + 0.5 GREEN BASE)
Phase- 1	RESIDENTIAL TOWERS A,B,C,D,E & F & COMMERCIAL ON TERRACE LEVEL (6.9775 ACRES)	15879.87 SQM (5.347 FAR)
Phase- 2	RESIDENTIAL & COMMERCIAL CLUB (0.5157 Acres)	2509.63 SQM (0.07 FAR)
Phase- 3	COMMERCIAL, RESIDENTIAL EWS & PRIMARY SCHOOL (0.7062 Acres)	4986.74 SQM (0.105 FAR)
Phase- 4	COMMERCIAL, RESIDENTIAL EWS & NURSERY SCHOOL (0.5479 Acres)	2034.89 SQM (0.044 FAR)
Phase- 5	Future Expansion/ Development comprising of Residential/ Commercial High-rise (upto 200 mts)/ Low-rise buildings utilizing TOD/ TDR/ GREEN BUILDING FAR / Any other Additional FAR as per applicable policies (2.3226 Acres)	73896.85 SQM (1.5653 FAR)
	TOTAL AREA = 11.66875	243191.66 SQM (5.153 FAR)



SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO:- 296/99 DATED:- 19/09/2024

(Dinesh Kumar) PA(HQ)

DRAWING NO. S-1

NOTES:

1. All fixture provided in toilets are as per N.B.C.
2. Basement will be mechanically ventilated.
3. All spaces (parking basement, services basement etc.) Will be artificially lit.
4. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
5. Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
6. All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)

DEVELOPER

RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

ARCHITECT

morphogenesis.

41, Industrial Estate, Okhla Phase – III
New Delhi – 110020
Tel: 91 11 41828070
Email: studio@morphogenesis.org

PROJECT TITLE

PROPOSED BUILDING PLAN FOR MIXED LAND USE COLONY (98% RESIDENTIAL COMPONENT AND 2% COMMERCIAL COMPONENT) UNDER TOD POLICY OVER AN AREA MEASURING 11.66875 ACRES. (LICENSE NO 90 OF 2024 DATED 18.07.2024) IN THE REVENUE ESTATE OF VILLAGE FAZILPUR JHARSA & BADSHAHPUR, SECTOR-69 GURUGRAM, BEING DEVELOPED BY **RIVERDAY INFRASTRUCTURE PRIVATE LIMITED**

STATUS: SUBMISSION DRAWING

SHEET TITLE

SITE PLAN

OWNER'S SIGN

ARCHITECT'S SIGN

SCALE: 1:450

DRAWING NAME: S.MP.01

DATE: 05-09-2024