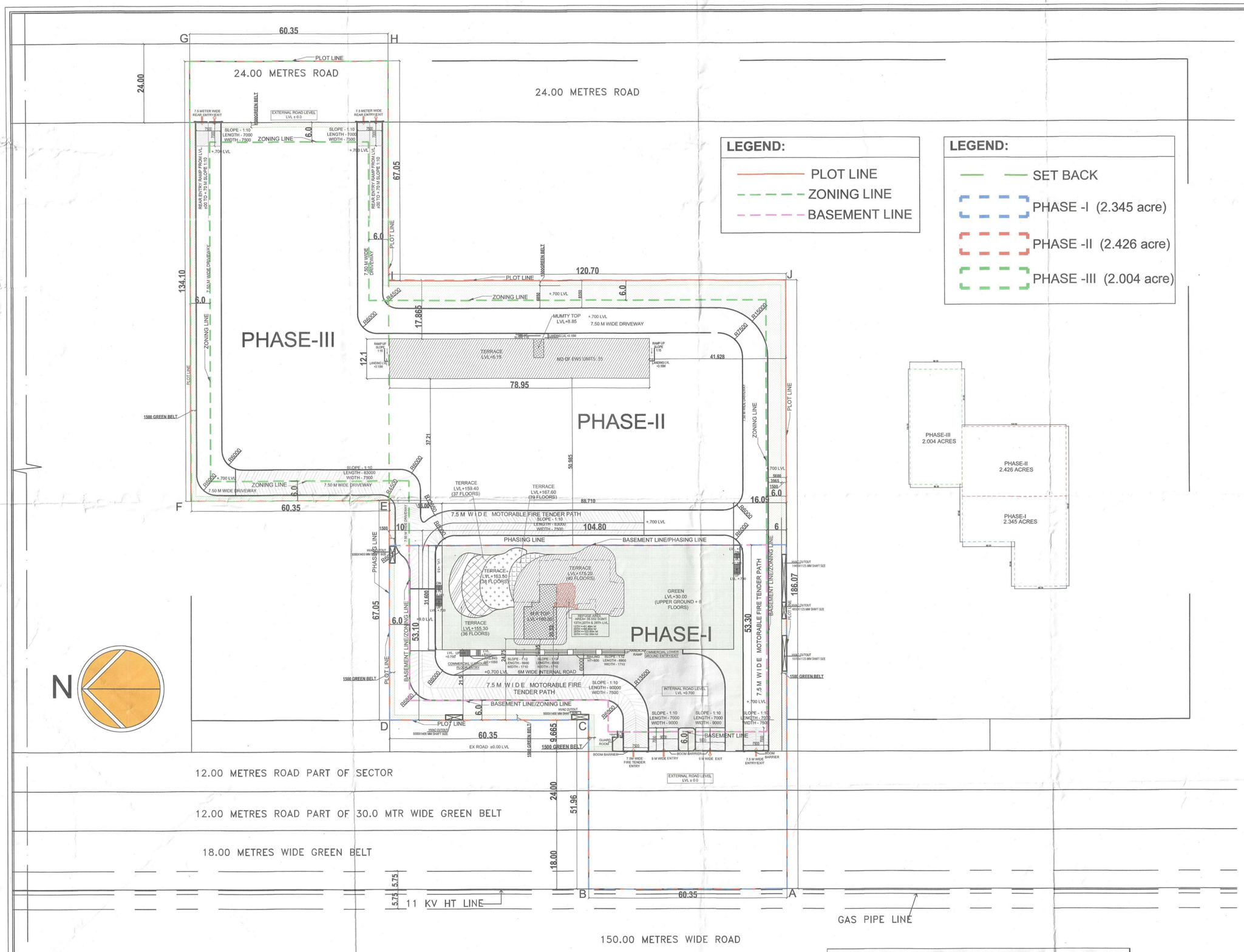


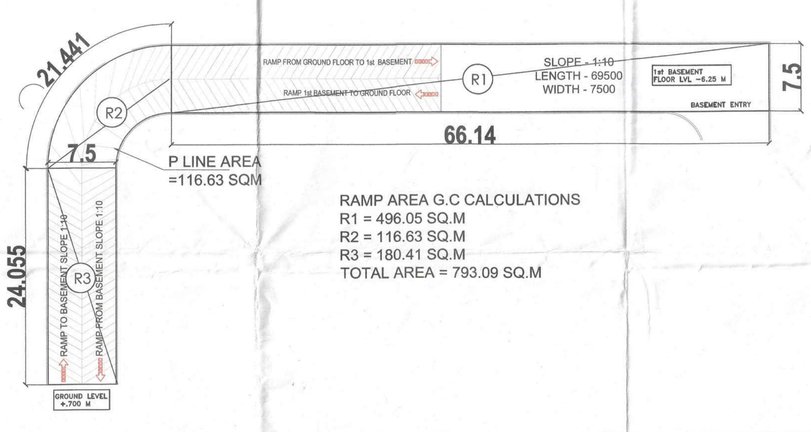
GUARD ROOM BLOW-UP

PARKING CALCULATION				
REQUIRED PARKING				
	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
	SQ. MT	NO.s		
3 BHK + Service Personal (TYPE-1)	472.648	1	1.5	2
4 BHK + Service Personal (TYPE-1)	282.365	3	1.5	5
4 BHK + Service Personal (TYPE-2)	516.929	1	1.5	2
5 BHK + Service Personal (TYPE-1)	317.623	25	1.5	38
5 BHK + Service Personal (TYPE-2)	317.623	28	1.5	42
5 BHK + Service Personal (TYPE-3)	587.525	1	1.5	2
SPR UNIT	24.475	60	0	0
DUPLEX	614.230	1	1.5	2
Commercial (Retail)	11118.300	1 ECS / 50 Sq.m		222
EWS	18.988	35	0.5	18
TOTAL				330

PROPOSED PARKING						
FLOORS	AREA	No. Of ECS as/Area Calculation	PROPOSED Car Parking			
			Primary	Double Stack	Triple Stack	TOTAL
	SQ. MT					
Basement -1	3483.233 / 32x2	218	0	144		144
Basement -2	4723.95 / 32x2	295	0	168		168
Basement -3 (PARKING NOS.151 TO 168 RESERVED FOR EWS)	4401.018 / 32x2	275	0	168		168
TOTAL		788	0	480	0	480

DU CALCULATION_ FLOOR WISE OF ALL TOWERS

Floors	Tower - A (First to 33rd Floors)								EWS- GROUND FLOOR	
	5 BHK + SERVANT (TYPE-1)	5 BHK + SERVANT (TYPE-2)	5 BHK + SERVANT (TYPE-3)	4 BHK + SERVANT (TYPE-1)	4 BHK + SERVANT (TYPE-2)	3 BHK + SERVAN T(TYPE-1)	DUPLE X	No.s of DU	EWS	No.s of DU
GROUND LVL									35	35
1st LVL								0		
2nd LVL								0		
3rd LVL								0		
4th LVL								0		
5th LVL								0		
6th LVL								0		
7th LVL	1	1						2		
8th LVL	1	1						2		
9th LVL	1	1						2		
10th LVL	1	1						2		
11th LVL	1	1						2		
12th LVL	1	1						2		
13th LVL(Refuge)		1		1				2		
14th LVL	1	1						2		
15th LVL	1	1						2		
16th LVL	1	1						2		
17th LVL	1	1						2		
18th LVL	1	1						2		
19th LVL	1	1						2		
20th LVL(Refuge)		1		1				2		
21st LVL	1	1						2		
22nd LVL	1	1						2		
23rd LVL	1	1						2		
24th LVL	1	1						2		
25th LVL	1	1						2		
26th LVL	1	1						2		
27th LVL	1	1						2		
28th LVL(Refuge)		1		1				2		
29th LVL	1	1						2		
30th LVL	1	1						2		
31st LVL	1	1						2		
32nd LVL	1	1						2		
33rd LVL	1	1						2		
34th LVL	1	1						2		
35th LVL SERVICE FLOOR								0		
36th LVL			1					1		
37TH LVL					1			1		
38TH LVL						1		1		
39TH LVL							1	1		
40th LVL								0		
Total	25	28	1	3	1	1	1	60	35	35



P LINE AREA =116.63 SQM

RAMP AREA G.C CALCULATIONS
R1 = 496.05 SQ.M
R2 = 116.63 SQ.M
R3 = 180.41 SQ.M
TOTAL AREA = 793.09 SQ.M

FAR & NON-FAR DETAILS_ FLOOR WISE OF ALL TOWERS

	PHASE - 1												
TYPE	RESIDENTIAL TOWERS				COMMERCIAL			EWS			BASEMENT		TOTAL
BUILDING BLOCKS	Tower - A (Stilt + 40 Floors)				Commercial FAR (L.G+U.G.+1st+2nd+3rd+4th)			EWS FAR(GROUND FLOOR)			Basement Lobbies & Parking		BUILT-UP AREA (Residential + Commercial + Basement) In Total
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
BASEMENT-3												5587.592	5587.592
BASEMENT-2												5587.592	5587.592
BASEMENT-1												5387.427	5387.427
Lower Ground					2598.124	205.112	2803.236						2803.236
Upper Ground + MEZZANINE					3604.646	0.000	3604.646	878.632	0.000	878.632			4483.278
1st LVL					2598.124	205.112	2803.236						2803.236
2nd LVL					2138.574	664.662	2803.236						2803.236
3rd LVL					2598.124	205.112	2803.236						2803.236
4th LVL					2598.124	205.112	2803.236						2803.236
5th Service Floor					0.000	2803.236	2803.236						2803.236
6th LVL(Stilt)	570.736	462.034	0.000	1032.770									1032.770
7th LVL	801.106	35.505	160.130	996.741									996.741
8th LVL	801.106	35.505	160.130	996.741									996.741
9th LVL	801.106	35.505	160.130	996.741									996.741
10th LVL	801.106	35.505	160.130	996.741									996.741
11th LVL	801.106	35.505	160.130	996.741									996.741
12th LVL	801.106	35.505	160.130	996.741									996.741
13th LVL(Refuge)	767.146	75.833	153.638	996.617									996.617
14th LVL	801.106	35.505	160.130	996.741									996.741
15th LVL	801.106	35.505	160.130	996.741									996.741
16th LVL	801.106	35.505	160.130	996.741									996.741
17th LVL	801.106	35.505	160.130	996.741									996.741
18th LVL	801.106	35.505	160.130	996.741									996.741
19th LVL	801.106	35.505	160.130	996.741									996.741
20th LVL (Refuge)	767.146	75.833	153.638	996.617									996.617
21st LVL	801.106	35.505	160.130	996.741									996.741
22nd LVL	801.106	35.505	160.130	996.741									996.741
23th LVL	801.106	35.505	160.130	996.741									996.741
24th LVL	801.106	35.505	160.130	996.741									996.741
25th LVL	801.106	35.505	160.130	996.741									996.741
26th LVL	801.106	35.505	160.130	996.741									996.741
27th LVL	801.106	35.505	160.130	996.741									996.741
28th LVL(Refuge)	767.146	75.833	153.638	996.617									996.617
29th LVL	801.106	35.505	160.130	996.741									996.741
30th LVL	801.106	35.505	160.130	996.741									996.741
31st LVL	801.106	35.505	160.130	996.741									996.741
32nd LVL	801.106	35.505	160.130	996.741									996.741
33rd LVL	801.106	35.505	160.130	996.741									996.741
34th LVL	801.106	35.232	160.130	996.468									996.468
35th LVL (Service)	0.000	804.765	0.000	804.765									804.765
36th LVL	751.230	35.505	245.688	1032.423									1032.423
37th LVL	664.034	35.505	246.668	946.207									946.207
38th LVL	607.349	35.505	216.138	858.992									858.992
39th LVL	502.686	35.505	163.013	701.204									701.204
40th LVL	401.308	34.865	93.807	529.980									529.980
Terrace			135.772	135.772					17.825				153.597
TOTAL	25826.421	2558.535	5565.250	33950.206	16135.716	4288.346	20424.062	878.632	17.825	878.632	0.000	16562.611	71833.336

MIX LAND USE COLONY SECTOR 37-D, GURUGRAM
AREA SUMMARY

			ACRES		Sq.M.
TOTAL SITE AREA			6.775		27417.409
COMMERCIAL SITE AREA IN TOD @ 70 %				70%	19192.186
RESIDENTIAL SITE AREA IN TOD @ 30 %				30%	8225.223
NET PLANNED AREA (NPA) for FAR Calculation			6.77500		27417.409
PHASE-1 (SITE AREA)			2.34500		9489.863
FAR					
		FAR	%age		FAR (in Sq.m)
TOTAL PERMISSIBLE FAR in TOD (INTENSE ZONE)		3.500			95960.931
PERMISSIBLE COMMERCIAL FAR in TOD @ 70 %				70%	67172.651
PERMISSIBLE RESIDENTIAL FAR in TOD @ 30 %				30%	28788.279
PHASE-1	TOWER - A RESIDENTIAL PROPOSED FAR				25826.421
	COMMERCIAL PROPOSED FAR				16135.716
TOTAL PROPOSED FAR in PHASE-1		1.530			41962.137
PROPOSED RESIDENTIAL FAR in TOD		0.974	27.829%		26705.953
PROPOSED COMMERCIAL FAR in TOD		0.589	16.815%		16135.716
TOTAL PROPOSED FAR in TOD		1.563			42840.769
GROUND COVERAGE					
PERMISSIBLE GROUND COVERAGE ±			60.00%		16450.445
PROPOSED GROUND COVERAGE OF BUILDING			16.612%		4554.621
GREEN					
REQUIRED GREEN (15%) PHASE-1			15.000%		4112.611
PROPOSED GREEN			12.835%		3518.894
DENSITY					
PERMISSIBLE DENSITY @ 660 (±10% @ 30% OF RESIDENTIAL SITE AREA)		660	PPA (MAX)		
		540	PPA (MIN)		
	REQUIRED UNITS			PROPOSED UNIT	DENSITY
MAIN UNITS PHASE-1(PROPOSED UNIT)		5 Person / Un		60	300
EWS UNITS	11	2 Person / Un		35	70
SERVICE PERSONAL UNIT 10% of Main Units (Phase-1)	6	2 Person / Un		60	121
TOTAL PROPOSED DENSITY PHASE-1			242 PPA		491
BALANCE DENSITY TO BE ACHIEVED IN PHASE-2 & 3					714
PARKING					
REQUIRED ECS			330	0	0
PROPOSED ECS			791		
PROPOSED PARKING BAYS			480		

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE
	SQ. MT
COMMERCIAL (Retail)	2803.236
Guard Room	3.000
EWS	955.295
RAMP IN GC	793.090
TOTAL	4554.621

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.
DTP (HQ) | ATP(HQ)
AD | PA | ATP

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 30759
DATED: 01-10-2024

Ram Avtar Bisla
JD(HQ)

DD(W)T)
MEMBER
BPAC

Checked and found ok for F.A.R. 4.5% (Unused) Service strip subject to as mentioned in forwarding letter No. 30759 dated 7/10/24

Owner:
MVN INFRASTRUCTURE PROJECTS LLP.

Architect:
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 011-46599599 / F 011-46599512
E : info@gpmindia.com / W : www.gpmindia.com

Project Title:
PROPOSED BUILDING PLAN OF MIX LAND USE COLONY (UNDER TOD POLICY DATED 09.02.2016)(70%(COMMERCIAL+30%RESIDENTIAL) FOR AN AREA MEASURING 6.775 ACRES(LICENSE NO.59 OF 2024 DATED-07/08/2024) IN SECTOR 37-D, GURUGRAM BEING DEVELOPED BY GOVA REALTORS PVT. LTD AND OTHERS IN COLLABORATION WITH MVN INFRASTRUCTURE PROJECTS LLP

Status: SUBMISSION DRAWING

Sheet Title:
SITE PLAN WITH AREA SUMMARY

Owner's Sign: For MVN INFRASTRUCTURE PROJECTS LLP — Authorised Signatory

Architect's Sign: GIAN P. MATHUR ARCHITECT M.C.A. I.I.A B. Arch., CA No. 80/5769

SCALE: 1: 100
DATE: 22-07-2024
DWG. No. SD/AR/MVN/37D/T-A/101