GREEN AREA						
GROSS - A	a	b	c	S = (a+b+c)*2	=√S(S-a)(S-b)(S-c)%	
	(LENGTH IN MTS.)	(LENGTH IN MTS.)	(LENGTH IN MTS.)	(LENGTH IN MTS.)	=	(IN SQM.)
GR1	22.310	20.675	22.245	32.615	=	203.997
GR2	15.375	20.675	22.675	29.363	=	154.471
GR3	22.675	31.540	33.325	43.770	=	343.436
GR4	33.325	27.435	11.195	35.978	=	142.137
GR5	3.290	27.435	27.240	28.983	=	44.810
GR6	55.640	40.380	29.400	62.710	=	574.262
GR7	28.910	29.400	15.260	36.795	=	214.850
TOTAL AREA					=	1677.962

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP/ AREA OF ALL TOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM
RETAIL	GROUND FLOOR	1	2704.935	2704.935	7207.975	3212.044	3212.044	8202.298	507.109	507.109	694.323	3212.044	-	-
	1ST FLOOR	1	2311.858	2311.858		2556.970	2556.97		245.112	245.112				
	2ND FLOOR	1	2191.182	2191.182		2433.284	2433.284		242.102	242.102				
MEETING PLACE CLUB	2ND FLOOR	1	184.459	184.459	184.459	184.459	184.459	184.459						
CONVENIENT SHOPPING	2ND FLOOR	1	54.872	54.872	54.872	54.874	54.874	54.872						
TOWER-1	3RD FLOOR I PODIUM	1	573.915	573.915	16926.939	641.282	641.282	20173.696	67.367	67.367	1246.717		86	-
	4TH FLOOR	1	408.891	408.891		440.997	440.997		32.106	32.106				
	5TH TO 15TH , 17TH TO 22ND	17	628.114	10677.938		660.668	11231.356		32.554	553.418				
	16TH FLOOR	1	601.899	601.899		634.453	634.453		32.554	32.554				
	23RD TO 24TH FLOOR	2	628.114	1256.228		660.668	1321.336		32.554	65.108				
	25TH FLOOR	1	601.899	601.899		634.453	634.453		32.554	32.554				
	26TH TO 28TH FLOOR	3	628.114	1884.342		660.668	1982.004		32.554	97.662				
	29TH FLOOR	1	628.114	628.114		660.668	660.668		32.554	32.554				
	30TH TO 32TH	3	478.286	1434.858		510.940	1532.82		32.554	97.662				
	33RD FLOOR	1	286.285	286.285		318.839	318.839		32.554	32.554				
	34TH & 35TH FLOOR	2	286.285	572.570		318.838	637.676		32.554	65.108				
	MUMTY MACHINE ROOM	1	-	-		138.070	138.070		138.070	138.070				
TOWER-2	3RD FLOOR I PODIUM	1	574.56	574.56	14350.341	643.685	643.685	15310.237	69.125	69.125	1059.896		65	17
	4TH FLOOR	1	411.885	411.885		445.905	445.905		34.020	34.020				
	5TH TO 15TH , 17TH TO 22ND	17	628.194	10678.788		662.184	11257.128		34.020	578.340				
	16TH FLOOR	1	605.682	605.682		639.702	639.702		34.020	34.020				
	23RD TO 24TH FLOOR	2	412.233	824.466		446.253	892.506		34.020	68.040				
	25TH FLOOR	1	380.666	380.666		414.686	414.686		34.020	34.020				
	26TH TO 28TH FLOOR	3	258.096	774.294		292.116	876.354		34.020	102.060				
	MUMTY MACHINE ROOM	1	-	-		140.271	140.271		140.271	140.271				
GUARD ROOM	-	-	-	-	-	9.860	9.860	9.860	9.860	9.860	9.860	9.860		
HT ROOM	-	-	-	-	-	100.539	100.539	100.539	100.539	100.539	100.539			
BASEMENT - 1	-	-				8399.307	8399.307	8399.307	8399.307	8399.307	8399.307			
BASEMENT – 2	-	-				8233.931	8233.931	8233.931	8233.931	8233.931	8233.931			
BASEMENT – 3	-	-				8023.787	8023.787	8023.787	8023.787	8023.787	8023.787			
TOTAL	-	-			49524.586			62692.346			22068.360	3322.443	151	17

AREA STATEMENT

AREA OF SITE AS PER ZONING = 2.759 ACRES = 11169.0906 Sqm.

PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.5) = 39091.817 Sqm
IGBC FAR OF RESIDENTIAL @15% = 1,675.363 Sqm.

TOTAL PERMISSIBLE FAR = 40,767.180 sqm.(39091.817+1,675.363)
PROPOSED F.A.R. = 40624.586 SQM.

MAXIMUM FAR PERMISSIBLE FOR COMMERCIAL @30% = 11727.545 Sqm.,
PROPOSED FAR OF COMMERCIAL = 7207.975 Sqm.

PERMISSIBLE GROUND COVERAGE @40% = 4467.636 SQM.
PROPOSED GROUND COVERAGE = 3322.443 SQM., OR $\frac{3322.443 \times 100}{11169.0906}$ = 29.75%

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING 0.5% AREA OF SITE AREA = 55.845 Sqm.

PROPOSED FAR AREA OF CONVENIENT SHOPPING = 54.872 sqm.

PERMISSIBLE FAR AREA OF MEETING PLACE/CLUB = ONE DWELLING UNIT OR 188.382 Sqm.

PROPOSED FAR AREA OF MEETING PLACE/CLUB = 184.459 sqm.

PERMISSIBLE DENSITY = 600 PPA X 2.759 ACS = 1655.4 TO SAY 1656 PERSON

PROPOSED DENSITY = 789 PERSON OR 285.97 PPA

POPULATION CALCULATION

MAIN UNITS = 151 X 5 =755
SERVANT ROOM = 17 X 2 = 34
TOTAL = 789

TOT – LOT AND GREEN AREA REQUIRED = 1675.363 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 1677.962 SQM. = 15.023% OF THE PLOT

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS
= 0.5 CAR PER MAIN UNIT under 100sqm
= 1.0 CAR PER MAIN UNIT over 100 TO 150sqm
= 1.5 CAR PER MAIN UNIT over 150sqm
= 231.0 = 2 ECS
= 149X1.5 =223.5 TO SAY 224 ECS
TOTAL ECS = 226 (2 + 224)

REQUIRED CAR PARKING FOR COMMERCIAL
1 CAR OF 50 SQM ON CARPET AREA = 3138.421/50 =62.7 TO SAY 63 ECS

TOTAL REQUIRED CAR PARKING RESIDENTIAL+COMMERCIAL=289 ECS (226+63)
PROPOSED CAR PARKING =411 CARS

AS PER NBC 2016 PART 3 CLAUSE 4.6.1.4

BLOCK NAME	LENGTH	WIDTH	PERIPHERY LENGTH	REQUIREMENTS FOR FTP	FTP ACCESS LENGTH REQUIRED	FTP ACCESS LENGTH PROVIDED	
	48.725	102.885	303.220	1/3.	101.073	264.800	(47.470+6.650+48.765+9.265+4.625+15.240 +7.700+20.525+18.355+37.480+48.725)

CARPET AREA OF COMMERCIAL(SQM)	
GROUND FLOOR	1084.866
1ST FLOOR	1170.274
2ND FLOOR	883.281
TOTAL	3138.421

	PROPOSED PARKING	PROPOSED ECS
BASEMENT-1	141	134
BASEMENT-2	174	144
BASEMENT-3	96	153
TOTAL	411	431

S. NO.	NO OF MDU'S 100 TO 150 SQM.	NO OF MDU'S ABOVE 150SQM.
TOWER-1	-	86
TOWER-2	2	63
TOTAL	2	149
GRAND TOTAL	151	UNITS

AREA CALCULATION OF GUARD ROOM

GROSS – 1									
1	=	1	X	3.400	X	2.900	=	9.860	SQM
TOTAL AREA							=	9.860	SQM

AREA CALCULATION OF HT ROOM

GROSS – 1									
2	=	1	X	4.960	X	20.270	=	100.539	SQM
TOTAL AREA							=	100.539	SQM

NOTES :-

- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.
- All lifts shall have 100% power back-up.
- All electrical installations shall be as per provision of NBC.
- Fire-fighting/safety provisions will be as per relevant NBC provisions.
- Basement area shall have mechanically ventilated as per relevant code.
- All toilets are ventilated as per Haryana Building Code 2017.
- Building has automatic sprinkler system wherever required by NBC.
- Building will be designed (structures) as per relevant I.S. codes for earthquake resistance.
- Solar panels of required capacity shall be provided on roof top as per hareda/zoning norms.
- All handicap ramps with railing.
- All fire fighting installations shall be as per provision of NBC.
- The rainwater harvesting system shall be provided as per central ground water authority norms.

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT I.S CODES FOR EARTH QUAKE RESISTANCE.
3. POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PROJECT:

PROPOSED BUILDING PLAN OF G.H. SITE NO.100 IN SECTOR-54 (GURUGRAM)

SANCTIONED
WIDE MEMO No. 23/7994 DATED 26/6/2024
ASSOCIATE ARCHITECTS
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 23/8944 dt. 2/8/24
DTP (HQ) Member Secretary BPAC
STP Member BPAC
CTP Chairman BPAC
Superintending Engineer(HQ) O/o Chief Engineer-I/II, HSVP, Panchkula.
Suraj Bhan I.D.
GG ASSOCIATES
PLOT NO-408 SEC-37C GURGAON (PH-9560794794)

OWNER'S SEAL & SIGNATURE
For Wonder City Buildcon Ltd.
Authorized Signatory

ARCHITECT'S SEAL & SIGNATURE
Ar. Rajender Kumar
CA/2012/55971
DDP(T) MEMBER BPAC

JULY-2024	Scale : 1:200	
Drawing Title:- SITE PLAN		Drawing No:- ST-01

NORTH

JD (H) DTP (H) STP (H) (MEMBER) I. B.P.A.C

LICENSED LAND AND HARYAYAN ORCHARDS PVT LMT

METRO STATION 53-54

SECTOR 53

GOLF COURSE ROAD

SECTOR 54

GH-95

15M WIDE ROAD

CONSTRUCTED GH-99

CONSTRUCTED GH-98

GR-AA

GR-BB

LVL+1200

BASEMENT LINE

ZONING SETBACK

1.5M GREEN BELT

8000 SETBACK

RAIN WATER HARVESTING PIT 4.0X3.0X4.0M (DEEP)

2000X1200mm DE-SILTING CHAMBER

LT PLANT ROOM BELOW LVL-4950MM

DG ROOM BELOW LVL-4800MM

TRANSFORMER ROOM BELOW LVL-4100MM

MUMTY/MACHINE ROOM LEVEL + 113200

MUMTY/MACHINE ROOM LEVEL + 132850

FIRE PLANT ROOM & WATER TANK BELOW

FIRE COMMAND ROOM

REFUGE TERRACE AT 16TH,25TH FLOOR (LVL+62.200,92.800)

G+22 LVL+86000

G+25 LVL+96200

G+28 LVL+108400

G+29 LVL+109800

G+32 LVL+120000

G+35 LVL+129450

G+2 LVL+17250

HT METER ROOM

SECURITY CHECK POINT BOOM BARRIER

SLIDING DOOR

RETAIL ENTRY / EXIT LVL-20

RESIDENTIAL ENTRY / EXIT LVL-+60

7.5M WIDE FIRE TENDER MOTORABLE ROAD 45 TON

WATER FOUNTAIN

EXPENSION JOINT

BALCONY

GUARD ROOM

SECURITY CHECK POINT

RAMP UP

RAMP DN

7.5 MT. WIDE SLOPE (1:10)

OVER FLOW

74.75

96.89

99.93

47.99

82.65

44.08

41.30

47.00

56.40

90.380

15.280

27.240

22.310

20.675

22.675

33.325

27.435

3.290

15.375

28.910

40.380

29.400

15.260

55.640

22.245

11.195

27.240

3.290

33.325

27.435

22.675

20.675

22.310

15.375

28.910