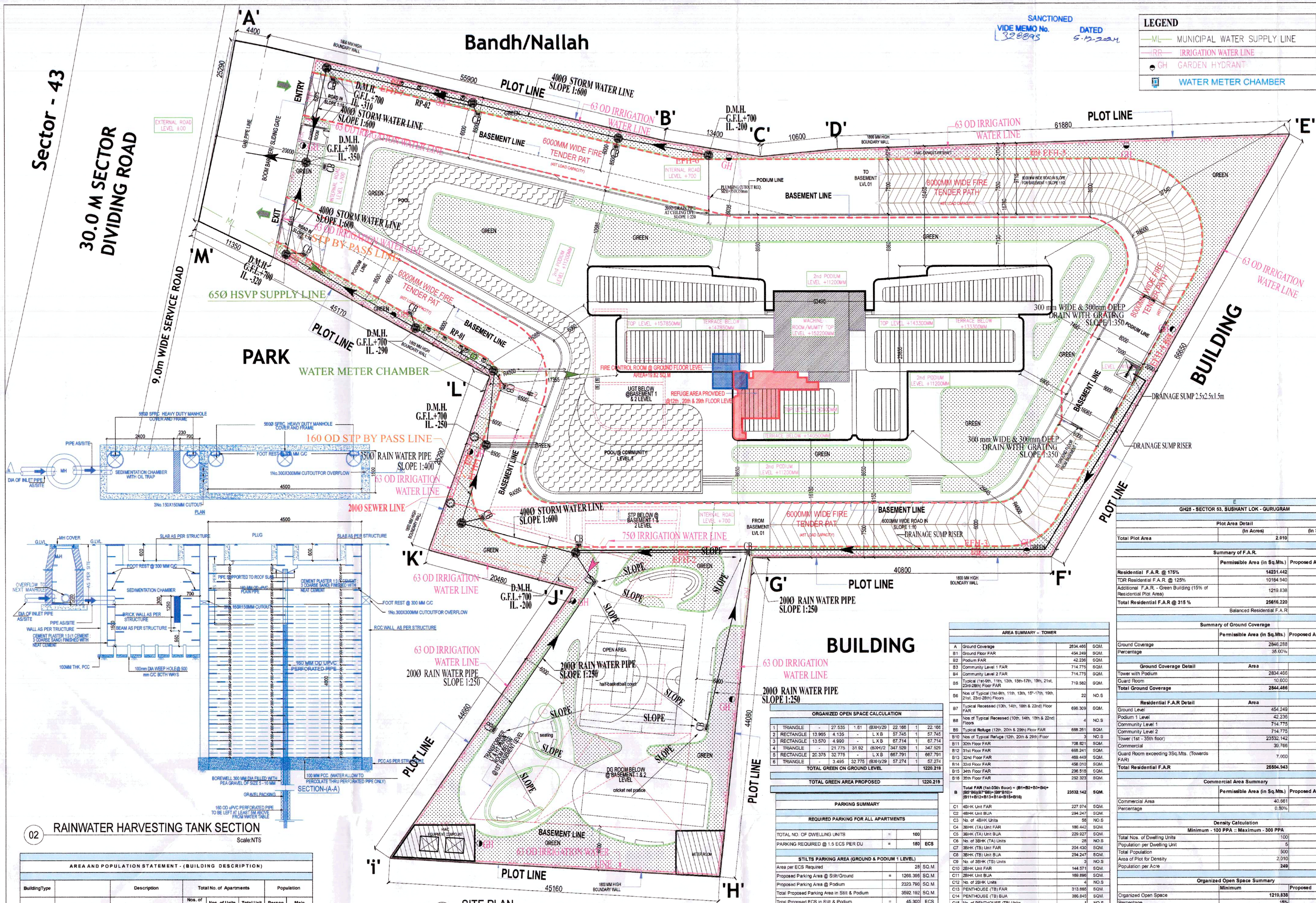
SANCTIONED
VIDE MEMO No. 328895 DATED 5.12.2024

LEGEND	
ML	MUNICIPAL WATER SUPPLY LINE
IRR	IRRIGATION WATER LINE
GH	GARDEN HYDRANT
	WATER METER CHAMBER

SUBMISSION DRAWINGS

LEGEND	
ML	MUNICIPAL WATER SUPPLY LINE
DWS	DOMESTIC WATER SUPPLY LINE
FWS	FLUSHING WATER SUPPLY LINE
	STP BY PASS LINE
IRR	IRRIGATION WATER LINE
	SEWER LINE
	STORM LINE
EFH	EXTERNAL FIRE HYDRANT
FHC	FIRE HYDRANT CABINET
GH	GARDEN HYDRANT
	WATER METER CHAMBER
	SEWER MANHOLE
	STORM MANHOLE
RWH	RAIN WATER HARVESTING PIT (2Nos) FOR PODIUM SITE
CL.	CONNECTION LEVEL
IL.	INVERT LEVEL

LEGEND	
	STORM LINE
CB	CATCH BASIN
	STORM MANHOLE
RWH	RAIN WATER HARVESTING PIT (2Nos) FOR PODIUM SITE
CL.	CONNECTION LEVEL
IL.	INVERT LEVEL



01 SITE PLAN
Scale:1:250

02 RAINWATER HARVESTING TANK SECTION
Scale:NTS

AREA SUMMARY – TOWER			
A	Ground Coverage	2834.466	SQM.
B1	Ground Floor FAR	454.249	SQM.
B2	Podium FAR	42.236	SQM.
B3	Community Level 1 FAR	714.775	SQM.
B4	Community Level 2 FAR	714.775	SQM.
B5	Typical (1st-6th, 11th, 13th, 16th-17th, 18th, 21st, 23rd-28th) Floor FAR	719.582	SQM.
B6	Nos of Typical (1st-6th, 11th, 13th, 16th-17th, 19th, 21st, 23rd-28th) Floors	22	NO.S
B7	Typical Recessed (10th, 14th, 18th & 22nd) Floor FAR	696.309	SQM.
B8	Nos of Typical Recessed (10th, 14th, 18th & 22nd) Floors	4	NO.S
B9	Typical Refuge (12th, 20th & 29th) Floor FAR	658.251	SQM.
B10	Nos of Typical Refuge (12th, 20th & 29th) Floor	3	NO.S
B11	30th Floor FAR	708.921	SQM.
B12	31st Floor FAR	668.241	SQM.
B13	32nd Floor FAR	469.449	SQM.
B14	33rd Floor FAR	456.010	SQM.
B15	34th Floor FAR	296.515	SQM.
B16	35th Floor FAR	292.323	SQM.
B	**Total FAR (1st-35th floor) = (B1+B2+B3+B4)+(B5*B6)+(B7*B8)+(B9*B10)+(B11+B12+B13+B14+B15+B16)**	**23532.142**	**SQM.**
C1	4BHK Unit FAR	227.974	SQM.
C2	4BHK Unit BUA	294.247	SQM.
C3	No. of 4BHK Units	58	NO.S
C4	3BHK (TA) Unit FAR	186.442	SQM.
C5	3BHK (TA) Units BUA	229.927	SQM.
C6	No. of 3BHK (TA) Units	28	NO.S
C7	3BHK (TB) Unit FAR	204.430	SQM.
C8	3BHK (TB) Units BUA	294.247	SQM.
C9	No. of 3BHK (TB) Units	3	NO.S
C10	2BHK Unit FAR	144.571	SQM.
C11	2BHK Unit BUA	189.896	SQM.
C12	No. of 2BHK Units	4	NO.S
C13	PENTHOUSE (TB) FAR	313.665	SQM.
C14	PENTHOUSE (TB) BUA	386.645	SQM.
C15	No. of PENTHOUSE (TB) Units	1	NO.S
C16	PENTHOUSE (TA) FAR	308.997	SQM.
C17	PENTHOUSE (TA) BUA	473.241	SQM.
C18	No. of PENTHOUSE (TA) Units	2	NO.S
C	**Units FAR = (C1*C2)+(C4*C5)+(C7*C8)+(C10*C11)+(C13*C14)+(C16*C18)**	**20566.103**	**SQM.**
D	**Units BUA = (C2*C3)+(C5*C6)+(C8*C9)+(C11*C12)+(C14*C15)+(C17*C18)**	**26399.901**	**SQM.**
E1	Typical (1st-29th) Floor BUA	944.971	SQM.
E2	Nos of Typical (1st-29th) Floors	29	NO.S
E3	30th Floor BUA	968.611	SQM.
E4	31st Floor BUA	854.802	SQM.
E5	32nd Floor BUA	716.656	SQM.
E6	33rd Floor BUA	603.017	SQM.
E7	34th Floor BUA	489.209	SQM.
E8	35th Floor BUA	323.605	SQM.
E9	35th ROOF BUA	50.04	SQM.
E10	Mumty Built-up Area	123.596	SQM.
E11	Overhead Tank Built-up Area	47.908	SQM.
E	**TOTAL BUA (1st-35th floor) = (B1*B2)+(E3+E4+E5+E6+E7+E8+E9+E10+E11)**	**31531.561**	**SQM.**

ORGANIZED OPEN SPACE CALCULATION								
1	TRIANGLE	-	27.535	1.61	(B30+)/29	22.166	1	22.166
2	RECTANGLE	13.965	4.135	-	L X B	57.745	1	57.745
3	RECTANGLE	13.570	4.990	-	L X B	67.714	1	67.714
4	TRIANGLE	-	21.775	31.92	(B30+)/2	347.526	1	347.526
5	RECTANGLE	20.375	32.775	-	L X B	667.791	1	667.791
6	TRIANGLE	-	3.495	32.775	(B30+)/29	57.274	1	57.274
TOTAL GREEN ON GROUND LEVEL								**1220.219**
TOTAL GREEN AREA PROPOSED								**1220.219**

PARKING SUMMARY			
REQUIRED PARKING FOR ALL APARTMENTS			
TOTAL NO. OF DWELLING UNITS	=	100	
PARKING REQUIRED @ 1.5 ECS PER DU	=	160	ECS
STILTS PARKING AREA (GROUND & PODIUM 1 LEVEL)			
Area per ECS Required		28	SQ.M.
Proposed Parking Area @ Stilt/Ground	=	1265.395	SQ.M.
Proposed Parking Area @ Podium	=	2323.798	SQ.M.
Total Proposed Parking Area in Stilt & Podium		3592.192	SQ.M.
Total Proposed ECS in Stilt & Podium	=	45.300	ECS
	Say	45	ECS
BASEMENT PARKING AREA			
Area per ECS Required		33	SQ.M.
Proposed Parking Area @ Basement 1	=	2714.092	SQ.M.
Proposed Parking Area @ Basement 2	=	2647.565	SQ.M.
Proposed Parking Area @ Basement 3	=	3145.430	SQ.M.
Total Proposed Parking Area in Basements		8707.108	SQ.M.
Total Proposed ECS in Basements	=	272.097	ECS
	Say	272	ECS
TOTAL ECS PROPOSED (STILTS & BASEMENT)	=	317	ECS
INDEPENDENT PARKING PROVIDED IN NUMBERS			
Basement 1	=	54	NO.'S
Basement 2	=	70	NO.'S
Basement 3	=	88	NO.'S
Stilt/Ground	=	10	NO.'S
Podium 1	=	47	NO.'S
TOTAL	=	269	NO.'S

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)							
BuildingType	Typology	Description	Floor	Nos. of Typical Floors	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population
Tower - (3B+G+3P+35)	1BHK (TA) UNIT	PODIUM 2 & 3		2	1	2	5	10
	1BHK (TB) UNIT			2	1	2	5	10
	3BHK + STUDY UNIT	Typical (1st-9th, 11th, 13th, 15th-17th, 19th, 21st, 23rd-28th) Floor		22	1	22	5	110
	4BHK UNIT			22	2	44	5	220
	3BHK + STUDY UNIT	Typical (10th, 14th, 18th & 22nd) Floor		4	1	4	5	20
	4BHK UNIT			4	1	4	5	20
	3BHK (TB) UNIT			4	1	4	5	20
	2BHK UNIT	Typical (12th, 20th & 29th) Floor (Refuge Area)		3	1	3	5	15
	4BHK UNIT			3	2	6	5	30
	3BHK + STUDY UNIT	30th & 31st Floor		2	1	2	5	10
	4BHK UNIT			2	1	2	5	10
	4BHK PENTHOUSE			2	0.5	1	5	5
	3BHK UNIT	32nd & 33rd		2	1	2	5	10
	3BHK PENTHOUSE			2	0.5	1	5	5
	4BHK PENTHOUSE	34th & 35th Floor		2	0.5	1	5	5
GRAND TOTAL						100		500

GH28 - SECTOR 53, SUSHANT LOK - GURUGRAM		
Plot Area Detail		
	(In Acres)	(In Sq.mts)
Total Plot Area	2.010	8132.252
Summary of F.A.R.		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Residential F.A.R. @ 175%	14231.442	
TDR Residential F.A.R. @ 125%	10164.940	
Additional F.A.R. - Green Building (15% of Residential Plot Area)	1219.838	
Total Residential F.A.R @ 315 %	25616.220	25504.943
Balanced Residential F.A.R		111.277
Summary of Ground Coverage		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	2844.288	2844.466
Percentage	35.00%	34.98%
Ground Coverage Detail	Area	Unit
Tower with Podium	2834.466	Sq.Mts
Guard Room	10.000	Sq.Mts
Total Ground Coverage	**2844.466**	**Sq.Mts.**
Residential F.A.R Detail	Area	Unit
Ground Level	454.249	Sq.Mts
Podium 1 Level	42.236	Sq.Mts
Community Level 1	714.775	Sq.Mts
Community Level 2	714.775	Sq.Mts
Tower (1st - 35th floor)	23532.142	Sq.Mts
Commercial	39.768	Sq.Mts
Guard Room exceeding 3Sq.Mts. (Towards FAR)	7.000	Sq.Mts
Total Residential F.A.R	**25504.943**	**Sq.Mts.**
Commercial Area Summary		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Commercial Area	40.961	39.768
Percentage	0.50%	0.49%
Density Calculation		
Minimum - 100 PPA :: Maximum - 300 PPA		
Total Nos. of Dwelling Units	100	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	500	Nos.
Area of Plot for Density	2.010	Acre
Population per Acre	**249**	**PPA**
Organized Open Space Summary		
	Minimum	Proposed
Organized Open Space	1219.838	1220.219
Percentage	15%	15.00%
Community Area Summary		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Community Level (Size of one Dwelling Unit)	294.247	239.350
Built-up Area Summary		
Typology	**Built-up Area (Sq.Mts)**	**Unit**
Tower (1st - 35th floor) & Mumty Machine Room area	31531.561	Sq.Mts
Basement 1	4599.092	Sq.Mts.
Basement 2	4732.946	Sq.Mts.
Basement 3	3850.969	Sq.Mts.
Ground	3440.125	Sq.Mts.
Podium 1	3440.125	Sq.Mts.
Community Level 1	824.388	Sq.Mts.
Community Level 2	824.388	Sq.Mts.
Guard Room	10.000	Sq.Mts.
Meter Room	26.818	Sq.Mts.
Total Built-up Area	**53284.412**	**Sq.Mts.**
	573574.939	**Sq.Fts.**

DTP (HQ) Member Secretary BPAC — STP (HQ) Member BPAC — CTP Chairman BPAC

Checked and found okay for Public Health (Internal) Service only subject to comments in inward diary letter No. 3738 dt 30/12/24
Superintending Engineer(HQ) Chief Town Planner HSVP

Suraj Bhan J.D.

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

CLIENT:

AHIR INFRASPACE PRIVATE LIMITED
10th Floor, Grand View Tower,Golf Course Extension Road Sector 58 -Gurgaon-122011

JD (H) DTP (H) STP (H) (BPAC)

PROJECT:

PROPOSED GROUP HOUSING SITE NO. 25 IN SECTOR -53 GURUGRAM, HARYANA

DRAWING TITLE:

SITE PLAN, AREA DIAGRAM & CALCULATIONS

SCALE	NORTH	SHEET NO.
1:250		01
DATE 24.07.2024		