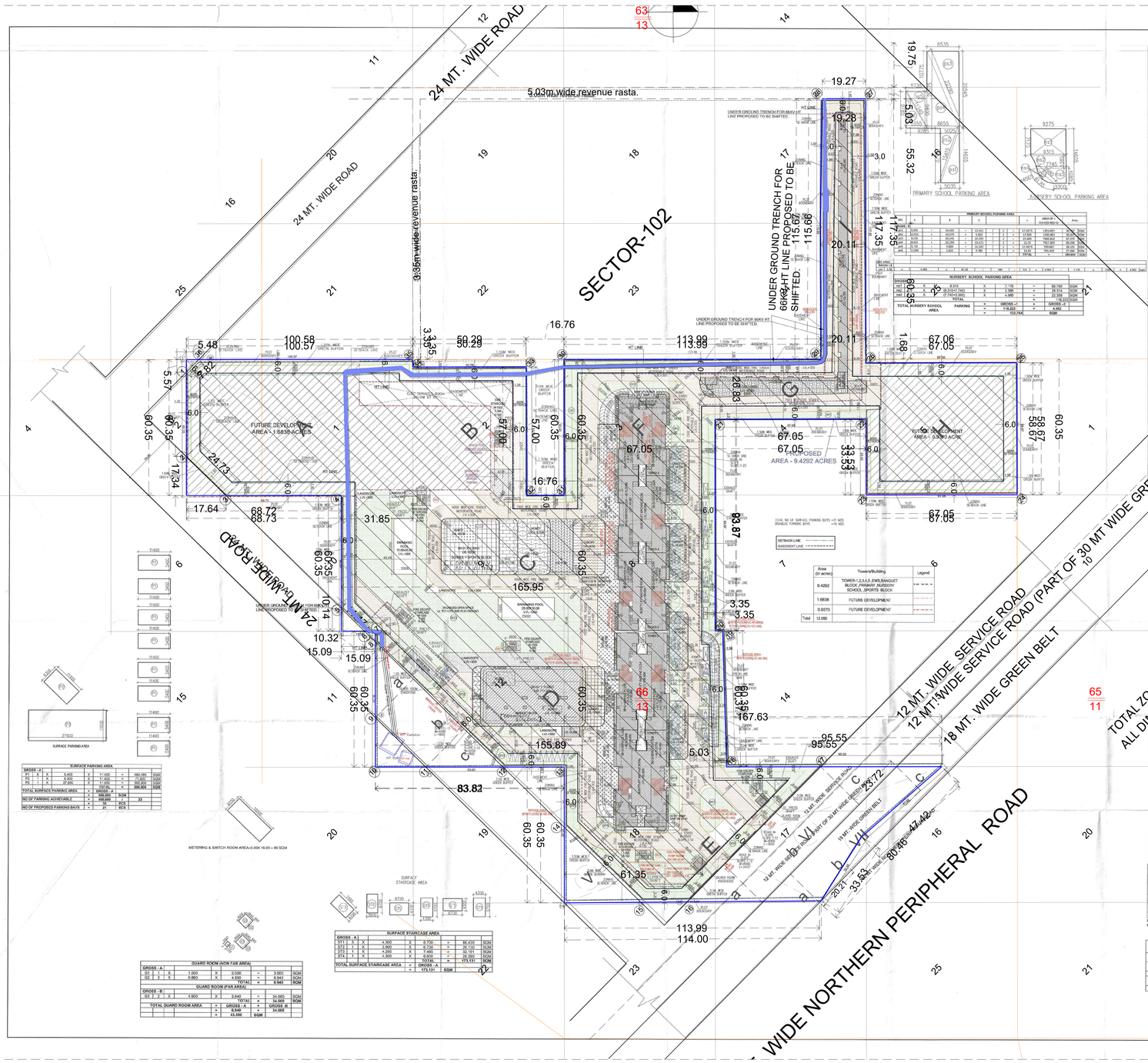

Area (in acres)	Towers/Building	Legend
9.4292	TOWER-1,2,3,4,5 ,EWS,BANQUET BLOCK ,PRIMARY NURSERY SCHOOL ,SPORTS BLOCK	
1.6838	FUTURE DEVELOPMENT	
0.9370	FUTURE DEVELOPMENT	
Total 12.000		

SURFACE PARKING AREA							
GROSS - A							
P1	1	X	9,400	X	11.400	=	482.480 SQM
P2	1	X	9,300	X	11.400	=	71.820 SQM
P3	1	X	27,300	X	11.400	=	311.300 SQM
					TOTAL	=	865.600 SQM
TOTAL SURFACE PARKING AREA				=	GROSS - A		
				=	865.600	SQM	
NO OF PARKING ACHIEVABLE				=	208.000	ECS	
				=	25	ECS	
NO OF PROPOSED PARKING BAYS				=	233	ECS	

GUARD ROOM (NON FAR AREA)							
GROSS - A							
G1	1	X	1.500	X	2.000	=	3.000 SQM
G2	2	X	0.860	X	4.500	=	7.740 SQM
					TOTAL	=	8.940 SQM
GUARD ROOM (FAR AREA)							
GROSS - B							
G3	2	X	4.500	X	3.540	=	34.560 SQM
					TOTAL	=	34.560 SQM
TOTAL GUARD ROOM AREA				=	GROSS - A	=	GROSS -B
				=	8.940	=	34.560
				=	43.500	SQM	

SURFACE STAIRCASE AREA							
GROSS - A							
ST1	1	X	4.300	X	6.700	=	86.430 SQM
ST2	1	X	3.800	X	6.700	=	25.130 SQM
ST3	1	X	4.290	X	7.495	=	32.151 SQM
ST4	1	X	4.300	X	6.850	=	29.389 SQM
					TOTAL	=	173.131 SQM
TOTAL SURFACE STAIRCASE AREA				=	GROSS - A		
				=	173.131	SQM	

PRIMARY SCHOOL PARKING AREA													
	L		B		H			AREA OF EACH BLOCK					TOTAL
GROUND FLOOR													
PARK 1	15.00	X	14.00	X	11.40	/	3	=	57.00	1356.00	SQM	56.50	SQM
PARK 2	15.00	X	14.00	X	11.40	/	3	=	57.00	1356.00	SQM	56.50	SQM
PARK 3	15.00	X	10.00	X	11.40	/	3	=	38.00	904.00	SQM	37.67	SQM
PARK 4	15.00	X	8.00	X	11.40	/	3	=	30.40	723.52	SQM	30.15	SQM
PARK 5	15.00	X	7.00	X	11.40	/	3	=	26.60	632.80	SQM	26.37	SQM
PARK 6	15.00	X	5.00	X	11.40	/	3	=	19.00	452.00	SQM	18.83	SQM
									19.00	452.00	SQM	18.83	SQM
									TOTAL	=	2484.84	103.54	SQM

NURSERY SCHOOL PARKING AREA							
GROUND FLOOR							
PARK 1	8.00	X	7.00	=	56.700	SQM	
PARK 2	8.00 X 7.00	X	3.500	=	98.574	SQM	
PARK 3	8.00 X 7.00 (7.740+0.260)	X	4.000	=	112.008	SQM	
	TOTAL			=	267.282	SQM	
				=	GROSS - A		
TOTAL NURSERY SCHOOL AREA	PARKING	=	118.622	=	4.982		
		=	122.744		4.000		

TABLE-1- AREA CALCULATION																			
SL NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
-	TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR (SQ)	TOTAL FAR AREA OF 1 TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	NO. OF SERVICE PERSONNEL UNIT PER FLOOR	NO. OF SERVICE PERSONNEL UNIT IN TOWER	TOTAL SERVICE PERSONNEL UNITS IN A TOWER	GROUND COVERAGE OF 1 UNIT /TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (3 X 14)	BUILTUP AREA OF RUNTUP FLOOR	BUILTUP AREA OF 1 TOWER (16X8)		
1	TOWER-1	GROUND FLOOR& TOWER 1,2,3,4 & 5	1	0.000	0.000	17977.469	3	0	177	0	0	0	7036.638	2135.198	2135.198	7036.638	2106.638		
		GROUND FLOOR	1	345.895	345.895		3	0		0	0			0	0	0	0		
		SERVICE FLOOR(TOWER-1 &2)	1	0.000	0.000		3	0		0	0			1728.842	1728.842	1728.842	1728.842		
		1st TO 15th , 19th to 27th, 29th to 36th & 38th to 45th FLOOR	42	615.328	25848.018		4	168		0	0			49.698	2086.896	686.685	28903.07		
		28th (REFUGE FLOOR)	1	587.520	587.520		3	3		0	0			88.356	88.356	675.876	675.876		
		16th & 17th (REFUGE FLOOR)	2	587.520	1175.040		3	6		0	0			88.356	176.712	675.876	1351.752		
		MUMTY/MACHINE ROOM								-	-			210.375	210.375	210.375	210.375		
2	TOWER-2	GROUND FLOOR	1	328.465	328.465	18654.941	3	0	177	0	0	177		0.000	0.000	0.000	0		
		SERVICE FLOOR	1	0.000	0.000		3	0		0	0			0.000	0.000	0.000	0		
		1st TO 15th , 19th to 27th, 29th to 36th & 38th to 45th FLOOR	42	615.998	25913.916		4	168		4	168			49.698	2086.896	686.685	28903.07		
		28th (REFUGE FLOOR)	1	587.520	587.520		3	3		3	3			88.356	88.356	675.876	675.876		
		16th & 17th (REFUGE FLOOR)	2	587.520	1175.040		3	6		3	6			88.356	176.712	675.876	1351.752		
		MUMTY/MACHINE ROOM								-	-			210.375	210.375	210.375	210.375		
3	TOWER-3	GROUND FLOOR	1	346.692	346.692	21428.862	3	0	177	0	0	177		0.000	0.000	0.000	0		
		SERVICE FLOOR(TOWER-3,4&5)	1	0.000	0.000		3	0		0	0			1980.681	1980.681	2080.681	3960.681		
		1st TO 15th , 19th to 27th, 29th to 36th & 38th to 45th FLOOR	42	468.437	19716.354		4	168		0	0			49.077	2061.234	518.514	21777.188		
		28th (REFUGE FLOOR)	1	453.114	453.114		3	3		0	0			84.846	84.846	539.960	539.96		
		16th & 17th (REFUGE FLOOR)	2	453.071	906.142		3	6		0	0			84.846	169.692	539.917	1079.834		
		MUMTY/MACHINE ROOM								-	-			210.375	210.375	210.375	210.375		
4	TOWER-4	GROUND FLOOR	1	297.421	297.421	21026.756	3	0	177	0	0	0		0.000	0.000	0.000	0		
		SERVICE FLOOR	1	0.000	0.000		3	0		0	0			0.000	0.000	0.000	0		
		1st TO 15th , 19th to 27th, 29th to 36th & 38th to 45th FLOOR	42	467.412	19632.504		4	168		0	0			49.077	2061.234	518.489	21769.188		
		28th (REFUGE FLOOR)	1	452.575	452.575		3	3		1	1			84.846	84.846	537.221	537.221		
		16th & 17th (REFUGE FLOOR)	2	452.556	904.666		3	6		0	0			84.846	169.692	537.180	1074.36		
		MUMTY/MACHINE ROOM								-	-			210.375	210.375	210.375	210.375		
5	TOWER-5	GROUND FLOOR	1	305.421	305.421	21387.329	3	0	177	0	0	0		0.000	0.000	0.000	0		
		SERVICE FLOOR	1	0.000	0.000		3	0		0	0			0.000	0.000	0.000	0		
		1st TO 15th , 19th to 27th, 29th to 36th & 38th to 45th FLOOR	42	468.437	19716.354		4	168		0	0			49.077	2061.234	518.514	21777.188		
		28th (REFUGE FLOOR)	1	453.142	453.142		3	3		0	0			84.846	84.846	539.988	539.988		
		16th & 17th (REFUGE FLOOR)	2	453.106	906.212		3	6		0	0			84.846	169.692	539.953	1079.906		
		MUMTY/MACHINE ROOM								-	-			210.375	210.375	210.375	210.375		
6	CONVENIENT SHOPPING (UNDER TOWER-1)	GROUND FLOOR	1	516.426	516.426	516.426	-	-	-	-	-	-	-	0	0	0	0		
7	EWS	GROUND FLOOR	1	1036.774	1036.774	7570.194	33	32	264	-	-	-	1647.893	43.078	43.005	1047.831	1047.831		
		1st to 6th FLOOR	6	933.252	5599.512		33	198		-	-	-		12.449	330.494	932.765	5592.256		
		7th FLOOR	1	555.208	555.208		30	30		-	-	-		24.486	24.486	547.694	547.694		
		8th FLOOR	1	459.694	459.694		14	14		-	-	-		24.486	24.486	429.179	429.179		
		MUMTY	1							-	-	-		59.758	59.758	59.758	59.758		
8	COMMUNITY BUILDING(UNDER TOWER-1,2,3,4,5)	GROUND FLOOR	1	2760.916	2760.916	2760.916	-	-	-	-	-	-	0	0	0	0	0		
9	BANQUET BLOCK (COMMUNITY BUILDING)	GROUND FLOOR	1	777.495	777.495	1456.713	-	-	-	-	-	-	3124.210	796.339	796.339	3274.310	3274.310		
		1ST FLOOR	1	679.218	679.218		-	-		-	-	-		68.094	68.094	747.228	747.228		
		MUMTY	1				-	-		-	-	-		133.439	133.439	133.439	133.439		
10	PRIMARY NURSERY SCHOOL BLOCK (CONDITIONED BUILDING)	GROUND FLOOR PRIMARY SCHOOL	1			1674.623	-	-	-	-	-	-	1794.992	757.182	757.182	757.182	757.182		
		GROUND FLOOR NURSERY SCHOOL	1				-	-		-	-	-		319.493	319.493	319.493	319.493		
		MEZZANINE FLOOR	1	133.537	133.537		-	-		-	-	-		119.683	119.683	133.220	133.220		
		1ST FLOOR	1	741.109	741.109		-	-		-	-	-		110.683	110.683	851.792	851.792		
		2ND FLOOR	1	480.814	480.814		-	-		-	-	-		75.276	75.276	561.112	561.112		
		3RD FLOOR	1	355.603	355.603		-	-		-	-	-		75.276	75.276	430.241	430.241		
		MUMTY	1				-	-		-	-	-		150.476	150.476	150.476	150.476		
11	SERVICE BLOCK	FIRE AREA	1	54.560	54.560	54.560	-	-	-	-	-	-	43.500	8.940	8.940	43.500	43.500		
12	KITCHEN & STORE ROOM AREA						-	-		-	-	-	96.000	96.000	96.000	96.000	96.000		
13	SURFACE STAIRCASE	BASEMENT-01	1	377.883	377.883	377.883	-	-	-	-	-	-	173.131	173.131	173.131	173.131	173.131		
		BASEMENT-02	1				-	-		-	-	-		0	0	377.883	377.883		
14	BASEMENT	BASEMENT-01	1	-	-	-	-	-	-	-	-	-	-	24287.208	24287.208	24287.208	24287.208		
		BASEMENT-02	1				-	-		-	-	-		33159.876	33159.876	33159.876	33159.876		
15		BASEMENT-03	1				-	-		-	-	-		33836.346	33836.346	33836.346	33836.346		
TOTAL			-	-	-	134674.312	-	-	1145.000	-	-	-	177.000	11764.354	-	93112.779	-	227147.133	
TOTAL FAR AREA RESIDENTIAL						133957.886													
TOTAL FAR AREA CONVENIENT SHOPPING						516.426													

	ZONE-2													
	Total SOR BPM	=	12.050					ACRES						
	LICENCED AREA OF SITE AS PER ZONING	=	11.7675					ACRE	OR	47621.307	SQM			
	Permissible FAR (under Zone TOD Zone @350% (A)	=	166674.536					SQM.						
	Permissible FSI(Maximum Rating) Prescriptiacure FAR @ 15% on Uncerced area of Registration no: CHZH20231 (B)	=	7143.136					SQM						
	Total Permissible FAR @ 365% under TOD and ISBC Prescriptiacure (A+B)=(C)	=	173817.772					SQM.						
	Total Permissible FAR Residential@ 99.55% of (C) = (D)	=	172948.66					SQM						
	Permissible FAR Convenient shopping @ 0.55% of (C)= (E)	=	869.689					SQM						
	Total Permissible FAR Residential (D) + Convenient shopping (E)	=	173817.77					SQM						
	Total Proposed FAR Residential(F)	=	133957.886					SQM						
	Balance FAR Residential	=	38990.797					SQM						
	Total Proposed FAR Convenient shopping(G)	=	516.426					SQM						
	Balance FAR Convenient shopping	=	352.663					SQM						
	Total Proposed FAR Residential (F) + Convenient shopping (G)	=	134474.312					SQM		OR				
		=	134474.312	X	100	/	47621.307	=	282.363	%				
GROUND COVERAGE	Permissible Ground Coverage @40%	=	19048.523					SQM						
	Proposed Ground Coverage	=						SQM		OR				
		=	11796.354	X	100	/	47621.307	=	24.76	%				
	Balance Ground Coverage	=	7252.169					SQM						
DENSITY	Population Calculation													
	Main Units	=	885			3	5	=	4425					
	EWS	=	264			3	2	=	528					
	Service personnel	=	177			3	2	=	354					
	Total Population Proposed							=	5307	PERSONS				
	Permissible Density as per Master Plan TOD Zone on 11.7675 acres @ 540 to 660	=	6354	TO	7766	PERSON								
		=	5307	Persons or	450.89	PPA.								
		=	15% OF TOTAL UNITS (MAIN+EWS)											
SERVICE PERSONNEL	Main Units	=	885	X	15	/	80	=	156.18	OR SAY				
		=	156	Nos.										
	EWS Units	=	264	Nos.										
		=	264	X	300	/	1149	=	22.98	N				
		=	10% OF MAIN UNITS											
	Required Service Personnel Units	=	10	X	885	/	100	/	88.500	OR SAY				
		=	89	Nos.										
	Proposed Service Personnel Units	=	177	Nos.										
		=	177	X	100	/	885	=	20.00	N				
AMENITIES	Required Public Amenities	=	1 Nursery School @ 0.2 Acre											
		=	1 Primary School @ 0.5 Acre											
	Proposed Public Amenities	=	1 Nursery School @ 0.2 Acre											
		=	1 Primary School @ 0.5 Acre											
CAR PARKING	Car Parking Calculation													
	Required Car Parking for Main Units													
	0.5 ECS per Main unit between Under 100sqm.	=	531	X	0.5	=	266	ECS.						
	1.5 ECS per Main unit between 100 to 150 sqm.	=	354	X	1.0	=	354	ECS.						
	Total Required ECS for Main Units	=					620	ECS.						
	Total Proposed no. of Car Bays for Main Units	=	1768	Cars										
	Car Parking for Ews made valiable to EWS Units @ 3% of Main units	=	3% of	100	ECS									
		=	620	X	5.00	/	100	=	30.98	ECS OR SAY				
		=	31	ECS										
	Total Proposed no. of Car Bays for EWS Units	=	32	ECS.										
OPEN SPACE REQUIRED	Required Organized-over Space i.e. tot lots and play ground @ 15% of Site area of Proposed Development 9.4292 ACRES.	=	5723.769	SQM										
	Proposed Organized-open space i.e. tot lots and play ground	=	7035.188	SQM										

CARS PROVIDED		
SURFACE PARKING	11	SINGLE PARKING
DISABLED PARKING	10	SINGLE PARKING
BASEMENT-1	305X2=612	STACK PARKING
	30	SINGLE PARKING
BASEMENT-2	439	SINGLE PARKING
BASEMENT-3	324X2=648	STACK PARKING
	122	SINGLE PARKING
	1892	ECS

PARKING REQUIRED FOR EWS IN BASEMENT-1 = 32 CARS
PARKING AVAILBLE FOR MAIN UNITS = 187 CARS

TYPE	NET AREA	-	SERVICE AREA	=	PARKING AREA	/	32 SQM ECS IN BASEMENT & 30 SQMECS AT SURFACE	=	CAPACITY					NOS. OF CAR BAYS PROVIDED			TYPES OF PARKING
SURFACE	866.6	-	0	=	0	/	30	=				28	ECS			11	SINGLE PARKING
																10	DISABLED PARKING
BASEMENT-01	24287.208	-	7916.864	=	17179.245	/	32	=	537	X	3	1075	ECS	308	X 2	616	STACK PARKING
																439	SINGLE PARKING
BASEMENT-02	22159.876	-	4605.698	=	18023.097	/	32	=				562	ECS			438	SINGLE PARKING
																124	SINGLE PARKING
BASEMENT-03	33836.346	-	5600.896	=	28235.340	/	30	=	309	X	3	1130	ECS	324	X 2	648	STACK PARKING
TOTAL								=				3889	ECS			1892	CAR BAYS

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EX=AUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

Proposed building plan of Group Housing Colony an area measuring 12.05 acres (Licence no.123 of 2014 dated 22.08.2014)Under TOD policy dated 09.02.2016 in Sector-102, Gurugram Manesar urban complex being developed by "Countrywide Promoters Private Limited (Amalgamated with M/S BPTP Limited Vide NCLT Chandigarh Order Dated 20th September 2024.)"

Design Architect

DPA CONSULTANTS PVT LTD
3rd FLOOR, L&T BUILDING, #38, CUBBON ROAD,TASKER TOWN, SHIVAJI NAGAR BENGALURU - 560001
TEL: 23535099 FAX: 23435312

Client

"Countrywide Promoters Private Limited (Amalgamated with M/S BPTP Limited Vide NCLT Chandigarh Order Dated 20th September 2024.)"
OT-14,3rd floor, Next Door, Parkland,Sector-76, Faridabad-121004

Associate Architect

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj (Behind D2), Vasant Kunj, New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 93-94/42 Dt. 24/10/24

Superintending Engineer (HQ) Executive Engineer-I PHW, Panchkula

BANKSIDE(HQ) Member Secretary BPAC | ATP(HQ) Member BPAC | CTP(HQ) Chairman BPAC | DTP(HQ) | AD | PA | ATP | Rajesh Dutt SD(HQ)

ARCHITECT'S SEAL & SIGNATURE | DOTP MEMBER BPAC & SIGNATURE | OWNER'S SEAL & SIGNATURE

OCTOBER-2024 | Scale :1:500

Drawing Title: SITE PLAN | Drawing No:- ST-01

1-04122024