MIX LAND USE COLONY SECTOR 37-D, GURUGRAM

AREA SUMMARY

		ACRES	Sq.M.
TOTAL SITE AREA		6.26406	25349.711
RESIDENTIAL SITE AREA IN TOD @ 96 %		96%	24335.723
COMMERCIAL SITE AREA IN TOD @ 4 %		4%	1013.988
NET PLANNED AREA (NPA) for FAR Calculation		**6.26406**	**25349.711**
PHASE-II (SITE AREA)		**2.42758**	**9824.052**
PHASE-III (EWS SITE AREA)		**1.07**	**4330.130**
FAR		**FAR**	**%age**	**FAR (in Sq.m)**
TOTAL PERMISSIBLE FAR in TOD (INTENSE ZONE)		**3.500**		**88723.989**
PERMISSIBLE RESIDENTIAL FAR in TOD @ 96 %			96%	85175.030
PERMISSIBLE COMMERCIAL FAR in TOD @ 4 %			4%	3548.960
PHASE-II	RESIDENTIAL PROPOSED FAR (TOWER - B1 , B2 & B3)			71946.481
PHASE-III	RESIDENTIAL PROPOSED FAR (EWS & COMMUNITY BUILDING)			5004.863
TOTAL PROPOSED FAR				**76951.344**
GROUND COVERAGE				
PERMISSIBLE GROUND COVERAGE			60.00%	15206.827
PROPOSED GROUND COVERAGE			**37.746%**	**9568.486**
GREEN				
REQUIRED GREEN IN PHASE-II & III			15.0%	**2123.127**
PROPOSED GREEN			15.45%	**2186.365**
DENSITY				
PERMISSIBLE DENSTY @ 600 (±10% @96% OF RESIDENTIAL SITE AREA)		660	PPA (MAX)	**3969**
		540	PPA (MIN)	**3247**
	REQUIRED UNITS		**PROPOSED UNITS**	**DENSITY**
MAIN DWELLING UNITS		5 Person/Unit	375	1875
EWS	66	3 Person/Unit	120	240
SERVICE PERSONAL UNIT @10% of MDUs	39	3 Person/Unit	66	198
TOTAL PROPOSED POPULATION				**2313**
PROPOSED DENSITY				**369**

DU CALCULATION FLOOR WISE OF ALL TOWERS

TOWERS	TOWER-B1	TOWER-B2	TOWER-B3		EWS
FLOORS	MDU	MDU	MDU	SPU	UNIT
STILT/ GROUND					
1ST FLOOR	2	2	2	2	12
2ND FLOOR	2	2	2	2	12
3rd FLOOR	4	4	4	2	12
4th FLOOR	4	4	4	2	12
5th FLOOR	4	4	4	2	12
6th FLOOR	4	4	4	2	12
7th FLOOR	4	4	4	2	12
8th FLOOR	4	4	4	2	12
9th FLOOR	4	4	4	2	12
10th FLOOR	4	4	4	2	12
11th FLOOR	4	4	4	2	
12th FLOOR	4	4	4	2	
12A th FLOOR	4	4	4	2	
14th FLOOR	4	4	4	2	
15th FLOOR	4	4	4	2	
16th FLOOR	4	4	4	2	
17th FLOOR	4	4	4	2	
18th FLOOR	4	4	4	2	
19th FLOOR	4	4	4	2	
20th FLOOR	4	4	4	2	
21st FLOOR	4	4	4	2	
22nd FLOOR	4	4	4	2	
23rd FLOOR	4	4	4	2	
24th FLOOR	4	4	4	2	
25th FLOOR	4	4	4	2	
26th FLOOR	4	4	4	2	
27th FLOOR	4	4	4	2	
28th FLOOR	4	4	4	2	
29th FLOOR	4	4	4	2	
30th FLOOR	4	4	4	2	
31st FLOOR	4	4	4	2	
32nd FLOOR	3	3	3	2	
33rd FLOOR	2	2	2	2	
TOTAL	125	125	125	66	120

AREA STATEMENT

TOWERS	TOWER-B1			TOWER-B2			TOWER-B3			EWS			COMMUNITY BUILDING
FLOORS	FAR AREA	NON FAR AREA	TOTAL BUILTUP AREA	FAR AREA	NON FAR AREA	TOTAL BUILTUP AREA	FAR AREA	NON FAR AREA	TOTAL BUILTUP AREA	FAR AREA	NON FAR AREA	TOTAL BUILTUP AREA	FAR AREA
STILT/ GROUND	252.279		252.279	252.279		252.279	252.279		252.279	187.603	856.895	564.698	
1ST FLOOR	668.320	43.181	711.501	668.320	43.181	711.501	668.320	43.181	711.501	489.726	35.100	524.826	415.459
2ND FLOOR	472.887	43.181	516.068	472.887	43.181	516.068	472.887	43.181	516.068	489.726	35.100	524.826	
3rd FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
4th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
5th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
6th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
7th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
8th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
9th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
10th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964	489.726	35.100	524.826	
11th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
12th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
12A th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
14th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
15th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
16th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
17th FLOOR	734.783	82.295	817.078	734.783	82.295	817.078	734.783	82.295	817.078				
18th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
19th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
20th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
21st FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
22nd FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
23rd FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
24th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
25th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
26th FLOOR	734.783	82.295	817.078	734.783	82.295	817.078	734.783	82.295	817.078				
27th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
28th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
29th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
30th FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
31st FLOOR	734.783	43.181	777.964	734.783	43.181	777.964	734.783	43.181	777.964				
32nd FLOOR	589.539	43.181	632.720	589.539	43.181	632.720	589.539	43.181	632.720				
33rd FLOOR	551.942	43.181	595.123	551.942	43.181	595.123	551.942	43.181	595.123				
TERRACE		128.482	128.482		128.482	128.482		128.482	128.482		47.936	47.936	
TOTAL	23843.674	1631.683	25475.357	23843.674	1631.683	25475.357	23843.674	1631.683	25475.357	5004.863	855.831	5860.694	415.459

RESIDENTIAL

BUILDING	FAR AREA	NON FAR AREA
BASEMENT-01		11377.553
BASEMENT-02		11377.553
PODIUM		7463.486
TOWER-B1	23843.674	1631.683
TOWER-B2	23843.674	1631.683
TOWER-B3	23843.674	1631.683
EWS	5004.863	855.831
COMMUNITY BUILDING	415.459	
TOTAL	**76951.344**	**35969.472**
TOTAL BUILTUP (FAR + NON FAR)	**112920.816**	

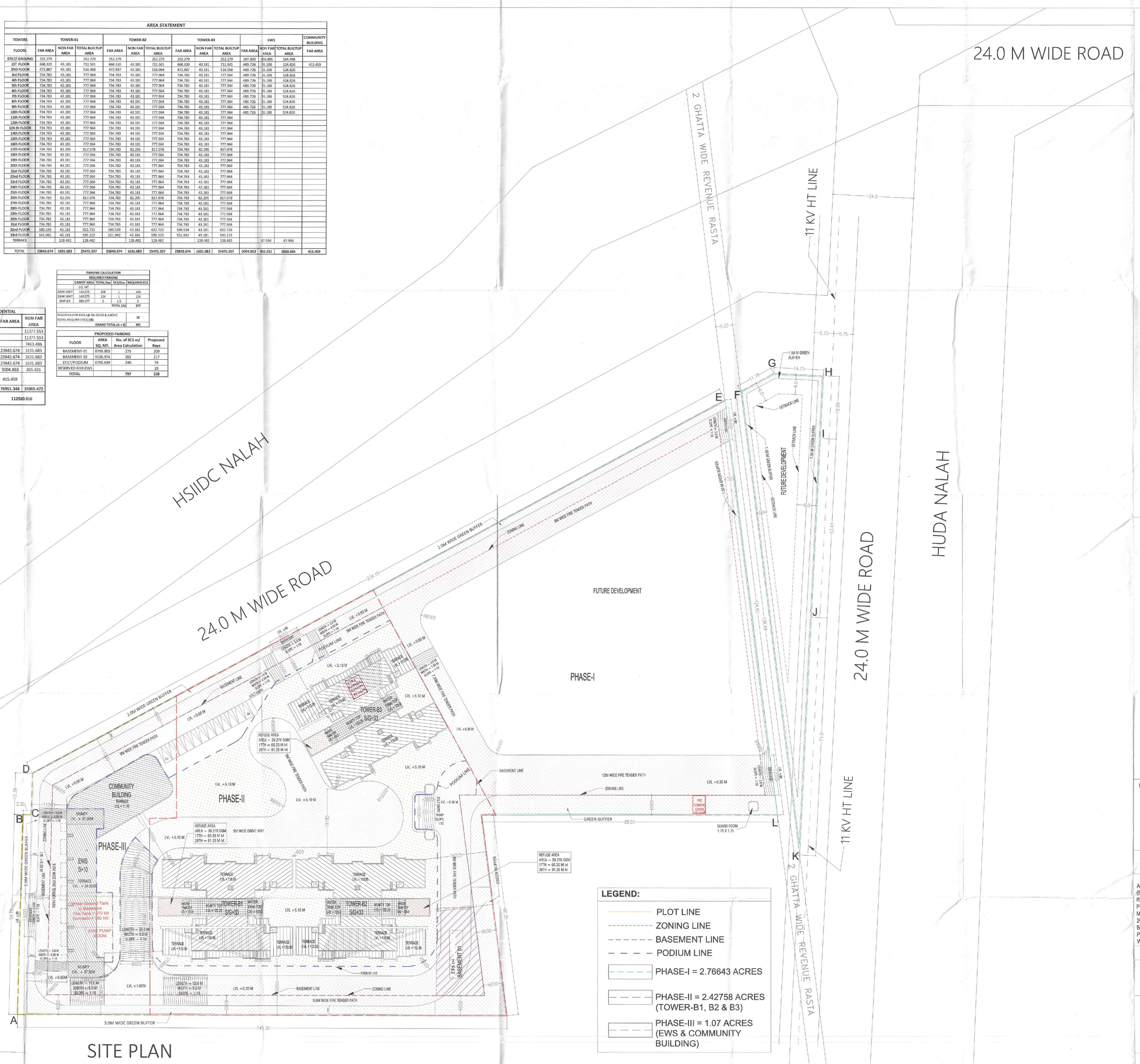
PARKING CALCULATION

REQUIRED PARKING

	CARPET AREA SQ. MT.	TOTAL Dwls	ECS/Dwl	REQUIRED ECS
3BHK UNIT	140.575	248	1	248
3BHK UNIT	140.575	124	1	124
DUPLEX	289.377	3	1.5	5
			TOTAL (A)	377
RESERVED FOR EWS @ 5% OVER & ABOVE TOTAL REQUIRED ECS (B)				19
			GRAND TOTAL (A + B)	395

PROPOSED PARKING

FLOOR	AREA SQ. MT.	No. of ECS as/ Area Calculation	Proposed Bays
BASEMENT-01	8798.803	275	209
BASEMENT-02	5026.974	282	217
STILT/PODIUM	6705.649	240	74
RESERVED FOR EWS			28
TOTAL		**797**	**528**



LEGEND:

- PLOT LINE
- ZONING LINE
- BASEMENT LINE
- PODIUM LINE
- PHASE-I = 2.76643 ACRES
- PHASE-II = 2.42758 ACRES (TOWER-B1, B2 & B3)
- PHASE-III = 1.07 ACRES (EWS & COMMUNITY BUILDING)

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

Ram Avtar Bassi JD(HQ)

DDT (T) MEMBER BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 2P-2038/JD(BA)/2024/576
DATED: 07-01-2025

OWNER SIGN | ARCHITECT SIGN

Authorised Signatory

SUBMISSION DRAWING

PROJECT
APPROVAL OF BUILDING PLAN FOR PHASE-II & III (EWS) IN MIXED LAND USE COLONY (96% RESIDENTIAL & 4% COMMERCIAL) UNDER TOD POLICY DATED 09/02/2016 OVER AN AREA MEASURING 6.26406 ACRES (LICENCE NO. 120 OF 2024 DATED 14.08.2024) IN SECTOR -37D,GURUGRAM BEING DEVELOPED BY RAMPRASTHA BUILDTECH PRIVATE LIMITED AND OTHERS IN COLLABORATION WITH NAVRAJ TOWN HOME PRIVATE LIMITED.

This Health (Internal) Section only has no comments to in forwarding letter No. 3.3.0.148 DIV. 06/12/24

SCALE | DATE

DRAWING TITLE
SITE PLAN

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

ARCHITECTS
Confluence
NEW DELHI , INDIA

E-1, First Floor, Mria corporate suit, Ishwar Nagar, New Delhi architecture | Ph- +91-11-46103600, Ph- +91-11-46564148 urban design | oca@iconfluence.com, www.iconfluence.com | Member of IGBC, ISO - 9001 : 2000 hospitality interiors

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