

only for service plan estimate

Director
Town & Country Planning
Haryana, Chandigarh

Executive Engineer
HSVP Division No.1
Gurgaon

Superintending Engineer,
HSVP, C/C-4, Gurugram.

This is a "PROVISIONAL BUILDING PLAN"
approved only for the purpose of inviting
tenders from the general public.

177 HO S.T.P (H) S.T.P (G)
Number B.P.A.C. Name/Sign B.P.A.C. Member B.P.A.C. Chairman B.P.A.C.

Consultant Architect ATP (H)

TO BE READ WITH TDS OFFICE
REGD HO. 10/4/9
DATED: 23-1-24

Verinder Kumar
ADVOC

GROUP HOUSING, SECTOR- 105, GURUGRAM			
PROPOSED ABSTRACT			
Site Area Licensed	= 13.0780 Acres	52924.70 sqm	
NET PLANNED AREA	= 12.725 Acres	51496.17 sqm	
ON LAND AREA FAR			
Land under FAR @ 2.5 (TOD Granted area)	= 6.8433 Acres	27693.81 sqm	69234.52 sqm
Land under FAR @ 1.75 (Non TOD area)	= 5.8817 Acres	23802.36 sqm	41654.13 sqm
Green Building FAR @ 15%			
(For IGBC Platinum rating Pre certification)	12.725 Acres	51496.17 sqm	7724.42 sqm
TOTAL FAR PERMISSIBLE			118613.07 sqm
ON LAND AREA FAR			
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	0.5% OF	23802.36 sqm	119.01 sqm
Permissible FAR @ 2.5 for commercial on Land under Transit zone (6.8433 acres)	12.0% OF	69234.52 sqm	8308.14 sqm
Total FAR permissible for Commercial			8427.15 sqm
PROPOSED FAR FOR COMMERCIAL			8306.53 sqm
FAR AVAILABLE FOR GROUP HOUSING			110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING			110286.20 sqm

PARAMETERS			
PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED	
Ground Coverage	@ 35% of 5.8817 acres @ 60% of 6.8433 acres TOTAL	8330.83 16616.29 24947.11	8281.25 sqm 16.08% 118592.73 sqm
F.A.R.			
No. of Main Units			740 nos.
No. of EWS units	(15% of Main D.U.'s)	131	131 nos.
TOTAL UNITS (MAINS + EWS)			871 nos.
No. of Service Personnel	(10% of Main D.U.'s)	74	74 nos.
Population	Minimum Maximum	5001 5001	4110 nos. 314 PPA
Organised Greens	@ 15% of 12.725 Acres (51496.17 sqm)	7724.42 sqm	16481.34 sqm 32.00%
Car Parking		722 nos.	1299 ECS
Covered Car Parking			1171 ECS
Commercial FAR		8427.15	8306.53 sqm

DENSITY PERMISSIBLE			
PPA	Area in Acres	Min. Density	Max. Density
430+10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION			
UNITS			
740	Population of Main Units	@ 5 person per unit	3700 persons
74	Population of Service Personnel	@ 2 person per unit	148 persons
131	Population of EWS Units	@ 2 person per unit	262 persons
TOTAL POPULATION			4110 Persons

PARKING REQUIREMENT CALCULATION			
UNIT TYPE	CARPET AREA (SQ.MT.)	TOTAL NO. OF UNITS	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE			
TYPE-A (TOWER-2, 3, 5 & 6)	145.4	276	135
TYPE-B (TOWER-4)	95.84	70	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE			
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	15
TOTAL NO OF PARKINGS REQUIRED IN GROUP HOUSING			722
PARKING REQUIRED FOR COMMERCIAL			
COMMERCIAL BLOCK (ALL FLOORS)	8306.53	1ECS/50 SQ.M	166

PARKING SUMMARY			
	FOR 13.078 ACRES	PROPOSED	
PARKING for Dwelling Units	= 722 ECS	= 1325 ECS	
PARKING for Commercial	= 166 ECS	= 174 ECS	
TOTAL	= 888	= 1499 ECS	
5% PARKING OF MAIN DU'S (RESERVED FOR EWS)			
	= 38	= Surface+28	
EWS PARKING NO. - 1 TO 28 & 501 TO 510 IN EWS			
STILT TOTAL - 38 NOS.			
COVERED Parking in BASEMENT & STILT			
Parking on SURFACE	= 1171 ECS		
TOTAL	= 1299 ECS		

Rem. FAR AREA @ 88% Residential of TOD AREA = 6092.678 sqm
Proposed FAR AREA of TOD AREA = 43562.88 sqm.

DETAILS OF PARKING & BASEMENT (not included in FAR)			
FLOORS	PARKING AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	NO. OF ECS PROPOSED
Surface	2961.40	2944.00 sqm	23
Stilt	370.34	280.00 sqm	28
Basement-1	24081.98	16896.00 sqm	32
Basement-2	27411.72	20256.00 sqm	32
Total			1299

DETAILS OF MAIN D.U.'s PROPOSED													
TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3
70	70	70	70	68	68	64	62	64	64	64	1	1	1
Total	70	70	70	68	68	64	62	64	64	64	1	1	1

Created and Issued at Public Health
(Internal) Section under the
In forwarding letter No. 14972 dt. 24/01/24

Signature of Director
Signature of Executive Engineer
Signature of Superintending Engineer

- NOTES
- DIMENSIONS ARE NOT TO BE SCALED.
 - ALL DIMENSIONS ARE IN METERS.
 - ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
 - FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 - BOUNDARY WALL AND GATE AS PER STANDARDS.
 - ALL WALLS ARE 230/115 MM THK. BRICK WALL.
 - RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
 - ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

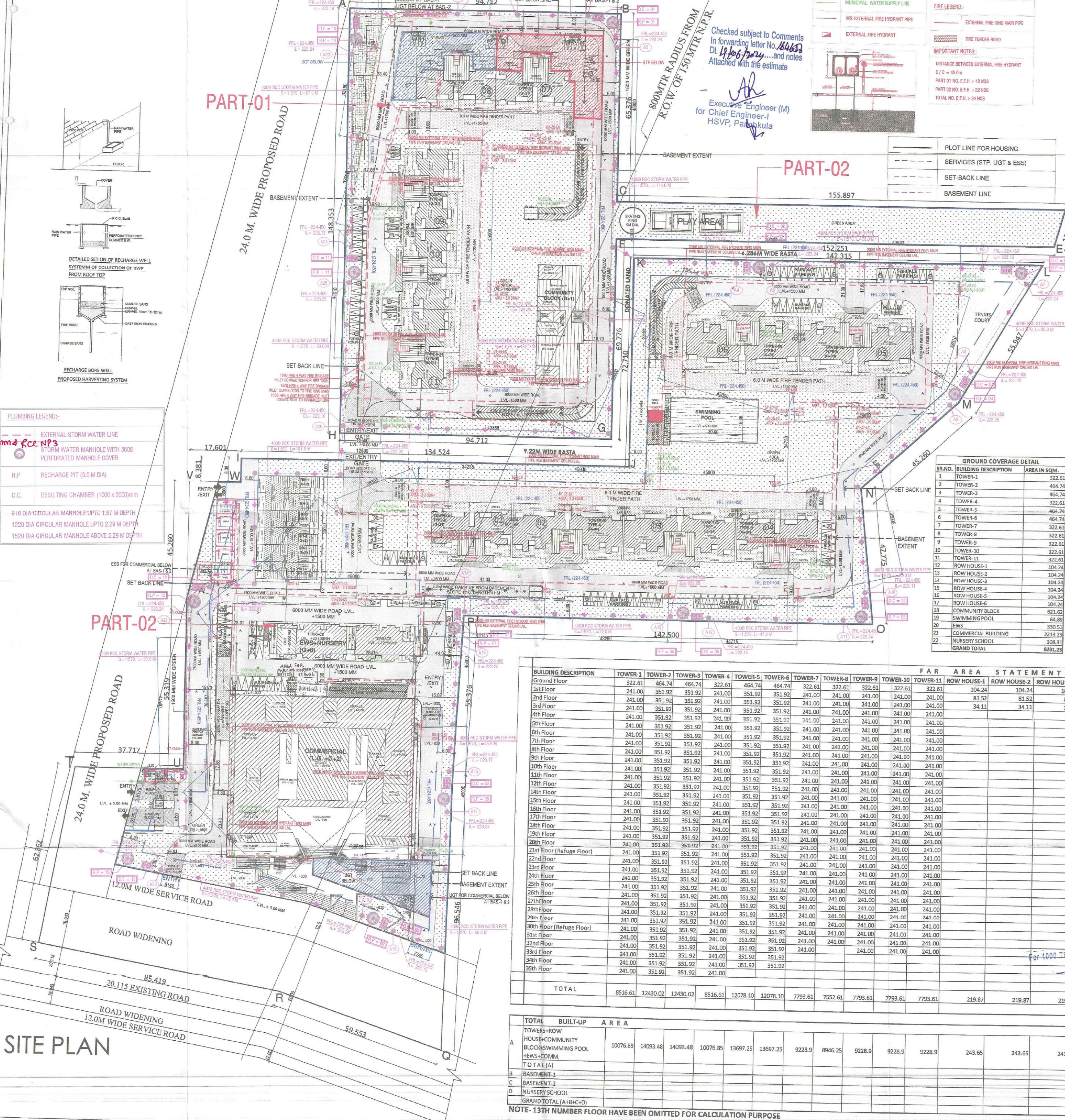
REVISED SUBMISSION DRAWING
PROJECT:

REVISED BUILDING PLAN OF MIX LAND USE COLONY (80% RESIDENTIAL COMPONENT & 20% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR THE AREA MEASURING 13.078 ACRES (FALLING WITHIN TRANSITION ZONE) PART OF GROUP HOUSING COLONY MEASURING 13.078 ACRES (LICENCE NO. 127 OF 2012 DATED 27.12.2012) IN SECTOR- 105, GURUGRAM MANEASAR URBAN COMPLEX BEING DEVELOPED BY SH. KANWAR SINGH & OTHERS IN COLLABORATION WITH 1000 TREES HOUSING PRIVATE LIMITED (NORTH INDIA DEVELOPERS ASSOCIATION)

DRAWING TITLE:
MASTER SITE LAYOUT
STORM LAYOUT
SCALE: 1:500
PROJ. NO. AR-SP-1.1
SHEET NO. 01/22
CHECKED BY: DATE: 04-04-2023
THROUGH: AUTHORISED SIGNATORY

1000 Trees Housing Pvt. Ltd.
ARCHITECT: KAUSHIK KUMAR MODI
CA2008048567
CONTACTS: 9810048567
ARCHITECT'S SIGN.

SHEET NO.
01/22



SITE PLAN

BUILDING DESCRIPTION		TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING
Ground Floor		322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	Lower Gr. Floor
1st Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.90			2680.22
2nd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				2213.25
3rd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				2076.95
4th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				1336.11
5th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
6th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
7th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
8th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
9th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
10th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
11th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
12th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
13th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
14th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
15th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
16th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
17th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
18th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
19th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
20th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
21st Floor (Refuge Floor)		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
22nd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
23rd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
24th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
25th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
26th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
27th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
28th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
29th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
30th Floor (Refuge Floor)		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
31st Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
32nd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
33rd Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
34th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
35th Floor		241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52				
TOTAL		8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	210.87	210.87	210.87	210.87	210.87	210.87				
													210.87	210.87	210.87	210.87	210.87	210.87				