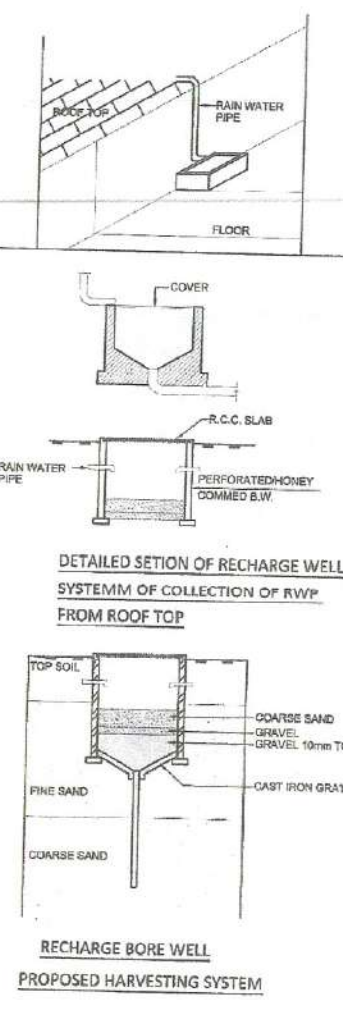


SHEET NO. 01/22

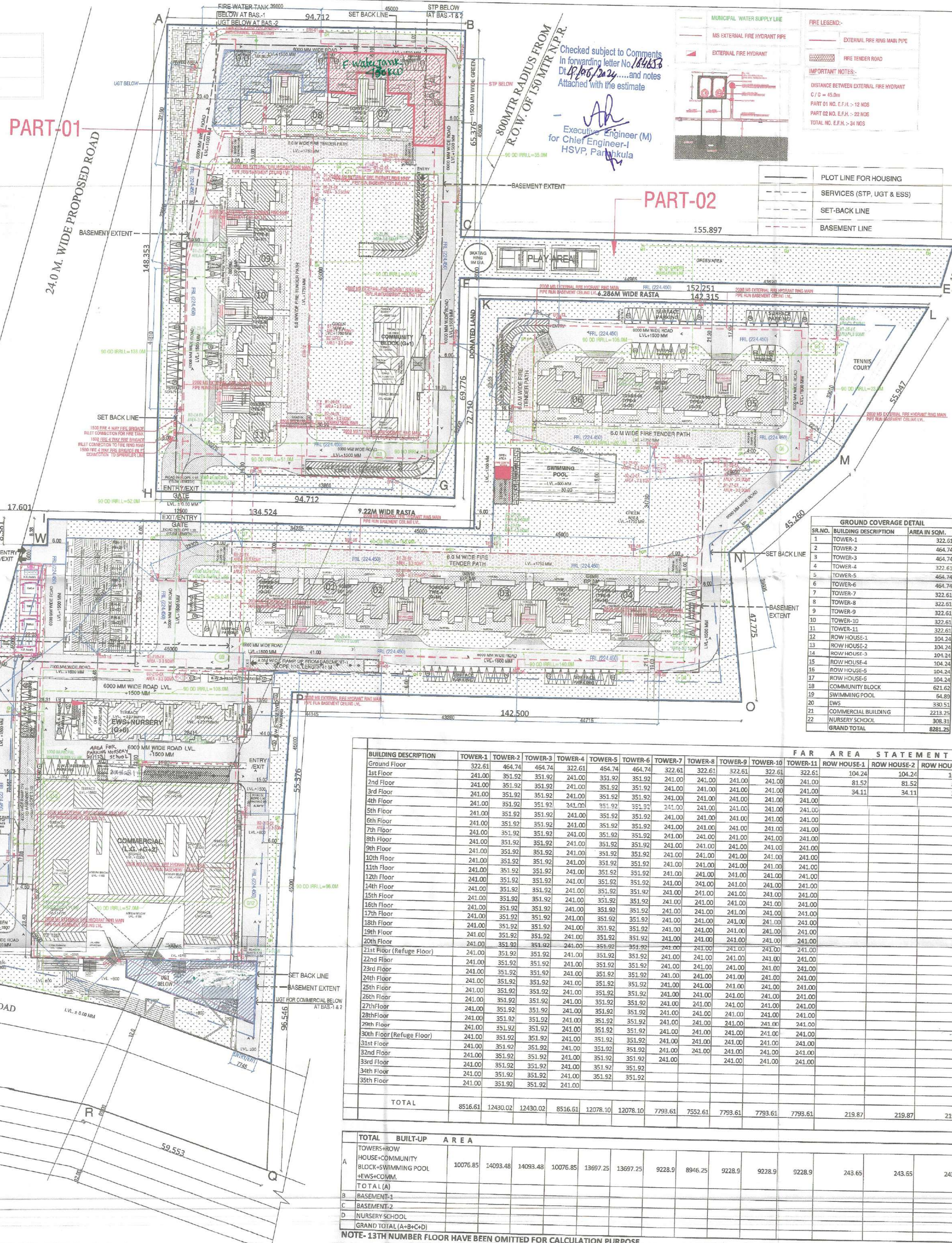
PLUMBING LEGEND:-
IRRIGATION WATER SUPPLY LINE
GARDEN HYDRANT



PART-01
240 M. WIDE PROPOSED ROAD

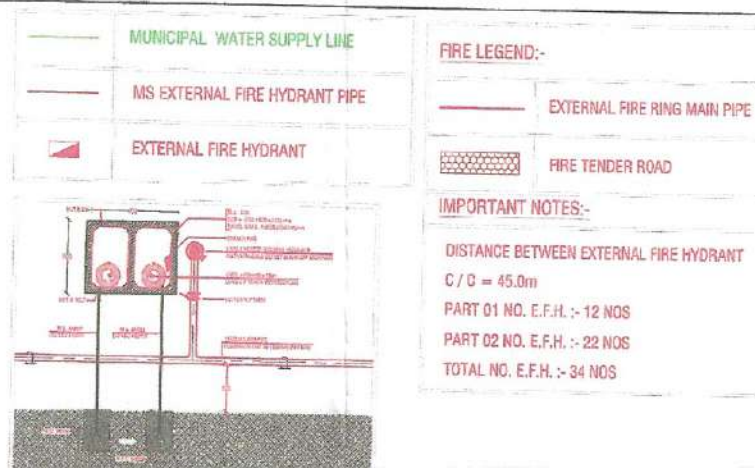
PART-02
240 M. WIDE PROPOSED ROAD

SITE PLAN



Checked subject to Comments in forwarding letter No. 184653 D. 8/10/2022 and notes Attached with the estimate
Executive Engineer (M) for Chief Engineer-I HSPV, Panchkula

PART-02
155.897



GROUND COVERAGE DETAIL

SR.NO.	BUILDING DESCRIPTION	AREA IN SQ.M.
1	TOWER-1	322.61
2	TOWER-2	464.74
3	TOWER-3	464.74
4	TOWER-4	464.74
5	TOWER-5	464.74
6	TOWER-6	464.74
7	TOWER-7	464.74
8	TOWER-8	464.74
9	TOWER-9	464.74
10	TOWER-10	464.74
11	TOWER-11	464.74
12	ROW HOUSE-1	104.24
13	ROW HOUSE-2	104.24
14	ROW HOUSE-3	104.24
15	ROW HOUSE-4	104.24
16	ROW HOUSE-5	104.24
17	ROW HOUSE-6	104.24
18	COMMUNITY BLOCK	631.62
19	SWIMMING POOL	64.89
20	EWS	2213.39
21	COMMERCIAL BUILDING	306.31
22	NURSERY SCHOOL	306.31
GRAND TOTAL		8281.25

GROUP HOUSING, SECTOR-105, GURUGRAM

PROPOSED ABSTRACT	
Site Area Licensed	13.0780 Acres 52924.70 sqm
NET PLANNED AREA	12.125 Acres 49456.11 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%	12.725 Acres 51495.17 sqm 77242.42 sqm
TOTAL FAR PERMISSIBLE	118613.07 sqm
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 = 8330.83 sqm	8281.25 sqm
F.A.R.	24947.11	118613.07 sqm
No. of Main Units	151	740 nos.
No. of EWS units	(15% of Main D.U.'s) = 105	131 nos.
TOTAL UNITS (MAINS + EWS)		871 nos.
No. of Service Personnel	(10% of Main D.U.'s) = 15	74 nos.
Population	Minimum 3237 Maximum 5001	4110 nos.
Organised Greens	@ 15% of 12.725 Acres (51495.17 sqm) = 7724.4 sqm	16481.34 sqm
Car Parking		722 nos.
Covered Car Parking		1299 ECS
Commercial FAR		8427.15

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

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARPET AREA (SQ.M.)	TOTAL NO. OF UNITS	ECS REQUIRED	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	1.5	414
TYPE-B (TOWER-4)	95.84	70	1.5	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	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO OF PARKINGS REQUIRED IN GROUP HOUSING				722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53		1ECS/50 SQ.M.	166

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR (4 WHEELER) IN SQ. MT.	ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40	2964.00	23	23	128
Shit	370.34	90.34	28	28	10
Basement-1	24081.98	7185.98	32	32	528
Basement-2	27411.72	7155.72	32	32	633
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	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING
70	70	70	70	70	68	68	64	62	64	64	1	1	1	1	1	1	1	1	740	37

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	FAR AREA STATEMENT									
												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
Grand 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	671.62	64.89	87.79	2680.22
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	377.60		509.44	2213.25
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11			509.44	2076.99
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11			509.44	1336.11
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									509.44	
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									509.44	
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									491.37	
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
13th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
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										
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
27th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
28th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
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										
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
35th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00										
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	860.73	64.89	87.79	2680.22
												FOR 1000 TREES HOUSING PVT. LTD.									
												Authorized Signatory									
																					