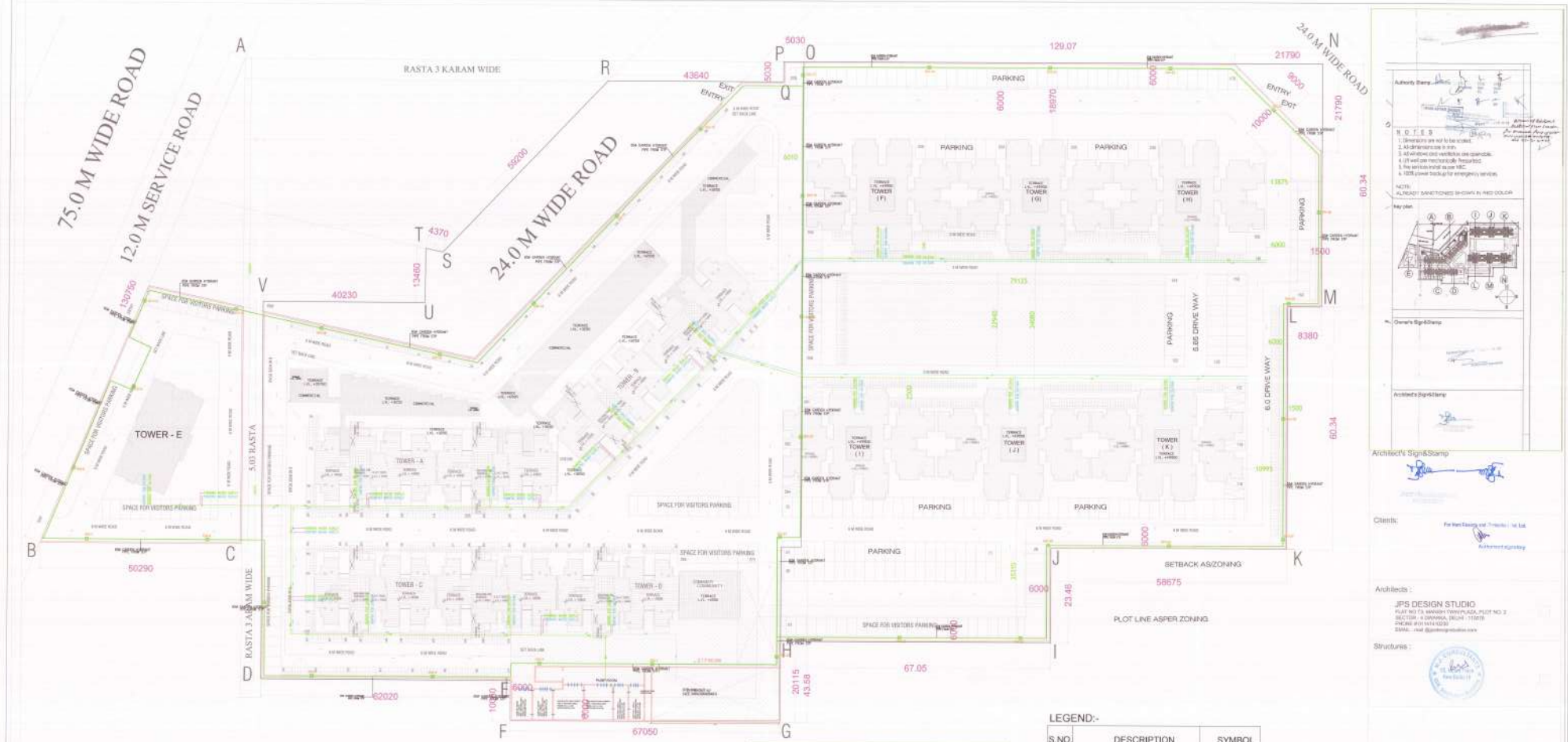


LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	GARDEN HYDRANT LINE	GH
2.	DOMESTIC WATER LINE	DWS
3.	FLUSHING WATER LINE	FWS

Sr.No	NODE NO.	Line Length (M)	Size of Pipe Dia in mm
1	2	3	4
2	GD1-1	30.000	65
3	GD1-2	30.000	65
4	GD1-3	30.000	65
5	GD1-4	30.000	65
6	GD1-5	30.000	65
7	GD1-6	30.000	65
8	GD1-7	30.000	65
9	GD1-8	30.000	65
10	GD1-9	30.000	65
11	GD1-10	30.000	65
12	GD1-11	30.000	65
13	GD1-12	30.000	65
14	GD1-13	30.000	65
15	GD1-14	30.000	65
16	GD1-15	30.000	65
17	GD1-16	30.000	65
18	GD1-17	30.000	65
19	GD1-18	30.000	65
20	GD1-19	30.000	65
21	GD1-20	30.000	65
22	GD1-21	30.000	65
23	GD1-22	30.000	65
24	GD1-23	30.000	65
25	GD1-24	30.000	65
26	GD1-25	30.000	65
27	GD1-26	30.000	65
28	GD1-27	30.000	65
29	GD1-28	30.000	65
30	GD1-29	30.000	65
31	GD1-30	30.000	65
32	GD1-31	30.000	65
33	GD1-32	30.000	65
34	GD1-33	30.000	65
35	GD1-34	30.000	65
36	TOTAL LENGTH	1020.000	

Architect's Sign&Stamp

Clients :

Architects :

JPS DESIGN STUDIO
FLAT NO 73, MANISH TWIN PLAZA, PLOT NO. 2
SECTOR - 9, DWARKA, DELHI - 110075
PHONE #011/41410230
EMAIL - mail @jpsdesignstudios.com

Structurers :

Project Title :

REVISED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING
AREA MEASURING 5.0 + 4.1125 ACRES
(LICENCE NO 11 OF 2014 DATED 10-06-2014)

IN SECTOR-102, GURGAON MANESAR URBAN COMPLEX

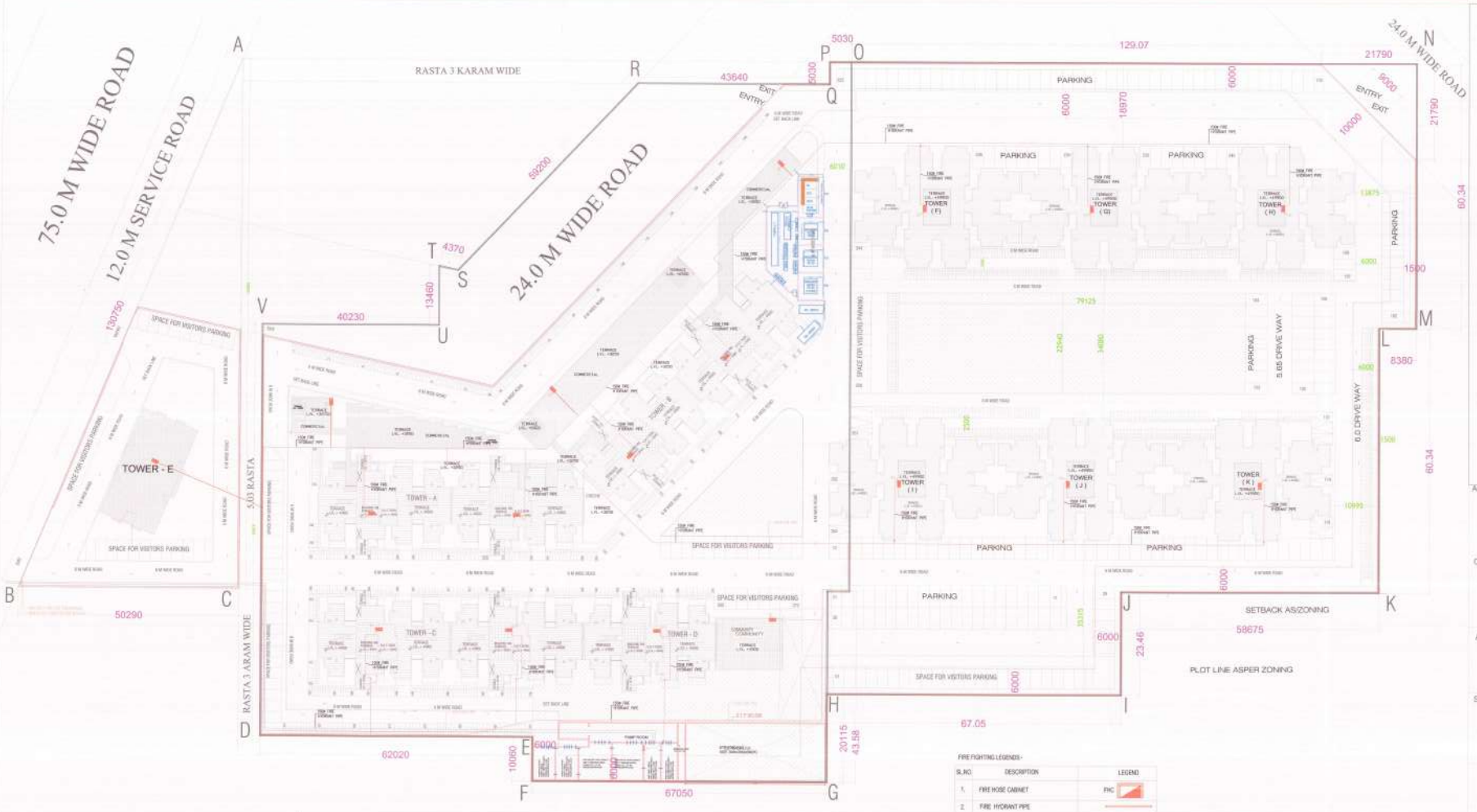
BEING DEVELOPED BY M/s NANI RESORTS &FLORICULTURE PVT.LTD.

Drawing Title :

SITE PLAN

WATER SUPPLY & IRRIGATION LAYOUT

Scale :	1:300	Project No :	Rev :
Date :	20.02.2019	Drawing Code :	Drawing No :
Drawn By :	VIKRAM		01
Checked By :	R.K.RAWAT		
Sheet Size :	A0,841x1189mm	Drawing Status :	



RAINWATER FIX DETAIL

ALREADY SANCTIONED AREA DETAIL -

AREA SCHEDULE:-

NO. OF MAIN UNITS = 852 Nos.
NO.OF PEOPLE IN 1 UNIT = 5 PERSONS
POPULATION =852 X 5 = 4160 PERSONS
TOTAL POPULATION =4160 PERSONS
=4160 / 4.7726 = 871.459 PERSON
SAY 872 PERSON / ACRE

DESCRIPTION	SANCTIONED (5.0000 ACRE)	ADDITIONAL LICENSE (0.1125 ACRE)	TOTAL PLOT (5.0000+0.1125)
TOTAL PLOT AREA	20233.763	455.422	20689.185
PERMISSIBLE FAR FOR COMMERCIAL (1.5999 LIC NO.5.422)		909.939	909.939
PERMISSIBLE FAR FOR COMMERCIAL @33%		1458.609	1458.609
ACHIEVED FAR FOR COMMERCIAL	1458.000		1458.000
TOTAL PLOT AREA FOR GROUP HOUSING	18133.053	33455.575	89592.753
PERMISSIBLE GROUND COVERAGE 33%	12663.49	4221.164	16884.654
ACHIEVED GROUND COVERAGE	4851.250	3087.600	8938.100
PERMISSIBLE FAR FOR HOUSING	29865.956	27000.000	56865.956
ADDITIONAL FAR FOR 0.90 F @ 90.00			51191.360
ACHIEVED FAR FOR HOUSING	41305.000	40242.720	81547.720
REQUIRED GREEN AREA 33%	6038.542	2286.50	7324.992
PROPOSED GREEN AREA 33%	6663.9	2520.4	7353.300
DENSITY 240/ACRE (4 TEN PERSON) MAXIMUM 960 PERSON PER ACRE	4320	1013	71.63 in 1443.13
PARKING REQUIRED			
121 NOS FOR FLAT	422	256	714
TWO WHEELER 1 FOR 1 FLAT	852	128	1427
PARKING ACHIEVED			
121 NOS FOR FLAT	629	256	727
TWO WHEELER 1 FOR FLAT	852	128	1114

DESCRIPTION	SANCTIONED (5.0000 ACRE)	ADDITIONAL LICENSE (0.1125 ACRE)	TOTAL PLOT (5.0000+0.1125)
ADDITIONAL LICENCE AREA (4.1125 ACRE)		30,442.470	SQMT
AREA FOR GROUP HOUSING		29455.229	
PERM. FAR FOR GH @2.0376		51396.208	
ADDITIONAL FAR FOR 0.90 F @ 90.00		3235.240	
ADDITIONAL FAR FOR 0.90 F @ 90.00		51191.360	
TOTAL PERMISSIBLE FAR FOR HOUSING		54426.600	SQMT
PROPOSED FAR FOR GROUP HOUSING (ADDITIONAL LICENCE)		40242.720	SQMT
PERM. GROUND COVERAGE		8953.955	SQMT
ACHIEVED GROUND COVERAGE		8953.100	
REQUIRED GREEN AREA @ 33% OF 4.1125 ACRE		3036.000	SQMT
GREEN AREA PROVIDED		3036.000	SQMT
NO. OF HIGH UNITS		100	
NO. OF PEOPLE IN 1 UNIT		5	
NO. OF POPULATION		2575	
PERSON PER ACRE (PEPOLE/1125		726.65	
ACHIEVED		547 TEN PERSON / ACRE	
CAR PARKING CALCULATION			
PARKING REQUIRED (1 CAR PER FLAT		256	
TWO WHEELERS PARKING REQUIRED 1 PER FLAT		100	
ACHIEVED CAR PARKING AT GROUND		254	
ADDITIONAL CAR PARKING AT BASEMENT		256	
ACHIEVED SCOOTER PARKING AT GROUND		100	

TOWER	GROUND FLOOR	TYPICAL FLOOR	TOTAL FLOOR	NO. OF FLOORS	TYPICAL FLOOR AREA	TOTAL FAR ACHIEVED	FAR ACHIEVED	TOTAL AREA	COVER Area of Unit
F	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
G	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
H	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
I	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
J	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
K	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
L	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
M	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
N	576.000	504.000	504.000	G+14	7560.00	7560.00	7560.00	2520.00	336
TOTAL	5760.000	5040.000	5040.000		75600.00	75600.00	75600.00	25200.00	3360
TOTAL BUILT UP AREA						75600.00	75600.00	84000.00	

Architects
JPS DESIGN STUDIO
FLAT NO.T3, MAHESH TWIN PLAZA, PLOT NO. 2, SECTOR-4, DWARKA, DELHI-110078
PHONE # 01141410330, 9999528...
EMAIL: mail@jpsdesignstudio.com

Structures
ELORA TECHNICAL CONSULTANTS
C-702, Green Ground Floor, Uttam Nagar, New Delhi-110059
E-mail : ...
Phone : 011-28147126,9810...

Electrical, Plumbing, HVAC & Fire Fighting
M.J. CONSULTANTS
806,MADHUBAN BUILDING,
55,NEHRU PLACE,
NEW DELHI-110019
TELEPHONE : 91-11-66274652/53
E.MAIL : mjc@mjc.co.in

Project Title:
REVISED AND PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 4.1125 ACRES (LICENCE NO.52 OF 2014 DATED 09/12/2013) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 5.65 ACRE (LICENSE NO. 11 OF 2014 DATED 12.06.2014) TOTAL AREA 9.1125 ACRES IN SECTOR-102, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s. NANI RESORTS AND FLORICULTURE PVT.LTD.

Drawing Title: SITE PLAN

FOR: **DRAINAGE LAYOUT**

Scale :	1:300	Project No :	Rev :
Date :	20.02.2019	Drawing Code :	Drawing No : 01
Drawn By :	VIKRAM		
Checked By :	R.K.RAWAT		

Sheet Size : A0 841x1189mm, Drawing Status :

Authority Stamp:

NOTES
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. DSB,covert backup for emergency service.

NOTE:
ALREADY SANCTIONED SHOWN IN RED COLOR

Key plan

Owner's Sign&Stamp

Architect's Sign&Stamp

Architect's Sign&Stamp

Clients:

Architects :
JPS DESIGN STUDIO
FLAT NO.T3, MAHESH TWIN PLAZA, PLOT NO. 2
SECTOR - 4 DWARKA, DELHI - 110078
PHONE # 01141410330
EMAIL : mail@jpsdesignstudio.com

Structures :

RAINWATER PIT DETAIL

ALREADY SANCTIONED AREA DETAIL :-

AREA SCHEDULE:-

TOTAL AREA OF THE SITE MEASURING = 5.1125 ACRE OR 20676.62 SQMT.
FOR SECURED COVERAGE & FAR TOTAL AREA = 4.868 ACRE OR 19,703.692 SQMT
PERM. GROUND COVERAGE 50% 9763.532 = 19,363.818 SQM.

PERM COMMERCIAL AREA @ 4% i.e. 39745.872 SQMT = 1470.925 sqm
PROPOSED COMMERCIAL COMPONENT AREA @ 2.136% i.e. 864.818 SQMT
BALANCE AREA COMMERCIAL TO BE = 1470.925 - 864.818
= 606.756 SQMT
PERM. AREA FOR G/A @ 90% i.e. 39745.872SQMT = 39295.907 SQMT
TOTAL PERM. AREA FOR G/H = 39295.907 + 909.785
= 39905.719 SQMT. (97.21%)
PERM. FAR FOR G/A (39965.7739 - 670.01.804 SQMT
ADDITIONAL FAR FOR G/H @ 3% OF 39295.907 = 1204.818 SQM.
TOTAL PERMISSIBLE FAR = 39911.861 + 1742.760 = 41654.621 SQMT

NO. OF MAIN UNITS = 932 Nos.
NO. OF PEOPLE IN 1 UNIT = 5 PERSONS
POPULATION =932 X 5 = 4660 PERSONS
TOTAL POPULATION =4660 PERSONS
HATED / 4.7736 = 971.466 PERSON
SAY 972 PERSON / ACRE

DESCRIPTION	SANCTIONED (19.0125 ACRE)	ADDITIONAL LICENCE (4.1125 ACRE)	TOTAL PLOT (4.1125+4.1125)
TOTAL PLOT AREA	207,676.00 SQ.MT.	(20676.378) SQ.MT.	8,253.8 ACRE 82705.620 SQ.MT.
PERMISSIBLE PLOT FOR COMMERCIAL @ 2.136% (1970.925 SQ.MT.)		864.818 SQ.MT.	864.818 SQ.MT.
PERMISSIBLE FAR FOR COMMERCIAL @ 0.7%		1428.926 SQ.MT.	1428.926 SQ.MT.
ACHIEVED FAR FOR COMMERCIAL	1434.092 SQ.MT.		1434.092 SQ.MT.
TOTAL PLOT AREA FOR GROUP HOUSING	159,535.000 SQ.MT.	(39840.870 SQ.MT.)	99960.713 SQ.MT.
PERMISSIBLE GROUND COVERAGE 50%	79961.750 SQ.MT.	9920.435 SQ.MT.	39880.435 SQ.MT.
ACHIEVED GROUND COVERAGE	9851.000 SQ.MT.	9387.632 SQ.MT.	9234.368 SQ.MT.
PERMISSIBLE FAR FOR BUILDING	63840.000 SQ.MT.	37440.000 SQ.MT.	(100% OF 4.1125 ACRE)
ADDITIONAL FAR FOR G+P @ 3% OF (39705.907 SQ.MT.)		(1191.180 SQ.MT.)	
ACHIEVED FAR FOR HOUSING	43835.000 SQ.MT.	48221.773 SQ.MT.	92057.620 SQ.MT.
REQUIRED GREEN AREA 15%	9576.000 SQ.MT.	(5976.30 SQ.MT.)	15552.000 SQ.MT.
PROPOSED GREEN AREA 15%	9583.9 SQ.MT.	2143.4 SQ.MT.	15552.000 SQ.MT.
RECAPITULATION (GRP HOUSING)	(9583.9 SQ.MT.)	(7119.1 SQ.MT.)	(16,703 SQ.MT.)
DENSITY (MINIMUM 700 PERSON/ACRE,MAXIMUM 800 PERSON PER ACRE)	6180	2975	9155.8 (4.7736 + 4.1125)
PARKING REQUIRED			
1ECS FOR FLAT	932	208	718
TWO WHEELER 1 FOR FLAT	800	186	1427
PARKING ACHIEVED			
1ECS FOR FLAT	932	208	707
TWO WHEELER 1 FOR FLAT	865	158	1753

TOWER	DWELLING UNITS	STILT/GROUND FLOOR	FOOTPRINT/FLOOR AREA	NO. OF FLOORS	TOTAL FLOOR AREA	HEIGHT	NOS. PER AREA	STAIR Nos.of UNIT
F	176	1	1,774.87	21	37,272.27	63.00	1	4
G	176	1	1,774.87	21	37,272.27	63.00	1	4
H	176	1	1,774.87	21	37,272.27	63.00	1	4
I	176	1	1,774.87	21	37,272.27	63.00	1	4
J	176	1	1,774.87	21	37,272.27	63.00	1	4
K	176	1	1,774.87	21	37,272.27	63.00	1	4
TOTAL	1056	6	10,649.22	126	223,633.62		6	24

ADDITIONAL LICENCE AREA (4.1125 ACRE)	(16,645.870)	53977
AREA FOR GROUP HOUSING	(9840.870)	
PERM. FAR FOR G/H @100%	37440.000	
BALANCE FAR FOR G & H GROUP SANCTIONED (4.7736 ACRE)	(9920.435)	
ADDITIONAL FAR FOR G,M,P @ 3% OF (4.7736+4.1125)	(1191.180)	
TOTAL PERMISSIBLE FAR FOR HOUSING	39174.116	53977
PROPOSED FAR FOR GROUP HOUSING (ADDITIONAL) (39705.907)	48221.773	53977
PERM.GROUND COVERAGE 50%	9920.435	53977
ACHIEVED GROUND COVERAGE	9851.000	53977

AREA FOR GROUP HOUSING	9840.870
GROUND AREA PROVIDED	9851.000 SQMT
NO. OF MAIN UNITS	932
NO. OF POPULATES	5
NO. OF POPULATES	4660
PERSON PER ACRE = 4660/4.7736	976.46
SAY 972 PERSON / ACRE	

CAR PARKING CALCULATION
2 WHEEL REQUIRED = 1 FLATS PER FLAT — 376
TWO WHEELER PARKING REQUIRED 1 PER FLAT — 932

CAR PARKING AS PER ZONING	
ACHIEVED CAR PARKING AT SURFACE	354
ACHIEVED SCOOTER PARKING AT SURFACE	376
ADDITIONAL SCOOTER PARKING AT STILT	376

TOWER	DWELLING UNITS	STILT/GROUND FLOOR	FOOTPRINT/FLOOR AREA	NO. OF FLOORS	TOTAL FLOOR AREA	HEIGHT	NOS. PER AREA	STAIR Nos.of UNIT
A	176	1	1,774.87	21	37,272.27	63.00	1	4
B	176	1	1,774.87	21	37,272.27	63.00	1	4
C	176	1	1,774.87	21	37,272.27	63.00	1	4
D	176	1	1,774.87	21	37,272.27	63.00	1	4
E	176	1	1,774.87	21	37,272.27	63.00	1	4
TOTAL	880	5	8,874.35	105	186,361.35		5	20

TOTAL BUILT UP AREA				186361.775	13496.000	199857.775

Architects :
JPS DESIGN STUDIO
FLAT NO.73, MANISH TWIN PLAZA,
PLOT NO. 2, SECTOR-E, SWARAKA,
DELHI-110078
PHONE # 01141410230,
EMAIL: jpsdesignstudios@gmail.com

Structure :
SUDHA TECHNICAL CONSULTANTS
Plot No.-2, Ground Floor, Lado Sarai
Near Lado Sarai Metro Station
E-mail :- ruby@rtcpl.com
rtcpl@yahoo.co.in
RTCPL Phone :- 011-46564164, 46 00000

Electrical, Plumbing, HVAC & Fire Fighting

M.J. CONSULTANTS
606,MADHUBAN BUILDING,
55,NEHRU PLACE
NEW DELHI-110019
TELEPHONE : 91-11-46274552/53
E.MAIL : mjc@mjc.co.in

Project Title :
REVISED AND PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING FOR AN ADDITIONAL AREA MEASURING 4.1125 ACRES (LICENCE NO 60 OF 2019 DATED 28/12/2019) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 5.00 ACRE (LICENSE NO. 11OF 2014 DATED 10.06.2014) TOTAL AREA 9.1125 ACRES IN SECTOR-102, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s NANI RESORTS AND FLORICULTURE PVT.LTD.

Drawing Title :
SITE PLAN

LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	STORM WATER LINE	
2.	STORM WATER MANHOLE	
3.	RAIN WATER HARVESTING	RWH

Architects :
JPS DESIGN STUDIO
FLAT NO.73, MANISH TWIN PLAZA,
PLOT NO. 2, SECTOR-E, SWARAKA,
DELHI-110078
PHONE # 01141410230,
EMAIL: jpsdesignstudios@gmail.com

Architect's Sign&Stamp

Clients :

Structures :

Project Title :
REVISED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING
AREA MEASURING 5.0 + 4.1125 ACRES
(LICENCE NO 11 OF 2014 DATED 10-06-2014)

IN SECTOR-102, GURGAON MANESAR URBAN COMPLEX

BEING DEVELOPED BY M/s. NANI RESORTS &FLORICULTURE PVT.LTD.

Drawing Title :
SITE PLAN
DRAINAGE LAYOUT
STORM

Scale :	1:300	Project No. :	Rev. :
Date :	20.02.2019	Drawing Code :	Drawing No. :
Drawn By :	VIKRAM		01
Checked By :	R.K.RAWAT		

Sheet Size : A0 (841x1189mm), Drawing Status :

LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	SEWER LINE	
2.	SEWER MANHOLE	O

Authority Stamp

NOTES
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilation are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

NOTE:
ALREADY SANCTIONED SHOWN IN RED COLOR

Key plan

Owner's Sign&Stamp

Architect's Sign&Stamp

Architect's Sign&Stamp

Clients:

Architects:

JPS DESIGN STUDIO
FLAT NO 7A, MANISH TWIN PLAZA, PLOT NO. 2
SECTOR - 4 DWARKA, DELHI - 110075

Structures:

Electrical, Plumbing, HVAC & Fire Fighting

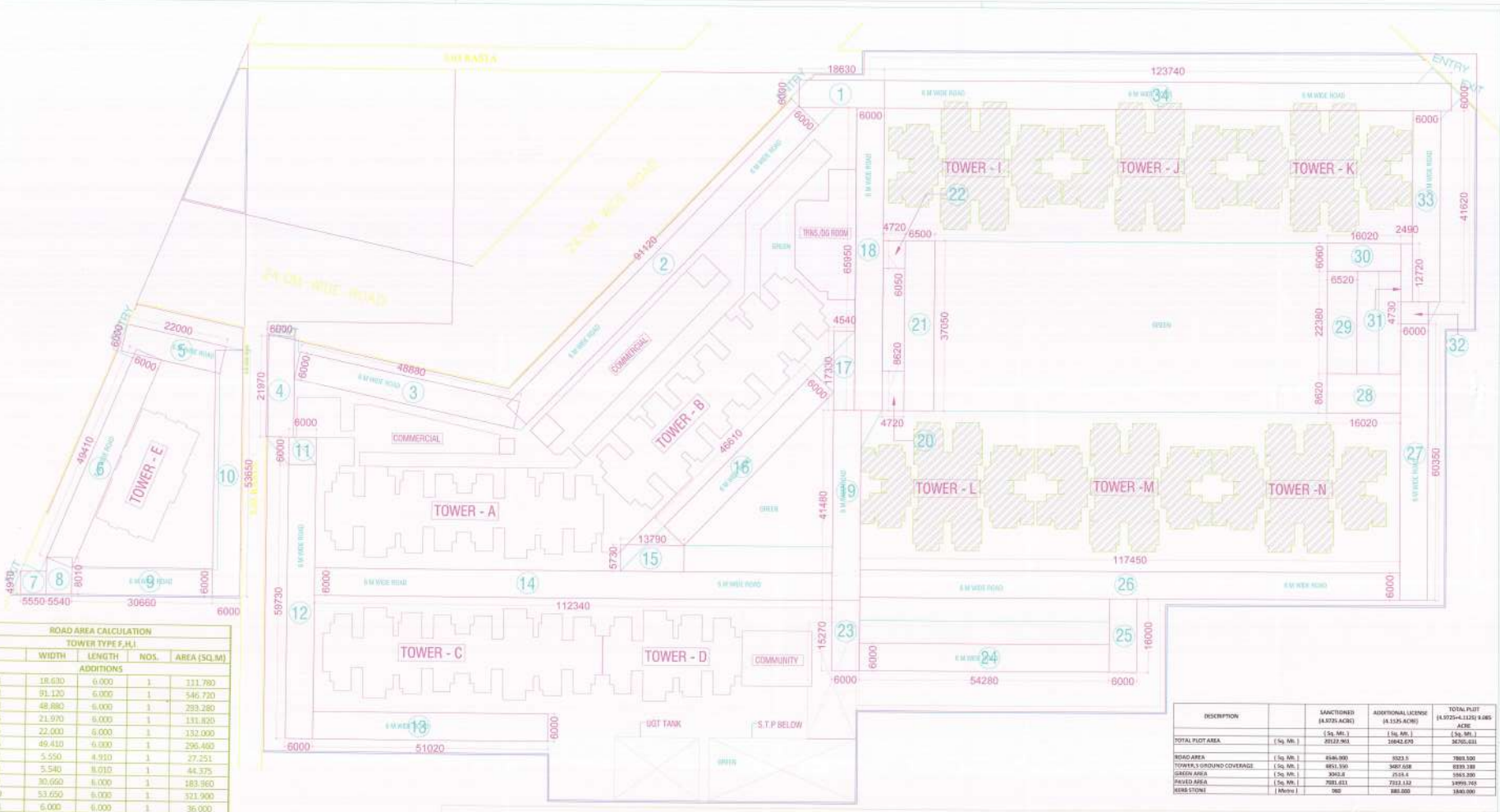
M.J. CONSULTANTS
806,MADHUBAN BUILDING,
55,NEHRU PLACE
NEW DELHI-110019
TELEPHONE : 91-11-66274552/53
E.MAIL : mjc@mjc.co.in

Project Title:

Drawing Title:

SEWER

ALREADY SANCTIONED AREA DETAIL -



NOTES :

- All dimensions are to be read and not to be scaled.
- Contractor must verify all dimensions as per site before commencement of any work.
- Contractor must notify Architect and / or Project Manager of all discrepancies in drawing.
- All revisions to be co-ordinated with structures.

NOTES :

1. REFER SEPARATE DETAILED DRGS. FOR RCP & AC LOCATIONS.
2. REFER RELEVANT DETAILS ALONG WITH THIS DRG.
3. REFER SEPARATE DETAILED DRGS. FOR TOILET, KITCHENS & STAIRCASES.
4. REFER DOOR/WINDOW SCHEDULE & DOOR WINDOW DETAIL DRG. FOR EXACT DIMENSIONS ALONG WITH THIS DRG.
5. KINDLY REFER SEPERATE CUTOUT & SHAFT DETAIL DRGS. ALONG WITH THIS DRG.

NOTE:
13TH FLOOR NOT BEEN CONSIDERED

ROAD AREA CALCULATION				
TOWER TYPE F,H,I				
S.NO.	WIDTH	LENGTH	NOS.	AREA (SQ.M)
ADDITIONS				
1	18.630	6.000	1	111.780
2	91.120	6.000	1	546.720
3	48.880	6.000	1	293.280
4	21.970	6.000	1	131.820
5	22.000	6.000	1	132.000
6	49.410	6.000	1	296.460
7	5.550	4.910	1	27.251
8	5.540	8.010	1	44.375
9	30.660	6.000	1	183.960
10	53.650	6.000	1	321.900
11	6.000	6.000	1	36.000
12	59.730	6.000	1	358.380
13	51.020	6.000	1	306.120
14	112.340	6.000	1	674.040
15	13.790	5.730	1	79.017
16	46.610	6.000	1	279.660
17	17.330	4.540	1	78.678
18	65.950	6.000	1	395.700
19	41.480	6.000	1	248.880
20	4.720	8.620	1	40.686
21	6.500	37.050	1	240.825
22	4.720	6.050	1	28.556
23	15.270	6.000	1	91.620
24	54.280	6.000	1	325.680
25	16.000	6.000	1	96.000
26	117.450	6.000	1	704.700
27	60.350	6.000	1	362.100
28	16.020	8.620	1	138.092
29	22.380	6.520	1	145.918
30	16.020	6.060	1	97.081
31	12.720	2.490	1	31.673
32	4.730	6.000	1	28.380
33	41.620	6.000	1	249.720
34	123.740	6.000	1	742.440
TOTAL NON F.A.R. AREA				7869.492

DESCRIPTION		SANCTIONED (4.3725 ACRE)	ADDITIONAL LICENSE (4.1125 ACRE)	TOTAL PLOT (8.4725+4.1125) 9.085 ACRE
		(Sq. Mt.)	(Sq. Mt.)	(Sq. Mt.)
TOTAL PLOT AREA	(Sq. Mt.)	20122.903	16842.670	36765.631
ROAD AREA	(Sq. Mt.)	4546.000	3523.5	7869.500
TOWER,S GROUND COVERAGE	(Sq. Mt.)	8851.590	3487.608	8339.188
GREEN AREA	(Sq. Mt.)	3062.8	2533.4	5563.200
PAVED AREA	(Sq. Mt.)	7021.011	7312.132	14993.743
KERB STONE	(Metre)	760	880.000	1640.000

RAINWATER PIT DETAIL

ALREADY SANCTIONED AREA DETAIL -

AREA SCHEDULE :-

NO. OF MAIN UNITS = 332 Nos.
NO. OF PEOPLE IN 1 UNIT = 5 PERSONS
POPULATION =332 X 5 = 1660 PERSONS
TOTAL POPULATION =1192 PERSONS
=(1660) 4 7730 = 9FLARS PENSION
DAY 072 PERSON / ACRE

DESCRIPTION	SANCTIONED (4.3725 ACRE)	ADDITIONAL LICENSE (4.1125 ACRE)	TOTAL PLOT (8.4725+4.1125) 9.085 ACRE
TOTAL PLOT AREA	20122.903	16842.670	36765.631
PERMISSIBLE PLOT FOR COMMERCIAL 5.00% (WITHIN ADD)		842.133	842.133
PERMISSIBLE FAR FOR COMMERCIAL @ 175		1438.688	1438.688
ACHIEVED FAR FOR COMMERCIAL	1424.000		1424.000
TOTAL PLOT AREA FOR GROUP HOUSING	20122.903	16842.670	36965.752
PERMISSIBLE GROUND COVERAGE 50%	10061.45	8421.335	18482.838
ACHIEVED GROUND COVERAGE	8851.590	3487.608	8339.188
PERMISSIBLE FAR FOR HOUSING	32980.556	27595.608	60576.164
ADDITIONAL FAR FOR 5.00 @ 50 DU/ACRE		2105.208	2105.208
ACHIEVED FAR FOR HOUSING	31808.000	26222.775	58031.625
REQUIRED GREEN AREA 15%	3018.435	2496.35	5514.888
PROPOSED GREEN AREA 15%	3062.8	2533.4	5563.200
DENSITY (MINIMUM 150 PERSON/ACRE, MAXIMUM 400 PERSON/ACRE PER ACRE)	4440	2972	7412.0
PARKING REQUIRED			
1/3 ECS PER FLAT	828	288	716
TWO WHEELERS (01 PER FLAT)	332	100	1427
PARKING ACHIEVED			
1/3 ECS PER FLAT	828	288	737
TWO WHEELERS (01 PER FLAT)	332	100	1753

ADDITIONAL LICENCE AREA (4.1125 ACRE)	16,842.670	SQMT
AREA FOR GROUP HOUSING	13482.670	
PERMI. FAR FOR 5% @100%	1796.488	
BALANCE FAR FROM ADDITIONAL LICENCE AREA	1620.196	
ADDITIONAL FAR FOR G.H.P @ 5% OF 16,842.67 SQMT	2105.208	
TOTAL PERMISSIBLE FAR FOR HOUSING	58,576.372	SQMT
PROPOSED FAR FOR GROUP HOUSING (ADDITIONAL LICENCE)	58031.625	SQMT
PERMISSIBLE GROUND COVERAGE 50%	8421.335	SQMT
ACHIEVED GROUND COVERAGE	3487.608	SQMT
	2533.4	SQMT
REQUIRED GREEN AREA @ 15% OF 9.1125 ACRE	1996.488	SQMT
GREEN AREA PROVIDED	2533.400	SQMT
NO. OF MAIN UNITS	195	
NO. OF PEOPLE IN 1 UNIT	5	
NO. OF POPULATION	975	
PERSON PER ACRE = 975/9.4 LUC	103.40	
DAY FOR PERSON / ACRE		
FOR PARKING CALCULATION		
PARKING REQUIRED 1 FOR EVERY FLAT	195	
TWO WHEELERS PARKING REQUIRED 1 PER FLAT	195	
ACHIEVED CAR PARKING AT SURFACE	195	
ACHIEVED SCOOTER PARKING AT SURFACE	390	
ACHIEVED SCOOTER PARKING AT BASEMENT	390	

PROPOSED AREA DETAIL WITH ADDITIONAL LICENCE												
TOWER	GROUND (SANCTIONED)	GROUND (ADDITIONAL LICENCE)	1ST TO 12TH (SANCTIONED)	1ST TO 12TH (ADDITIONAL LICENCE)	TOTAL FAR	TOTAL FLATS (SANCTIONED)	TOTAL FLATS (ADDITIONAL LICENCE)	TOTAL FLATS	AREA PER FLAT	3 BHK (SANCTIONED)	3 BHK (ADDITIONAL LICENCE)	3 BHK (TOTAL)
I	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
J	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
K	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
L	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
M	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
N	1,795.000	1,795.000	1,795.000	1,795.000	3,590.000	24	24	48	74.79	24	24	48
TOTAL	10,770.000	10,770.000	10,770.000	10,770.000	21,540.000	144	144	288		144	144	288
TOTAL BUILT UP AREA								43,632.000				43,632.000

ARCHITECTS
JPS DESIGN STUDIO
FLAT NO. 114, NANDHI TWIN PLAZA,
PLOT NO. 2, SECTOR 4, DWARKA,
DELHI-110078
PHONE # 09744103200,
EMAIL:jpsdesignstudios@gmail.com

Structures
SUDHA TECHNICAL CONSULTANTS
Delhi, New Delhi, Delhi, India
Email : mail@gmail.com
Phone : 011-45143200,9873000

Electrical, Plumbing, HVAC & Fire Fighting

M.J. CONSULTANTS
606 MADHUBAN BLW, DING.
55 NEHRU PLACE
NEW DELHI-110019
TELEPHONE : 91-11-86274552/53
E.MAIL : mjc@mjc.co.in

Project Title
REVISED AND PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 4.1125 ACRES (LICENCE NO.80 OF 2018 DATED 09/10/2018) IN ADDITION TO LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 5.60 ACRE (LICENSE NO. 17 OF 2014 DATED 12.06.2014) TOTAL AREA IS 9.1125 ACRES in SECTOR-102, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY NANI RESORTS AND FLORICULTURE PVT. LTD.

Drawing Title
SITE PLAN

Scale: 1:500 | Project No.: 18-09/RC102 | Rev:
Date: 23.01.2019 | Drawn By: S.J. | Drawing Code: | Drawing No.: D1
Checked By: | Sheet Size: ARCH(D) 1189mm | Drawing Status: Submission Drawing

REVISIONS - SKETCHES

Key Plan

JPS DESIGN STUDIO

M/S SUDHA TECH. CONS. PVT LTD

M.J. CONSULTANTS

Authorised signatory

M/S NANI RESORTS AND FLORICULTURE PVT. LTD.

PROPOSED AFFORDABLE GROUP HOUSING COLONY SECTOR-102, GURUGRAM MANESAR URBAN