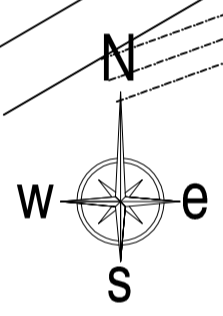
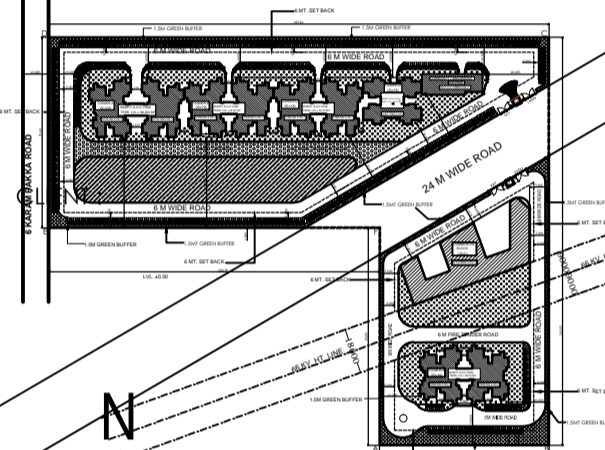


AREA SUMMARY			
PLOT AREA (A)	5.1125	5.1125	ACRES
TOTAL PLOT AREA FOR FAR		5.1125	ACRES
PERMISSIBLE COMMERCIAL AREA @ 4.0% PLOT AREA		20689.52	SQ MTRS.
BALANCE PLOT AREA FOR RESIDENTIAL		19861.94	4.908
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA	=		10344.760
PROPOSED GROUND COVERAGE	=		3466.521
			16.75%
FAR			
PERMISSIBLE FAR FOR HOUSING @ 235%	=		44689.365
EXTRA FAR FOR GREEN BUILDING @ 12.00%	=		2383.432
TOTAL PERMISSIBLE FAR FOR HOUSING @ 237%	=		47072.797
PROPOSED FAR	=		47059.118
			2.369
PERMISSIBLE FAR FOR COMMERCIAL @ 175%	=		1448.265
EXTRA FAR FOR GREEN BUILDING @ 12.00%	=		99.309
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @ 187%	=		1547.574
PROPOSED FAR	=		1542.413
			1.864
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3690	750 TO 900 PPA
PERMISSIBLE DU'S @ 750	=	738	MINIMUM
PERMISSIBLE DENSITY	MAX. 900 PPA	4417	
PERMISSIBLE DU'S @ 900	=	883	MAXIMUM
PROPOSED DENSITY	738 X 5	3690	PERSON
ACHIVED DENSITY	3690/4.908	752	PPA
PROPOSED DWELLING UNIT	=	738	DU
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING	=	738	NOS
PROPOSED TWO WHEELER PARKING	=	812	NOS
REQUIRED ECS	738/2	369	ECS
PURPOSED TWO-WHEELER PARKING AREA		8505	sq.mt.
PROPOSED ECS		370	ECS
REQUIRED ORGANIZED GREEN @ 15%		3103.428	sq mtrs.
PROPOSED GREEN	23.92%	4948.673	sq mtrs.
PROVIDED COMMUNITY BUILDING	=	190.320	sq mtrs.
PROVIDED AAGANWADI	=	190.320	sq mtrs.

Key Plan



ARCHITECT SIGNATURE :

CLIENT :  
M/s SA PROPCON PVT.LTD. IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.  
Signature Global, 201 B 2ND FLOOR, Tower-A, Signature Towers, Gurugram-122001

OWNER SIGNATURE :

PROJECT :  
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.1125 ACRES ( LICENCE NO.-73 OF 2019 DATED 04-07-2019 IN SECTOR-95, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SA PROPCON PVT.LTD. , IN COLLABORATION WITH SIGNATURE INFRABUILD PVT. LTD.

DRAWING TITLE :  
SITE PLAN & AREA SHEET

SCALE :- 1:500  
DATE :  
DEALT - CHECKED BY : REVISION NO.

DU CALCULATION					
BUILDING BLOCKS	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E
FLOOR	G+24	G+19	G+19	G+14	(G+19)
NO. OF BLOCKS	1	1	1	1	1
GROUND FLR	8	8	8	2	8
1st FLR	8	8	8	4	8
2nd FLR	8	8	8	4	8
3rd FLR	8	8	8	4	8
4th FLR	8	8	8	4	8
5th FLR	8	8	8	4	8
6th FLR	8	8	8	4	8
7th FLR	8	8	8	4	8
8th FLR	8	8	8	4	8
9th FLR	8	8	8	4	8
10th FLR	8	8	8	4	8
11th FLR	8	8	8	4	8
12th FLR	8	8	8	4	8
13th FLR	8	8	8	4	8
14th FLR	8	8	8	4	8
15th FLR	8	8	8		8
16th FLR	8	8	8		8
17th FLR	8	8	8		8
18th FLR	8	8	8		8
19th FLR	8	8	8		8
20th FLR	8				
21st FLR	8				
22nd FLR	8				
23rd FLR	8				
24th FLR	8				
TOTAL	200	160	160	58	160
TOTAL	200	160	160	58	160
TOTAL DU'S	738	NOS.			

COMMERCIAL F.A.R.		
GROUND FLOOR	790.840	
FIRST FLOOR	597.294	
SECOND FLOOR	154.279	
TOTAL F.A.R.	1542.413	SQ.M.

INVENTORY OF UNITS (PROPOSED) 95								
CARPET AREA (SQ.MT.)	2BHK (TYPE-01)	2BHK (TYPE-02)	2BHK (TYPE-03)	2BHK (TYPE-04)	2BHK (TYPE-05)	3BHK (TYPE-6)	2BHK (TYPE-7)	TOTAL
1 TOWER-A	50	50	50	50				200
2 TOWER-B	40	40	40	40				160
3 TOWER-C	40	40	40	40				160
4 TOWER-D						37	21	58
5 TOWER-E	40	40		40	40			160
TOTAL	170	170	130	170	40	37	21	738

FAR CALCULATIONS					
BUILDING BLOCKS	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E
FLOORS	G+24	G+19	G+19	G+14	(G+19)
TOTAL NO. OF BLOCKS	1	1	1	1	1
GROUND	552.174	542.485	542.485	175.292	539.585
1st FLR	511.444	506.595	506.595	269.444	503.695
2nd FLR	511.444	506.595	506.595	269.444	503.695
3rd FLR	511.444	506.595	506.595	269.444	503.695
4th FLR	511.444	506.595	506.595	269.444	503.695
5th FLR	511.444	506.595	506.595	269.444	503.695
6th FLR	511.444	506.595	506.595	269.444	503.695
7th FLR	511.444	506.595	506.595	269.444	503.695
8th FLR	511.444	506.595	506.595	269.444	503.695
9th FLR	511.444	506.595	506.595	269.444	503.695
10th FLR	511.444	506.595	506.595	237.326	503.695
11th FLR	511.444	506.595	506.595	237.326	503.695
12th FLR	511.444	506.595	506.595	237.326	503.695
13th FLR	511.444	506.595	506.595	237.326	503.695
14th FLR	511.444	506.595	506.595	237.326	503.695
15th FLR	511.444	506.595	506.595		503.695
16th FLR	511.444	506.595	506.595		503.695
17th FLR	511.444	506.595	506.595		503.695
18th FLR	511.444	506.595	506.595		503.695
19th FLR	511.444	506.595	506.595		503.695
20th FLR	511.444				
21st FLR	511.444				
22nd FLR	511.444				
23rd FLR	511.444				
24th FLR	511.444				
TOTAL AREA / BLOCK	12826.830	10167.790	10167.790	3786.918	10109.790
TOTAL FAR	12826.830	10167.790	10167.790	3786.918	10109.790
TOTAL FAR		47059.118			
					SQ.M.

DENSITY ----- 750 - 900 PPA						
BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUs	POPULATION
TOWER - A	1	GROUND+24	552.174	12826.830	200	1000 ( 5 persons)
TOWER - B	1	GROUND+19	542.485	10167.790	160	800 ( 5 persons)
TOWER - C	1	GROUND+19	542.485	10167.790	160	800 ( 5 persons)
TOWER - D	1	GROUND+14	308.632	3786.918	58	290 ( 5 persons)
TOWER - E	1	GROUND+19	539.585	10109.790	160	800 ( 5 persons)
AAGANWARDI / COMMUNITY		GROUND +1	190.320			
COMMERCIAL		GROUND+2	790.840			
TOTAL	5		3466.521	47059.118	738	3690