AREA STATEMENT

DESCRIPTION		PERMISSIBLE / REQUIRED	ACHIEVED	UNITS
Plot Area		10.0000		Acres
		40,468.56		sq.mt.
Residential Component		96%		
		9.6000		Acres
		38,849.82		sq.mt.
Commercial Component		4%		
		0.4000		Acres
		1,618.74		sq.mt.
Permissible FAR for Residential (225%)		225%		
		87,412.09		sq.mt.
Additional FAR Taken fr IGBC (12%)		12%		
		4,661.98		sq.mt.
Total FAR for Residential		92,074.07	92,065.60	sq.mt.
		175%		
Permissible FAR for Commercial (175%)		2,832.40		sq.mt.
Additional FAR Taken fr IGBC (12%)		12%		
		194.25		sq.mt.
Total FAR for Commercial		3,027.05	3,026.82	sq.mt.
Permissible Ground Coverage		50%	19.43%	
		5.00	1.94	Acres
		20,234.28	7,862.35	sq.mt.
Green Area Required		15%	15.77%	
		1.50	1.58	Acres
		6,070.28	6,380.17	sq.mt.
Permissible Density	Minimum	750	763	PPA
	Maximum	500		
Permissible Carpet Area	Minimum	28	54.10	sq.mt.
	Maximum	60	59.00	sq.mt.
Total Nos. Of Units			1,464	Units
Parking As per zoning		732	732	Nos.
	1/2 ECS of Total units			
OR	2-Wheeler Unit	1464	1464	Nos.

TOTAL FAR RESIDENTIAL ACHIEVED

TOWER	AREA ON STILT / GROUND FLOOR	AREA ON TYPICAL FLOOR	NO OF TYPICAL FLOORS	TOTAL AREA (SQ.MT.)	HEIGHTS (MTRS)
TOWER - A1	42.80	105.39	14	6,975.46	44.95
TOWER - A2	228.19	495.19	14	7,160.85	44.95
TOWER-B1	152.59	566.55	14	8,284.29	44.95
TOWER-B2	152.59	566.55	14	8,284.29	44.95
TOWER-B3	152.59	566.55	14	8,284.29	44.95
TOWER-B4	152.59	566.55	14	8,284.29	44.95
TOWER-B5	152.59	566.55	14	8,284.29	44.95
TOWER-B6	408.90	495.19	14	7,341.55	44.95
TOWER-B7	430.84	566.55	14	8,412.54	44.95
TOWER-B8	430.84	566.55	14	8,412.54	44.95
TOWER-C1	228.44	495.19	12	6,178.72	39.05
TOWER-C2	228.20	495.19	12	6,178.48	39.05
TOTAL FAR ACHIEVED				92,665.60	

TOTAL UNITS & DENSITY ACHIEVED

TOWER	UNITS ON GROUND FLOOR	UNITS ON TYPICAL FLOOR	NO OF TYPICAL FLOORS	TOTAL UNITS IN TOWER
TOWER - A1	0	8	14	112
TOWER - A2	3	8	14	115
TOWER-B1	5	9	14	131
TOWER-B2	5	9	14	131
TOWER-B3	5	9	14	131
TOWER-B4	5	9	14	131
TOWER-B5	5	9	14	131
TOWER-B6	6	8	14	118
TOWER-B7	7	9	14	133
TOWER-B8	7	9	14	133
TOWER-C1	3	8	12	99
TOWER-C2	3	8	12	99
TOTAL UNITS				1464

TOTAL FAR COMMERCIAL ACHIEVED

TOWER	AREA ON STILT / GROUND FLOOR	AREA ON FIRST FLOOR	NO OF TYPICAL FLOORS	TOTAL AREA (SQ.MT.)
Comm. Attched TOWER-A1	309.81	253.78	1	563.59
Comm. Attched TOWER-A2	232.35	0.00	1	232.35
Comm. Attched TOWER-A2	124.20	0.00	1	124.20
Comm. Attched TOWER-B1	71.89	0.00	1	71.89
TOWER-B1	227.93	0.00	1	227.93
TOWER-B2	227.93	0.00	1	227.93
TOWER-B3	227.93	0.00	1	227.93
TOWER-B4	227.93	0.00	1	227.93
Comm. BTW TOWER B3-B4	216.29	0.00	1	216.29
TOWER - B5	227.93	0.00	1	227.93
Comm. Attched TOWER-B5	98.00	0.00	1	98.00
TOWER - C1	219.08	0.00	1	219.08
TOWER - C2	255.84	0.00	1	255.84
Comm. Attched TOWER-C2	105.93	0.00	1	105.93
TOTAL FAR ACHIEVED				3,026.82

TOTAL CARPET AREA RESIDENTIAL ACHIEVED

TOWER	NO. OF UNITS	AREA PER	TOTAL
TYPE-1	670	59.00	39530.00
TYPE-1A	14	59.00	826.00
TYPE-2	449	54.10	24290.00
TYPE-2A	16	54.10	865.60
TYPE-3	105	57.75	6063.75
TYPE-4	105	58.20	6111.00
TYPE-5	105	56.85	5969.25
TOTAL	1464		83656.50

GROUND COVERAGE

TOWER	CORE / COVERED AREA (SQ.MT.)	STILT AREA (SQ.MT.)
TOWER - A1	42.80	105.39
TOWER - A2	480.54	74.77
TOWER -B1	580.52	30.12
TOWER -B2	580.52	30.12
TOWER -B3	580.52	30.12
TOWER -B4	580.52	30.12
TOWER -B5	580.52	30.12
TOWER -B6	408.90	110.48
TOWER -B7	480.84	110.48
TOWER -B8	480.84	110.48
TOWER - C1	447.52	87.79
TOWER - C2	484.04	55.24
Stilt Attached to TOWER C1&2	43.92	
Comm. Attched TOWER-A1	281.46	
Comm. Attched TOWER-A2	124.20	
Comm. Attched TOWER-B1	71.89	
Comm. BTW TOWER B3-B4	216.29	
Comm. Attched TOWER-B5	98.00	
Comm. Attched TOWER-C2	105.93	
Community Hall	189.50	
Anganwadi Cum Creche	189.50	
TOTAL	7,834.00	
PERCENTAGE	19.36%	

DENSITY ACHIEVED

Number of Units	1464	Units
No. of Persons in 1 Unit	5	Persons
Total Persons	7320	Persons
Area	9.6000	Acres
Density Achieved	763	PPA

PARKING CALCULATION(IN SQM)

	OPEN AREA	STILT AREA
SITE A	4258.88	180.16
SITE B	8373.84	482.04
SITE C	3526.19	186.95
TOTAL	16158.90	849.15
AREA ECS	25.00	28.00
NEI ECS	703	30
TOTAL ECS	733	

GREEN AREA

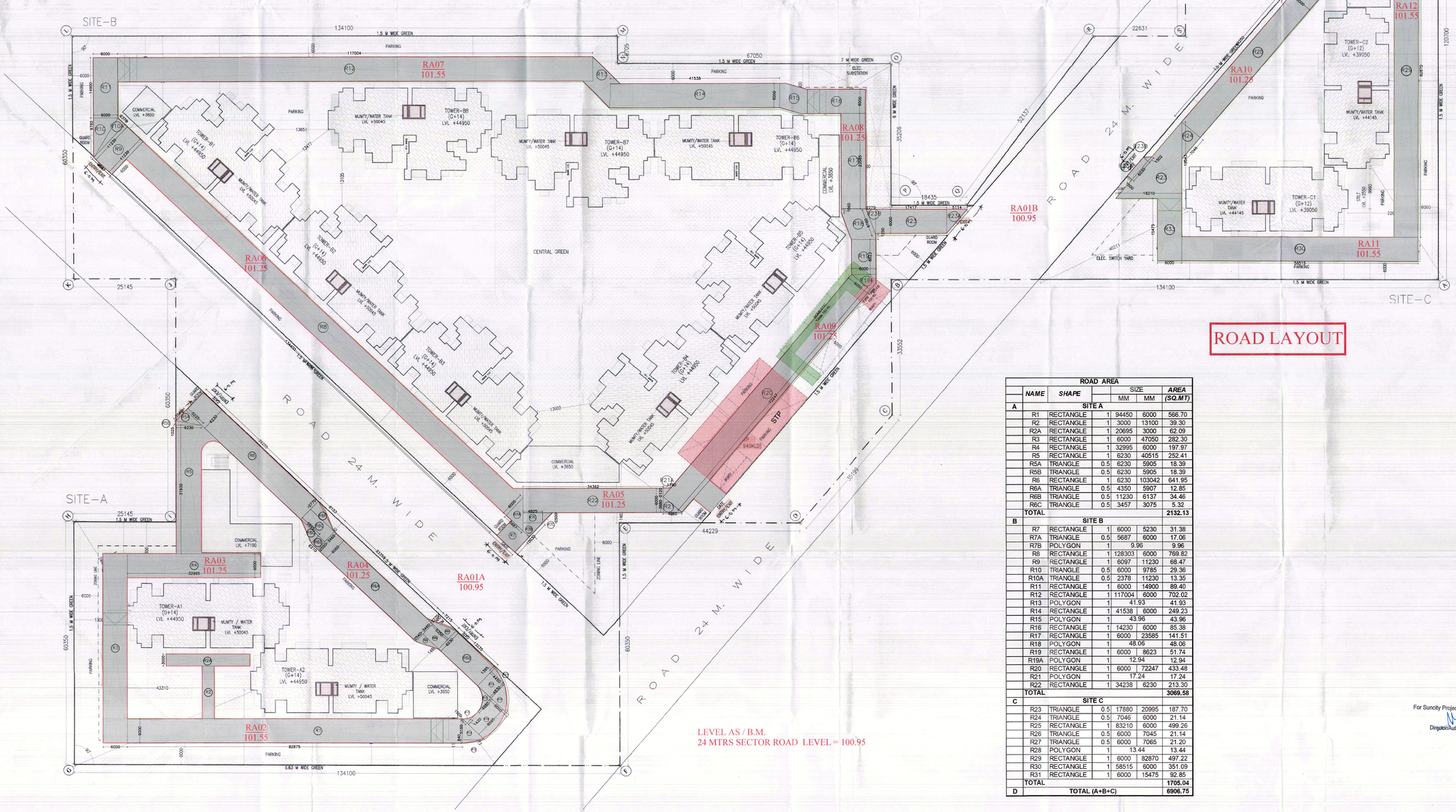
	OPEN AREA
SITE A	655.50
NEAR SITE A	2.28
SITE B	4879.82
NEAR SITE B	529.30
SITE C	816.82
TOTAL	6380.17

NON FAR AREA

BUILDING	STILT AREA	BALCONY AREA GF	BALCONY AREA FF	BALCONY AREA TYPICAL	BALCONY AREA NO.	BALCONY AREA TOTAL	STAIRCASE PER FLOOR	STAIRCASE TOTAL	MUMTY	OHT	TOTAL
TOWER - A1	105.39	0.00	74.42	74.42	13	1041.88	27.04	405.6	18.87	26.01	1,597.75
TOWER - A2	74.77	28.86	101.34	74.42	13	1007.66	27.04	405.6	18.87	26.01	1,622.91
TOWER - B1	30.12	48.41	122.69	83.71	13	1259.33	27.04	405.6	18.87	26.01	1,739.93
TOWER - B2	30.12	48.41	122.69	83.71	13	1259.33	27.04	405.6	18.87	26.01	1,739.93
TOWER - B3	30.12	48.41	122.69	83.71	13	1259.33	27.04	405.6	18.87	26.01	1,739.93
TOWER - B4	30.12	48.41	122.69	83.71	13	1259.33	27.04	405.6	18.87	26.01	1,739.93
TOWER - B5	30.12	48.41	122.69	83.71	13	1259.33	27.04	405.6	18.87	26.01	1,739.93
TOWER - B6	110.48	57.72	74.42	74.42	13	1099.60	27.04	405.6	18.87	26.01	1,660.56
TOWER - B7	110.48	67.66	83.71	83.71	13	1239.60	27.04	405.6	18.87	26.01	1,800.56
TOWER - B8	110.48	67.66	83.71	83.71	13	1239.60	27.04	405.6	18.87	26.01	1,800.56
TOWER - C1	87.79	28.86	101.34	74.42	11	948.82	27.04	351.52	18.87	26.01	1,433.01
TOWER - C2	55.24	28.86	113.40	74.42	11	960.88	27.04	351.52	18.87	26.01	1,412.52
Stilt Attached to TOWER C1&2	43.92							0.00			43.92
Comm. Attched TOWER-A1			113.58			113.58		49.88			163.46
TOTAL	849.15	521.67	1350.37	958.07		14038.27		4808.92	226.44	312.12	20234.90
UGT SITE B											341.53
STP SITE B											480.19
CRECHE (TOWER A1)											189.50
COMMUNITY HALL (TOWER A1)											189.50
TOTAL											21,435.62

SUMMARY AREA

FAR AREA RESIDENTIAL	92,065.60
FAR AREA COMMERCIAL	3,026.15
CRECHE AREA	189.50
COMMUNITY HALL AREA	189.50
STILT AREA	849.15
MUMTY	226.44
OVERHEAD TANK	312.12
UNDERGROUND TANK	341.53
STP	480.19



ROAD LAYOUT

ROAD AREA

	NAME	SHAPE		SIZE MM	SIZE MM	AREA (SQ.MT)
A	SITE A					
	R1	RECTANGLE	1	94450	6000	566.70
	R2	RECTANGLE	1	3000	13100	39.30
	R2A	RECTANGLE	1	20695	3000	62.09
	R3	RECTANGLE	1	6000	47050	282.30
	R4	RECTANGLE	1	32995	6000	197.97
	R5	RECTANGLE	1	6230	40515	252.41
	R5A	TRIANGLE	0.5	6230	5905	18.39
	R6B	TRIANGLE	0.5	6230	5905	18.39
	R6	RECTANGLE	1	6230	103042	641.95
	R6A	TRIANGLE	0.5	4350	5907	12.85
	R6B	TRIANGLE	0.5	11230	6137	34.46
	R6C	TRIANGLE	0.5	3457	3075	5.32
	TOTAL					2132.13
B	SITE B					
	R7	RECTANGLE	1	6000	5230	31.38
	R7A	TRIANGLE	0.5	5687	6000	17.06
	R7B	POLYGON	1	9.96		9.96
	R8	RECTANGLE	1	128303	6000	769.82
	R9	RECTANGLE	1	6097	11230	68.47
	R10	TRIANGLE	0.5	6000	9785	29.36
	R10A	TRIANGLE	0.5	2378	11230	13.35
	R11	RECTANGLE	1	6000	14900	89.40
	R12	RECTANGLE	1	117004	6000	702.02
	R13	POLYGON	1	41.93		41.93
	R14	RECTANGLE	1	41538	6000	249.23
	R15	POLYGON	1	43.96		43.96
	R16	RECTANGLE	1	14230	6000	85.38
	R17	RECTANGLE	1	6000	23585	141.51
	R18	POLYGON	1	48.06		48.06
	R19	RECTANGLE	1	6000	8623	51.74
	R19A	POLYGON	1	12.94		12.94
	R20	RECTANGLE	1	6000	72247	433.48
	R21	POLYGON	1	17.24		17.24
	R22	RECTANGLE	1	34238	6230	213.30
	TOTAL					3069.58
C	SITE C					
	R23	TRIANGLE	0.5	17880	20995	187.70
	R24	TRIANGLE	0.5	7046	6000	21.14
	R25	RECTANGLE	1	83210	6000	499.26
	R26	TRIANGLE	0.5	6000	7045	21.14
	R27	TRIANGLE	0.5	6000	7065	21.20
	R28	POLYGON	1	13.44		13.44
	R29	RECTANGLE	1	6000	82870	497.22
	R30	RECTANGLE	1	58515	6000	351.09
	R31	RECTANGLE	1	6000	15475	92.85
	TOTAL					1705.04
D	TOTAL (A+B+C)					6906.75

SITE PLAN (FIRE) (1)

SHEET NO: AR-001-SH00
- SITE (A,B & C)

Member Secretary EPC — STP (S) Member EPC — Chairman EPC
JD — PA — ATP

A.D.F. (HQ)
DFS PA
Member B.P.C.

Rajesh Dutt
JD(HQ)

LEGEND
- SITE BOUNDARY
- 6M ZONNING LINE
- ROAD
- UGT & STP

LEGEND
- RESIDENTIAL
- COMMERCIAL
- GREEN
- PARKING
- ROAD

PROJECT:
PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY AREA MEASURING 10.00 ACRES (LICENCE NO. 34 OF 2018 DATED 31/05/2018) IN SECTOR - 76, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SUNCITY PROJECTS PVT. LTD.

CLIENT:
SUNCITY PROJECTS PVT. LTD.
LSP-13, VASANT SQUARE MALL,
PLOT-5, SECTOR-B, POCKET-7,
COMMUNITY CENTRE VASANT KUNJ,
NEW DELHI-110070

DATE:	23 MAY 2019
SCALE:	1:350@A0
DEALT BY:	HARRY

CLIENT SIGNATURE:
For Suncity Projects Pvt. Ltd.
Director/Auth. Signatory

For Suncity Projects Pvt. Ltd.
Director/Auth. Signatory

ARCHITECT SIGNATURE:
ROHIT JAIN
Regn. No. CA/88/11624

ROHIT JAIN
Regn. No. CA/88/11624

ARCHITECTS:
VASTUKRITI
ARCHITECTURE - INTERIORS - MANAGEMENT
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