**TOWER-T1 & T2**

| | GR.COV. | UNIT F.A.R. | BALCONY NON F.A.R | STAIR NON F.A.R. | D.UNIT |
|---|---|---|---|---|---|
| | SQ.M. | SQ.M. | SQ.M. | SQ.M. | |
| GROUND FL | 626.862 | 170.883 | -- | -- | |
| 1ST FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 2nd FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 3rd FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 4th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 5th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 6th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 7th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 8th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 9th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 10th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 11th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 12th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 13th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 14th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 15th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 16th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 17th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 18th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 19th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 20th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 21st FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 22nd FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 23rd FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 24th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 25th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| 26th FL. | | 459.266 | 190.564 | 34.021 | 4 |
| TOTAL | 626.862 | 12111.803 | 4954.666 | 884.542 | 104 |
| | | | | | |
| MUMTY | | 52.778 | | | |
| O.H.W.T. | | 128.682 | | | |
| | | | | | |
| STILT | | 455.980 | | | |

**TOWER-T3**

| | GR.COV. | UNIT F.A.R. | BALCONY NON F.A.R | STAIR NON F.A.R. | D.UNIT |
|---|---|---|---|---|---|
| | SQ.M. | SQ.M. | SQ.M. | SQ.M. | |
| GROUND FL | 651.020 | 156.126 | -- | -- | |
| 1ST FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 2nd FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 3rd FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 4th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 5th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 6th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 7th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 8th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 9th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 10th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 11th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 12th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 13th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 14th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 15th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 16th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 17th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 18th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 19th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 20th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 21st FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 22nd FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 23rd FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 24th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 25th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| 26th FL. | | 512.755 | 219.083 | 34.006 | 4 |
| TOTAL | 651.020 | 13487.768 | 5696.168 | 884.153 | 104 |
| | | | | | |
| MUMTY | | 61.369 | | | |
| O.H.W.T. | | 116.724 | | | |
| | | | | | |
| STILT | | 494.894 | | | |

**TOWER-T4**

| | GR.COV. | UNIT F.A.R. | BALCONY NON F.A.R | STAIR NON F.A.R. | D.UNIT |
|---|---|---|---|---|---|
| | SQ.M. | SQ.M. | SQ.M. | SQ.M. | |
| GROUND FL | 665.214 | 157.039 | | -- | |
| 1ST FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 2nd FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 3rd FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 4th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 5th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 6th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 7th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 8th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 9th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 10th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 11th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 12th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 13th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 14th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 15th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 16th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 17th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 18th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 19th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 20th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 21st FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 22nd FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 23rd FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 24th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 25th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| 26th FL. | | 526.702 | 214.538 | 34.006 | 4 |
| TOTAL | 665.214 | 13851.288 | 5577.975 | 884.153 | 104 |
| | | | | | |
| MUMTY | | 61.369 | | | |
| O.H.W.T. | | 116.724 | | | |
| | | | | | |
| STILT | | 508.525 | | | |

**TOWER-T1 & T2**

| TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.) | | | |
|---|---|---|---|
| TOWER (F.A.R.) | = | 12,111.803 | SQ.M. |
| STILT (NON F.A.R.) | = | 455.980 | SQ.M. |
| STAIR (NON F.A.R.) | = | 884.542 | SQ.M. |
| BALCONY (NON F.A.R.) | = | 4,954.666 | SQ.M. |
| MUMTY (NON F.A.R.) | = | 52.778 | SQ.M. |
| O.H.W.T. (NON F.A.R.) | = | 128.682 | SQ.M. |
| TOTAL | = | 18,588.451 | SQ.M. |

**TOWER-T3**

| TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.) | | | |
|---|---|---|---|
| TOWER (F.A.R.) | = | 13,487.768 | SQ.M. |
| STILT (NON F.A.R.) | = | 494.894 | SQ.M. |
| STAIR (NON F.A.R.) | = | 884.153 | SQ.M. |
| BALCONY (NON F.A.R.) | = | 5,696.168 | SQ.M. |
| MUMTY (NON F.A.R.) | = | 61.369 | SQ.M. |
| O.H.W.T. (NON F.A.R.) | = | 116.724 | SQ.M. |
| TOTAL | = | 20,741.076 | SQ.M. |

**TOWER-T4**

| TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.) | | | |
|---|---|---|---|
| TOWER (F.A.R.) | = | 13,851.288 | SQ.M. |
| STILT (NON F.A.R.) | = | 508.525 | SQ.M. |
| STAIR (NON F.A.R.) | = | 884.153 | SQ.M. |
| BALCONY (NON F.A.R.) | = | 5,577.975 | SQ.M. |
| MUMTY (NON F.A.R.) | = | 61.369 | SQ.M. |
| O.H.W.T. (NON F.A.R.) | = | 116.724 | SQ.M. |
| TOTAL | = | 21,000.033 | SQ.M. |

**TOWER-T5**

| TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.) | | | |
|---|---|---|---|
| TOWER (F.A.R.) | = | 11,920.456 | SQ.M. |
| STILT (NON F.A.R.) | = | 759.509 | SQ.M. |
| STAIR (NON F.A.R.) | = | 546.224 | SQ.M. |
| BALCONY (NON F.A.R.) | = | 4,592.639 | SQ.M. |
| MUMTY (NON F.A.R.) | = | 56.119 | SQ.M. |
| O.H.W.T. (NON F.A.R.) | = | 105.314 | SQ.M. |
| TOTAL | = | 17,980.261 | SQ.M. |

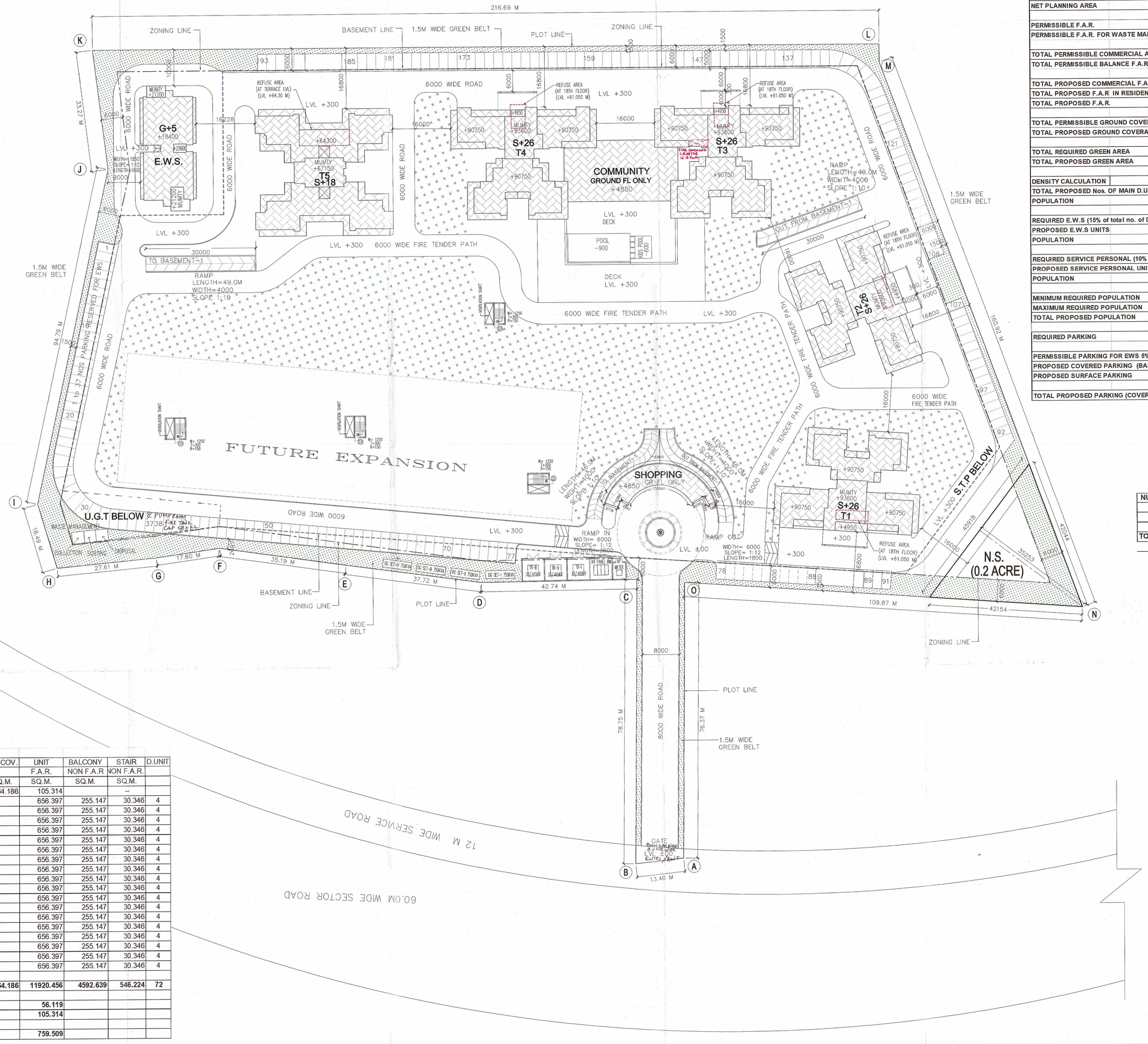
| TOWER NOS. | NOS. OF STOREY | TYPE | GROUND COVERAGE | F.A.R. IN TOWER | TOTAL Nos. OF D.U. IN TOWER | | | POPULATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | MAIN D.U. | SERVICE PERSONEL | E.W.S. UNITS | TOTAL D.U. | | Person per/D.U. | Total |
| T1 | S+26 | 3 BED | 626.862 | 12111.803 | 104 | | | 104 | x | 5 | 520 |
| T2 | S+26 | 3 BED | 626.862 | 12,111.803 | 104 | | | 104 | x | 5 | 520 |
| T3 | S+26 | 3 BED+UTILITY | 651.020 | 13,487.768 | 104 | | | 104 | x | 5 | 520 |
| | | SER. PERSONAL | | | | 52 | | 52 | x | 2 | 104 |
| T4 | S+26 | 3 BED+UTILITY | 651.020 | 13,851.288 | 104 | | | 104 | x | 5 | 520 |
| T5 | S+18 | 4 BED+UTILITY | 864.186 | 11,920.456 | 72 | | | 72 | x | 5 | 360 |
| E.W.S. | G+5 | | 416.661 | 2,294.828 | | | 96 | 96 | x | 2 | 192 |
| COMMUNITY | GR FL ONLY | | 1,076.873 | 596.723 | -- | | | -- | | -- | -- |
| SHOPPING | GR FL ONLY | | 186.920 | 186.920 | | | | | | | |
| | | | | | | | | | | | |
| TOTAL | | | 5100.406 | 66561.588 | 488 | 52 | 96 | | | | 2736 |

**AREA CALCULATION**

| | | ACRE | SQ.M. | |
|---|---|---|---|---|
| LICENSE AREA | = | 9.2453 | | |
| NET PLANNING AREA | = | 9.2453 | 37414.342 | |
| PERMISSIBLE F.A.R. | = @175% | | 65475.099 | SQ.M |
| PERMISSIBLE F.A.R. FOR WASTE MANAGEMENT AGREEMENT DATED 29-01-2024 | = @3% | | 1122.430 | SQ.M |
| TOTAL F.A.R. | = 178% | | 66597.529 | SQ.M |
| TOTAL PERMISSIBLE COMMERCIAL AREA | = 0.5% | | 187.072 | SQ.M |
| TOTAL PERMISSIBLE BALANCE F.A.R. FOR RESIDENTIAL (66597.529-187.072) | = | | 66410.458 | SQ.M |
| TOTAL PROPOSED COMMERCIAL F.A.R. | = 0.50% | | 186.920 | SQ.M |
| TOTAL PROPOSED F.A.R IN RESIDENTIAL | 177.40% | | 66374.668 | SQ.M |
| TOTAL PROPOSED F.A.R. | 177.90% | | 66561.588 | SQ.M |
| TOTAL PERMISSIBLE GROUND COVERAGE | = @35% | | 13095.020 | SQ.M |
| TOTAL PROPOSED GROUND COVERAGE | = 13.63% | | 5100.406 | SQ.M |
| TOTAL REQUIRED GREEN AREA | = @15% | | 5612.151 | SQ.M |
| TOTAL PROPOSED GREEN AREA | = 15.43% | | 5773.705 | SQ.M |
| DENSITY CALCULATION | | | | |
| TOTAL PROPOSED Nos. OF MAIN D.U.'s | = | | 488 | D.U. |
| POPULATION | = @5 P/D.U. | | 2440 | Person |
| REQUIRED E.W.S (15% of total no. of D.U.'s) | = @15% | | 86 | Units |
| PROPOSED E.W.S UNITS | = | | 96 | Units |
| POPULATION | = @2 P/D.U. | | 192 | Person |
| REQUIRED SERVICE PERSONAL (10% of total no of D.U.'s) | = @10% | | 49 | Units |
| PROPOSED SERVICE PERSONAL UNITS | = | | 52 | Units |
| POPULATION | = @2 P/D.U. | | 104 | Person |
| MINIMUM REQUIRED POPULATION | = 100 | | 925 | Person |
| MAXIMUM REQUIRED POPULATION | = 300 | | 2774 | Person |
| TOTAL PROPOSED POPULATION | = 295.934 | | 2736 | Person |
| REQUIRED PARKING | = @1.5 E.C.S. | /D.U | 732 | E.C.S. |
| PERMISSIBLE PARKING FOR EWS 5% OF 732 | = | | 37 | BAYS |
| PROPOSED COVERED PARKING (BASEMENT-1 & 2) | = | | 1636 | BAYS |
| PROPOSED SURFACE PARKING | = | | 193 | BAYS |
| TOTAL PROPOSED PARKING (COVERED+SURFACE) | | | 1829 | BAYS |

**NURSERY SCHOOL PLOT AREA CALCULATION**

| | | |
|---|---|---|
| ( 45.918 X 35.253 )/2 X | = | 809.37 SQ.M. |
| TOTAL | = | 809.37 SQ.M. |
| | = | 0.200 ACRE |







**TOWER-T5**

| | GR.COV. | UNIT F.A.R. | BALCONY NON F.A.R | STAIR NON F.A.R. | D.UNIT |
|---|---|---|---|---|---|
| | SQ.M. | SQ.M. | SQ.M. | SQ.M. | |
| GROUND FL | 864.186 | 105.314 | | -- | |
| 1ST FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 2nd FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 3rd FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 4th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 5th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 6th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 7th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 8th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 9th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 10th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 11th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 12th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 13th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 14th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 15th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 16th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 17th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| 18th FL. | | 656.397 | 255.147 | 30.346 | 4 |
| TOTAL | 864.186 | 11920.456 | 4592.639 | 546.224 | 72 |
| | | | | | |
| MUMTY | | 56.119 | | | |
| O.H.W.T. | | 105.314 | | | |
| | | | | | |
| STILT | | 759.509 | | | |

CLIENT'S SIGN

For ADORE PROPMART LLP
Authorized Signatory

ARCHITECT,S SIGN

BHUPENDERA KUMAR
ARCHITECT
CA/2004/33978

PROJECT

APPROVAL OF BUILDING PLANS OF GROUP HOUSING COLONY AN AREA MEASURING 9.2453 ACRES (LICENSE NO. 264 OF 2023 DATED 19-12-2023) IN SECTOR-77, GURUGRAM BEING DEVELOPED BY ADORE PROPMART LLP.

Checked by: Name (Initials) Sr. Architect Assistant / Architect
In forwarding letter No. 33817 dt. 13/12/24
S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | Chairman B.P.A.C.

Superintending Engineer (HQ) HSVP, Panchkula
SITE PLAN

SHEET TITLE

SITE PLAN & AREA CALCULATION

| DEALT | SCALE | JOB NO |
|---|---|---|
| S.K. | 1 : 500 | |
| CHECKED B.K. | DATE | DRG. NO GH-SD-01 |

N


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ARCHITECTS,PLANNERS & INT. DESIGNERS
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