AREA STATEMENT

				FAR AGAINST WASTE MANAGEMENT CALCULATION			
PLOT AREA	=	11.2620	ACERS	OCCUPANCY OBTAINED		63656.510	SQM
	=	45575.625	SQM	BALANCE AREA		16100.833	SQM
PERMISSIBLE GR. COVG 50%	=	22787.812	SQM	ACHIEVED		8.989	ACRES
ACHIEVED GR. COVERAGE 18.88%	=	8605.013	SQM	BALANCE LAND AREA FOR WASTE MANAGEMENT FAR		2.273	ACRES
FAR CALCULATION						9198.490	SQM
PERMISSIBLE FAR 1.75%	=	79757.343	SQM	FAR FOR WASTE MANAGEMENT		275.955	SQM
ADDITIONAL AREA FOR WASTE MAGEMENT PLANT 3% ON 2.063 ACRES= 8349.595 SQM		275.955	SQM				
NET PERMISSIBLE		80033.298	SQM				
ACHIEVED FAR (HOUSING)		77934.318	SQM	A			
COMMERCIAL AREA CALCULAION							
PERMISSIBLE COMMERCIAL 4%		1823.025	SQM				
PERMISSIBLE FAR FOR SHOPPING 1.5 OF 1823.025		2734.537	SQM				
ACHIEVED ARE FOR COMMERCIAL		2731.730	SQM	B			
ACHIEVED FAR (A + B)		80028.894	SQM	1.756			
MINIMUM GREEN AREA 15%	=	6836.344	SQM				
GREEN AREA PROVIDED (17.09%)		7789.000	SQM				

PROPOSED GROUND COVERAGE

BLOCK'S NAME	NO. OF FLOORS	NO. OF BLK	OC GRANTED	ALREADY SANTIONED	PROPOSED	TOTAL	
BLOCK - A , F	G+13	2	491.24			982.48	SQM
BLOCK -B	G+13	1	490.01			490.01	SQM
BLOCK - C	G+13	1	489.94			489.94	SQM
BLOCK -D	G+13	1	488.51			488.51	SQM
BLOCK -E	G+13	1	490.23			490.23	SQM
BLOCK -G,H,I	G+13	3	478.65			1435.95	SQM
BLOCK -K	G+3	1	225.96			225.96	SQM
BLOCK -L,M,N & O	G+3	4	225.96			903.84	SQM
BLOCK -P	G+3	1	353.08			353.08	SQM
BLOCK -Q	G/S+15	1			492.980	492.980	SQM
BLOCK -J	G+13	1		478.65		478.65	SQM
COMMERCIAL BLK-1	G+2	1		969.513		969.51	SQM
COMMERCIAL BLK-2	G+1	1		315.740		315.74	SQM
COMMUNITY BUILDING	B+G	1		205.460		205.46	SQM
Gate House3.00x3.00 mtr		2				18.00	
NURSERY SCHOOL		1				264.670	SQM
TOTAL	=					8605.01	SQM
						18.88	%

PROPOSED FAR

BLOCK'S NAME	NO. OF FLOORS	NO OF BLK	OC GRANTED	ALREADY SANTIONED	PROPOSED	TOTAL	
BLOCK - A	G+13	1	6433.92			6433.920	SQM
BLOCK -B	G+13	1	6416.01			6416.010	SQM
BLOCK - C	G+13	1	6414.95			6414.950	SQM
BLOCK -D	G+13	1	6390.67			6390.670	SQM
BLOCK -E	G+13	1	6419.36			6419.360	SQM
BLOCK -F	G+13	1	6427.00			6427.000	SQM
BLOCK -G,H,I	G+13	3	6425.26			19275.780	SQM
BLOCK -K	G+3	1	851.20			851.200	SQM
BLOCK -L,M,N & O	G+3	4	903.82			3615.280	SQM
BLOCK -P	G+3	1	1412.34			1412.340	SQM
BLOCK -Q	G/S+15	1			7009.934	7009.934	SQM
BLOCK -J	G+13	1		6425.26		6425.260	SQM
COMMUNITY BUILDING	G	1		205.460		205.460	SQM
TOTAL FOR HOUSING						77297.164	SQM
COMMERCIAL BLK-1	G+2	1		2100.040		2100.040	SQM
COMMERCIAL BLK-2	G+1	1		631.690		631.690	SQM
TOTAL FOR COMMERCIAL						2731.730	SQM
TOTAL	=					80028.894	SQM (A)
						1.756	%
NURSERY SCHOOL	=	1				794.00	SQM (D)

STILT AREA

BLOCK'S NAME	NO. OF FLOORS	NO OF BLK	OC GRANTED	ALREADY SANTIONED	PROPOSED	TOTAL	
BLOCK - A	G+13	1	107.38			107.38	SQM
BLOCK -B	G+13	1	109.41			109.41	SQM
BLOCK - C	G+13	1	109.41			109.41	SQM
BLOCK -D	G+13	1	113.27			113.27	SQM
BLOCK -E	G+13	1	108.45			108.45	SQM
BLOCK -F	G+13	1	115.85			115.85	SQM
BLOCK -G,H,I	G+13	3	113.88			341.64	SQM
BLOCK -Q	G/S+15	1			268.852	268.852	SQM
BLOCK -J	G+13	1		113.88		113.88	SQM
TOTAL						1388.133	SQM (B)

DENSITY CALCULATION

PERMISSSIBLE DENSITY	=	600	PPA
	=	6757.20	PERSONS
PROPOSED DENSITY	=	589	PPA

BLOCK'S NAME	NO OF FLOORS	NO OF BLK	OC GRANTED	ALREADY SANTIONED	PROPOSED	TOTAL UNITS	DENSITY
BLOCK - A , F	G+13	2	110			220	1100
BLOCK -B	G+13	1	110			110	550
BLOCK -C	G+13	1	110			110	550
BLOCK -D	G+13	1	110			110	550
BLOCK -E	G+13	1	110			110	550
BLOCK -G,H,I	G+13	3	110			330	1650
BLOCK -K (ONE UNITLESS ON 4TH FL	G+3	1	15			15	75
BLOCK -L,M,N & O	G+3	4	16			64	320
BLOCK -P	G+3	1	24			24	120
BLOCK -Q	G/S+15	1			123	123	615
BLOCK -J	G+13	1		110		110	550
TOTAL DENSITY						1326	6630

BASEMENT AREA		SANCTIONED	OC GRANTED	BALANCE	REVISED	TOTAL	
		22880.730	17051.950	5828.780		22880.730	SQM
BASEMENT AREA FOR PARKING OC + REVSEID			17051.950		4526.028	21577.978	SQM

PARKING CALCULATION

REQUIRED PARKING		SANCTIONED	REVISED	OC GRANTED	SANCTIONED	PROPOSED	
TOTAL NO OF UNITS X 1.0 (ECS)	=	1203	1326	1106	110	123	
COVERED PARKING REQUIRED 50%		601.5	663				
OPEN PARKING REQUIRED 50%		601.5	663				
PARKING PROVIDED			REVISED				
		PARKING OC GARNTED	AREA	ECS	Total		
PARKING IN BASEMENT (35SQMECS)		510	4526.028	129	639	ECS	
PARKING IN STILT (35SQMECS)		36	268.852	8	44	ECS	
TOTAL COVD. PARKING PROVIDED							
OPEN PARKING AREA 25SQMECS		560	3468.19	99	659	ECS	
TOTAL PARKING PROVIDED		1106		236	1342	ECS	

GREEN AREA CALCULATION

DESCRIPTION						
A	=	22.625	X	44.56	1008.17	SQM
B	=	16.94	X	17.5	296.45	SQM
C	=	51.151	X	30.772	1574.02	SQM
D	=	10.12	X	23.845	241.19	SQM
E	=	19.46	X	26.775	520.91	SQM
F	=	10.26	X	15.575	159.80	SQM
G	=	2.95	X	51.525	151.74	SQM
H	=	9.09	X	14.83	134.76	SQM
J	=	56.25	X	11.77	662.00	SQM
K	=	14.17	X	27.375	387.90	SQM
L	=	12.88	X	26.65/2	171.56	SQM
M	=	7.23	X 3	16.08	348.53	SQM
N	=	7.45	X 3	7.34	163.94	SQM
P	=	7.04	X 3	15.32	323.33	SQM
R	=	7.23	X 4	16.656	481.36	SQM
S	=	3.30	X 2	6.82	45.05	SQM
T	=	2.50	X 5	6.82	85.25	SQM
U	=	26.48	X	17.685/2	234.17	SQM
V	=	10.36	X	17.074	176.94	SQM
W	=	14.60	X	24.647	359.85	SQM
X	=	9.62	X	10.15	97.63	SQM
Y	=	18.59	X	4.5	83.66	SQM
Z	=	14.84	X	4.5	66.77	SQM
TOTAL GREEN AREA	=				7774.99	SQM
					17.06	%

OPEN PARKING AREA CALCULATION (OC GRANTED)

1	167.63	X	12.00	2011.56	SQM
2	58.02	X	12.00	696.23	SQM
3	100.58	X	12.00	1206.96	SQM
4	12.00	X	48.347	580.16	SQM
5	79.05	X	12.00	948.62	SQM
6	12.00	X	40.293	483.52	SQM
7	141.41	X	12.00	1696.91	SQM
8	12.00	X	63.99	767.84	SQM
12	95.21	X	8.00	761.67	SQM
13	89.74	X	8.00	717.90	SQM
15	6.00	X	48.073	288.44	SQM
16	75.03	X	6.000	450.18	SQM
17	6.00	X	61.232	367.39	SQM
18	28.23	X	6.00	169.38	SQM
19	6.00	X	92.033	552.20	SQM
20	29.54	X	8.000	236.28	SQM
			TOTAL	11935.25	SQM

OPEN PARKING AREA CALCULATION (PROPOSED)

9	82.00	X	12.00	984.00	SQM
11	76.07	X	10.46	795.65	SQM
21	21.00	X	49.738	1044.50	SQM
22	31.44	X	13.590	427.32	SQM
23	18.06	X	12.000	216.72	SQM
			TOTAL	3468.19	SQM

AREA FOR FEE		
F.A.R BLOCK- Q	7009.934	SQM
STILT AREA (NON F.A.R) BLOCK- Q	268.85	SQM
BASEMENT AREA (NON F.A.R)	4526.028	SQM
MUMMTY AREA & OHT	86.189	SQM
FIRE STAIR	218.79	SQM
TOTAL AREA FOR FEE	12109.793	SQM

MEMO NO. ZP-656//AD(RA)/2021/17743 DATED 23.07.2021
O.C. GRANTED

NEW PROPOSED BLOCK- Q

ALREADY SANCTIONED VIDE MEMO NO ZP-656/JD(BS)/2011/1987 DATED 15.02.2011

PROPOESD UITILITY AREA FOR 33 KVA GRID SUB STN AND SOLID WASTE MANGEMENT PLANT

DRAWING TITLE	DRG. NO.
LAYOUT PLAN	S-01

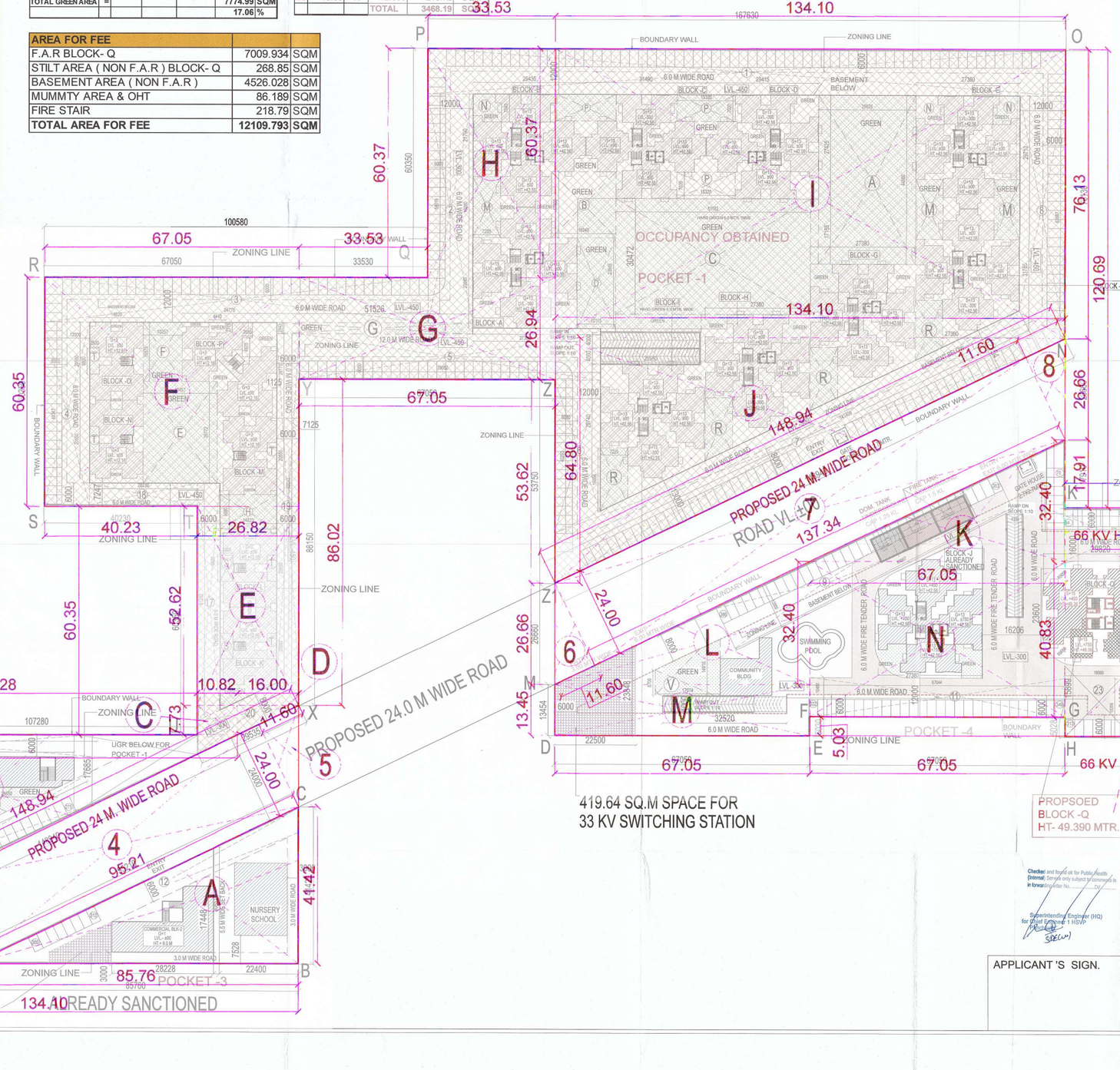
This is a "PRELIMINARY BUILDING PLAN" approved only for the purpose of inviting objections fr. general public

DTP (HQ) STP(HQ) Member Secretary DDA STP(L) Chairman BPAC Ram Avtar Bassi JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

ATP(HQ) DD(PT) MEMBER BPAC

JD P.A. ATP



Checked and found ok for Public Health (Internal) Services only subject to comments in in forwarding letter No. Dt.

Superintending Engineer (HQ) for Chief Engineer I (SZ)

PROJECT TITLE		
REVISED BUILDING PLANS OF LOW COST/AFFORDABLE GROUP HOUSING COLONY ON AREA MEASURING 11.262 ACRES(LICENCE NO.69 OF 2010 DATED 11.09.2010) IN SECTOR 67 GURGAON, MANESAR URBAN COMPLEX BEING DEVELOPE BY DSS INFRASTRUCTURE PVT.LTD.		
SCALE	1:400	
DATE	FEB. 2021	
DEALT	MANU	CHECKED VG

ARCHITECT
Design Axis
architects
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APPLICANT 'S SIGN.

ARCHITECT 'S SIGN.