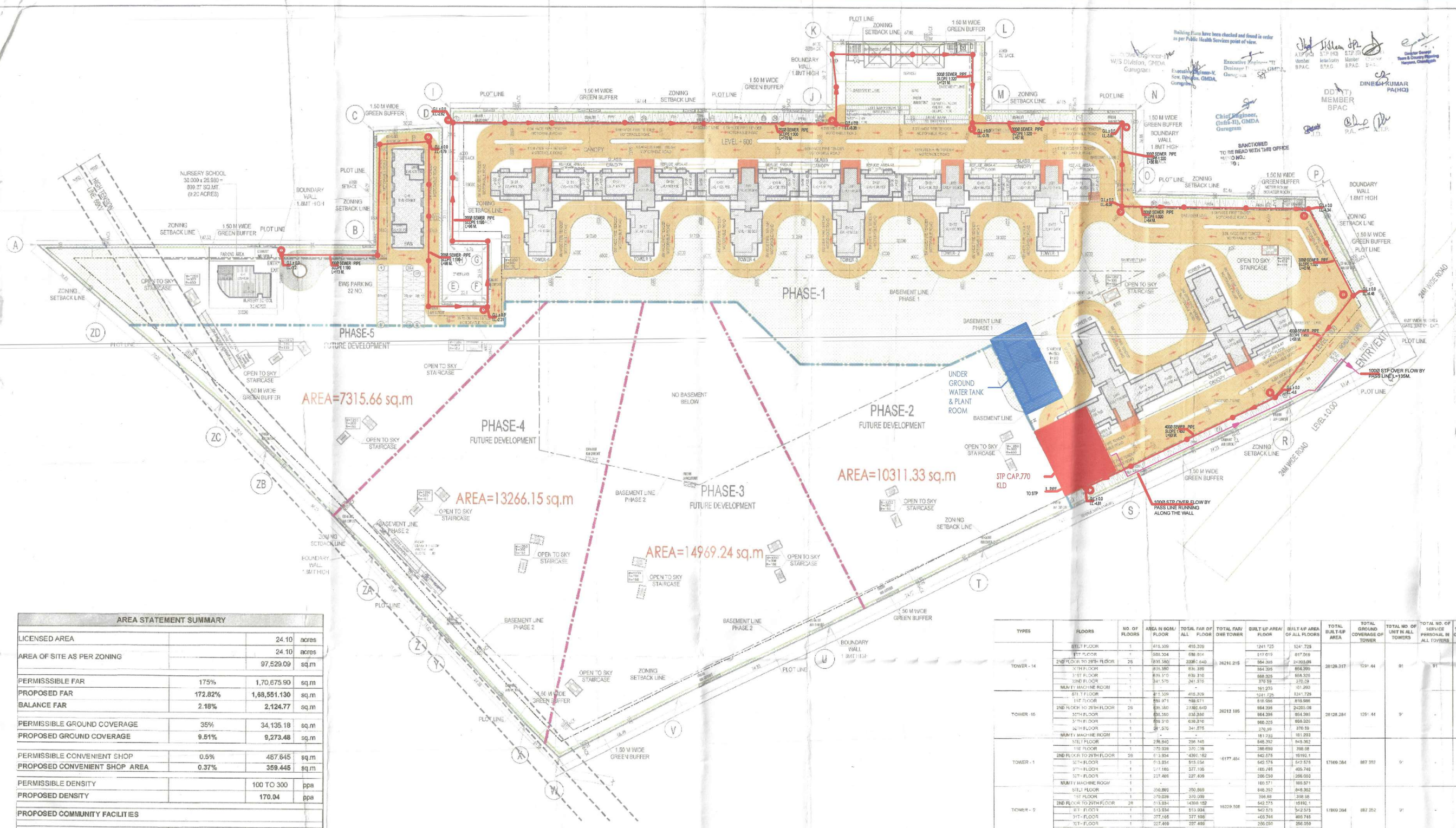

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER REVENT IS CODES FOR EARTHQUAKE RESISTANCE

ELECTRICAL, MECHANICAL VENTILATION, & FIRE FIGHTING ENGINEERING CONSULTANTS
SUNIL NAYYAR CONSULTING ENGINEERS LLP

For Elan Avenue Ltd.
Authorised Signatory

AVINASH CHANDRA VAIDYA
Architect No. CA/75/02006
H. No. 163, PH-II
New Palam Vihar, Gurugram

LEGEND SEWER LINE	
SEWERAGE LINE	S
STP OVER FLOW BY PASS LINE	
SEWER MANHOLE	S
GROUND LEVEL	GL
INVERT LEVEL	IL

LEGEND	
SYMBOL	DESCRIPTION
	9 METER WIDE ROAD
	6.5 METER WIDE ROAD

PROJECT:
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 24.10 ACRES (LICENCE NO 93 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN DEVELOPERS LTD. & OTHERS.

ELECTRICAL, MECHANICAL VENTILATION, & FIRE FIGHTING ENGINEERING CONSULTANTS
SUNIL NAYYAR CONSULTING ENGINEERS LLP

OWNERS SEAL & SIGNATURE
Elan Developers Limited
Authorised Signatory
ARCHITECTS SEAL & SIGNATURE
AVINASH CHANDRA VAIDYA
Architect No. CA/75/02006
H. No. 163, PH-II
New Palam Vihar, Gurugram

AUG - 2022	Scale : 1:600	
Drawing Title :- SITE PLAN SEWERAGE LAYOUT		Drawing No :- ST-011

AREA STATEMENT SUMMARY

LICENSED AREA		24.10	acres
AREA OF SITE AS PER ZONING		24.10	acres
		97,529.09	sq.m
PERMISSSIBLE FAR	175%	1,70,675.90	sq.m
PROPOSED FAR	172.82%	1,68,551.130	sq.m
BALANCE FAR	2.18%	2,124.77	sq.m
PERMISSIBLE GROUND COVERAGE	35%	34,135.18	sq.m
PROPOSED GROUND COVERAGE	9.51%	9,273.48	sq.m
PERMISSIBLE CONVENIENT SHOP	0.5%	487.645	sq.m
PROPOSED CONVENIENT SHOP AREA	0.37%	359.445	sq.m
PERMISSIBLE DENSITY		100 TO 300	ppa
PROPOSED DENSITY		170.04	ppa
PROPOSED COMMUNITY FACILITIES			
NURSERY SCHOOL- 0.2 acres		1	no.
		809.37	sq.m
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS	(15/85=17.64%) X MAIN DWELLING UNITS	128.42	nos.
	SAY	129	nos.
PRPOPOSED EWS UNITS		138	nos.
REQUIRED SERVICE PERSONAL ROOMS	10% OF MAIN DWELLING UNITS	72.8	nos.
	SAY	73	nos.
PROPOSED SERVICE PERSONAL ROOMS		91	nos.
POPULATION CALCULATION			
MAIN DWELLING UNITS	728 X 5	3,640	nos.
EWS UNITS	138 X 2	276	nos.
SERVICE PERSONAL	91 X 2	182	nos.
TOTAL POPULATION		4,098	nos.
REQUIRED GREEN AREA	15%	14,629.36	sq.m
PROPOSED GREEN AREA	15.02%	14,644.33	sq.m
CAR PARKING			
REQUIRED CAR PARKING FOR MAIN DWELLING UNIT	1.5 CAR PER MAIN UNIT	1092	nos.
PROPOSED CAR PARKING		1349	nos.
REQUIRED CAR PARKING @5% FOR EWS		54.6	nos.
	SAY	55	nos.
PROPOSED CAR PARKING FOR EWS		55	nos.

CARS PROPOSED	PHASE -1	PHASE -2
BASEMENT-1	550	784
BASEMENT-2	550	784
STILT	106	
SURFACE	143	
TOTAL	1349	1568
TOTAL PH-1 & PH-2		2917

EWS PARKING	
STILT PARKING	23
SURFACE	32
TOTAL	55

RESIDENTIAL SITE AREA BREAKUP FOR PHASES	ACRES	SQ.MT
SITE AREA OF PHASE -1	12.767	51666.71
SITE AREA OF PHASE -2	2.548	10311.33
SITE AREA OF PHASE -3	3.699	14969.24
SITE AREA OF PHASE -4	3.278	13266.15
SITE AREA OF PHASE -5	1.808	7315.66
TOTAL SITE AREA	24.100	97529.09

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	BUILT UP AREA/ FLOOR	BUILT UP AREA OF ALL FLOORS	TOTAL BUILT UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 14	STILT FLOOR	1	418.309	418.309	26216.215	1241.725	1241.725	28128.317	1091.44	91	91	G+32
	1ST FLOOR	1	568.304	568.304		617.019	617.019					
	2ND FLOOR TO 29TH FLOOR	28	835.380	23386.640		864.399	24203.09					
	30TH FLOOR	1	835.380	835.380		864.399	864.399					
	31ST FLOOR	1	839.310	839.310		868.329	868.329					
	32ND FLOOR	1	341.570	341.570		370.28	370.28					
	MUMTY MACHINE ROOM	1	-	-		181.293	181.293					
TOWER - 15	STILT FLOOR	1	418.309	418.309	26212.185	1241.725	1241.725	28128.284	1091.44	91	-	G+32
	1ST FLOOR	1	568.471	568.471		815.986	815.986					
	2ND FLOOR TO 29TH FLOOR	28	835.380	23392.640		864.399	24203.08					
	30TH FLOOR	1	835.380	835.380		864.399	864.399					
	31ST FLOOR	1	839.310	839.310		868.329	868.329					
	32ND FLOOR	1	341.370	341.370		370.09	370.09					
	MUMTY MACHINE ROOM	1	-	-	-	181.293	181.293					
TOWER - 1	STILT FLOOR	1	296.945	296.945	6177.484	846.362	846.362	17169.284	867.353	91	-	G+32
	1ST FLOOR	1	370.039	370.039		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.834	14390.152		16192.1	16192.1					
	30TH FLOOR	1	513.834	513.834		543.575	543.575					
	31ST FLOOR	1	377.165	377.165		405.746	405.746					
	32ND FLOOR	1	227.466	227.466		256.056	256.056					
	MUMTY MACHINE ROOM	1	-	-	-	160.571	160.571					
TOWER - 2	STILT FLOOR	1	350.865	350.865	16229.508	846.362	846.362	17809.264	867.353	91	-	G+32
	1ST FLOOR	1	370.039	370.039		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.834	14390.152		16192.1	16192.1					
	30TH FLOOR	1	513.834	513.834		543.575	543.575					
	31ST FLOOR	1	377.165	377.165		405.746	405.746					
	32ND FLOOR	1	227.466	227.466		256.056	256.056					
	MUMTY MACHINE ROOM	1	-	-	-	160.571	160.571					
TOWER - 3	STILT FLOOR	1	274.524	274.524	20166.318	972.945	972.945	21844.597	1009.123	91	-	G+32
	1ST FLOOR	1	456.821	456.821		497.811	497.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168		16745.096	16745.096					
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31ST FLOOR	1	475.917	475.917		504.907	504.907					
	32ND FLOOR	1	274.490	274.490		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	160.46	160.46					
TOWER - 4	STILT FLOOR	1	340.144	340.144	20123.926	972.945	972.945	21844.597	1009.123	91	-	G+32
	1ST FLOOR	1	456.821	456.821		497.811	497.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168		669.496	16745.886					
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31ST FLOOR	1	475.917	475.917		504.907	504.907					
	32ND FLOOR	1	274.490	274.490		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	160.46	160.46					
TOWER - 5	STILT FLOOR	1	274.524	274.524	20158.313	972.945	972.945	21844.597	1009.123	91	-	G+32
	1ST FLOOR	1	456.821	456.821		497.811	497.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168		669.496	16745.886					
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31ST FLOOR	1	475.917	475.917		504.907	504.907					
	32ND FLOOR	1	274.490	274.490		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	160.46	160.46					
TOWER - 6	STILT FLOOR	1	340.144	340.144	20123.900	972.945	972.945	21844.597	1009.123	91	-	G+32
	1ST FLOOR	1	456.821	456.821		497.811	497.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168		669.496	16745.886					
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31ST FLOOR	1	475.917	475.917		504.907	504.907					
	32ND FLOOR	1	274.490	274.490		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	160.46	160.46					
EWS	GROUND FLOOR	1	87.291	87.291	2797.769	599.626	599.626	2570.629	599.626	138	-	G+6
	1ST TO 6TH FLOOR	5	540.119	2740.685		381.611	2665.055					
	MUMTY MACHINE ROOM	1	-	-		68.948	68.948					
CONVENIENT SHOPPING (UNDER TOWER-6-1)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-14)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-6-2)	GROUND FLOOR	1	103.584	103.584	103.584	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-6-3)	GROUND FLOOR	1	111.565	111.565	111.565	-	-	-	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	1	-	-	-	382.781	382.781	494.645	382.781			G+1
	1ST FLOOR	1	-	-	-	212.864	212.864					
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	32226.364	-	-	-	-
BASEMENT - 2 (PH-1)	-	-	-	-	-	-	-	33044.273	-	-	-	-
BASEMENT - 1 (PH-2)	-	-	-	-	-	-	-	37119.337	-	-	-	-
BASEMENT - 2 (PH-2)	-	-	-	-	-	-	-	27197.77	-	-	-	-
TOTAL	-	-	-	-	168451.130	-	-	222765.145	9273.483	868	91	-