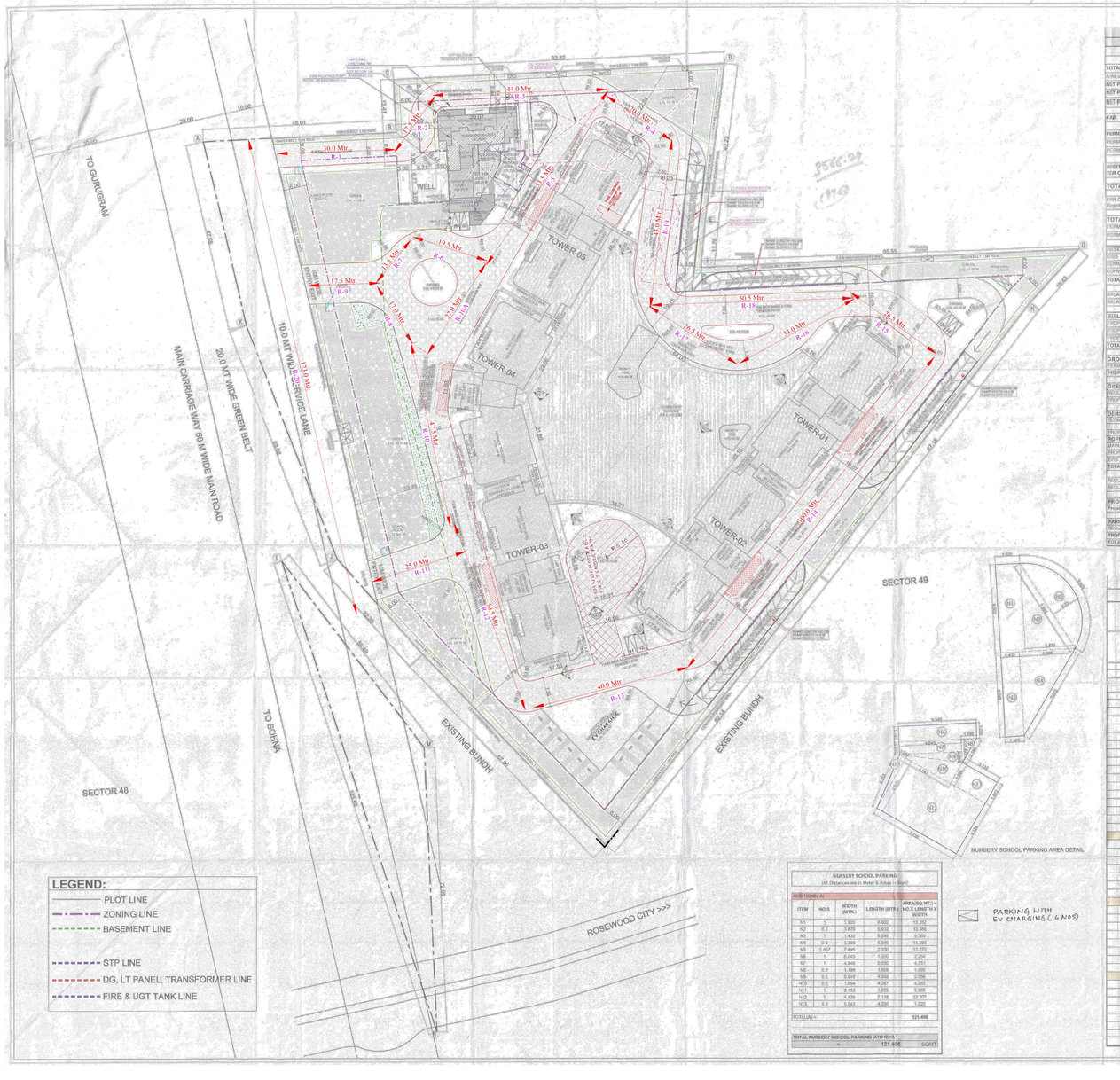

NURSERY SCHOOL PARKING (All Distances are in Meter & Area in Sqm)					
ADDITIONAL A)					
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.MT.) = NO.S X LENGTH X WIDTH	
N1	1	1.800	6.900	11.052	
N2	0.5	3.600	6.900	13.356	
N3	1	1.400	6.900	9.660	
N4	0.5	4.300	6.900	14.823	
N5	0.5	3.467	7.845	13.591	
N6	1	0.900	1.200	1.224	
N7	1	1.800	4.845	8.550	
N8	0.5	1.198	1.858	1.055	
N9	0.5	0.840	4.560	2.056	
N10	0.5	1.684	4.547	4.283	
N11	1	2.133	1.872	3.993	
N12	1	4.535	2.138	19.307	
N13	0.5	0.842	4.800	1.620	
TOTAL(A) =				121.408	
TOTAL NURSERY SCHOOL PARKING (A1) 10 nos. =				121.408	SQMT

GROUP HOUSING COLONY
SECTOR-49, GURUGRAM
AREA SUMMARY

		ACRES	Sq.M.
TOTAL SITE AREA		5.875	23778.343
Area under 23M Green Belt and 10M Service road		0.3376	1365.811
NET PLANNED AREA (NPA) for FAR Calculation (as per Zoning)		5.5376	22409.431
NET PLANNED AREA (NPA) for Residential @ 99.5 %		5.5099	22297.739
NET PLANNED AREA (NPA) for Commercial @ 5 %		0.0276	111.692
FAR			FAR (in Sq.m)
PERMISSIBLE FAR in TOD	350%		78433.810
PERMISSIBLE FAR in TOD @ RESIDENTIAL			78042.696
PERMISSIBLE FAR in TOD @ COMMERCIAL			390.928
ADDITIONAL APPLIED RESIDENTIAL FAR in TDR @100 % TDR Certi. No.	100%		33614.147
TOTAL PERMISSIBLE FAR (TOD + TDR)	500%		112047.159
FAR OF IGBC @ Gold Rating (12.0% FAR on Site Area) @RESIDENTIAL (IGBC Registration Number-IGBC/GH /246833)	12%		26919.132
TOTAL PERMISSIBLE FAR (TOD + TDR + IGBC)			114736.290
PERMISSIBLE FAR in RESIDENTIAL (TOD + TDR + IGBC)			114345.364
PERMISSIBLE FAR in COMMERCIAL (TOD)			390.928
RESIDENTIAL TOWERS (1, 2, 3, 4 & 5)			105896.074
EWS			3685.532
COMMUNITY BUILDING			2302.942
CONVENIENT SHOPPING			390.236
TOTAL PROPOSED FAR (TOD + TDR + IGBC)			114733.784
IN LANE FAR in Commercial			1.996
IN LANE FAR in Residential			0.818
BUILT-UP (FAR + NON FAR)			
PROPOSED FAR			114733.784
PROPOSED NON FAR			14802.991
PROPOSED BASEMENT NON FAR			46614.042
TOTAL PROPOSED BUILT-UP AREA			172760.778
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	40.000%		9063.772
PROPOSED GROUND COVERAGE OF BUILDING	32.993%		7306.202
GREEN			
REQUIRED GREEN	15.000%		3394.248
PROPOSED GREEN	15.032%		3404.08
DENSITY			
PERMISSIBLE DENSITY @ 600 ±10% on the area of 5.5376 Acres	660 PPA (MAX)		3656
	545 PPA (MIN)		3020
PROPOSED DENSITY			540
POPULATION CALCULATION		UNIT NO.s	DENSITY
APARTMENTS	5 Person/ Un.	350	1750
PROPOSED SERVICE PERSONNEL UNIT	2 Person/ Un.	350	700
EWS	2 Person/ Un.	155	310
TOTAL POPULATION			2760
REQUIRED SERVICE PERSONNEL UNITS @15% OF MAIN DWELLING UNITS		35.00	
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS		67.00	(Eng. No)
PROPOSED COMMUNITY FACILITIES -NURSERY SCHOOL			
Proposed School Area @2% of FAR of 5.5 Acres or 896.37 Sq.m			384.458
PARKING			
REQUIRED ECS			712
PROPOSED ECS AS/ AREA CALCULATION			1016
TOTAL NUMBER OF CARPARKING PROPOSED			1024

PARKING CALCULATION
REQUIRED PARKING

	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
	SQ. M.	NOs		
4BHK +SPU (Tower 01,02,03 & 05)	340.261	296	1.5	444
4BHK +SPU (Tower 04)	341.561	74	1.5	111
4BHK +SPU Penthouse (Tower 01,02,03 & 05)	376.532	8	1.5	12
4BHK +SPU Penthouse (Tower 04)	376.246	2	1.5	3
Community Building	4471.700	1 ECS / 40 Sq.m		112
Convenient Shopping	390.310	1 ECS / 50 Sq.m		7
	SITE AREA	15 % of Site Area		
Total				689
3% Parking Reserved for EWS				23
Total Parking Required				712
Nursery School (Required)	809.370	121.408	15% OF SCHOOL SITE AREA	
Nursery School Proposed)		121.408		
NOTE:-2 CHARGING POINT PROVIDED PER 100ECS			16 PROVIDED	

PROPOSED PARKING

FLOORS	AREA	No. Of ECS as/Area Calculation	PROPOSED Car Parking
	SQ. M.		
Basement Floor 1 @ 32	9964.565	311	282
Basement Floor 2 @ 32	11364.889	355	336
Basement Floor 3 @ 32	11876.575	371	356
Handicapped Parking @ G.F			10
Stack Parking @ 20	760.476	38	38
TOTAL		1075	1024

INVENTORY OF UNITS

TYPE	4 BHK+ SPU	4bhk+SPU (Penthouse)	
TOWER - 1	74	2	76
TOWER - 2	74	2	76
TOWER - 3	74	2	76
TOWER - 4	74	2	76
TOWER - 5	74	2	76
TOTAL	370	10	380
TOTAL INVENTORY			

*SPU- Service Personal Unit

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE
	SQ. M.
TOWER - 1	585.810
TOWER - 2	583.435
TOWER - 3	583.443
TOWER - 4	585.569
TOWER - 5	582.405
EWS	814.858
NURSERY SCHOOL	304.435
COMMUNITY BUILDING	390.746
CONVENIENT SHOPPING	390.527
GUARD ROOM	9
TOTAL	7306.202

SCHOOLS

	Nursery School
Population Norms	One for Every 2500 Population
Area Required in Acres for Each	0.20
Required No. of Schools	1
Total Plot Area Required (in Acres)	0.20
Total Plot Area Required (in Sq.m)	809.370
Permissible FAR	1.500
Permissible FAR (in Sq.m)	1214.055
Proposed FAR (in Sq.m)	304.435
Proposed FAR (%age)	25.08%
Permissible Ground Coverage@35%(in Sq.m)	283.28
FAR in Schools are free, considered as NON-FAR	

REFUGE AREA OF ALL BLOCKS

	TOWER - 1	TOWER - 2	TOWER - 3	TOWER - 4	TOWER - 5
16th FLOOR REQUIRED	29.081	29.081	29.001	29.704	29.148
PROPOSED	29.681	29.681	29.581	30.504	29.581
24th FLOOR REQUIRED	29.081	29.081	29.001	29.704	29.148
PROPOSED	29.681	29.681	29.581	30.504	29.581
31 st FLOOR REQUIRED	29.081	29.081	29.001	29.704	29.148
PROPOSED	29.681	29.681	29.581	30.504	29.581
TOTAL PROPOSED AREA in TOWER	88.742	88.742	88.742	91.525	88.742

For Area Calculation refer respective Tower Detailed Sheet

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS

TYPE	RESIDENTIAL TOWERS															EWS								BASEMENT	TOTAL
BUILDING BLOCKS	TOWER - 1 (G + 39 Floors)			TOWER - 2 (G + 39 Floors)			TOWER - 3 (G + 39 Floors)			TOWER - 4 (G + 39 Floors)			TOWER - 5 (G + 39 Floors)			EWS (1st TO 20 th)			Nursery School (Ground)	Convenient Shopping (Ground)	COMMUNITY BUILDING (G+Free Floor)		Basement Lobby & Parking	BUILT-UP AREA (Residential + Commercial + Basement) in Total
	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA		FAR	NON-FAR	BUILT-UP AREA	NON-FAR	FAR	FAR	NON-FAR	NON-FAR	
	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.		SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.
Basement-1																								14343.509	14343.509
Basement-2																								14961.390	14961.390
Basement-3																								14709.742	14709.742
Ground Floor	272.889	93.011	365.900	294.134	92.983	387.117	294.194	109.516	403.698	328.201	91.235	419.441	273.092	134.938	357.130	Ground LVL	52.094	12.184	64.058	304.435	389.236	2700.912			4622.280
1st LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	1st LVL	270.201	32.460	302.661			1662.430	678.460		5592.176
2nd LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	2nd LVL	270.201	32.460	302.661						3251.346
3rd LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	3rd LVL	270.201	32.460	302.661						3251.346
4th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	4th LVL	270.201	32.460	302.661						3251.346
5th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	5th LVL	270.201	32.460	302.661						3251.346
6th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	6th LVL	270.201	32.460	302.661						3251.346
7th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	7th LVL	270.201	32.460	302.661						3251.346
8th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	8th LVL	270.201	32.460	302.661						3251.346
9th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	9th LVL	169.851	32.460	202.311						3150.996
10th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	10th LVL	169.851	32.460	202.311						3150.996
11th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	11th LVL	169.851	32.460	202.311						3150.996
12th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	12th LVL	169.851	32.460	202.311						3150.996
13th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	13th LVL	169.851	32.460	202.311						3150.996
14th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	14th LVL	169.851	32.460	202.311						3150.996
15th LVL	535.693	51.100	586.693	535.693	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	15th LVL	169.851	32.460	202.311						3150.996
16th LVL (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030	16th LVL	106.031	39.743	145.775						3243.291
17th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	17th LVL	106.031	39.743	145.775						3094.460
18th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	18th LVL	106.031	39.743	145.775						3094.460
19th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	19th LVL	106.031	39.743	145.775						3094.460
20th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	20th LVL	56.629	32.579	51.408						3040.093
21st LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
22nd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
23rd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
24th LVL (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030										3097.516
25th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
26th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
27th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
28th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
29th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
30th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
31st LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
32nd LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
33rd LVL (Refuge)	535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030										3097.516
34th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
35th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
36th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
37th LVL	535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.685
38th LVL (Pent lvl 01)	537.854	51.100	588.953	537.854	51.100	588.953	537.854	51.100	588.953	545.449	56.970	602.419	539.610	51.100	590.587										2966.845
39th LVL (Pent lvl 02)	300.395	51.100	351.494	300.395	51.100	351.494	300.395	51.100	351.494	302.706	57.958	360.663	300.395	51.100	351.494										1756.640
Terrace		202.112	202.112		202.112	202.112		202.112	202.112		173.306	173.306		202.112	202.112								150.905		1189.723
TOTAL	20928.081	2376.748	23304.829	20949.326	2376.720	23326.046	20949.326	2393.753	23342.579	21274.321	2578.893	23853.214	20995.023	2404.633	23399.654		3885.532	748.366	4633.898	304.435	389.236	5362.942	829.305	44014.642	177760.778

Notes:

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. MECHANICAL VENTILATION WITH 100% POWER BACK-UP FOR SERVICE AREAS.

PROJECT:

PROPOSED GROUP HOUSING COLONY MEASURING 5.875 ACRES UNDER TOD POLICY DATED 09.02.2016(LICENSE NO. 50 OF 2019 DATED 07.03.2019) IN SECTOR -49, GURUGRAM BEING DEVELOPED BY ELAN ENCLAVE PRIVATE LIMITED UNDER COLLABORATION WITH V.A. AGRICULTURE PVT LTD

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JULY 2025

Scale: 1:150

Drawing Title:

SITE PLAN WITH AREA SUMMARY ROAD SCHEME

Drawing No.: RD-06