

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

NOTES:

- All fixture provided in toilets are as per N.B.C.
- Basement will be mechanically ventilated.
- All spaces (parking basement, services basement etc.) will be artificially lit.
- Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
- Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
- All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)

ARCHITECT

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CONSULTING STRUCTURAL ENGINEER

VINTECH CONSULTANTS

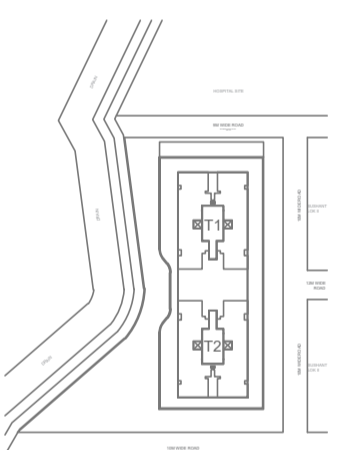
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CONSULTING MEP

SNC

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206, 2nd Floor, Time Center, Golf Course
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KEY PLAN



PROJECT

Proposed Building Plan for Multistory
Apartments GH13 in Sector-56, Urban Estate
Gurgaon II

DEVELOPER

JHS Estate Private Limited.

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

DRAWING NAME :

SITE PLAN

SCALE 1:200

DATE 15.03.2024

		TREVOC GH 56, GURGAON			
S.No.	DESCRIPTION	PERMISSIBLE AREA		PROPOSED AREA	
		Factor	Site Area Percentage		
1	SITE AREA			2.86	acres
2	Residential Site Area	86.65%		8,334.30	sq.mts
3	Commercial Site Area	13.35%		7,227.67	sq.mts
4	Residential	2.2	86.65%	18,054.17	sq.mts
	TOD	0.12	86.65%	866.60	sq.mts
	TDR	1.5	100.00%	12,503.45	sq.mts
	Total FAR			31,422.22	sq.mts
5	Commercial	2.5	13.35%	2,781.57	sq.mts
	TOD	0.12	13.35%	133.33	sq.mts
	Total FAR			2,915.00	sq.mts
	Total PERMISSIBLE FAR			34,337.22	sq.mts
				4.12	acres
6	GREEN AREA	15% of site area		1,250	sq.mts
7	GROUND COVERAGE	60% of site area		5,000.58	sq.mts
				15.70%	acres
				54.61%	acres

		FAR, NON-FAR & BUA CALCULATIONS			
S.No.	DESCRIPTION	No. OF UNITS	FAR (IN SQ. M)	NON-FAR (IN SQ. M)	TOTAL BUA (IN SQ. M)
			Balcony	Others	Net of Balcony Area
1	RESIDENTIAL				
	Tower-01	86.00	15,692.43	4,999.34	1,631.49
	Tower-02	86.00	15,692.43	4,999.34	1,631.49
	TOTAL	172.00	31,422.26	9,998.68	3,262.99
4	COMMERCIAL				
	Convenience Shops	0.90%	128.15		379.15
	Commercial @Ground Floor		1,958.54		585.10
	Commercial @4th floor		1,958.54		585.10
	TOTAL		2,915.22		81.46
	TOTAL AREA		34,337.48		3,344.54
					17,662.10

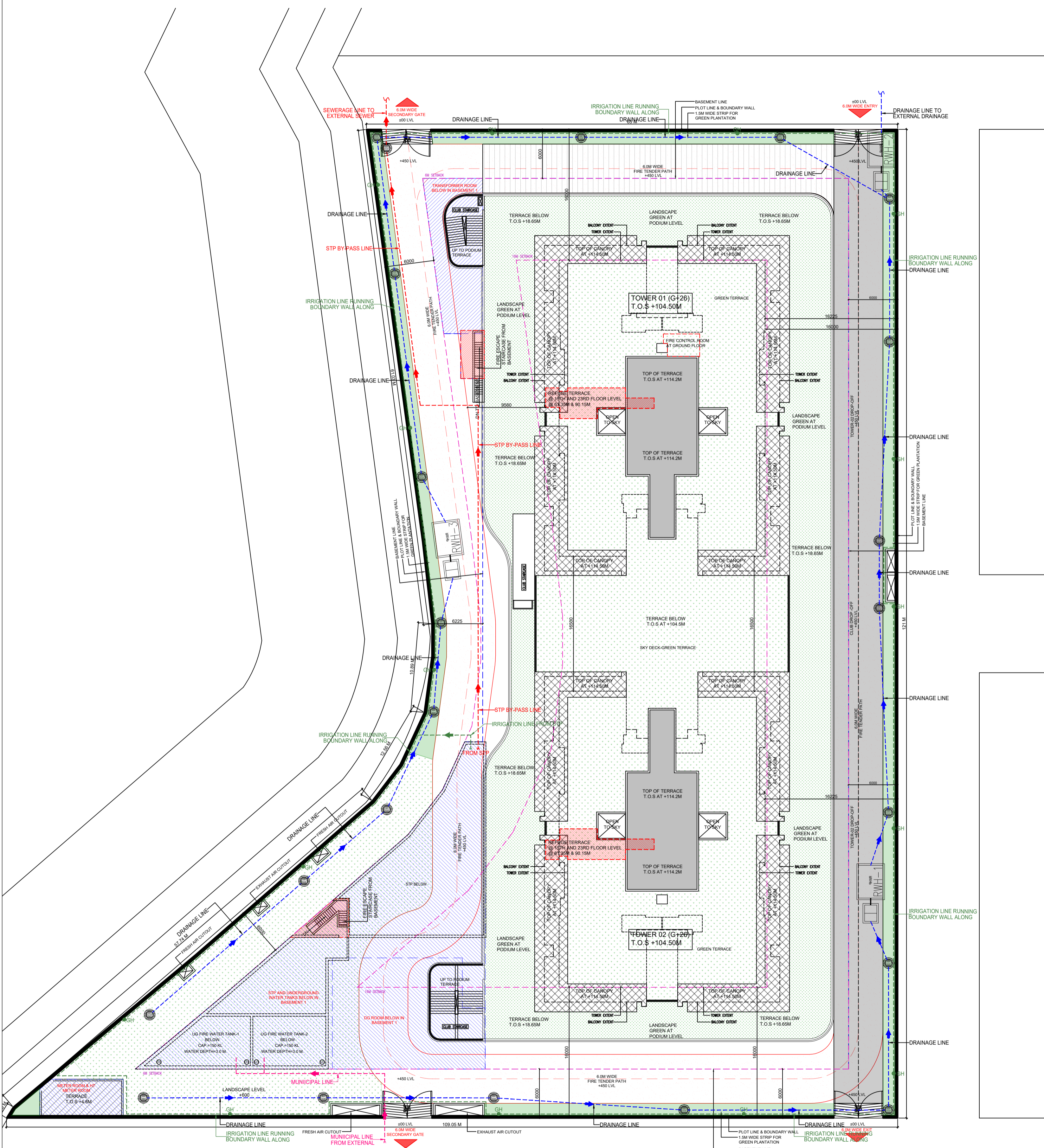
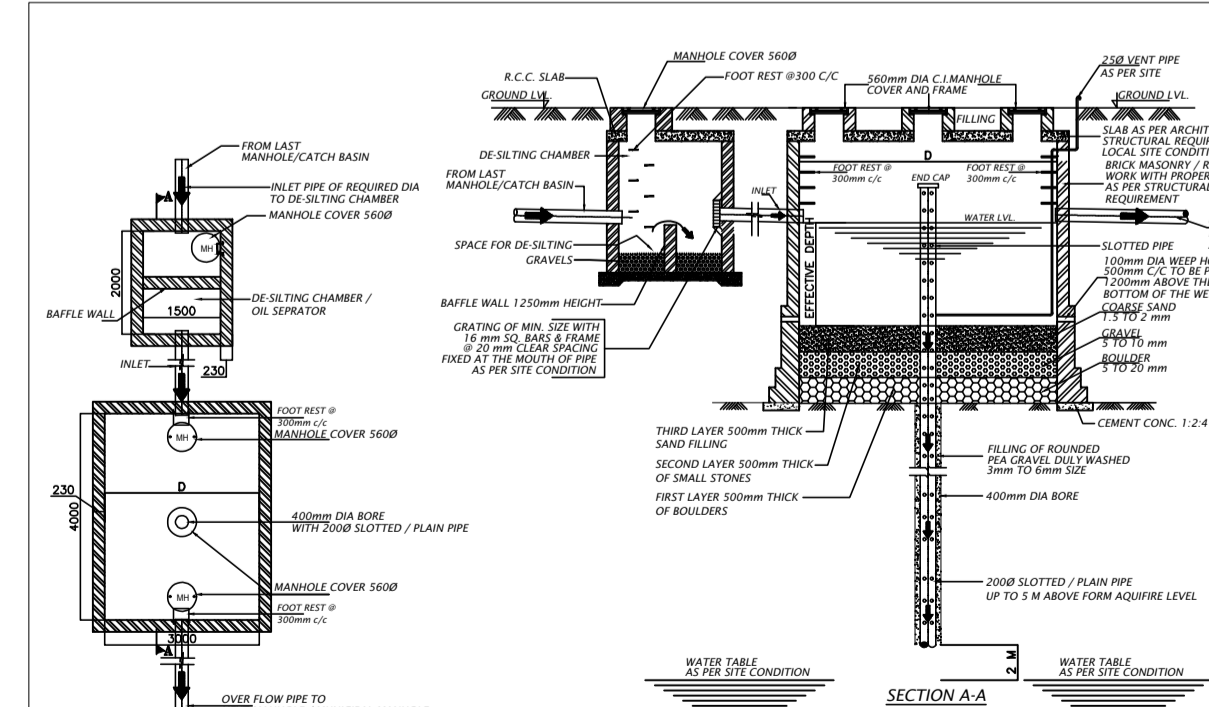
DENSITY & POPULATION CALCULATION

S.No.	PERMISSIBLE	DESCRIPTION	ZONE	POPULATION	
	TOD			430.00	
	TDR			150.00	
	Total Density			580.00 PPA	
S.No.	PROPOSED	DESCRIPTION	NO. OF UNITS	PEOPLE PER UNIT	POPULATION
1		Population of main units @3 persons	172	3	516.00 people
2		@2 persons	18	2	36.00 people
		Total Population			552.00
		Density			502.4 PPA

		PARKING CALCULATIONS (REQUIREMENT)			
S.No.	DESCRIPTION	TYPE OF UNITS	No. of floors	NO. OF UNITS	Carpet Area / DU in sqm
					Parking requirement as per TOD
1	RESIDENTIAL				
	Tower 01	Type - A	3BHK 5th floor	1	124.36
		Type - B	3BHK	21	42.00
		Type - C	4BHK (Service Personnel)	9	18.00
		Type - D	3BHK Refuge	2	2.00
		Type - E	Lower Penthouse/Upper Penthouse	2	466.03
	Tower 02	Type - A	3BHK 5th floor	1	124.36
		Type - B	3BHK	21	42.00
		Type - C	4BHK (Service Personnel)	9	18.00
		Type - D	3BHK Refuge	2	2.00
		Type - E	Lower Penthouse/Upper Penthouse	2	466.03
2	COMMERCIAL			172.00	
	Commercial				1.00 per 50 sqm of carpet area
	TOTAL PARKING				41
					253

		PROPOSED PARKING CALCULATIONS			
S.No.	DESCRIPTION	Built Up AREA	SERVICE AREA	PARKING AREA	Per ECS Area consideration
					No. of ECS achieved in basement and podium level
1	LOWER BASEMENT, B2	5,808.17	3,900.59	3,907.58	32
2	UPPER BASEMENT, B1	5,808.17	3,850.12	3,988.06	32
3	PODIUM-G1	4,437.46	652.64	3,294.82	28
4	PODIUM-G2	4,437.46	699.36	3,738.10	28
5	PODIUM-G3	4,437.46	699.36	3,738.10	28
	TOTAL	24,927.73	5,722.07	19,156.66	140

S.No	Description	RESIDENTIAL (Tower 01)			RESIDENTIAL (Tower 02)			TOWER 01 & 02			COMMERCIAL			PODIUM			BASEMENT			
		FAR	NON-FAR	Built-Up	FAR	NON-FAR	Built-Up	FAR	NON-FAR	Built-Up	FAR	NON-FAR	Built-Up	FAR	NON-FAR	Built-Up	FAR	NON-FAR	Built-Up	
1	BASEMENT B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	BASEMENT B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	GROUND FLOOR	285.04	-	285.04	285.04	-	285.04	570.08	570.08	570.08	570.08	570.08	570.08	570.08	570.08	570.08	570.08	570.08	570.08	
4	1st FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	2nd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	3rd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7	4th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	5th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	1489.54	455.98	80.34	206.00	-	-	-	-	-	-	
9	6th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
10	7th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
11	8th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
12	9th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
13	10th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
14	11th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
15	12th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
16	13th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
17	14th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
18	15th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
19	16th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
20	17th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
21	18th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
22	19th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
23	20th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
24	21st FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
25	22nd FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
26	23rd FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
27	24th FLOOR	704.12	227.99	40.67	744.78	704.12	227.99	40.67	744.78	-	-	-	-	-	-	-	-	-	-	
28	25th FLOOR	718.48	223.88	74.79	793.27	718.48	223.88	74.79	793.27	-	-	-	-	-	-	-	-	-	-	
29	26th FLOOR	692.62	213.88	74.79	767.41	692.62	213.88	74.79	767.41	-	-	-	-	-	-	-	-	-	-	
30	Terrace Floor	0.00	137.65	137.65	0.00	137.65	137.65	0.00	137.65	-	-	-	-	-	-	-	-	-	-	
31	OTHER	0.00	202.68	202.68	0.00	202.68	202.68	0.00	202.68	-	-	-	-	-	-	-	-	-	-	
	TOTAL AREA	15,692.43	4,999.34	1,631.49	15,692.43	4,999.34	1,631.49	17,223.93	2,912.79	81.46	2,994.25	-	11,312.38	13,312.38	-	-	-	-	11,616.95	
	TOTAL BUILT UP	(Net of Balcony Area)																		62,570.81



1 SITE PLAN
1:200

2 RECHARGE PIT DETAIL
1:100

SCALE 1:200

DATE 15.03.2024