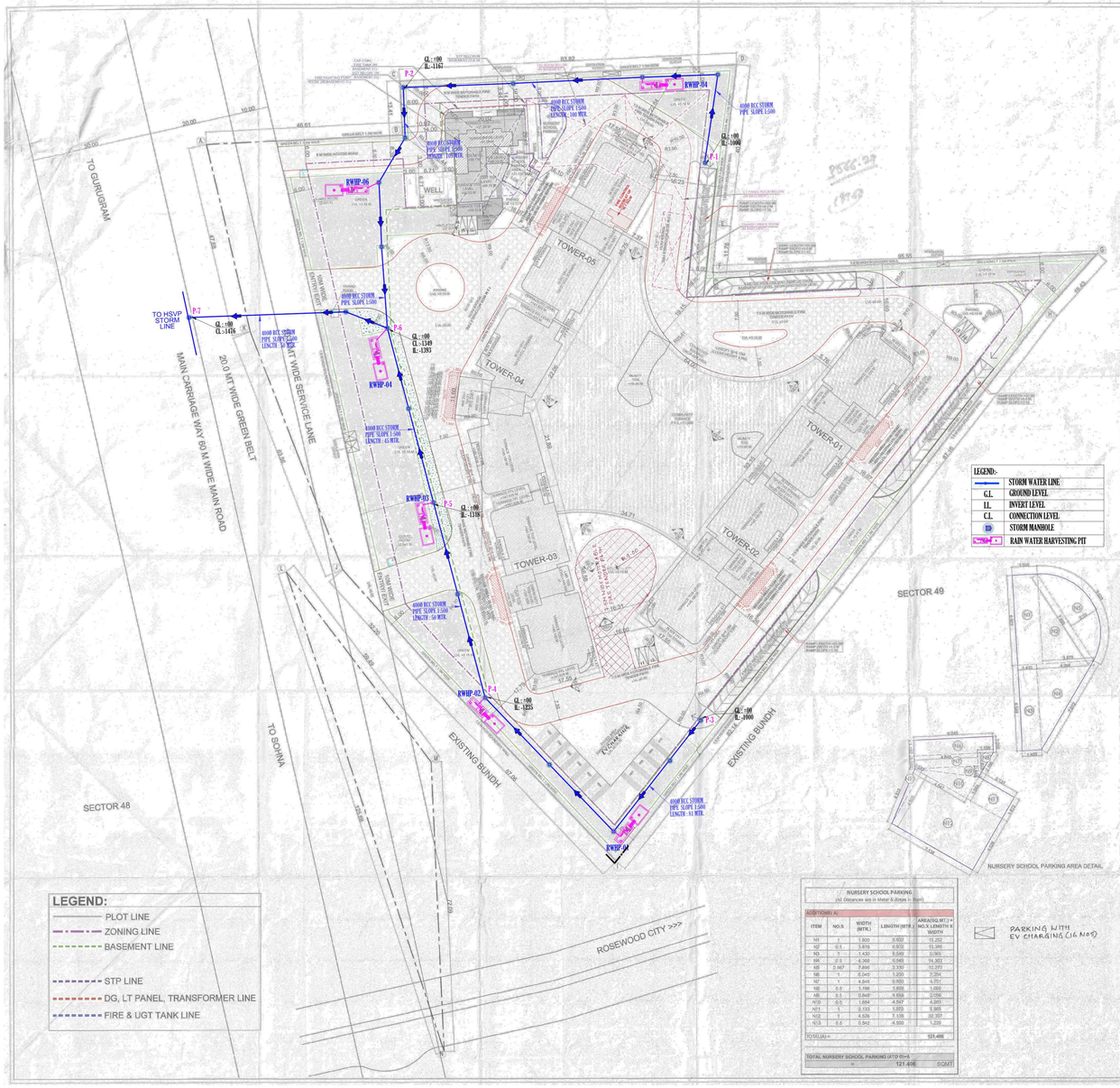


GROUP HOUSING COLONY
SECTOR-49, GURUGRAM
AREA SUMMARY

		ACRES	Sq.M.
TOTAL SITE AREA		5.875	23779.340
Area under 22.00 Green Belt- and 10M Service road		0.32790	1326.811
NET PLANNED AREA (NPA) for FAR Calculation (as per Zoning)		5.5471	22453.431
NET PLANNED AREA (NPA) for Residential @ 90.5 %		5.0209	22297.739
NET PLANNED AREA (NPA) for Commercial(s) 5 %		0.0276	111.692
FAR			FAR (in Sq.m)
PERMISSIBLE FAR in TOD	350%		78433.913
PERMISSIBLE FAR in TOD @ RESIDENTIAL			78043.086
PERMISSIBLE FAR in TOD @ COMMERCIAL			390.826
ADDITIONAL APPLIED RESIDENTIAL FAR in TOR @150 % TOR Certi. No.	150%		33814.547
TOTAL PERMISSIBLE FAR (TOD + TOR)	500%		112247.159
FAR OF IGBC @ Gold Rating (12.0% FAR on Site Area) (RESIDENTIAL IGBC Registration Number IGBC/GHS/R/22)	12%		2689.133
TOTAL PERMISSIBLE FAR (TOD + TOR + IGBC)			114736.290
PERMISSIBLE FAR in RESIDENTIAL (TOD+ TOR + IGBC)			114345.364
PERMISSIBLE FAR in COMMERCIAL (TOD)			390.926
RESIDENTIAL TOWERS (1, 2, 3, 4 & 5)			105996.076
EWS			3885.532
COMMUNITY BUILDING			5362.942
CONVENIENT SHOPPING			389.236
TOTAL PROPOSED FAR (TOD + TOR + IGBC)			114733.784
BALANCE FAR in Commercial			1.692
BALANCE FAR in Residential			0.519
BUILT-UP (FAR + NON FAR)			
PROPOSED FAR			114733.784
PROPOSED NON FAR			58018.993
PROPOSED BASEMENT NON FAR			49014.542
TOTAL PROPOSED BUILT-UP AREA			172760.778
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	40.000%		8063.772
PROPOSED GROUND COVERAGE OF BUILDING	32.443%		7306.202
GREEN			
REQUIRED GREEN	15.000%		3566.208
PROPOSED GREEN	15.032%		3576.080
DENSITY			
PERMISSIBLE DENSITY @ 400 + 10% on the area of 5.5375 Acres		680 TPA (MAX)	3688
		545 TPA (MIN)	2996
PROPOSED DENSITY		540	
POPULATION CALCULATION		UNIT NO.s	DENSITY
MAIN UNITS	5 Persons/ Un	380	1900
PROPOSED SERVICE PERSONNEL UNIT	2 Persons/ Un	350	700
EWS	2 Persons/ Un	155	310
TOTAL POPULATION			2910
REQUIRED SERVICE PERSONNEL UNITS @ 10% OF MAIN DWELLING UNITS		38.00	
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS		57.00	(Only 155)
PROPOSED COMMUNITY FACILITIES -NURSERY SCHOOL			
Proposed School Area @25% of FAR of 0.2 Acres or 809.37 Sq.m			384.438
PARKING			
REQUIRED ECS			712
PROPOSED ECS AS/ AREA CALCULATION			1076
TOTAL NUMBER OF CARPARKING PROPOSED			1024

PARKING CALCULATION
REQUIRED PARKING

	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
	SQ. MT	NOs		
4BHK +SPU (Tower 01,02,03 & 05)	240.261	296	1.5	444
4BHK +SPU (Tower 04)	241.991	74	1.5	111
4BHK +SPU Penthouse (Tower 01,02,03 & 05)	376.612	8	1.5	12
4BHK +SPU Penthouse (Tower 04)	378.246	2	1.5	3
Community Building	4471.700	1 ECS / 40 Sq.m		112
Convenient Shopping	389.319	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	121.406	15% OF SCHOOL SITE AREA	
Nursery School Proposed)		121.406		
NOTE:-2 CHARGING POINT PROVIDED PER 100ECS			16 PROVIDED	

PROPOSED PARKING

FLOORS	AREA	No. Of ECS as/Area Calculation	PROPOSED Car Parking
	SQ. MT		
Basement Floor 1 @ 32	9964.565	311	282
Basement Floor 2 @ 32	11364.588	355	339
Basement Floor 3 @ 32	11876.575	371	356
Handicapped Parking @ G.F			10
Stack Parking @ 20	760.476	38	35
TOTAL		1075	1024

INVENTORY OF UNITS

TYPE	4 BHK + SPU	3bhk +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. MT
TOWER - 1	568.870
TOWER - 2	568.405
TOWER - 3	587.443
TOWER - 4	585.969
TOWER - 5	587.405
EWS	64.858
NURSERY SCHOOL	384.438
COMMUNITY BUILDING	3663.749
CONVENIENT SHOPPING	389.927
GUARD ROOM	9
TOTAL	7306.202

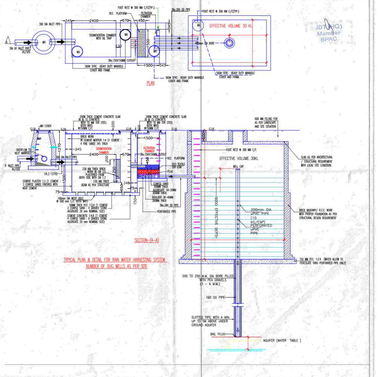
SCHOOLS

	Nursery School
Population Norms	One for Every 2500 Population
Area Required in Acres for Each	0.20
Required No. of Schools	2
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)	384.438
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	29.081	29.708	29.148
PROPOSED	29.081	29.081	29.081	30.508	29.081
24th FLOOR					
REQUIRED	29.081	29.081	29.081	29.708	29.148
PROPOSED	29.081	29.081	29.081	30.508	29.081
33 rd FLOOR					
REQUIRED	29.081	29.081	29.081	29.708	29.148
PROPOSED	29.081	29.081	29.081	30.508	29.081
TOTAL PROPOSED AREA in TOWER	88.742	88.742	88.742	91.523	88.742

For Area Calculation refer Inspective Tower Detailed Sheet



FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS

TYPE	RESIDENTIAL TOWERS															EWS				Nursery School (Ground)	Convenient Shopping (Ground)	COMMUNITY BUILDING (G+First Floor)		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)			(1st TO 20 th)								Basement Lobbies & 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	92.883	387.117	294.194	109.516	403.698	328.259	91.235	419.441	273.092	114.038	387.130	Ground LVL	55.014	12.944	64.858	304.435	389.236	3700.512			6602.280
1st LVL	535.693	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	1st LVL	270.201	32.460	302.661			1962.430	678.400		5562.176
2nd LVL	535.693	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	2nd LVL	270.201	32.460	302.661						3251.346
3rd LVL	535.693	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	3rd LVL	270.201	32.460	302.661						3251.346
4th LVL	535.693	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	4th LVL	270.201	32.460	302.661						3251.346
5th LVL	535.693	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	5th LVL	270.201	32.460	302.661						3251.346
6th LVL	535.693	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	6th LVL	270.201	32.460	302.661						3251.346
7th LVL	535.693	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	7th LVL	270.201	32.460	302.661						3251.346
8th LVL	535.693	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	8th LVL	270.201	32.460	302.661						3251.346
9th LVL	535.693	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	9th LVL	169.851	32.460	202.311						3150.996
10th LVL	535.693	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	10th LVL	169.851	32.460	202.311						3150.996
11th LVL	535.693	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	11th LVL	169.851	32.460	202.311						3150.996
12th LVL	535.693	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	12th LVL	169.851	32.460	202.311						3150.996
13th LVL	535.693	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	13th LVL	169.851	32.460	202.311						3150.996
14th LVL	535.693	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	14th LVL	169.851	32.460	202.311						3150.996
15th LVL	535.693	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	15th LVL	169.851	32.460	202.311						3150.996
16th LVL (Refuge)	536.693	80.680	617.373	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.473	630.661	537.349	80.680	618.030	16th LVL	106.031	39.743	145.775						3150.291
17th LVL	535.693	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	535.693	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	535.693	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	535.693	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	58.629	32.579	91.408						3040.093
21st LVL	535.693	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	535.693	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	535.693	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)	536.693	80.680	617.373	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.473	630.661	537.349	80.680	618.030										3097.619
25th LVL	535.693	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	535.693	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	535.693	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	535.693	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	535.693	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	535.693	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	535.693	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	535.693	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)	536.693	80.680	617.373	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.473	630.661	537.349	80.680	618.030										3097.619
34th LVL	535.693	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	535.693	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	535.693	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	535.693	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 hf 02)	537.654	51.100	588.753	537.654	51.100	588.753	537.654	51.100	588.753	545.449	56.970	602.419	539.610	57.958	597.567										2966.845
39th LVL (Pent hf 03)	300.396	51.100	351.494	300.396	51.100	351.494	300.396	51.100	351.494	302.705	57.958	360.663	300.295	51.100	351.395										1766.640
Terrace		202.112	202.112		202.112	202.112		202.112	202.112		173.308	173.308		202.112	202.112			57.062	57.062			150.905			1189.725
TOTAL	20928.081	2376.748	23304.829	20949.326	2376.720	23326.046	20949.326	2393.253	23342.579	21724.321	2578.893	23853.214	20995.021	2404.633	23399.654		3885.532	748.366	4633.898	304.435	389.236	5362.942	829.905	44014.642	172760.778

Note:-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHERE VER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT 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: 1:300

Drawing Title:- SITE PLAN WITH AREA SUMMARY STORM WATER DRAINAGE SCHEME

Drawing No:- DR-02