GROUP HOUSING AT SECTOR 61

AREA STATEMENT GROUP HOUSING AT SECTOR 61			SQM.		
TOTAL SITE AREA (ACRES)		10	40468.500		
SITE AREA FOR FAR (ACRES)		8.024	32471.924		
PERMISSIBLE FAR (%)		175	56825.868		
PERMISSIBLE FAR IGBC (%)		15	4870.789		
TOTAL PERMISSIBLE FAR (%)		190	61696.658		
PROPOSED FAR		185.46	60221.154		
PERMISSIBLE GROUND COVERAGE		35%	11365.174		
PROPOSED GROUND COVERAGE		34.80%	11299.201		
PERMISSIBLE CONVENIENT SHOPPING		0.50%	162.360		
PROPOSED CONVENIENT SHOPPING		0.49%	161.960		
PERMISSIBLE DENSITY	100 PPA MIN / 300 PPA MAX		802.4 / 2407.2 PERSON		
PROPOSED DENSITY PPA	238.04 PPA		1910 PERSON		
PERMISSIBLE GREEN		15.00%	4870.789		
PROPOSED GREEN		15.00%	4872.960		
PROPOSED MAIN UNIT		85.00%	324.000	UNIT	
REQUIRED EWS		15.00%	57.154	UNIT	
PROPOSED EWS			65	UNIT	
REQUIRED UNITS WITH DOMESTIC SERVANT (10%OF MAIN UNIT= 10% OF 324)			32	UNIT	
PROPOSED UNITS WITH DOMESTIC SERVANT			80	UNIT	
REQUIRED PARKING (1.5 ECS / UNIT) (324x1.5 = 486 ECS)			486	ECS	
PROPOSED OPEN PARKING			35	ECS	
REQUIRED PARKING FOR EWS (5% OF 486)			24	ECS	
PROPOSED OPEN PARKING (EWS)		(E-1 TO E-24)	24	ECS	REQUIRED PARKING FOR NURSERY SCHOOL = 10% OF LAND AREA (80.9 SQM)
TOTAL OPEN PARKING PROVIDED			59	ECS	PROVIDED PARKING FOR NURSERY SCHOOL = 81.0 SQM (10%)
PROPOSED COVERED PARKING			1474	ECS	
TOTAL PROPOSED PARKING			1533	ECS	
REQUIRED NO. OF NURSERY SCHOOL	1	0.2 ACRES			
PROPOSED NO. OF NURSERY SCHOOL	1	0.2 ACRES			

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
								NON FAR							
Housing Block	Description	No. of Block	No. of Floor	No. of Unit in	Towers	TOTAL NO. OF UNIT	Ground coverage	Fire Escape staircase & passage	Mumty & Machine Room Area (sqm)	Ground floor FAR*(sqm)	First Floor FAR(sqm)	Second Floor FAR(sqm)	Typical floor FAR(sqm)	Total Typical floor FAR(sqm)	HEIGHT OF TOWER till terrace TOC(Mts.)	TOTAL Tower FAR(sqm)
						TOTAL										
TOWER A	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	40		162		1299.480	130.213	324.526	116.042	340.119	673.190	26927.600	139.300	27708.287
	UNIT TYPE 2			82												
	UNIT TYPE 3			40												
TOWER B	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	40		162		1299.480	130.213	324.526	116.042	340.119	673.190	26927.600	139.300	27708.287
	UNIT TYPE 2			82												
	UNIT TYPE 3			40												
EWS	EWS	1	G+5			65	327.396	157.200	54.132	327.396			282.464	1412.320	17.950	1739.716
CONVENIENT SHOPPING	CONVENIENT SHOPPING	1	G				161.960			161.960					4.000	161.960
COMMUNITY BUILDING	COMMUNITY BUILDING	1	G+1				1720.640		120.210	1705.620	1146.983	50.301			10.800	2902.904
NURSERY SCHOOL		1	G				189.595		24.310					189.595	3.700	189.595
GUARD ROOM 1			G		1		16.440									
GUARD ROOM 2			G		1		4.000									
TOTAL PODIUM AREA							8879.170									
STILT AREA(PODIUM AREA-GROUND FLOOR FAR TOWERS)							8258.586									
TOTAL GROUND COVERAGE = TOTAL PODIUM AREA + EWS +COMMUNITY BUILDING+CONVENIENT SHOPPING + NURSERY SCHOOL+GUARD ROOM							11299.201									
TOTAL		6		324		389		2756.160	459.078	649.052				TOTAL FAR		60221.154
														BALANCE FAR		1475.502
												SQM.	SQFT.			
ED												60221.154	648220.502			
TOTAL NON FAR AREA = TOTAL BASEMENT AREA + TOTAL STILT AREA +MACHINE ROOM/ MUMTY AREA OF ALL TOWER+ FIRE CASPE STAIRCASE+NURSERY SCHOOL												56825.130	740565.991			
TOTAL BUILT-UP AREA = TOTAL FAR AREA + TOTAL NON FAR AREA												129049.284	1389086.493			

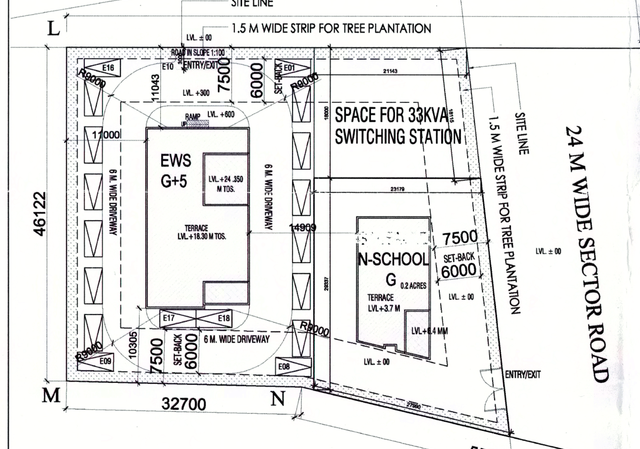
REQUIRED PARKING 1.5/UNIT		486 ECS								
	AREA(sqm)	ECS		DENSITY						
BASEMENT 1	19715.584	131		DENSITY	100MIN /300 MAXPPA= 802.4/2407.2 PERSON					
BASEMENT2	18863.466	424		TYPE	UNITS		UNIT NO.	PERSON/UNIT		TOTAL PERSON
BASEMENT 3	18585.661	449		TYPE 1			80	5		400
STILT (UNDER PODIUM)	8258.586	170		TYPE 2			164	5		820
OPEN/SURFACE PARKING		35		TYPE 3			65	7		560
OPEN PARKING PROPOSED FOR EWS		24								
				EWS			65	2		130
TOTAL PARKING PROVIDED		1533							1910	238.04 PPA

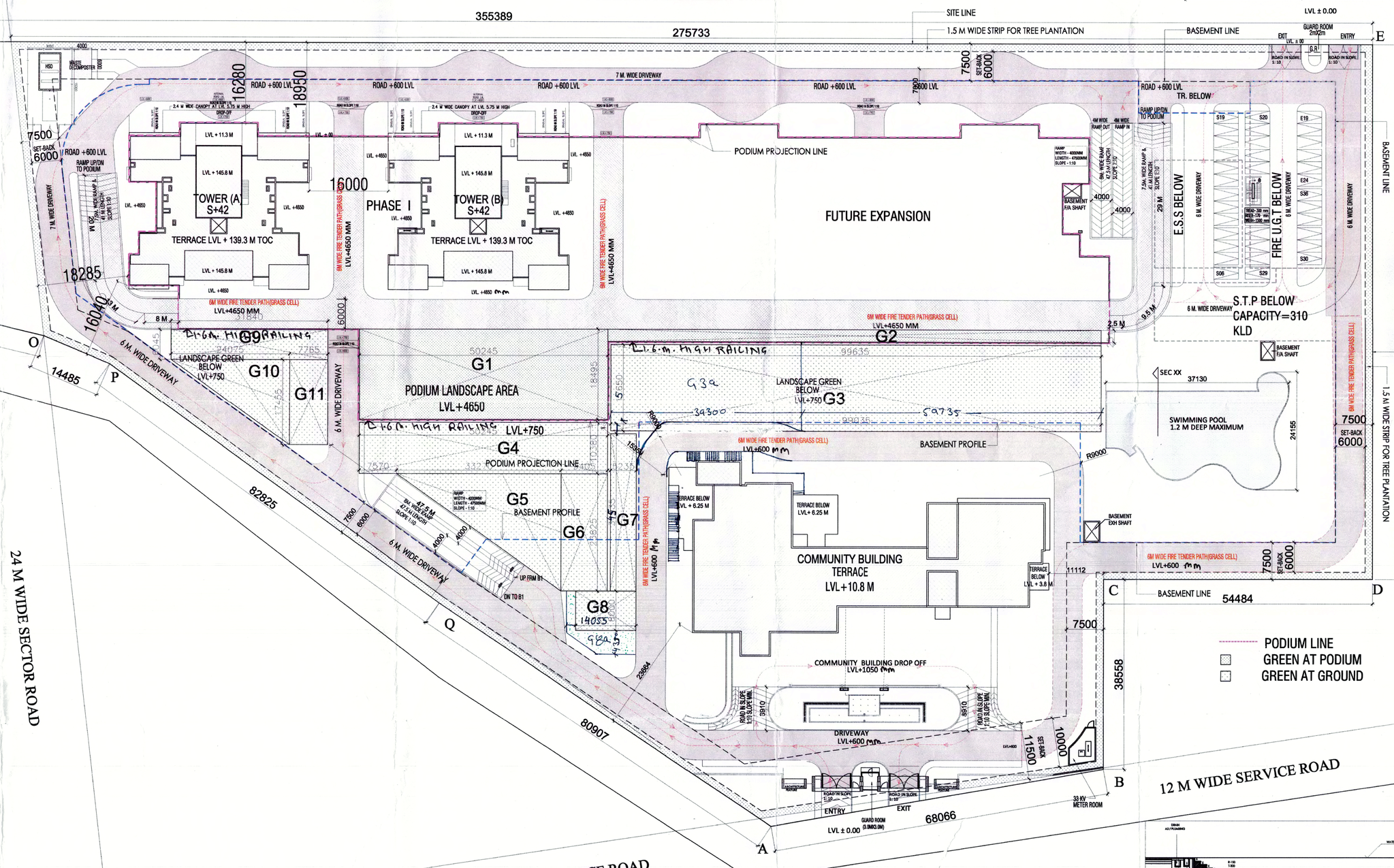
24 M WIDE SECTOR ROAD

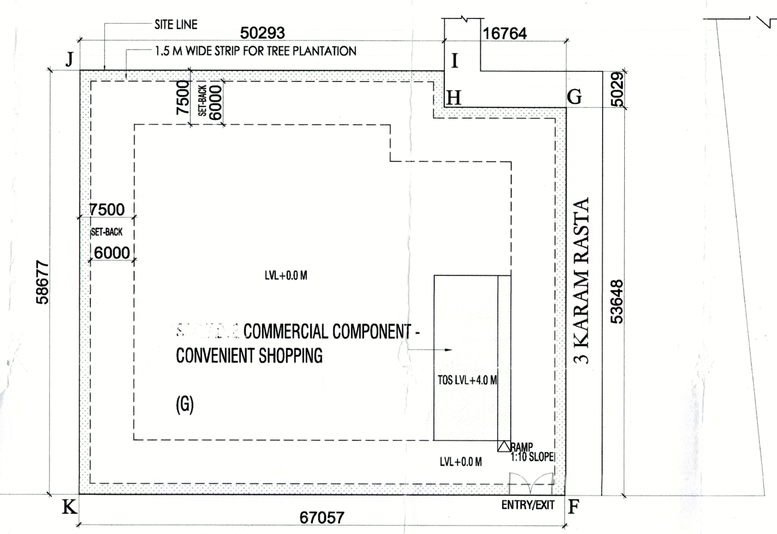
8 KARAM METALLED ROAD

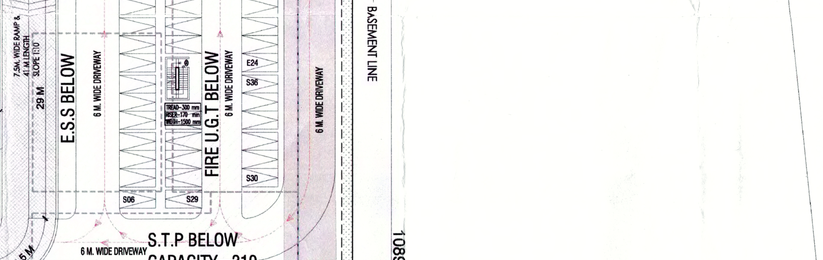
355389

275733



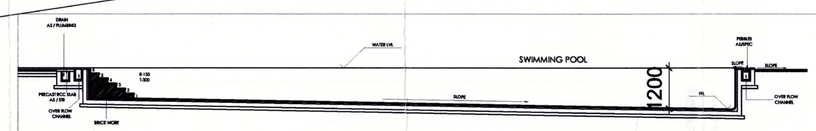






ORGANISED GREEN AREA CALCULATION

ITEM	NO	FORMULA	LENGTH(M)	BREADTH(M)	ROOM AREA(SQM)
G1	1	1	50.245	18.495	929.281
G2	1	1	99.635	2.515	250.582
G3	1	1	59.735	17.650	1054.383
G3a	1	1	39.300	15.650	615.045
G4	1	1	50.245	10.380	521.543
G5	1	0.5	33.270	23.825	396.329
G6	1	1	9.405	23.825	224.074
G7	1	1	5.235	34.635	181.298
G8	1	1	13.035	8.000	104.280
G8a	1	1	–	–	50.00
G9	1	1	31.840	6.045	192.473
G10	1	0.5	24.075	17.455	210.115
G11	1	1	7.765	17.455	135.538
TOTAL GREEN AREA					4872.533



POOL SEC XX
(SCALE 1:100)

ATF(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ/___Dt:___) 3703 dt 11-9-22

AD(HQ)

Superintending Engineer (HQ) for Chief Engineer (HQ), PHUP, Panchkula

SDE(UW)

DDT/T MEMBER BPAC

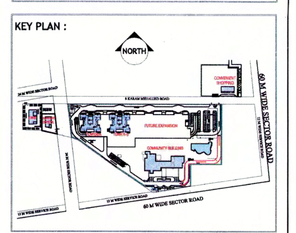
SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 15172
DATED: 31-07-2022

J.D. P.A. A.T.P.

NOTES & REFERENCES

1. ALL DIMENSIONS ARE IN MM.
2. ALL DIMENSIONS TO BE READ NOT SCALED.
3. ALL LEVELS ARE IN MM w.r.t. ±00MM.
4. BUILDING ENSURES THE PROVISION OF PROPER FIRE SAFETY MEASURE AS PER N.B.C.
5. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES AGAINST EARTH QUAKE HAZARDS & RESISTANCE.
6. ALL SHAFTS SHALL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP

KEY PLAN :



PROJECT :
PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY MEASURING 10 ACRES
(licence no. 58 of 2017 dated 27-7-2017)
in Village Ullawas, Sector-61, District Gurugram Manesar
Urban Complex being developed by Puri Construction Pvt. Ltd. & Others

CLIENT'S NAME :
PURI CONSTRUCTION PVT. LTD.

CLIENT'S SIGNATURE :
For PURI CONSTRUCTION PVT. LTD.
Authorised Signatory

PRINCIPAL ARCHITECT :
RKA
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B-8/17 Shopping Centre Safdarjung Enclave New Delhi 110029 India
T 91 11 26162300 / 26162931
F 91 11 26166574

ARCHITECT'S SIGNATURE :
RAJINDER KUMAR CA/2/90775

STRUCTURAL CONSULTANT :
PLANNING AND DESIGN BUREAU,
M-31, Greater Kailash-II,
(Opp. Arya Samaj Mandir),
New Delhi-110048
Tel : 011-29210981, 011-41436775
Website : www.pdbcon.in

SUBMISSION DRAWING
FOR SANCTION OF BUILDING PLANS

DRAWING TITLE :
SITE PLAN
& AREA CALCULATION

Scale : 1:400 | DATED :

DEALT BY: S.K.

NORTH | Dwg No. SD-001 | Rev no. R-0