

No of dwelling Units	488	x	5	=	2440
Total population					2440

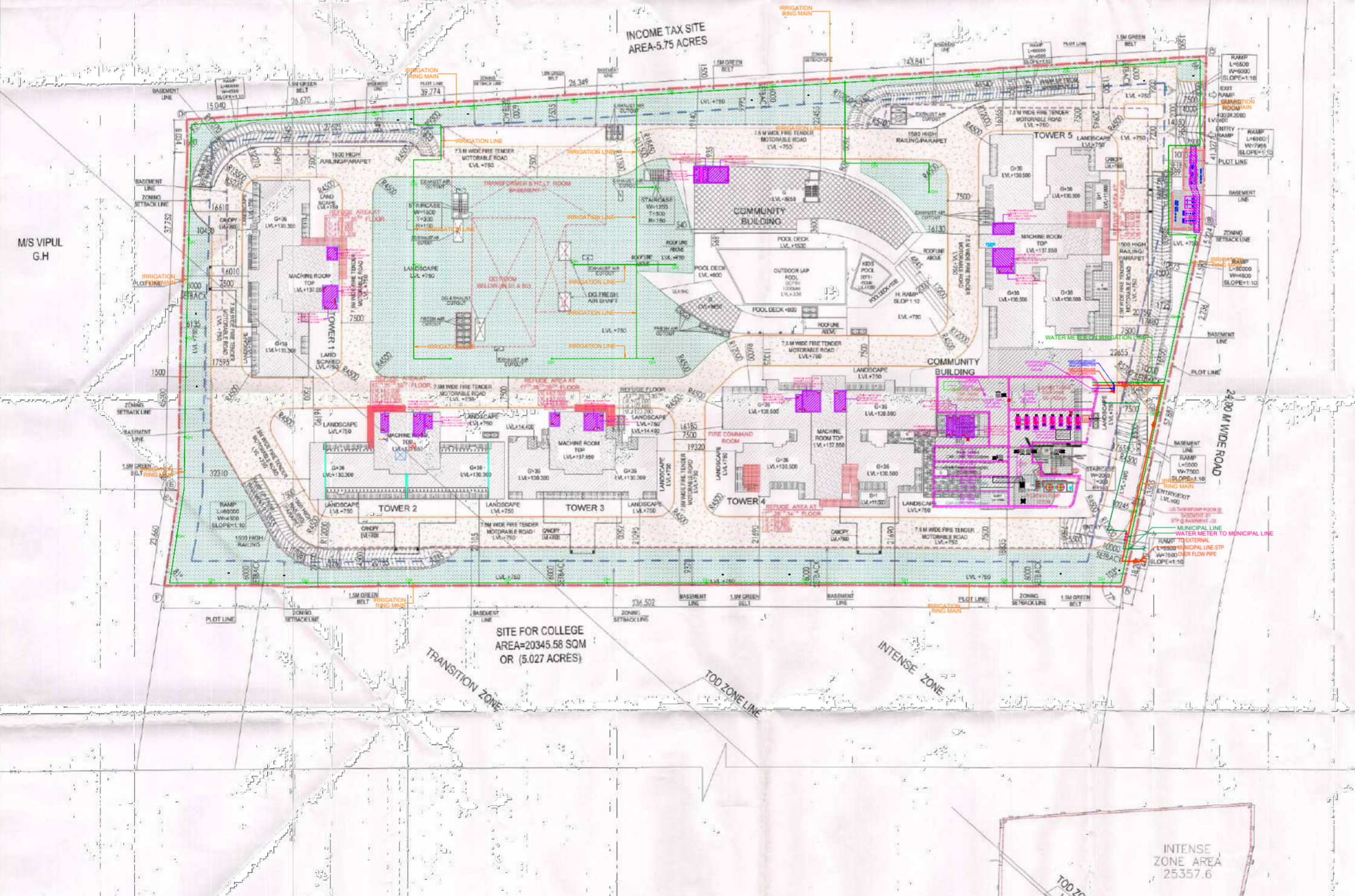
TOT - LOT AND GREEN AREA REQUIRED = 499.919 SQ.M. = 15% OF THE PLOT
 TOT - LOT AND GREEN AREA PROVIDED = 4528.407 SQ.M. = 15.20% OF THE PLOT
 CAR PARKING
 REQUIRED EGS FOR MARJUNITS = 4880.5 = 732 EGS
 REQUIRED EGS FOR COMMERCIAL (1 CAR OF 50 SQ.M ON GARRET AREA) = 118.737/50 = 2.38
 TOTAL REQUIRED CAR PARKING RESIDENTIAL+COMMERCIAL = 732 EGS (732.3)
 PROPOSED CAR PARKING = 726 EGS

PROPOSED PARKING	
BASEMENT-1	385
BASEMENT-2	405
BASEMENT-3	420
TOTAL	1206

DESCRIPTION	ACRE	%	PERMISSIBLE	PROPOSED	UNIT
TOTAL PLOT AREA	7.413		29999.46	SQ.M	SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE		40%	11999.784	SQ.M	SQ.M
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.5)	25357.6	350%	88751.60	SQ.M	SQ.M
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5)	4641.86	250%	11604.65	SQ.M	SQ.M
PERMISSIBLE TDR FAR			19786.316	SQ.M	SQ.M
IGBC FAR		12%	3600.0	SQ.M	SQ.M
TOTAL PERMISSIBLE FAR AREA @7.413 Acres			123742.566	SQ.M	SQ.M
PERMISSIBLE FAR FOR CONVENIENT SHOPPING	0.50%		149.997	149.707	SQ.M
Permissible DENSITY (maximum density 600 person per acres)	6.266			3760	person
Permissible DENSITY (maximum density 430 person per acres)	1.147			493	person
TOTAL MAXIMUM POPULATION DENSITY				4253	person

TOWER	FLOORS	NO. OF FLOORS	FAR AREA IN SQ.M. FLOOR (B)	TOTAL FAR OF ALL FLOOR	TOTAL FAR ALL TOWER	TOTAL BUILT-UP COVERED ONE FLOOR (A)	TOTAL BUILT-UP ALL FLOORS	TOTAL BUILT-UP UNCOVERED AREA OF ALL TOWER	NON FAR ONE FLOOR (A-B)	NON FAR ALL FLOORS	NON FAR AREA OF ALL TOWER	TOTAL GROUND COVERED OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF PERSONAL IN ALL TOWERS
TOWER-1	GROUND FLOOR	1	516.004	516.004	19077.767	585.553	585.553		398.349	398.349	3013.686	888.0	70	
	DUPLEX LOWER 1ST FLOOR	1	382.986	382.986		448.942	448.942		63.057	63.057				
	DUPLEX UPPER 2ND FLOOR	1	495.879	495.879		587.007	587.007		91.127	91.127				
	3RD TO 16TH, 18TH TO 25TH & 27TH TO 34TH & 36TH TYPICAL FLOOR	31	338.142	10363.422		601.260	18630.060	22691.453	63.110	1952.609				
TOWER-2	MUMTY MACHINE ROOM	1		1930.936	19115.536	533.328	1800.978		99.984	299.982	3070.306	800.0	70	
	GROUND FLOOR	1	441.422	441.422		233.513	233.513		239.513	239.513				
	DUPLEX LOWER 1ST FLOOR	1	300.130	300.130		480.215	480.215		72.434	488.213				
	DUPLEX UPPER 2ND FLOOR	1	517.450	517.450		463.225	463.225		79.355	79.355				
TOWER-3	3RD TO 16TH, 18TH TO 25TH & 27TH TO 34TH & 36TH TYPICAL FLOOR	31	545.485	16715.035	15581.103	602.076	18664.336	22785.922	61.500	1908.230	3044.305	700.0	70	
	REFUGES FLOOR 17TH, 26TH & 35TH	3	422.178	1266.534		623.342	1887.028		55.108	285.044				
	MUMTY MACHINE ROOM	1		1611.519		233.553	233.553		233.553	233.553				
	GROUND FLOOR	1	393.470	393.470		790.871	790.871		447.495	447.495				
TOWER-4	DUPLEX LOWER 1ST FLOOR	1	314.198	314.198	30380.404	314.198	314.198		12.875	12.875	3044.305	700.0	70	
	DUPLEX UPPER 2ND FLOOR	1	414.817	414.817		502.140	502.140		87.525	87.525				
	4TH TO 16TH, 18TH TO 25TH & 27TH TO 34TH TYPICAL FLOOR	31	439.824	13628.344		501.699	15553.089	19023.468	62.075	1824.326				
	REFUGES FLOOR 17TH, 26TH & 35TH	3	422.178	1266.534		623.124	1886.372		100.945	302.836				
TOWER-5	MUMTY MACHINE ROOM	1		303.844	30380.404	225.139	225.139		225.139	225.139	4135.610	130		
	GROUND FLOOR	1	303.844	303.844		1037.687	1037.687		844.043	844.043				
	1ST FLOOR	1	478.754	478.754		754.853	754.853		88.119	88.119				
	2TH TO 16TH, 18TH TO 25TH & 27TH TO 34TH TYPICAL FLOOR	30	838.614	25156.420		927.306	27819.180	34422.294	88.092	2660.760				
TOWER-6	REFUGES FLOOR 17TH, 26TH & 34TH	3	812.146	2436.430	30380.404	901.450	2704.350		89.304	267.912	4135.610	130		
	36TH PENTHOUSE LOWER FLOOR	1	898.537	898.537		994.782	994.782		86.482	86.482				
	36TH PENTHOUSE UPPER FLOOR	1	720.851	720.851		872.655	872.655		151.804	151.804				
	MUMTY MACHINE ROOM	1		2517.950		238.722	238.722		238.722	238.722				
COMMUNITY BUILDING	GROUND FLOOR	1	426.334	426.334	4836.975	1037.687	1037.687		61.303	61.303	380.777			
	1ST FLOOR	1	697.088	697.088		779.851	779.851		82.763	82.763				
	2TH TO 16TH, 18TH TO 25TH & 27TH TO 34TH TYPICAL FLOOR	30	838.295	25177.950		922.031	27960.930	34356.480	82.768	2480.980				
	REFUGES FLOOR 17TH, 26TH & 34TH	3	815.628	2447.484		948.937	2848.670		133.055	399.195				
CORNER SHOPPING TOWER	36TH PENTHOUSE LOWER FLOOR	1	879.847	879.847	4836.975	900.521	900.521		80.874	80.874	380.777			
	36TH PENTHOUSE UPPER FLOOR	1	698.556	698.556		834.882	834.882		128.836	128.836				
	MUMTY MACHINE ROOM	1		2628.280		245.593	245.593		245.593	245.593				
	GROUND FLOOR	1	2028.280	2028.280		2028.280	2028.280		2028.280	2028.280				
COMMUNITY BUILDING	FIRST FLOOR	1	824.771	824.771	4836.975	928.779	928.779		104.008	104.008	380.777			
	SECOND FLOOR	1	896.754	896.754		960.762	960.762		104.008	104.008				
	THIRD FLOOR	1	21.170	21.170		199.531	199.531		199.531	199.531				
	MUMTY MACHINE ROOM	1		21.170		199.531	199.531		199.531	199.531				
CORNER SHOPPING TOWER	GROUND FLOOR	1	149.707	149.707	149.707	149.707	149.707		149.707	149.707	121.210	8.000		
	1ST FLOOR	1	121.210	121.210		121.210	121.210		121.210	121.210				
	2ND FLOOR	1	121.210	121.210		121.210	121.210		121.210	121.210				
	3RD FLOOR	1	121.210	121.210		121.210	121.210		121.210	121.210				
CORNER SHOPPING TOWER	GROUND FLOOR	1	8.000	8.000	8.000	8.000	8.000		8.000	8.000	121.210	8.000		
	1ST FLOOR	1	8.000	8.000		8.000	8.000		8.000	8.000				
	2ND FLOOR	1	8.000	8.000		8.000	8.000		8.000	8.000				
	3RD FLOOR	1	8.000	8.000		8.000	8.000		8.000	8.000				
CORNER SHOPPING TOWER	GROUND FLOOR	1	22810.100	22810.100	22810.100	22810.100	22810.100		22810.100	22810.100	22810.100			
	1ST FLOOR	1	22116.349	22116.349		22116.349	22116.349		22116.349	22116.349				
	2ND FLOOR	1	21912.767	21912.767		21912.767	21912.767		21912.767	21912.767				
	3RD FLOOR	1	21912.767	21912.767		21912.767	21912.767		21912.767	21912.767				
TOTAL				120790.761		208217.477		84438.716	7748.3	488				

DTF (MO) 11/20/2024
 STP (MO) 11/20/2024
 CTP (MO) 11/20/2024
 SANCTIONS
 VIDEO MEMO No. 11/20/2024, DATED 11/20/2024



1. AIR CONDITIONING SYSTEM IS BEING PROVIDED.
2. D.C POWER BACKUP IS BEING PROVIDED.
3. TOILETS & KITCHENS ARE MECHANICAL VENTILATED.
4. ALL BEES SHALL HAVE POWER BACKUP.
5. ALL ELECTRICAL INSTALLATION SHALL BE AS PER PROVISION OF RELEVANT CODE.
6. FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7. BASEMENT AREA SHALL HAVE MECHANICAL VENTILATED AS PER RELEVANT CODE.
8. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9. BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10. BUILDING WILL BE DESIGNER STRUCTURES AS PER RELEVANT CODES FOR EARTHQUAKE RESISTANCE.
11. SOLAR PANELS ON ROOFTOP SHALL BE PROVIDED AS PER HARYANA BUILDING CODE 2017.
12. ALL HANDICAP RAMP WITH RATING.
13. ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE.
14. THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER RELEVANT CODE.
15. PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROPOSED BUILDING PLAN OF G.H. SITE NO. 24 IN SECTOR-53 GURUGRAM OF AREA MEASURING 7.413 ACRES BEING DEVELOPED BY M/S GORET PROPERTIES LTD.

ASSOCIATE ARCHITECTS
GS ASSOCIATES
 134, First Floor, Vignette Park, Sector-53, Gurugram, Haryana (India)
 (P) - 0122647199, 0122649881

OWNER'S SEAL & SIGNATURE
 ARCHITECT'S SEAL & SIGNATURE

S.NO	DESCRIPTION	SYMBOL
1	IRRIGATION LINE	
4	DOMESTIC WATER SUPPLY PIPE	
9	WATER METER	
10	VALVE WITH CHAMBER	
11	(GH) GARDEN HYDRANT	

WS-2026
 Drawing Title: **SITE PLAN**
 Drawing No: **ST-01**
 MEP Layout