SANCTIONED
VIDE MEMO No. 23598 DATED 30/08/2024

01. SITE AREAS

GH-25_ 5.15 ACRES-SECTOR 43 GURGAON			
PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)	PROPOSED (%)
LAND AREA = 5.15 ACRES	20,871.4230		
TOD zone area within TOD	5,006.620		
Balance site area	15,864.803		
FAR -@1.75	27,763.405		
FAR - Transition Zone (TOD) @ 2.5	12,516.550		
Total	40,279.955		
Area under TDR	23,347.000		
Permissible FSI including IGBC @ 15%	3,130.713		
TOTAL FAR AREA	**66,757.669**	**66,732.905**	
GROUND COVERAGE @ 40% LAND AREA	8,348.569	5,773.623	27.66%
FAR SUMMARY			
CONVENIENT SHOPPING FSI @ 0.5% LAND AREA	104.357	104.063	
FAR FOR RESIDENTIAL & COMMUNITY BUILDING	66,653.312	66,628.843	
MAINTAINED GREEN AREAS			
GREEN AREA @ 15% SITE AREA	3,130.713	2,497.610	11.97%
1.5M GREEN PERIPHERY BUFFER		830.708	3.98%
TOTAL		3328.318	15.95%

03. FAR AND NON-FAR AREAS

FAR AND NON FAR CALCULATIONS

NON FAR CALCULATION

FLOOR	TOWER-C	TOWER-B	TOWER-A	CONV. SHOP
TERRACE +LMR	245.162	234.716	234.716	0.000
STAIRCASE	985.600	994.480	994.480	0.000
NON FAR AREA	1230.762	1229.196	1229.196	0.000

FAR CALCULATION

FLOOR	TOWER-C	TOWER-B	TOWER-A	CONV. SHOP
32nd FLOOR	595.921			
31st FLOOR	595.921	706.654	706.654	
30th FLOOR	595.921	706.654	706.654	
29th FLOOR	595.921	706.654	706.654	
28th FLOOR	595.921	706.654	706.654	
27th FLOOR	595.921	706.654	706.654	
26th FLOOR	595.473	706.048	706.048	
25th FLOOR	595.921	706.654	706.654	
24th FLOOR	595.921	706.654	706.654	
23rd FLOOR	595.921	706.654	706.654	
22nd FLOOR	595.921	706.654	706.654	
21st FLOOR	595.921	706.654	706.654	
20th FLOOR	595.921	706.654	706.654	
19th FLOOR	595.921	706.654	706.654	
18th FLOOR	595.921	706.654	706.654	
17th FLOOR	595.473	706.048	706.048	
16th FLOOR	595.921	706.654	706.654	
15th FLOOR	595.921	706.654	706.654	
14th FLOOR	595.921	706.654	706.654	
13th FLOOR	595.921	706.654	706.654	
12th FLOOR	595.921	706.654	706.654	
11th FLOOR	595.921	706.654	706.654	
10th FLOOR	595.921	706.654	706.654	
9th FLOOR	595.921	706.654	706.654	
8th FLOOR	595.921	706.654	706.654	
7th FLOOR	595.921	706.654	706.654	
6th FLOOR	595.921	706.654	706.654	
5th FLOOR	595.921	706.654	706.654	
4th FLOOR	595.921	706.654	706.654	
3rd FLOOR	595.921	706.654	706.654	
2nd FLOOR	595.921	701.081	701.081	
1st FLOOR	595.921	487.375	487.125	

GROUND FLOOR	693.143	3506.957		104.063
TOTAL FAR AREA	19761.723	25187.163	21679.957	104.063
TOTAL PROPOSED FAR (RESIDENTIAL + COMMUNITY AREA+ CONV.SHOPPING)				66,732.905
PERMISSIBLE FAR				66,757.669
REMAINING FAR				24.763
TOTAL NON FAR AREA				3689.154

02. DENSITY

POPULATION DENSITY

MAXIMUM PERMISSIBLE POLPULATION DENSITY	SITE AREA IN ACRE	MAX. NO. OF PERSONS	POPULATION NOS.
TOD zone area within TOD	1.23	430	528.900
Balance site area	3.92	300	1176.081
TOTAL			**1704.981**

PROPOSED DENSITY	NO. OF DWELLING UNITS	H.H. SIZE	POPULATION NOS.
MAIN DWELLING UNITS	248	5	1240
TOTAL PROPOSED POPULATION	1240		
DENSITY ACHIEVED(P.P.A.)	241		

04. GROUND COVERAGE

PROPOSED GROUND COVERAGE

BUILDING	Tower A&B	Tower C	Convenient Shop	Meter Room	Guard room	
GROUND COVERAGE	4321.749	1271.812	104.063	70	6	
Total Proposed Ground Coverage						5773.623
Total Site Area						20871.423
						27.66%

05. PROPOSED TOTAL NO. OF UNITS

PROPOSED TOTAL NO. OF UNITS

BUILDING BLOCK	NO. OF FLOORS	HEIGHT(M.)	NO. OF FLATS	BUILDING FAR
TOWER-A + Community Area	G+31	112.800	92	46867.120
TOWER-B + Community Area	G+31	112.800	92	
TOWER-C	G+32	116.200	64	19761.723
TOTAL NO. OF RESIDENTIAL UNITS			**248**	
CONVINIENT SHOP	G	3.65		104.063
TOTAL			**248**	**66732.905**

06. PARKING PROVISION

PERMISSIBLE PARKING

S.NO.	PARTICULAR	REQUIRED
1	TOTAL PARKING @ 1.5ECS FOR MAIN DUS	372.000
2	VISITOR (5% OF DU's)	12.400
4	CONVENIENT SHOP (1 ECS FOR EVERY 50SQM)	2.087
	TOTAL	**386.487**

PARKING PROVISION

S.NO.	PARTICULAR	PERMISSIBLE (AS PER ECS)	PROVIDED
1	COVERED (BASEMENT)= 24437.182 SQM@32SQM/ECS	763.662	630
2	SURFACE- OPEN PARKING AREA=734.420 SQM@23SQM/ECS	31.931	25
	TOTAL	**795.593**	655

07. COVERED PARKING

COVERED PARKING DETAILS

BASEMENT PARKING DETAILS

PARTICULAR	UPPER BASEMENT	LOWER BASEMENT	TOTAL
FLOOR AREA	16709.723	15673.441	32383.164
SERVICE + LOBBY + ANCILLARY AREAS	4534.691	3411.291	7945.981
NET AREA FOR CAR PARKING	12175.032	12262.150	24437.182
PERMISSIBLE BASEMENT CAR PARKING = A/32 (ECS)	380	383	764
TOTAL PARKING IN BASEMENT (ECS)			**622**

SUMMARY

TANDEM 68
TOTAL = 690

AREA CALCULATIONS

S.No.	DESCRIPTION	No. Of Units	FAR	NON FAR	TOTAL (sqm)	NO. OF FLOORS
1	Tower-A	92	46,867.120	1,229.196	49,325.513	31
2	Tower-B	92		1,229.196		31
3	Tower-C	64	19,761.723	1,230.762	20,992.484	32
	TOTAL	**248**	**66,628.843**	**3,689.154**	**70,317.997**	
4	Convenient Shop		104.063	-	104.063	
	Guard room + meter room			76.000	76.000	
	TOTAL		**66,732.905**	**3,689.154**	**70,498.060**	

01. GREEN AREA

GREEN AREAS

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
G1	7.495	31.675	1	237.404
G2	20.820	41.700	1	868.194
G3	28.545	18.615	1	531.365
G4	15.700	23.085	1	362.435
G5	37.905	6.185	1	234.442
G6	15.900	19.885	1	316.172
TOTAL COVERED AREA				**2550.012**
DEDUCTIONS				
1	8.880	2.570	1	22.822
2	5.000	3.770	1	18.850
3	3.700	2.900	1	10.730
TOTAL COVERED AREA				**52.402**
TOTAL GREEN AREA				**2497.610**
% OF GREEN AREA ACHIEVED				**11.97%**

GREEN BUFFER AREAS

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
GB1	1.500	8.695	1	13.043
GB2	1.500	60.410	1	90.615
GB3	73.650	1.500	1	110.475
GB4	1.500	30.430	1	45.645
GB5	106.350	1.500	1	159.525
GB6	1.500	88.870	1	133.305
GB7	185.400	1.500	1	278.100
GB8	8.610	1.500	1	12.915
TOTAL GREEN BUFFER AREA				**830.708**
% OF GREEN AREA ACHIEVED				**3.98%**

02. SURFACE PARKING

SURFACE PARKING DETAILS

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
P1	7.50	11.00	3	247.500
P2	2.51	11.00	2	55.220
P3	3.60	11.50	3	124.200
P4	12.50	11.00	1	137.500
P5	11.00	5.00	1	55.000
P6	10.00	11.50	1	115.000
TOTAL (A)				**734.420**
PERMISSIBLE CAR PARKING = A/23 (ECS)				**32**
TOTAL PROVIDED SURFACE CAR PARKING (ECS)				**25**

MUNICIPALITY STAMP:

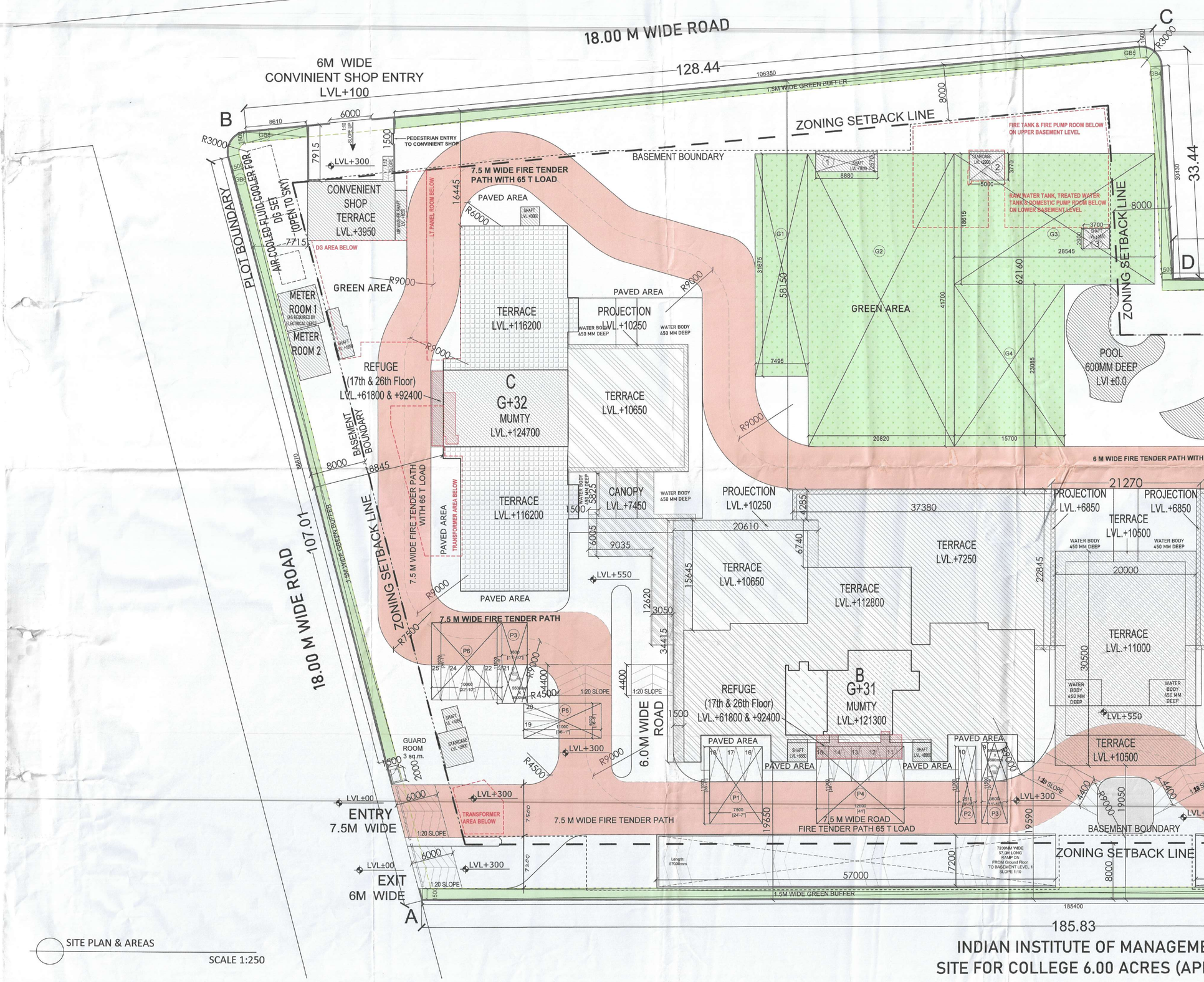
DTP (HQ) Member Secretary BPAC | STP Member BPAC | CTP Chairman BPAC

JD (H) | DTP (H) | STP (H) (MEMBER) B.P.A.C.

Suraj Bhan I.D.

NOTES :-

- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.
- All lifts shall have 100% power back-up.
- All electrical installations shall be as per provision of NBC.
- Fire-fighting/safety provisions will be as per relevant NBC provisions.
- Basement area shall have mechanically ventilated as per relevant code.
- All toilets are ventilated as per Haryana Building Code 2017.
- Building has automatic sprinkler system wherever required by NBC.
- Building will be designed (structures) as per relevant I.S. codes for earthquake resistance.
- Solar panels of required capacity shall be provided on roof top as per hareda/zoning norms.
- All handicap ramps with railing.
- All fire fighting installations shall be as per provision of NBC.
- The rainwater harvesting system shall be provided as per central ground water authority norms.



Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 22696 Dt. 24/08/2024

Superintending Engineer(HQ)
O/o Chief Engineer-I/II,
HSVP, Panchkula.

CONCEPT ARCHITECTS:
D P ARCHITECTS

STRUCTURAL CONSULTANTS:
KELKAR DESIGNS PVT. LTD.

MEP CONSULTANTS:
CESPL PVT LTD.

DEVELOPER:
GODREJ PROJECTS DEVELOPMENT LIMITED

ARCHITECT OF RECORD:
ARCHITECTURE COLLECTIVE

DTP (HQ) Member BPAC

PROPOSED BUILDING PLAN OF GROUP HOUSING SITE NO. 25 AT SECTOR 43, GURUGRAM

SITE PLAN AND AREAS

DRG.NO. M-S-1.0
SCALE : 1:250
DATE :
DEALT : VANSHICA

ARCHITECT SIGN AND STAMP
GAURAV SANAN
CA/2006/38531

For Godrej Projects Development Limited

Authorised Signatory