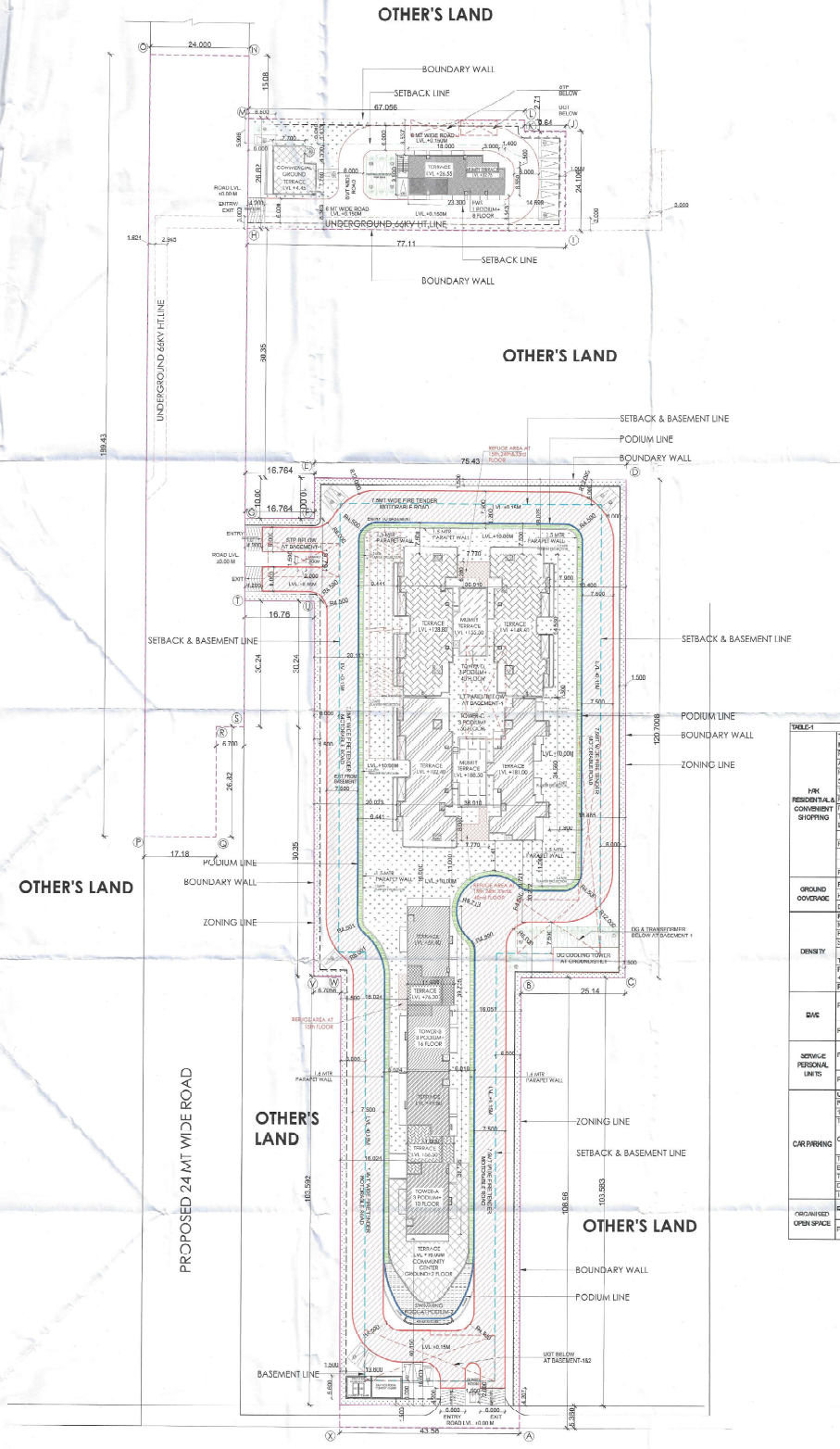


TABLE-1										
HR RESIDENTIAL & CONVENIENT SHOPPING	TOTAL SITE AREA 5.0875 ACRES)	=	5.0875			ACRES	OR	20585.36	SQM	
	NET PLANNED AREA OF SITE AS PER ZONING	=	5.0875			ACRES	OR	20585.36	SQM	
	PERMISSIBLE BASE FAR @175%(A)	175% =	36029.6			SQM.				
	ADDITIONAL FAR @75%(B) AGAINST TDR	125% =	25735.43			SQM.				
	PERMISSIBLE GROUND COVERAGE (C)	12% =	2470.60			SQM.				
	TOTAL PERMISSIBLE BASE FAR (175%) 12% TDR (H) 12% GROUND PARKING (D)	TOTAL =	64235.68			SQM.				
	PERMISSIBLE FAR FOR CONVENIENT SHOPPING @2.0% OF PLOT AREA 50.5% OF (C) = (E)	0.5% =	115.295			SQM.				
	PERMISSIBLE FAR RESIDENTIAL (D-E) = (F)	99.5% =	64120.395			SQM.				
	TOTAL PROPOSED FAR RESIDENTIAL (G)	311.22% =	64074.363			SQM.				
	BALANCE FAR RESIDENTIAL (F-G) = (H)	0.22% =	46.042			SQM.				
	PROPOSED FAR CONVENIENT SHOPPING (I)	=	115.115			SQM.				
		0.56% =	115.115	x	100	÷	64235.68	=	0.179	%
	BALANCE FAR CONVENIENT SHOPPING (E-I) = (K)	=	0.180			SQM.				
GROUND COVERAGE	PERMISSIBLE GROUND COVERAGE @30%	30% =	7205.922			SQM.				
	PROPOSED GROUND COVERAGE	13.91% =	2863.508			SQM.				
	BALANCE GROUND COVERAGE	21.00% =	4342.414			SQM.				
DENSITY	POPULATION CALCULATION									
	MAIN UNIT	=	352	x	5	=	1760			
	FAR	=	70	x	7	=	1764			
	SERVICE PERSONAL UNITS	=	35	x	2	=	72			
	TOTAL PROPOSED POPULATION	=				=	1958.24	PERSON S		
	PERMISSIBLE DENSITY ON 5.0875 ACRES (With TDR Utilisation) (300 FOR BASE FAR @175 +150 FOR TDR) =450 PPA	=	2200.375		PERSON PPA					
	PROPOSED DENSITY	=	1958.24 PERSON OR	384.518						
EWS		=	15% OF TOTAL UNITS (MAIN+EWS)							
	REQUIRED EWS	=	352	x	15	÷	85	=	62.12	
		=	62	NOS						
	PROPOSED EWS	=	62	NOS						
		=	62	x	85	÷	352	=	15	%
SERVICE PERSONAL UNITS		=	10% OF TOTAL MAIN UNITS							
	REQUIRED 10% OF PERSONAL UNITS	=	10	x	352	÷	100	=	35.2	
		=	35	NOS						
	PROPOSED SERVICE PERSONAL UNITS	=	35	NOS						
		=	35	x	100	÷	352	=	10	%
CAR PARKING	CAR PARKING CALCULATION									
	REQUIRED CAR PARKING FOR MAIN UNITS									
	1.5 ECS PER MAIN UNITS	=	352	x	1.5	=	528	ECS		
	TOTAL REQUIRED NO. OF CAR BAYS FOR MAIN UNITS	=	684	ECS						
	CAR PARKING NOT TO BE MADE AVAILABLE TO DADU NITS @ 5% OF MAIN UNITS	=	5% OF 528	528 x	ECS 5	÷	100	=	26	ECS
		=	26	ECS						
	TOTAL REQUIRED NO. OF CAR BAYS FOR EWS UNITS	=	27	NOS						
	EV CAR PARKING REQUIRED - 1 AT EVERY 5 CAR BAYS	=	711	x	0.2	=	142	ECS		
	TOTAL EV REQUIRED NO. OF CAR BAYS	=	141	NOS						
	CAR PARKING TO BE MADE AVAILABLE FOR COMMERCIAL @ 1 ECS 50 sqm of 115.295 sqm	=	2	NOS						
	TOTAL REQUIRED NO. OF CAR BAYS FOR COMMERCIAL	=	2	NOS						
ORGANISED OPEN SPACE	REQUIRED ORGANISED OPEN SPACE 15% OF 20585.40	15% =	3088.31	SQM						
	PROPOSED ORGANISED OPEN SPACE	15.22% =	3134.48	SQM						

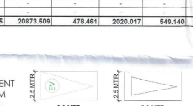
REQUIRED ECS	PROVIDED ECS	NO. OF BAYS
1.5 ECS PER MAIN UNITS (352 x 1.5)	PODIUM- 1 =214	PODIUM- 1 =184
	PODIUM - 2 =140	PODIUM - 2 =79
	BASEMENT - 1 =285	BASEMENT - 1 =199
	BASEMENT - 2 =273	BASEMENT - 2 =200
	OPEN PARKING = 30	OPEN PARKING = 22
TOTAL ECS/ NO.OF BAYS	942	684
EWS PARKING PROVIDED AT 5% OF MAIN UNITS	EWS PARKING = 26	EWS PARKING = 27

BASEMENT&PODIUM AREA & PARKING DETAILS

FLOOR	AREA	CIRCULATION &SERVICES	PARKING AREA	COVERED PARKING PERMISSIBLE	PARKING PROVIDED		SURFACE EV PARKING	SURFACE NON EV PARKING	TOTAL
					EV PARKING	NON EV PARKING			
PODIUM-1	6321.814	1389.094	4932.720	214	126	88	12	10	206
PODIUM-2	6321.814	1027.600	4494.721	140		79	0	0	79
BASEMENT-1	10294.017	1167.185	9126.832	285		199	0	0	199
BASEMENT-2	9838.765	1089.929	8738.836	273		200	0	0	200
								TOTAL	684
EWS							6	21	27
							TOTAL PARKING PROVIDED - 684+27=		711

SR.NO	TOWER	NO.OF FLOOR	HEIGHT IN METER	NOS. OF UNITS	SERVICE PERSONAL NOS.	GROUND COVERAGE SQM	A= GROUND STILT FLOOR NON-FAR SQM	A = GROUND STILT FLOOR FAR SQM	B= 1st to 10th (TOWER-A) NON-FAR	B = 1st to 10th (TOWER-A)	C= 1st TO 14th & 16th(TOWER-B) NON-FAR	C = 1st to 14th & 16th(TOWER-B)	D1 = REFUGE FLOOR 15th (TOWER-B) NON-FAR	D = REFUGE FLOOR 15th (TOWER-B)	E1 = 1st to 14th,16th to 23rd & 25th TO 26th (TOWER-C) NON-FAR	E = 1st to 14th,16th to 23rd & 25th TO 26th (TOWER-C)	F1=REFUGE FLOOR 15th & 24th (TOWER-C)NON-FAR	F=REFUGE FLOOR 15th & 24th (TOWER-C)	G1=27th to 32nd,34th to 41st&43rd to 50th (TOWER-C) NON-FAR	G=27th to 32nd,34th to 41st&43rd to 50th (TOWER-C)	H1=REFUGE FLOOR 33rd & 42nd (TOWER-C)NON-FAR	H=REFUGE FLOOR 33rd & 42nd (TOWER-C)	J1 = PODIUM-3 (TOWER-D) NON-FAR	J = PODIUM-3 (TOWER-D)	K1 = 1st to 14th,16th to 23rd,25th to 32nd & 34th (TOWER-D) NON-FAR	K = 1st to 14th,16th to 23rd,25th to 32nd & 34th (TOWER-D)	L1=REFUGE FLOOR 15th, 24th& 33rd (TOWER-D)NON-FAR	L=REFUGE FLOOR 15th, 24th& 33rd (TOWER-D)	M1 = 35th to 40th (TOWER-D) NON-FAR	M = 35th to 40th (TOWER-D)	N = TOTAL FAR (A+B+C+D+E+F+G+H+J+K+L) SQM	P = (A1+B1+C1+D1+E1+F1+G1+H1+J1+K1+L1) SQM	TOTAL BUILT-UP AREA (M+P) SQM
1	TOWER-A	25+3P+1G	86.5	20	0	423.208	256.116	168.092	799.960	5439.100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5000.212	1052.240	5452.700
2	TOWER-B	28+3P+1G	79.0	32	0	423.208	161.794	173.804	-	-	1199.940	5148.180	97.396	343.212	2967.480	19160.136	316.974	1346.678	1047.420	7904.776	855.988	718.616	675.484	121.500	3832.095	20873.509	479.461	2020.017	549.140	2155.848	64074.363	49112.444	113186.912
3	TOWER-C	28+3P+1G	188.50	160	0	796.991	573.686	229.748	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	TOWER-D	28+3P+4G	155.5	148	36	796.984	576.526	220.484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL MAIN DU's			352	36																										
1	EWS	G+9	32.75	62	-	210.900	107.700	29.200	-	1482.224	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1591.424	492.541	2083.970
2	COMMUNITY CENTER	G+3	16.00	-	-	75.542	-	75.542	-	1458.582	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1534.124	140.060	1674.184
3	SHOPPING	G	4.45	-	-	115.115	-	115.115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115.115	-	115.115
4	GUARD ROOM 2 Nos.	G	3	-	-	6.000	-	6.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.000	-	6.000
5	METER ROOM	G	3	-	-	9.500	-	9.500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.500	-	9.500
6	PODIUM - 1		4.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4032.700	4032.700	4032.700
7	PODIUM - 2		5.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4494.721	4494.721	4494.721
8	BASEMENT - 1		5.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10294.017	10294.017	10294.017
9	BASEMENT - 2		4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9838.765	9838.765	9838.765
	GRAND TOTAL			414	36	2863.508	1794.850	1014.070	799.960	6382.926	1199.940	5148.180	97.396	343.212	2967.480	19160.136	316.974	1346.678	1047.420	7904.776	855.988	718.616	675.484	121.500	3832.095	20873.509	479.461	2020.017	549.140	2155.848	64074.363	49112.444	113186.912

B = BASEMENT
P = PODIUM



LEGEND

	SITE BOUNDARY
	PODIUM LINE
	ZONING LINE

NOTES:

1) ALL DIMENSIONS ARE IN MTR UNLESS OTHERWISE MENTIONED.
2) ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL AND OTHER MEP, ETC., DRAWINGS.
3) ANY DISCREPANCY IF FOUND SHALL BE BROUGHT TO THE NOTICE OF THE PROJECT MANAGEMENT CONSULTANT IMMEDIATELY.
4) ALL LEVELS INDICATED ARE THE FINISHED FLOOR LEVELS, UNLESS MENTIONED OTHERWISE.
5) DRAWINGS ARE NOT TO BE MEASURED, ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
6) ALL LIFT, STAIRCASE, AND SERVICE AREA ARE UNDER 100% POWER BACKUP

PROJECT TITLE

Proposed building plan of Group Housing Colony for an area measuring 5.0875(acres) Licence No. 259 of 2025 dated 23.12.2025 in Sector 83-A, Gurugram Manesar Urban complex being developed by M/s ANANT RAJ LTD.

OWNER SIGN:-

DEVELOPER

Anant Raj Limited

ANANT RAJ LIMITED H-65 CONNAUGHT CIRCUS NEW DELHI-110001

MEP CONSULTANTS

KEPL

KUMAR ENDECON PVT. LTD.
ENGINEERING DESIGN CONSULTANTS
40/60 GROUND FLOOR CHITTARANJAN PARK
NEW DELHI-110019
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STRUCTURAL CONSULTANTS

ARCHITECTS

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Defence Colony, New Delhi -110029
Tel : + 91 - 11 - 46019668

SIGNATURE AND STAMP

	COMMENTS
	ISSUE
	SUBMISSION
	PRELIMINARY
	ISSUE FOR
	PRELIMINARY
	APPROVAL
	EXECUTION

DRAWING TITLE
SITE PLAN

DATE	06-04-2026
CHECKED BY	ANKESH
DRAWN BY	A.JAY
SUPERCEDES Y / N	

NORTH N

REVISION R0

DRG.NO CT/SITE/SUB/ARC/001

SCALE 1:350