

Note:
 1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
 2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
 This is a PROFESSIONAL BUILDING PLAN approved only for the purpose of filing. It is not to be used for any other purpose.

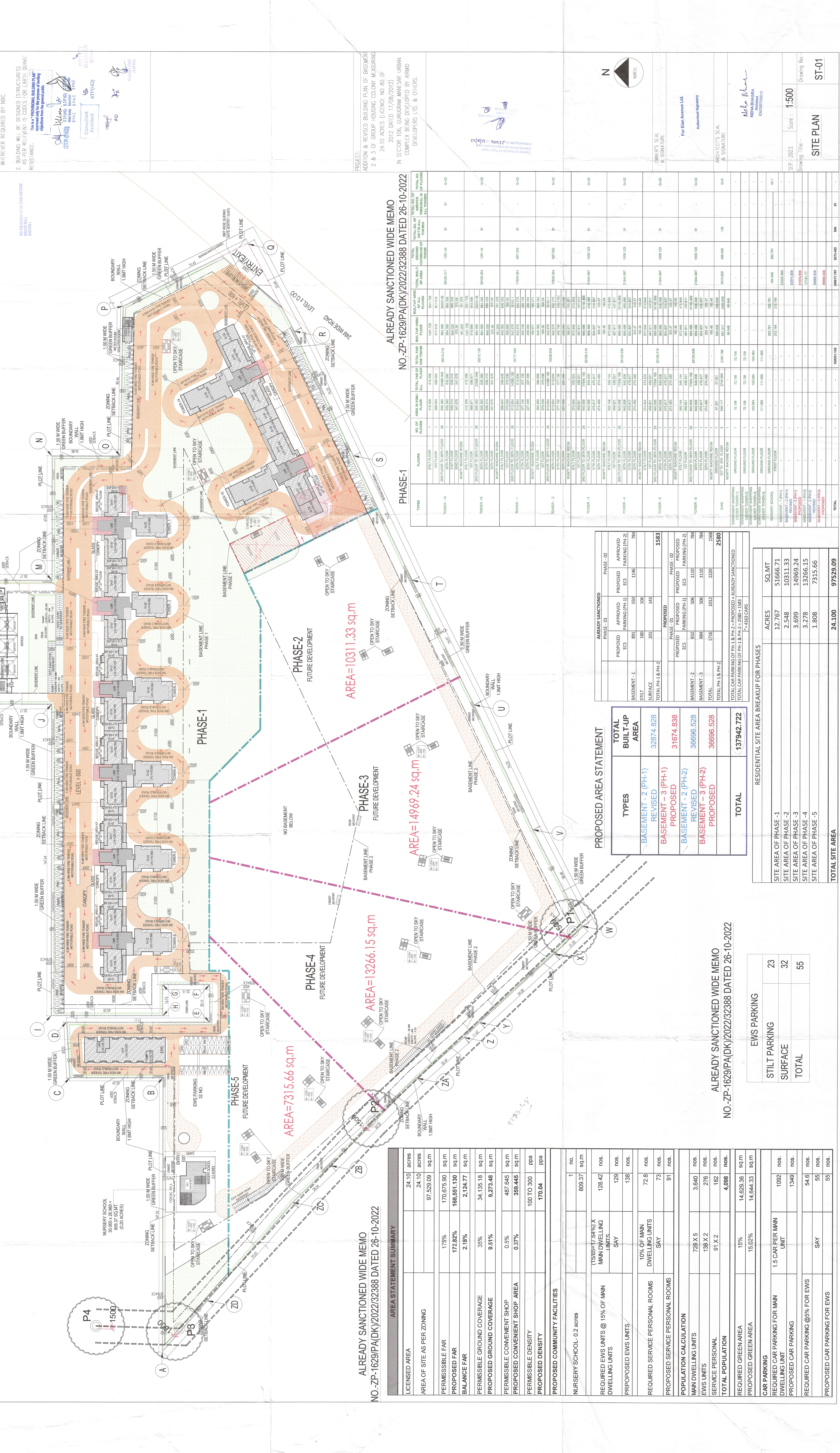
CONSULTANT ARCHITECT
 AD
 REGISTERED ARCHITECT
 ARCHITECTS SEAL & SIGNATURE
 ARCHITECTS SEAL & SIGNATURE

PROJECT:
 ADDITION & REVISED BUILDING PLAN OF BASEMENT 2 & 3 OF GROUP HOUSING COLONY MEASURING 24.10 ACRES (LICENSE NO 80 OF 2012 DATED 17/08/2012)
 IN SECTOR 106, GURUPRAM MANESAR URBAN DEVELOPERS LTD. & OTHERS.

OWNER'S SEAL & SIGNATURE
 ARCHITECTS SEAL & SIGNATURE

Scale: 1:500
 Drawing Title: SITE PLAN
 Drawing No: ST-01

ALREADY SANCTIONED WIDE MEMO
 NO.-ZP-1629/PA(DK)/2022/32388 DATED 26-10-2022



AREA STATEMENT SUMMARY

LICENSED AREA	24.10	acres
AREA OF SITE AS PER ZONING	24.10	acres
PERMISSIBLE FAR	170.675-90	sqm
PROPOSED FAR	168.551,130	sqm
BALANCE FAR	2,124.77	sqm
PERMISSIBLE GROUND COVERAGE	34,135.18	sqm
PROPOSED GROUND COVERAGE	9,273.48	sqm
PERMISSIBLE CONVENIENT SHOP	487.645	sqm
PROPOSED CONVENIENT SHOP AREA	359.445	sqm
PERMISSIBLE DENSITY	100 TO 300	ppa
PROPOSED DENSITY	170.04	ppa

PROPOSED COMMUNITY FACILITIES

NURSERY SCHOOL - 0.2 acres	1	no.
	809.37	sqm
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS	128.42	nos.
PROPOSED EWS UNITS	129	nos.
	138	nos.
REQUIRED SERVICE PERSONAL ROOMS	72.8	nos.
PROPOSED SERVICE PERSONAL ROOMS	73	nos.
	91	nos.

POPULATION CALCULATION

MAN DWELLING UNITS	728 X 5	3,640	nos.
EWS UNITS	138 X 2	276	nos.
SERVICE PERSONAL	91 X 2	182	nos.
TOTAL POPULATION		4,098	nos.

REQUIRED GREEN AREA

REQUIRED GREEN AREA	15%	14,629.36	sqm
PROPOSED GREEN AREA	15.02%	14,644.33	sqm

CAR PARKING

REQUIRED CAR PARKING FOR MAIN DWELLING UNIT	1.5 CAR PER MAIN UNIT	1092	nos.
PROPOSED CAR PARKING		1349	nos.
REQUIRED CAR PARKING @5% FOR EWS		54.6	nos.
PROPOSED CAR PARKING FOR EWS		55	nos.

PROPOSED AREA STATEMENT

TYPES	PROPOSED	APPROVED	PHASE - 02
BASEMENT - 1	891	550	1446
STILT	180	106	286
SURFACE	201	143	344
TOTAL PH-1 & PH-2	1272	759	2031
BASEMENT - 2	823	506	1329
BASEMENT - 3	884	1110	1994
TOTAL PH-1 & PH-2	1707	1012	2719
TOTAL	137942.722	1583	1583

RESIDENTIAL SITE AREA BREAKUP FOR PHASES

SITE AREA OF PHASE - 1	ACRES	SQ.MT
SITE AREA OF PHASE - 2	2.548	10311.33
SITE AREA OF PHASE - 3	3.699	14969.24
SITE AREA OF PHASE - 4	3.278	13266.15
SITE AREA OF PHASE - 5	1.808	7315.66
TOTAL SITE AREA	24.100	97529.09

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