TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR/ FLOOR	TOTAL FAR/ ALL TOWERS	GRAND TOTAL FAR	NON FAR AREA	TOTAL BUILT-UP/ ONE FLOORS	TOTAL BUILT-UP/ ALL FLOOR	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONNEL IN ALL TOWERS
TOWER –A	GROUND FLOOR/ STILT	1	416.294	416.294	29051.284	49279.608	676.556	1092.850	1092.850	32150.624	1092.850	164	88
	1ST FLOOR/ STILT	1	35.531	35.531			33.091	68.621	68.621				
	2ND FLOOR /STILT	1	164.114	164.114			33.307	197.421	197.421				
	3RD FLOOR/ SERVICE FLOOR	1	-	-			723.538	723.538	723.538				
	TYPICAL(4TH TO 17TH, 19TH TO 26TH, 28TH TO 35TH, 37TH TO 44TH) FLOOR	38	693.545	26354.71			33.739	727.283	27636.754				
	18TH, 27TH & 36TH FLOOR	3	693.545	2080.635			70.187	763.732	2291.196				
	MUMTY/MACHINE ROOM	-	-	-			140.244	140.244	140.244				
TOWER – B	GROUND FLOOR/ STILT	1	290.080	290.080	16355.273		386.519	676.599	676.599	18813.325	676.599	76	-
	1ST FLOOR/ STILT	1	31.656	31.656			35.001	66.657	66.657				
	2ND FLOOR /STILT	1	113.931	113.931			35.200	149.131	149.131				
	3RD FLOOR/ SERVICE FLOOR	1	-	-			493.354	493.354	493.354				
	TYPICAL(4TH TO 17TH, 19TH TO 26TH, 28TH TO 35TH, 37TH TO 41ST) FLOOR	35	418.937	14662.795			35.384	454.321	15901.235				
	18TH, 27TH & 36TH FLOOR	3	418.937	1256.811			58.032	476.969	1430.907				
	MUMTY/MACHINE ROOM	-	-	-			95.442	95.442	95.442				
CLUB	GROUND FLOOR	1	1086.925	1086.925	2373.440		339.689	1426.613	1426.613	3238.027	1426.613	-	-
	1ST FLOOR	1	681.322	681.322			72.603	753.925	753.925				
	2ND FLOOR	1	425.467	425.467			62.157	487.625	487.625				
	3RD FLOOR	1	179.726	179.726			70.936	250.662	250.662				
	POOL AREA	1	-	-			319.202	319.202	319.202				
EWS	GROUND FLOOR	1	173.115	173.115	1489.611		226.762	399.877	399.877	1892.252	399.877	43	-
	1ST TO 4TH FLOOR	4	331.624	1326.496			31.410	363.035	1452.140				
	MUMTY/MACHINE ROOM	-	-	-			40.235	40.235	40.235				
RETAIL	GROUND FLOOR	1	4752.395	4752.395	11427.465	11427.465	74.140	4826.535	4826.535	12345.880	4826.535	-	-
	1ST FLOOR	1	4013.501	4013.501			267.011	4280.512	4280.512				
	2ND FLOOR	1	2661.569	2661.569			268.564	2930.133	2930.133				
	MUMTY/MACHINE ROOM	-	-	-			308.700	308.700	308.700				
SUMMER PAVILION	GROUND FLOOR	-	-	-	-	-	34.770	34.770	34.770	34.770	34.770	-	-
GUARD ROOM	-	-	-	-	-	-	6.000	6.000	6.000	6.000	6.000	-	-
COOLING TOWER	-	-	-	-	-	-	192.160	192.160	192.160	192.160	192.160	-	-
BASEMENT -01	-	-	-	-	-	-	13391.023	13391.023	13391.023	13391.023	-	-	-
BASEMENT -02	-	-	-	-	-	-	13566.126	13566.126	13566.126	13566.126	-	-	-
BASEMENT -03	-	-	-	-	-	-	6224.925	6224.925	6224.925	6224.925	-	-	-
TOTAL	-	-	-	-	-	60707.073	38346.007	-	-	101855.112	8655.404	240	88

Land area = 4.84375 acres
Area as per Zoning = 4.84375 acres or 19601.9296 sqm
Proportionate land area of Residential @ 78% = 3.778125 acres
Proportionate land area of Commercial @ 22% = 1.065625 acres
Permissible FAR under TOD @ 250 = 49004.824 sqm
Permissible FAR for IGBC 5* rating @ 15 (IGBC Reg. No. GH23/2038) = 2940.29 sqm.
Total permissible FAR = 51945.114 sqm.

Commercial FAR Component @22% = 11427.925
Residential FAR Component @78% = 40517.188
Additional Permissible TDR (Residential only) = 8842.165 sqm.
Total Residential FAR Permissible = 49359.353 sqm.
Overall (Residential + Commercial) FAR Permissible = 60787.278 sqm.

FAR Achieved
Commercial FAR = 11427.465 sqm.
Residential FAR = 49279.608 sqm.
Permissible Ground Coverage @60% = 11761. 157 sqm
Proposed Ground Coverage = 8655.404 sqm or 8655.404X100 =44.155% / 19601.9296

Population Calculation
Main Units = 240 x 5 = 1200
EWS = 43 x 2 = 86
Servants = 88 x 2 = 176
Total = 1462

Permissible Density (430±10%) in Transition TOD Zone on 3.778125 acres @ 387 to 473 PPA = 1462 persons to 1787 persons
Proposed Density = 1462 persons or 387 PPA

Required Community Facility = None
Required EWS Units = 15% of total Units (Main+EWS)
= 15x283/100 = 42.35 say 42 nos.
Proposed EWS Units = 43 nos.

Required Servant rooms = 10% of main units
= 10x 240/100 = 24 nos.
Proposed Servant rooms = 88 nos.

Required @ 15% of the total Site area - Organized open space .i.e. Tot lots and play ground = 2940.289 sqm.
Proposed Organized open space .i.e. Tot lots and play ground = 3921.160 sqm. or 20.003%

1	2	4	6
TYPES	FLOORS	CARPET AREA / FLOOR	TOTAL CARPET AREA OF RETAIL
RETAIL	GROUND FLOOR	2878.395	7323.752
	1ST FLOOR	2582.731	
	2ND FLOOR	1862.626	
TOTAL	-		7323.752

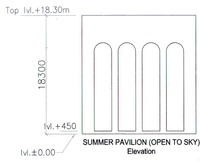
GUARD ROOM AREA CALCULATION									
GROSS - A									
1	=	2	X	1.500	X	2.000	=	6.000	SQM
						TOTAL	=	6.000	SQM

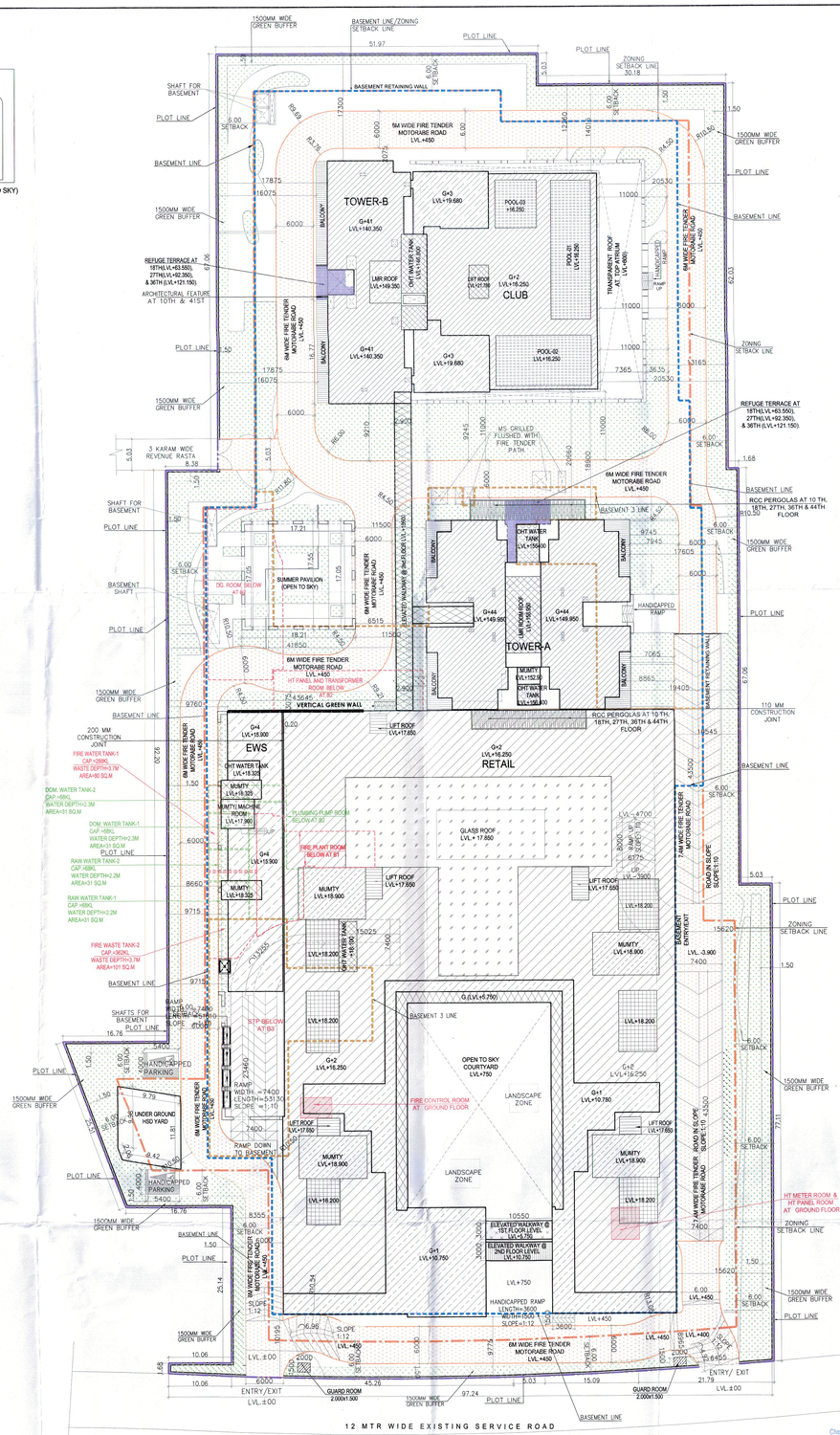
LANDSCAPE AREA

BASEMENTS	NET AREA	-	SERVICE AREA	=	PARKING AREA OF BASEMENT	/	32	=	CAPACITY		NOS. OF PARKING PROVIDED
BASEMENT-01	13391.023	-	3053.472	=	9746.665	/	32	=	305	ECS	295
BASEMENT-02	13566.126	-	2587.579	=	10238.728	/	32	=	320	ECS	470
BASEMENT-03	6224.925	-	1445.102	=	4994.521	/	32	=	144	ECS	203

NO.	TOTAL PROVIDED PARKING				TYPES OF PARKING	RESIDENTIAL	RETAIL
88	X	2	=	176	STACK PARKING	440(>88)	440(>88)
67		-		67	SINGLE PARKING	39	28
8		-		8	HANDICAPP. PARKING	2	6
15	X	2	=	30	PUZZLE PARKING		150(>30)
14		-		14	EWS PARKING	14	
192		-		286		143	152
226	X	2	=	452	STACK PARKING	131(>282)	80(>160)
11		-		11	SINGLE PARKING	7	4
7		-		7	HANDICAPP. PARKING	2	5
244		-		470		274	196
89	X	2	=	178	STACK PARKING	89(>178)	
22		-		22	SINGLE PARKING	22	
3		-		3	HANDICAPP. PARKING	3	
114		-		203		203	
				968	GRAND TOTAL	620	348

Car Parking	
Required Car Parking for Main Units	= 0.5 ECS per Main unit under 100sqm
	= 1.0 ECS per Main unit over 100 sqm
	= 1.5 ECS per main unit over 150 sqm
	= 164(above 100sqm) x 1.0 = 164 cars
	= 76 (above 150sqm)x 1.5 = 114 cars
Total required Car Parking for Main Units	= 278 Cars
Proposed Car Parking for Main Units	= 606 Cars
Car parking to be made available to Ews units	= @5% of 278 ECS = 13.9 ECS or 14 Cars
Proposed Car Parking for Ews Units	=14 Cars
Required Car Parking for Commercial Area @1 ECS / 50 sqm Carpet area	= 7367.177 /50 = 147.3 or Say 148 Cars
Proposed Car Parking for Commercial Area	= 348 Cars





Note :–

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
3. CLUB AND RETAIL ARE ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & AIRCONDITIONED WITH 100% POWER BACKUP.
4. TOILETS ARE ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.(TOWER–A & B)

LEGEND: –

PROJECT:–

PROPOSED GROUP HOUSING COLONY UNDER TOD POLICY (MIX LAND USE 78% RESIDENTIAL + 22 % COMMERCIAL) ON AN AREA MEASURING 4.84375 ACRES (LICENCE NO.114 OF 2023 DATED 2/06/2023) IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY MRS. NEERU DEVI W/O LATE SH. NARESH CHAND JAIN AND OTHER IN COLLABORATION WITH CONSCIENT INFRASTRUCTURE PVT LTD.

Associate Architects

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Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 23432 Dtd. 24-08-23

Executive Engineer (HQ) for Chief Engineer (HQ) HSVP, Panchkula

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 36752
DATED: 31-10-2023

ATP(HQ) Member B.P.A.C. | STP(HQ) Member B.P.A.C. | STP(HQ) Member B.P.A.C. | ATP(HQ) Member B.P.A.C.

Consultant Architect

Ram Avtar Bassi JD(HQ)

JD. | P.A | A.T.P.

DD(HQ) Member B.P.A.C.

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

AUGUST.–2023.	Scale : 1:300	
Drawing Title:– SITE PLAN		Drawing No:– ST-01

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