

AREA SUMMARY

ACRES	SQ. MT.
TOTAL PLOT AREA	36838.475
COMMERCIAL @ 4% PLOT AREA	0.36412
BALANCE RESIDENTIAL AREA	8.7388
GROUND COVERAGE	18419.237 SQ. MT.
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA	7079.609 SQ. MT.
GROUND COVERAGE PROPOSED	19%
FAR RESIDENTIAL	
PERMISSIBLE FAR FOR HOUSING @ 25%	79571.106 SQ. MT.
EXTRA FAR FOR GREEN BUILDING	4243.792 SQ. MT.
12% OF PLOT AREA	83814.898 SQ. MT.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	83777.732 SQ. MT.
FAR COMMERCIAL	
PERMISSIBLE FAR FOR COMMERCIAL @ 175%	2578.693 SQ. MT.
EXTRA FAR FOR GREEN BUILDING	176.824 SQ. MT.
12% OF PLOT AREA	2755.517 SQ. MT.
TOTAL FAR PROPOSED FOR COMMERCIAL	2752.077 SQ. MT.
PERMISSIBLE DENSITY @ MIN. 750PPA	6554 PERSONS
PERMISSIBLE DU'S	1311 MINIMUM
PERMISSIBLE DENSITY @ MAX 900PPA	7865 PERSONS
PERMISSIBLE DU'S	1573 MAXIMUM
PROPOSED TOTAL DENSITY	6610 PERSONS
PROPOSED TOTAL DU'S	1322 DU'S
REQUIRED ECS @ 0.5XDU'S	661 ECS
PROPOSED TOTAL ECS	661.00 ECS
REQUIRED TWO WHEELERS @ 1/2 DWELLING UNIT	1322.00
NO OF TWO WHEELERS AT SURFACE	2497.00
PERMISSIBLE GREEN @ 15%	5525.771 SQ. MT.
TOTAL GREEN PROPOSED	5533.875 SQ. MT.
PROVIDED COMMUNITY PROVIDED AANGANWADI	188.599 SQ. MT.
	188.599 SQ. MT.

DINESH KUMAR
S.D. (H.O.)

Charman
Member Secretary
B.P.C.
Chairman
B.P.C.

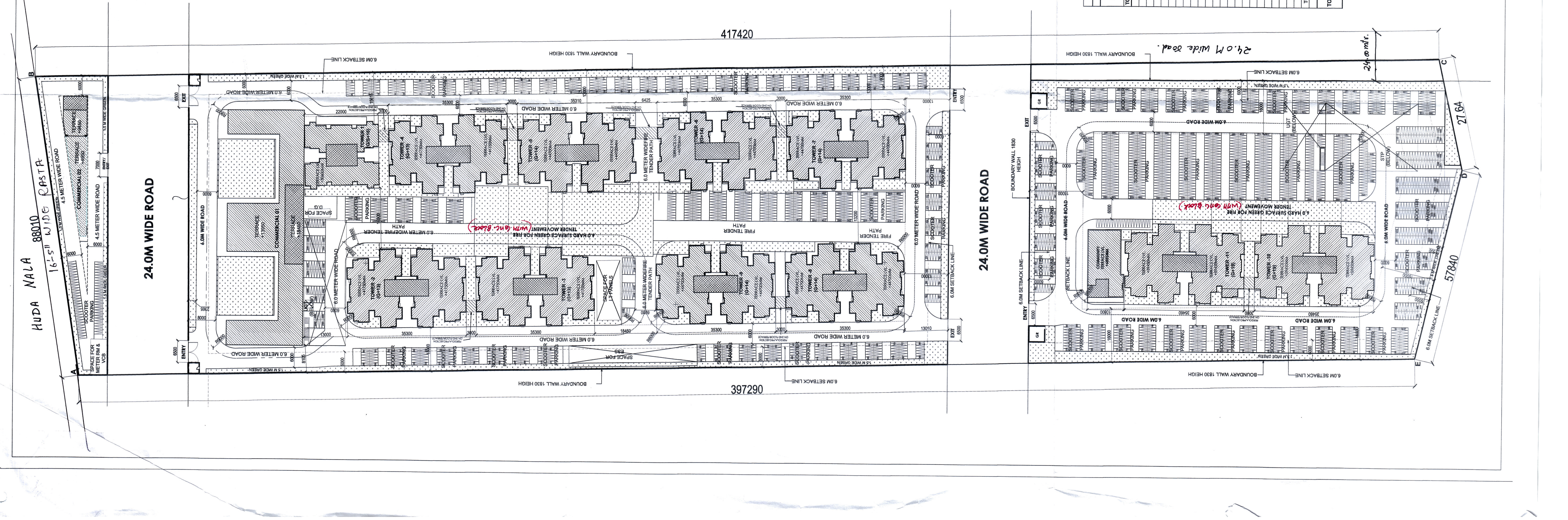
Secretary (T)
C/O: Directorate - Fire Service
Member B.P.C.

AP
PA
ATP

BUILDING BLOCKS	NO. OF FLOORS	GROUND COVERAGE / BLOCK	FAR/BLOCK	TOTAL GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUS	POPULATION
NO. OF BLOCKS		SQ. MT.	SQ. MT.	SQ. MT.	SQ. MT.	NO. S.	NO. S.
TOWER 1	1	GROUND+16	4607.677	328.015	4607.677	66	330
TOWER 2,3 & 4	3	GROUND+13	7043.889	1608.611	21131.666	112	336
TOWER 5 TO 9	5	GROUND+14	536.537	2682.686	37722.271	120	600
TOWER 10 & 11	2	GROUND+19	541.743	1083.486	20316.118	160	320
COMMUNITY / AANGANWADI	1	GROUND+1	206.239	206.239	377.197		
COMMERCIAL 01	1	GROUND+2	966.400	966.400	2490.202		
COMMERCIAL 02	1	GROUND	203.172	203.172	261.874		
TOTAL	14		7079.609		86907.006	1322	6610

FLOOR	TOWER 2,3 & 4	TOWER 5 TO 9	TOWER 10 & 11	TOWER 01
NO. OF BLOCKS	3	5	2	1
GROUND FLOOR	8	8	8	2
1ST FLOOR	8	8	8	4
2ND FLOOR	8	8	8	4
3RD FLOOR	8	8	8	4
4TH FLOOR	8	8	8	4
5TH FLOOR	8	8	8	4
6TH FLOOR	8	8	8	4
7TH FLOOR	8	8	8	4
8TH FLOOR	8	8	8	4
9TH FLOOR	8	8	8	4
10TH FLOOR	8	8	8	4
11TH FLOOR	8	8	8	4
12TH FLOOR	8	8	8	4
13TH FLOOR	8	8	8	4
14TH FLOOR	8	8	8	4
15TH FLOOR	8	8	8	4
16TH FLOOR	8	8	8	4
17TH FLOOR	8	8	8	4
18TH FLOOR	8	8	8	4
19TH FLOOR	8	8	8	4
20TH FLOOR	8	8	8	4
TOTAL UNITS	112	120	160	66
FOU / BLOCK	336	600	320	66
TOTAL DUS	1322			

UNIT TYPE	2BHK	2BHK	2BHK	3BHK	TOTAL
TYPE 01	TYPE 02	TYPE 03	TYPE 04	TYPE 05	
CARPET AREA (SQ. MT)	53.961	54.742	55.562	58.973	
BALCONY AREA (SQ. MT)	7.464	7.494	8.296	9.597	
TOWER 01	28	56	28		66
TOWER 02	56	112	56		112
TOWER 03	56	56	56		112
TOWER 04	28	56	28		112
TOWER 05	30	60	30		120
TOWER 06	30	60	30		120
TOWER 07	30	60	30		120
TOWER 08	30	60	30		120
TOWER 09	40	80	40		160
TOWER 10	40	80	40		160
TOWER 11	40	80	40		160
TOTAL	314	628	314	66	1322



GENERAL NOTES:

- GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
- ALL TOILETS ARE MECHANICALLY VENTILATED
- ALL EXTERNAL WALL ARE 150/200 MM THICK AND ALL INTERNAL WALL ARE 80/100 MM THICK
- S ROOM STANDS FOR STUDY ROOM
- STRUCTURE DESIGN AS PER IS CODE 1883-2016 AND IS 456-2000

PROJECT:
Approval of Building Plan of Affordable Group Housing colony measuring 9.10325 acres (License no. 17 dated 17-07-2020) in Revenue Estate of Village Gadoli Kalam in Sector 37D, Gurgaon. Being developed by LALWANI BROTHERS BUILDCON LLP IN COLLABORATION WITH SERNAL BUILDCON PVT. LTD.

ARCHITECT:
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C-55, East Of Kailash, New Delhi-110065
T: 46599599 17-46599432
E: info@gmiaa.com | W: www.gmiaa.com

Checked By: *Sanjay K. Singh*
services consultant
Consummate Engineering Services (P) Ltd.
C-46, Sector 46, Gurgaon, Haryana.
Tel: (0120) 2563645 (10 Lines)
e-mail: mail@cesp.in, website: www.cespin

DRAWING TITLE: SITE PLAN & AREA DETAIL

D.N. - SG/AH/SUB/AR-01

SCALE: 1:500

DATE: 30 JULY 2020

DRAWN BY: ANANT

CHECK BY: NAMITA

OWNERS SIGN

ARCHITECTS SIGN

ARCHITECT: GIAN P. MATHUR ARCHITECT B.Arch., MCA., A.I.I.A. CA No 8057469

