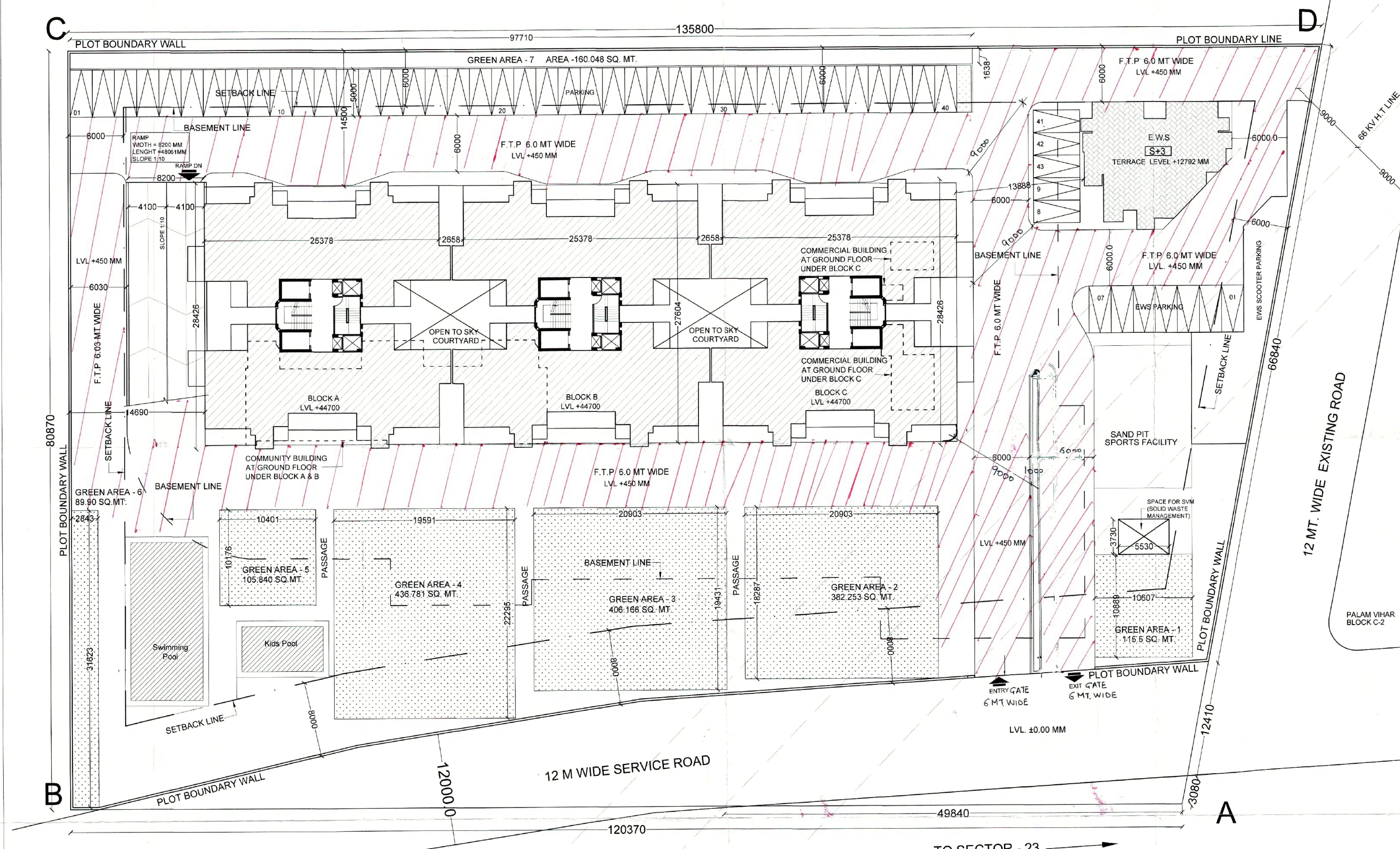




AREA STATEMENT		10335.655 SQ.M		2.5540 ACRES	
PLOT AREA					
PERMISSIBLE GR. COVG 35%		3617.479 SQM		21.57 %	
PROPOSED GR. COVG		2228.966 SQM			
PERMISSIBLE FAR @ 175%		18087.396 SQM			
ADDITIONAL PERMISSIBLE FAR @ 3% FOR SOLID WASTE MANAGEMENT		310.070 SQM			
TOTAL PERMISSIBLE FAR (175% + 3%) = 178%		18397.466 SQM			
PERMISSIBLE AREA FOR COMMERCIAL @ 0.5%		51.678 SQM			
NET PERMISSIBLE FAR FOR HOUSING	18397.466		LESS COMMERCIAL COMPONENT	51.678	= 18345.788 SQM
TOTAL PROPOSED FAR		18397.393 SQM	OR		177.999 %
PERMISSIBLE DENSITY MAXIMUM	300 PPA	766.200 PERS.			
PERMISSIBLE DENSITY MINIMUM	100 PPA	255.400 PERS.			
MINIMUM GREEN AREA REQU. 15% PROPOSED GREEN AREA		1550.348 SQM		16.414 %	
COVERED AREA DETAIL					
	BLOCK - A (SOM, 2 BHK)	BLOCK - B (SOM, 2 BHK)	BLOCK - C (SOM, 2 BHK)	COMMUNITY BUILDING	COMMERCIAL
GROUND COVERAGE					
	2076.738		152.228 A & B		2228.966
STILT AREA (PARKING) NON F.A.R	1464.110		78.312		1542.422
F.A.R. DETAIL					
	0 UNIT STILT	0 UNIT STILT	0 UNIT STILT	3 UNIT STILT	
GROUND FLOOR	84.826	84.826	84.826	73.816	306.487
1ST FLOOR	483.957	483.957	483.957	144.100	51.664
2ND FLOOR	474.963	474.963	474.963	144.100	
3RD FLOOR	474.963	474.963	474.963	144.100	
4TH FLOOR	474.963	474.963	474.963	0.000	
5TH FLOOR	483.957	483.957	483.957	0.000	
6TH FLOOR	483.957	483.957	483.957	0.000	
7TH FLOOR	474.963	474.963	474.963	0.000	
8TH FLOOR	474.963	474.963	474.963	0.000	
9TH FLOOR	483.957	483.957	483.957	0.000	
10TH FLOOR	483.957	483.957	483.957	0.000	
11TH FLOOR	474.963	474.963	474.963	0.000	
12TH FLOOR	474.963	474.963	474.963	0.000	
TOTAL F.A.R	5829.352	5874.322	5829.352	506.216	306.487
MUMTY MACHINE ROOM (NON F.A.R)	99.943	99.943	99.943	14.968	
BASEMENT (NON F.A.R)					314.797
TOTAL NON FAR AREA					5228.6476
TOTAL BUILT-UP AREA = FAR + NON FAR AREA					25491.28

PROJECT TITLE
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR - 3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

SCALE NTS
DATE AUG. 2017
DEALT NAKUL CHECKED MJ
ARCHITECT
MANISH JAIN ASSOCIATES

URBAN DESIGN | MASTERPLAN | ARCHITECTURE |
INTERIORS | ENGINEERING | PROJECT MANAGEMENT
E-6, GREATER KAILASH PART-1, NEW DELHI-110048, INDIA
P: 011-45548102 / 46548103 | F: +91 11 45548104 | E: jainmanish55@yahoo.com

ARCHITECT'S SIGN
MANISH JAIN
B. ARCH. CA/91-13662

APPLICANT'S SIGN
For SANTUR REALTORS PVT. LTD.
Director

PARKING REQUIRED = 1.5 ECS X NO. OF MAIN DU'S = 1.5 X 138 = 207 ECS
MIN. COVD. PARKING REQ. @ 75 % = 155.25 ECS SAY 155 ECS
MIN OPEN PARKING REQ. @ 25 % = 51.75 ECS SQY 52 ECS
MIN. EWS PARKING @ 5 % OF TOTAL PARKING = 207 X .05 = 10.35 ECS SAY 11 ECS
PROVISION FOR OPEN PARKING
TOTAL OPEN PARKING PROVIDED = (43 + 9) = 52 CARS
EWS OPEN PARKING PROVIDED = 9 CARS
TOTAL AREA UNDER ROAD & PARKING = 2063.165 SQMT.
OPEN PARKING PER ECS = 2063.165 SQMT. / 52 = 39.676 SQMT/ ECS
PROVISION FOR COVD. PARKING
STILT PARKING = 1542.422 SQMT / 30 = 51.41 ECS SAY 51 ECS
BASEMENT PARKING = 4485.059 SQMT / 35 = 128 ECS
TOTAL COVD. PARKING PROVIDED = 28 + 128 = 156 CARS
TOTAL PARKING PROVIDED = 52 + 156 = 208 CARS
TOTAL COVD. + OPEN PARKING PROVIDED FOR EWS = 2 + 9 = 11 CARS
TOTAL COVD. + OPEN PARKING PROVIDED FOR MAIN DU = 154 + 43 = 197 CARS

NO. ON MAIN DU'S PROVIDED IN BLOCK - A = 48 DU'S
NO. ON MAIN DU'S PROVIDED IN BLOCK - B = 42 DU'S
NO. ON MAIN DU'S PROVIDED IN BLOCK - C = 48 DU'S
TOTAL NO. ON MAIN DU'S PROVIDED = 138 DU'S
NO OF EWS REQUIRED = 15% OF MAIN DU'S = .15 X 162 = 24.3 SAY 24
NO OF EWS PROVIDED = 24 UNITS
TOTAL NO. OF DU'S = 138 + 24 = 162 UNITS
NO. OF SERVANT ROOM REQUIRED = 10 % OF TOTAL NO. OF DWELLING UNITS = 138 X .1 = 13.8 SAY 14 NOS.
NO. OF SERVANT ROOMS PROVIDED = 14 NOS.
DENSITY - 100 PPA - 300PPA
TOTAL DENSITY = 138 X 5 + 24 X 2 + 14 X 2 = 766 PERSONS
DENSITY ACHIEVED = 766 / 2.554 PPA = 299.92 PPA

GREEN AREA STATEMENT		
GREEN AREA REQ. @ 15% = 1550.348 SQMT		
PROP. GREEN AREA STATEMENT		
GREEN AREA - 1	10.607 X 10.889	115.5 SQMT.
GREEN AREA - 2	20.903 X 18.287	382.253 SQMT.
GREEN AREA - 3	20.903 X 19.431	406.166 SQMT.
GREEN AREA - 4	19.591 X 22.295	436.781 SQMT.
GREEN AREA - 5	10.401 X 10.176	105.840 SQMT.
GREEN AREA - 6	2.843 X 31.623	89.90 SQMT.
GREEN AREA - 7	97.710 X 1.838	160.048 SQMT.
GREEN AREA PROPOSED = 1696.488 SQMT = 16.414 %		

DWELLING UNIT CALCULATIONS				
BLOCK	A (S+12)	B (S+12)	C (S+12)	EWS (S+12)
GR. FL	NIL	NIL	NIL	3
1ST FL	4	4	4	7
2ND FL	4	4	4	7
3RD FL	4	4	4	7
4TH FL	4	3	4	--
5TH FL	4	4	4	--
6TH FL	4	4	4	--
7TH FL	4	3	4	--
8TH FL	4	3	4	--
9TH FL	4	4	4	--
10TH FL	4	4	4	--
11TH FL	4	3	4	--
12TH FL	4	2	4	--
TOTAL	48	42	42	24

SERVANT UNIT CALCULATIONS			
BLOCK	A (S+12)	B (S+12)	C (S+12)
GR. FL	0	0	0
1ST FL	0	0	0
2ND FL	2	0	2
3RD FL	2	0	2
4TH FL	0	1	0
5TH FL	0	0	0
6TH FL	0	0	0
7TH FL	0	1	0
8TH FL	0	1	0
9TH FL	0	0	0
10TH FL	0	0	0
11TH FL	0	1	0
12TH FL	0	2	0
TOTAL	04	06	04