SECTOR-86

SECTOR-81

SERVICE ROAD 12.0M WIDE

SECTOR ROAD 60.0M WIDE

SERVICE ROAD 12.0M WIDE

24MTR WIDE ROAD

9 KARAM REVENUE RASTA

OTHER'S LAND

OTHER'S LAND

LEGEND:-

- SEWER MANHOLE (800x900)mm
- EXTERNAL SEWER MANHOLE 910ø
- 200ø EXTERNAL SEWER PIPE
- CATCH BASIN (CB 600x600)mm
- 150ø STORM WATER LINE
- EXTERNAL STORM MANHOLE 910ø
- 300ø EXTERNAL STORM WATER LINE
- 400ø EXTERNAL STORM WATER LINE
- DOMESTIC WATER SUPPLY RING
- FLUSHING WATER SUPPLY RING
- TUBE WELL LINE
- CITY WATER SUPPLY LINE
- IRRIHATION LINE
- EXTERNAL FIRE HYDRANT LINE
- 250MM WIDE SAUCER DRAIN
- GH GARDEN HYDRANT
- EFH EXTERNAL FIRE HYDRANT
- WM WATER METER

NOTE:-

- RHP RAIN WATER HARVESTING PIT SIZE = 4.0X3.0X2.5m Deep
- DC DISELTING CHAMBER SIZE = 2.0X1.5X1.8m Deep

Building plans have been checked and found in order as per Public Health Services point of view.

EE(WS) GMDA · EE(Drainage) GMDA · EE(PH) GMDA · EE(Nodal Officer) Infra-II, GMDA · Consultant-II) GMDA

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

ATP (HQ) Member B.P.A.C. · STP (HQ) Senior Town'ng B.P.A.C. · STP (G) Member B.P.A.C. · ATP(HQ) · (Dinesh Kumar) PA(HQ) · DDT (HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

ELECTRIC SWITCH YARD

ELECTRIC SUBSTATION

ELECTRIC SWITCH YARD									
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
I. ADDITION - XX									
1	1	Rectangle	8.402	16.916	-	L X B	142.128	1	142.128
2	2	Rectangle	1.378	15.900	-	L X B	21.910	1	21.910
3	3	Triangle	-	1.013	1.711	1/2*L X B	0.869	1	0.869
4	4	Triangle	-	16.916	28.894	1/2*L X B	244.385	1	244.385
5	5	Triangle	-	9.602	33.182	1/2*L X B	9.988	1	9.988
							I. TOTAL ADDITION		419.281
TOTAL AREA							ADDITION		419.281 SQM.
									501.455 SQ.YARD

ELECTRIC SUBSTATION									
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
I. ADDITION - XX									
1	1	Rectangle	4.025	30.802	-	L X B	123.978	1	123.978
2	2	Triangle	-	15.399	34.437	1/2*L X B	265.148	1	265.148
							I. TOTAL ADDITION		389.126
TOTAL AREA							ADDITION		389.126 SQM.
									SQM.

AREA AND POPULATION STATEMENT									
BUILDING DESCRIPTION									
S.No.	Bldg Type	Typology	Description	Total No. of Apartments				Population	
			No. of Floors	Nos. of Typical Floors	Nos. of Units @Stilt Level	Nos. of Units @1st Floor Level	Nos. of Units per Floor	Total Unit in Tower	Person per Unit	Main Population
1	Tower-(A)	2BHK+Study Type-A	(S+20) Apartments	20	0	0	4	80	5	400
		2BHK+Study Type-B		20	0	0	1	20	5	100
		2BHK+Study Type-C		20	0	0	1	20	5	100
		2BHK		20	0	0	2	40	5	200
2	Tower-(B)	2BHK+Study Type-A	(S+20) Apartments	20	0	0	4	80	5	400
		2BHK+Study Type-B		20	0	0	1	20	5	100
		2BHK+Study Type-C		20	0	0	1	20	5	100
		2BHK		20	0	0	2	40	5	200
3	Tower-(C)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	0	4	82	5	410
		2BHK+Study Type-A1						2	5	10
		2BHK+Study Type-B		20	0	0	1	21	5	105
		2BHK+Study Type-C		20	0	0	1	21	5	105
		2BHK		20	0	0	2	41	5	205
4	Tower-(D)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	0	4	82	5	410
		2BHK+Study Type-A1						2	5	10
		2BHK+Study Type-B		20	0	0	2	42	5	210
		2BHK+Study Type-C		20	0	0	0	0	5	0
		2BHK		20	0	0	2	40	5	200
5	Tower-(E)	2BHK+Study Type-A	(S+P+20) Apartments	20	0	0	4	82	5	410
		2BHK+Study Type-A1						2	5	10
		2BHK+Study Type-B		20	0	0	1	21	5	105
		2BHK+Study Type-C		20	0	0	1	21	5	105
		2BHK		20	0	0	1	21	5	105
6	Tower-(F)	2BHK+Study Type D	(S+14) Apartments	13	0	0	4	52	5	260
		2BHK+Store Type E		13	0	0	4	52	5	260
		1BHK Type-1		1	0	0	2	2	5	10
		1BHK Type-2		1	0	0	4	4	5	20
7	Tower-(G)	2BHK+Study Type D	(S+14) Apartments	13	0	0	4	52	5	260
		2BHK+Store Type E		13	0	0	4	52	5	260
		1BHK Type-1		1	0	0	2	2	5	10
		1BHK Type-2		1	0	0	4	4	5	20
8	Commercial 1		G+2							---
9	Commercial 2		G+2							---
10	Community Hall		Podium Level							---
11	Aanganwadi		Podium Level							---
		Grand Total =						1040		5200

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS		1040	
PARKING REQUIRED @ 0.5 ECS PER DU	=	520	ECS
PARKING PROPOSED & REVISED			
PROPOSED OPEN PARKING AREA	=	12419.790	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@25SQ.M/ECS	=	539.991	ECS
	SAY	540	ECS
PROPOSED STILT PARKING AREA (UNDER TOWER A TO G)	=	3526.548	SQMT
PROPOSED PARKING AREA (UNDER PODIUM)	=	3191.200	SQMT
TOTAL PROPOSED COVERED PARKING AREA	=	6717.747	SQMT
TOTAL NOS. OF PARKING IN COVERED SPACE@28 SQ.M/ECS	=	239.920	ECS
	SAY	240	ECS
TOTAL ECS PROVIDED IN STILT,OPEN		780	ECS
ADDITIONAL ECS PROVIDED (780-520)		260	ECS

PARKING SUMMARY AS PER 2 WHEELERS			
TOTAL NO. OF APARTMENTS		1040	NOS
TWO WHEELER PARKING REQUIRED @SPARKING PER DU		1040	NOS
2 WHEELER PROVIDED ON STILT		342	NOS
2 WHEELER PROVIDED UNDER PODIUM		244	NOS
2 WHEELER PROVIDED ON SITE		974	NOS
TOTAL 2 WHEELER PROVIDED		1560	NOS

COMMERCIAL PARKING SUMMARY			
COMMERCIAL TOTAL AREA	=	2229.10	SQMT
PARKING REQUIRED @50 SQMT. PER ECS	=	45.58	ECS
PARKING PROPOSED			
PROPOSED OPEN PARKING AREA	=	1146	SQMT
TOTAL ECS IN OPEN SPACE@25SQ.M/ECS	=	49.820	ECS
	SAY	50	ECS
TOTAL NOS. OF PARKING PROVIDED		46	NOS.

Area Detail					
	Proposed/Revised Area		Already Sanction area	Total SiteArea	
	(in Acres)	(in Sq.mts)	(in Acres)	(in Sq.mts)	(in Sq.mts)
Total Plot Area	1.87500	7587.844	5.66625	22915.288	7.53750 / 30503.132
Commercial Plot Area @ 8%					0.60300 / 2440.251
Residential Plot Area @ 92%					6.9345 / 28062.881

	Proposed/Revised Area	Already Sanction area	Total SiteArea	
	Area (in Sq.Mts.)	Area (in Sq.Mts.)	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Residential F.A.R. @ 225%			63141.483	
ADDITIONAL F.A.R. - Green Building (12% of Residential Plot Area @ IGBC REG. NO.-GAH201097			3307.546	
Total Residential F.A.R	14366.455	52135.610	66509.029	66502.246
Commercial F.A.R. @ 175%			4270.438	
ADDITIONAL F.A.R. -Green Building (12% of Commercial Plot Area @GBC REG. NO.-GAH201097			292.830	
Total Commercial F.A.R	4563.261 (Commercial 1 + Commercial 2)	-	4563.269	4563.261

Commercial F.A.R Detail		
Commercial 1 Building area (in Sq.mtr)	2116.200	
Commercial 2 Building area(in Sq.mtr)	2447.061	
Total F.A.R (in Sq.mts)	4563.261	

RESIDENTIAL TOWER F.A.R DETAILS			
Residential F.A.R Detail	Area(in Sq.mts)	Area(in Sq.mts)	Area(in Sq.mts)
Tower A	-	10167.845	10167.845
Tower B	-	10167.845	10167.845
Tower C	-	31799.920	31799.920
Tower D	-		
Tower E	-	-	7183.318
Tower F	7183.318	-	7183.318
Tower G	7183.318	-	7183.318
Total F.A.R	14366.455	52135.610	66502.346

Summary of Ground Coverage				
			Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage			15251.566	10348.348
Percentage			50.00%	33.93%
Ground Coverage Detail	Area(in Sq.mts)	Area(in Sq.mts)	Area(in Sq.mts)	
Tower A	-	545.926	545.926	
Tower B	-	545.926	545.926	
Tower C	-	5238.221	5238.221	
Tower D	-			
Tower E	-	-	568.934	
Tower F	568.934	-	568.934	
Tower G	568.934	-	568.934	
Commercial 1	1163.210	-	1163.210	
Commercial 2	1660.562	-	1660.562	
Guest Room	-	44.662	44.662	
Meter Room	-	11.972	11.972	
Total Ground Coverage	3961.641	6386.707	10348.348	

Green Area Summary		
	Min. Permissible	Proposed
Green Area of the plot	4578.470	4669.743
	15%	15.34%

Built-up Area Summary			
Typology	Built-up Area (Sq.Mts)	Built-up Area (Sq.Mts)	Built-up Area (Sq.Mts)
Tower A	-	12783.965	12783.965
Tower B	-	12783.965	12783.965
Tower C	-	43729.094	43729.094
Tower D	-		
Tower E	-	-	9597.180
Tower F	9597.180	-	9597.180
Tower G	9597.180	-	2420.550
Commercial 1	2420.550	-	2872.526
Commercial 2	2872.526	-	390.500
Community & Creche	-	390.500	44.662
Guest Room	-	44.662	11.972
Meter Room	-	11.972	94231.634
Total Built-up Area	24487.476	69744.158	

Community Hall & Aanganwadi cum Creche Area Summary			
Typology		Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Community Hall		185.810	195.250
Aanganwadi cum Creche		185.810	195.250

Density Calculation		
	Permissible (in PPA)	Proposed (in PPA)
Density	750 to 900	750
Density Detail		
Total Nos. of Dwelling Unit	1040	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	5200	Nos.
Area of Plot for Density	6.93	Acres
Population per Acre	750	PPA

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
TOTAL PLOT AREA	30503.132	
AREA COVERED ON GROUND FLOOR 50%	15251.566	10348.348
FAR FOR RESIDENCE	66509.029	66502.246
FAR FOR COMMERCIAL	4563.269	4558.196
TWO WHEELER PARKING FOR RESIDENTIAL	1040 (REQ.)	1560(PROPOSED)
ADDITIONAL ECS PROVIDED FOR RESIDENTIAL	N.A.	260 (PROPOSED)
ECS FOR COMMERCIAL	46 (REQ.)	50 (PROPOSED)

AREA ALREADY SANCTIONED
MEMO NUMBER - ZP-1438/SD(DK)/2021/3104 - 08-02-2021

AREA TO BE PROPOSED

AREA TO BE REVISED

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE

For GLS INFRACON PVT. LTD.
Authorised Signatory

ARCHITECT'S SIGNATURE

ANOJ TEVATIA
B.ARCH (Hons)
CA/95/18739

CLIENT:
M/S GLS INFRACON PVT. LTD.

APPROVAL OF REVISED & ADDITIONALLY PROPOSED BUILDING PLANS FOR AFFORDABLE GROUP HOUSING COLONY FOR ON AREA MEASURING 7.5375 ACRE (LICENCE NO. 34 OF 2020 DATED 30.10.2020 AND LICENCE NO. 160 OF 2022 DATED 04.10.2022) IN SECTOR-81, GURUGRAM BEING DEVELOPED BY GLS INFRACON PVT. LTD.

DRAWING TITLE:
SITE PLAN

N

SCALE : 1:300

DATE :02.12.2022

SHEET NO. 1