GROUP HOUSING AT SECTOR 61

AREA STATEMENT GROUP HOUSING AT SECTOR 61

			SQM.		
TOTAL SITE AREA (ACRES)		10	40468.500		
SITE AREA FOR FAR (ACRES)		8.024	32471.924		
PERMISSIBLE FAR (%)		175	56825.868		
PERMISSIBLE FAR (GBC (%)		15	4870.789		
TOTAL PERMISSIBLE FAR (%)		150	61696.656		
PROPOSED FAR		185.46	60221.154		
PERMISSIBLE GROUND COVERAGE		35%	11365.174		
PROPOSED GROUND COVERAGE		34.80%	11299.201		
PERMISSIBLE CONVENIENT SHOPPING		0.50%	162.360		
PROPOSED CONVENIENT SHOPPING		0.49%	161.960		
PERMISSIBLE DENSITY	100 PPA MIN / 300 PPA MAX		802.4 / 2407.2 PERSON		
PROPOSED DENSITY PPA	238.04 PPA		1910 PERSON		
PERMISSIBLE GREEN		15.00%	4870.789		
PROPOSED GREEN		15.00%	4872.960		
REQUIRED MAIN UNIT		85.00%	324.600	UNIT	
REQUIRED EWS		15.00%	57.154	UNIT	
PROPOSED EWS			65	UNIT	
REQUIRED UNITS WITH DOMESTIC SERVANT (10% OF MAIN UNIT= 10% of 324)			32	UNIT	
PROPOSED UNITS WITH DOMESTIC SERVANT			80	UNIT	
REQUIRED PARKING (1.5 ECS / UNIT) (324x1.5 = 486 ECS)			486	ECS	
PROPOSED OPEN PARKING			38	ECS	
REQUIRED PARKING FOR EWS (8% OF 486)			24	ECS	
PROPOSED OPEN PARKING (EWS)		(E-1 TO E-24)	24	ECS	REQUIRED PARKING FOR NURSERY SCHOOL = 10% OF LAND AREA (80.9 SQM)
TOTAL OPEN PARKING PROVIDED			59	ECS	PROVIDED PARKING FOR NURSERY SCHOOL = 81.0 SQM (19%)
PROPOSED COVERED PARKING			1474	ECS	
TOTAL PROPOSED PARKING			1533	ECS	
REQUIRED NO. OF NURSERY SCHOOL	1	0.2 ACRES			
PROPOSED NO. OF NURSERY SCHOOL	1	0.2 ACRES			

A	B	C	D	E	F	G	H	I NON FAR		J	K	L	M	N	O	P
Housing Block	Description	No. of Block	No. of Floor	No. of Unit in Towers		TOTAL NO. OF UNIT	Ground coverage	Fire Escape staircase & passage	Mumty & Machine Room Area (sqm)	Ground floor FAR (sqm)	First Floor FAR(sqm)	Second Floor FAR(sqm)	Typical floor FAR(sqm)	Total Typical floor FAR(sqm)	HEIGHT OF TOWER till terrace TOC(Mts.)	TOTAL Tower FAR(sqm)
						TOTAL										
TOWER A	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	40		162	1299.480	130.213	324.526		116.042	340.119	673.190	26927.600	139.300	27708.287
	UNIT TYPE 2			82												
	UNIT TYPE 3			40												
TOWER B	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	40		162	1299.480	130.213	324.526		116.042	340.119	673.190	26927.600	139.300	27708.287
	UNIT TYPE 2			82												
	UNIT TYPE 3			40												
EWS	EWS	1	G+5			65	327.396	157.200	54.132	327.396			282.464	1412.320	17.950	1739.716
CONVENIENT SHOPPING	CONVENIENT SHOPPING	1	G				161.960			161.960					4.000	161.960
COMMUNITY BUILDING	COMMUNITY BUILDING	1	G+1				1720.640		120.210	1720.626	1146.983	50.301			10.800	2902.904
NURSERY SCHOOL		1	G				189.595		24.310					189.595	3.700	189.595
GUARD ROOM 1			G		1		16.440									
GUARD ROOM 2			G		1		4.000									
TOTAL PODIUM AREA							8978.170									
STILT AREA(PODIUM AREA-GROUND FLOOR FAR TOWERS)							8258.586									
TOTAL GROUND COVERAGE = TOTAL PODIUM AREA + EWS +COMMUNITY BUILDING+CONVENIENT SHOPPING + NURSERY SCHOOL+GUARD ROOM							11299.201									
TOTAL		8	8		324	389		2756.160	489.078	649.052					TOTAL FAR	60221.154
					324						SQM.	SQFT			BALANCE FAR	1473.502
ED											60221.154	648220.502				
TOTAL NON FAR AREA = TOTAL BASEMENT AREA + TOTAL STILT AREA +MACHINE ROOM/ MUMTY AREA OF ALL TOWER+ FIRE ESCAPE STAIRCASE+NURSERY SCHOOL											68828.130	740866.991				
TOTAL BUILT-UP AREA = TOTAL FAR AREA + TOTAL NON FAR AREA											129649.284	1396086.493				

REQUIRED PARKING 1.5/UNIT 486 ECS

	ARE A(sqm)	ECS
BASEMENT 1	19715.184	497
BASEMENT2	18863.466	424
BASEMENT 3	18505.991	449
STILT (UNDER PODIUM)	8258.586	170
OPEN/SURFACE PARKING		35
OPEN PARKING PROPOSED FOR EWS		24
TOTAL PARKING PROVIDED		1533

DENSITY 100MIN./300 MAXPPA= 802.4/2407.2 PERSON

DENSITY	UNITS	UNIT NO.	PERSON/UNIT	TOTAL PERSON
TYPE 1		80	5	400
TYPE 2		164	5	820
TYPE 3		80	7	560
EWS		65	2	130
				1910

238.04 PPA

ORGANISED GREEN AREA CALCULATION

ITEM	NO	FORMULA	LENGTH(M)	BREADTH(M)	ROOM AREA(SQM)
G1	1	1	50.245	18.495	929.281
G2	1	1	99.635	2.515	250.582
G3	1	1	58.335	17.650	1054.323
G3a	1	1	39.300	15.650	615.045
G4	1	1	50.245	10.380	521.543
G5	1	0.5	33.270	23.825	396.329
G6	1	1	9.405	23.825	224.074
G7	1	1	5.235	34.535	180.791
G8	1	1	18.055	8.000	112.440
G8a	1	1	-	-	50.000
G9	1	1	31.840	6.045	192.473
G10	1	0.5	24.075	17.455	210.115
G11	1	1	7.765	17.455	135.538
TOTAL GREEN AREA					4872.533

24 M WIDE SECTOR ROAD

8 KARAM METALLED ROAD

355389

275733

SITE LINE

1.5 M WIDE STRIP FOR TREE PLANTATION

SPACE FOR 33KVA SWITCHING STATION

EWS G+5

N-SCHOOL G

TOWER (A) S+42

TOWER (B) S+42

PHASE I

TERRACE LVL + 139.3 M TOC

FUTURE EXPANSION

PODIUM PROJECTION LINE

PODIUM LANDSCAPE AREA LVL+4650

LANDSCAPE GREEN BELOW LVL+750

COMMUNITY BUILDING TERRACE LVL+10.8 M

COMMUNITY BUILDING DROP OFF LVL+1050 mm.

DRIVEWAY LVL+600 mm.

BASEMENT PROFILE

E.S.S BELOW

FIRE U.G.T BELOW

S.T.P BELOW CAPACITY=310 KLD

SWIMMING POOL 1.2 M DEEP MAXIMUM

6 M. WIDE DRIVEWAY

7.5 M WIDE DRIVEWAY

1.6 M HIGH RAILING

BASEMENT LINE

108972

55221

82825

80907

68066

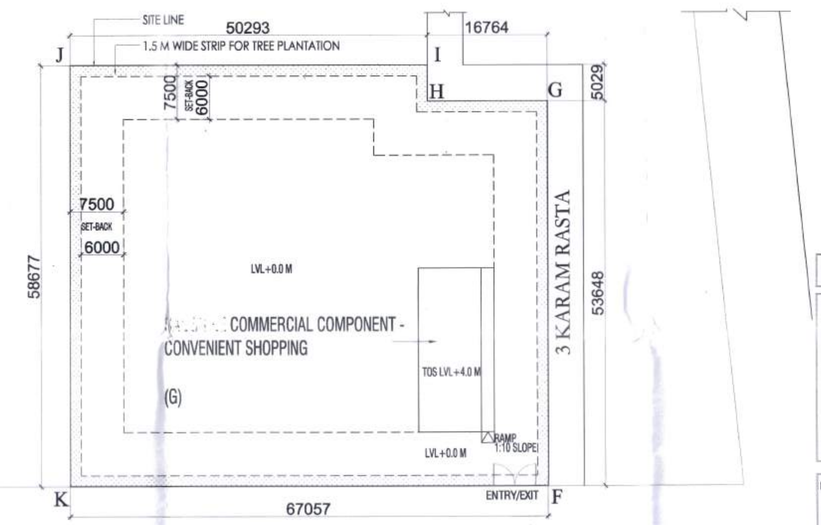
60 M WIDE SECTOR ROAD

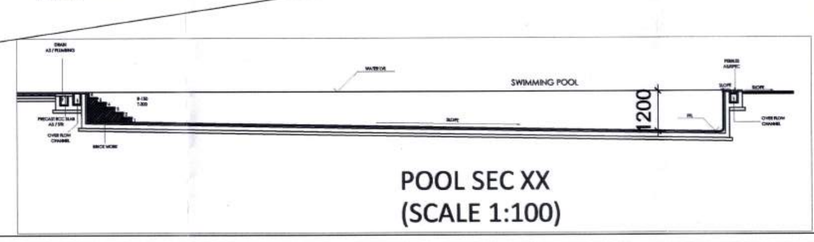
12 M WIDE SERVICE ROAD

PODIUM LINE

GREEN AT PODIUM

GREEN AT GROUND





POOL SEC XX
(SCALE 1:100)

ATP (HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 3(2)HQ dt. 5-7-22

Superintending Engineer (HQ) for Chief Engineer-I GMDP, Panchkula

SDE(HQ)

AD(HQ)

DDT(T) MEMBER BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 15172
DATED : 31-07-2022

P.A.

NOTES & REFERENCES

1. ALL DIMENSIONS ARE IN MM.
2. ALL DIMENSIONS TO BE READ NOT SCALED.
3. ALL LEVELS ARE IN MM w.r.t. ±0.00MM.
4. BUILDING ENSURES THE PROVISION OF PROPER FIRE SAFETY MEASURE AS PER N.B.C.
5. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES AGAINST EARTH QUAKE HAZARDS & RESISTANCE.
6. ALL SHAFTS SHALL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP

KEY PLAN :

PROJECT :
PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY MEASURING 10 ACRES
(licence no. 58 of 2017 dated 27-7-2017)
In Village Ullawas, Sector-61, District Gurugram Manesar
Urban Complex being developed by Puri Construction Pvt. Ltd. & Others

CLIENT's NAME :
PURI CONSTRUCTION PVT. LTD.

CLIENT's SIGNATURE :
For PURI CONSTRUCTION PVT. LTD.
Authorised Signatory

PRINCIPAL ARCHITECT :
RKA
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B-87/1 Shopping Centre Behind Jung Enclave New Delhi - 110029 India
T 91 11 26162930 / 26162931
F 91 11 26156974

ARCHITECT's SIGNATURE :
RAJINDER KUMAR CA/72/0773

STRUCTURAL CONSULTANT :
PLANNING AND DESIGN BUREAU,
M-31, Greater Kailash-II,
(Opp. Arya Samaj Mandir),
New Delhi-110048,
Tel. 011-29213273, 29243715
Website : www.pdbcon.in

SUBMISSION DRAWING
FOR SANCTION OF BUILDING PLANS

DRAWING TITLE :
SITE PLAN & AREA CALCULATION

Scale : 1:400 | DATED :

DEALT BY: S.K.

NORTH | Dwg No. SD-001 | Rev no. R-0