BUILDING PLAN APPROVED VIDE MEMO NO.
ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022

GROUP HOUSING AT SECTOR 61

AREA STATEMENT GROUP HOUSING AT SECTOR 61			SQM.	
TOTA. SITE AREA (ACRES)		10	40466.500	
SITE AREA FOR FAR (ACRES)		8.024	32471.924	
PERMISSIBLE F.AR (%)		175	56825.868	
PERMISSIBLE F.AR IGBC (%)		15	4870.788	
TOTA. PERMISSIBLE FAR (%)		190	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%	162.396	
PROPOSED CONVENIENT SHOPPING		0.48%	161.990	
PERMISSIBLE DENSITY	100 PPA MIN / 300 PPA MAX		802.4 / 2407.2 PERSON	
PROPOSED DENSITY PPA		228.58 PPA	1913 PERSON	
PERMISSIBLE GREEN		15.00%	4870.791	
PROPOSED GREEN		13.06%	4872.960	
PROPOSED MAIN UNIT		85.00%	324.000 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 ECS / UNIT) (324x1.5 + 486 ECS)			486 ECS	
PROPOSED OPEN PARKING			35 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 (10%)
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	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	NON FAR Fire Escape staircase & passage	NON FAR Wumty & Machine Room Area (sq/m)	Ground floor FAR(sq/m)	First Floor FAR(sq/m)	Second Floor FAR(sq/m)	Typical floor FAR(sq/m)	Total Typical floor FAR(sq/m)	HEIGHT OF TOWER till terrace TOC(mtrs.)	TOTAL Tower FAR(sq/m)
				TOTAL											
TOWER A	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	42		162	1299.480	130.313	324.526	116.042	340.119	673.190	26927.600	139.300	27708.287
	UNIT TYPE 2			42											
	UNIT TYPE 3			42											
TOWER B	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	42		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	32.396	157.260	54.132	321.396	161.960		282.464	1412.320	17.960	1732.716	
CONVENIENT SHOPPING	CONVENIENT SHOPPING	1	G		161.960								4.000	161.960	
COMMUNITY BUILDING	COMMUNITY BUILDING	1	G+1		1725.640			120.210	1705.626	1145.983	50.301		12.900	2923.504	
NURSERY SCHOOL		1	G		81.000			24.316					189.595	3.705	189.595
GUARD ROOM 1			G	1	16.448										
GUARD ROOM 2			G	1	16.448										
TOTAL PODIUM AREA					8376.701										
STILT AREA (PODIUM AREA-GROUND FLOOR FAR TOWERS)					4208.580										
TOTAL GROUND COVERAGE = TOTAL PODIUM AREA - EWS +COMMUNITY BUILDING+CONVENIENT SHOPPING + NURSERY SCHOOL+GUARD ROOM					11299.201										
	TOTAL			324		389	7316.160	459.078	649.052					TOTAL FAR	60221.154
									SQM.					BALANCE FAR	1475.502
				324					60221.154	64822.056					
EG									60828.130	140005.991					
TOTAL NON FAR AREA = TOTAL BASEMENT AREA + TOTAL STILT AREA +MACHINE ROOM/ MUMTY AREA OF ALL TOWER+ FIRE ESCAPE STAIRCASE+NURSERY SCHOOL									1296649.284	1369085.493					
TOTAL BUILT-UP AREA = TOTAL FAR AREA + TOTAL NON FAR AREA															

REQUIRED PARKING / SUNIT 460 ECS

	AREA(sqm)	ECS
BASEMENT I	18777.564	431
BASEMENT2	18063.466	424
BASEMENT 3	18060.561	449
STILT UNDER PODIUM	8354.586	170
OPEN SURFACE PARKING		35
OPEN Parking PROPOSED FOR EWS		24
TOTAL PARKING PROVIDED		1533

DENSITY					
DENSITY	(MAIN UNIT) MAX/PPA 802.4/2407.2 PERSON				
TYPE	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 PPA

AREA CALCULATION

AREA STATEMENT GROUP HOUSING AT SECTOR 61

		PERCENTAGE	ACRE	SQM.
License No. 58 of 2017		10		40466.500
Net Planned Area		80.24		32471.924
Permissible FAR of IGBC (Gold Rating) 1% - 0.01 FAR		1%		324.719
Permissible FAR of IGBC (Platinum Rating) 2% - 0.02 FAR		2%		649.438
Additional Net Planned Area for Revised Scheme		8.976		3630.924
Permissible FAR of IGBC (Gold Rating) 1% - 0.01 FAR		1%		363.092
Permissible FAR of IGBC (Platinum Rating) 2% - 0.02 FAR		2%		726.185
License No. 208 of 2022		3.125		1264.441
Net Planned Area		2.531		1024.047
Permissible FAR		175%		2579.183
Permissible FAR of IGBC (Gold Rating) 1% - 0.01 FAR		1%		25.792
Permissible FAR of IGBC (Platinum Rating) 2% - 0.02 FAR		2%		51.583
License No. 202 of 2023		1.71875		6955.500
Net Planned Area		1.719		6955.500
Permissible FAR		175%		12172.125
Permissible FAR of IGBC (Gold Rating) 1% - 0.01 FAR		1%		121.721
Permissible FAR of IGBC (Platinum Rating) 2% - 0.02 FAR		2%		243.443
Total Permissible FAR for 10.3125 Acre	A			78.040.973
Additional 0.09 Acre for additional Land parcel (1.7875 acre)		1.7875		6,703.000
Net Planned Area		1.7875		6,703.000
Permissible FAR		175%		11,730.250
Permissible FAR of IGBC (Gold Rating) 1% - 0.01 FAR		1%		117.302
Permissible FAR of IGBC (Platinum Rating) 2% - 0.02 FAR		2%		234.603
Total FAR Additional Land parcel 1.7875 acre including IGBC and TDR	B			18,785.155
Total (Licensed land area (License No. 58 of 2017 dated 27-07-2017 (10.00 Acres), License No. 208 of 2022 dated 16-12-2022 (0.3125 Acres) & License No. 202 of 2023 dated 09-10-2023 (1.71875 Acres)), in Sector-61, Gurugram Manesar Urban Complex, Haryana.; being developed by M/s Puri Construction Pvt. Ltd., Address : 4-7B, Ground Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001		12.03125		48,660.604
TOTAL GRAND PERMISSIBLE FAR	A+B			1213908.532

PROPOSED FAR	21.97		106991.746
PROPOSED GROUND COVERAGE	35%		17041.052
PERMISSIBLE GROUND COVERAGE	34.80%		17041.402
PERMISSIBLE CONVENIENT SHOPPING	0.50%		243.443
PROPOSED CONVENIENT SHOPPING	0.50%		243.435
PROPOSED TOTAL RESIDENTIAL AREA	99.50%		101498.310
PERMISSIBLE DENSITY	100 PPA MIN / 300 PPA MAX		1,025.25 / 3,075.75 PERSON
PURCHASABLE TDR DELIVERY	EXISTING = 200 PPA		
TOTAL PERMISSIBLE MAX DENSITY	300 PPA MAX		4024 PERSON
TOTAL DENSITY PPA	334.46 PPA		7393.366
PROPOSED DENSITY PPA	100%		737.800
PERMISSIBLE GREEN	15.00%		7393.366
PROPOSED GREEN	15.00%		324 UNIT
PROPOSED MAIN UNIT	85.00%		57 UNIT
REQUIRED EWS	15.00%		
PROPOSED EWS			
REQUIRED UNITS WITH DOMESTIC SERVANT (10% OF MAIN UNIT= 10% OF 324)	10.00%		72 UNIT
PROPOSED UNITS WITH DOMESTIC SERVANT IN TOWER A	(APPROVED VIDE MEMO NO. ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022)		40 UNIT
PROPOSED UNITS WITH DOMESTIC SERVANT IN TOWER B			40 UNIT
REQUIRED PARKING (1 ECS / UNIT) (324x1.5 + 486 ECS)			1083 ECS
PROPOSED OPEN PARKING			3 ECS
REQUIRED PARKING FOR EWS (8% OF 1083)	1.00%		54 ECS
PROPOSED OPEN PARKING (EWS)			24 ECS
TOTAL PARKING PROVIDED (EWS)			78 ECS
TOTAL PROPOSED PARKING			2535.452 ECS
PROPOSED COVERED PARKING			2107 NOS.
REQUIRED NO. OF NURSERY SCHOOL	0.2 ACRES		2130 ECS
PROPOSED NO. OF NURSERY SCHOOL	0.2 ACRES		809.075 SQM.
			819.917 SQM.

REQUIRED PARKING FOR NURSERY SCHOOL = 10% OF LAND AREA (81.9 SQM)
PROVIDED PARKING FOR NURSERY SCHOOL = 84 SQM (10.2%)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Housing Block	Description	No. of Block	No. of Floor	No. of Unit in Towers		TOTAL NO. OF UNIT	NON FAR Fire Escape staircase & passage	NON FAR Wumty & Machine Room Area (sq/m)	Ground floor FAR(sq/m)	Tower-D Stilt area	Tower-E Stilt area	First Floor FAR(sqm)	Second Floor FAR(sqm)	Typical floor Type 1 FAR(sqm)	Total Typical floor Type 1 FAR(sqm)	Typical floor Type 2 FAR(sqm) (only 11th Floor)	Total Typical floor Type 2 FAR(sqm) (29 Floors)	Typical floor Type 3 FAR(sqm)	Total Typical floor Type 3 FAR(sqm) (40-42 Floors)	HEIGHT OF TOWER till terrace TOC(Mtrs.)	Total (not in FAR)	TOTAL Tower FAR(sqm)
				TOTAL																				
TOWER A (APPROVED VIDE MEMO NO. ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022)	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	42		162	1299.480	130.313	324.526			116.042	340.119	673.190	26927.600	-	-	-	-	139.300		27708.287
	UNIT TYPE 2			42																		
	UNIT TYPE 3			82																		
TOWER B (APPROVED VIDE MEMO NO. ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022)	UNIT TYPE 1	1	B1+B2+B3+S+1st+2nd+3rd to 42(TYP.)	82		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 C	UNIT TYPE 4	1	B1+B2+B3+S+1st+2nd+3rd(TYP.)	16		54	1080.000	130.313	145.525			21.416				3.211.965	15830.585			157.550		19031.926
	UNIT TYPE 5			16																		
	UNIT TYPE 6			22																		
TOWER D	UNIT TYPE 5	1	B1+B2+B3+S+42(TYP.)	42		168	1220.911	1168.357	138.585	222.953	754.359							864.011	36299.662	148.350		38511.415
	UNIT TYPE 6			42																		
	UNIT TYPE 7			42																		
TOWER E	UNIT TYPE 6	1	B1+B2+B3+S+43(TYP.)	42		172	1220.911	1168.357	138.585	222.953	754.359							864.011	37152.473	157.550		37373.408
	UNIT TYPE 7			43																		
	UNIT TYPE 8																					
EWS	EWS	1	G+5	127	353.961	362.926	72.775	324.564						271.396	2713.960	150.717				34.163		3161.271
CONVENIENT SHOPPING	CONVENIENT SHOPPING	1	G		243.435			243.435												4.180		243.435
COMMUNITY BUILDING																				18.900		
COMMUNITY BUILDING	COMMUNITY BUILDING	1	G+1		1725.640		120.210	1705.626		1145.983	50.301											2923.904
NURSERY SCHOOL	NURSERY SCHOOL	1	G		81.000		24.316													12.900		
		1	G+1				41.471	189.595		165.278										7.260	352.908	894.366
		1	G+1		392.008			392.008		272.378										12.900		16.840
	COMMUNITY BUILDING 2		G	1	16.448																	
GUARD ROOM 1			G	1	16.448																	
GUARD ROOM 2			G																			
TOTAL PODIUM AREA					8376.701			3187.194														
STILT AREA (PODIUM AREA-GROUND FLOOR FAR TOWERS)					4208.580			1196.851														
TOTAL GROUND COVERAGE = TOTAL PODIUM AREA + EWS/EB + TOWER E + EWS +COMMUNITY BUILDING+CONVENIENT SHOPPING + NURSERY SCHOOL+GUARD ROOM					11299.201			4384.045														
	TOTAL			722		649			7434.616	588.065											TOTAL FAR	101991.746
				722																	BALANCE FAR	16.985
EG												SQM.	SQFT.									
TOTAL NON FAR AREA = BASEMENT + STILT AREA +MACHINE ROOM+ MUMTY AREA OF ALL TOWER+ FIRE ESCAPE STAIRCASE+NURSERY SCHOOL												101991.746	110452.750									
TOTAL BUILT-UP AREA = TOTAL FAR AREA + TOTAL NON FAR AREA												374275.729	404930.521									
												2660273.489	2864223.733									

REQUIRED PARKING FOR EWS (8% OF 1071 ECS

	AREA(sqm)	CARS	ECS
BASEMENT I	18777.564	181	724.8
BASEMENT2	18063.466	187	720
BASEMENT 3	18060.561	135	719.55
STILT UNDER PODIUM - TOWER A,B,C,D,E	11299.013	264	415
OPEN SURFACE PARKING		3	
PARKING PROVIDED FOR EWS			54
TOTAL PARKING PROVIDED (EXC EWS)		2130	2606.33

DENSITY					
TYPE	UNITS		UNIT NO.	PERSON/UNIT	TOTAL PERSON
TYPE 1			80	5	400
TYPE 2			160	5	800
TYPE 3			80	7	560
TYPE 4			80	5	400
TYPE 5			80	5	400
TYPE 6			80	5	400
TYPE 7			80	5	400
TYPE 8			80	5	400
EWS			127	2	254
			847		4054 PPA

BUILT UP AREA SHEET

DESCRIPTION	SOUTH AREA (Sqm)	SOUTH AREA (Sqft)	FAR Area (Sqm)	Non FAR (Sqm)	GROUND COVERAGE (Sqm)
Already approved area	1,70,249.884	18,39,565.692	60,221.154	63,355.130	11,299.201
Proposed Additional Area	1,70,321.193	1,21,17,239	91,770.591	28,650.021	5,726.201
TOTAL AREA	2,68,571.077	28,56,804.732	1,51,991.745	92,005.151	17,025.402

SWIMMING POOL

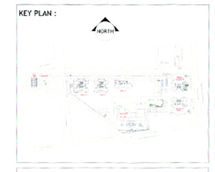
POOL SEC XX
(SCALE 1:100)

AREA OF THE STILT LEVEL	= 16895.913 SQM
SERVICES AREA	= 776.035 SQM (4.81%)
STILT PARKING AREA	= 11818.509 SQM
(@50SQM/ECS	= 414.36 ECS
SINGLE CAR PARKING	= 264 CARS
SURFACE PARKING	= 3 CARS
AREA OF THE BASEMENT 1	= 25813.655 SQM
SERVICES AREA	= 3334.630 SQM (12.99%)
SERVICE AREA IS LESS THAN 30%OF BASEMENT AREA	
BASEMENT 1 PARKING AREA	= 22699.02 SQM
(@50SQM/ECS	= 731.8 ECS
SINGLE CAR PARKING	= 413 CARS
ELECTRIC CAR PARKING	= 178 CARS
TOTAL BASEMENT 1 PARKING	= 591 CARS
AREA OF THE BASEMENT 2	= 26047.217 SQM
SERVICES AREA	= 2981.119 SQM (11.44%)
SERVICE AREA IS LESS THAN 30%OF BASEMENT AREA	
BASEMENT 2 PARKING AREA	= 23066.182 SQM
(@32SQM/ECS	= 720 ECS
SINGLE CAR PARKING	= 480 CARS
ELECTRIC CAR PARKING	= 157 CARS
TOTAL BASEMENT 2 PARKING	= 637 CARS
AREA OF THE BASEMENT 3	= 25457.246 SQM
SERVICES AREA	= 2559.965 SQM (10.05%)
SERVICE AREA IS LESS THAN 30%OF BASEMENT AREA	
BASEMENT 3 PARKING AREA	= 22897.281 SQM
(@32SQM/ECS	= 715.5 ECS
SINGLE CAR PARKING (INC EWS)	= 482 CARS
ELECTRIC CAR PARKING	= 155 CARS
EWS CAR PARKING	= 25 CARS
TOTAL BASEMENT 3 PARKING	= 635 CARS
SURFACE PARKING	= 3 CARS
EWS SURFACE PARKING	= 20 + 08 + 25 (in B3)
TOTAL EWS PARKING PROVIDED	= 54 CARS
GRAND TOTAL PARKING (EXC. EWS)	= 2130CARS
TOTAL ECS	= 2606.330 ECS

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. ±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 :
Revised Building Plans for Group Housing Colony admeasuring 12.03125 Acres (License No. 58 of 2017 dated 27-07-2017 (10.00 Acres), License No. 208 of 2022 dated 16-12-2022 (0.3125 Acres), & License No. 202 of 2023 dated 09-10-2023 (1.71875 Acres), in Sector-61, Gurugram Manesar Urban Complex, Haryana.; being developed by M/s Puri Construction Pvt. Ltd., Address : 4-7B, Ground Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001

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-8,17 Shopping Centre Safdarjung Enclave New Delhi - 110029 India
T 91 11 26162930 / 26162931
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ARCHITECT's SIGNATURE :
SIDDHARTH SIKRI_ARCHITECT
Council of Architecture
Registration No. CA/2018/61055

STRUCTURAL CONSULTANT :
PLANNING AND DESIGN BUREAU,
65-72, Greater Kailash-II,
Opp. Arya Samaj Mandir,
New Delhi-110048.
Tel: 011-29210993, 011-43434775
Website : www.pdbcon.in

SUBMISSION DRAWING
FOR SANCTION OF BUILDING PLANS

DRAWING TITLE :
SITE PLAN & GREEN AREA CALCULATION

Scale : 1:400 | DATED : 01.09.2024

DEALT BY: S.K.

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

24 M WIDE SECTOR ROAD

8 KARAM METALLED ROAD

60 M WIDE SECTOR ROAD

12 M WIDE SERVICE ROAD

3 KARAM RASTA

SITE LINE

SETBACK LINE

BASEMENT LINE

PLOT LINE

PODIUM LINE

GREEN AT PODIUM

GREEN AT GROUND

PLAY GROUND

COMMERCIAL COMPONENT CONVENIENT SHOPPING (G)

TOWER (A) S+42

TOWER (B) S+42

TOWER (C) S+30

TOWER (D) S+42

TOWER (E) S+43

COMMUNITY BUILDING

SWIMMING POOL 1.2 M DEEP MAXIMUM

PODIUM LANDSCAPE AREA FFL LVL + 4750

EWS PARKING

LEGEND

ALREADY APPROVED BUILDING PLAN

BUILDING PLAN SUBMITTED FOR APPROVAL

ORGANISED GREEN AREA CALCULATION

ITEM	NO.	FORMULA	LENGTH (Metres)	WIDTH (Metres)	AREA [SQ. M.]
G1	1	-	91.495	16.064	1464.126
G2	1	-	3.403	24.664	83.932
G3	1	-	5.500	21.512	118.316
G4	1	-	12.500	8.000	100.000
G5	1	-	8.281	7.584	62.803
G6	1	-	5.000	5.179	25.999
G7	1	-	9.044	7.584	68.590
G8	1	-	9.000	18.600	167.400
G9	1	-	20.000	8.000	240.000
G10	1	-	23.320	20.628	481.045
G11	1	0.5	2.331	20.628	24.042
G12	1	-	BY PUNE		80.250
G13	1	-	38.846	29.107	1130.691
G14	1	0.5	42.643	29.107	620.605
G15	1	-	51.609	8.272	426.913
G16	1	-	24.200	7.200	174.240
G17	1	-	10.941	25.648	280.615
G18	1	0.5	1.471	51.809	37.958
G19	1	-	24.379	29.938	730.197
G20	1	-	49.378	7.200	357.667
G21	1	-	11.481	21.595	247.932
G22	1	-	39.500	6.000	237.000
G23	2	-	11.250	6.300	141.750
			TOTAL		7307.666

BUILDING PLAN APPROVED VIDE MEMO NO. ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022

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

DTP(HQ) ATP(HQ) S.D. P.A. A.T.P. (Dinesh Kumar) PA(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: 5527 DATED : 10-02-2025

ENTRANCE GATE APPROVED VIDE MEMO NO. ZP- 1233 / AD(RA) / 2022 / 15172 DATED. 31-05-2022

DDT(HQ) Member BPAC