AREA STATEMENT

	SQM	ACRES	
SITE AREA AVAILABLE AS PER ZONING	40342.100	9.96875	
SITE AREA FOR RESIDENTIAL AS/ ZONING & EXTRA SITE	38728.355	9.5700	
PERMISSIBLE F.A.R. FOR RESIDENTIAL		2.25	
PERMISSIBLE F.A.R. AREA FOR RESIDENTIAL	87138.798		
SITE AREA FOR COMMERCIAL AS/ ZONING	1613.681		0.3988
PERMISSIBLE F.A.R. FOR COMMERCIAL		1.750	
PERMISSIBLE F.A.R. AREA FOR COMMERCIAL	2823.943		
PROPOSED F.A.R. AREA FOR RESIDENTIAL	87125.410	2.250	AGAINST 2.25
PROPOSED F.A.R. AREA FOR COMMERCIAL	2817.060	1.746	AGAINST 1.75
PERMISSIBLE GROUND COVERAGE @ 50% OF SITE AREA	20171.050		
PROPOSED GROUND COVERAGE	9713.661		24.08%
REQUIRED OPEN GREEN @ 15% OF SITE AREA	6051.315		
PROPOSED OPEN GREEN	7124.960	18%	
MINIMUM COVERED AREA REQUIRED FOR COMMUNITY HALL	166.610		
PROPOSED COVERED AREA FOR COMMUNITY HALL	185.885		
MINIMUM COVERED AREA REQUIRED FOR ANGANWADI CUM CRECHE	166.610		
PROPOSED COVERED AREA FOR ANGANWADI CUM CRECHE	185.892		

CALCULATION FOR GROUND COVERAGE

AREA UNDER TOWER	6250.852	SQ.M.
AREA UNDER PODIUM	1537.000	
COMMERICAL AREA-1	1026.192	SQ.M.
COMMERICAL AREA-2	427.840	SQ.M.
COMMUNITY HALL	185.885	SQ.M.
ANGANWADI	185.892	SQ.M.
ESS	100.000	SQ.M.
GRAND TOTAL	9713.661	SQ.M.

CALCULATION FOR COVERAGE ON TYPICAL FLOOR

TOWER - A,B,C,D,E,F,G,H,J & K,L,M,N	5795.084	SQ.M.
TOTAL	5795.084	SQ.M.

CALCULATION OF DENSITY

TOTAL NO OF FLATS	1497	NOS.
NO. OF OCCUPANTS IN MAIN D.U. AT 5 PERSONS PER D.U.	7485	NOS.
AREA IN ACRES	9.57	NOS.
ACHIEVED DENSITY - PERSONS PER ACRE	782	PPA
	782	PPA

CALCULATION OF COVERED AREA IN SQ.M.

F.A.R AREA OF RESIDENTIAL	87125.410	SQM.
F.A.R. AREA OF COMMERCIAL COMPLEX-1	1963.180	SQM.
F.A.R. AREA OF COMMERCIAL COMPLEX-2	853.880	SQM.
COVERED AREA OF MUMTY & MACHINE ROOM	816.914	SQM.
COVERED AREA OF COMMUNITY HALL	185.885	SQM.
COVERED AREA OF ANGANWADI CUM CLUB	185.892	SQM.
COVERED AREA OF STILT (WITHOUT TOWER F.A.R AREA)	1537.000	SQM.
COVERED AREA OF BASEMENT	2881.898	SQM.
TOTAL	95550.06	SQM.

CALCULATION OF FLOOR F.A.R AREA

FLOORS	2 BHK TOWER, TOWER -A,F & E, G+14	2 BHK TOWER, TOWER -B & C, S+14	2 BHK TOWER, TOWER - D, S+14/S+10	3 BHK TOWER, TOWER - G, S+14	2 BHK TOWER, TOWER - H, G+14/G+7/G+9	2 BHK TOWER, TOWER - J, G+14/G+9	2 BHK TOWERS, TOWER - K, G+4	2 BHK TOWER, TOWER - L, G+19/G+14	2 BHK TOWER, TOWER - M, G+19	2 BHK TOWER, TOWER - N, G+19/G+13
GROUND /STILT	487.697 X 3 = 1463.09	49.216 X 2 = 98.432	49.216 X 1 = 49.22	68.702 X 1 = 68.702	487.887 X 1 = 487.887	488.077 X 1 = 488.077	274.626 X 1 = 274.63	487.887 X 1 = 487.887	487.697 X 1 = 487.697	487.887 X 1 = 487.887
1ST FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757	247.821 X 1 = 247.82	454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
2nd FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757	247.821 X 1 = 247.82	454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
3rd FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757	247.821 X 1 = 247.82	454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
4th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757	247.821 X 1 = 247.82	454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
5th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
6th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
7th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
8th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	454.567 X 1 = 454.567	454.757 X 1 = 454.757		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
9th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	402.235 X 1 = 402.235	454.757 X 1 = 454.757		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
10th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	454.377 X 1 = 454.38	548.166 X 1 = 548.166	350.008 X 1 = 350.008	346.272 X 1 = 346.272		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
11th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	346.593 X 1 = 346.59	548.166 X 1 = 548.166	350.008 X 1 = 350.008	346.272 X 1 = 346.272		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
12th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	346.593 X 1 = 346.59	548.166 X 1 = 548.166	350.008 X 1 = 350.008	346.272 X 1 = 346.272		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
13th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	346.593 X 1 = 346.59	548.166 X 1 = 548.166	350.008 X 1 = 350.008	346.272 X 1 = 346.272		454.567 X 1 = 454.567	454.377 X 1 = 454.377	454.567 X 1 = 454.567
14th FLOOR	454.377 X 3 = 1363.13	454.377 X 2 = 908.754	346.593 X 1 = 346.59	548.166 X 1 = 548.166	350.008 X 1 = 350.008	346.272 X 1 = 346.272		454.567 X 1 = 454.567	454.377 X 1 = 454.377	346.392 X 1 = 346.392
15th FLOOR								346.392 X 1 = 346.392	454.377 X 1 = 454.377	346.392 X 1 = 346.392
16th FLOOR								346.392 X 1 = 346.392	454.377 X 1 = 454.377	346.392 X 1 = 346.392
17th FLOOR								346.392 X 1 = 346.392	454.377 X 1 = 454.377	346.392 X 1 = 346.392
18th FLOOR								346.392 X 1 = 346.392	454.377 X 1 = 454.377	346.392 X 1 = 346.392
19th FLOOR								346.392 X 1 = 346.392	454.377 X 1 = 454.377	346.392 X 1 = 346.392
TOTAL	20646.926	12620.988	5979.350	7743.026	6276.698	6312.260	1265.910	18583.785	9120.860	8475.610
	87125.410									

CALCULATION OF DWELLING UNIT

FLOORS	2 BHK TOWER, TOWER -A,F & E, G+14	2 BHK TOWER, TOWER -B & C, S+14	2 BHK TOWER, TOWER - D, S+14/S+10	3 BHK TOWER, TOWER - G, S+14	2 BHK TOWER, TOWER - H, G+14/G+7/G+9	2 BHK TOWER, TOWER - J, G+14/G+9	2 BHK TOWERS, TOWER - K, G+4	2 BHK TOWER, TOWER - L, G+19/G+14	2 BHK TOWER, TOWER - M, G+19	2 BHK TOWER, TOWER - N, G+19/G+13
GROUND /STILT	8 X 3 = 24	8 X 0 = 0	8 X 0 = 0	8 X 0 = 0	8 X 1 = 8	8 X 1 = 8	4 X 1 = 4	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
1ST FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	4 X 1 = 4	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
2nd FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	4 X 1 = 4	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
3rd FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	4 X 1 = 4	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
4th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	4 X 1 = 4	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
5th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
6th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
7th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
8th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8	8 X 1 = 8		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
9th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	7 X 1 = 7	8 X 1 = 8		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
10th FLOOR	8 X 3 = 24	8 X 2 = 16	8 X 1 = 8	8 X 1 = 8	6 X 1 = 6	6 X 1 = 6		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
11th FLOOR	8 X 3 = 24	8 X 2 = 16	6 X 1 = 6	8 X 1 = 8	6 X 1 = 6	6 X 1 = 6		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
12th FLOOR	8 X 3 = 24	8 X 2 = 16	6 X 1 = 6	8 X 1 = 8	6 X 1 = 6	6 X 1 = 6		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
13th FLOOR	8 X 3 = 24	8 X 2 = 16	6 X 1 = 6	8 X 1 = 8	6 X 1 = 6	6 X 1 = 6		8 X 1 = 8	8 X 1 = 8	8 X 1 = 8
14th FLOOR	8 X 3 = 24	8 X 2 = 16	6 X 1 = 6	8 X 1 = 8	6 X 1 = 6	6 X 1 = 6		8 X 1 = 8	8 X 1 = 8	6 X 1 = 6
15th FLOOR								6 X 1 = 6	8 X 1 = 8	6 X 1 = 6
16th FLOOR								6 X 1 = 6	8 X 1 = 8	6 X 1 = 6
17th FLOOR								6 X 1 = 6	8 X 1 = 8	6 X 1 = 6
18th FLOOR								6 X 1 = 6	8 X 1 = 8	6 X 1 = 6
19th FLOOR								6 X 1 = 6	8 X 1 = 8	6 X 1 = 6
TOTAL	360	224	104	112	109	110	20	150	160	148
	1497									
TOTAL NO. OF 2 BHK FLATS	1385									
TOTAL NO. OF 3 BHK FLATS	112									

TOWER M. G+22 (G+19)
TOWERN -(G+14) (G+19)

PARKING CALCULATION

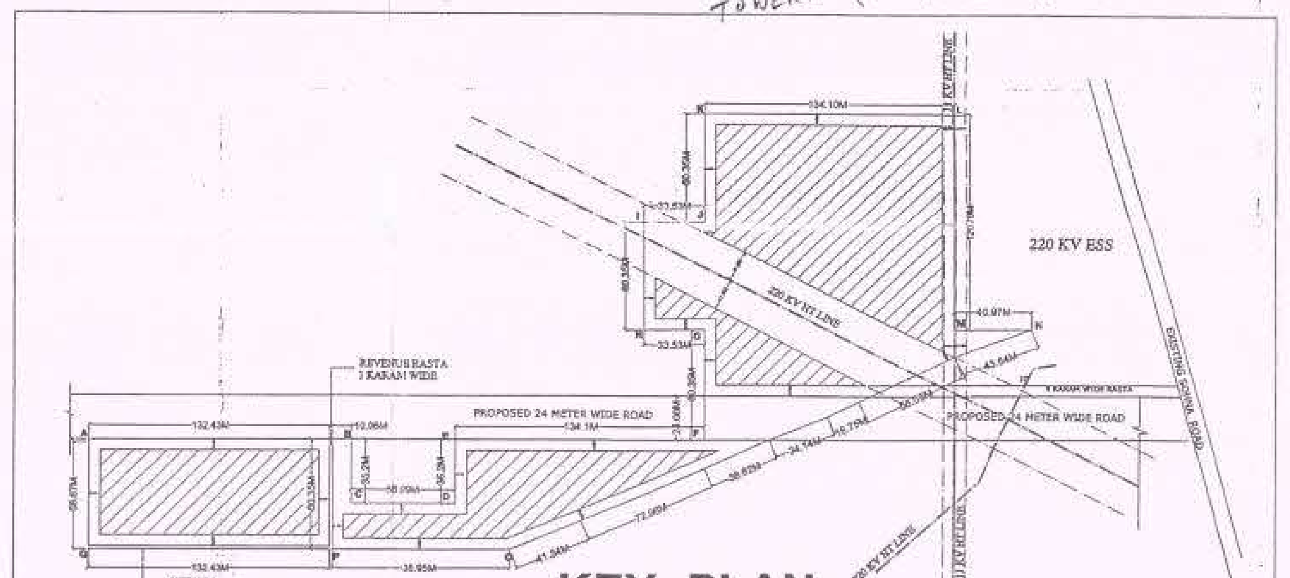
TOTAL NO OF FLATS	=	1497	NOS.
REQUIRED PARKING @ 0.5 ECS	=	748.5	NOS.
TOTAL NO. OF CARS REQUIRED	=	749	NOS.
TOTAL PLOT AREA	=	40342.100	SQM.
AREA UNDER HT LINE & REVENUE RASTA (6105 SQ.M.)	=	6105.000	SQM.
NET PLOT AREA	=	34237.100	SQM.
PROPOSED GROUND COVERAGE AREA	=	9515.858	SQM.
PROPOSED GREEN AREA	=	7124.960	SQM.
BALANCE AREA AVAILABLE	=	17596.282	SQM.
AREA AVAILABLE FOR OPEN PARKING	=	17596.282	SQM.
ECS IN OPEN SURFACE	=	23	SQM.
NO. OF CARS THAT CAN BE PARKED IN OPEN SURFACE	=	765.056	NOS.
NO. OF CARS PROVIDED IN OPEN SURFACE	=	765	NOS.
AREA AVAILABLE IN STILT UNDER TOWERS & PODIUM (without core area)	=	3611	SQM.
ECS IN STILT AREA	=	28	SQM.
NO. OF CARS THAT CAN BE PARKED IN STILT AREA	=	128.964	NOS.
NO. OF CARS PROVIDED IN STILT AREA	=	129	NOS.
AREA AVAILABLE IN BASEMENT	=	2882	SQM.
ECS IN BASEMENT AREA	=	32	SQM.
NO. OF CARS THAT CAN BE PARKED IN BASEMENT AREA	=	90	NOS.
NO. OF CARS PROVIDED IN BASEMENT AREA	=	90	NOS.
TOTAL NO. OF CARS PROVIDED	=	894	NOS.
REQUIRED TWO WHEELER PARKING @ 1 ECS	=	1497	NOS.
NO. OF TWO WHEELERS PROVIDED IN STILT AREA	=	170	NOS.
NO. OF TWO WHEELERS PROVIDED IN BASEMENT AREA	=	190	NOS.
NO. OF TWO WHEELERS PROVIDED IN OPEN SURFACE	=	1137	NOS.
TOTAL NO. OF TWO WHEELERS PROVIDED	=	1497	NOS.

CALCULATION OF UNDER GROUND WATER TANK & FIRE FIGHTING WATER TANK

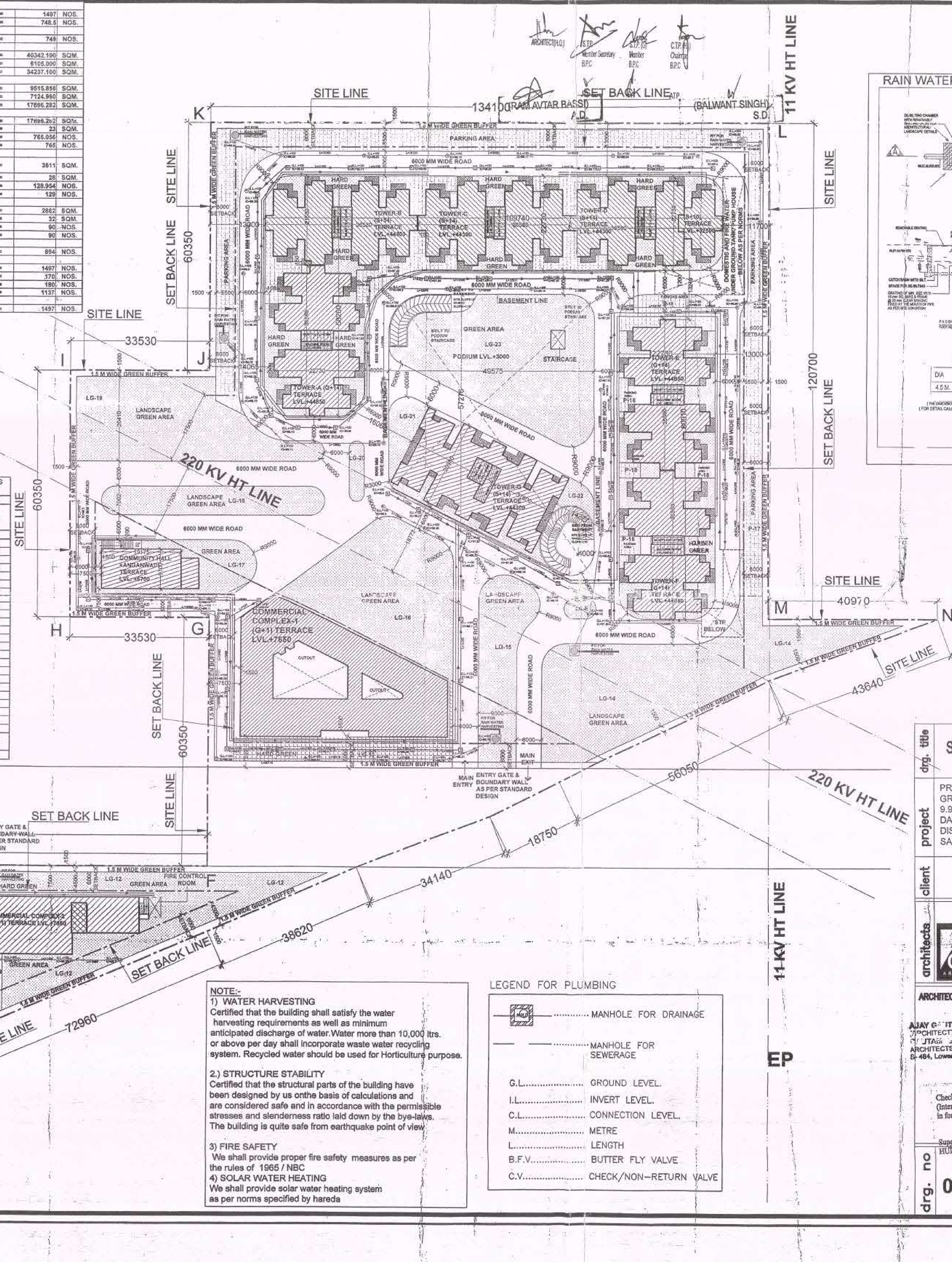
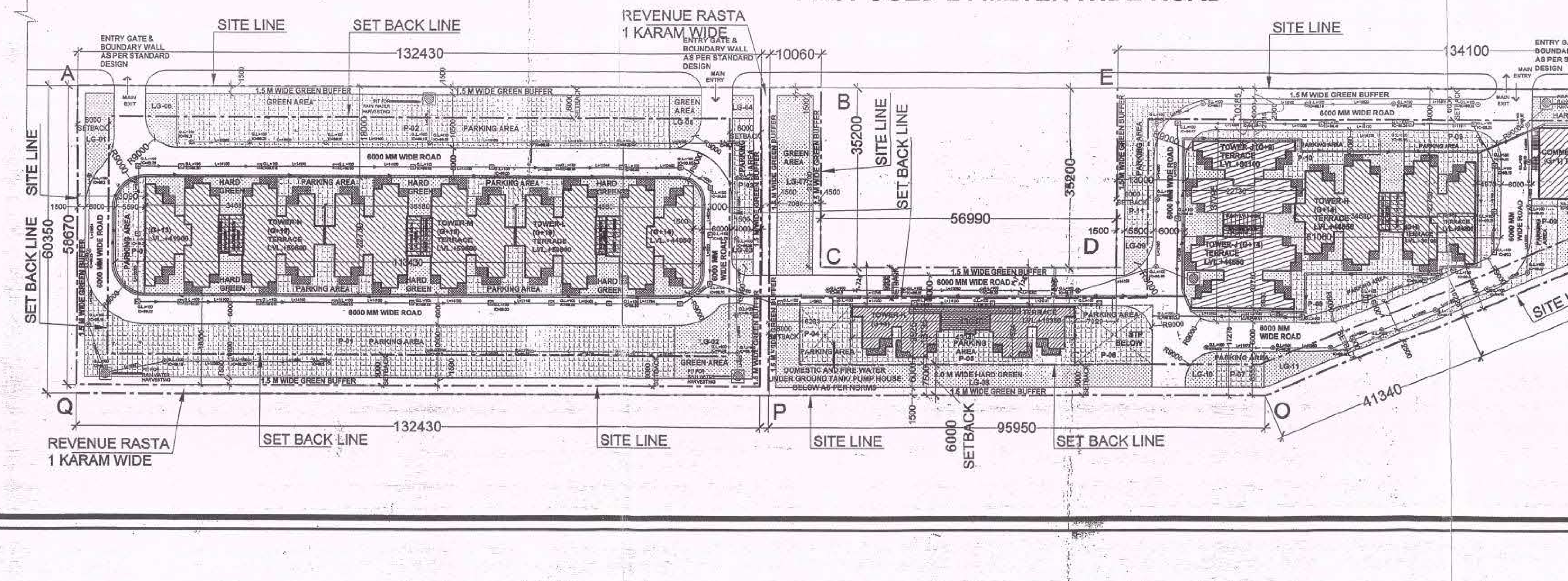
TOTAL NO. OF FLATS	1497.00	NOS.
TOTAL POPULATION (@ 5 PERSONS PER UNIT)	7485.00	NOS.
TOTAL WATER REQUIREMENT (@135.5L PER PERSON)	1014217.50	LITRES
FOR HALF DAY CAPACITY	507108.75	LITRES
FOR FIGHTING (25% OF TOTAL WATER CALCULATION)	253554.38	LITRES
TOTAL REQUIREMENT OF WATER	760663.13	LITRES
TOTAL AREA OF WATER TANK (5M X15M)X2	150.00	SQM
TOTAL DEPTH OF WATER TANK	5.50	M
TOTAL CAPACITY OF WATER TANK	825.00	CUM
TOTAL WATER CAPACITY (@ 1000 LITER PER CU.M.)	825000.00	LITRES

AREA CALCULATION FOR LANDSCAPING GREEN PARKS

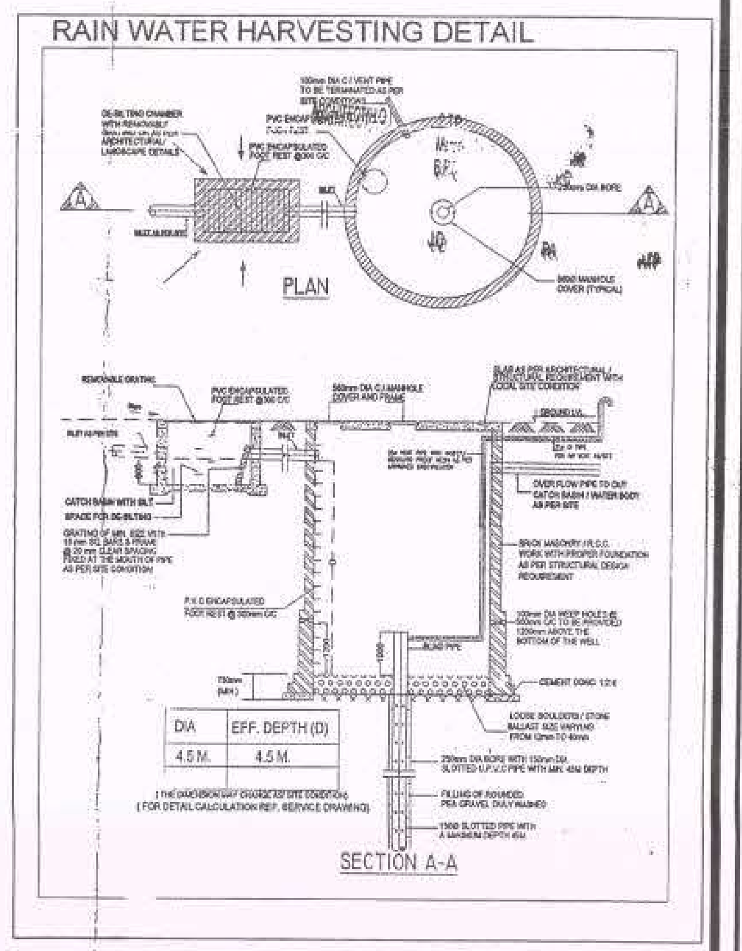
SITE AREA AVAILABLE	40342.036	SQM.
REQUIRED OPEN GREEN @ 15% OF SITE AREA	6051.305	SQM.
GREEN AREA PROVIDED		
LG-01	83.220	SQM.
LG-02	203.560	SQM.
LG-03	10.360	SQM.
LG-04	17.840	SQM.
LG-05	55.070	SQM.
LG-06	55.090	SQM.
LG-07	237.920	SQM.
LG-08	524.070	SQM.
LG-09	25.2[illegible]	SQM.
LG-10	24.500	SQM.
LG-11	90.480	SQM.
LG-12	900.100	SQM.
LG-13	398.020	SQM.
LG-14	1393.630	SQM.
LG-15	475.540	SQM.
LG-16	967.220	SQM.
LG-17	100.280	SQM.
LG-18	372.880	SQM.
LG-19	883.870	SQM.
LG-20	50.790	SQM.
LG-21	195.380	SQM.
LG-22	50.060	SQM.
TOTAL	7124.960	SQM.
HENCE TOTAL GREEN AREA	7124.960	SQM.
	18%	



KEY PLAN

RAIN WATER HARVESTING DETAIL



LEGEND

1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	200 MM Ø RCC MAIN SEWER PIPE
8	300 MM Ø RCC RAIN WATER PIPE
9	FLUSHING WATER SUPPLY TANK

NOTE:-

1) WATER HARVESTING
Certified that the building shall satisfy the water harvesting requirements as well as minimum anticipated discharge of water. Water more than 10,000 ltrs. or above per day shall incorporate waste water recycling system. Recycled water should be used for Horticulture purpose.

2.) STRUCTURE STABILITY
Certified that the structural parts of the building have been designed by us onthe basis of calculations and are considered safe and in accordance with the permissible stresses and slenderness ratio laid down by the bye-laws. The building is quite safe from earthquake point of view.

3) FIRE SAFETY
We shall provide proper fire safety measures as per the rules of 1965 / NBC
4) SOLAR WATER HEATING
We shall provide solar water heating system as per norms specified by hareda

LEGEND FOR PLUMBING

MH	MANHOLE FOR DRAINAGE
	MANHOLE FOR SEWERAGE
G.L.	GROUND LEVEL.
I.L.	INVERT LEVEL.
C.L.	CONNECTION LEVEL.
M.	METRE
L.	LENGTH
B.F.V.	BUTTER FLY VALVE
C.V.	CHECK/NON-RETURN VALVE

EP

AFFORDABLE GROUP HOUSING SECTOR - 68, GURGAON

DWG.NO	01
SHEET.NO	01

drg. title	SITE PLAN
project	PROPOSE BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY AREA MEASURING 9.96875 ACRE (LICENSE NO.-106 OF 2017 DATED-22-12-2017)IN SEC -68 , BADSAHAPUR, DISTRICT GURUGRAM.BEING DEVELOPED BY SAI AAINA FARM PVT. LTD.
client	SAI AAINA FARMS PVT. LTD.
architects	GAUTAM & GAUTAM ASSOCIATES, ARCHITECTURE URBAN PLANNING LANDSCAPING INTERIORS
ARCHITECT'S SIGNATURE:- AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • V... S-484, Lower GF, GK-II, New Delhi CA91/13614	OWNER SIGNATURE:- M/S Sai Aaina F... Pvt.Ltd. Authorised Signatory
drg. no 01	scale: 1:500
	date: JAN.....-2018

Checked and found ok for Public Health (Internal) Service only subject to comments... in forwarding letter No. SE(HO)/... Superintending Engineer (HO) HUDA, Panchkula

ARCHITECT(HQ) STP Member Secretary BPC, CTP(HQ) Member BPC, CTP(HQ) Chairman BPC
(RAM AVTAR BASSI) A.D.
(BALWANT SINGH) S.D.