



AREA CALCULATION SUMMARY

DESCRIPTION	AREA	UNIT
TOTAL PLOT AREA	4.98	ACRES
PLOT AREA FOR DEVELOPMENT AS PER ZONING	17848.632	SQ.M.
PERMISSIBLE COMMERCIAL @ 40% OF PLOT AREA	7133.953	SQ.M.
BALANCE PLOT AREA FOR RESIDENTIAL	17134.687	SQ.M.
PERMISSIBLE FAR AREA RESIDENTIAL	2.25	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @ 12% PLOT AREA	3853.045	SQ.M.
TOTAL PERMISSIBLE FAR (RESIDENTIAL)	2056.162	SQ.M.
TOTAL PERMISSIBLE FAR (COMMERCIAL)	40609.207	SQ.M.
PERMISSIBLE FAR AREA COMMERCIAL	40455.854	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @ 12% PLOT AREA	1.75	SQ.M.
TOTAL PERMISSIBLE FAR (COMMERCIAL)	85.673	SQ.M.
PERMISSIBLE FAR (COMMERCIAL)	1335.078	SQ.M.
TOTAL PERMISSIBLE FAR (COMMERCIAL)	1299.824	SQ.M.
PERMISSIBLE GROUND COVERAGE	59%	%
PROPOSED GROUND COVERAGE	8924.516	SQ.M.
REQUIRED GROUND COVERAGE	3082.273	%
REQUIRED GREEN AREA	17.269	%
PROPOSED GREEN	3022.397	%
POPULATION DENSITY CALCULATION DETAIL	3929.891	16.424
PERMISSIBLE DENSITY	750-900	PPA
PERMISSIBLE DENSITY	3175-56	PERSONS
TOTAL NO. OF DU PROPOSED	636	
NO. OF PERSON PER DU	5	
TOTAL POPULATION	3180	PERSONS
COVERED AREA DETAILS	46562.01	SQ.M.
PARKING AREA CALCULATION		
REQUIRED PARKING DETAILS		
TOTAL PROPOSED DU	636	DU
TOTAL TWO WHEELERS REQUIRED @ 1 PER DU	636	NO.
TOTAL ECS REQUIRED @ 0.5 ECS PER DU	318	ECS
PROPOSED PARKING DETAIL		
TOTAL PROPOSED ECS IN LOWER BASEMENT	222.44	ECS
TOTAL PROPOSED ECS IN UPPER BASEMENT	243.44	ECS
TOTAL PROPOSED ECS IN TOWER STILT	38.55	ECS
TOTAL PROPOSED ECS IN OPEN	18.87	ECS
TOTAL PROPOSED ECS	513.31	ECS
TOTAL PROPOSED TWO WHEELER	756	
PERMISSIBLE AREA FOR COMMUNITY HALL	185.81	SQ.M.
PROPOSED AREA FOR COMMUNITY HALL	186.710	SQ.M.
PERMISSIBLE AREA FOR AANGANWADI	185.81	SQ.M.
PROPOSED AREA FOR AANGANWADI	186.710	SQ.M.

FAR AREA CALCULATION DETAILS

FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOTAL
STILT	54.616	54.616	54.616	54.616	218.464
1ST FLOOR	374.906	374.906	374.906	374.906	1500.624
2ND FLOOR	374.906	374.906	374.906	374.906	1500.624
3RD FLOOR	374.906	374.906	374.906	374.906	1500.624
4TH FLOOR	374.906	374.906	374.906	374.906	1500.624
5TH FLOOR	374.906	374.906	374.906	374.906	1500.624
6TH FLOOR	374.906	374.906	374.906	374.906	1500.624
7TH FLOOR	374.906	374.906	374.906	374.906	1500.624
8TH FLOOR	374.906	374.906	374.906	374.906	1500.624
9TH FLOOR	374.906	374.906	374.906	374.906	1500.624
10TH FLOOR	374.906	374.906	374.906	374.906	1500.624
11TH FLOOR	374.906	374.906	374.906	374.906	1500.624
12TH FLOOR	374.906	374.906	374.906	374.906	1500.624
13TH FLOOR	374.906	374.906	374.906	374.906	1500.624
14TH FLOOR	374.906	374.906	374.906	374.906	1500.624
15TH FLOOR	374.906	374.906	374.906	374.906	1500.624
16TH FLOOR	374.906	374.906	374.906	374.906	1500.624
17TH FLOOR	374.906	374.906	374.906	374.906	1500.624
18TH FLOOR	374.906	374.906	374.906	374.906	1500.624
19TH FLOOR	374.906	374.906	374.906	374.906	1500.624
20TH FLOOR	374.906	374.906	374.906	374.906	1500.624
21ST FLOOR	374.906	374.906	374.906	374.906	1500.624
22ND FLOOR	374.906	374.906	374.906	374.906	1500.624
23RD FLOOR	374.906	374.906	374.906	374.906	1500.624
24TH FLOOR	374.906	374.906	374.906	374.906	1500.624
25TH FLOOR	374.906	374.906	374.906	374.906	1500.624
26TH FLOOR	374.906	374.906	374.906	374.906	1500.624
27TH FLOOR	374.906	374.906	374.906	374.906	1500.624
28TH FLOOR	374.906	374.906	374.906	374.906	1500.624
TOTAL	10061.874	10061.874	10061.874	10061.874	40247.516
TOTAL PROPOSED FAR AREA					40455.854

COVERED AREA CALCULATIONS

S.NO.	FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	COMMERCIAL-1	COMMERCIAL-2	GUARD ROOM	TOTAL
1	STILT/GROUND	414.244	414.244	414.244	414.244	645.169	645.169	12	1682.273
2	1ST FLOOR	399.113	399.113	399.113	399.113				1596.852
3	2ND FLOOR	399.113	399.113	399.113	399.113				1596.852
4	3RD FLOOR	399.113	399.113	399.113	399.113				1596.852
5	4TH FLOOR	399.113	399.113	399.113	399.113				1596.852
6	5TH FLOOR	399.113	399.113	399.113	399.113				1596.852
7	6TH FLOOR	399.113	399.113	399.113	399.113				1596.852
8	7TH FLOOR	399.113	399.113	399.113	399.113				1596.852
9	8TH FLOOR	399.113	399.113	399.113	399.113				1596.852
10	9TH FLOOR	399.113	399.113	399.113	399.113				1596.852
11	10TH FLOOR	399.113	399.113	399.113	399.113				1596.852
12	11TH FLOOR	399.113	399.113	399.113	399.113				1596.852
13	12TH FLOOR	399.113	399.113	399.113	399.113				1596.852
14	13TH FLOOR	399.113	399.113	399.113	399.113				1596.852
15	14TH FLOOR	399.113	399.113	399.113	399.113				1596.852
16	15TH FLOOR	399.113	399.113	399.113	399.113				1596.852
17	16TH FLOOR	399.113	399.113	399.113	399.113				1596.852
18	17TH FLOOR	399.113	399.113	399.113	399.113				1596.852
19	18TH FLOOR	399.113	399.113	399.113	399.113				1596.852
20	19TH FLOOR	399.113	399.113	399.113	399.113				1596.852
21	20TH FLOOR	399.113	399.113	399.113	399.113				1596.852
22	21TH FLOOR	399.113	399.113	399.113	399.113				1596.852
23	22TH FLOOR	399.113	399.113	399.113	399.113				1596.852
24	23RD FLOOR	399.113	399.113	399.113	399.113				1596.852
25	24TH FLOOR	399.113	399.113	399.113	399.113				1596.852
26	25TH FLOOR	399.113	399.113	399.113	399.113				1596.852
27	26TH FLOOR	399.113	399.113	399.113	399.113				1596.852
28	27TH FLOOR	399.113	399.113	399.113	399.113				1596.852
29	28TH FLOOR	399.113	399.113	399.113	399.113				1596.852
30	29TH FLOOR	399.113	399.113	399.113	399.113				1596.852
31	MACHINE ROOM	66.394	66.394	66.394	66.394				265.576
	TOTAL COVERED	11232.086	11232.086	11232.086	11232.086	645.169	645.169	12	46562.006

UNIT INVENTORY DETAILS

FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOTAL
STILT	6	6	6	6	24
1ST FLOOR	6	6	6	6	24
2ND FLOOR	6	6	6	6	24
3RD FLOOR	6	6	6	6	24
4TH FLOOR	6	6	6	6	24
5TH FLOOR	6	6	6	6	24
6TH FLOOR	6	6	6	6	24
7TH FLOOR	6	6	6	6	24
8TH FLOOR	6	6	6	6	24
9TH FLOOR	6	6	6	6	24
10TH FLOOR	6	6	6	6	24
11TH FLOOR	6	6	6	6	24
12TH FLOOR	6	6	6	6	24
13TH FLOOR	6	6	6	6	24
14TH FLOOR	6	6	6	6	24
15TH FLOOR	6	6	6	6	24
16TH FLOOR	6	6	6	6	24
17TH FLOOR	6	6	6	6	24
18TH FLOOR	6	6	6	6	24
19TH FLOOR	6	6	6	6	24
20TH FLOOR	6	6	6	6	24
21ST FLOOR	6	6	6	6	24
22ND FLOOR	6	6	6	6	24
23RD FLOOR	6	6	6	6	24
24TH FLOOR	6	6	6	6	24
25TH FLOOR	6	6	6	6	24
26TH FLOOR	6	6	6	6	24
27TH FLOOR	6	6	6	6	24
28TH FLOOR	6	6	6	6	24
TOTAL	158	158	158	158	636

DWELLING UNIT INVENTORY DETAILS

S.NO.	TOWER NO.	TYPE A	TYPE B	TOTAL
1	TOWER-1	112	46	158
2	TOWER-2	112	46	158
3	TOWER-3	112	46	158
4	TOWER-4	112	46	158
A	PROPOSED DWELLING	448	188	636

BASEMENT COVERED AREA CALCULATION

S.NO.	LENGTH X WIDTH X NO.	AREA	SQ.M.
A	LOWER BASEMENT	8023.899	SQ.M.
B	UPPER BASEMENT	8739.377	SQ.M.
C	TOTAL BASEMENT AREA	16763.276	SQ.M.

SUBMISSION DRAWING

CLIENT: CZAR BUILDWELL PVT.LTD.

PROJECT TITLE: PROPOSED REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENSE NO.128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHAMPUR, SECTOR-63A, GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT.LTD.

ARCHITECT: RAJEEV GYANCHAND & ASSOCIATES
1-22A, KRISHAN VIHAR, NEW DELHI - 110086

SIGNATURE OF ARCHITECT: [Signature]

SIGNATURE OF OWNER: [Signature]

DRAWING TITLE: NORTH
SITE PLAN

DRG. NO.: 1

SCALE: 1:325

DATE: JUNE 2020