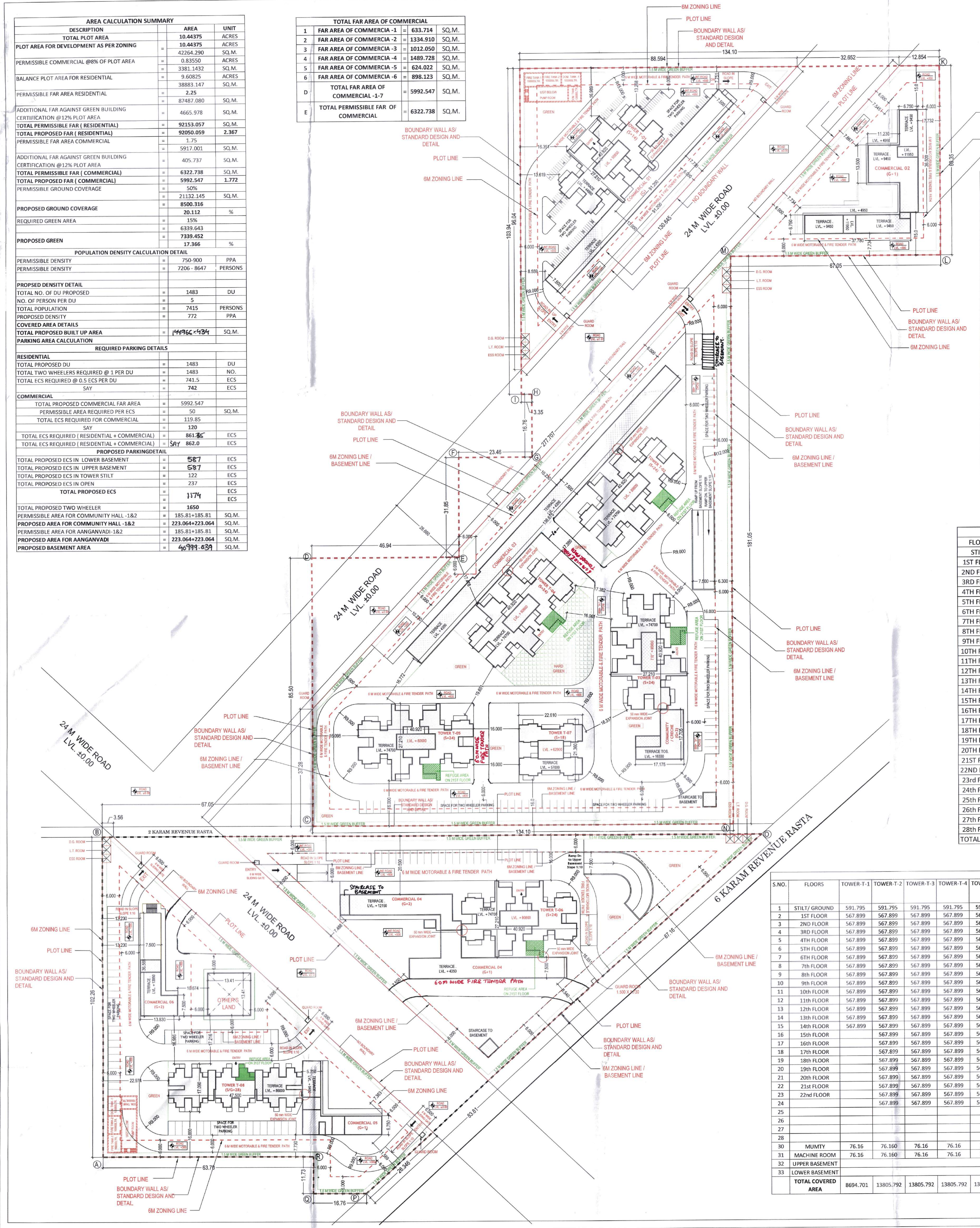

AREA CALCULATION SUMMARY			
DESCRIPTION		AREA	UNIT
TOTAL PLOT AREA		10.44375	ACRES
PLOT AREA FOR DEVELOPMENT AS PER ZONING	=	10.44375	ACRES
		42264.290	SQ.M.
PERMISSIBLE COMMERCIAL @8% OF PLOT AREA	=	0.83550	ACRES
	=	3381.1432	SQ.M.
BALANCE PLOT AREA FOR RESIDENTIAL	=	9.60825	ACRES
		38883.147	SQ.M.
PERMISSIBLE FAR AREA RESIDENTIAL	=	2.25	
	=	87487.080	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @12% PLOT AREA	=	4665.978	SQ.M.
TOTAL PERMISSIBLE FAR (RESIDENTIAL)	=	92153.057	SQ.M.
TOTAL PROPOSED FAR (RESIDENTIAL)	=	92050.059	2.367
PERMISSIBLE FAR AREA COMMERCIAL	=	1.75	
	=	5917.001	SQ.M.
ADDITIONAL FAR AGAINST GREEN BUILDING CERTIFICATION @12% PLOT AREA	=	405.737	SQ.M.
TOTAL PERMISSIBLE FAR (COMMERCIAL)	=	6322.738	SQ.M.
TOTAL PROPOSED FAR (COMMERCIAL)	=	5992.547	1.772
PERMISSIBLE GROUND COVERAGE	=	50%	
	=	21132.145	SQ.M.
PROPOSED GROUND COVERAGE	=	8500.316	
		20.112	%
REQUIRED GREEN AREA	=	15%	
	=	6339.643	
PROPOSED GREEN	=	7339.452	
		17.366	%
POPULATION DENSITY CALCULATION DETAIL			
PERMISSIBLE DENSITY	=	750-900	PPA
PERMISSIBLE DENSITY	=	7206 - 8647	PERSONS
PROPSED DENSITY DETAIL			
TOTAL NO. OF DU PROPOSED	=	1483	DU
NO. OF PERSON PER DU	=	5	
TOTAL POPULATION	=	7415	PERSONS
PROPOSED DENSITY	=	772	PPA
COVERED AREA DETAILS			
TOTAL PROPOSED BUILT UP AREA	=	144966.434	SQ.M.
PARKING AREA CALCULATION			
REQUIRED PARKING DETAILS			
RESIDENTIAL			
TOTAL PROPOSED DU	=	1483	DU
TOTAL TWO WHEELERS REQUIRED @ 1 PER DU	=	1483	NO.
TOTAL ECS REQUIRED @ 0.5 ECS PER DU	=	741.5	ECS
SAY	=	742	ECS
COMMERCIAL			
TOTAL PROPOSED COMMERCIAL FAR AREA	=	5992.547	
PERMISSIBLE AREA REQUIRED PER ECS	=	50	SQ.M.
TOTAL ECS REQUIRED FOR COMMERCIAL	=	119.85	
SAY	=	120	
TOTAL ECS REQUIRED (RESIDENTIAL + COMMERCIAL)	=	861.85	ECS
TOTAL ECS REQUIRED (RESIDENTIAL + COMMERCIAL)	= SAY	862.0	ECS
PROPOSED PARKINGDETAIL			
TOTAL PROPOSED ECS IN LOWER BASEMENT	=	587	ECS
TOTAL PROPOSED ECS IN UPPER BASEMENT	=	587	ECS
TOTAL PROPOSED ECS IN TOWER STILT	=	122	ECS
TOTAL PROPOSED ECS IN OPEN	=	237	ECS
TOTAL PROPOSED ECS	=	1174	ECS
TOTAL PROPOSED TWO WHEELER	=	1650	
PERMISSIBLE AREA FOR COMMUNITY HALL -1&2	=	185.81+185.81	SQ.M.
PROPOSED AREA FOR COMMUNITY HALL -1&2	=	223.064+223.064	SQ.M.
PERMISSIBLE AREA FOR AANGANVADI-1&2	=	185.81+185.81	SQ.M.
PROPOSED AREA FOR AANGANVADI	=	223.064+223.064	SQ.M.
PROPOSED BASEMENT AREA	=	40999.039	SQ.M.

TOTAL FAR AREA OF COMMERCIAL				
1	FAR AREA OF COMMERCIA -1	=	633.714	SQ.M.
2	FAR AREA OF COMMERCIA -2	=	1334.910	SQ.M.
3	FAR AREA OF COMMERCIA -3	=	1012.050	SQ.M.
4	FAR AREA OF COMMERCIA -4	=	1489.728	SQ.M.
5	FAR AREA OF COMMERCIA -5	=	624.022	SQ.M.
6	FAR AREA OF COMMERCIA -6	=	898.123	SQ.M.
D	TOTAL FAR AREA OF COMMERCIAL -1-7	=	5992.547	SQ.M.
E	TOTAL PERMISSIBLE FAR OF COMMERCIAL	=	6322.738	SQ.M.

DWELLING UNIT INVENTORY DETAILS

S.NO	TOWER NO.	2BHK + UTILITY TYPE -1	2BHK + UTILITY TYPE -II	2BHK + UTILITY TYPE -III	1BHK	TOTAL UNITA
1	TOWER - T1	56	56			112
2	TOWER - T2	95	96			191
3	TOWER - T3	95	96			191
4	TOWER - T4	95	96			191
5	TOWER - T5	95	96			191
6	TOWER - T6	95	96			191
7	TOWER - T7			72		72
8	TOWER - T8				344	344
A	TOTAL PROPOSED DWELLING UNITS	531	536	72	344	1483

FAR AREA CALCULATION DETAILS (RESIDENTIAL)

FLOOR	TOWER-T1	TOWER-T2	TOWER-T3	TOWER-T4	TOWER-T5	TOWER-T6	TOWER-T7	TOWER-T8	GUARD ROOM
STILT/ GROUND	72.325	72.325	72.325	72.325	72.325	72.325	61.180	434.288	24.000
1ST FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
2ND FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
3RD FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
4TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
5TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
6TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
7TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
8TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
9TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
10TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
11TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
12TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
13TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
14TH FLOOR	548.116	548.116	548.116	548.116	548.116	548.116	269.400	461.570	
15TH FLOOR		548.116	548.116	548.116	548.116	548.116	269.400	461.570	
16TH FLOOR		548.116	548.116	548.116	548.116	548.116	269.400	461.570	
17TH FLOOR		548.116	548.116	548.116	548.116	548.116	269.400	461.570	
18TH FLOOR		548.116	548.116	548.116	548.116	548.116	269.400	461.570	
19TH FLOOR		548.116	548.116	548.116	548.116	548.116		461.570	
20TH FLOOR		548.116	548.116	548.116	548.116	548.116		461.570	
21ST FLOOR		526.882	526.882	526.882	526.882	526.882		443.675	
22ND FLOOR		548.116	548.116	548.116	548.116	548.116		461.570	
23rd FLOOR		548.116	548.116	548.116	548.116	548.116		461.570	
24th FLOOR		548.116	548.116	548.116	548.116	548.116		461.570	
25th FLOOR								461.570	
26th FLOOR								461.570	
27th FLOOR								461.570	
28th FLOOR								461.570	
TOTAL	7745.949	13205.875	13205.875	13205.875	13205.875	13205.875	4910.380	13340.357	24.000
TOTAL PROPOSED FAR AREA		=		92050.059					

UNIT INVENTORY DETAILS

FLOOR	TOWER-T1	TOWER-T2	TOWER-T3	TOWER-T4	TOWER-T5	TOWER-T6	TOWER-T7	TOWER-T8
STILT								9
1ST FLOOR	8	8	8	8	8	8	4	12
2ND FLOOR	8	8	8	8	8	8	4	12
3RD FLOOR	8	8	8	8	8	8	4	12
4TH FLOOR	8	8	8	8	8	8	4	12
5TH FLOOR	8	8	8	8	8	8	4	12
6TH FLOOR	8	8	8	8	8	8	4	12
7TH FLOOR	8	8	8	8	8	8	4	12
8TH FLOOR	8	8	8	8	8	8	4	12
9TH FLOOR	8	8	8	8	8	8	4	12
10TH FLOOR	8	8	8	8	8	8	4	12
11TH FLOOR	8	8	8	8	8	8	4	12
12TH FLOOR	8	8	8	8	8	8	4	12
13TH FLOOR	8	8	8	8	8	8	4	12
14TH FLOOR	8	8	8	8	8	8	4	12
15TH FLOOR		8	8	8	8	8	4	12
16TH FLOOR		8	8	8	8	8	4	12
17TH FLOOR		8	8	8	8	8	4	12
18TH FLOOR		8	8	8	8	8	4	12
19TH FLOOR		8	8	8	8	8		12
20TH FLOOR		8	8	8	8	8		12
21ST FLOOR		7	7	7	7	7		11
22ND FLOOR		8	8	8	8	8		12
23rd FLOOR		8	8	8	8	8		12
24th FLOOR		8	8	8	8	8		12
25th FLOOR								12
26th FLOOR								12
27th FLOOR								12
28th FLOOR								12
TOTAL	112	191	191	191	191	191	72	344

BUILT UP AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1	TOWER-T-2	TOWER-T-3	TOWER-T-4	TOWER-T-5	TOWER-T-6	TOWER-T-7	TOWER-T-8	COMMERCIAL -1	COMMERCIAL -2	COMMERCIAL -3	COMMERCIAL -4	COMMERCIAL -5	COMMERCIAL -6	COMMUNITY & AANGANVADI	GUARD ROOM	TOTAL BUILT UP AREA
1	STILT/ GROUND	591.795	591.795	591.795	591.795	591.795	591.795	311.353	502.286	633.714	730.272	1012.050	841.444	353.250	318.113	223.064	24	8500.316
2	1ST FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366		730.272		324.132	353.250	318.113	223.064		6140.016
3	2ND FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366						318.113	223.064		4732.362
4	3RD FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366							223.064		4414.249
5	4TH FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
6	5TH FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
7	6TH FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
8	7th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
9	8th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
10	9th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
11	10th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
12	11th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
13	12th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
14	13th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
15	14th FLOOR	567.899	567.899	567.899	567.899	567.899	567.899	295.425	488.366									4191.185
16	15th FLOOR		567.899	567.899	567.899	567.899	567.899	295.425	488.366									3623.286
17	16th FLOOR		567.899	567.899	567.899	567.899	567.899	295.425	488.366									3623.286
18	17th FLOOR		567.899	567.899	567.899	567.899	567.899	295.425	488.366									3623.286
19	18th FLOOR		567.899	567.899	567.899	567.899	567.899		488.366									3327.861
20	19th FLOOR		567.899	567.899	567.899	567.899	567.899		488.366									3327.861
21	20th FLOOR		567.899	567.899	567.899	567.899	567.899		488.366									3327.861
22	21st FLOOR		567.899	567.899	567.899	567.899	567.899		488.366									3327.861
23	22nd FLOOR		567.899	567.899	567.899	567.899	567.899		488.366									3327.861
24			567.899	567.899	567.899	567.899	567.899		488.366									3327.861
25									488.366									488.366
26									488.366									488.366
27									488.366									488.366
28									488.366									488.366
30	MUMTY	76.16	76.160	76.16	76.16	76.16	76.16	44.33	59.3936		61.05		32.1	62.1	28.187			683.071
31	MACHINE ROOM	76.16	76.160	76.16	76.16	76.16	76.16	44.33	59.3936		11.28		11.92	11.28	8.69			603.854
32	UPPER BASEMENT																	20499.519
33	LOWER BASEMENT																	20499.519
	TOTAL COVERED AREA	8694.701	13805.792	13805.792	13805.792	13805.792	13805.792	5422.238	13806.961	633.714	1471.824	1012.050	1209.596	779.880	991.216	892.256	24.000	144966.434

SUBMISSION DRAWING

CLIENT

CZAR BUILDWELL PVT.LTD.

PROJECT TITLE:-

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 1044375 ACRES (LICENSE NO. 66 OF 2021 DATED 07-09-2021) IN SECTOR - 104, GURUGRAM BEING DEVELOPED BY SH. BHOOP SINGH,SH. NAND KISHOR, SH. NARENDER SS/O SH. TEKCHAND, SH. RAMESH CHAND, SH. KULDEEP, SH. PARDEEP KUMAR, SH. SATBIR SINGH, SH. MANOJ KUMAR SS/O SHRI RAM, SMT. BHAGWANI DEVI WD/O SH. HOSHIYAR SINGH, SH. BIJEDER SINGH, SH. SURINDER, SH. JAI PARKASH, SH. KAPTAN SS/O SH. BAL KISHAN, SH. ANIL KUMAR, SH. MANOJ KUMAR SS/O SH. OM PARKASH IN COLLABORATION WITH CZAR BUILDWELL PVT. LTD.

ARCHITECT:-

MAHIRA DESIGNS PVT. LTD.
302A, GLOBAL FOYER
SECTOR-43, GURUGRAM

SIGNATURE OF ARCHITECT	SIGNATURE OF OWNER
ROHIT GARG CA/98/17868	Czar Buildwell Private Limited Authorised signatory

DRAWING TITLE	NORTH	DRG. NO.
SITE PLAN		
SCALE - 1:100	DATE - SEPT. 2021	

ARCHITECT(HQ) S.T.P. Member Secretary B.P.C. STP(G) Member B.P.C. C.T.P.(H) Chairman B.P.C. DDT(HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in ... Dt. 28/10/21

Additional Chief Engineer (HQ) HSVP, Panchkula

P.A. A.T.P.