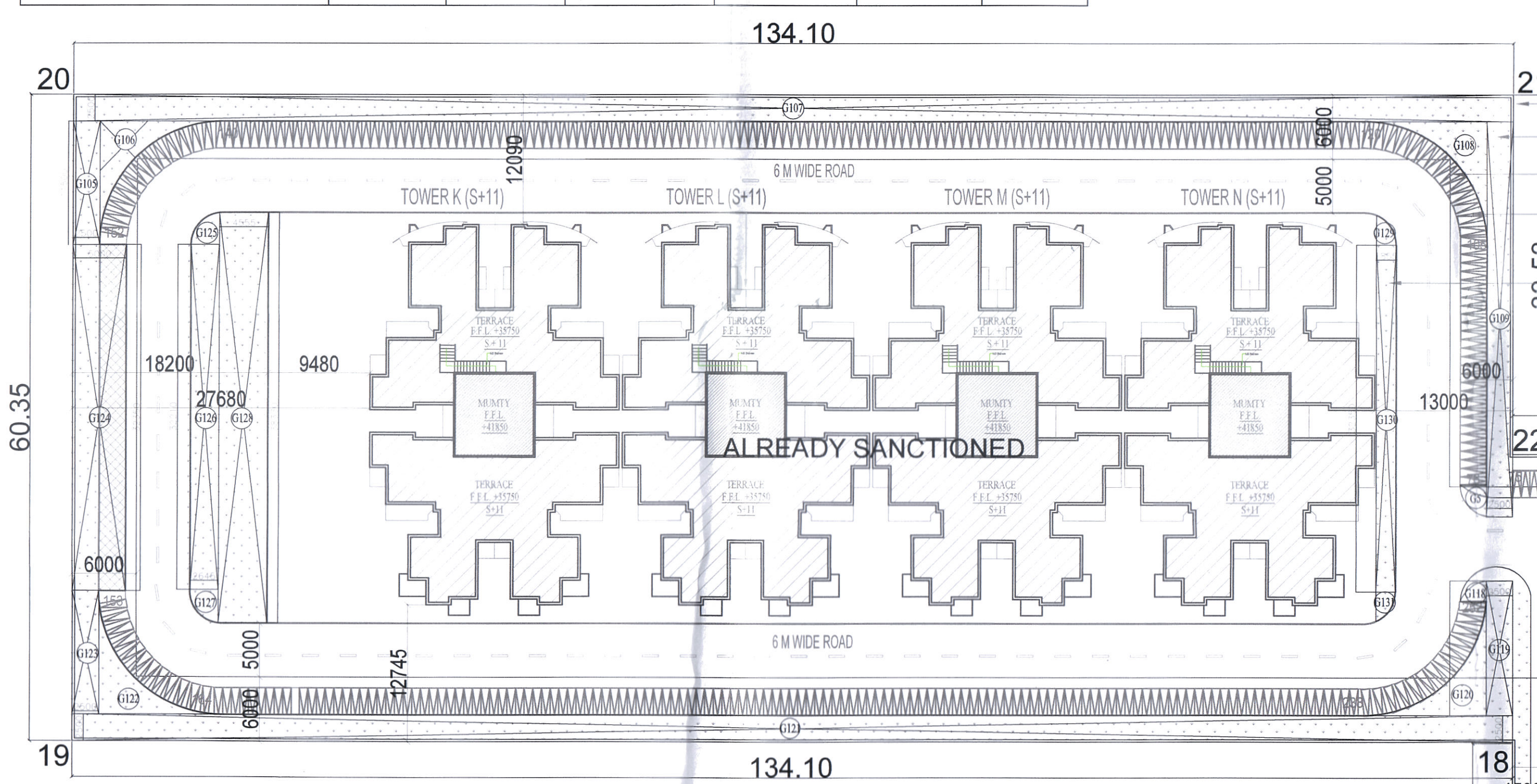


AREA STATEMENT		PREVIOUS SANCTION AREA		AREA TO BE PROPOSED			
TOTAL SITE AREA		(IN SQ. MTS)		(IN SQ. MTS)			
(IN ACRES)	(IN SQ. MTS)	(IN ACRES)	(IN SQ. MTS)	(IN ACRES)	(IN SQ. MTS)		
TOTAL PLOT AREA		9.875	39062.6438	8.76675	35485.816	1.10825	4478.82781
COMMERCIAL PLOT AREA=4%		0.390	1586.8068	0.338	1410.433	0.0545	2170.0733
RESIDENTIAL PLOT AREA=96%		9.4800	38064.1360	8.4180	34065.383	1.0000	4277.754
TOTAL SITE AREA		(IN SQ. MTS)		(IN SQ. MTS)		AREA TO BE PROPOSED	
Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)		
Permissible Residential F.A.R @ 2.25%	86319.311	7649.362	1021.961	9690.946	128.533		
ADDITIONAL F.A.R.SOLD WASTE@3%	1150.554	1021.961	128.533	128.533			
Total Permissible Residential F.A.R	87470.23	87461.874	17791.354	77664.204	9795.46		
Balanced Residential F.A.R	8.38		6.150		2.211		
Permissible Commercial F.A.R @ 1.75%	2767.385	2484.007	313.378				
ADDITIONAL F.A.R.SOLD WASTE@3%	47.555	42.963	5.372				
Total Permissible Commercial F.A.R	2845.34	2843.641	318.750	318.750	318.750		
Balanced Commercial F.A.R	1.70		1.189		0.510		
TOTAL SITE AREA		(IN SQ. MTS)		(IN SQ. MTS)		AREA TO BE PROPOSED	
Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Min Permissible Area (in sq.mts)	Proposed area (in sq.mts)		
Permissible green @ 15%	2994.397	6308.004	5322.972	6033.554	6033.554		
	15	17.36	15	17.00	15		20.18
TOTAL SITE AREA		(IN SQ. MTS)		(IN SQ. MTS)		AREA TO BE PROPOSED	
Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Permissible Area (in sq.mts)	Proposed area (in sq.mts)	Min Permissible Area (in sq.mts)	Proposed area (in sq.mts)		
Permissible Road Coverage @ 50%	19081.322	9034.022	17742.908	8037.822	2238.414	109.2	
	50	24.86	50	26.33	50	42.36	

		UNIT SUMMARY				
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY TERRACE AREA	TOTAL CARPET AREA
1	2BHK TOWER-C	TYPE-1	20	40.93	9.78	818.60
		TYPE-4	20	39.70	10.17	794.00
		TYPE-5	20	41.48	9.77	829.60
		TYPE-3P	2	40.93	24.27	81.86
		TYPE-4P	2	39.70	21.17	81.86
		TYPE-5P	2	41.48	11.02	82.96
2	3BHK TOWER-B	TYPE-1	40	57.99	10.74	2319.60
		TYPE-2	40	55.99	10.58	2289.60
		TYPE-3	4	57.99	18.46	231.96
		TYPE-2P	4	55.99	18.46	223.96
3	3BHK TOWER-D	TYPE-6	8	55.63	11.51	445.04

BUILTUP AREA SUMMARY	
	PROPOSED BUILTUP AREA
RESIDENTIAL BUILTUP AREA	12077.96
COMMERCIAL BUILTUP AREA	318.24
TOTAL BUILTUP AREA	12396.200



PROPOSED AREA FOR HOUSING													
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR ARE(ground +typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	O	(S+11)	1st To 11th.	11	6	66	31.25	296.77	328.47	524.65	36.45	31.25	4229.12
2	P	(S+11)	1st To 11th.	11	8	88	30.51	535.96	589.56	986.89	36.45	20.51	7079.44
3	Q	(S+4)	1st. To 4th.	4	2	8	18.39	133.32	551.67	166.42	15.00	18.39	769.40
TOTAL						162			9795.46	1577.96		80.15	12077.96

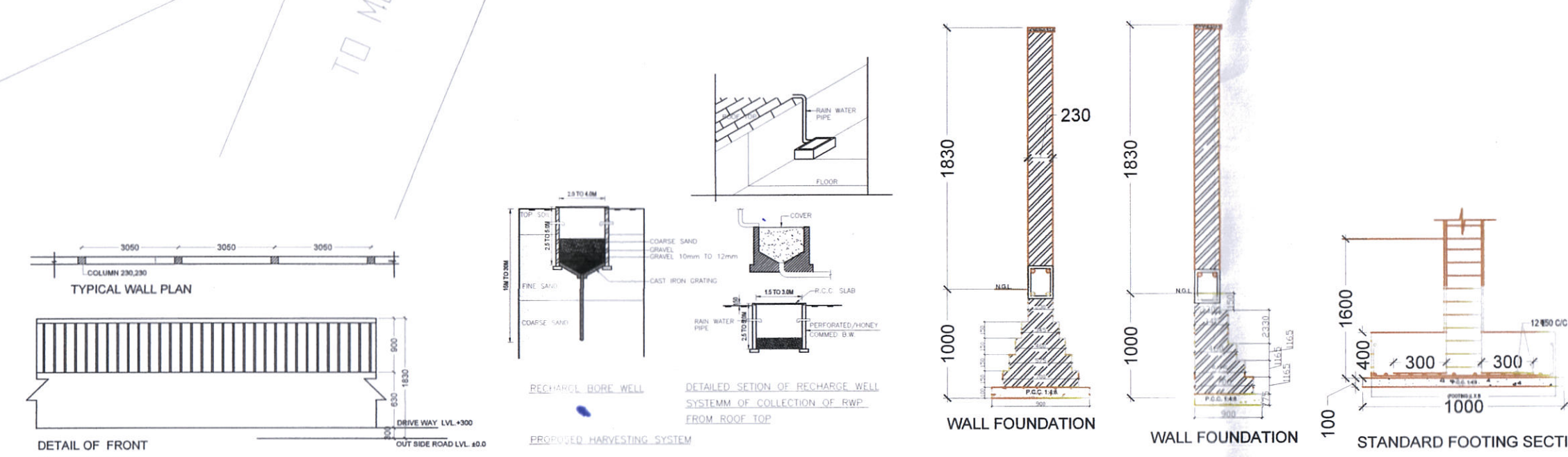
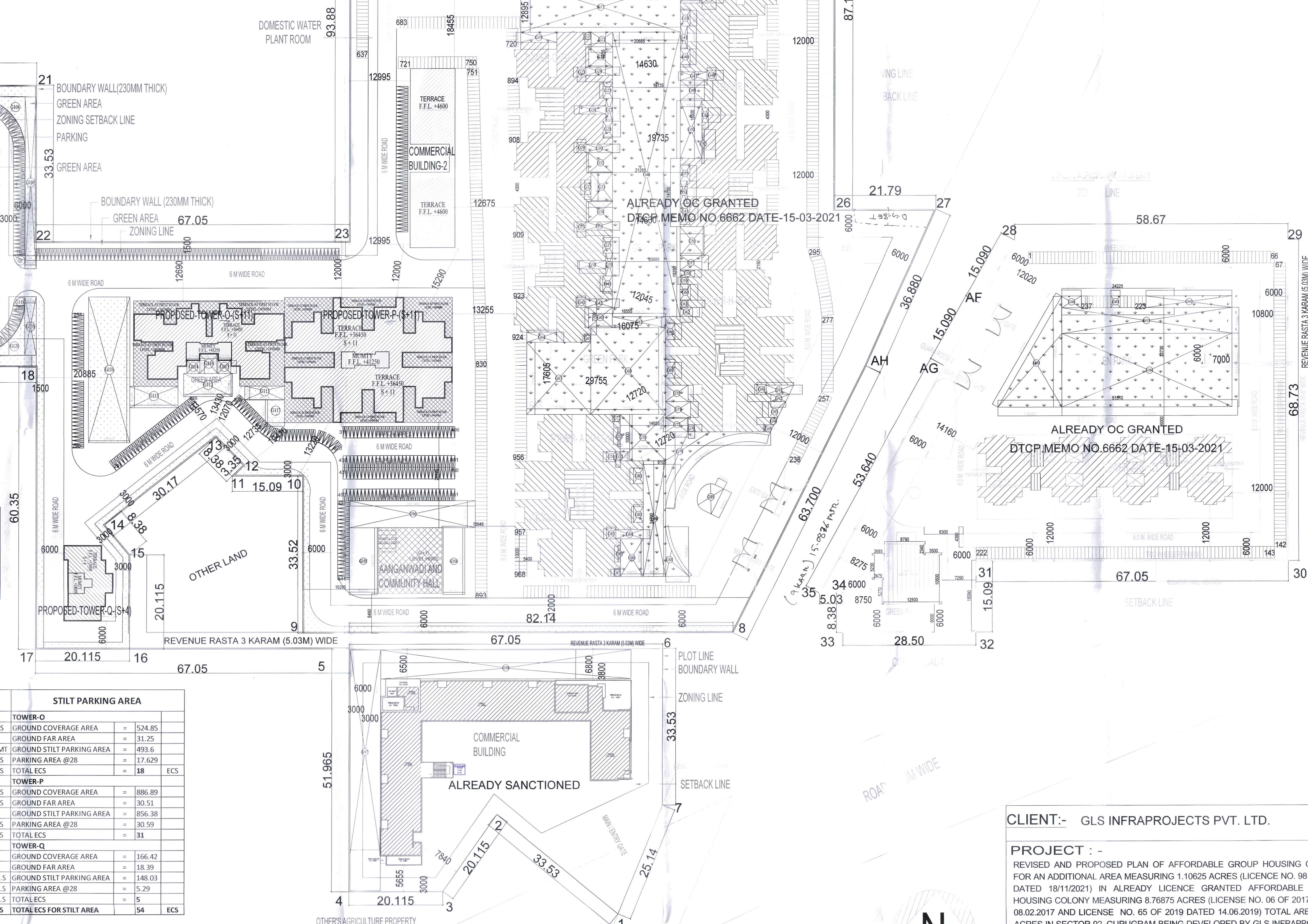
PROPOSED AREA FOR COMMERCIAL								
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA	
1	COMMERCIAL-2	318.24	G	1	318.24	318.24	4.60	318.2
3	TOTAL				318.24	318.24		

DENSITY CALCULATION FOR 9.48 ACHELAND			
	PROPOSED AREA	ALREADY SANCTIONED AREA	TOTAL
NET PLOT AREA FOR DENSITY OF RESIDENTIAL BUILDING	1.0620	8.4180	9.4800
NUMBER OF DU	162	1264	1426
POPULATION @5/UNIT	810	6320	7130
DENSITY PERMISSIBLE	750-900	750-772	750-900
DENSITY ACHIEVED	762-711	750-772	752-109

RESIDENTIAL F.A.R DETAILS						
Residential F.A.R Details	PROPOSED AREA		ALREADY SANCTIONED AREA		TOTAL AREA	
	AREA	UNIT	AREA	UNIT	AREA	UNIT
Tower-A	..	Sq.mts	7267.62	Sq.mts	7267.62	Sq.mts
Tower-B	..	Sq.mts	5163.500	Sq.mts	5163.500	Sq.mts
Tower-C	..	Sq.mts	5163.500	Sq.mts	5163.500	Sq.mts
Tower-D	..	Sq.mts	6779.640	Sq.mts	6779.640	Sq.mts
Tower-E	..	Sq.mts	6710.770	Sq.mts	6710.770	Sq.mts
Tower-F	..	Sq.mts	5163.500	Sq.mts	5163.500	Sq.mts
Tower-G	..	Sq.mts	5163.500	Sq.mts	5163.500	Sq.mts
Tower-H	..	Sq.mts	7267.620	Sq.mts	7267.620	Sq.mts
Tower-I	..	Sq.mts	7228.510	Sq.mts	7228.510	Sq.mts
Tower-K	..	Sq.mts	5439.011	Sq.mts	5439.011	Sq.mts
Tower-L	..	Sq.mts	5439.011	Sq.mts	5439.011	Sq.mts
Tower-M	..	Sq.mts	5439.011	Sq.mts	5439.011	Sq.mts
Tower-N	..	Sq.mts	5439.011	Sq.mts	5439.011	Sq.mts
Tower-O	3318.93	Sq.mts	..	Sq.mts	3318.93	Sq.mts
Tower-P	5926.07	Sq.mts	..	Sq.mts	5926.07	Sq.mts
Tower-Q	551.67	Sq.mts	..	Sq.mts	551.67	Sq.mts
TOTAL	9796.67		77665.204		87461.874	

COMMERCIAL F.A.R AREA DETAILS							
Commercial F.A.R Details	PROPOSED AREA		ALREADY SANCTIONED AREA		TOTAL AREA		
	AREA	UNIT	AREA	UNIT	AREA	UNIT	
	Commercial-1	..	Sq.mts.	312.435	Sq.mts.	312.435	Sq.mts.
	Commercial	..	Sq.mts.	2212.966	Sq.mts.	2212.966	Sq.mts.
	Commercial-2	318.24	Sq.mts.		Sq.mts.	318.240	Sq.mts.
	TOTAL	318.24		2525.401		2843.641	

PARKING SUMMARY				STILT PARKING AREA			
TOTAL NO. OF APARTMENTS	=	162		TOWER-O			
PARKING REQUIRED @0.5 ECS PER DU	=	81	ECS	GROUND COVERAGE AREA		=	524.85
PARKING REQUIRED BY AREA				GROUND FAR AREA		=	31.25
PROPOSED OPEN PARKING AREA	=	2633.6	SQMT	GROUND STILT PARKING AREA		=	493.6
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	114.51	ECS	PARKING AREA @28		=	17.629
	SAY	114	ECS	TOTAL ECS		=	18
				TOWER-P			
PROPOSED STILT PARKING	=	54	ECS	GROUND COVERAGE AREA		=	886.89
TOTAL ECS PROVIDED		168	ECS	GROUND FAR AREA		=	30.51
				GROUND STILT PARKING AREA		=	856.38
TOTAL ECS PROVIDED IN STILT AND OPEN		168	ECS	PARKING AREA @28		=	30.59
ADDITIONAL ECS PROVIDED (168-81)		87	ECS	TOTAL ECS		=	31
				TOWER-Q			
TOTAL NO. OF APARTMENTS		162		GROUND COVERAGE AREA		=	166.42
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		162		GROUND FAR AREA		=	18.39
2WHEELERS PROVIDED ON STILT		108	NO.S	GROUND STILT PARKING AREA		=	148.03
2 WHEELERS PROVIDED ON SITE		54	NO.S	PARKING AREA @28		=	5.29
TOTAL ECS PROVIDED		168	NO.S	TOTAL ECS		=	5
CHARGEABLE ECS PARKING (168-81)	=	87	NO.S	TOTAL ECS FOR STILT AREA		54	ECS



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

TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

Checked and found ok for Public Health
(Internal) Service only subject to comments in
in forwarding letter No. ACE(HQ).....D.....22-12-2014

Additional Chief Engineer (HQ)
HSVP, Panchajanya

CLIENT:- GLS INFRAPROJECTS PVT. LTD.

PROJECT : -

REVISED AND PROPOSED PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.10625 ACRES (LICENCE NO. 98 OF 2021 DATED 18/11/2021) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 8.78675 ACRES (LICENCE NO. 06 OF 2017 DATED 08.02.2017 AND LICENCE NO. 65 OF 2019 DATED 14.06.2019) TOTAL AREA 9.875 ACRES IN SECTOR-92, GURUGRAM BEING DEVELOPED BY GLS INFRAPROJECTS PVT. LTD.

ARCHITECTS



Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON
HARYANA

SCALE : 1:500

DRAWING NAME
SITE PLAN

DRAWING NO. SUB-01

APPLICANT'S SIGN

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGN