Area Statement

S.No.	Description	Permissible		Proposed	
		Nos.	Area (Sqm)	Area (Sqm)	Nos. / Percentage
1	Total Plot Area	10.10 Acres	40873.1850		
2	Total Plot Area (for FAR & Ground coverage calculation)	10.10 Acres	40873.1850	----	----
3	Permissible FAR @1.75	----	71528.074	71501.638	1.7494
4	Permissible Ground Coverage @35%	----	14305.615	6379.071	15.607%
5	Convenient Shopping @.5% of the total Site Area	----	204.366	204.274	----
6	FAR for convenient shopping @1.00	----	204.366	204.274	----
7	Ground Coverage for Convenient Shopping @100% of shopping area	----	204.366	204.274	99.96
8	Area for Nursery School	1.00	809.37 (0.2 Acres)	888.62	
9	Density	1010 to 3030 persons	100-300 PPA	2709	268.22
10	Main Dwelling Without Domestic Servants	----	----		436.00
11	Main Dwelling With Domestic Servants (Domestic Servants units to be provided @10% of the number of main dwelling units minimum)	48.70		----	51
12	No. of EWS required @15% of the total number of dwelling units having minimum area of 200 sft.	85.94			86
13	F.A.R of Community Building	----	----	920.77	----
14	Total No. of Dwelling Units		----	----	573
15	Minimum ECS required @1.5 Equivalent car space for each dwelling unit	731	----	----	1231
16	Minimum Covered Parking to be Provided @75% of total required ECS	548	----	----	1102
17	Balance Maximum Surface Parking @25% of total required ECS	183	----		125
18	Parking for EWS @5% of total ECS	37			37
19	Required Organised Green Space @15% of the total site area - Option 1	----	6130.98	8159.95	19.96

AREA AND POPULATION CALCULATION

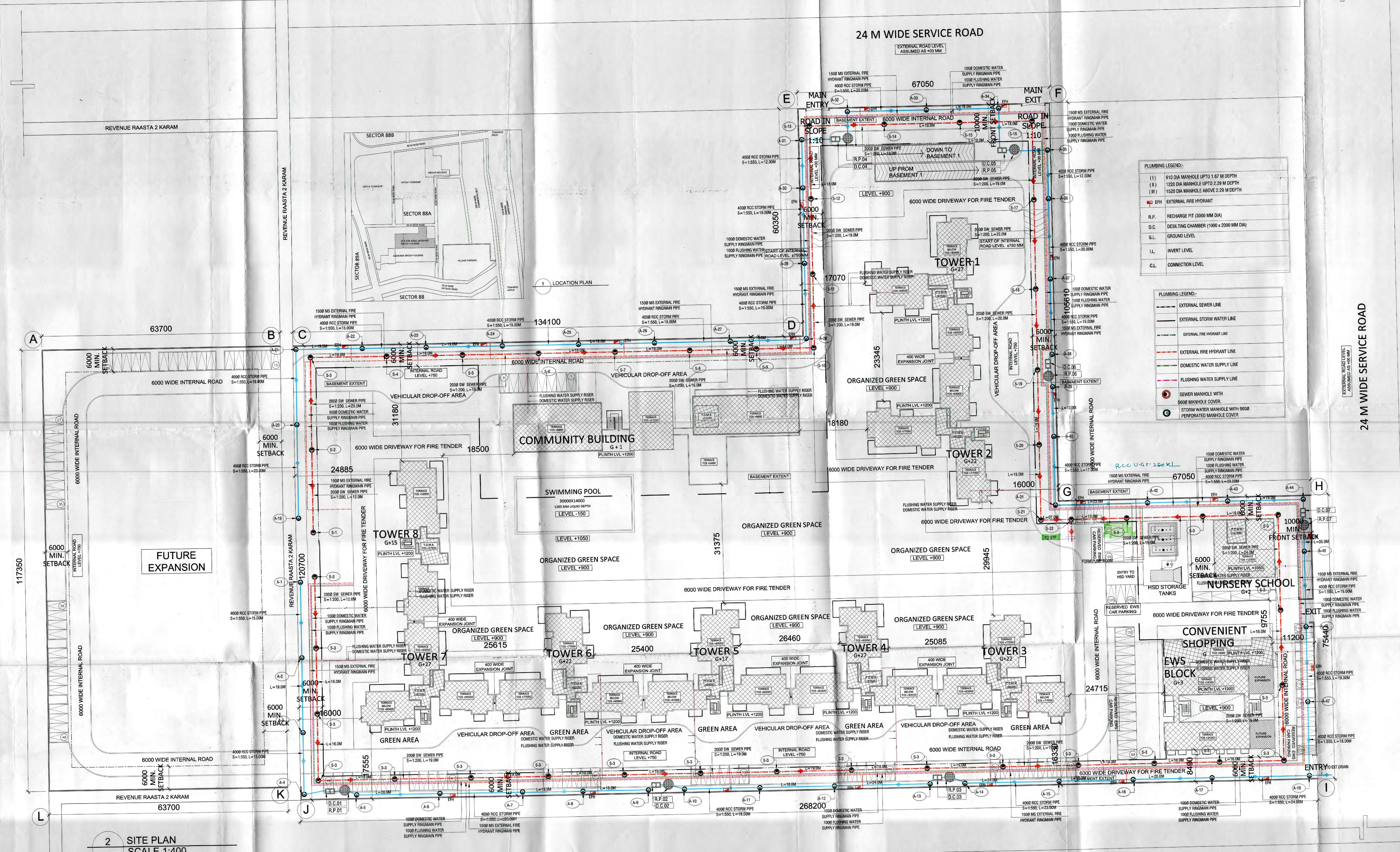
S.No.	Building type	No. of Floors	No. of Apartments	FAR	Ground Coverage	Main Population	Service Population
1	Tower 1	G+27	76	10369.901	573.780	380	4
2	Tower 2	G+22	63	9795.363	633.085	315	50
3	Tower 3	G+22	63	7954.369	531.216	315	8
4	Tower 4	G+27	74	10525.873	589.977	370	0
5	Tower 5	G+17	44	6745.395	593.479	220	0
6	Tower 6	G+22	59	8428.164	596.724	295	0
7	Tower 7	G+27	78	9803.551	531.213	390	8
8	Tower 8	G+15	30	4888.128	458.470	150	32
10	Convenient Shopping	G	....	204.274	204.274	....	....
11	Community Building	G+1		920.771	1016.390	....	....
12	EWS	G + 6	86	1865.849	397.867	172	....
13	School	G+2	....	....	252.596	....	....
Total		----	573	71501.638	6379.071	2607	102

STILT AREA CALCULATION

TOWER NO.	STILT AREA
TOWER 1	215.675
TOWER 2	99.185
TOWER 3	74.005
TOWER 4	349.750
TOWER 5	349.750
TOWER 6	349.750
TOWER 7	74.005
TOWER 8	138.567
EWS	178.015
TOTAL	1828.702

ECS CALCULATION

DESCRIPTION	NOS.	AREA (SQM)
TOTAL BASEMENT AREA (ALL FLOORS)		44704.41
TOTAL AREA UNDER CAR PARKING, CIRCULATION, RAMPS, TOWERS ETC		41914.297
TOTAL AREA UNDER SERVICES		2790.11
ECS ACHIEVED IN AREA AS PER 35 SQM/ECS		1197.551
TOTAL ECS PROVIDED IN BASEMENT	1102	
TOTAL ECS PROVIDED IN THE PROJECT	1227	
TOTAL ECS PROVIDED FOR EWS	37	
TOTAL AREA FOR TWO-WHEELER PARKING IN STILT		1828.702



S.T.P. (HQ) Member Secretary B.P.C.
S.T.P. (G) Member B.P.C.
C.T.P. (Hr.) Chairman B.P.C.
AD JD SD DA ATP

ARCHITECT:

t-am3

J 94, L.G FLOOR
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T: 91 11 41041053 / 54 T/F: 91 11 41041053

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. SE(HQ)/ 191 Dt. 29.4.14
Superintending Engineer (HQ) HUDA, Panchkula

STRUCTURE CONSULTANT:
NNC DESIGN INTERNATIONAL
G-70, 2ND FLOOR, JASWANT PLAZA,
NEAR KALINDI KUNJ, MAIN SARITA VIHAR ROAD,
OKHLA, NEW DELHI-110025
T: 011-26940734 / 5 / 6 / 7

MEP CONSULTANT:
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6. ALL INDICATED LEVELS ARE FINISHED LEVELS UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. EXHAUST FANS WILL BE PROVIDED IN ALL KITCHENS, WC'S & TOILETS.
4. PERMANENT VENTILATION WILL BE PROVIDED IN ALL WC'S & TOILETS.
5. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
6. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED IN THE GROUP HOUSING SCHEME AS PER APPLICABLE NORMS.
7. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
8. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.

KEY PLAN:

CLIENT:
VAIBHAV WAREHOUSING PVT.LTD. AND OTHERS

NORTH:

PROJECT:
PROPOSED BUILDING PLAN OF GROUP HOUSING SCHEME MEASURING 10.10 ACRES(LICENSE NO. 42 OF 2013 DATED 06.06.2013) IN SECTOR-88A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VAIBHAV WAREHOUSING PVT. LTD AND OTHERS C/O VATIKA LTD.

DRAWING TITLE:
SUBMISSION DRAWINGS
SITE PLAN

DRAWING NO: 130-2012 A-ANH-1.1.1 SP
REV.

SCALE: 1:400
DATE: MAY 2014

ARCHITECT'S SIGNATURE:
Vijay Dahiya ARCHITECT CA / 2000 / 26057

CLIENT'S SIGNATURE:
NAVEEN GAUTAM Authorised Signatory