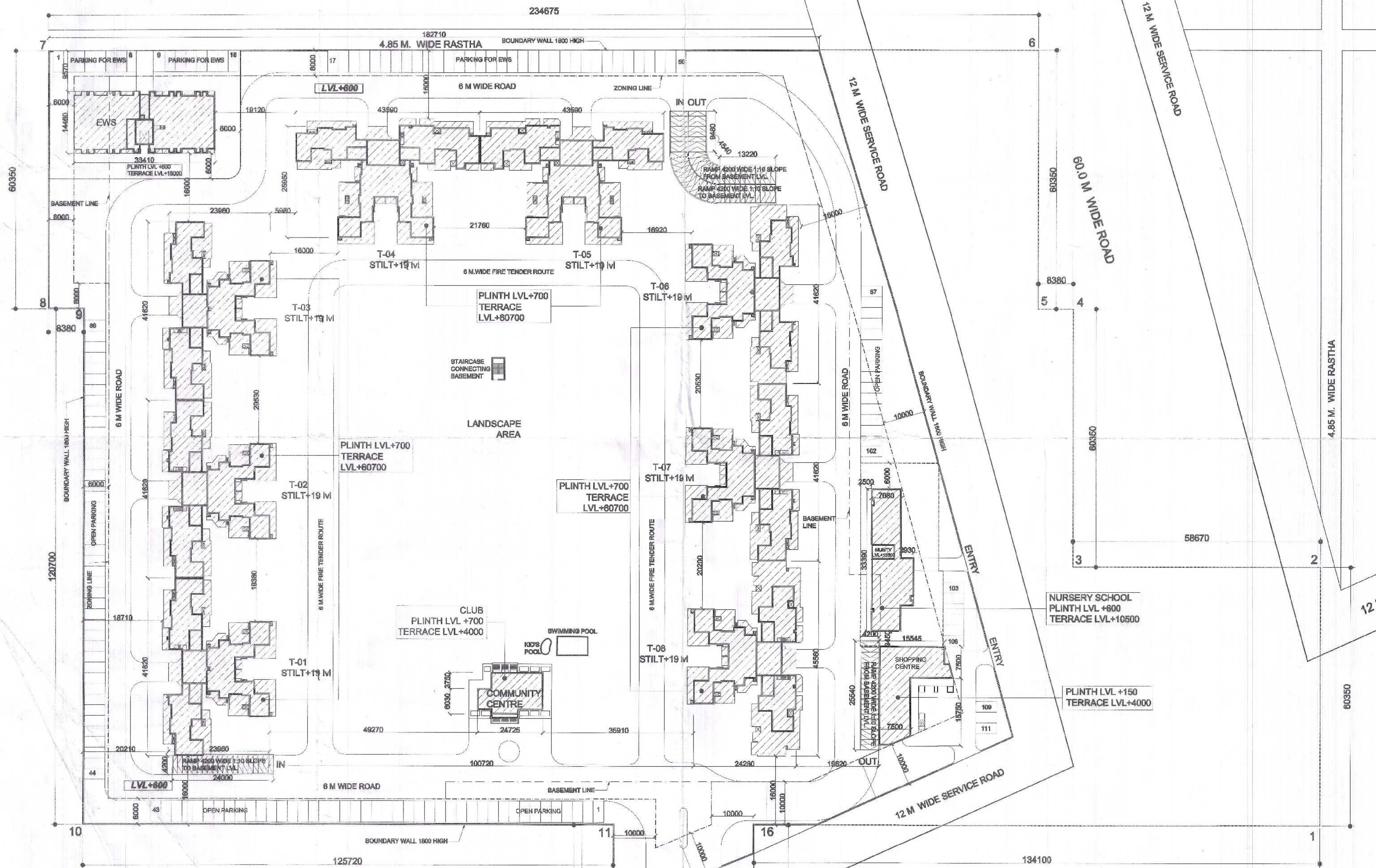




Proposed Area Description

Total Site Area for Calculation = 45.95 Acres (11,355 Acres)

Max Ground Coverage @ 35% = 16083.3 Sqm
Max FAR @ 1.75 = 80419.5 Sqm
Parking Required = @ 1.5 ECS/DU

Tower (01 + 03)
I. Area at Ground Floor (For Tower 01) = 286.344 x 1 = 286.344
II. Area at Ground Floor (For Tower 03) = 286.344 x 2 = 572.688
III. Area at Typical Floor (Floor 1 to 19) = 479.741 x 19 = 9115.079
IV. Area at Typical Floor (For Tower 01+03) = 845.552 x 2 = 1691.104
V. Area at 18th Floor (For Tower 01) = 386.348 x 1 = 386.348
VI. Area at 18th Floor (For Tower 03) = 386.348 x 2 = 772.696
(A) Total Area = 17366.58

Tower (02 + 07)
I. Area at Ground Floor (For Tower 02) = 293.502 x 1 = 293.502
II. Area at Ground Floor (For Tower 07) = 293.502 x 2 = 587.004
III. Area at Typical Floor (Floor 1 to 18) = 487.351 x 18 = 8772.323
IV. Area at Typical Floor (For Tower 02+07) = 8772.323 x 2 = 17544.646
V. Area at 18th Floor (For Tower 02) = 405.988 x 1 = 405.988
VI. Area at 18th Floor (For Tower 07) = 405.988 x 2 = 811.976
(B) Total Area = 18943.588

Tower (04 + 05)
I. Area at Ground Floor (For Tower 04) = 312.225 x 1 = 312.225
II. Area at Ground Floor (For Tower 05) = 312.225 x 2 = 624.450
III. Area at Typical Floor (Floor 1 to 17) = 564.782 x 17 = 9601.294
IV. Area at Typical Floor (For Tower 04+05) = 9601.294 x 2 = 19202.588
V. Area at 18th Floor (For Tower 04) = 480.988 x 1 = 480.988
VI. Area at 18th Floor (For Tower 05) = 480.988 x 2 = 961.976
(C) Total Area = 20747.022

Tower (06)
I. Area at Ground Floor (For Tower 06) = 278.188 x 1 = 278.188
II. Area at Typical Floor (Floor 1 to 18) = 472.131 x 18 = 8498.358
III. Area at 18th Floor (For Tower 06) = 342.184 x 1 = 342.184
(D) Total Area = 9119.747

Tower (08)
I. Area at Ground Floor (For Tower 08) = 315.718 x 1 = 315.718
II. Area at Typical Floor (Floor 1 to 18) = 557.572 x 18 = 10036.303
III. Area at 18th Floor (For Tower 08) = 382.437 x 1 = 382.437
(E) Total Area = 10734.458

EWS
I. Area at Ground Floor = 448.352 x 1 = 448.352
II. Area at Typical Floor = 436.338 x 4 = 1745.352
III. Area at 5th Floor = 277.55 x 1 = 277.55
(G) Total Area = 2471.254

COMMUNITY CENTRE
I. Area on Ground floor = 130.905 x 1 = 130.905
(F) Total Area = 130.905

S.No.	FLOORS	ITEM	TOTAL COVD. AREA IN SQ.M.
1.	G.FLOOR	TOWER - 01 TO 06	2378.848
		SHOPPING CENTRE	229.69
		EWS	448.352
		COMMUNITY CENTRE	130.905
2.	TOTAL G.FLOOR (WITH IN FAR)		3183.283
TOTAL GROUND COVERAGE AREA = 3697.071 (FAR) + 800.000 (NON FAR) = 4497.071 SQ.M.			
3.	TYPICAL FLOOR	TOWER-01 TO 08	73882.144
4.	18th FLOOR	TOWER-01 TO 08	3256.235
5.	TYPICAL FLOOR	EWS	1745.352
6.	5th FLOOR	EWS	277.55
7.	TOTAL AREA (FAR)		80419.525
8.	TOTAL FAR ACHIEVED (1.747)		

Proposed Area Description For Nursery School

Total Site Area for Calculation = 809.25 Sqm
Max Ground Coverage @ 33.33% = 269.75 Sqm
Max FAR @ 1.00 = 809.25 Sqm

Achieved FAR Under Nursery School

S.No.	FLOORS	ITEM	COVD. AREA IN SQ.M.
1.	G.FLOOR	NURSERY SCHOOL	269.304
2.	F.FLOOR & S.FLOOR		536.044
	TOTAL AREA		805.348

Particular	No. of Flats
Tower-1	75
Tower-2	70
Tower-3	75
Tower-4	70
Tower-5	75
Tower-6	70
Tower-7	75
Tower-8	70
Total	605

Particular	Unit
G.Floor	20
Typical floor	80
5th floor	10
Total	110

DENSITY CALCULATION
DENSITY PERMISSIBLE = 300 ppa
TOTAL DENSITY PERMISSIBLE = 300 X 11,355 ACRES = 3406.65
PROPOSED DENSITY CALCULATION
MAIN DWELLING UNIT (88%) = 60.8
SERVICE PERSONNEL (10%) = 63
EWS (2%) = 11.0
TOTAL POPULATION = 134.6
MAIN D.U. = 80.9 X 5 = 304.5
SERVICE PERSONNEL = 63 X 2 = 126
EWS = 11 X 2 = 22
TOTAL POPULATION = 532.6
DENSITY ACHIEVED = 335.5 = 298.18
PERMISSIBLE TOTAL NO DUs = 722
EWS = 15% = 110

BASEMENT AREA & PARKING DETAILS			
	BASEMENT PARKING AREA	BASEMENT SERVICE AREA	BASEMENT PARKING NO.S
TOTAL	2196.491 Sq.m.	2311.683 Sq.m.	742 no.s

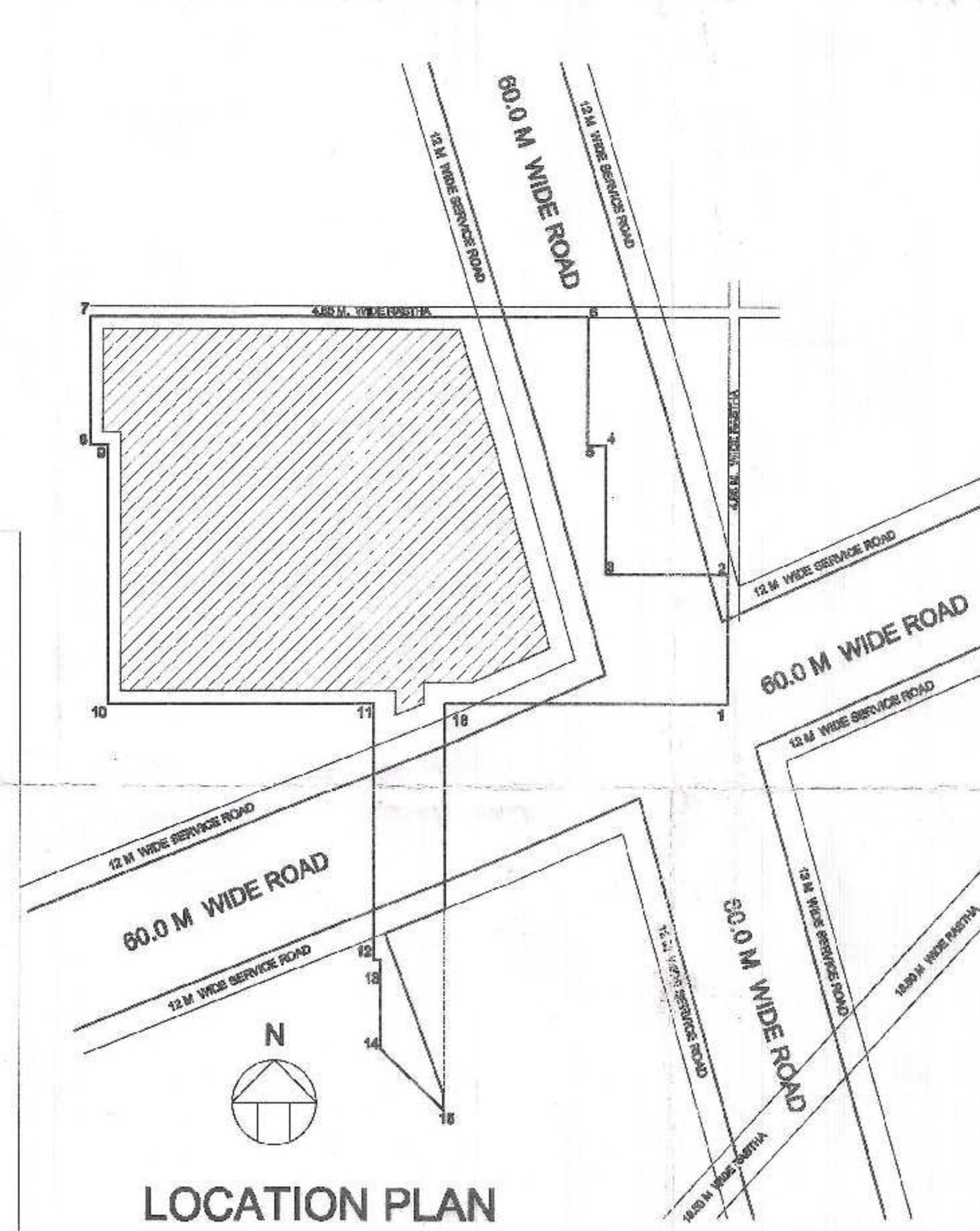
PERMISSIBLE PARKING AREA DETAILS					
CAR PARKING PERMISSIBLE (@1.5 ECS)	COVERED PARKING PERMISSIBLE (@75% OF ECS)	OPEN PARKING PERMISSIBLE (@25 SQ.M)	STILT PARKING PERMISSIBLE (@30 SQ.M)	BASEMENT PARKING PERMISSIBLE (@30 SQ.M)	EWS PARKING PERMISSIBLE 5% OF TOTAL PARKING
TOTAL 605 x 1.5 = 907.5 CARS	972 x 0.75 = 729 CARS	4142 x 0.25 = 1035 CARS	2115 x 0.30 = 634 CARS	2196.491 / 15 = 146.43 CARS	938 / 1000 = 47 CARS

PROPOSED PARKING AREA DETAILS				
ITEM	OPEN PARKING PROPOSED	STILT PARKING PROPOSED	BASEMENT PARKING PROPOSED	EWS PARKING PROPOSED
TOTAL	111 CARS	56 CARS	74 CARS	50 CARS

OPEN AREA CALCULATION
OPEN AREA REQUIRED = 15% OF 45.95 ACRES = 7.0925 ACRES
TOTAL OPEN AREA PROVIDED = 17018.171 SQM
NOTE
PARKING (COVERED AND OPEN), OPEN SPACE OF THE ENTIRE PROJECT WILL BE AS PER THE ZONING APPROVED FOR THE TOTAL SITE AREA OF 11,355 ACRES

AREA FALLS IN ESS SUBJECT TO EXACT LOCATION AT SITE

AREA TO BE PLANNED LATER



PROJECT
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR ADDITIONAL AREA MEASURING 2.75 ACRES (LICENCE NO. 43 OF 2011 DATED 13.05.2011) IN ALREADY LICENCED AREA MEASURING 10.0375 ACRES (LICENCE NO. 13 OF 2009 DATED 21.05.2009) TOTAL AREA 12.7875 ACRES IN SECTOR-92, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SPRING WATER PROPERTIES PVT. LTD. AND OTHERS IN COLLABORATION WITH M/S BESTECH INDIA PVT. LTD.

CLIENT
BESTECH INDIA PVT. LTD
GURGAON, HARYANA

DRAWING TYPE
SUBMISSION DRAWING

DRAWING TITLE
SITE PLAN

OWNER SIGN

ARCHITECT SIGN

DRAWN DATE: 01.05.2013
CHECKED BY: SK
DRAWN BY: DEEPU
SCALE: 1:400
DRG. NO.: ARB/02/001
ARCHITECTS: Chapman Taylor India LLP
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