L-101

STATEMENT OF PROVISIONS

S.NO.	T YPE OF	TOTAL NO.OF. D.UNITS	NO.OF. UNITS/ EACH FLOOR	NO OF. STOREY	NO.OF. BLOCK
A	4 BED ROOM UNIT (WITH SERVANT ROOM)	50	4	S+13	1
A1	4 BED ROOM UNIT (WITH STUDY ROOM)	56	4	S+14	1
B	3 BED ROOM UNIT (WITH STUDY ROOM)	76	4	S+10	2
B1	3 BED ROOM UNIT (WITH STUDY ROOM)	56	4	S+14	1
B2	3 BED ROOM UNIT (WITH STUDY ROOM)	50	4	S+13	1
C	3 BED ROOM UNIT	76	4	S+10	2
C1	3 BED ROOM UNIT	48	4	S+12	1
D	2 BED ROOM UNIT	80	8	S+10	1
E	E W S UNIT	90	4	G+4	6
		580			

AREA STATEMENT

TOTAL AREA OF PLOT = 11.312 ACRES(45777.967) sq.mt.
USEABLE AREA /zonning plan = 10.9475 ACRES(44302.890) sq.mt.
MAX. GROUND COVERAGE = 35 % =15506.61 SQ.MT.
PERMISSIBLE F.A.R = 175 = 77530.057 SQ.MT

STATEMENT OF PROVISIONS

S.NO.	TYPE	CONFIGRATION	AREA OF ONE UNIT	NO.OF. UNITS/ EACH FLOOR	COVD AR. ON. EACH FL.	NO OF. STOREY	TOTAL COVD AR. OF BLOCK		COVD AR. ON GR.FL. F.A.R.	TOTAL NO.OF. BLOCK	N.TOTAL COVD AR. UNDER BLOCK
1	A =	4 BED ROOM UNIT (WITH SERVANT ROOM)	191.844	4	767.376	S+12 COVD.AR.10TH,FL.	9208.512	9627.422	53.988	1	9681.41
2	A1=	4 BED ROOM UNIT (WITH STUDY ROOM)	191.844	4	767.376	S+13 COVD.AR.10TH,FL.	9975.888	1039.798	53.988	1	10448.786
3	B =	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	S+9 COVD.AR.10TH,FL.	5948.82	6310.616	54.61	2	12730.452
4	B1=	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	S+12 COVD.AR.10TH,FL.	7931.76	8293.556	54.61	1	8348.166
5	B2 =	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	S+14	9253.72		54.61	1	9308.33
6	C =	3 BED ROOM UNIT	137.669	4	550.676	S+9 COVD.AR.10TH,FL.	4956.084	5259.942	53.745	2	10627.374
7	C1 =	3 BED ROOM UNIT	137.669	4	550.676	S+12	6608.112		53.745	1	6661.857
8	D =	2 BED ROOM UNIT	89.831	8	718.648	S+10	7186.64		62.668	1	7249.144
9	E =	E W S UNIT(BLOCK-A)	22.825	4	91.30	G+2 COVD.AR.THIRD,FL.	182.60	220.54	311.84	3	935.52
10	E =	E W S UNIT(BLOCK-B)	22.825	4	91.30	G+3	273.9		365.20	3	1095.60
11	SHOPPING								22.353	1	221.353
12	GUARD ROOM								10.0	1	10.0
TOTAL											77317.992

TOTAL GROUND COVERAGE ACHIEVED = 7795.994X100 = 17.59 %
44302.890

PROP.COVD AREA MUMTY&MACHINE ROOM

T YPE -A	T YPE -B	T YPE -C	T YPE -D	T YPE -E	NURSARY SCHOOL	TOTAL
69.505 X2= 139.01	61.892 X4=247.568	72.945 X3=218.835	59.203 X1= 59.203	16.12 X2= 32.259	24.51 X1= 24.51	721.379 SQ.MT.

-PROP.COVD AREA ON BASEMENT FLOOR 1&2 = 31020.912sq.mt.
-PROP.COVD AREA ON COMMUNITY CLUB = 200.623 sq.mt
-PROP.COVD AREA ON NURSARY SCHOOL =824.86 sq.mt — NOT COUNTING IN F.A.R

NET COVD AREA ON ALL FLOORS
BASE. 1st.FL.TO14th +MUMTY&MACHINE ROOM+COMMUNITY CLUB +NURSARY SCHOOL
31020.912 +77341.992 + +200.623+824.86 +721.379 = 110052.766 SQ.MT.

PROP.COVD AREA FOR F.A.R =77317.992 SQ.MT.
F.A.R. ACHIEVED = 77317.992 X100 = 174.52 %
44302.890

COVD AREA DETAIL AT GROUND FLOOR
STATEMENT OF PROVISIONS

S.NO.	TYPE	CONFIGRATION	AREA OF ONE UNIT	NO.OF UNITS/ EACH FLOOR	COVD AR. ON. EACH BLOCK.	TOTAL NO.OF BLOCK	N.TOTAL COVD AR. UNDER BLOCK	COVD AR. ON GR.FL. LIFTS&STAIR	COVD AR. ON STILTS FLOOR S
1	A =	4 BED ROOM UNIT (WITH SERVANT ROOM)	191.844	4	767.376	1	767.376	53.988	713.388
2	A1=	4 BED ROOM UNIT (WITH STUDY ROOM)	191.844	4	767.376	1	767.376	53.988	713.388
3	B =	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	2	1321.96	54.61 X2 109.22	1212.76
4	B1=	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	1	660.98	54.61	606.37
5	B2 =	3 BED ROOM UNIT (WITH STUDY ROOM)	165.245	4	660.98	1	660.98	54.61	606.37
6	C =	3 BED ROOM UNIT	137.669	4	550.676	2	1101.352	53.745 X2 =107.49	993.862
7	C1 =	3 BED ROOM UNIT	137.669	4	550.676	1	550.676	53.745	496.931
8	D =	2 BED ROOM UNIT	89.831	8	718.748	1	718.748	62.668	656.08
9	E =	E W S UNIT(BLOCK-A)	22.825	4	91.30	3	273.9		
10	E =	E W S UNIT(BLOCK-B)	22.825	4	91.30	3	273.9		
11	SHOPPING			221.353		1	221.353		
12	GUARD ROOM			10.0		1	10.0		
	COMMUNITY CLUB			200.623			200.623		
	NURSARY SCHOOL			266.77			266.77		
TOTAL							7795.994		5999.149

STATEMENT OF CAR PARKING

TOTAL NO. OF DUs = 490
REQD 1.5 E C S = 735 ECS =95% OF TOTAL PARKING
REMAINING 5% OF TOTAL CAR PARKING TO BE PROVIDED FOR E W S
5%= (735/95)X5 38.68 SAY 39 ECS
REQD TOTAL CAR PARKING = 735+39 =774 ECS
REQD 75% OF COVD CAR PARKING= 580.5 (SAY=581 ECS)
REQD OPEN CAR PARKING =(774 - 581 =193 ECS

PROVIDED CAR PARKING

PROVIDED CAR PARKING ON BASEMENT FLOOR = 488 CAR S
CAR PARKING UNDER STILT = 141 CAR S
TOTAL COVD CAR PARKING = 629 CAR S
OPEN CAR PARKING SPACE = 305 CAR S
NET TOTAL CAR PARKING PROVIDED = 934 CAR S

STATEMENT OF DENISITY

PERMISSIBLE DENISITY
TOTAL PLOT AREA = A = 10.9475 ACRE
(AS PER APPROVED ZONING PLANS)
PERMISSIBLE DENISITY @ 250 P P A = 2736.875 PERSONS

GUIDELINES FOR PROVISIONS OF UNITS
15% FOR E W S
85% FOR MAIN UNITS
MINIMUM REQD 10% OF MAIN UNITS SHALL HAVE ATTACHED SERVANT ROOM=8.5%
REMAINING 76.5% FOR MAIN UNIT WITHOUT SERVANT ROOM
AVERAGE NO.OF PERSONS PER UNITS
(15.0 X 2 + 76.5 X 5 + 8.5 X7) /100
(30 +382.5 +59.5) / 100 =4.72.
PERMISSIBLE TOTAL NO OF DUs
(2736.875 / 4.72 = 579.84 DUs 580 DUs
PROVISIONS OF DUS
PERMISSIBLE TOTAL NO DUs = 580
E W S- 15% = 87
MAIN UNITS - 85% = 493
UNITS WITH ATTACHED SER ROOM
(10% OF MAIN UNITS) = 49.3 SAY 50
REMAINING UNITS - (493 - 50) = 443
PROP. TOTAL NO DUs = 580
PROP. E.W.S. DUs = 90
PROP.ATTACHED SERVANT ROOM DUs=50
PROP. REMAINING UNITS = 440

PROPOSED DENISITY
(90 X 2 + 50 X 7 + 440 X 5)
180 +350 + 2200 = 2730
2730 X 100
10.9475 ACRE = 249.37 PER ACRE

NOTES

1. ALL LIFTS STAND BY AUTOMATIC SWITCH OVER
2. SPECIAL ARRANGEMENT HAS BEEN MADE FOR BOOSTING OF WATER FOR DRINKING AND FIRE FIGHTING PURPOSE ONLY
3. PROVISION OF LETTER BOXES ALL OWELLING UNITS OF ENTRANCE OF GROUND FLOOR ONLY.

PROPOSED GROUP HOUSING SITE

KEY PLAN

N

S.NO.	DATE	ISSUED TO	PRINTS

DRAWING TITLE: LAYOUT PLAN — DRG NO: L-101
SCALE : 1:500
NATURE OF DRAWING: SUBMISSION DRG. — JOB NO. D-608 — DEALT BY Y.S.

JOB
PROPOSED GROUP HOUSING AT PATAUDI ROAD, SECTOR -89 GURGAON

OWNER'S SIGN — ARCHITECTS SIGN

OWNER
NATIONAL BUILDINGS CONSTRUCTION CORPORATION LTD.
REAL ESTATE DIVISION,
LODI ROAD, NEW DELHI.

ARCHITECTS
BEHAL JOSHI AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
F-9 HAUZ KHAS ENCLAVE NEW DELHI-16,TEL. 6966530

SANCTIONED

REVISIONS

S.NO.	DATE	REMARKS

IMPORTANT
1. in case of any discrepancy in the drg. or difficulty at site this office should be reffered immediately.
2. only written dimmentions are to be followed

Checked and found ok for Public Health (Internal) Services only subject to comments if any forwarding letter No. ... Dated ...
Superintending Engineer (HQ) HUDA, Panchkula

OTHERS LAND
220KV LINE
66 KV LINE
132KV LINE
STORM WATER LINE
WATER SUPPLY LINE
BOUNDARY WALL 1800 HIGH
6.0 M T WIDE ROAD
SIDE SET BACK 8.00 M WIDE
CAR PARKING
RAIN WATER HARVESTING RECHARGE WELL
TUBEWELL
ELECTRICAL POLE
LAWN A / B / C / D / E / F / G / H
TERRACE
3 BED ROOM TYPE - B1
2 BED ROOM TYPE - D
4 BED ROOM TYPE - A
3 BED ROOM TYPE - C
3 BED ROOM TYPE - C1
BASEMENT BELOW-1
BASEMENT BELOW-2
STP BELOW
UNDER GROUND WATER TANK BELOW
TODLER POOL
SWIMMING POOL
NURSARY SCHOOL
ANGANWADI CENTRE
GREEN BELT 18.0 WIDE
ROAD WIDENING
SERVICE ROAD 12.0 MT WIDE
75.00 MT WIDE ROAD
EXISTING 24.0MT WIDE ROAD
TO PATAUDI
TO GURGOAN
24.0 M WIDE ROAD