AREA STATEMENT

LICENCSED AREA OF SITE	=17.90 ACRES
AREA OF SITE AS PER ZONING	= 17.7475 Acres or 71821.470 Sqm.
PLOT AREA IN INTENSE TOD ZONE	= 0.49 Acres or 1982.957 Sqm
PLOT AREA IN TRANSITION ZONE	= 17.2575 Acres or 69838.514 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.5)	= 6940.350 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5)	= 174596.285 Sqm.
TOTAL PERMISSIBLE FAR	= 181536.635 sqm.
PROPOSED F.A.R.	= 181477.339 SQM.
PERMISSIBLE GROUND COVERAGE @40%	= 28728.588 SQM.
PROPOSED GROUND COVERAGE	= 14481.236 SQM.OR 14481.236X100 =20.162% 71821.470

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 350 ON 0.5% AREA OF 0.00245 ACRES = (9.915X3.5) = 34.703 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 0.0863 ACRES = (349.243X2.5) =873.108 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING =907.811 SQM.
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 891.116 SQM
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 0.49 ACRES @ 540 TO 660 PPA = 265 PERSONS TO 323 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 17.2575 ACRES @ 387 TO 473 PPA =6679 PERSONS TO 8163 PERSONS
TOTAL PERMISSIBLE DENSITY =6944 PERSONS TO 8486 PERSONS
PROPOSED DENSITY = 8486 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL –	= 2 NO
PRIMARY SCHOOL –	= 1 NOS.
PROPOSED PUBLIC AMENITIES	
NURSERY SCHOOL – 2	= UNDER EWS
PRIMARY SCHOOL –	= 1 NOS. OF 1ACRE
REQUIRED EWS UNITS	= 15% OF TOTAL UNITS (MAIN+EWS) = 15X1798/100 = 269.7 TO SAY 270 NOS.
PROPOSED EWS UNITS	= 270 NOS. OR 270X100/1798 = 15.01%
REQUIRED SERVANT ROOMS	= 10% OF MAIN UNITS =10X1528/100 = 152.8 OR SAYS 153 NOS.
PROPOSED SERVANT ROOMS	= 153 NOS. OR 153X100/1528 = 10.013%

POPULATION CALCULATION

MAIN UNITS	=	1528 X 5 =7640
EWS	=	270 X 2 = 540
SERVANTS	=	153 X 2 = 306
TOTAL		=8486

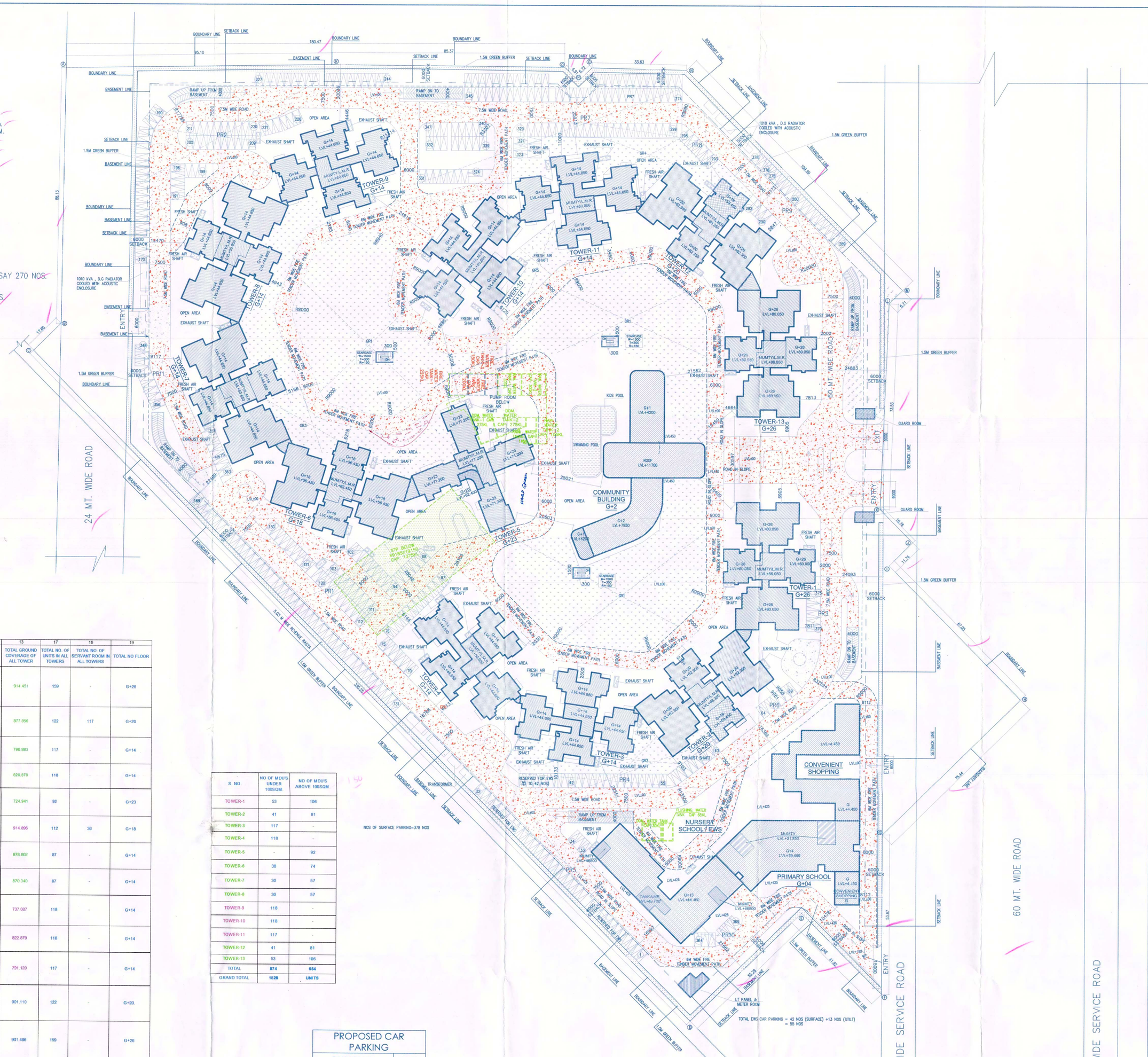
TOT – LOT AND GREEN AREA REQUIRED = 10773.221 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 10890.798 SQM. = 15.16% OF THE PLOT

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS
= 0.5 CAR PER MAIN UNIT under 100sqm
= 1.0 CAR PER MAIN UNIT over 100sqm
= 874(UNDER 100sqm) x 0.5 = 437 CARS
= 654(ABOVE 100sqm) x 1.0 = 654 CARS
= 1091 CARS

PROPOSED CAR PARKING FOR MAIN UNITS = 1569 CARS

CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 1091 CARS = 54.55 OR 55 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 55 CARS

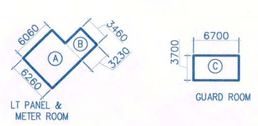


S. NO.	NO OF MDU'S UNDER 100SQM	NO OF MDU'S ABOVE 100SQM
TOWER-1	53	106
TOWER-2	41	81
TOWER-3	117	-
TOWER-4	118	-
TOWER-5	-	92
TOWER-6	38	74
TOWER-7	30	57
TOWER-8	30	57
TOWER-9	118	-
TOWER-10	118	-
TOWER-11	117	-
TOWER-12	41	81
TOWER-13	53	106
TOTAL	**874**	**654**
GRAND TOTAL	**1528**	**UNITS**

NOS OF SURFACE PARKING=378 NOS

PROPOSED CAR PARKING	
SURFACE	378
BASEMENT	1191
TOTAL	1569

1	2	3	4	5	6	9	10	11	13	17	18	19
TYPE	FLOOR	NO. OF FLOORS	AREA IN SQM / ONE FLOOR	AREA IN SQM. OF ALL FLOORS (5X4)	TOTAL FAR OF ALL TOWER	TOTAL BUILT-UP OF ONE FLOOR	TOTAL BUILT-UP OF ALL FLOORS(2X9)	TOTAL BUILT-UP AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNITS IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	TOTAL NO FLOOR
TOWER-1	GROUND FLOOR	1	620.460	620.460	19857.054	914.451	914.451	20240.589	914.451	159	-	G+26
	1ST TO 20TH & 22ND TO 26TH FLOOR	25	743.794	18594.850		743.794	18594.850					
	21 ST FLOOR	1	641.744	641.744		641.744	641.744					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-2	GROUND FLOOR	1	506.843	506.843	15274.473	877.856	877.856	15735.030	877.856	122	117	G+20
	1ST TO 19TH FLOOR	19	743.484	14126.196		743.484	14126.196					
	20TH FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-3	GROUND FLOOR	1	554.451	554.451	10143.191	790.883	790.883	10470.092	790.883	117	-	G+14
	1ST TO 14TH FLOOR	14	684.910	9588.740		684.910	9588.740					
	MUMTY & MACHINE ROOM	1	-	-		90.469	90.469					
TOWER-4	GROUND FLOOR	1	643.626	643.626	10455.680	820.870	820.870	10723.393	820.870	118	-	G+14
	1ST TO 14TH FLOOR	14	700.861	9812.014		700.861	9812.014					
	MUMTY & MACHINE ROOM	1	-	-		90.469	90.469					
TOWER-5	GROUND FLOOR	1	161.271	161.271	14054.386	724.941	724.941	14725.328	724.941	92	-	G+23
	1ST TO 23RD FLOOR	23	604.049	13893.127		604.049	13893.127					
	MUMTY & MACHINE ROOM	1	-	-		107.260	107.260					
TOWER-6	GROUND FLOOR	1	620.332	620.332	14003.044	914.896	914.896	14387.152	914.896	112	36	G+18
	1ST TO 18TH FLOOR	18	743.484	13382.712		743.484	13382.712					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-7	GROUND FLOOR	1	597.468	597.468	10916.244	878.802	878.802	11377.122	878.802	87	-	G+14
	1ST TO 14TH FLOOR	14	743.484	10408.776		743.484	10408.776					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-8	GROUND FLOOR	1	620.172	620.172	11028.948	870.340	870.340	11368.660	870.340	87	-	G+14
	1ST TO 14TH FLOOR	14	743.484	10408.776		743.484	10408.776					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-9	GROUND FLOOR	1	586.767	586.767	9569.621	737.087	737.087	9830.410	737.087	118	-	G+14
	1ST TO 14TH FLOOR	14	643.061	9002.854		643.061	9002.854					
	MUMTY & MACHINE ROOM	1	-	-		90.469	90.469					
TOWER-10	GROUND FLOOR	1	645.932	645.932	10455.732	822.879	822.879	10719.046	822.879	118	-	G+14
	1ST TO 14TH FLOOR	14	700.700	9809.800		700.407	9805.698					
	MUMTY & MACHINE ROOM	1	-	-		90.469	90.469					
TOWER-11	GROUND FLOOR	1	554.299	554.299	10129.613	791.120	791.120	10452.843	791.120	117	-	G+14
	1ST TO 14TH FLOOR	14	683.951	9573.314		683.661	9571.254					
	MUMTY & MACHINE ROOM	1	-	-		90.469	90.469					
TOWER-12	GROUND FLOOR	1	506.561	506.561	15274.191	901.110	901.110	15758.284	901.110	122	-	G+20
	1ST TO 19TH FLOOR	19	743.484	14126.196		743.484	14126.196					
	20TH FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-13	GROUND FLOOR	1	620.441	620.441	19848.975	901.486	901.486	20219.564	901.486	159	-	G+26
	1ST TO 20TH & 22ND TO 26TH FLOOR	25	743.484	18587.100		743.484	18587.100					
	21ST FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
EWS	GROUND FLOOR	1	117.102	117.102	7828.257	843.656	843.656	8657.928	843.656	270	-	G+13
	3rd FLOOR	1	675.878	675.878		675.878	675.878					
	4TH FLOOR	1	687.994	687.994		687.994	687.994					
	5TH & 6TH FLOOR	2	689.576	1379.152		689.576	1379.152					
	7TH TO 13TH FLOOR	7	709.733	4968.131		709.733	4968.131					
	MUMTY & MACHINE ROOM	1	-	-		103.117	103.117					
COMMUNITY BUILDING	GROUND FLOOR	1	816.444	816.444	1726.802	983.495	983.495	1966.810	983.495	-	-	G+3
	FIRST FLOOR	1	533.179	533.179		533.179	544.616					
	2ND FLOOR	1	377.179	377.179		377.179	438.699					
CONVENIENT SHOPPING	GROUND FLOOR		891.116	891.116	891.116	891.116	891.116	891.116	891.116	-	-	G
PRIMARY SCHOOL	GROUND FLOOR	1	-	-	-	717.557	717.557	3556.431	717.557	-	-	G+4
	FIRST FLOOR	1	-	-	-	668.049	668.049					
	2ND FLOOR	1	-	-	-	764.241	764.241					
	3RD FLOOR	1	-	-	-	703.292	703.292					
	4TH FLOOR	1	-	-	-	703.292	703.292					
NURSERY SCHOOL 1 & 2	GROUND FLOOR	1	-	-	-	575.724	374.207	1364.884	-	-	-	-
	FIRST FLOOR		-	-		485.710	485.669					
	2ND FLOOR	1	-	-	-	505.008	505.008					
GUARD, METER ROOM & LT PENEL ROOM	-	-	-	-	-	-	-	98.691	98.691	-	-	-
BASEMENT – 1	-	-	-	-	-	-	-	57114.725	-	-	-	-
TOTAL	-	-	-	-	**181477.339**	-	-	**249668.098**	**14481.236**	**1798**	**153**	-



GUARD, METER ROOM & LT PENEL ROOM										
GROSS – A										
1	=	1	X	6.060	X	6.260	=	37.936	SQM	
2	=	1	X	3.230	X	3.460	=	11.176	SQM	
3	=	2	X	6.700	X	3.700	=	49.580	SQM	
						TOTAL	=	98.691	SQM	

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT:
PROPOSED GROUP HOUSING COLONY MEASURING 17.90 ACRES (LICENCE NO 14 OF 2018 DATED 07/02/2018) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR 102 GURUGRAM MANESAR URBAN COMPLEX
BEING DEVELOPED BY
JOYVILLE SHAPOORJI HOUSING PVT LTD.

N

Director (HSVP) | Director Town & Country Planning | CTP (T&CP) | Chief Town Planner (HSVP) | ATP

(RAM AVTAR BASSI) A.D. | (BALWANT SINGH) S.D.
A.D.F.O.(HQ) DFS PKL Member B.P.C.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE
DURGAJI KAPUR
CA/95/18071

Checked and found ok for Public Health (Internal) Service only subject to comments in its forwarding letter No. 5242 Dt. 9/2/18
Superintending Engineer (PSS) Circle-II

JULY.-2018. | Scale :- 1:500

Drawing Title:- SITE PLAN

Drawing No:- ST-01