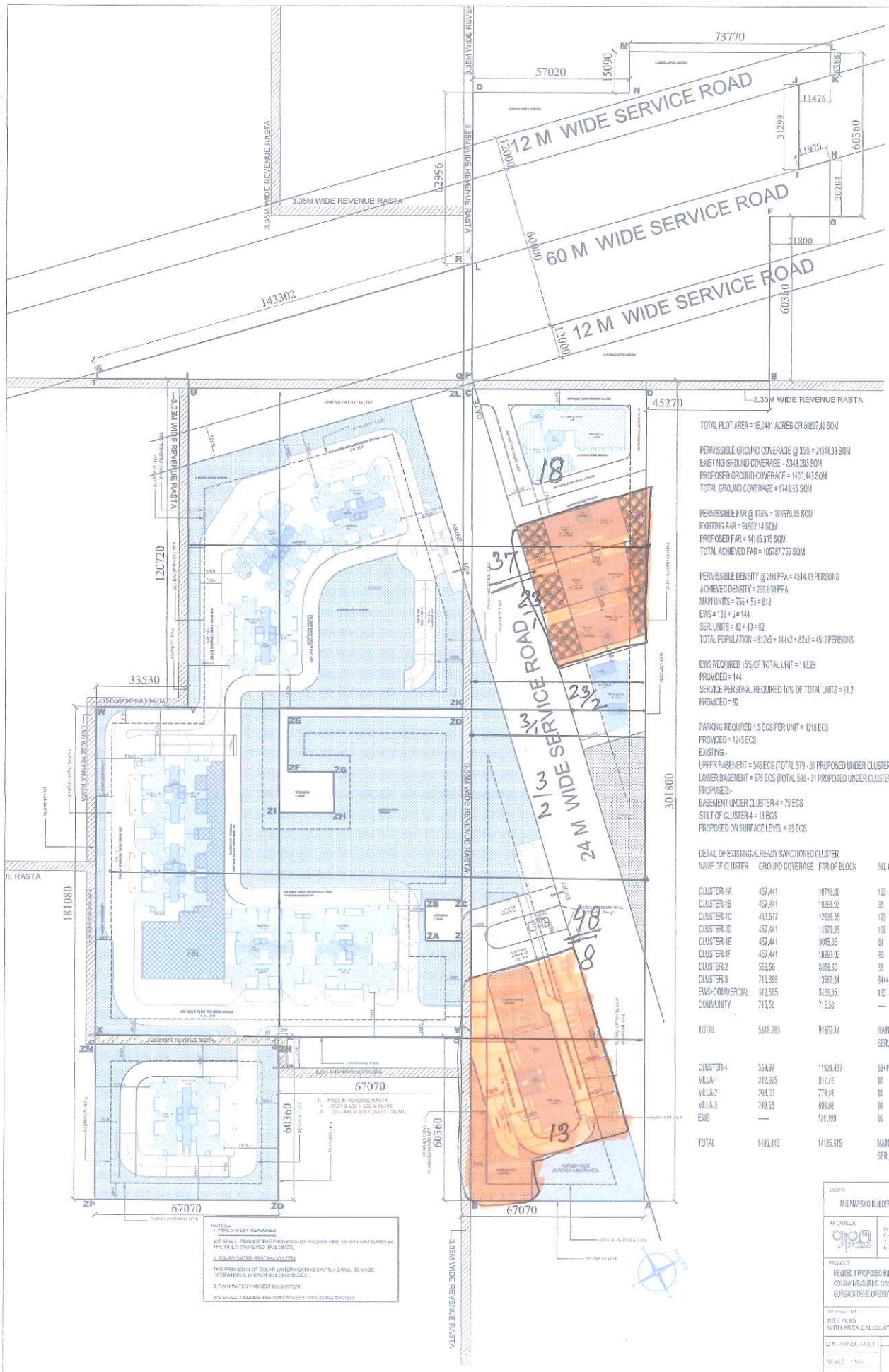
नकल आवश्य शिजरा गाँव जैरापुर तह० मानेसर जिला गुरुग्राम

3-42



TOTAL PLOT AREA = 15.0481 ACRES OR 60897.49 SQM

PERMISSIBLE GROUND COVERAGE @ 35% = 21314.09 SQM
EXISTING GROUND COVERAGE = 5348.285 SQM
PROPOSED GROUND COVERAGE = 1400.445 SQM
TOTAL GROUND COVERAGE = 6748.55 SQM

PERMISSIBLE FAR @ 175% = 106570.45 SQM
EXISTING FAR = 91602.14 SQM
PROPOSED FAR = 14185.615 SQM
TOTAL ACHIEVED FAR = 105787.755 SQM

PERMISSIBLE DENSITY @ 300 PPA = 4514.43 PERSONS
ACHIEVED DENSITY = 299.939 PPA
MAIN UNITS = 756 + 56 = 812
EWS = 138 + 6 = 144
SER. UNITS = 42 + 40 = 82
TOTAL POPULATION = 812x5 + 144x2 + 82x2 = 4512 PERSONS

EWS REQUIRED 15% OF TOTAL UNIT = 143.29
PROVIDED = 144
SERVICE PERSONAL REQUIRED 10% OF TOTAL UNITS = 81.2
PROVIDED = 82

PARKING REQUIRED 1.5 ECS PER UNIT = 1218 ECS
PROVIDED = 1245 ECS
EXISTING:-
UPPER BASEMENT = 548 ECS (TOTAL 579 - 31 PROPOSED UNDER CLUSTER-4)
LOWER BASEMENT = 575 ECS (TOTAL 589 - 31 PROPOSED UNDER CLUSTER-4)
PROPOSED:-
BASEMENT UNDER CLUSTER-4 = 79 ECS
STILT OF CLUSTER-4 = 19 ECS
PROPOSED ON SURFACE LEVEL = 25 ECS

DETAIL OF EXISTING/ALREADY SANCTIONED CLUSTER

NAME OF CLUSTER	GROUND COVERAGE	FAR OF BLOCK	NO. OF DUs	STATUS
CLUSTER-1A	457.441	10718.80	103	OC GRANTED
CLUSTER-1B	457.441	10269.03	95	OC GRANTED
CLUSTER-1C	453.577	12638.35	129	OC GRANTED
CLUSTER-1D	457.441	11570.35	108	OC GRANTED
CLUSTER-1E	457.441	9915.53	84	OC GRANTED
CLUSTER-1F	457.441	10269.03	95	OC GRANTED
CLUSTER-2	559.56	8656.93	58	OC GRANTED
CLUSTER-3	719.898	13967.34	84+42 SER. UNITS	OC GRANTED
EWS+COMMERCIAL	312.395	3535.35	135	OC GRANTED
COMMUNITY	715.58	715.58	—	OC GRANTED
TOTAL	5348.285	91602.14	MAIN - 756, EWS - 138 SER. UNITS - 42	OC GRANTED
CLUSTER-4	538.97	11928.467	53+40 SER. UNITS	PROPOSED
VILLA-1	312.925	917.75	01	PROPOSED
VILLA-2	298.00	779.88	01	PROPOSED
VILLA-3	249.53	699.08	01	PROPOSED
EWS	—	160.109	06	PROPOSED
TOTAL	1400.445	14185.615	MAIN - 56, EWS - 06 SER. UNITS - 40	PROPOSED

NOTES:-
1. FIRE SAFETY MEASURES
WE SHALL PROVIDE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREYED BUILDINGS.
2. SOLAR WATER HEATING SYSTEM
THE PROVISION OF SOLAR WATER HEATING SYSTEM SHALL BE MADE INTERNATIONAL IN EACH BUILDING BLOCK.
3. RAIN WATER HARVESTING SYSTEM
WE SHALL PROVIDE THE RAIN WATER HARVESTING SYSTEM.

CLIENT:
M/S MAPSKO BUILDERS PVT. LTD.

ARCHITECT:
DIAN WATER AND INFRASTRUCTURE LTD.
E-15, 2nd FLOOR, KALKAJI, NEW DELHI-110019
T: 9999111 / 9999112
E: info@gpmindia.com / W: www.gpmindia.com

PROJECT:
REVISED & PROPOSED BUILDING PLAN FOR RESIDENTIAL GROUP HOUSING COLONY MEASURING 15.0481 ACRE (LICENSE NO. 28 of 2012) IN SECTOR-79,78 GURGAON DEVELOPED BY M/S MAPSKO BUILDERS PVT. LTD.

DRAWING:
SITE PLAN
WITH AREA CALCULATION

D.W.N. NO. EX-AR-01
SCALE: 1:500
DATE: 01.06.2022
DRAWN BY: ...
CHECK BY: NAME