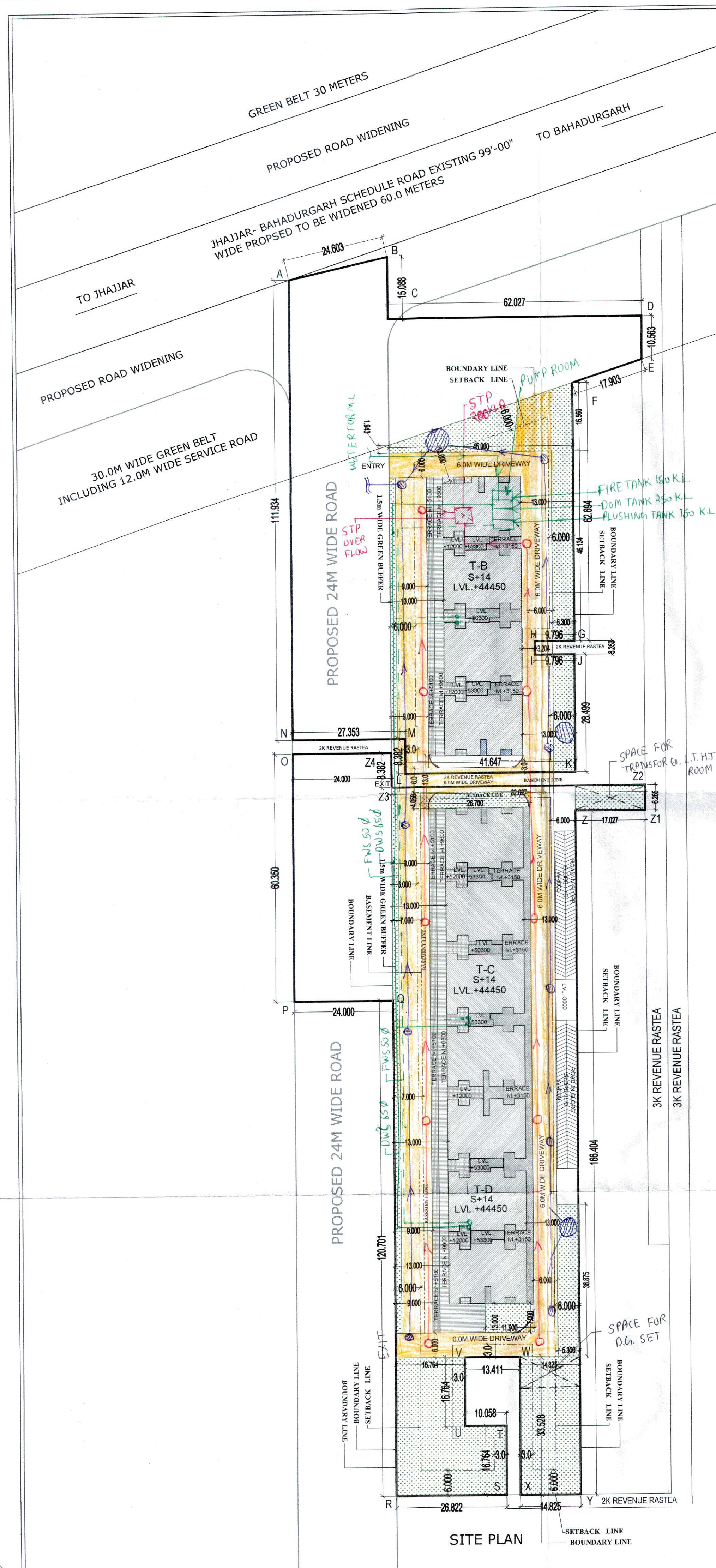
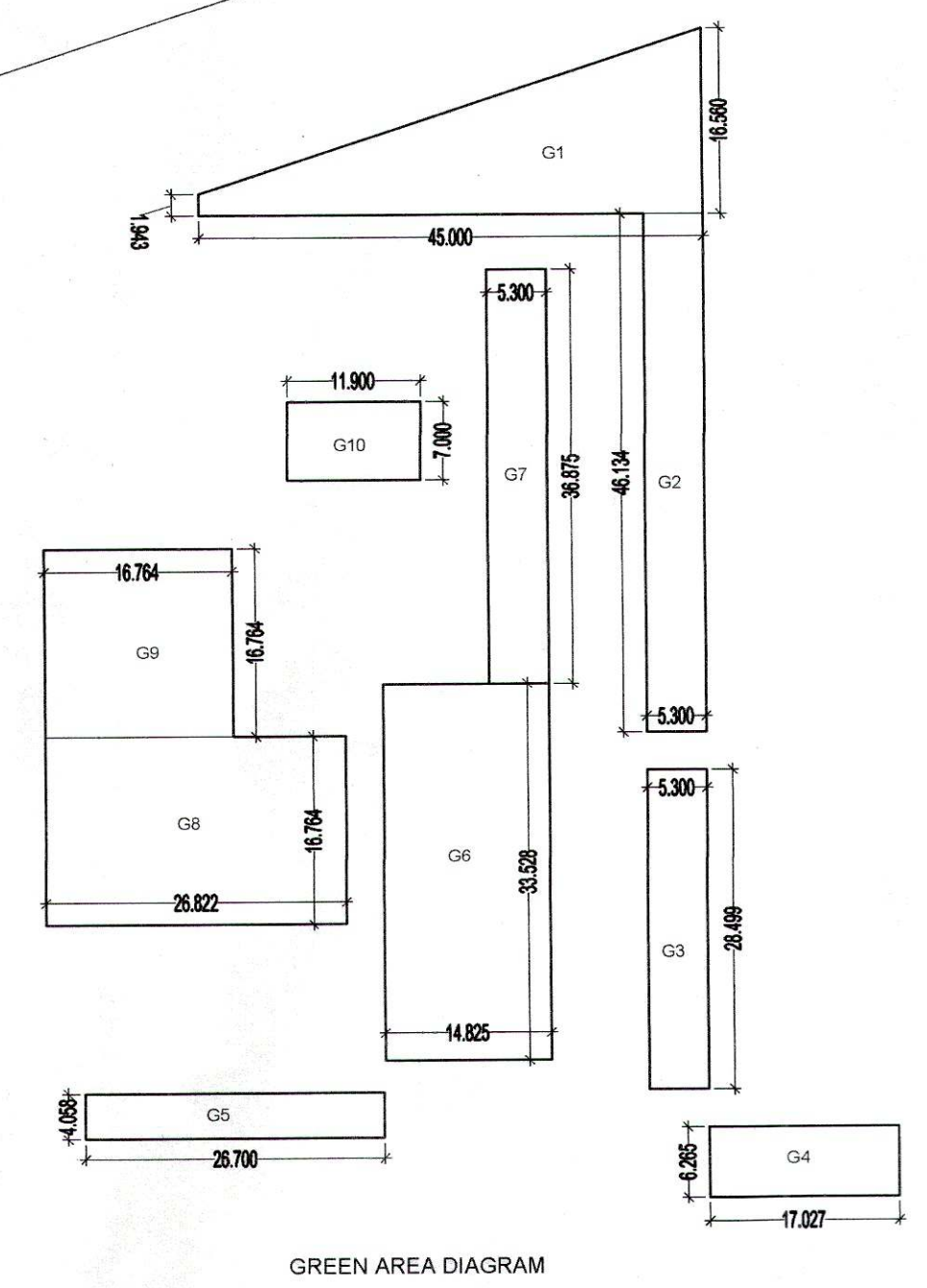




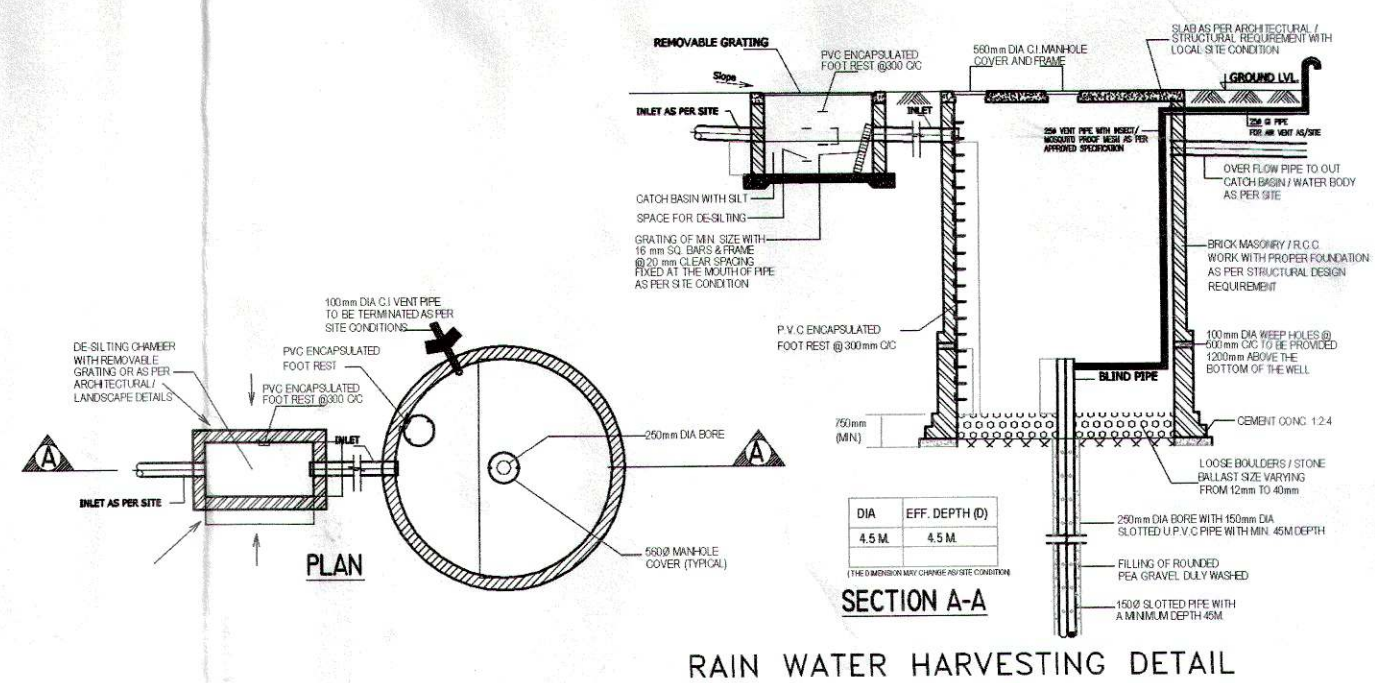
GREEN AREA				
ADDITIONS				
S.N.O.	NO.	PREFIX	LENGTH	BREATH
G1	1	(1.943+16.56)/2	45.000	416.318
G2	1	1	5.300	46.134
G3	1	1	5.300	28.499
G4	1	1	17.027	6.265
G5	1	1	26.700	4.058
G6	1	1	14.825	33.528
G7	1	1	5.300	36.875
G8	1	1	26.822	16.764
G9	1	1	16.764	16.764
G10	1	1	11.900	7.000
TOTAL GREEN AREA				2,533.361



UNIT TYPE	UNIT CARPET AREA	NO. OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT 5 (2BHK)	56.438	497	28049.686
UNIT 5A (2 BHK)	55.604	50	2780.200
UNIT 6 (1 BHK+S)	50.348	3	151.044
TOTAL		550	30980.930

TOTAL PARKING E.C.S. PROVIDED		
	AREA	ECS
PARKING AREA (UNDER BASEMENT) (/32 ECS)	4088.320	127.760
PARKING AREA (UNDER STILT) (/28 ECS)	1770.826	63.244
PARKING AREA (SERVICE FLOOR) (/28 ECS)	1024.473	36.588
PARKING AREA (OPEN TERRACE SERVICE FL. LVL.) (/23 ECS)	579.752	25.207
TOTAL ECS PROVIDED		252.799

DENSITY			
AREA OF SITE AREA RESIDENTIAL COMPONENT (in acres) = 3.6526			
	Permissible	Proposed	
	min.	max.	
Density	750	900	752.888
Population	2739.450	3287.340	2750
Units	547.890	657.468	550



	TOWER - B	TOWER - C	TOWER - D	COMMERCIAL-01	COMMERCIAL-02	BASEMENT	COMMUNITY	CRECHE	TOTAL
GROUND COVERAGE	828.338	846.4129	638.193	1599.993	856.104		187.183	187.183	5143.407
GROUND/STILT F.A.R.	59.696	59.696	48.360	1406.193	856.104	4088.320			
1ST FLOOR F.A.R.	576.196	576.196	576.196	1091.144	652.706				
2nd FLOOR F.A.R.	576.196	576.196	422.536						
3rd FLOOR F.A.R.	576.196	576.196	422.536						
4th FLOOR F.A.R.	1052.821	1052.821	777.960						
5th FLOOR F.A.R.	1052.821	1052.821	777.960						
6th FLOOR F.A.R.	1052.821	1052.821	777.960						
7th FLOOR F.A.R.	1052.821	1052.821	777.960						
8th FLOOR F.A.R.	1052.821	1052.821	777.960						
9th FLOOR F.A.R.	1052.821	1052.821	777.960						
10th FLOOR F.A.R.	1052.821	1052.821	777.960						
11th FLOOR F.A.R.	1052.821	1052.821	777.960						
12th FLOOR F.A.R.	1046.281	1052.821	777.960						
13th FLOOR F.A.R.	1046.281	1052.821	777.960						
14th FLOOR F.A.R.	1046.281	1052.821	777.960						
TOTAL F.A.R.	13349.695	13369.315	9873.528	2497.337	1508.810				
TOTAL RESIDENTIAL F.A.R.		36592.538			4006.147				
MUMTY AREA	59.696	59.696	48.360						
STILT PARKING	581.459	599.534	589.833						1770.826
STAIR CASE AREA	424.200	424.200	424.200						
SERVICE FLOOR AREA	0.000	0.000	0.000	1024.473	585.224				
TOTAL BUILTUP	14415.050	14452.745	10935.921	3521.810	2094.034	4088.320	187.183	187.183	49882.246

	UNIT 5	UNIT 5A	UNIT 6	TOTAL
TOWER-B	197	--	3	200
TOWER-C	200	--	--	200
TOWER-D	100	50	--	150
TOTAL UNITS	497	50	3	550

PARKING E.C.S. AREA REQUIRED(@0.5E.C.S./UNIT)=550X0.5=225 E.C.S.
PARKING E.C.S. AREA PROVIDED =252.799 E.C.S.
PARKING FOR SCOOTER REQUIRED =550(WO.NO.OF UNITS)
PROPOSED SCOOTER PARKING(STILT) =553 PROPOSED
TOTAL =553

TOWERS	SCOOTER PARKING STILT
TOWER - B	95
TOWER - C	112
TOWER - D	119
SERVICE FL.	227
TOTAL	553

- 1.TOTAL SITE AREA=4.175 x4046.85 =16895.598 SQ.MT.
- 2.NET PLANNED AREA=3.97025 x4046.85 =16067.006 SQ.MT.
- 3.PERMISSIBLE COMMERCIAL F.A.R.
16067.006 X .08 (8% COMMERCIAL) = 1285.360 SQ.MT.(0.31762 ACS)
A)1285.360 @1.75 = 2249.380SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 154.243 SQ.MT.
C)AREA FROM TDR = 1606.377 SQ.MT.
NET PERMISSIBLE COMMERCIAL F.A.R. =4010.000 SQ.MT.(311.97%)
PROPOSED COMMERCIAL F.A.R. = 4006.147 SQ.MT. (311.675%)
- 4.PERMISSIBLE RESIDENTIAL F.A.R.
16067.006 X .92 (92% RESIDENTIAL) =14781.645 SQ.MT.(3.6526 ACS)
A)14781.645SQ.MT. @2.25 = 33258.701 SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 1773.797 SQ.MT.
C) AREA FROM TDR = 1570.00 SQ.MT.
NET PERMISSIBLE RESIDENTIAL F.A.R. =36602.498 SQ.MT.(247.6%)
PROPOSED RESIDENTIAL F.A.R. =36592.538 SQ.MT.(247.55 %)
- 5.PERMISSIBLE GROUND COVERAGE (@50%) =16067.006x0.5 =8033.503 SQ.MT.
6. PROPOSED GROUND COVERAGE =5143.407 SQ.MT.(32.012%)
7. REQUIRED GREEN/ OPEN SPACE (15 % OF THE TOTAL LAND) =16067.006x0.15 =2410.050 SQ.MTS.
8. PROPOSED GREEN / OPEN SPACE =2533.361 SQ.MTS.(15.76%)
9. MINIMUM REQUIRED CRECHE AREA =185.810 SQ.MT.(1 UNITS)
10. PROPOSED CRECHE AREA =187.183 SQ.MT.
- 11.MINIMUM REQUIRED COMMUNITY AREA =185.810 SQ.MT.(1 UNITS)
- 12.PROPOSED COMMUNITY AREA =187.183 SQ.MT.

NOTES:-

1. ALL DIMENSIONS IN MM.
2. LIFT SHALL BE WITH 100% POWER BACKUP.
3. BOUNDARY WALL & GATE AS/STANDARD DESIGN.

PROJECT:-

PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 4.175 ACRES (LICENCE NO. 16 DATED 01-02-2023) IN SECTOR-37, BAHADURGARH, DISTT. JHAJJAR BEING DEVELOPED BY H. L. RESIDENCY (PROPRIETORSHIP FIRM) THROUGH SMT. SHAILAJA W/O SH. RAKESH JOON.

ARCHITECT:-

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING

Unit No.303,Nihex Time Center, Sundcity Sector-54 Golf Course Road,Gurgaon
O - 0124-4284293 M - 0-9899158486 Mail - ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

HL Residency
Shailaja
Proprietor

Ar. VIKAS AHLAWAT
CA/12052023

DRAWING TITLE:

SITE PLAN
PLAN & AREA CALCULATION

DATE:- FEB-2023

SCALE:- 1:500 (A1)

SHEET NO.
SP-001