TOWER-T1 & T2

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	626.862	170.883		--	
1ST FL.		459.266	190.564	34.021	4
2nd FL.		459.266	190.564	34.021	4
3rd FL.		459.266	190.564	34.021	4
4th FL.		459.266	190.564	34.021	4
5th FL.		459.266	190.564	34.021	4
6th FL.		459.266	190.564	34.021	4
7th FL.		459.266	190.564	34.021	4
8th FL.		459.266	190.564	34.021	4
9th FL.		459.266	190.564	34.021	4
10th FL.		459.266	190.564	34.021	4
11th FL.		459.266	190.564	34.021	4
12th FL.		459.266	190.564	34.021	4
13th FL.		459.266	190.564	34.021	4
14th FL.		459.266	190.564	34.021	4
15th FL.		459.266	190.564	34.021	4
16th FL.		459.266	190.564	34.021	4
17th FL.		459.266	190.564	34.021	4
18th FL.		459.266	190.564	34.021	4
19th FL.		459.266	190.564	34.021	4
20th FL.		459.266	190.564	34.021	4
21st FL.		459.266	190.564	34.021	4
22nd FL.		459.266	190.564	34.021	4
23rd FL.		459.266	190.564	34.021	4
24th FL.		459.266	190.564	34.021	4
25th FL.		459.266	190.564	34.021	4
26th FL.		459.266	190.564	34.021	4
TOTAL	626.862	12111.803	4954.666	884.542	104
MUMTY		52.778			
O.H.W.T.		128.682			
STILT		455.980			

TOWER-T3

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	651.020	156.126		--	
1ST FL.		512.755	219.083	34.006	4
2nd FL.		512.755	219.083	34.006	4
3rd FL.		512.755	219.083	34.006	4
4th FL.		512.755	219.083	34.006	4
5th FL.		512.755	219.083	34.006	4
6th FL.		512.755	219.083	34.006	4
7th FL.		512.755	219.083	34.006	4
8th FL.		512.755	219.083	34.006	4
9th FL.		512.755	219.083	34.006	4
10th FL.		512.755	219.083	34.006	4
11th FL.		512.755	219.083	34.006	4
12th FL.		512.755	219.083	34.006	4
13th FL.		512.755	219.083	34.006	4
14th FL.		512.755	219.083	34.006	4
15th FL.		512.755	219.083	34.006	4
16th FL.		512.755	219.083	34.006	4
17th FL.		512.755	219.083	34.006	4
18th FL.		512.755	219.083	34.006	4
19th FL.		512.755	219.083	34.006	4
20th FL.		512.755	219.083	34.006	4
21st FL.		512.755	219.083	34.006	4
22nd FL.		512.755	219.083	34.006	4
23rd FL.		512.755	219.083	34.006	4
24th FL.		512.755	219.083	34.006	4
25th FL.		512.755	219.083	34.006	4
26th FL.		512.755	219.083	34.006	4
TOTAL	651.020	13487.768	5696.168	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		494.894			

TOWER-T4

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	665.214	157.039		--	
1ST FL.		526.702	214.538	34.006	4
2nd FL.		526.702	214.538	34.006	4
3rd FL.		526.702	214.538	34.006	4
4th FL.		526.702	214.538	34.006	4
5th FL.		526.702	214.538	34.006	4
6th FL.		526.702	214.538	34.006	4
7th FL.		526.702	214.538	34.006	4
8th FL.		526.702	214.538	34.006	4
9th FL.		526.702	214.538	34.006	4
10th FL.		526.702	214.538	34.006	4
11th FL.		526.702	214.538	34.006	4
12th FL.		526.702	214.538	34.006	4
13th FL.		526.702	214.538	34.006	4
14th FL.		526.702	214.538	34.006	4
15th FL.		526.702	214.538	34.006	4
16th FL.		526.702	214.538	34.006	4
17th FL.		526.702	214.538	34.006	4
18th FL.		526.702	214.538	34.006	4
19th FL.		526.702	214.538	34.006	4
20th FL.		526.702	214.538	34.006	4
21st FL.		526.702	214.538	34.006	4
22nd FL.		526.702	214.538	34.006	4
23rd FL.		526.702	214.538	34.006	4
24th FL.		526.702	214.538	34.006	4
25th FL.		526.702	214.538	34.006	4
26th FL.		526.702	214.538	34.006	4
TOTAL	665.214	13851.288	5577.975	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		508.525			

TOWER-T5

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	864.186	105.314		--	
1ST FL.		656.397	255.147	30.346	4
2nd FL.		656.397	255.147	30.346	4
3rd FL.		656.397	255.147	30.346	4
4th FL.		656.397	255.147	30.346	4
5th FL.		656.397	255.147	30.346	4
6th FL.		656.397	255.147	30.346	4
7th FL.		656.397	255.147	30.346	4
8th FL.		656.397	255.147	30.346	4
9th FL.		656.397	255.147	30.346	4
10th FL.		656.397	255.147	30.346	4
11th FL.		656.397	255.147	30.346	4
12th FL.		656.397	255.147	30.346	4
13th FL.		656.397	255.147	30.346	4
14th FL.		656.397	255.147	30.346	4
15th FL.		656.397	255.147	30.346	4
16th FL.		656.397	255.147	30.346	4
17th FL.		656.397	255.147	30.346	4
18th FL.		656.397	255.147	30.346	4
TOTAL	864.186	11920.456	4592.639	546.224	72
MUMTY		56.119			
O.H.W.T.		105.314			
STILT		759.509			

TOWER-T1 & T2

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	12,111.803	SQ.M.
STILT (NON F.A.R.)	=	455.980	SQ.M.
STAIR (NON F.A.R.)	=	884.542	SQ.M.
BALCONY (NON F.A.R.)	=	4,954.666	SQ.M.
MUMTY (NON F.A.R.)	=	52.778	SQ.M.
O.H.W.T. (NON F.A.R.)	=	128.682	SQ.M.
TOTAL	=	**18,588.451**	SQ.M.

TOWER-T3

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	13,487.768	SQ.M.
STILT (NON F.A.R.)	=	494.894	SQ.M.
STAIR (NON F.A.R.)	=	884.153	SQ.M.
BALCONY (NON F.A.R.)	=	5,696.168	SQ.M.
MUMTY (NON F.A.R.)	=	61.369	SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724	SQ.M.
TOTAL	=	**20,741.076**	SQ.M.

TOWER-T4

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	13,851.288	SQ.M.
STILT (NON F.A.R.)	=	508.525	SQ.M.
STAIR (NON F.A.R.)	=	884.153	SQ.M.
BALCONY (NON F.A.R.)	=	5,577.975	SQ.M.
MUMTY (NON F.A.R.)	=	61.369	SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724	SQ.M.
TOTAL	=	**21,000.033**	SQ.M.

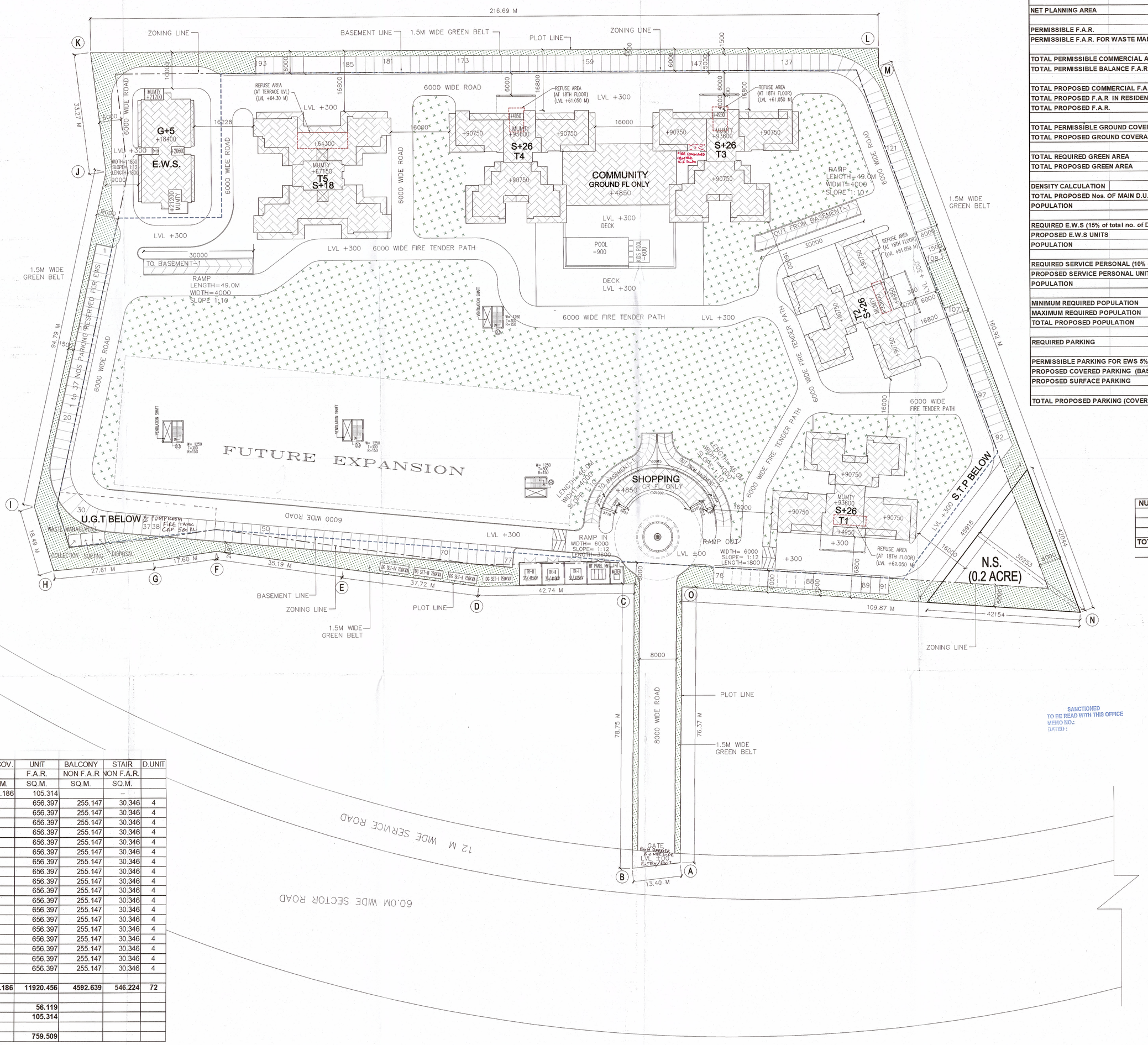
TOWER-T5

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	11,920.456	SQ.M.
STILT (NON F.A.R.)	=	759.509	SQ.M.
STAIR (NON F.A.R.)	=	546.224	SQ.M.
BALCONY (NON F.A.R.)	=	4,592.639	SQ.M.
MUMTY (NON F.A.R.)	=	56.119	SQ.M.
O.H.W.T. (NON F.A.R.)	=	105.314	SQ.M.
TOTAL	=	**17,980.261**	SQ.M.

TOWER NOS.	NOS. OF STOREY	TYPE	GROUND COVERAGE	F.A.R. IN TOWER	TOTAL Nos. OF D.U. IN TOWER			POPULATION			
					MAIN D.U.	SERVICE PERSONEL	E.W.S. UNITS	TOTAL D.U.		Person per/D.U.	Total
T1	S+26	3 BED	626.862	12111.803	104			104	x	5	520
T2	S+26	3 BED	626.862	12,111.803	104			104	x	5	520
T3	S+26	3 BED+UTILITY	651.020	13,487.768	104			104	x	5	520
		SER. PERSONAL				52		52	x	2	104
T4	S+26	3 BED+UTILITY	651.020	13,851.288	104			104	x	5	520
T5	S+18	4 BED+UTILITY	864.186	11,920.456	72			72	x	5	360
E.W.S.	G+5		416.661	2,294.828			96	96	x	2	192
COMMUNITY	GR FL ONLY		1,076.873	596.723	--			–		--	–
SHOPPING	GR FL ONLY		186.920	186.920							
TOTAL			5100.406	66561.588	488	52	96				2736

AREA CALCULATION

			ACRE	SQ.M.	
LICENSE AREA	=		9.2453		
NET PLANNING AREA	=		9.2453	37414.342	
PERMISSIBLE F.A.R.	=	@175%		65475.099	SQ.M
PERMISSIBLE F.A.R. FOR WASTE MANAGEMENT AGREEMENT DATED 29-01-2024	=	@3%		1122.430	SQ.M
TOTAL F.A.R.	=	178%		66597.529	SQ.M
TOTAL PERMISSIBLE COMMERCIAL AREA	=	0.5%		187.072	SQ.M
TOTAL PERMISSIBLE BALANCE F.A.R. FOR RESIDENTIAL (66597.529-187.072)	=			66410.458	SQ.M
TOTAL PROPOSED COMMERCIAL F.A.R.	=	0.50%		186.920	SQ.M
TOTAL PROPOSED F.A.R IN RESIDENTIAL		177.40%		66374.668	SQ.M
TOTAL PROPOSED F.A.R.		177.90%		66561.588	SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE	=	@35%		13095.020	SQ.M
TOTAL PROPOSED GROUND COVERAGE	=	13.63%		5100.406	SQ.M
TOTAL REQUIRED GREEN AREA	=	@15%		5612.151	SQ.M
TOTAL PROPOSED GREEN AREA	=	15.43%		5773.705	SQ.M
DENSITY CALCULATION					
TOTAL PROPOSED Nos. OF MAIN D.U.'s	=			488	D.U.
POPULATION	=	@5 P/D.U.		2440	Person
REQUIRED E.W.S (15% of total no. of D.U.'s)	=	@15%		86	Units
PROPOSED E.W.S UNITS	=			96	Units
POPULATION	=	@2 P/D.U.		192	Person
REQUIRED SERVICE PERSONAL (10% of total no of D.U.'s)	=	@10%		49	Units
PROPOSED SERVICE PERSONAL UNITS	=			52	Units
POPULATION	=	@2 P/D.U.		104	Person
MINIMUM REQUIRED POPULATION	=	100		925	Person
MAXIMUM REQUIRED POPULATION	=	300		2774	Person
TOTAL PROPOSED POPULATION	=	295.934		2736	Person
REQUIRED PARKING	=	@1.5 E.C.S	/D.U	732	E.C.S.
PERMISSIBLE PARKING FOR EWS 5% OF 732	=			37	BAYS
PROPOSED COVERED PARKING (BASEMENT-1 & 2)	=			1636	BAYS
PROPOSED SURFACE PARKING	=			193	BAYS
TOTAL PROPOSED PARKING (COVERED+SURFACE)				1829	BAYS



NURSERY SCHOOL PLOT AREA CALCULATION

(45.918 X 35.253)/2 X =		809.37	SQ.M.
TOTAL	=	809.37	SQ.M.
	=	0.200	ACRE

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

CLIENT'S SIGN
For ADORE PROPMART LLP
Authorised Signatory

ARCHITECT,S SIGN
BHUPENDRA KUMAR
ARCHITECT
CA/2004/33978

PROJECT
APPROVAL OF BUILDING PLANS OF GROUP HOUSING COLONY AN AREA MEASURING 9.2453 ACRES (LICENSE NO. 264 OF 2023 DATED 19-12-2023) IN SECTOR-77, GURUGRAM BEING DEVELOPED BY ADORE PROPMART LLP.

Checked
(Internal) Service city subject to confirmation
In forwarding letter No. 33217 ... dt 13-12-24
Superintendent Engineer (HQ) | DTP (HQ) | S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (Q) Member B.P.A.C. | C.T.P. (HQ) Chairman B.P.A.C.
For Chief Engineer-I HSVP, Panchkula

BUILDING PLAN
SITE PLAN
Consultant Architect | ATP(HQ) | DDT (HQ) Member BPAC

SHEET TITLE
SITE PLAN & AREA CALCULATION
JD. | P.A. | A.T.P. (Dinesh Kumar) PA(HQ)

DEALT S.K.	SCALE 1 : 500	N	JOB NO
CHECKED B.K.	DATE		DRG. NO GH-SD- 01

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