DRAWING TITLE	DRG. NO.
SUBMISSION DRAWING LAYOUT PLAN	S.D.-01

Checked and found correct as per (Internal) Service Plan Estimate In forwarding letter No. 2543 Dated 19/12/2020

Additional Chief Engineer HSVP, Panchkula

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

ADTP(HQ) Member Secretary SPAC

ATP(HQ) Chairman SPAC

Ram Avtar Basal AD(HQ)

P.A.

A.T.P.

DDTP(HQ) Member SPAC

NOT REVISED
PRIMARY & NS SCHOOL
PLOT AREA .7 ACRES
(G+5)
HT. +16950

TOWER -4 G/S+UG+36 LVL. +450 HT.+125.85

TOWER - 5 G/S+UG+36 LVL. +450 HT.+125.85

TOWER - 6 G/S+UG+36 LVL. +450 HT.+125.85

TOWER - 7 G/S+UG+36 LVL. +450 HT.+125.85

CLUB HOUSE G/S+2 LVL. +450 HT.+13.95

COMMERCIAL-1 G/S+25 LVL. +450 HT.+118.45

TOWER - 8 G/S+UG+36 LVL. +450 HT.+125.85

TOWER - 9 G/S+UG+36 LVL. +450 HT.+125.85

CONV.SHOPPING LVL. +450 HT.+4.450

TOWER - 10 G/S+UG+36 LVL. +450 HT.+125.85

EWS BLOCK G/S+6 LVL. +450 HT.+20.960

COMMERCIAL-2 G+3 LVL. +450 HT.+18.45

SPORTS BUILDING Part of commercial F.A.R. LVL. +450 HT.+13.65

TOWER -3 G/S+UG+40 FLR LVL. +450 HT.+141.95

TOWER -2 G/S (DH)+40 FLR LVL. +450 HT.+141.95

TOWER -1 G/S+UG+40 FLR LVL. +450 HT.+141.95

OTHERS PROPERTY

SCHOOL (G+5)

SPORTS AREA

SWIMMING POOL

FIRE TANK CAP. = 3.0 KL

6M. WIDE FIRE TENDER ROAD

6M. WIDE DRIVEWAY

5M. WIDE DRIVEWAY (ONE WAY)

9.0 M. WIDE SERVICE ROAD

60.0 M. WIDE SECTOR ROAD

ENTRY 6.00 MTR

EXIT 6.00 MTR

GATE POST NO - 1

FIRE CONTROL ROOM AREA 16 SQM

33KV/A SWITCHING STATION

STP BELOW

AREA FOR D.G SETS

ENT./ EXIT GATE 6.0 M WIDE

ENT./EXIT FOR SPORTS BUILDING 6 MTR. WIDE

6.0 M WIDE ROAD ROAD LVL-600

18.00 WIDE EXISTING ROAD

PLOT BOUNDRY WALL 2100 HIGH

PLOT BOUNDRY WALL 2400 HIGH

ZONING LINE

BASEMENT LINE

PLOT BOUNDRY

FIRE STAIR

REFUGE AREA ON, 18TH, 27TH & 36TH LVL +83.150 LVL + 92.850 LVL + 122.550

REFUGE AREA ON 17TH, 26 TH FLOOR (LVL +60.00 & + 90.00 MTR.) REFUGE AREA 36TH FLOOR IVL + 122.55.00 MTR.

REFUGE AREA ON 17TH, 26 TH FLOOR LVL +60.000 & +90.00 MTR.

REFUGE AREA 6,9,12,15,19&22 ND LVL +25.050 LVL + 43.050 LVL + 56.550 LVL + 70.050 LVL + 88.050 LVL + 100.400

REFUGE AREA 6,9TH FLOOR LVL + 122.55.00 MTR

REFUGE AREA 6,9TH FLOOR IVL + 122.55.00 MTR. REFUGE AREA ON 17TH, 26 TH FLOOR LVL + 60.00 & 90.00MTR.

DOMESTIC/UGR FOR COMMERCIAL CAP. = 3.00 KL.

FIRE UGR FOR COMMERCIAL CAP. = 3.00 KL

DOM.UGR FOR RESIDENTIAL CAP. = 5.0 KL.

MILK & WEI BOOTH, 5.5X5.4MTR

DOUBLE HT STILT-2
(Marked Bitween tower-2 & 3)

DOUBLE HT STILT-1
(Marked Bitween tower-1 & 2)

AREA STATEMENT

					F.A.R AGAINST GREEN BUILDING @ 12 % OF PLOT AREA				
AREA OF THE PLOT	19.244	ACER	77877.581	SQM.			ACER	SQM.	
AREA UNDER INTENSE ZONE	16.664	ACER	67436.708	SQM.		RESIDENTIAL	16.063	7800.546	SQ.M
AREA UNDER TRANSITION ZONE	2.580	ACER	10440.873	SQM.		COMMERCIAL	3.181	1544.764	SQ.M
PERMISSIBLE F.A.R IN INTENSE ZONE (16.664) ACER UNDER TOD POLICY @ 3.50			236028.479	SQM.	A			9345.310	SQ.M
PERMISSIBLE F.A.R IN TRANSITION ZONE (2.580) ACER UNDER TOD POLICY @ 2.5			26102.183	SQM.	B				
TOTAL PERMI. F.A.R (A+B)			262130.66	SQM.	C				
COMMERCIAL F.A.R CALCULATION									
PERMISSIBLE F.A.R FOR COMMERCIAL (AS PER TOD APPLICATION)	3.181	ACER	45060.00	SQM.	D				
ADD FOR GREEN BUILDING			1544.76	SQM.	E				
TOTAL PERM. AREA FOR COMMERCIAL (D+ E)			46604.76	SQM.	J				
NET ACHIEVED F.A.R. FOR COMMERCIAL			46535.23	SQM.					
RESIDENTIAL F.A.R CALCULATION									
PERMISSIBLE F.A.R.									
PERMI. F.A.R FOR RESIDENTIAL (C-D)			217070.66	SQM.	F				
ADD FOR GREEN BUILDING			7800.55	SQM.	G				
TOTAL PERMI. F.A.R FOR RESIDENTIAL (F+ G)			224871.21	SQM.	H				
PERMISSIBLE CONVENIENT SHOPPING AREA @ 0.5 % OF 77877.581			389.39	SQM.					
PROPOSED F.A.R. RESIDENTIAL									
PROPOSED F.A.R. FOR RESIDENTIAL			224093.08	SQM.					
PROPOSED F.A.R. FOR CONVENIENT SHOPPING			381.62	SQM.					
NET ACHIEVED F.A.R. FOR RESIDENTIAL			224474.70	SQM.					
PERMISSIBLE GROUND COVERAGE @ 40%			31151.03	SQM.					
PROPOSED GROUND COVERAGE			14686.24	SQM.	18.86%				
MINIMUM GREEN AREA REQUIRED @ 15 %			11681.64	SQM.					
PROVIDED GREEN AREA			15608.159	SQM.	20.04%				
EWS UNIT REQUIRED (TOTAL NO.OF UNIT/.85 - NO.OF UNIT)			191.29	No's	SAY 191 UNITS				

AREA DETAIL : RESIDENTIAL & COMMERCIAL

TYPE OF BUILDING /TOWER	NO OF STORY	NO OF TOWER	TOTAL NO. OF UNITS	POPULATION (PERSONS)	GROUND COVERAGE / BLOCK (SQM.)	TOTAL GROUND COVERAGE (SQM.)	F.A.R /PER TOWER (SQM.)	TOTAL F.A.R (SQM)	BTILT AREA / BLOCK (NON F.A.R) SQM.	TOTAL STILT AREA (NON F.A.R) SQM.	SERVICE FLOOR AREA (NON F.A.R) SQM.	MUMTY.M.RO M & O.H.T (NON F.A.R) SQM.
TOWER-1 & 3	G/S+UG+40	2	302	1510	865.896	1731.792	27738.753	55477.506	301.147	602.294	141.370	349.672
TOWER - 2	G/S + 40	1	144	720	835.111	835.111	25009.556	25009.556	455.306	455.306	107.788	174.836
TOWER - 4, 5 & 10	G/S+UG+36	3	336	1680	838.438	1915.314	20159.754	60479.262	39.186	117.558		420.258
TOWER - 6, & 9	G/S+UG+36	2	148	740	526.8	1053.600	17191.575	34383.150	37.014	74.028		199.048
TOWER - 7, & 8	G/S+UG+36	2	148	740	636.473	1272.946	21199.160	42398.320	45.181	90.362		179.62
DWELLING UNIT (GROUND FLOOR EWS BLOCK) AREA CONSIDERED IN EWS AREA CALCULATION			4	20								
40TH. FLOOR TOWER -1								368.634				
40TH. FLOOR TOWER -2								307.701				
40TH. FLOOR TOWER -3								307.610				
24 TH. & 25 TH. FLOOR (IN COMMRECIAL -1 TOWER)			2	10				697.043				
STILT AREA BITWEEN (TOWER-1-2) (TOWER-2-3)										195.782		
TOTAL			1084									
EWS BLOCK	G/S+6	1	191	382		705.715		4664.300		59.590		53.285
SERVICE PERSONAL (PROVIDED IN BLOCK-7 & 8) 74 in Block -7 & 34 in Block-8			108	216								
ADD GATE POST 6 NOS (3.5 x 3.5 MTR EACH)						73.500						
RELIGIOUS BUILDING SITE (14 X 8 MTR.)						112.000						
MILK BOOTH (1.NO'S) 5X5.5 MTR.						27.500						
TOTAL (RESIDENTIAL)		11	1383	6018		7727.478		224093.082	SQ.M	1594.920	249.158	1376.719
CONVENIENT.SHOPPING (0.5 %)		1				381.620		381.620				
NET AREA FOR RESIDENTIAL								224474.702	SQ.M			
AREA DETAIL : COMMERCIAL												
COMMERCIAL-1	G/S+25	1				2724.555		40293.661		774.937	1953.642	389.050
COMMERCIAL-2	G+3	1				1500.000		3846.392				117.080
SPORTS BUILDING /AREA	G+2					211.251		347.946				38.440
CLUB HOUSE	G/S+2					981.258		2002.478				
KIOSK	G					44.750		44.750				
TOTAL (COMMERCIAL)						5461.814		46535.227	SQ.M	774.937	1953.642	544.570
TOTAL : RESIDENTIAL & COMMERCIAL								13189.292	SQ.M	2369.857	2202.800	1921.289
AREA FOR 33 KVA SWITCHING STATION								417.184				
NURSERY & PRIMRY SCHOOL (NO REVISION)								1079.762		4846.740		
TOTAL GROUND COVERAGE								14686.238	SQ.M			
BASEMENT AREA (NON F.A.R)												
BASEMENT -1				59911.482	SQM.							
BASEMENT -2				59911.482	SQM.							
BASEMENT -3				55045.975	SQM.							
TOTAL BASEMENT AREA				174868.94	SQM							
PARKING DETAIL												
REQUIRED PARKING COMMERCIAL	Carpet area	1 ECS										
COMMERCIAL ECS/SQ SQM (CARPET AREA)	37228.182	50	=	745	ECS							
REQUIRED PARKING RESIDENTIAL												
TOTAL NO OF MAIN UNITS X 1.5 (ECS)	1084	X	1.50	1626	ECS							
TOTAL REQUIRED PARKING				2371	ECS							
REQUIRED PARKING FOR E.W.S @ 5 % OF TOTAL PARKING (RESIDENTIAL)				81	ECS							
PROVIDED PARKING												
PARKING IN BASEMENT		AREA FOR ECS				PROVIDED CARS						
BASEMENT -1		50146.262	32	1567	ECS	1231	cars					
BASEMENT -2		54342.401	32	1698	ECS	1285	cars					
BASEMENT -3		52596.787	32	1644	ECS	1303	cars					
TOTAL		157085.430		4909	ECS	3819	cars					
PROVIDED PARKING AT SURFACE		927.360	23	40	ECS	27	cars					

STILT AREA DETAIL BITWEEN TOWER-1-2 & 2-3

AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x HEIGHT = (A+B) x 1/2 x H
AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B X H
AREA OF RECTANGLE = A x B

NO	SHAPE	A		B		H		
1	RECTANGLE	10.27			X	7.844	80.556	SQM
2	RT.ANGLE TRIANGLE	1.103	0.552		X	10.270	5.664	SQM
3	RT.ANGLE TRIANGLE	1.366	0.683		X	8.954	6.122	SQM
4	RT.ANGLE TRIANGLE	0.956	0.478		X	11.637	5.560	SQM
5	RECTANGLE	10.268			X	7.954	81.672	SQM
6	RT.ANGLE TRIANGLE	1.105	0.553		X	10.268	5.677	SQM
7	RT.ANGLE TRIANGLE	1.366	0.683		X	9.059	6.181	SQM
8	RT.ANGLE TRIANGLE	0.846	0.423		X	10.268	4.343	SQM
						TOTAL	196.762	SQM

SURFACE PARKING CALCULATION

AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x HEIGHT = (A+B) x 1/2 x H
AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B X H
AREA OF RECTANGLE = A x B
AREA OF TRIANGLE S"=(S-A)+(S-B)+(S-C) WHRE S = SUM OF ALL SIDES/2

NO	SHAPE	B		H		TOTAL	
1	RECTANGLE	67.200	X	13.800	X	927.360	SQM

SURFACE PARKING AREA CALCULATION

SWITCHING YARD AREA CALCULATION

AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x HEIGHT = (A+B) x 1/2 x H
AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B X H
AREA OF RECTANGLE = A x B
AREA OF TRIANGLE S"=(S-A)+(S-B)+(S-C) WHRE S = SUM OF ALL SIDES/2

NO	SHAPE	B		H		TOTAL	
1							
2	TRIANGLE	27.884	5.291		X	147.545	SQM
3	TRIANGLE	41.768	6.463		X	269.939	SQM
	TOTAL					417.184	SQM

SWITCHING YARD AREA CALCULATION

SWITCHING YARD SITE PLAN

POPULATION CALCULATIONS - MIN. AS PER OLD SANCTIONED

POPULATION CALCULATIONS - AS PER ENHANCED F.A.R.UNDER TOD POLICY

AREA UNDER RESIDENCIAL COMPONENT IN INTENSE ZONE = 16.664 - 3.181 = 13.483 ACS.
AREA UNDER RESIDENCIAL COMPONENT IN TRANSITION ZONE = 2.58 ACS.
MINI. APPLICABLE DENSITY AS PER EARLIER APPVD. ZONING PLAN = 100 PPA
MINI. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY = 600 PPA (± 10%) SAY 540 PPA (MINI.)
MINI. APPLICABLE DENSITY IN TRANSITION ZONE AS PER TOD POLICY = 430 PPA (± 10%) SAY 387 PPA (MINI.)

A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION = 13.483/2 = 6.741 ACS.
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN = 6.741X100 = 674 PERSON —— (i)
MINI. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY = 6.741X540 = 3640 PERSON —— (ii)

B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION = 2.58/2 = 1.29 ACS.
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN = 1.29 X100 = 129 PERSON —— (iii)
MINI. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY = 1.29 X 387 = 499.23 PERSON = SAY 499 PERSON —— (iv)

TOTAL MINIMUM POPULATION REQUIRED (i + ii + iii+ iv) = 4942 PERSON.

MAXIMUM. POPULATION i.e. +10%

POPULATION CALCULATIONS - AS PER ENHANCED F.A.R.UNDER TOD POLICY

AREA UNDER RESIDENCIAL COMPONENT IN INTENSE ZONE = 16.664 - 3.181 = 13.483 ACS.
AREA UNDER RESIDENCIAL COMPONENT IN TRANSITION ZONE = 2.58 ACS.
APPLICABLE DENSITY AS PER EARLIER APPVD. ZONING PLAN = 300 PPA
APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY = 600 PPA (± 10%) SAY 660 PPA (MAX.)
APPLICABLE DENSITY IN TRANSITION ZONE AS PER TOD POLICY = 430 PPA (± 10%) SAY 473 PPA (MAX.)

A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION = 13.483/2 = 6.741 ACS.
POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN = 6.741X300 = 2022 PERSON —— (i)
POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY = 6.741X660 = 4449 PERSON —— (ii)

B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION = 2.58/2 = 1.29 ACS.
POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN = 1.29 X200 = 387 PERSON —— (iii)
POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY = 1.29 X 473 = 610 PERSON = SAY 610 PERSON —— (iv)

TOTAL MAXI. POPULATION (i + ii + iii+ iv) = 7468 PERSON

PROJECT TITLE

REVISED BUILDING PLANS OF MIXED LAND USE UNDER TOD SCHEME FOR AREA MEASURING 19.244 ACRES (LICENCE NO. 168-172 OF 2004, DATED 16/12/2004 & LICENCE NO. 545-546 OF 2006, DATED 13/03/2006) IN SECTOR- 53, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S VIPUL LIMITED AND OTHERS.

SCALE	1:750		
DATE	AUG. 2021		
DEALT	J.P SHARMA	CHECKED	VG

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ARCHITECT'S SIGN.

APPLICANT 'S SIGN.
For VIPUL LIMITED
Authorised Signatory