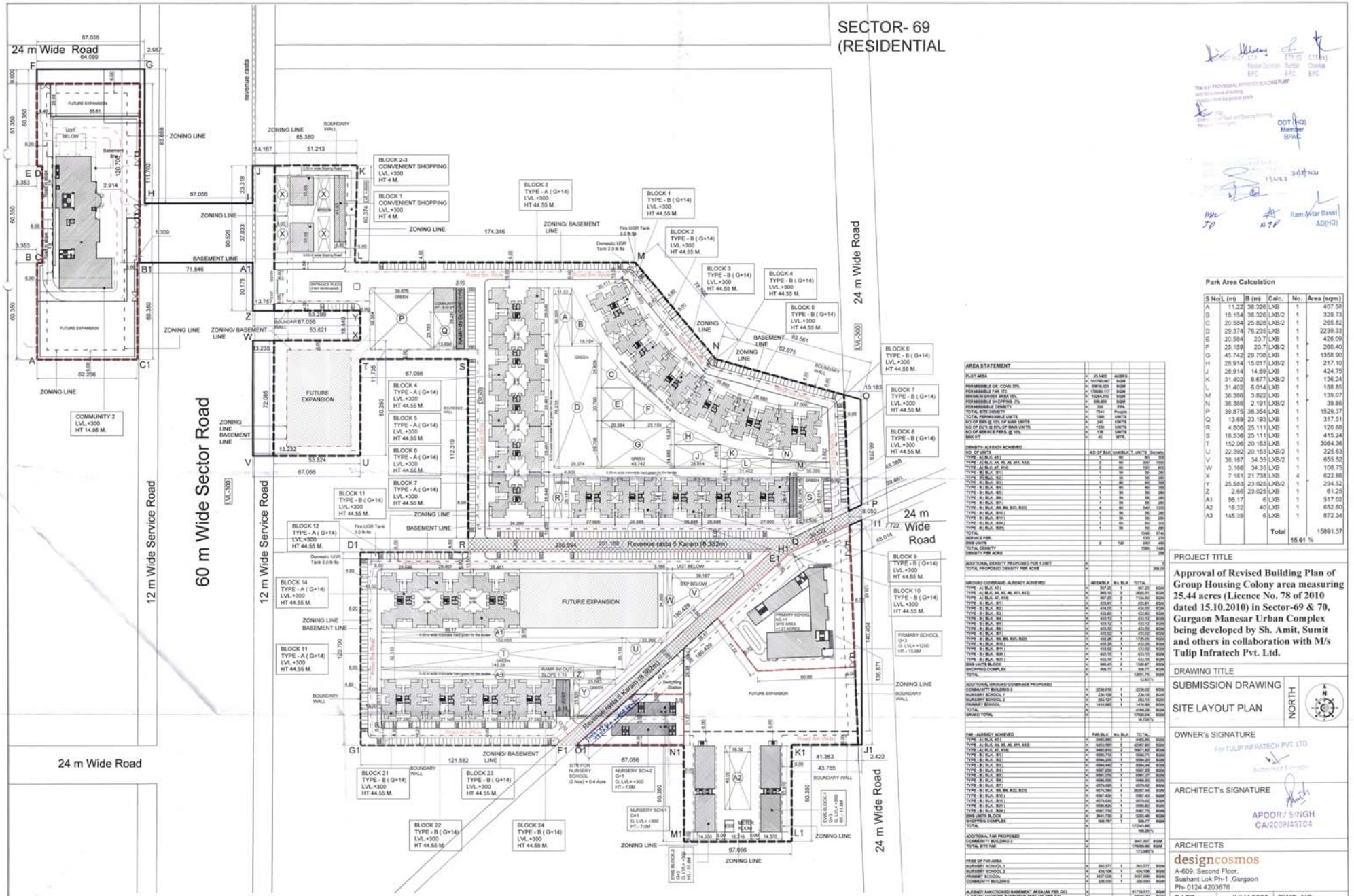

DDT (HQ)
Member
BPAC

Ram Avtar Bassi
AD(HQ)

Park Area Calculation

S No.	L (m)	B (m)	Calc.	No.	Area (sqm.)
A	11.22	36.326	LXB	1	407.58
B	18.154	36.326	LXB/2	1	329.73
C	20.584	25.828	LXB/2	1	265.82
D	29.374	76.235	LXB	1	2239.33
E	20.584	20.7	LXB	1	426.09
F	25.159	20.7	LXB/2	1	260.40
G	45.742	29.708	LXB	1	1358.90
H	28.914	15.017	LXB/2	1	217.10
J	28.914	14.69	LXB	1	424.75
K	31.402	8.677	LXB/2	1	136.24
L	31.402	6.014	LXB	1	188.85
M	36.386	3.822	LXB	1	139.07
N	36.386	2.191	LXB/2	1	39.86
P	39.875	38.354	LXB	1	1529.37
Q	13.69	23.193	LXB	1	317.51
R	4.806	25.111	LXB	1	120.68
S	16.536	25.111	LXB	1	415.24
T	152.06	20.153	LXB	1	3064.36
U	22.392	20.153	LXB/2	1	225.63
V	38.167	34.35	LXB/2	1	655.52
W	3.166	34.35	LXB	1	108.75
X	7.161	21.738	LXB	4	622.86
Y	25.583	23.025	LXB/2	1	294.52
Z	2.66	23.025	LXB	1	61.25
A1	86.17	6	LXB	1	517.02
A2	16.32	40	LXB	1	652.80
A3	145.39	6	LXB	1	872.34
			Total		15891.37
					15.61 %

AREA STATEMENT

PLOT AREA	=	25.1465	ACRES
	=	1017760.067	SQM
PERMISSIBLE GR. COVG 35%	=	356116.023	SQM
PERMISSIBLE FAR 175	=	1780880.117	SQM
MINIMUM GREEN AREA 15%	=	152664.010	SQM
PERMISSIBLE SHOPPING 3%	=	305.880	SQM
PERMISSIBLE DENSITY	=	300	P/HA
TOTAL SITE DENSITY	=	7544	Peoples
TOTAL PERMISSIBLE UNITS	=	1566	UNITS
NO OF DWS @ 10% OF MAIN UNITS	=	240	UNITS
NO OF DU'S @ 80% OF MAIN UNITS	=	1336	UNITS
NO OF SERVICE FLATS @ 10%	=	130	UNITS
MAX HT.	=	45	MTR.

DENSITY ALREADY ACHIEVED

	NO OF BLK	units/BLK	T. UNITS	Density
TYPE - A (BLK. A1)	1	60	60	300
TYPE - A (BLK. A2, A3, A6, A11, A12)	3	60	180	900
TYPE - A (BLK. A7, A10)	2	60	120	600
TYPE - B (BLK. B11)	1	56	56	280
TYPE - B (BLK. B12)	1	56	56	280
TYPE - B (BLK. B3)	1	60	60	300
TYPE - B (BLK. B4)	1	60	60	300
TYPE - B (BLK. B5, B6, B20, B22)	1	56	56	280
TYPE - B (BLK. B7)	1	56	56	280
TYPE - B (BLK. B8, B9, B23, B25)	1	56	56	280
TYPE - B (BLK. B10)	1	56	56	280
TYPE - B (BLK. B13)	1	56	56	280
TYPE - B (BLK. B14)	1	60	60	300
TYPE - B (BLK. B15)	1	60	60	300
TYPE - B (BLK. B21)	1	56	56	280
TOTAL			1340	6740
SERVICE FOR			130	270
DWS UNITS	2	120	240	480
TOTAL DENSITY			1586	7490
DENSITY PER ACRE				298
ADDITIONAL DENSITY PROPOSED FOR 1 UNIT				1
TOTAL PROPOSED DENSITY PER ACRE	=			298.04

GROUND COVERAGE - ALREADY ACHIEVED

		AREA/BLK	No. BLK	TOTAL	
TYPE - A (BLK. A1)	=	367.20	1	367.20	SQM
TYPE - A (BLK. A2, A3, A6, A11, A12)	=	365.10	5	1825.51	SQM
TYPE - A (BLK. A7, A10)	=	367.20	2	7134.50	SQM
TYPE - B (BLK. B11)	=	435.61	1	435.61	SQM
TYPE - B (BLK. B12)	=	434.00	1	434.00	SQM
TYPE - B (BLK. B3)	=	433.90	1	433.90	SQM
TYPE - B (BLK. B4)	=	433.13	1	433.13	SQM
TYPE - B (BLK. B5, B6, B20, B22)	=	433.13	1	433.13	SQM
TYPE - B (BLK. B7)	=	433.50	1	433.50	SQM
TYPE - B (BLK. B8, B9, B23, B25)	=	433.00	1	433.00	SQM
TYPE - B (BLK. B10)	=	432.26	4	1736.05	SQM
TYPE - B (BLK. B13)	=	435.20	1	435.20	SQM
TYPE - B (BLK. B14)	=	433.00	1	433.00	SQM
TYPE - B (BLK. B15)	=	433.10	1	433.10	SQM
TYPE - B (BLK. B21)	=	433.10	1	433.10	SQM
DWS UNITS BLOCK	=	980.40	2	1320.87	SQM
SHOPPING COMPLEX	=	308.71	1	308.71	SQM
TOTAL	=			12851.70	SQM
ADDITIONAL GROUND COVERAGE PROPOSED					
COMMUNITY BUILDING 2	=	2238.018	1	2238.02	SQM
NURSERY SCHOOL 1	=	230.156	1	230.16	SQM
NURSERY SCHOOL 2	=	263.127	1	263.13	SQM
PRIMARY SCHOOL	=	1418.860	1	1418.86	SQM
TOTAL	=			4149.24	SQM
GRAND TOTAL	=			17000.94	SQM
				18.726%	

FAR - ALREADY ACHIEVED

		FAR/BLK	No. BLK	TOTAL	
TYPE - A (BLK. A1)	=	6481.80	1	6481.80	SQM
TYPE - A (BLK. A2, A3, A6, A11, A12)	=	6451.560	5	32257.80	SQM
TYPE - A (BLK. A7, A10)	=	6481.610	2	19621.50	SQM
TYPE - B (BLK. B11)	=	7691.70	1	7691.70	SQM
TYPE - B (BLK. B12)	=	6594.200	1	6594.20	SQM
TYPE - B (BLK. B3)	=	6594.440	1	6594.44	SQM
TYPE - B (BLK. B4)	=	6587.290	1	6587.29	SQM
TYPE - B (BLK. B5)	=	6581.370	1	6581.37	SQM
TYPE - B (BLK. B6)	=	6586.590	1	6586.59	SQM
TYPE - B (BLK. B7)	=	6579.090	1	6579.09	SQM
TYPE - B (BLK. B8, B9, B23, B25)	=	6574.360	4	26297.44	SQM
TYPE - B (BLK. B10)	=	6587.430	1	6587.43	SQM
TYPE - B (BLK. B11)	=	6579.020	1	6579.02	SQM
TYPE - B (BLK. B13)	=	6586.630	1	6586.63	SQM
TYPE - B (BLK. B14)	=	6587.750	1	6587.75	SQM
TYPE - B (BLK. B21)	=	6587.750	1	6587.75	SQM
DWS UNITS BLOCK	=	3941.730	2	5265.46	SQM
SHOPPING COMPLEX	=	308.167	1	308.17	SQM
TOTAL	=			172345.86	SQM
				169.267%	
ADDITIONAL FAR PROPOSED					
COMMUNITY BUILDING 2	=			3847.307	SQM
TOTAL SITE FAR	=			176980.94	SQM
				173.845%	
FREE OF FAR AREA					
NURSERY SCHOOL 1	=	363.377	1	363.377	SQM
NURSERY SCHOOL 2	=	434.106	1	434.106	SQM
PRIMARY SCHOOL	=	3457.006	1	3457.006	SQM
COMMUNITY BUILDING	=	326.550	1	326.550	SQM
ALREADY SANCTIONED BASEMENT AREA (AS PER DC)	=			81716.511	SQM
ALREADY ACHIEVED BASEMENT AREA (AS PER DC)	=			35031.67	SQM
NO. OF COVERED PARKING ALREADY ACHIEVED (AS PER DC)	=			1012	ECS
ALREADY ACHIEVED OPEN PARKING	=			996	
ALREADY ACHIEVED TOTAL PARKING (AS PER DC)	=			2078	
ADDITIONAL PROPOSED BASEMENT AREA					
COMMUNITY BUILDING 2	=			2401.747	SQM
PRIMARY SCHOOL	=			348.902	SQM
TOTAL	=			2749.748	SQM

PROJECT TITLE

Approval of Revised Building Plan of Group Housing Colony area measuring 25.44 acres (Licence No. 78 of 2010 dated 15.10.2010) in Sector-69 & 70, Gurgaon Manesar Urban Complex being developed by Sh. Amit, Sumit and others in collaboration with M/s Tulip Infratech Pvt. Ltd.

DRAWING TITLE

SUBMISSION DRAWING

SITE LAYOUT PLAN

NORTH

OWNER's SIGNATURE

For TULIP INFRATECH PVT. LTD.

ARCHITECT's SIGNATURE

APOORV SINGH
CA/2008/43704

ARCHITECTS

designcosmos
A-609, Second Floor,
Sushant Lok Ph-1 ,Gurgaon
Ph- 0124 4203676

DATE	JULY 2020	DWG. NO.
SCALE	NTS	S - 01B
DEALT	AS	
CHECKED	MA	