



POPULATION DENSITY CALCULATION

SITE AREA = 15.275 ACRES

PERMISSIBLE DENSITY:
 MAXIMUM = 300 PERSONS/ACRE = 300X 15.275 = 4582 PERSONS

PROPOSED POPULATION:

NO. OF MAIN UNITS = 804	NO. OF UNITS WITH SERVANT = 84
NO. OF UNITS WITHOUT SERVANT = 720	
NO. OF PEOPLE IN 1 UNIT (WITH SERVANT) = 7	
NO. OF PEOPLE IN 1 UNIT (WITHOUT SERVANT) = 3	
NO. OF E.W.S UNITS = 144	
NO. OF PEOPLE IN 1 E.W.S UNIT = 2	
TOTAL POPULATION = $(84 \times 7) + (720 \times 3) + (144 \times 2)$	
= 388 + 3600 + 288 = 4476	
DENSITY ACHIEVED: $4476 / 15.275 = 293.028$	
Le. 293.028 PERSONS/ ACRE	

CAR PARKING CALCULATION

(DWS) (E.W.S) (ATP)

PARKING REQUIRED @ 1.5/D.U i.e. $(804 \times 1.5) + 5\% \text{ OF E.W.S}$
 = 1216

COVERED PARKING REQUIRED = 75% OF 1216 = 912 NO.S

NO. OF PARKING ACHIEVED AT BASEMENT = 843
 NO. OF PARKING ACHIEVED AT STILT = 153 CARS
 NO. OF COVERED PARKING ACHIEVED = 843+153 = 996
 NO. OF PARKING ACHIEVED AT SURFACE = 250
 TOTAL PARKING ACHIEVED = 1246 CARS

AREA STATEMENT:

TOTAL SITE AREA	= 61,815.635 SQ.MT.	OR 15.275 ACRES
PERMISSIBLE GROUND COVERAGE @ 35%	= 21635.47 SQ.MT.	
PROPOSED GROUND COVERAGE	= 13201.27 SQ.MT.	i.e. 21.355%
PERMISSIBLE F.A.R @ 175	= 1,08,177.36 SQ.MT.	
PROPOSED F.A.R AT GROUND LVL.	= 8739.13 SQ.MT.	
PROPOSED F.A.R	= 107927.24 SQ.MT.	i.e. 174.59
ROAD / PARKING AREA	= 21029.75 SQ.MT.	i.e. 34.02 %
MINIMUM OPEN GREEN REQUIRED @ 15% OF PLOT AREA	= 9,272.345 SQ.MT.	
PROPOSED OPEN GREEN	= 18775.186 SQ.MT.	i.e. 30.37 %
PERMISSIBLE CONVENIENT SHOPPING @ 0.5% OF PLOT AREA	= 309.08 SQ.MT.	
PROPOSED CONVENIENT SHOPPING	= 306.99 SQ.MT.	i.e. 0.5 %

ACHIEVED GROUND COVERAGE FOR NURSERY SCHOOL = 243.26 X 2 = 486.52 SQ.MT

REQUIRED NO. OF EWS (@ 15% OF TOTAL UNITS)	142 EWS
PROPOSED NO. OF EWS (@ 15% OF TOTAL UNITS)	144 EWS
REQUIRED NO. OF SERVANT QUARTERS (@ 10% OF TOTAL UNITS)	81 SQTS
PROPOSED NO. OF SERVANT QUARTERS	
TOWER A	21
TOWER B	21
TOWER C	21
TOWER D	21
TOTAL	84

TOWERS

TOWER NO.	NO. OF FLOORS	NO. OF UNITS	STILT FAR	GROUND COVERAGE	F.A.R (SQ.MT)
A	21	63	65.58	431.03	859.11
E	21	63	65.58	431.03	859.11
C	21	63	65.58	431.03	869.11
D	21	63	65.58	431.03	869.11
E	21	63	64.47	375.58	7402.71
F	19	57	65.92	471.45	8571.46
G	19	57	65.92	471.45	8571.46
H	21	63	64.47	375.58	7402.71
I	21	63	64.47	375.58	7402.71
J	21	64	58.56	417.67	8317.23
TOTAL	639	646.13	4211.43	81944.72	

INDEPENDENT FLOORS

BLOCKS	NO. OF FLOORS	NO. OF UNITS	GROUND COVERAGE	F.A.R (SQ.MT)
01,02,03,04,07,08,09,10,13,14,15,16,17,20,21,22,23,27	G+2	108	4928.42	14557.22
11,12,19,25,24,25	G+2	36	1645.8	4914.72
04	G+2	06	273.74	819.80
05	G+2	06	272.58	815.74
18	G+2	03	134.74	402.70
28	G+2	06	289.75	806.57
TOTAL	166	7505.13	72415.75	
E.W.S	06	144	410.32	3259.78
COMMUNITY BLDG.	-	-	200.00	200.00
CONVENIENT SHOPPING	-	-	306.99	306.99
CONNECTING CORRIDOR -01	-	-	30.40	-
CONNECTING CORRIDOR -02	-	-	4.54	-
CONNECTING CORRIDOR -03	-	-	45.94	-
TOTAL	948	998.19	3766.77	

TOTAL GROUND COVERAGE = 4211.43 + 7505.13 + 998.19 + 486.52 = 13201.27 Q.MT
 TOTAL FAR = 81944.72 + 22415.75 + 3566.77 = 107927.24 SQ.MT

BASEMENT AREA

BASEMENT 1	= 21263.04 SQ.MT.
BASEMENT 2	= 15821.7 SQ.MT.
TOTAL	= 37084.74 SQ.MT.

TOTAL BUILTUP AREA = (B1+B2) + FAR + GROUND COVERAGE - ((STILT F.A.R) + COMMUNITY BUILDING + EWS GROUND COV. + CONVENIENT SHOP)
 = (37084.74 + 108127.24 + 13201.27) - [(646.13) + (200.00) + (410.32 + 306.99)]
 = 156849.81 SQ.M

SITE PLAN

GROUP HOUSING COMPLEX AT VILLAGE - SIH, SECTOR-84, GURGAON, HARYANA

M/S NORTH STAR APARTMENTS PVT. LIMITED.

Checked and found ok for Public (Internal) Services only subject to confirmation of the concerned authorities by forwarding letter No. SE/HQ/...

Supervising Engineer (H.O.) JDA, Panchkula

ARCHITECTS: SAA GROUP

OWNER: North Star Apartments Pvt. Ltd.

ARCHITECT: DAULAT RAM GARWA CA/2001/28031

scale: 1:500
 date: 10/06/2011
 sheet: CW/SUB - SP-01