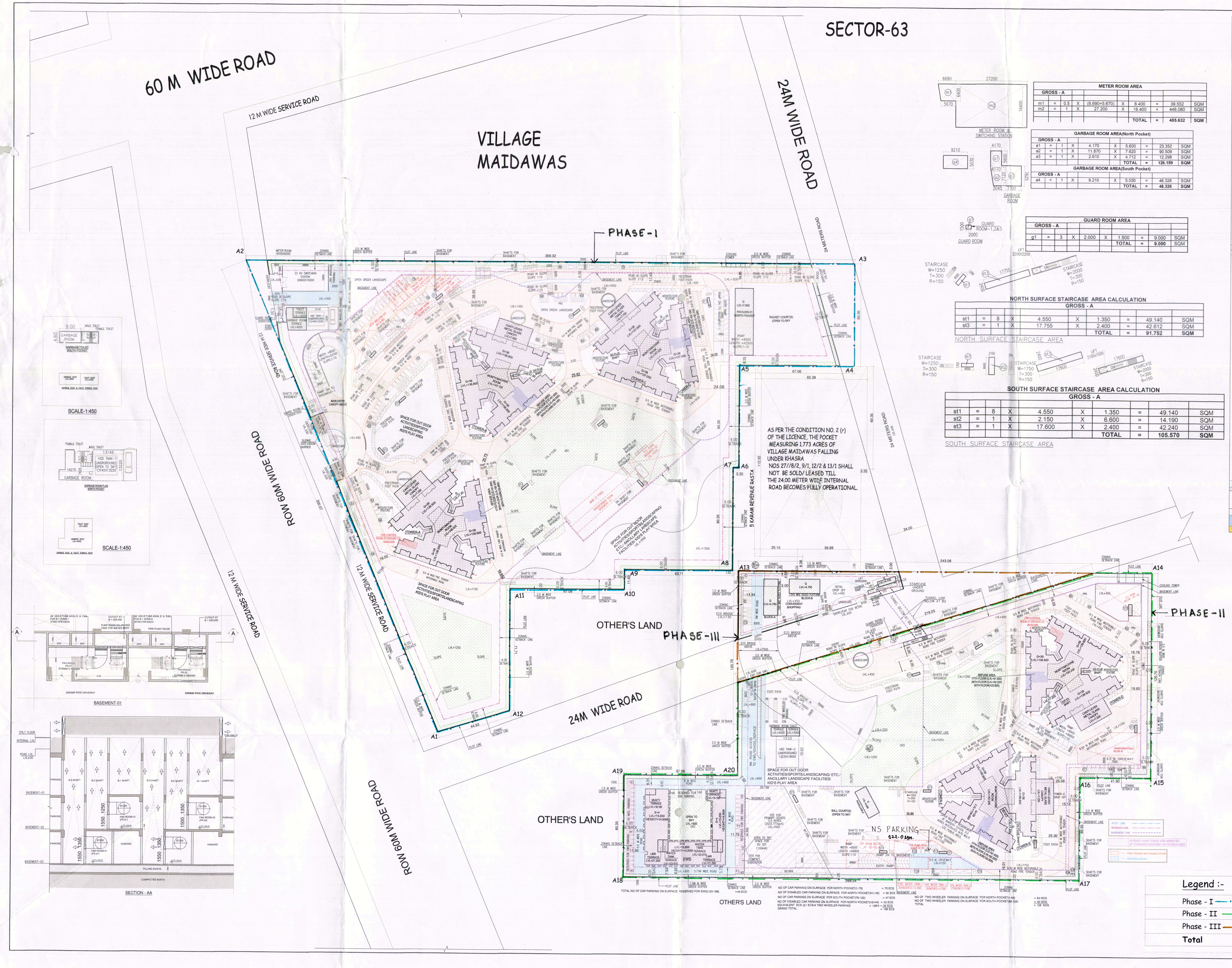

METER ROOM AREA

GROSS - A								
m1	=	0.5	X	(8.690+5.670)	X	8.400	=	39.552 SQM
m2	=	1	X	27.200	X	16.400	=	446.080 SQM
						TOTAL	=	485.632 SQM

GARBAGE ROOM AREA(North Pocket)

GROSS - A								
a1	=	1	X	4.170	X	5.600	=	23.352 SQM
a2	=	1	X	11.870	X	7.625	=	90.509 SQM
a3	=	1	X	2.810	X	4.710	=	13.298 SQM
						TOTAL	=	126.159 SQM

GARBAGE ROOM AREA(South Pocket)

GROSS - A								
a4	=	1	X	9.210	X	5.030	=	46.326 SQM
						TOTAL	=	46.326 SQM

GUARD ROOM AREA

GROSS - A								
g1	=	3	X	2.000	X	1.500	=	9.000 SQM
						TOTAL	=	9.000 SQM

NORTH SURFACE STAIRCASE AREA CALCULATION

GROSS - A

st1	=	8	X	4.550	X	1.350	=	49.140 SQM
st3	=	1	X	17.755	X	2.400	=	42.612 SQM
						TOTAL	=	91.752 SQM

NORTH SURFACE STAIRCASE AREA

SOUTH SURFACE STAIRCASE AREA CALCULATION

GROSS - A

st1	=	8	X	4.550	X	1.350	=	49.140 SQM
st2	=	1	X	2.150	X	6.600	=	14.190 SQM
st3	=	1	X	17.600	X	2.400	=	42.240 SQM
						TOTAL	=	105.570 SQM

SOUTH SURFACE STAIRCASE AREA

PHASES	TYPE	TYPES	FLOORS	NO. OF FLOORS	FAR IN SQM.	TOTAL FAR FLOOR	TOTAL FAR TOWER	TOTAL FAR (PROPOSED+ALREADY SANCTIONED)	TOTAL BUILT-UP ONE FLOORS	TOTAL BUILT-UP ALL FLOOR	TOTAL BUILT-UP AREA ALL TOWERS	TOTAL BUILT-UP AREA (PROPOSED+ALREADY SANCTIONED)	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL GROUND COVERAGE(PROPOSED +ALREADY SANCTIONED)	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE APARTMENT IN ALL TOWERS
PHASE-II	PROPOSED ARCHITECTURAL FEATURE	-	GROUND FLOOR	1	-	-	11.100	-	-	-	0.00	-	0.00	-	-	-
	ALREADY SANCTIONED	TOWER - A	GROUND FLOOR	1	771.394	771.394	61883.818	61974.918	3184.127	3184.127	58732.417	58732.417	3184.127	2187.107	228	24
			1ST TO 14TH, 16TH TO 25TH,27TH TO 34TH, 36TH TO 39TH FLOOR	35	1626.537	56911.295			1577.452	55210.820						
			15TH, 26TH & 35TH REFUGE FLOOR	3	1393.709	4181.127			1648.241	4944.721	58115.477					
			MUMTY/MACHINE ROOM	-	-	-			286.767	286.767						
	PROPOSED ARCHITECTURAL FEATURE	-	GROUND FLOOR	1	-	-	11.100	-	-	-	0.000	-	0.00	-	-	-
	ALREADY SANCTIONED	TOWER - B	GROUND FLOOR	1	706.992	706.992	61756.444	61915.554	2172.885	2172.885	59131.198	59131.198	2172.885	2179.992	228	24
			1ST TO 14TH, 16TH TO 25TH,27TH TO 34TH, 36TH TO 39TH FLOOR	35	1626.537	56911.295			1577.452	55210.820						
			15TH, 26TH & 35TH REFUGE FLOOR	3	1393.709	4181.127			1658.241	4947.723						
			MUMTY/MACHINE ROOM	-	-	-			286.767	286.767						
	PROPOSED ARCHITECTURAL FEATURE	-	GROUND FLOOR	1	-	-	11.100	-	-	-	0.000	-	0.00	-	-	-
	ALREADY SANCTIONED	TOWER - C	GROUND FLOOR	1	707.794	707.794	61900.216	61971.316	2168.566	2168.566	59115.679	59115.679	2168.566	2171.869	228	24
			1ST TO 14TH, 16TH TO 25TH,27TH TO 34TH, 36TH TO 39TH FLOOR	35	1626.537	56911.295			1577.452	55210.820						
			15TH, 26TH & 35TH REFUGE FLOOR	3	1393.709	4181.127			1658.241	4947.723						
			MUMTY/MACHINE ROOM	-	-	-			286.767	286.767						
	REVISED	1 CONVENIENT SHOPPING UNDER TOWER-C	GROUND FLOOR	1	-	-	33.715	33.715	-	-	-	-	-	-	-	-
		- COMMUNITY BUILDING UNDER TOWER-C	GROUND FLOOR	1	-	-	227.999	227.999	-	-	-	-	-	-	-	-
	PROPOSED	- PAVILION-1 NORTH POCKET	GROUND FLOOR	1	-	-	419.424	419.424	-	-	-	419.424	-	419.424	-	-
	REVISED	- GUARD ROOM	NORTH POCKET	1	-	-	38.000	38.000	-	-	-	38.000	-	38.000	-	-
		- GARBAGE/ROOM (NORTH POCKET)	NORTH POCKET	1	-	-	-	-	31.752	31.752	31.752	31.752	31.752	31.752	-	-
		- GUARD ROOM	NORTH POCKET	1	-	-	-	-	4.550	4.550	4.550	4.550	4.550	4.550	-	-
		- METER ROOM & SWITCHING STATION (NORTH POCKET)	NORTH POCKET	1	-	-	-	-	136.159	136.159	136.159	136.159	136.159	126.159	-	-
			BASEMENT-01 - FAR	-	-	-	-	-	485.632	485.632	485.632	485.632	485.632	485.632	-	-
			BASEMENT-01	-	-	-	307.893	307.893	307.893	307.893	-	307.893	-	307.893	-	-
			BASEMENT-02	-	-	-	-	-	32093.947	32093.947	32093.947	32093.947	-	32093.947	-	-
			BASEMENT-03	-	-	-	-	-	30870.053	30870.053	30870.053	30870.053	-	30870.053	-	-
			TOTAL						31870.518	31870.518	31870.518	31870.518	-	31870.518	-	-
			TOTAL					160525.026						75251.500	673	72
PHASE-III	PROPOSED ARCHITECTURAL FEATURE	-	GROUND FLOOR	1	-	-	11.100	-	-	-	0.000	-	0.00	-	-	-
	ALREADY SANCTIONED	TOWER - D	GROUND FLOOR	1	748.002	748.002	63481.661	63477.561	2182.334	2182.334	67695.096	67695.096	2182.334	2185.334	221	24
			1ST TO 14TH, 16TH TO 25TH,27TH TO 34TH, 36TH TO 39TH FLOOR	36	1626.537	58537.332			1577.452	56768.272						
			15TH, 26TH & 35TH REFUGE FLOOR	3	1393.709	4181.127			1648.241	4944.723						
			MUMTY/MACHINE ROOM	-	-	-			286.767	286.767						
	PROPOSED	-	GROUND FLOOR	1	-	-	11.100	-	-	-	0.000	-	0.00	-	-	-
	ALREADY SANCTIONED	TOWER - E	GROUND FLOOR	1	728.333	728.333	63481.992	63477.892	2177.567	2177.567	67760.019	67760.019	2177.567	2180.567	221	19
			1ST TO 14TH, 16TH TO 25TH,27TH TO 34TH, 36TH TO 39TH FLOOR	36	1626.537	58537.332			1577.452	56768.272						
			15TH, 26TH & 35TH REFUGE FLOOR	3	1393.709	4181.127			1648.241	4944.723						
			MUMTY/MACHINE ROOM	-	-	-			286.767	286.767						
	ALREADY SANCTIONED	2 CONVENIENT SHOPPING UNDER TOWER-E	GROUND FLOOR	1	-	-	35.652	35.652	-	-	-	-	-	-	-	-
		- COMMUNITY BUILDING UNDER TOWER-E	GROUND FLOOR	1	-	-	226.197	226.197	-	-	-	-	-	-	-	-
		- EWS	GROUND FLOOR	1	160.888	143.552	5106.945	5106.945	1324.879	1324.879	6687.076	6687.076	1324.879	1324.879	391	-
			1ST TO 4TH FLOOR	4	1241.276	4965.112			1300.240	5201.960						
			MUMTY/MACHINE ROOM	-	-	-			141.417	141.417						
		3 CONVENIENT SHOPPING UNDER EWS	GROUND FLOOR	1	-	-	51.454	51.454	-	-	-	-	-	-	-	-
	REVISED	- TOILET AT SITE NORTH POCKET	SOUTH POCKET	1	-	-	38.000	38.000	-	-	-	38.000	-	38.000	-	-
	PROPOSED	- PAVILION-2 SOUTH POCKET	GROUND FLOOR	1	-	-	85.241	85.241	128.208	128.208	128.208	128.208	123.208	98.241	-	-
	ALREADY SANCTIONED	- NURSERY SCHOOL UNDER TOWER-E	GROUND FLOOR	1	-	-	-	-	314.922	314.922	314.922	314.922	-	-	-	-
	REVISED	- SURFACE STRUCTURE SOUTH POCKET	SOUTH POCKET	1	-	-	-	-	166.976	166.976	166.976	166.976	159.450	166.976	-	-
		- GARBAGE ROOM SOUTH POCKET	SOUTH POCKET	1	-	-	-	-	46.326	46.326	46.326	46.326	-	46.326	-	-
		- GUARD ROOM SOUTH POCKET	SOUTH POCKET	1	-	-	-	-	3.000	3.000	3.000	3.000	3.000	3.000	-	-
			BASEMENT-01 -FAR	-	-	-	75.910	75.910	75.910	75.910	-	75.910	-	-	-	-
			BASEMENT-01	-	-	-	-	-	20997.908	20997.908	20997.908	20997.908	-	20997.908	-	-
			BASEMENT-02	-	-	-	-	-	21083.029	21083.029	21083.029	21083.029	-	-	-	-
			BASEMENT-03	-	-	-	-	-	21081.856	21081.856	21081.856	21081.856	-	-	-	-
			TOTAL					132154.643						86631.881	563	43
PHASE-III	REVISED	4 CONVENIENT SHOPPING	GROUND FLOOR	1	385.011	385.011	-	385.011	-	-	385.011	385.011	-	385.011	-	-
		TOTAL						385.011			385.011					
	TOTAL CONVENIENT SHOPPING FAR OF ALL PHASES		(S)=(D+E+N)		(35.715)+(35.652)+(51.454)+(385.911)=507.592											
	GRAND TOTAL (A+B+C)							319475.680	-	-	502195.629		13998.400	1338	114	

AREA STATEMENT

LICENCED AREA OF SITE =25.087 ACRE
AREA OF SITE AS PER ZONING =25.087 ACRES OR 101523.326 SQM.
PERMISSIBLE F.A.R.@ 175/P =177665.821 SQM.
PERMISSIBLE F.A.R. UNDER TOR @ 15% FOR IGBC PRECERTIFICATION PLATINUM REGISTRATION NO. ON 22/01/22 DATED SEP.2022) =15228.499 SQM
PERMISSIBLE F.A.R. UNDER TOR =126926.160 SQM
TOTAL PERMISSIBLE FAR AREA =319788.480 SQM

PROPOSED F.A.R. @175/P AS PER ZONING =177665.821 SQM
PROPOSED F.A.R. @15% AS PER IGBC PRECERTIFICATION PLATINUM =15228.499 SQM
PROPOSED F.A.R @124.944% AS PER TOR =126261.260 SQM
TOTAL PROPOSED FAR(314.94%) =319475.680 SQM. OR 319475.680/101523 = 314.681%
101523.326

PERMISSIBLE GROUND COVERAGE @35% =35533.164 SQM
PROPOSED GROUND COVERAGE =13998.400 OR 13998.400/101523 =13.788%

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 0.5% = 101523.326/0.5/100 = 507.617 sqm.
PROPOSED AREA OF CONVENIENT SHOPPING(UNDER TOWER-B,D, UNDER EWS AND CONVENIENT SHOPPING BLOCK) =507.592 OR 507.592/100/101523.326 = 0.499%

PERMISSIBLE DENSITY = 100 TO 300 PPA
MAXIMUM PERMISSIBLE DENSITY TOR = 100 TO 500 PPA
PROPOSED DENSITY = 6315/25.087 = 251.724 PPA

REQUIRED PUBLIC AMENITES

NURSERY SCHOOL - = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRES

PROPOSED PUBLIC AMENITES
NURSERY SCHOOL = 314.922 SQM. UNDER TOWER-E
PRIMARY SCHOOL = 2033.777 SQM. OR 0.50 ACRES
REQUIRED EWS UNITS = 15% OF TOTAL UNITS (6459+1457) = 1541338/100 = 231 NOS.
PROPOSED EWS UNITS = 231 NOS. OR 231/100/1338 = 15.022%
REQUIRED SERVICE PERSONEL ROOMS = 10% OF MAN UNITS =1291/2/100 = 114 NOS.
PROVIDED SERVICE PERSONEL ROOMS = 114 NOS. OR 114/456/1137 = 10.02%

POPULATION CALCULATION

MAIN UNITS = 1137 X 5 =5685
EWS = 231 X 2 = 462
SERVANTS = 114 X 2 = 228
TOTAL = 6375
TOT = LOT AND GREEN AREA REQUIRED =15228.498 SQM. = 15% OF THE PLOT
TOT = LOT AND GREEN AREA PROVIDED =15263.979 SQM. = 15.04 % OF THE PLOT

CAR PARKING

TOTAL REQUIRED ECS FOR MAIN UNITS (RESIDENTIAL) = 1.5 ECS PER MAIN UNIT
= 1137 x 1.5 = 1706 ECS
PROPOSED NO. OF BAYS FOR MAIN UNITS = 3793 CARS

REQUIRED ECS TO BE MADE AVAILABLE TO EWS UNITS = 462S OF 1706 ECS = 85.3 OR 85 ECS
PROVIDED NO. OF BAYS FOR EWS UNITS = 100 CARS
= CAR PARKING IN STILT = 24 CARS
= CAR PARKING IN SURFACE = 44 CARS
= 2 WHEELER PARKING IN STILT = 85 UNITS = 12 CARS
= 24 + 44 + 32 = 100 CARS

TOTAL PROVIDED BAYS =

ECS CAPACITY ON SURFACE
NORTH POCKET = 2383.065 SQM. (MOT/SQM.) = 104 ECS
PROVIDED NO. OF BAYS ON SURFACE (NORTH POCKET) = 98 CARS
SOUTH POCKET = 1433.683 SQM. (MOT/SQM.) = 62 ECS
PROVIDED NO. OF BAYS ON SURFACE (SOUTH POCKET) = 62 CARS

REQUIRED ECS = 1706 ECS+85 ECS = 1791 ECS

PROPOSED NO. OF BAYS = 3793 (BASEMENTS) + 158 (SURFACE) + 100 (EWS)

AS PER APPROVED ZONING DRG. NO. D.T.C.P. 8855 DATED 03-01-23		
S.NO.	TDR CERTIFICATE NO.	AREA IN SQM
1	01-400 OF 2022	16682.015
2	01-1574 OF 2022	54844.9348
3	01-1488 OF 9/ 2022	41626.5900
4	01-1566 OF 7/ 2022(PART)	13748.6135
	TOTAL	126908.160

PARKING		
SURFACE	PROPOSED NO. OF BAYS	TOTAL ECS CAPACITY
NORTH POCKET	98	104
SOUTH POCKET	62	62
PARKING		166
NORTH POCKET	PROPOSED NO. OF BAYS	ECS CAPACITY
BASEMENT-1	746	746
BASEMENT-2	762	857
BASEMENT-3	1045	1045
TOTAL(B)	2553	2657
SOUTH POCKET		
BASEMENT-1	492	530
BASEMENT-2	492	546
BASEMENT-3	595	572
TOTAL(B)	1692	1553
GRAND TOTAL (A+B)	3793	4539

Legend :-

Phase - I	13.852 acs.	PROPOSED SITE
Phase - II	9.56 acs.	
Phase - III	1.675 acs.	
Total	25.087 acs.	

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
2. THE BUILDING IS ARTIFICALLY LIT AND MECHANICALLY VENTILATED.
3. THE BASEMENT ROOF IS DESIGNED FOR THE SOIL FILL AND 40 TON FIRE TENDER LOAD.

Director
Town & Country Planning
Haryana, Chandigarh

LEGEND:-

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

ATP (HQ) Member B.P.A.C. | S.T.P. (HQ) Member B.P.A.C. | D.T.P. (G) Chairman B.P.A.C.

TO BE READ WITH THIS OFFICE MEMO NO. 13197 DATED : 29-04-2024

DDT (T) MEMBER BPAC

ATP(HQ) | (Dinesh Kumar) PA(HQ)

PROJECT : THE ARBOUR

REVISED (2nd Revision) BUILDING PLANS OF GROUP HOUSING COLONY AREA MEASURING 25.087 ACRES (LICENCE NO. 123 OF 2012 DATED 20-12-2012 IN SECTOR-63, GURGAON BEING DEVELOPED BY ARLIE BUILDERS & DEVELOPERS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOME DEVELOPERS LTD(EARLIER KNOWN AS DLF NEW GURGAON HOME DEVELOPERS PVT.LTD)

ARCHITECTURE:
ARCOP
ARCOP ASSOCIATES PVT LTD
Plot No. 36B, Sector-32, Institutional Area, Gurugram, Haryana. 122001, India
Tel.: 91-124-4595500
91-124-4595550
Fax: 91-124-4595550

ASSOCIATE ARCHITECTS
RSMS ARCHITECTS
RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

Checked and found ok for Public Health (Internal) Service only subject to compliance in forwarding letter No. 20/195 Dt. 23/3/2024

Superintending Engineer (HQ)
Chief Engineer-I
HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

Council of Architecture Registration No: CA/2001/21064 REGISTERED ARCHITECT

OWNER'S SEAL & SIGNATURE

M/S Home Developers Limited

Authorised Signatory

MARCH :- 2024 | Scale : 1:450

Drawing Title:- SITE PLAN

Drawing No:- ST-01