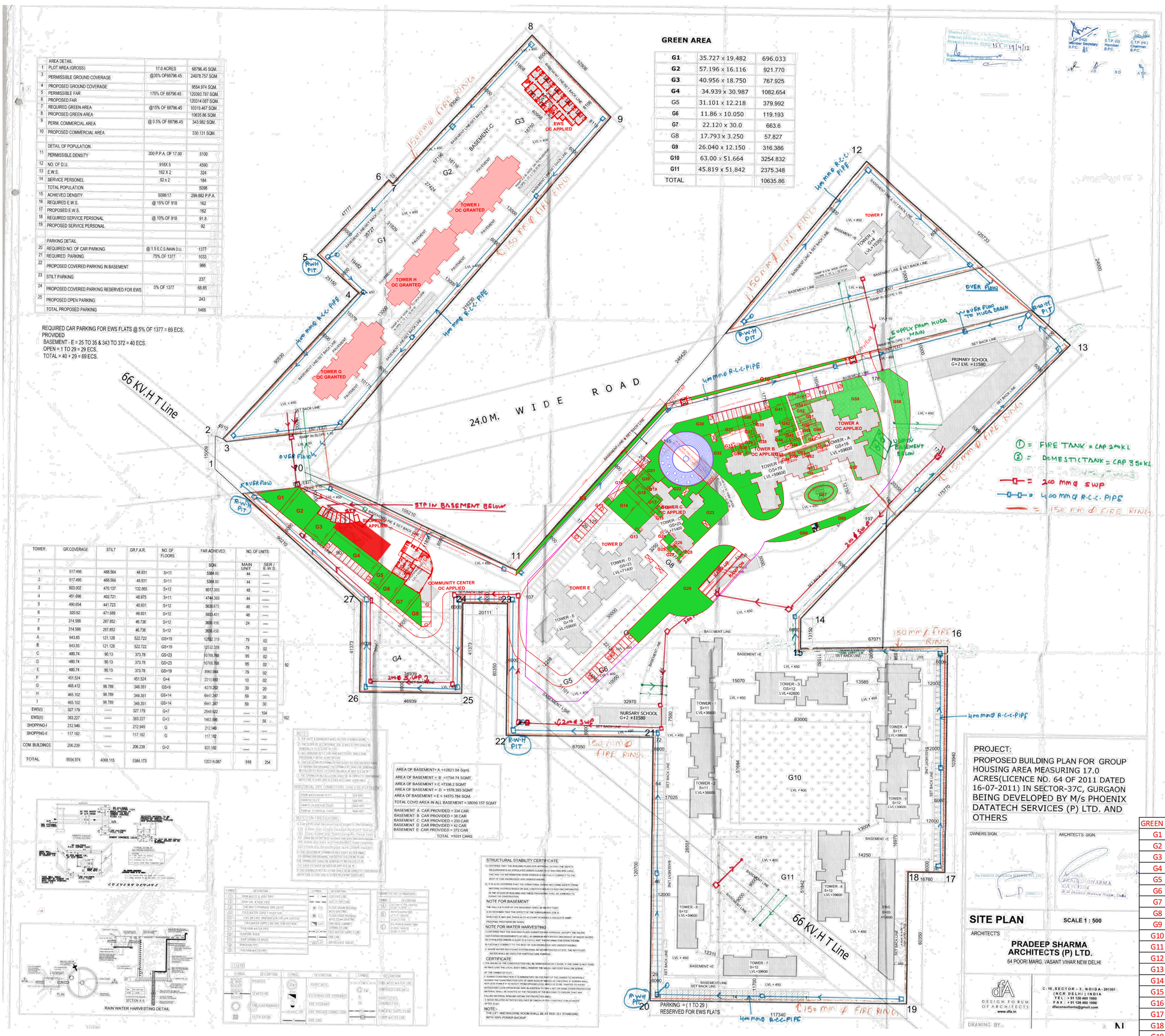
	AREA DETAIL		
1	PLOT AREA (GROSS)	17.0 ACRES	68796.45 SQM.
3	PERMISSIBLE GROUND COVERAGE	@35% OF68796.45	24078.757 SQM.
4	PROPOSED GROUND COVERAGE		9554.974 SQM.
5	PERMISSIBLE FAR	175% OF 68796.45	120393.787 SQM.
6	PROPOSED FAR		120314.087 SQM.
7	REQUIRED GREEN AREA	@15% OF 68796.45	10319.467 SQM.
8	PROPOSED GREEN AREA		10635.86 SQM.
9	PERM. COMMERCIAL AREA	@ 0.5% OF 68796.45	343.982 SQM.
10	PROPOSED COMMERCIAL AREA		330.131 SQM.
	DETAIL OF POPULATION		
11	PERMISSIBLE DENSITY	300 P.P.A. OF 17.00	5100
12	NO. OF D.U.	918X 5	4590
13	E.W.S.	162 X 2	324
14	SERVICE PERSONEL	92 x 2	184
	TOTAL POPULATION		5098
15	ACHIEVED DENSITY	5098/17	299.882 P.P.A.
16	REQUIRED E.W.S.	@ 15% OF 918	162
17	PROPOSED E.W.S.		162
18	REQUIRED SERVICE PERSONAL	@ 10% OF 918	91.8
19	PROPOSED SERVICE PERSONAL		92
	PARKING DETAIL		
20	REQUIRED NO. OF CAR PARKING	@ 1.5 E.C.S./MAIN D.U.	1377
21	REQUIRED PARKING	75% OF 1377	1033
22	PROPOSED COVERED PARKING IN BASEMENT		986
23	STILT PARKING		237
24	PROPOSED COVERED PARKING RESERVED FOR EWS	5% OF 1377	68.85
25	PROPOSED OPEN PARKING		243
	TOTAL PROPOSED PARKING		1466

REQUIRED CAR PARKING FOR EWS FLATS @ 5% OF 1377 = 69 ECS.
PROVIDED
BASEMENT - E = 25 TO 35 & 343 TO 372 = 40 ECS.
OPEN = 1 TO 29 = 29 ECS.
TOTAL = 40 + 29 = 69 ECS.

GREEN AREA

G1	35.727 x 19.482	696.033
G2	57.196 x 16.116	921.770
G3	40.956 x 18.750	767.925
G4	34.939 x 30.987	1082.654
G5	31.101 x 12.218	379.992
G6	11.86 x 10.050	119.193
G7	22.120 x 30.0	663.6
G8	17.793 x 3.250	57.827
G9	26.040 x 12.150	316.386
G10	63.00 x 51.664	3254.832
G11	45.819 x 51.842	2375.348
TOTAL		10635.86



TOWER	GR.COVERAGE	STILT	GR.F.A.R.	NO. OF FLOORS	FAR ACHEVED	NO. OF UNITS	
					SQM.	MAIN UNIT	SER / E.W.S.
1	517.495	468.564	48.931	S+11	5384.80	44	—
2	517.495	468.564	48.931	S+11	5384.80	44	—
3	603.002	470.137	132.865	S+12	6017.365	48	—
4	451.696	402.721	48.975	S+11	4744.369	44	—
5	490.654	441.723	48.931	S+12	5638.675	48	—
6	520.62	471.689	48.931	S+12	5933.431	48	—
7	314.588	267.852	46.736	S+12	3656.456	24	—
8	314.588	267.852	46.736	S+12	3656.456		—
A	643.85	121.128	522.722	GS+19	12532.318	79	02
B	643.85	121.128	522.722	GS+19	12532.318	79	02
C	480.74	90.13	373.78	GS+23	10768.768	95	02
D	480.74	90.13	373.78	GS+23	10768.768	95	02
E	480.74	90.13	373.78	GS+19	8960.944	79	02
F	451.524	—	451.524	G+4	2210.692	10	02
G	468.412	98.789	349.351	GS+9	4278.202	39	20
H	465.102	98.789	349.351	GS+14	6441.247	59	30
I	465.102	98.789	349.351	GS+14	6441.247	59	30
EWS(I)	327.179	—	327.179	G+7	2548.622	—	104
EWS(II)	383.227	—	383.227	G+3	1463.896	—	58
SHOPPING-I	212.949	—	212.949	G	212.949	—	—
SHOPPING-II	117.182	—	117.182	G	117.182	—	—
COM. BUILDINGS	206.239	—	206.239	G+2	620.582	—	—
TOTAL	9554.974	4068.115	5384.173		120314.087	918	254

AREA OF BASEMENT= A =12821.04 Sqmt.
AREA OF BASEMENT = B =1794.74 SQMT.
AREA OF BASEMENT = C =7336.2 SQMT
AREA OF BASEMENT = D = 1576.393 SQMT
AREA OF BASEMENT = E = 14570.784 SQM.
TOTAL COVD AREA IN ALL BASEMENT = 38099.157 SQMT

BASEMENT A CAR PROVIDED = 334 CAR
BASEMENT B CAR PROVIDED = 38 CAR
BASEMENT C CAR PROVIDED = 200 CAR
BASEMENT D CAR PROVIDED = 42 CAR
BASEMENT E CAR PROVIDED = 372 CAR
TOTAL =1031 CARS

STRUCTURAL STABILITY CERTIFICATE

NOTE FOR BASEMENT:

NOTE FOR WATER HARVESTING

CERTIFICATE

NOTE:-
THE LIFT AND MACHINE ROOM SHALL BE AS PER I.S.I. STANDARD, WITH 100% POWER BACKUP.

PROJECT:
PROPOSED BUILDING PLAN FOR GROUP HOUSING AREA MEASURING 17.0 ACRES(LICENCE NO. 64 OF 2011 DATED 16-07-2011) IN SECTOR-37C, GURGAON BEING DEVELOPED BY M/s PHOENIX DATATECH SERVICES (P) LTD. AND OTHERS

OWNERS SIGN. ARCHITECT'S SIGN.

SITE PLAN SCALE 1 : 500

ARCHITECT'S
PRADEEP SHARMA ARCHITECTS (P) LTD.
64 POORI MARG, VASANT VIHAR NEW DELHI

DESIGN FORUM OF ARCHITECTS
www.dfa.in
C-10, SECTOR-3, NOIDA-201301 (NCR DELHI) INDIA
TEL : +91 120 460 1000
FAX : +91 120 460 1000
dfaconsultants@gmail.com

DRAWING BY:

GREEN AREA				
G1	15.19	16.38	0.5	124.406
G2	15.85	16.38		259.623
G3	13.95	11.435		159.518
G4	30.095	7.535		226.766
G5	6.235	12.21	0	76.129
G6	8.86	13.27	0	117.572
G7	9.67	12.775		123.534
G8	11.145	12.775	0.5	71.189
G9	117.16	1.56		182.770
G10	83.13	1.325		110.147
G11	3.385	3.74		12.660
G12	3.73	6.635		24.749
G13	1.685	1.735		2.923
G14	14.4	20.325		292.680
G15	5.67	2.22		12.587
G16	2.53	1.98		5.009
G17	4.48	7.735		34.653
G18	13.915	5.59		77.785
G19	1.865	1.37		2.555
G20	6.53	9.035		58.999
G21	as per pl			119.000
G22	as per pl			128.840
G23	as per pl			354.530
G24	4.225	4.565		19.287
G25	2.565	3.24		8.311
G26	1	1.82		1.820
G27	4.515	2.39		10.791
G28	1.45	6.48		9.396
G29	as per pl			781.000
G30	as per pl			177.000
G31	14.01	14.315		200.553
G32	as per pl			488.000
G33	1.38	2.345		3.236
G34	2.76	4.295		11.854
G35	6.255	4.09		25.583
G36	4.93	5.85		28.841
G37	4.61	6.08		28.029
G38	2.36	3.685		8.697
G39	2.015	1.095		2.206
G40	15.225	4.4		66.990
G41	13.245	9.685		128.278
G42	3.35	7.385		24.740
G43	9.61	2.945		28.301
G44	5.715	6.83		39.033
G45	3.81	4.105		15.640
G46	5.195	3.73		19.377
G47	5.05	3.955		19.973
G48	3.99	3.485		13.905
G49	7.03	5.935		41.723
G50	9.54	2.57		24.518
G51	7.375	3.3		24.338
G52	9.71	4.78		46.414
G53	2.11	18.72		39.499
G54	8.945	5.405		48.348
G55	as per pl			545.100
G56	as per pl			363.890
G57	as per pl			180.600
G58	26.89	0.595		16.000
G59	2.435	2.155		5.247
G60	2.8	1.23		3.444
G61	11.875	2.395		28.441
G62	2.69	1.645		4.425
G63	1.175	2.59		3.043
G64	2.19	2.29		5.015
G65	2.845	2.015		5.733
G66	1.955	10.08		19.706
G67	as per pl			155.000
G68	as per pl			96.367
G69	as per pl			84.860
Total Green area				6481.176

AREA SCHEDULE

TOTAL PLOT AREA = 17.00 acres = 68796.45sqmt.
PER F.A.R.@175 OF 17.0 acres 120393.043 SQMT.
PER.GROUND COV.@35% OF PLOT AREA = 24078.757 SQMT.
PER.F.A.R.@1.75% OF PLOT AREA = 120393.787 SQMT.
PER GREEN AREA @15 % OF PLOT AREA = 10319.467 SQMT.
PER CONVENIENT SHOPPING @ 0.5% OF PLOT AREA = 343.982 SQMT.

PARKING DETAIL :-

1. TOTAL PARKING REQUIRED@1.5 ECS/MAINDU
   = 255X1.5
   = 382.5 ECS
2. PARKING REQUIRED = 75% OF 383
   = 287.25 CARS
3. EWS PARKING = 5% OF 383 ECS
   = 20 CARS
4. TOTAL PARKING REQUIRED = 288+20= 308 CARS

OPEN PARKING REQUIRED @ 15% OF 308 CARS = 46.2 I.E 47 CARS
PROVIDED CARS = 75 NOS.

PROPOSED CAR PARKING AT BASEMENT-1
= 309 NOS
TOTAL PROPOSED CAR PARKING = OPEN PARKING+BASEMENT PARKING
= 75+309= 384 NOS CAR

TOWER A

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	522.722	645.009	122.287
2	1ST.FLOOR	632.084	620.600	0.000
3	2ND. FLOOR	632.084	620.600	0.000
4	3RD. FLOOR	632.084	620.600	0.000
5	4TH. FLOOR	632.084	620.600	0.000
6	5TH. FLOOR	632.084	620.600	0.000
7	6TH. FLOOR	632.084	620.600	0.000
8	7TH. FLOOR	632.084	620.600	0.000
9	8TH. FLOOR	632.084	620.600	0.000
10	9TH. FLOOR	632.084	620.600	0.000
11	10TH. FLOOR	632.084	620.600	0.000
12	11TH. FLOOR	632.084	620.600	0.000
13	12TH. FLOOR	632.084	620.600	0.000
14	13TH. FLOOR	632.084	620.600	0.000
15	14TH. FLOOR	632.084	620.600	0.000
16	15TH. FLOOR	632.084	620.600	0.000
17	16TH. FLOOR	632.084	620.600	0.000
18	17TH. FLOOR	632.084	620.600	0.000
19	18TH. PENTHOUSE	632.084	620.600	0.000
20	19TH. PENTHOUSE	632.084	592.047	0.000
21	TERRACE			
	TOTAL	12532.318	12407.857	122.287

TOWER B

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	522.722	645.009	122.287
2	1ST.FLOOR	632.084	620.600	0.000
3	2ND. FLOOR	632.084	620.600	0.000
4	3RD. FLOOR	632.084	620.600	0.000
5	4TH. FLOOR	632.084	620.600	0.000
6	5TH. FLOOR	632.084	620.600	0.000
7	6TH. FLOOR	632.084	620.600	0.000
8	7TH. FLOOR	632.084	620.600	0.000
9	8TH. FLOOR	632.084	620.600	0.000
10	9TH. FLOOR	632.084	620.600	0.000
11	10TH. FLOOR	632.084	620.600	0.000
12	11TH. FLOOR	632.084	620.600	0.000
13	12TH. FLOOR	632.084	620.600	0.000
14	13TH. FLOOR	632.084	620.600	0.000
15	14TH. FLOOR	632.084	620.600	0.000
16	15TH. FLOOR	632.084	620.600	0.000
17	16TH. FLOOR	632.084	620.600	0.000
18	17TH. FLOOR	632.084	620.600	0.000
19	18TH. PENTHOUSE	632.084	620.600	0.000
20	19TH. PENTHOUSE	632.084	592.047	0.000
21	TERRACE			
	TOTAL	12532.318	12436.410	122.287

TOWER C

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	373.78	497.417	123.637
2	1ST.FLOOR	451.956	451.492	0.000
3	2ND. FLOOR	451.956	451.492	0.000
4	3RD. FLOOR	451.956	451.492	0.000
5	4TH. FLOOR	451.956	451.492	0.000
6	5TH. FLOOR	451.956	451.492	0.000
7	6TH. FLOOR	451.956	451.492	0.000
8	7TH. FLOOR	451.956	451.492	0.000
9	8TH. FLOOR	451.956	451.492	0.000
10	9TH. FLOOR	451.956	451.492	0.000
11	10TH. FLOOR	451.956	451.492	0.000
12	11TH. FLOOR	451.956	451.492	0.000
13	12TH. FLOOR	451.956	451.492	0.000
14	13TH. FLOOR	451.956	451.492	0.000
15	14TH. FLOOR	451.956	451.492	0.000
16	15TH. FLOOR	451.956	451.492	0.000
17	16TH. FLOOR	451.956	451.492	0.000
18	17TH. FLOOR	451.956	451.492	0.000
19	18TH.FLOOR	451.956	451.492	0.000
20	19TH.FLOOR	451.956	451.492	0.000
21	20TH.FLOOR	451.956	451.492	0.000
22	21TH.FLOOR	451.956	451.492	0.000
23	22TH.FLOOR	451.956	451.492	0.000
24	23TH.FLOOR	451.956	451.492	0.000
21	TERRACE			
	TOTAL	10768.768	10881.732	123.637

S.NO	DISCRIPTION	TOWER A				TOWER B				TOWER C				TOWER EWS			COMMUNITY CENTER			SHOPPING-1			BASEMENT			TOTAL AREA			
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	D
		Area added without sanctioned	Major internal changes (area deviation)	Internal changes/FAR	Major Internal changes+ BALCONY NON. F.A.R.	Area added without sanctioned	Major internal changes (area deviation)	Internal changes/FAR	Major Internal changes+ BALCONY NON. F.A.R.	Area added without sanctioned	Major internal changes(area deviation)	Internal changes/FAR	Major Internal changes+ BALCONY NON. F.A.R.	Area added without sanctioned	Major internal changes (area deviation)	Internal changes/FAR	Area added without sanctioned	Major internal changes(area deviation)	Internal changes/ FAR	Area added without sanctioned	Major internal changes(area deviation)	Internal changes/ FAR	Area added without sanctioned	Major internal changes(area deviation)	Major internal changes	Area added without sanctioned	Major internal changes(area deviation)	MAJOR internal changes/FAR	Major Internal changes+ BALCONY NON. F.A.R.
1	Basement																						1200.56	1638.11	593.42	1200.56	1638.11	593.42	0
2	Ground floor	122.287	18.774	645.009	70.827	122.287	18.774	645.009	70.827	123.637	0.464	497.417	216.161	0.000	0.000	0.000	217.698	0.000	423.937	0.000	210.309	0.000				585.909	248.321	2211.3724	357.815
3	1st Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	0.000	0.000	0.000		0.000	312.091							0	23.432	2004.783	202.086
4	2nd Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	91.734										2.31	25.742	1784.426	202.086
5	3rd Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	139.116										2.31	25.742	1831.808	202.086
6	4th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	139.116										2.31	25.742	1831.808	202.086
7	5th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	139.116										2.31	25.742	1831.808	202.086
8	6th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	139.116										2.31	25.742	1831.808	202.086
9	7th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440	2.310	2.310	139.116										2.31	25.742	1831.808	202.086
10	8th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
11	9th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
12	10th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
13	11th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
14	12th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
15	13th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
16	14th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
17	15th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
18	16th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
19	17th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
20	18th Floor		11.484	620.600	45.823		11.484	620.600	45.823		0.464	451.492	110.440													0	23.432	1692.692	202.086
21	19th Floor		40.037	592.047	48.789		11.484	620.600	45.823		0.464	451.492	110.440													0	51.985	1664.1394	205.052
22	20th Floor										0.464	451.492	110.440													0	0.464	451.492	110.44
23	21st Floor										0.464	451.492	110.440													0	0.464	451.492	110.44
24	22nd Floor										0.464	451.492	110.440													0	0.464	451.492	110.44
25	23rd Floor										0.464	451.492	110.44													0	0.464	451.492	110.44
26	TOTAL	122.29	265.52	12407.857	944.43	122.29	236.97	12436.41	941.46	123.64	11.14	10881.73	2756.28	13.86	13.86	787.31	217.70	0.00	736.03	0.00	210.31	0.00	0.00	0.00	0.00	1800.33	2375.91	37842.76	4642.18

EWS

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	327.179	0.000	0.000
2	1ST.FLOOR	317.349	0.000	0.000
3	2ND. FLOOR	317.349	198.815	0.000
4	3RD. FLOOR	317.349	319.659	2.310
5	4TH. FLOOR	317.349	319.659	2.310
6	5TH. FLOOR	317.349	319.659	2.310
7	6TH. FLOOR	317.349	319.659	2.310
8	7TH. FLOOR	317.349	319.659	2.310
21	TERRACE	0	0.000	
	TOTAL	2548.622	1797.109	11.549

SHOPPING -01

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	212.948	210.309	0.000
	TOTAL	212.948	210.309	0.000

COMMUNITY CENTER

S.NO.	ATTRIBUTES	SANCTIONED F.A.R.(SQMT.)	ACHIEVED F.A.R.(SQMT)	ADDED AREA WITHOUT SANCTION
1	GROUND FLOOR	206.239	423.937	217.698
2	FIRST FLOOR	352.64	312.091	0.000
3	SECOND FLOOR	61.703	0.000	0.000
	TOTAL	620.582	736.028	217.698

PROJECT:-

DEVIATION DRAWING
OF GROUP HOUSING AT PLOT NO.-
THE ESFERA' AT SECTOR-37 C, GURGAON
FOR ----------

ARCHITECT'S SIGNATURE

CLIENT'S SIGNATURE

SCALE : 1:100

DATE : ----

SITE PLAN

DESIGN FORUM OF ARCHITECTS
www.dfa.in
C-10, SECTOR-3, NOIDA-201301 (NCR DELHI) INDIA
TEL : +91 120 460 1000
FAX : +91 120 460 1000
dfaconsultants@gmail.com

DRG. NO. 100

REV.

N