

Pivotal Infrastructures Pvt Ltd.		
Plot Area Detail		
	(in Acres)	(in Sq.Mts)
Total Plot Area	5.06875	20517.471
Commercial Plot Area @ 4%	0.20275	820.499
Residential Plot Area @ 96%	4.866	19696.972

Summary of F.A.R.		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Commercial F.A.R. @ 175%	1435.873	1427.637
Balanced Commercial F.A.R.		8.256
Permissible Residential F.A.R. @ 225%	44306.937	
Additional F.A.R. - Solid Waste Management (3% of Residential Plot Area)	590.759	
Total Permissible Residential F.A.R.	44897.696	44841.133
Balanced Residential F.A.R.		56.563

F.A.R. Detail		
Tower-1 to Tower-3	Area	Unit
Tower-4	22271.454	Sq.Mts.
Green	7423.818	Sq.Mts.
Tower-5	7423.818	Sq.Mts.
Tower-6 & Tower-7	7722.042	Sq.Mts.
Total F.A.R.	44841.133	Sq.Mts.

Summary of Ground Coverage		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	10256.235	4998.768
Percentage	50.00%	24.18%

Ground Coverage Detail		
Tower-1 to Tower-3	Area	Unit
Tower-4	1756.000	Sq.Mts.
Tower-5	610.499	Sq.Mts.
Tower-6 & Tower-7	805.516	Sq.Mts.
Commercial	1197.255	Sq.Mts.
Total Ground Coverage	4959.768	Sq.Mts.

Density Calculation		
	Permissible (in PPA)	Proposed (in PPA)
Density	750 to 900	773

Density Detail		
	No.	PPA
Total Nos. of Dwelling Unit	752	
Population per Dwelling Unit	5	
Total Population	3760	
Area of Plot for Density	4.866	Acres
Population per Acre	773	PPA

Green Area Summary		
	Permissible	Proposed
Green Area	4192.494	4179.082
	29.7%	28.37%

Community Hall & Aanganwadi cum Creche Area Summary		
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Community Hall	185.810	200.212
Aanganwadi cum Creche	185.810	205.413

Plot Area Summary		
	Area in Sq.Mts.	Percentage
Building Area	4959.768	24.18%
Green Area	4179.082	20.37%
Parking Area	7686.903	34.79%
Road Area & Hard Paved Area	4322.718	21.07%
		100.00%

Built-up Area Summary			
Tower 1 to 3	Typology	Built-up Area (Sq.Mts)	Total Built-up Area (in Sq.Mts.)
Tower 1 to 3	2BHK + Study	4517.300	2852.212
Tower 4	2BHK + Study	9377.927	9377.927
Tower 5	2BHK + Study	9377.726	9377.726
Tower 6 & 7	2BHK + Study	5016.787	10033.574
Commercial	Commercial	1427.637	1427.637
Underground Tank	Commercial	401.000	401.000
STP	Commercial	453.039	453.039
Soil Waste Management	Commercial	200.000	200.000
Total Built-up Area			59524.620

SOLID WASTE GENERATION			
S. No.	Category	Counts (Heads)	Waste Generated (kg/day)
1.	Residents	3760 @ 0.5 kg/day	1880
2.	Visitors	376 @ 0.15 kg/day	56.4
3.	Staff	188 @ 0.25 kg/day	47.0
4.	Landscape Waste (1.0665 acres)	@ 0.2 kg/acre/day	0.22
Total Solid Waste Generated			1983.62

PARKING SUMMARY		
TOTAL NO. OF APARTMENTS		752
PARKING REQUIRED @ 0.5 ECS PER DU		376 ECS

PARKING REQUIRED BY AREA		
PROPOSED OPEN PARKING AREA		7050.900 SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 25 SQ.M/EC		282.036 ECS
	Say	282 ECS

PARKING PROVIDED		
PROPOSED STILT PARKING AREA		2003.700 SQ.M.
TOTAL NOS. OF PARKING IN STILT AREA @ 30 SQ.M/EC		66.783 ECS
	Say	67 ECS
TOTAL ECS PROVIDED		379 ECS

PARKING PROVIDED		
TOTAL NO. OF APARTMENTS		752
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU		752
2 WHEELERS PROVIDED ON STILT		516 No.
2 WHEELERS PROVIDED SITE		244 No.
TOTAL 2 WHEELERS PROVIDED		760 No.

AREA AND POPULATION STATEMENT			
S.No.	Build Type	Description	Total No. of Apartments
1	Tower-1) Type-A (2BHK + 2BHK + Study)	2BHK + Study	14
		Type-B	14
		2BHK Type-A	14
2	Tower-2) Type-A (2BHK + 2BHK + Study)	2BHK + Study	14
		Type-B	14
		2BHK Type-A	14
3	Tower-3) Type-A (2BHK + 2BHK + Study)	2BHK + Study	14
		Type-B	14
		2BHK Type-A	14
4	Tower-4) Type-A (2BHK + 2BHK + Study)	2BHK + Study	14
		Type-B	14
		2BHK Type-A	14
5	Tower-5) Type-A (2BHK + 2BHK + Study)	2BHK + Study	14
		Type-B	14
		2BHK Type-A	14
6	Tower-6 & 7) Type-B (2BHK)	2BHK	9
		2BHK	20
		2BHK	180
7	Community Hall	(G)	
8	Aanganwadi	(G)	
Grand Total			752

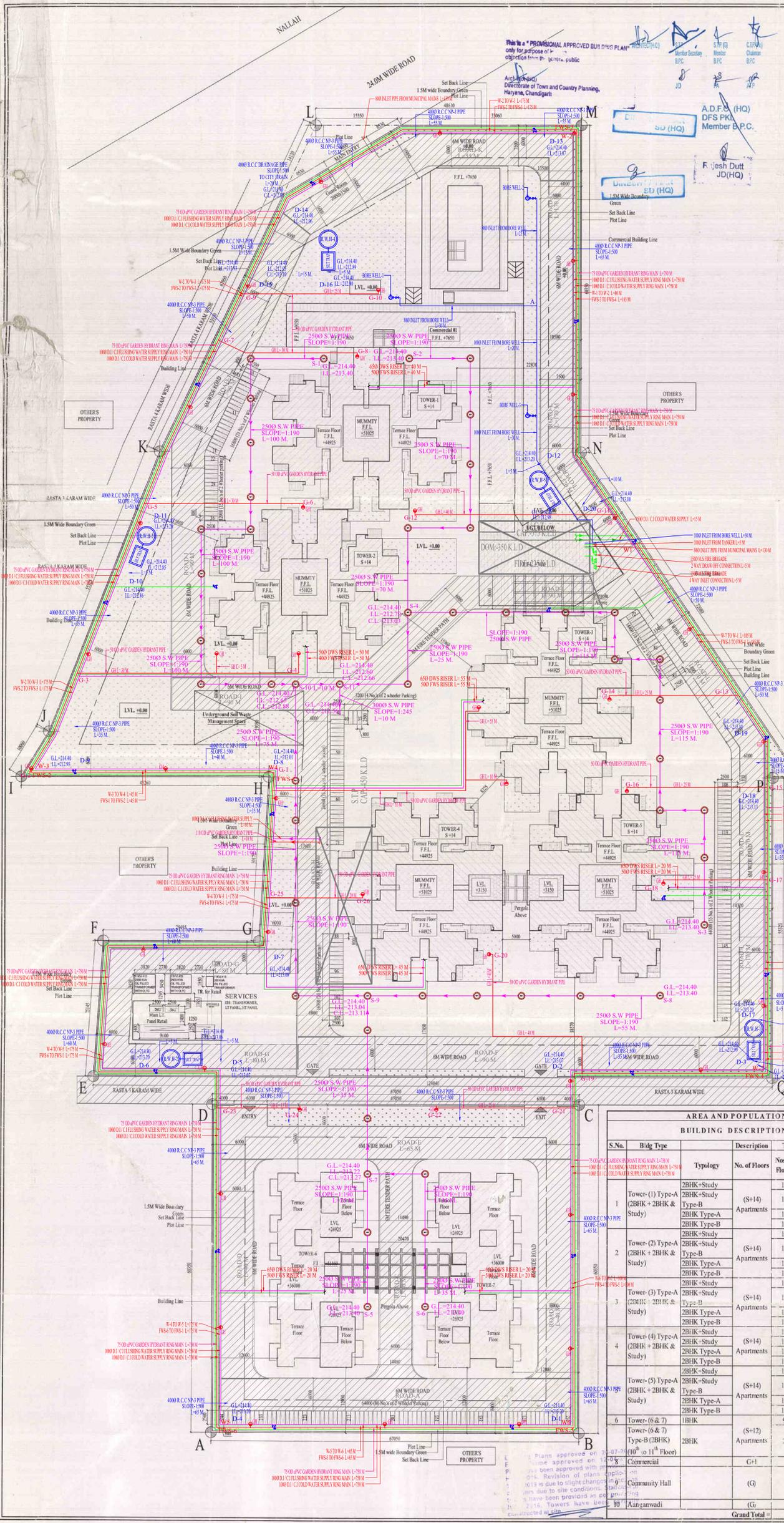
PRINCIPAL ARCHITECT:  
DESIGN FORUM INTERNATIONAL  
K-47, KAILASH COLONY, NEW DELHI-110048  
PHONE NO.: 011-46556600

OWNER'S SIGNATURE: ANOJ TEWATIA  
ARCHITECT'S SIGNATURE: ANOJ TEWATIA  
B. Arch (Hons.)  
CA/95/18759

CLIENT: PIVOTAL INFRASTRUCTURE PVT. LTD.  
PROJECT: REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.06875 ACRES (LICENCE NO. 05 OF 2016 DATED 30.05.2016) IN SECTOR-62, GURGAON, MANESAR URBAN COMPLEX BEING DEVELOPED BY PIVOTAL INFRASTRUCTURE PVT. LTD. (subject to conditions of LICENCE NO. 05 OF 2016)

DRAWING TITLE: SITE PLAN WITH TERRACE  
DATE: 21/04/2019

SHEET NO. 1  
SCALE: 1:500  
DATE:



# CO-ORDINATION LAYOUT