



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Addendum

Registration No. HRERA-PKL-PKL-339-2022 dated 22.08.2022

valid up to 30.10.2026

Project: "The Valley Gardens" A Residential Plotted Colony to be developed on land measuring 34.229 acres falling in Village Bhagwanpur, Sector-3, Pinjore Kalka Urban Complex, Panchkula.

Promoter: M/s DLF Homes Panchkula Pvt. Ltd., 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002.

CIN No: U45400HR2007PTC038443

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 10.10.2022, vide Item No. 187.14 has resolved to take on record 220 residential independent floors on 55 residential plots (Plot Nos. B1/01-B1/12 (12 Nos), B2/01-B2/12 (12 Nos) and B2/14-B2/23 (10 Nos), B3/02-B3/12 (11 Nos), B3/14-B3/23 (10 Nos) as shown on the annexed layout plan. The building plans of these floors are also annexed herewith.

This addendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-PKL-339-2022 dated 22.08.2022 issued by the Authority.

-sd-

Dr. Geeta Rathee Singh
Member

-sd-

Nadim Akhtar
Member

-sd-

Dilbag Singh Sihag
Member Chairman

No. HRERA- 969 - 2022

Granted under the hand and seal of the Executive Director to the Authority.

SEAL



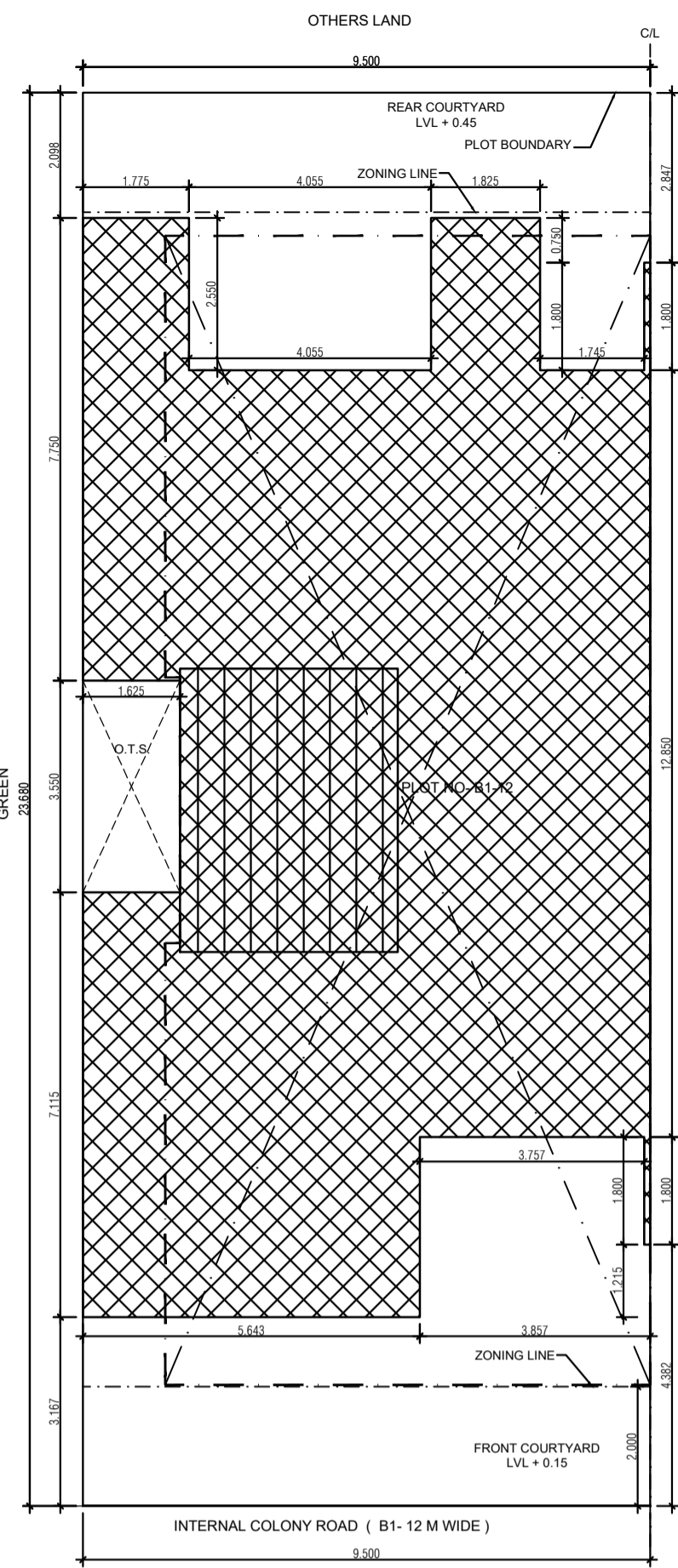
Dated: 20-10-2022

Signature:

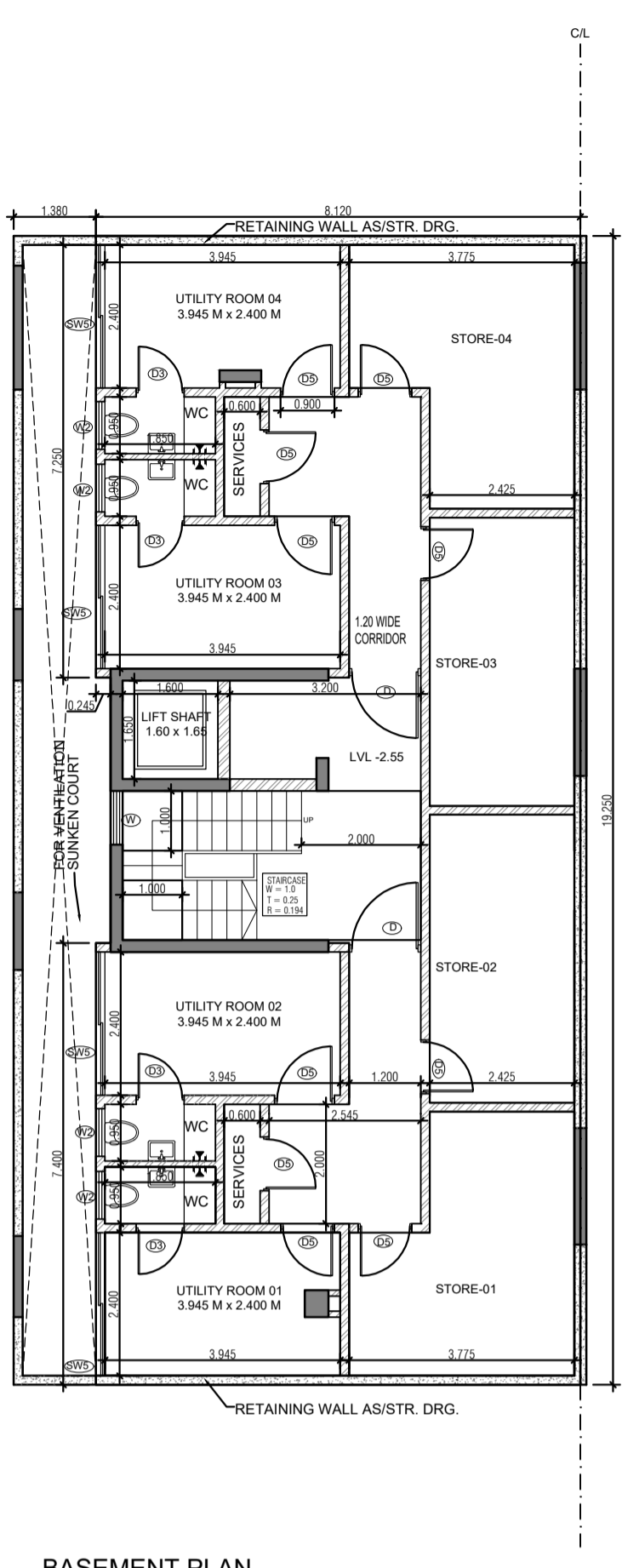
Name:

K.L. Kapoor
Executive Director

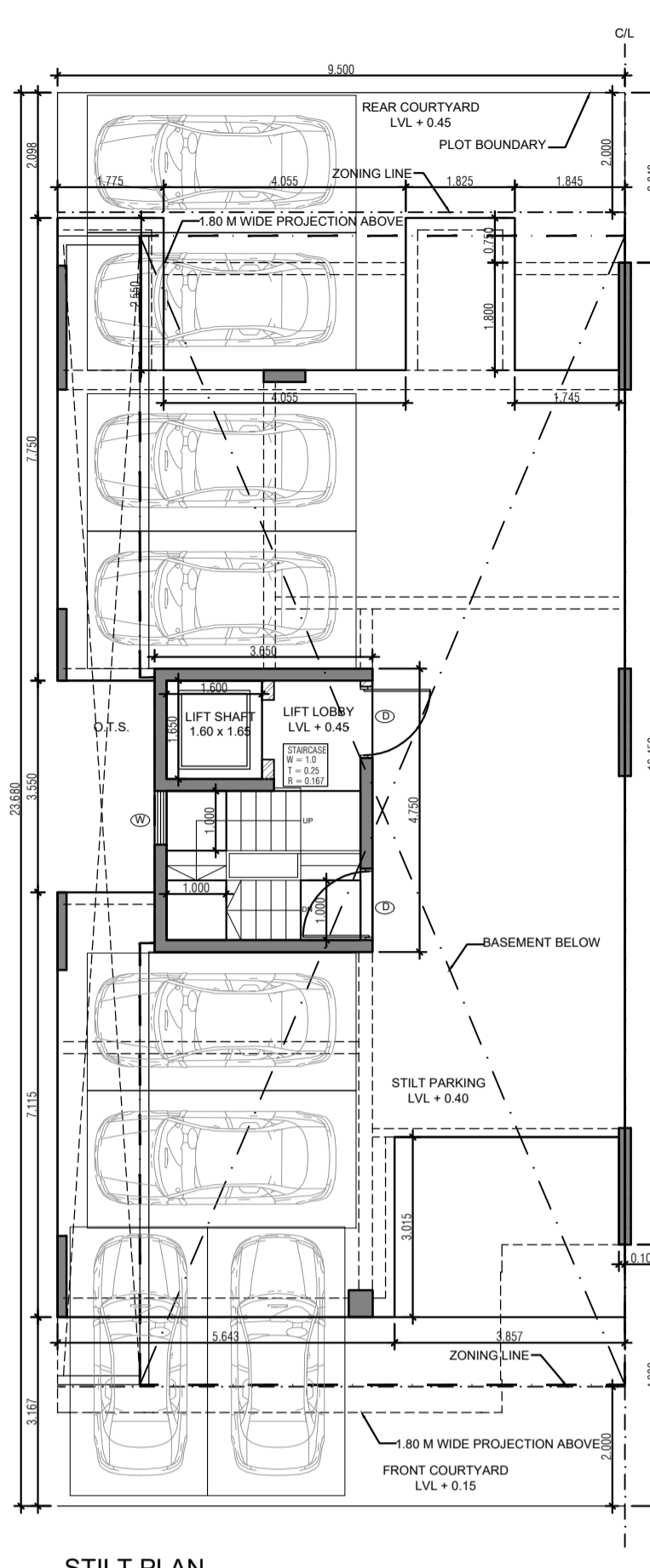
Haryana Real Estate Regulatory Authority Panchkula



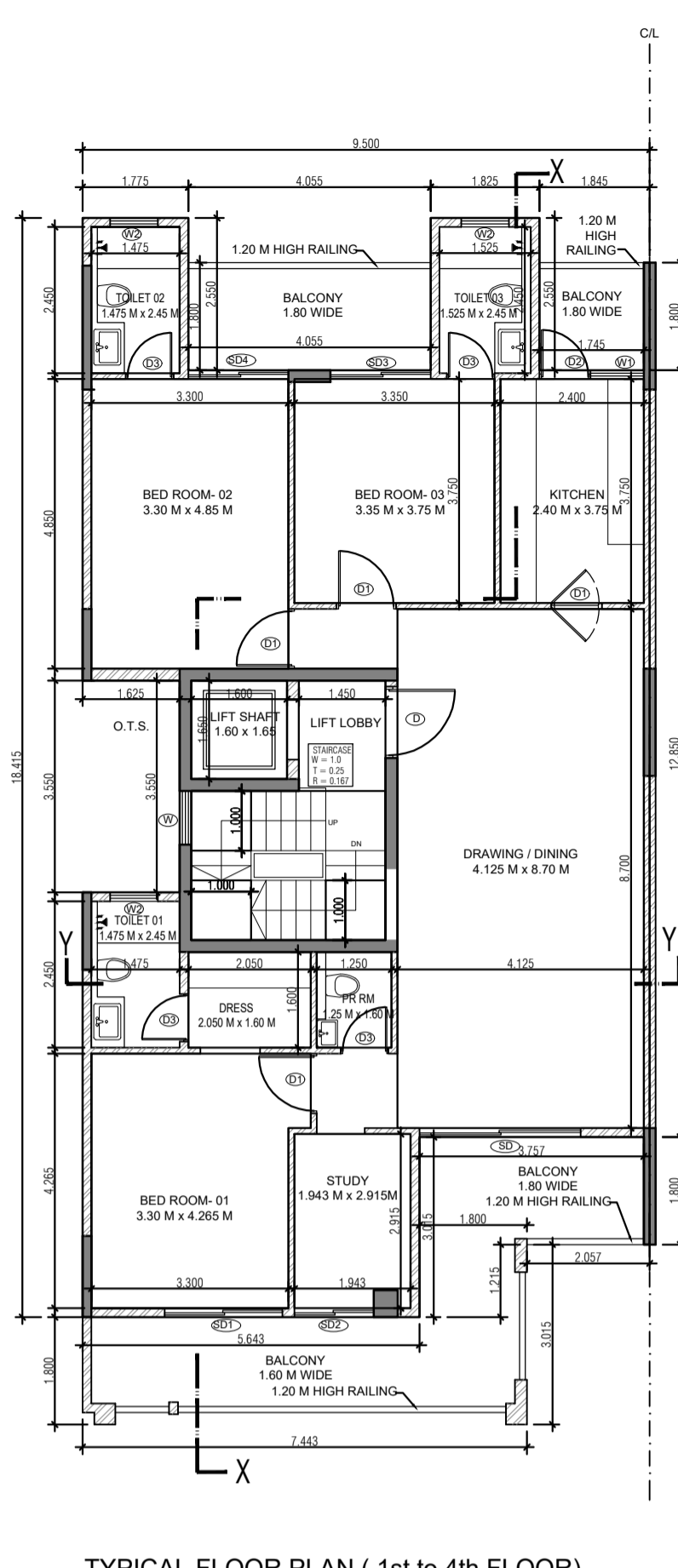
SITE PLAN



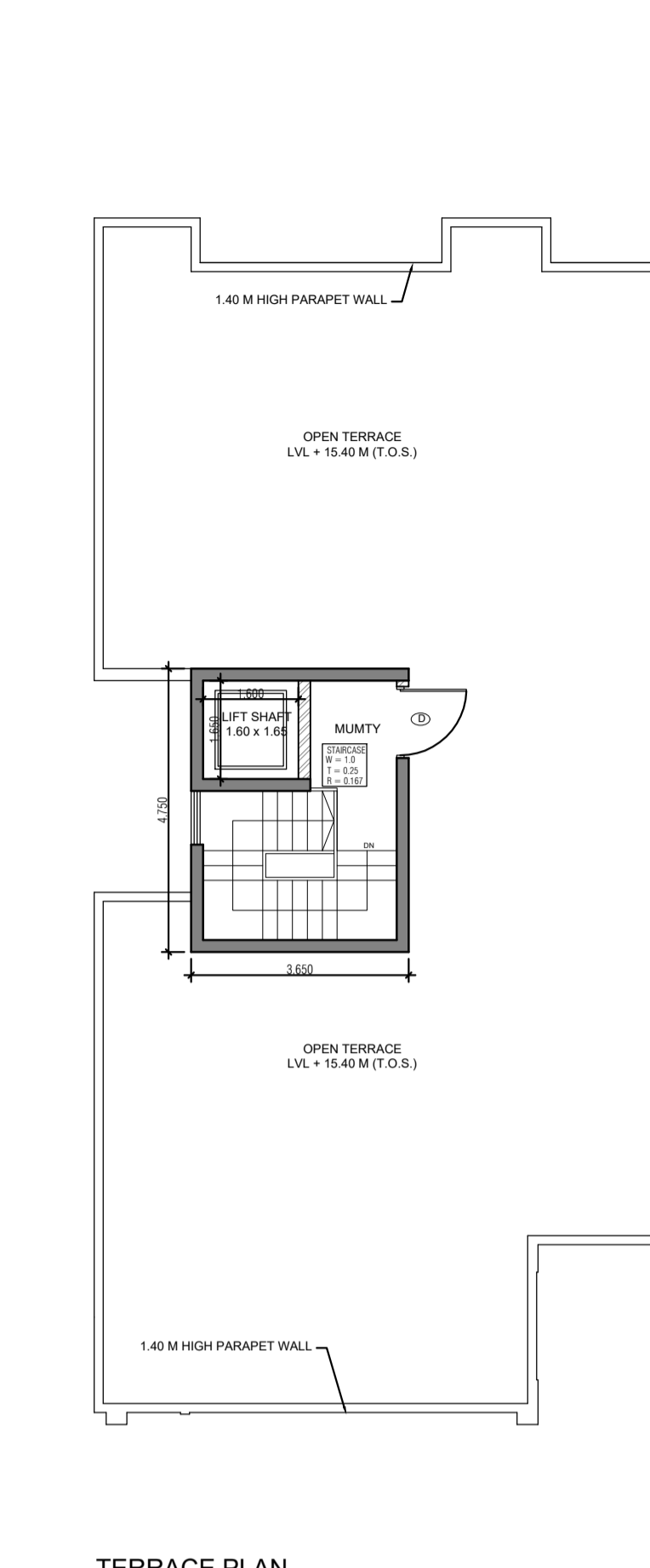
BASEMENT PLAN



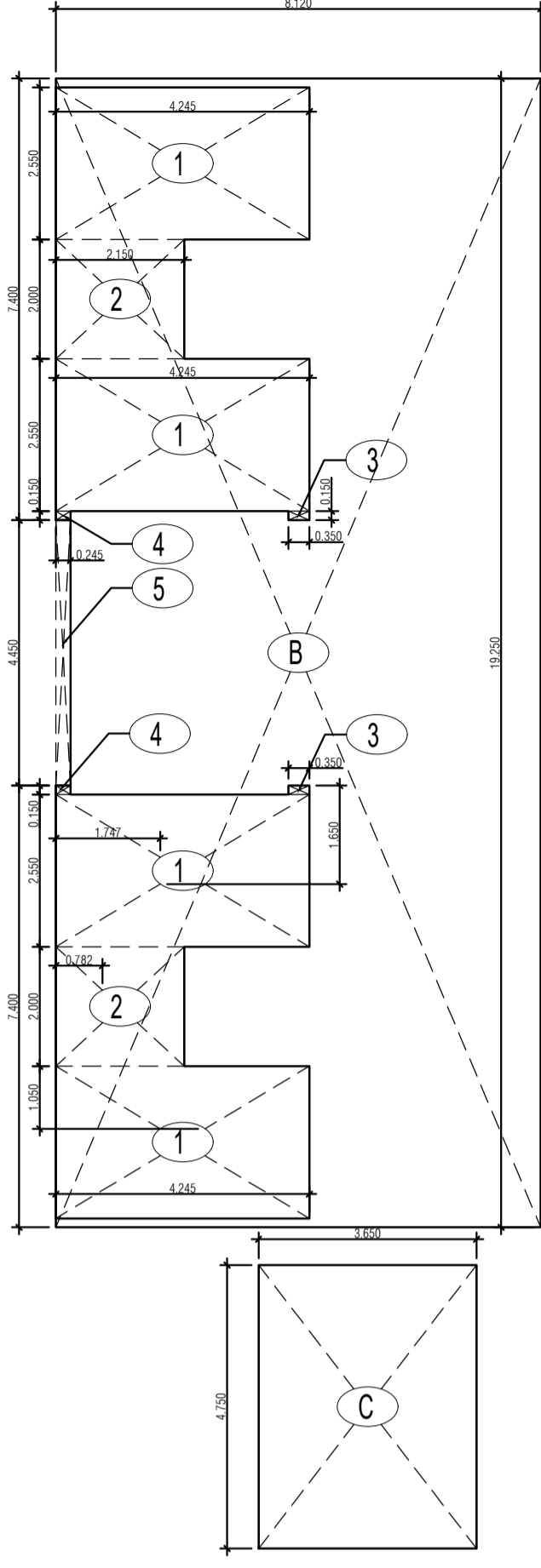
STILT PLAN



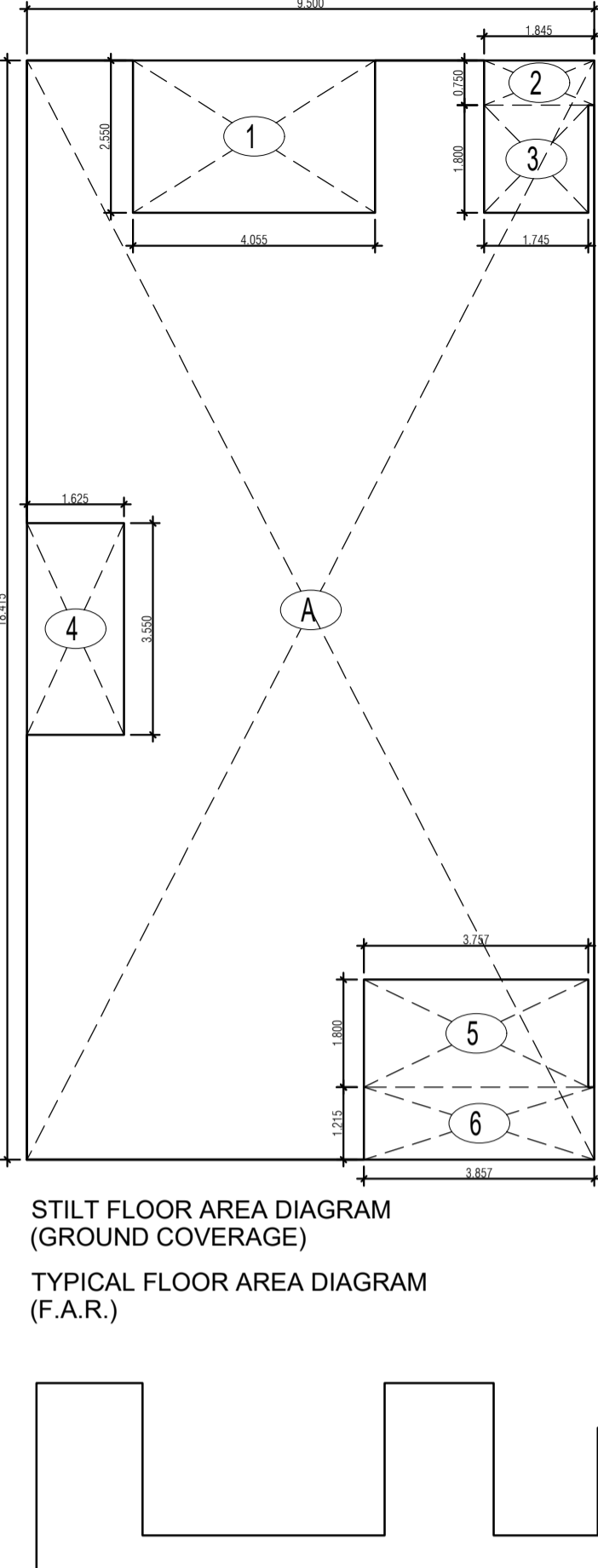
TYPICAL FLOOR PLAN (1st to 4th FLOOR)



TERRACE PLAN



STILT F.A.R. & MUMTY PLAN



STILT FLOOR AREA DIAGRAM (GROUND COVERAGE)
TYPICAL FLOOR AREA DIAGRAM (F.A.R.)

AREA CALCULATION		
TOTAL PLOT AREA (9.50 M x 23.68 M)	AREA	UNIT
	224.96	Sqmt
PERMISSIBLE FAR AS PER APPROVED ZONING PLAN @ 1.45	326.19	Sqmt
PURCHASEABLE FAR @ 1.19	267.70	Sqmt
TOTAL PERMISSIBLE FAR @ 2.64	593.89	Sqmt
PROPOSED FAR @ 2.60	587.06	Sqmt
PERMISSIBLE GROUND COVERAGE @ 75%	168.72	Sqmt
PROPOSED GROUND COVERAGE @ 63.50%	142.86	Sqmt

AREA OF STILT FLOOR		
A	9.5 x 18.415 x 1	174.943 Sqmt
TOTAL		174.943 Sqmt
DEDUCTION (D)		
1	4.055 x 2.550 x 1	10.340 Sqmt
2	1.845 x 0.750 x 1	1.384 Sqmt
3	1.745 x 1.800 x 1	3.141 Sqmt
4	1.625 x 3.550 x 1	5.769 Sqmt
5	3.757 x 1.800 x 1	6.763 Sqmt
6	3.857 x 1.215 x 1	4.686 Sqmt
TOTAL D		32.08 Sqmt

PROPOSED GROUND COVERAGE = A-D		
		142.86 Sqmt
AREA CALCULATION FOR TYPICAL FLOOR (1st to 4th FLOOR)		
PROPOSED GROUND COVERAGE (X)		
DEDUCTION (Y)		
6	1.600 x 1.650 x 1	2.640 Sqmt
7	3.250 x 2.500 x 1	8.125 Sqmt
8	1.450 x 1.850 x 1	2.682 Sqmt
TOTAL Y		13.448 Sqmt
PROPOSED AREA OF TYPICAL FLOOR (X-Y)		129.41 Sqmt

BASEMENT BUILT UP AREA		
B	8.120 x 19.250 x 1	156.31 Sqmt
TOTAL		156.31 Sqmt
BASEMENT BUILT UP AREA (B)		
DEDUCTION		
5	0.245 x 4.450 x 1	1.090 Sqmt
TOTAL Y		1.090 Sqmt
TOTAL BUILT UP AREA OF BASEMENT (B-Y)		155.22 Sqmt

BASEMENT FAR AREA		
1	4.245 x 2.550 x 4	43.299 Sqmt
2	2.150 x 2.000 x 2	8.600 Sqmt
3	0.350 x 0.150 x 2	0.105 Sqmt
4	0.245 x 0.15 x 2	0.074 Sqmt
TOTAL C		52.08 Sqmt

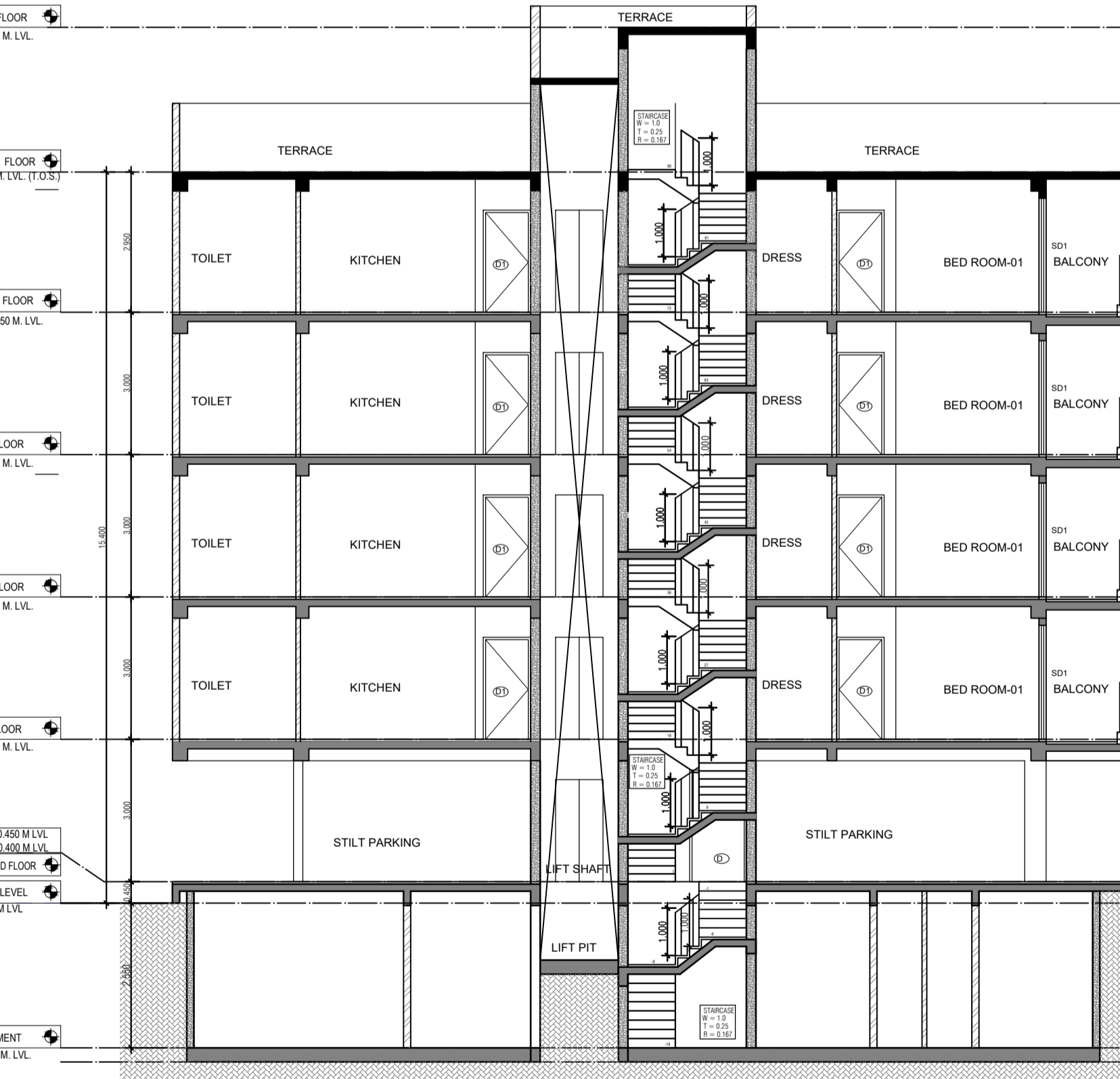
NET NON FAR AREA OF BASEMENT		
B-C		
C	3.650 x 4.750 x 1	17.34 Sqmt
TOTAL		17.34 Sqmt
MUMTY AREA		
C	3.650 x 4.750 x 1	17.34 Sqmt
TOTAL		17.34 Sqmt

PROJECTION AREA		
7	7.443 x 1.800 x 1	13.397 Sqmt
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TOTAL X		32.787 Sqmt

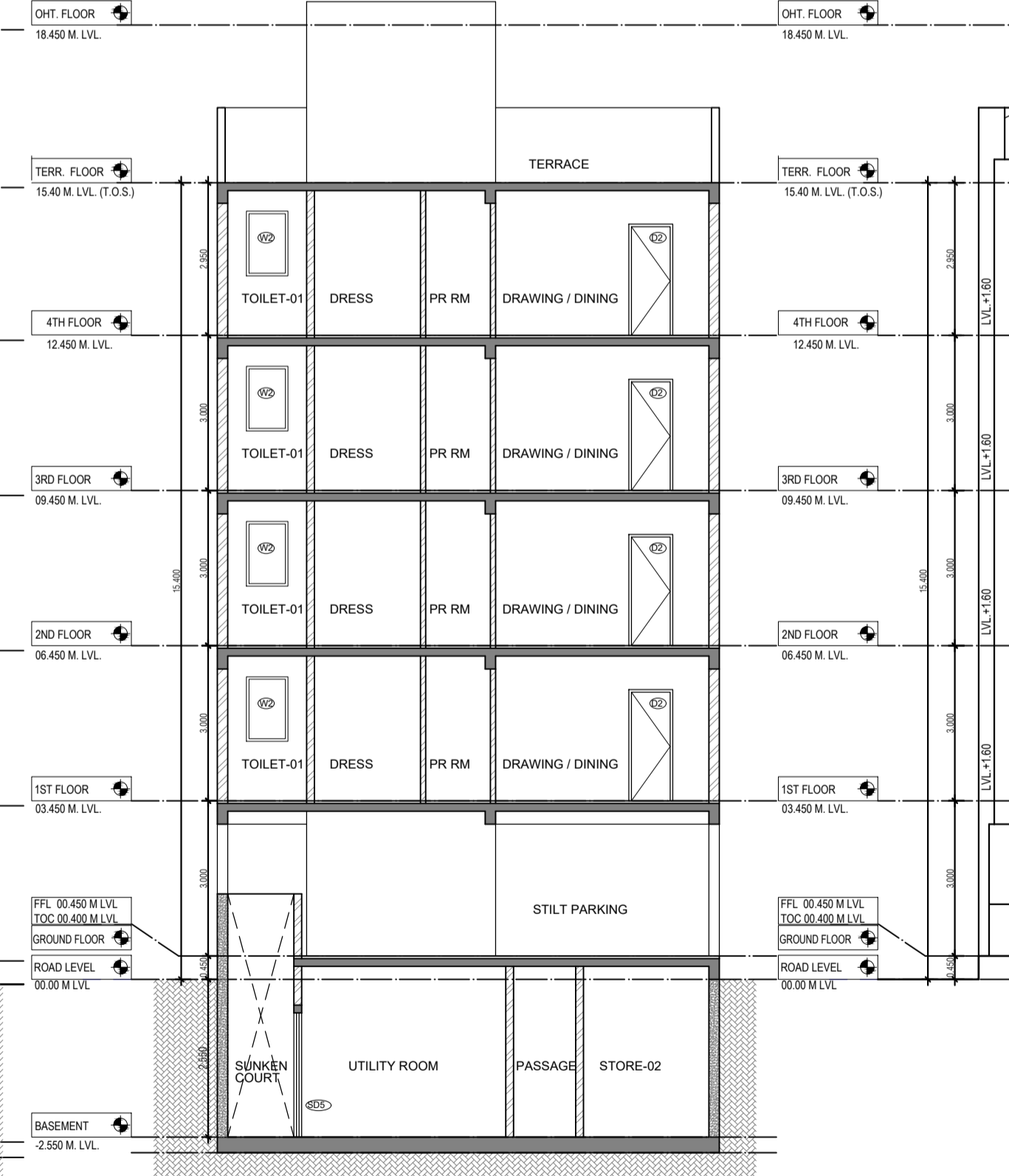
GROUND COVERAGE CALCULATION		
STILT FLOOR AREA, STAIRCASE, LIFT SHAFT INCLUDED		142.860 Sqmt
TOTAL GROUND COVERAGE ACHIEVED		142.860 Sqmt

FAR CALCULATION		
TYPICAL FLOOR AREA x 4		517.650 Sqmt
FAR AREA ON STILT		17.338 Sqmt
FAR AREA ON BASEMENT		52.078 Sqmt
TOTAL FAR ACHIEVED		587.066 Sqmt

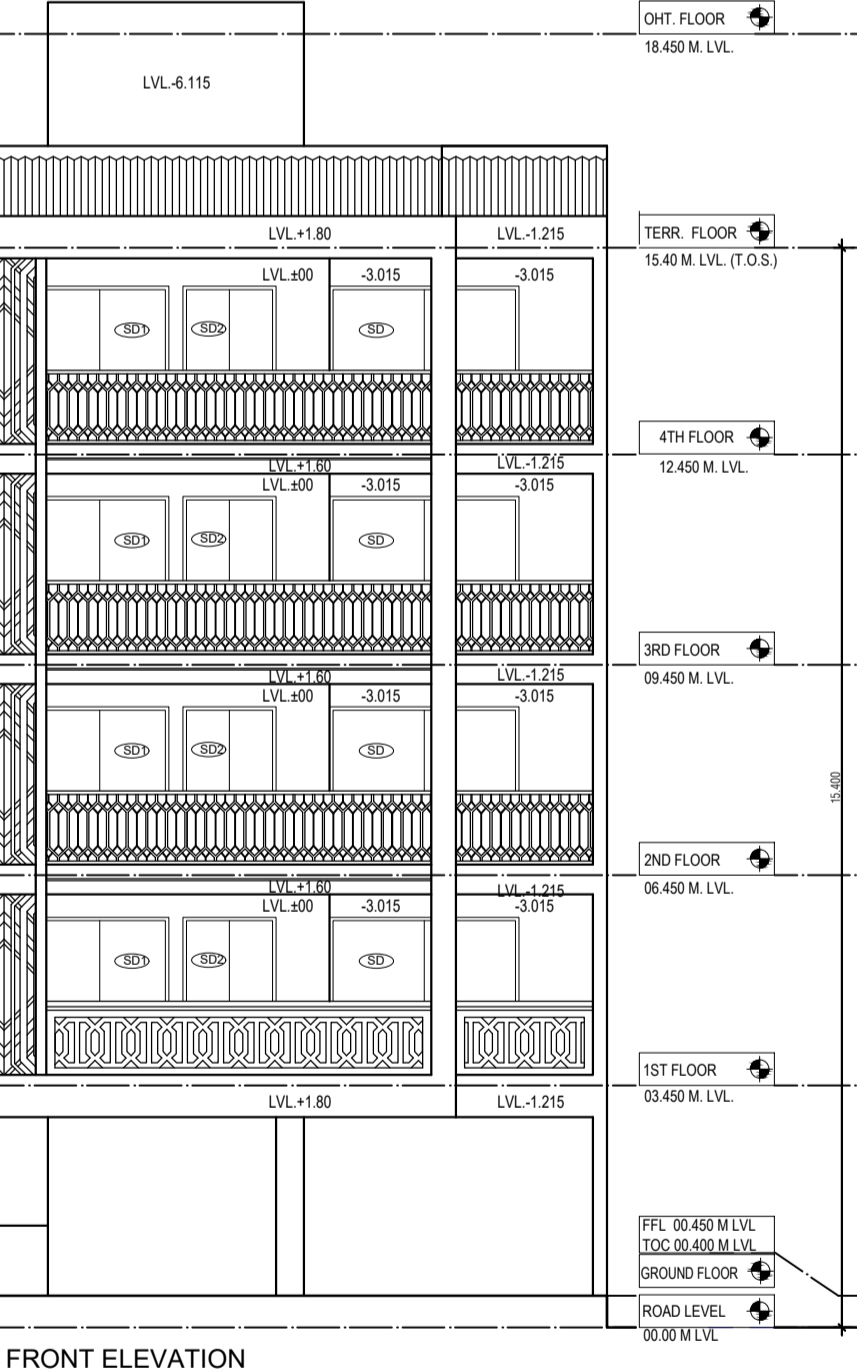
BUILT UP AREA CALCULATION		
BASEMENT AREA + COVERAGE AT STILT AREA + FLOOR AREA + STAIR CASE x 4 + MUMTY AREA +		952.817 Sqmt



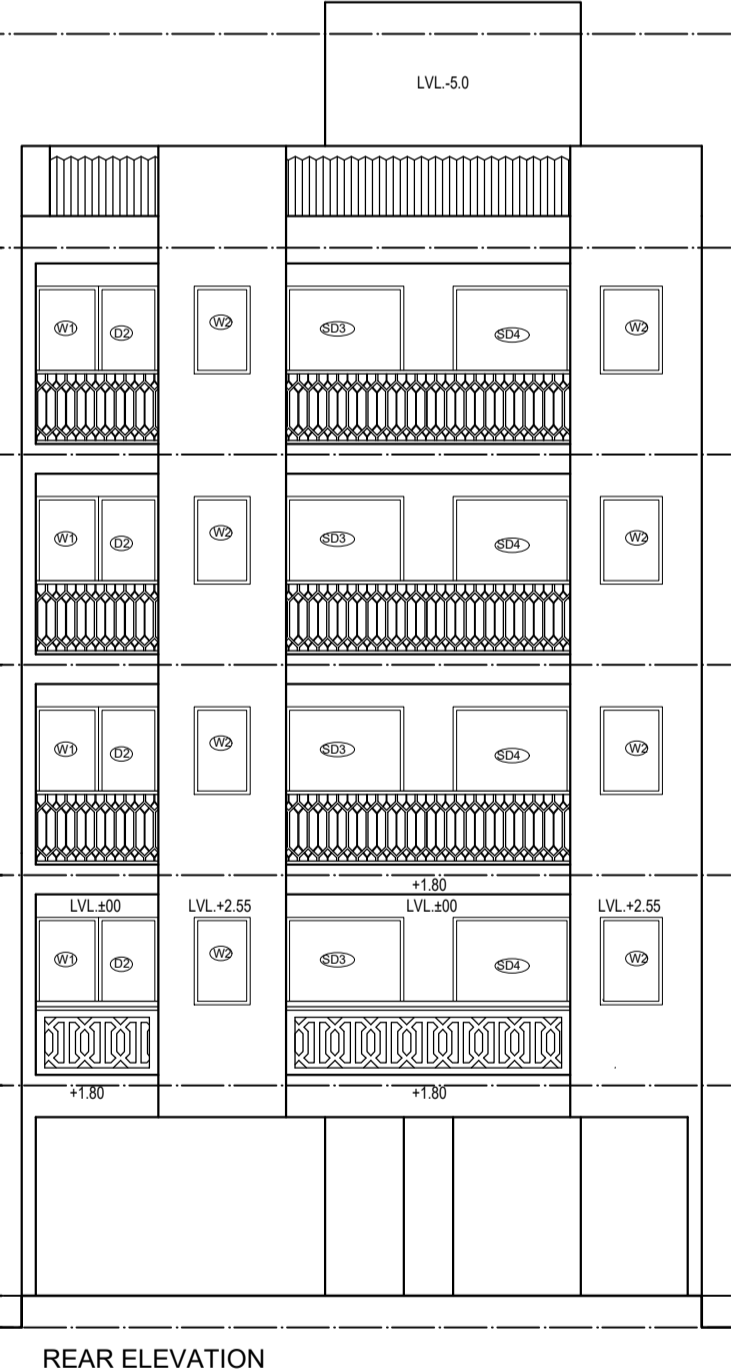
SECTION XX'



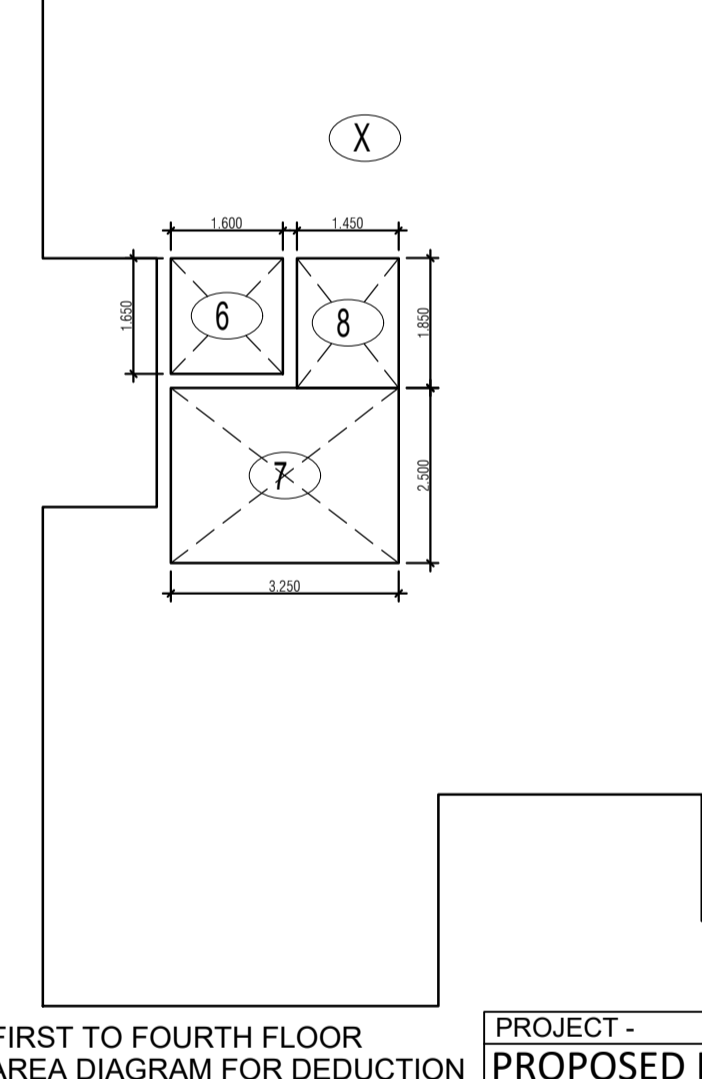
SECTION YY'



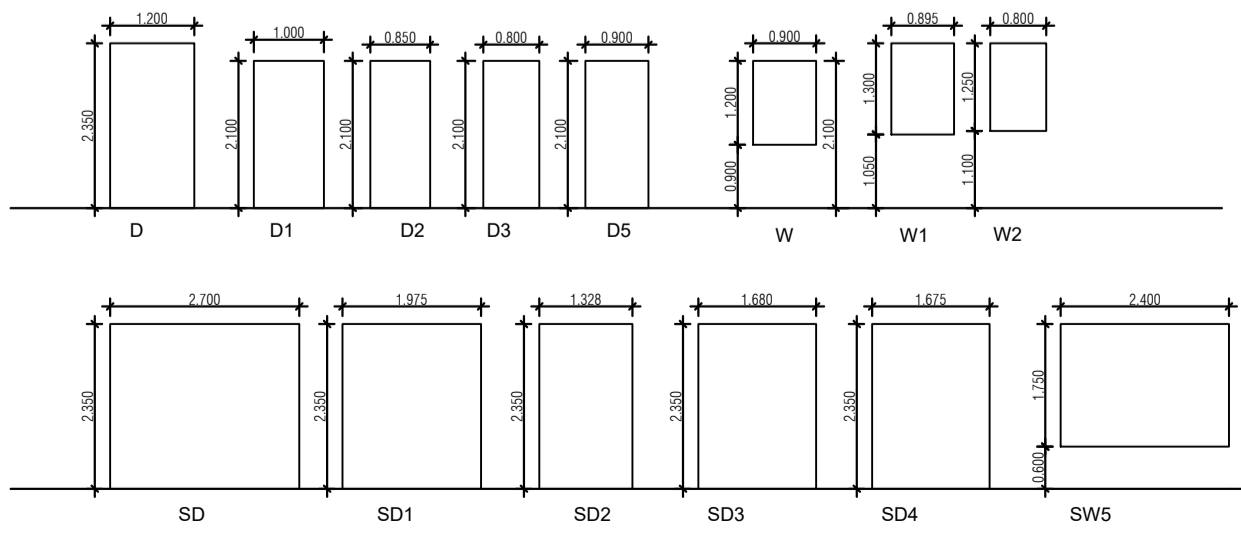
FRONT ELEVATION



REAR ELEVATION

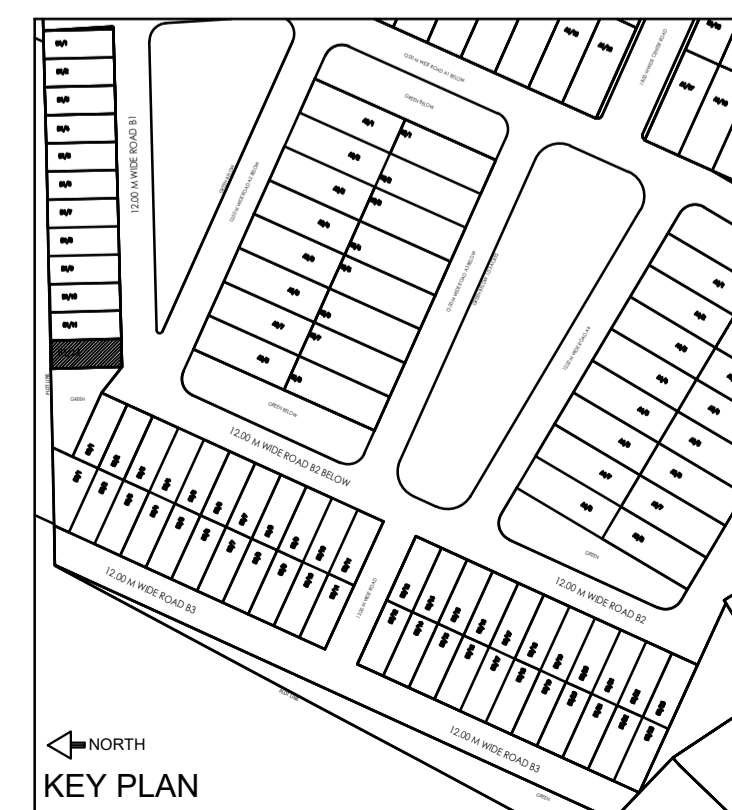
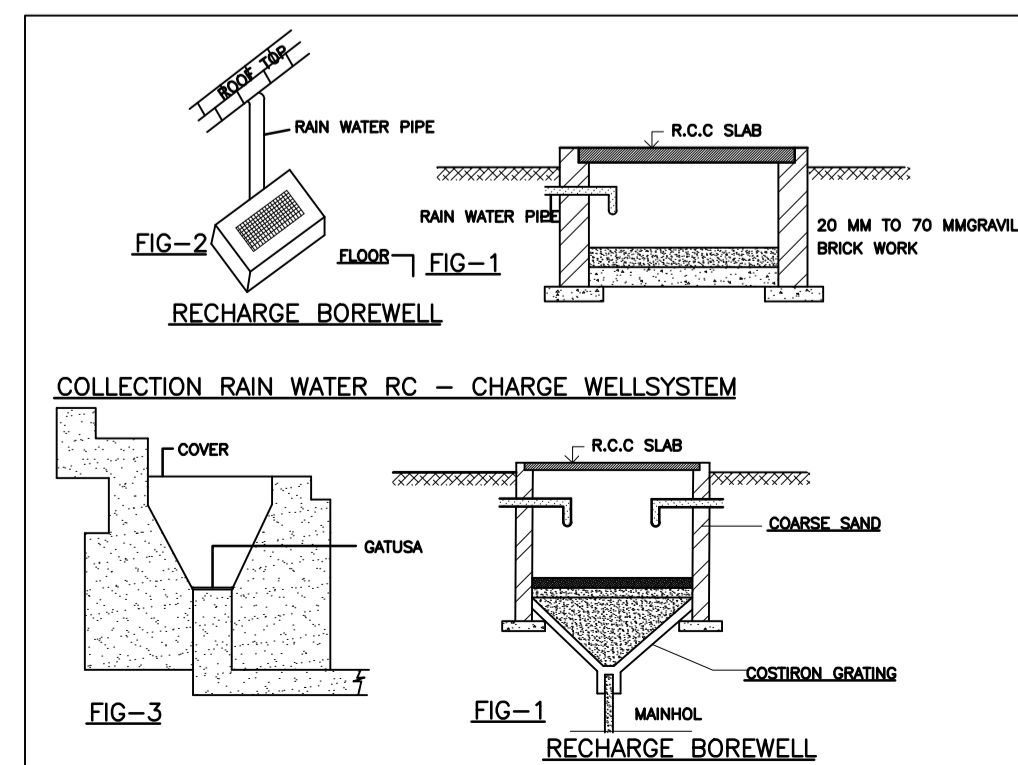


FIRST TO FOURTH FLOOR AREA DIAGRAM FOR DEDUCTION



DOOR WINDOW SCHEDULE					
SR NO	LEGEND	WIDTH (MM)	HEIGHT (MM)	CALL LVL (FROM FFL)	LINTEL LVL (FROM FFL)
1	D	1.20	2.35	0.00	2.35
2	D1	1.00	2.10	0.00	2.10
3	D2	0.85	2.10	0.00	2.10
4	D3	0.80	2.10	0.00	2.10
5	D5	0.90	2.10	0.00	2.10
6	SD	2.70	2.35	0.00	2.35
7	SD1	1.975	2.35	0.00	2.35
8	SD2	1.328	2.35	0.00	2.35
9	SD3	1.680	2.35	0.00	2.35
10	SW5	2.40	1.75	0.60	2.35
11	W	0.90	1.20	0.90	2.10
12	W1	0.895	1.30	1.05	2.35
13	W2	0.80	1.25	1.10	2.35

PLUMBING LEGEND FOR VERTICAL PIPES:-	
①	110 OD uPVC SOIL & WASTE VENT PIPE
②	110 OD uPVC WASTE & VENT PIPE FOR KITCHEN
③	DOMESTIC WATER SUPPLY DN. TAKE PIPE
④	FLUSHING WATER SUPPLY DN. TAKE PIPE
⑤	75 OD uPVC RAIN WATER PIPE FOR BALCONY
⑥	110 OD uPVC RAIN WATER PIPE FOR TERRACE
⑦	25Ø DOMESTIC WATER RISER PIPE TO OHT
⑧	20Ø FLUSHING WATER RISER PIPE TO OHT



PROJECT - PROPOSED INDEPENDENT RESIDENTIAL FLOORS ON PLOT NO B1/12,B2/23 (9.5 M x 23.68 M i.e. 224.96 SQMT) IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.229 ACRES (LICENSE NO 20 OF 2022 DATED 11.03.2022 AND LICENSE NO 82 OF 2022 DATED 02.07.2022), SECTOR 03 PINJORE KALKA URBAN COMPLEX PANCHKULA BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PRIVATE LIMITED.

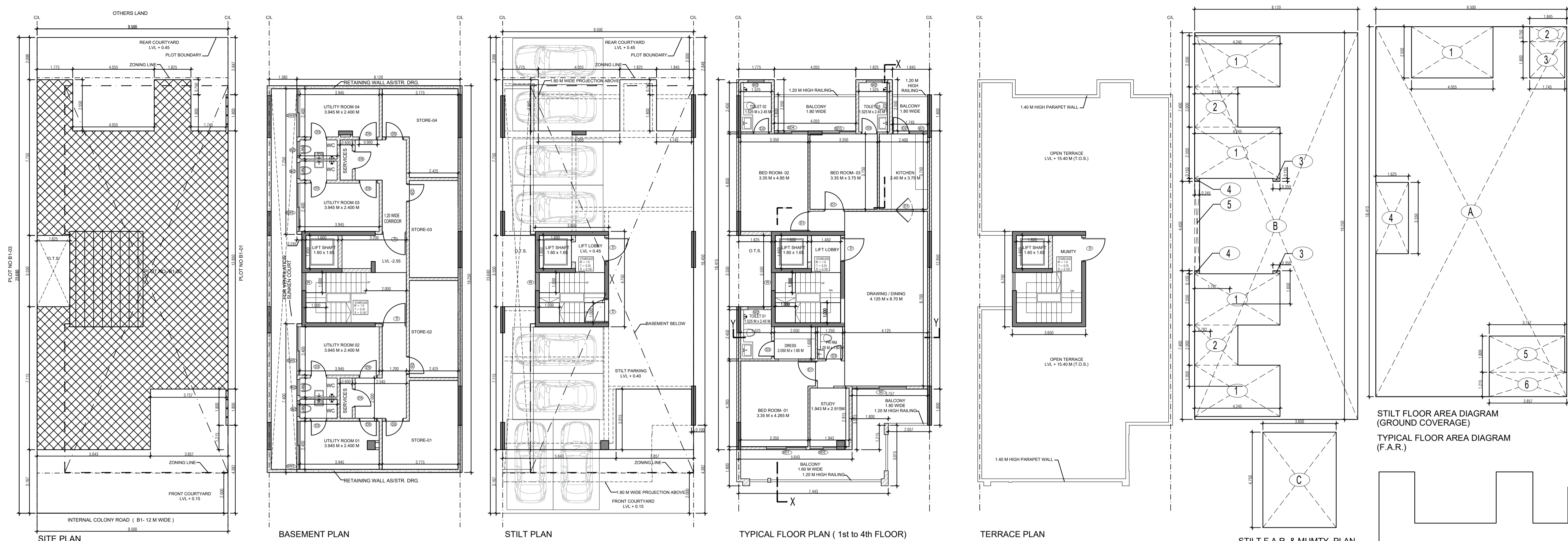
OWNERS - DLF HOMES PANCHKULA PRIVATE LIMITED

ARCHITECTS - ARCHITECT HAFEZ CONTRACTOR

29, Bank Street, Mumbai, 40023

TYPE B (9.5 M x 23.68 M) FLOORS PLANS WITH AREA CALCULATIONS, ELEVATION & SECTIONS

DRAWING NUMBER -	ARCHITECT SIGN	AUTHORISED SIGN
SCALE = 1:50		
DATE :		
DRAWN BY -		
CHECKED BY -		
DRAWING NUMBER -		



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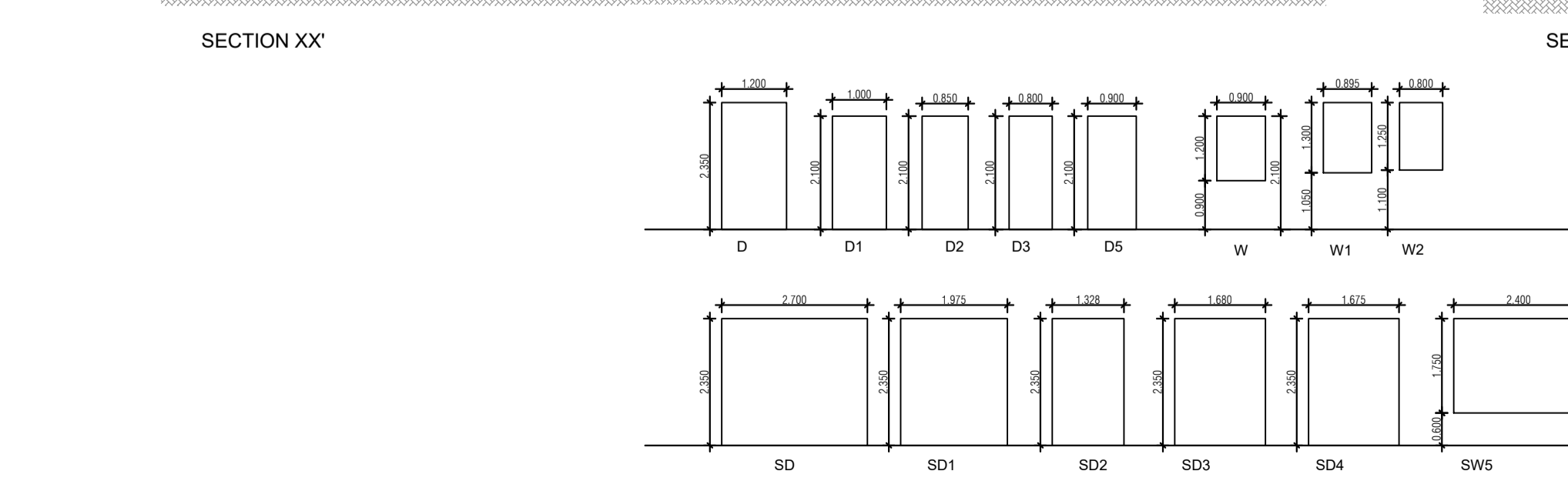
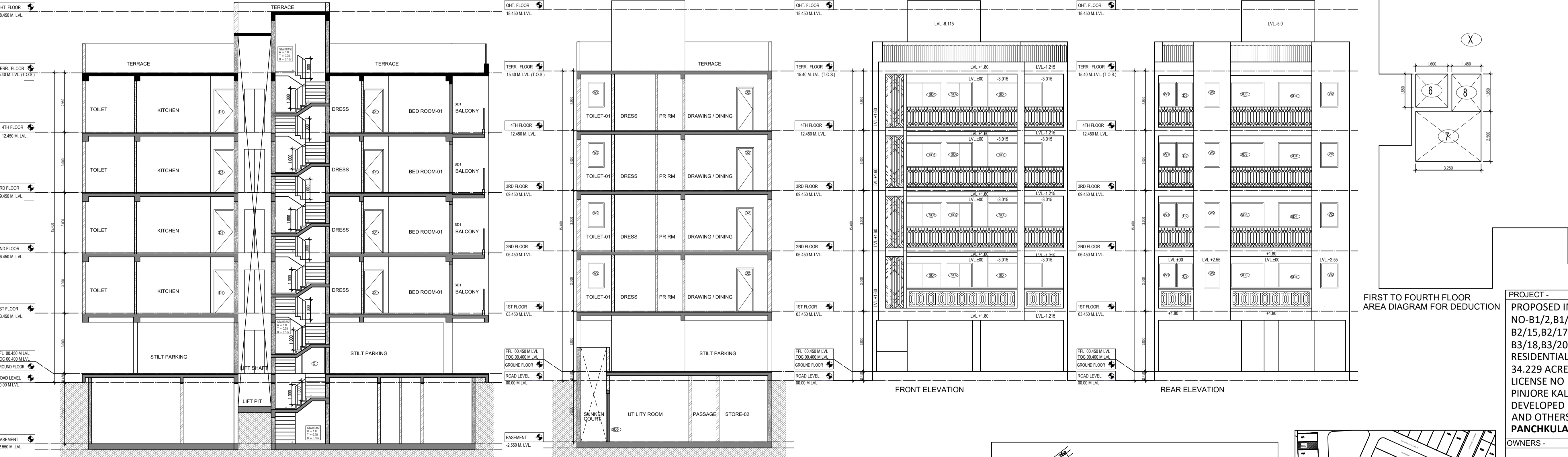
NET NON FAR AREA OF BASEMENT		
B-C		103.14
STILT FAR		
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TOTAL		17.34 Sqmt
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STILT FLOOR AREA DIAGRAM (GROUND COVERAGE)

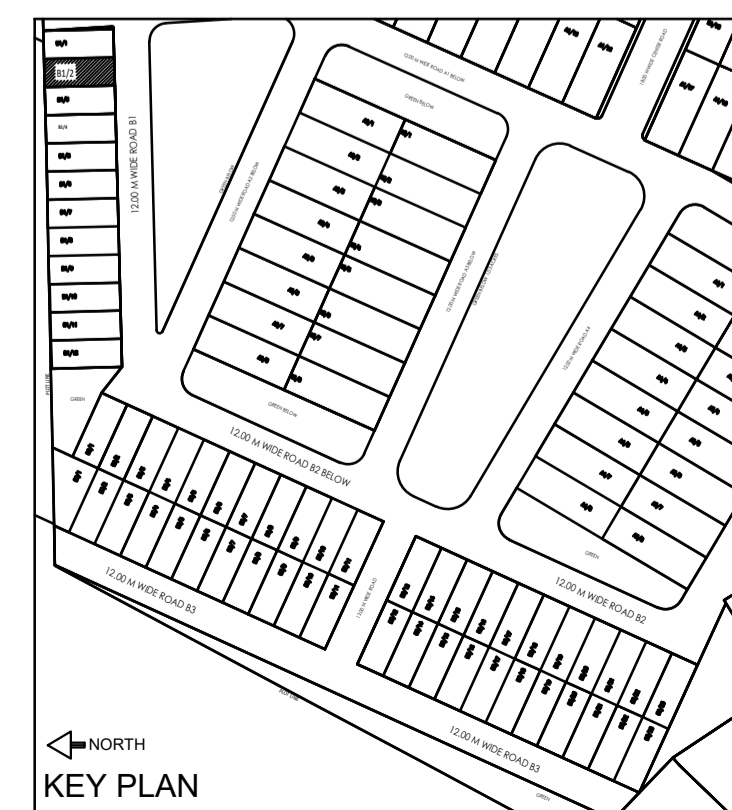
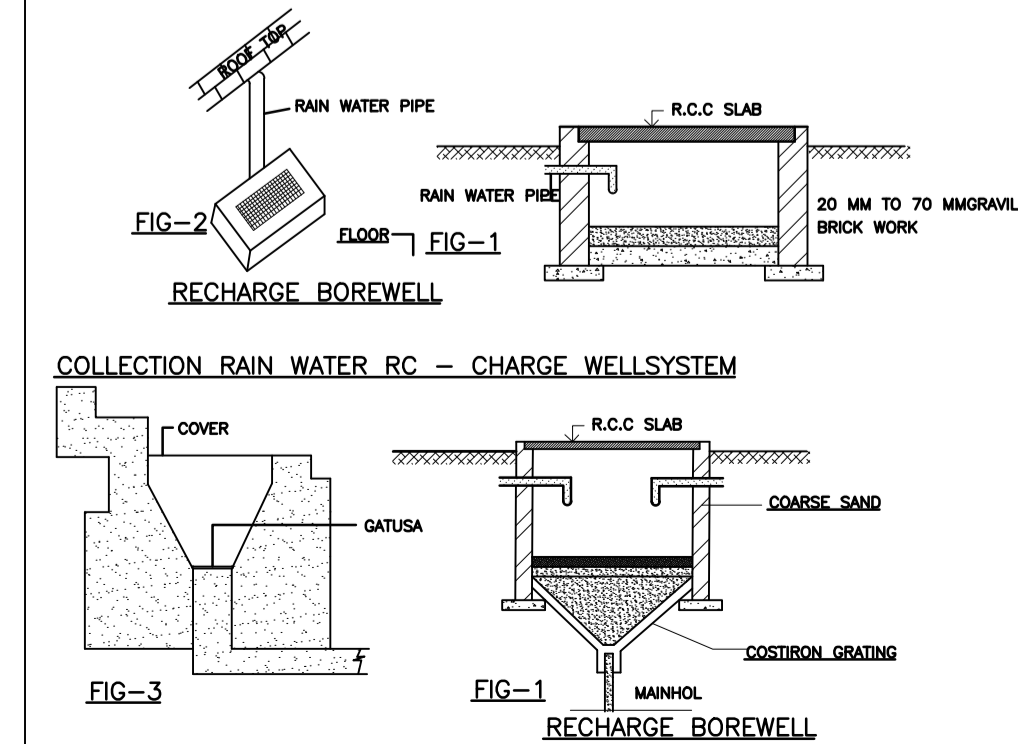
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FIRST TO FOURTH FLOOR AREA DIAGRAM FOR DEDUCTION



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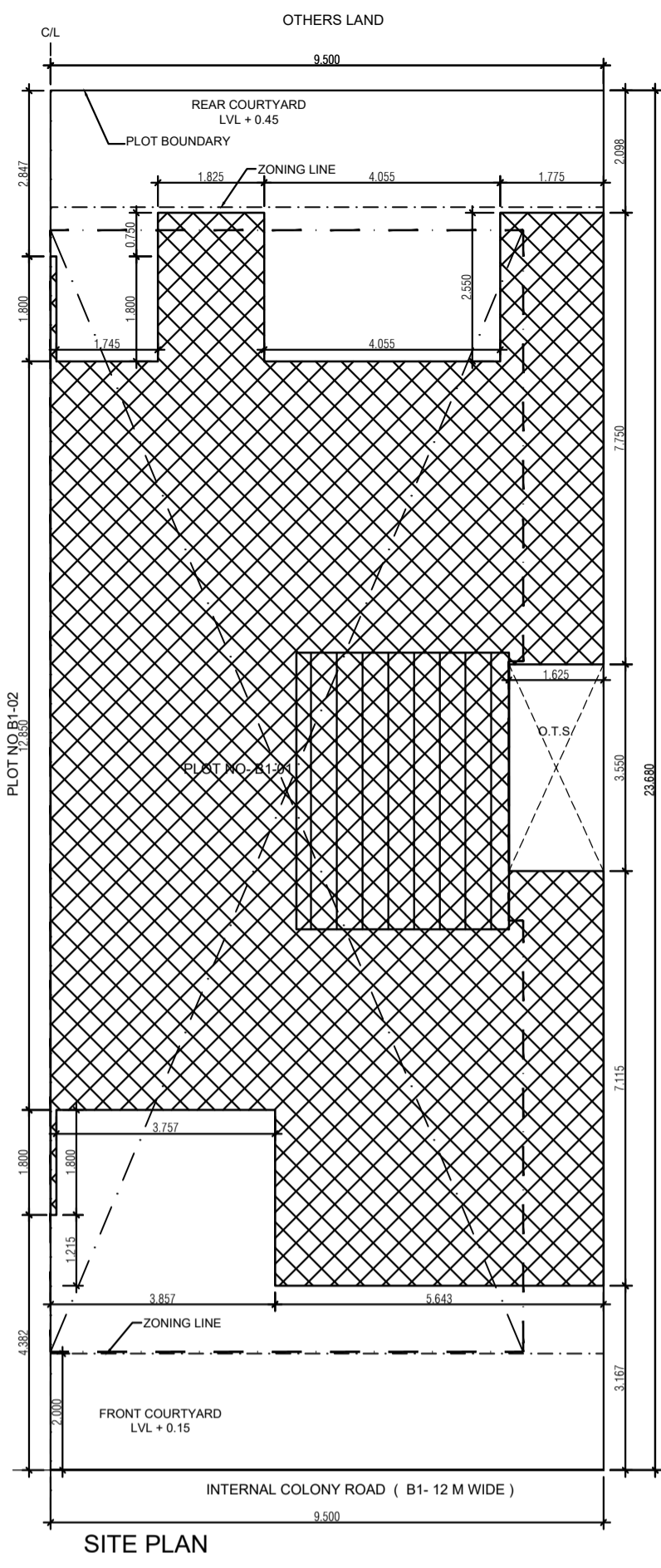
PROJECT - PROPOSED INDEPENDENT RESIDENTIAL FLOORS ON PLOT NO-B1/2,B1/4,B1/6,B1/8,B1/10,B2/2,B2/4,B2/6,B2/8,B2/10,B2/15,B2/17, B2/19,B2/21,B3/3,B3/5,B3/7,B3/9,B3/14,B3/16,B3/18,B3/20,B3/22 (9.5 M x 23.68 M i.e. 224.96 SQMT) IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.229 ACRES (LICENSE NO 20 OF 2022 DATED 11.03.2022 AND LICENSE NO 82 OF 2022 DATED 02.07.2022), SECTOR 03 PINJORE KALKA URBAN COMPLEX PANCHKULA BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PRIVATE LIMITED.

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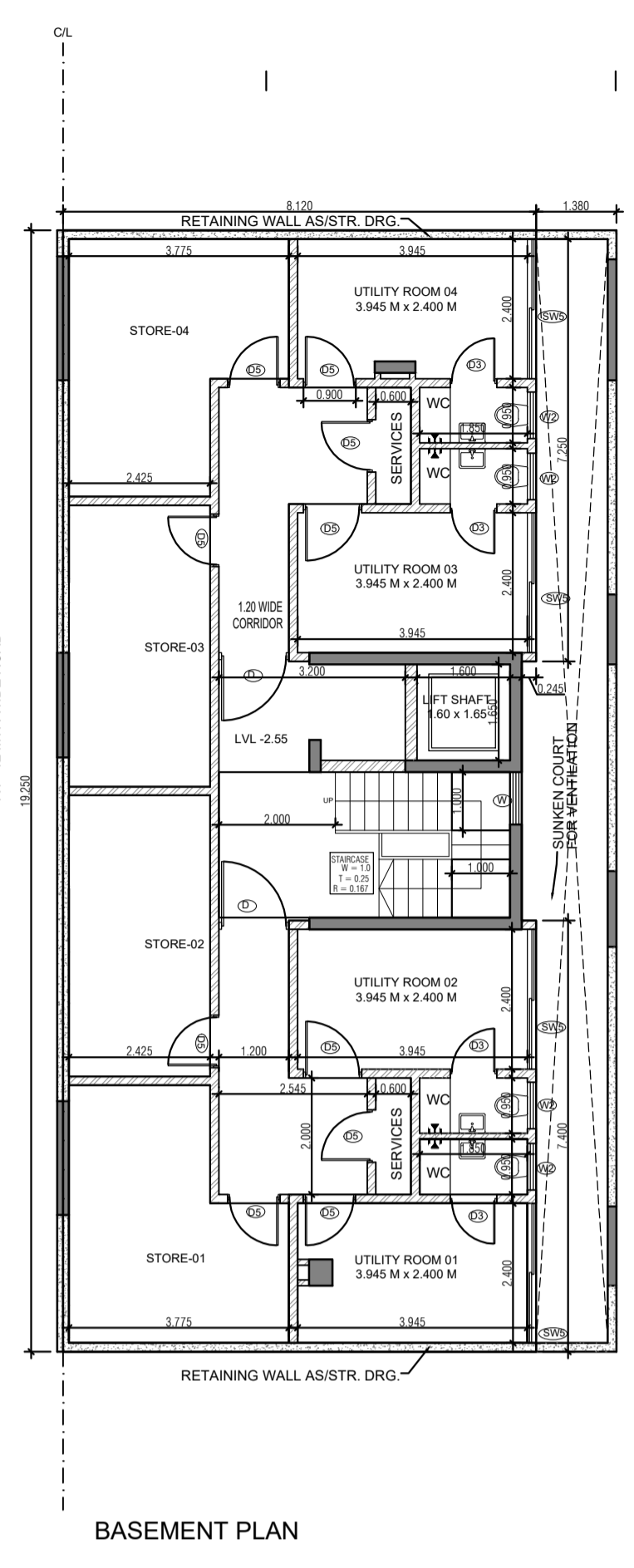
ARCHITECTS - ARCHITECT HAFEZ CONTRACTOR

29, Bank Street, Mumbai, 40023
DRAWING TITLE - TYPE B (9.5 M x 23.68 M) FLOORS PLANS WITH AREA CALCULATIONS, ELEVATION & SECTIONS
DRAWING NUMBER - ARCHITECT SIGN - AUTHORIZED SIGN -
SCALE = 1:50
DATE -
DRAWN BY -
CHECKED BY -
DRAWING NUMBER -

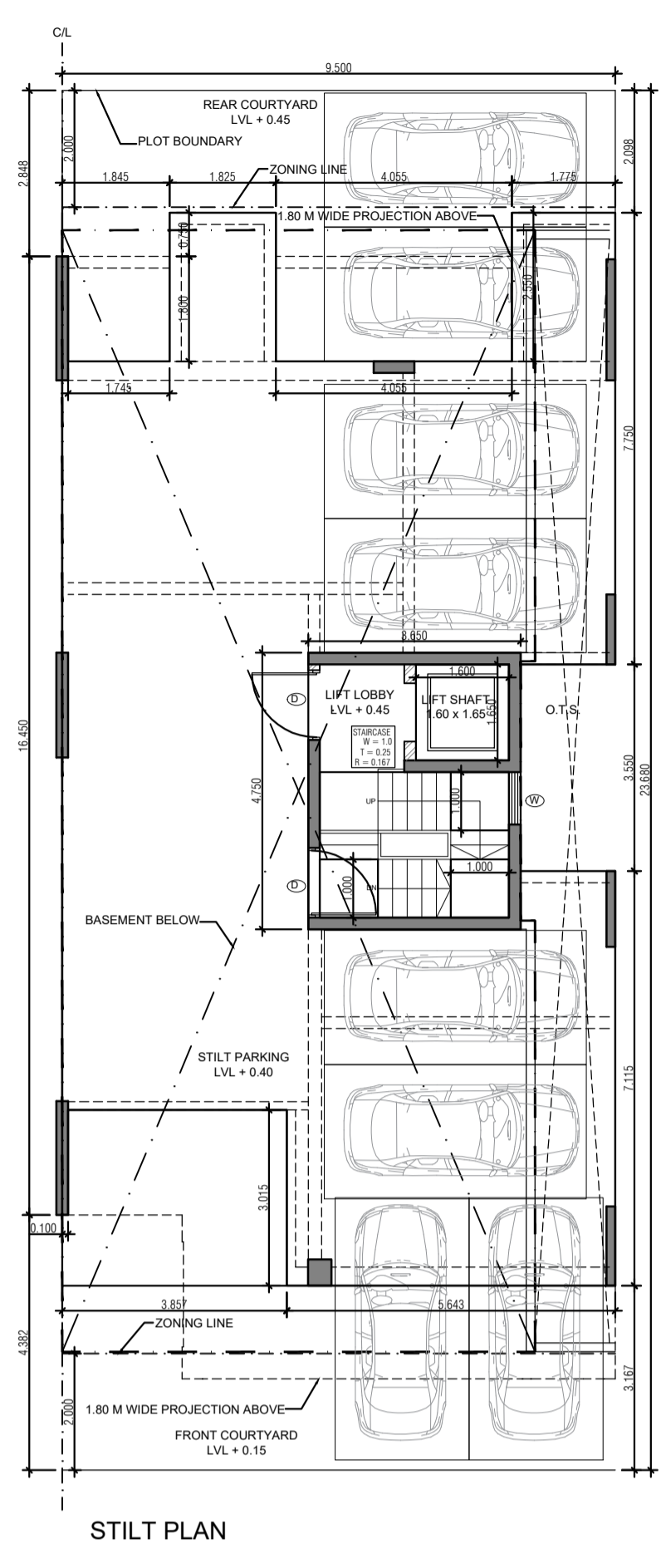
SHABABUDDIN
AUTHORISED SIGN
AKANKSHA MOULGIJ
AUTHORISED SIGN



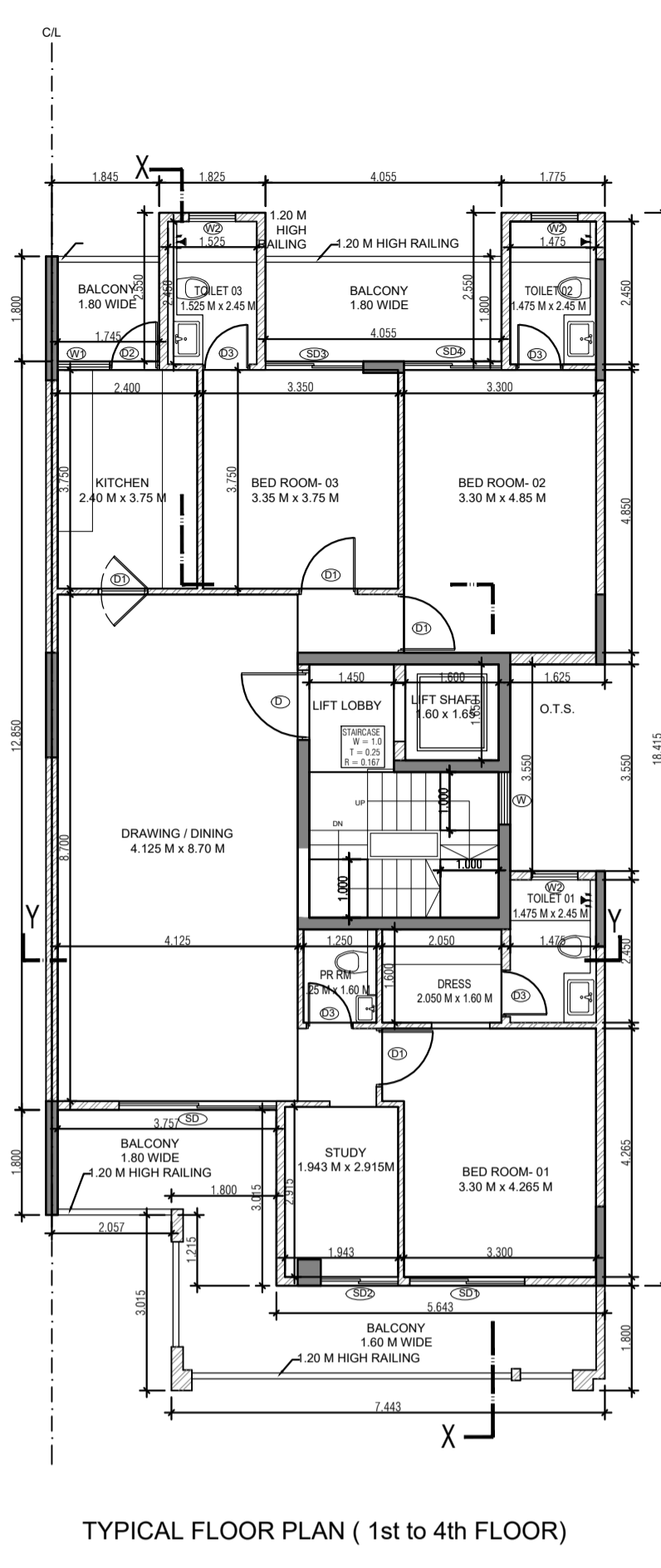
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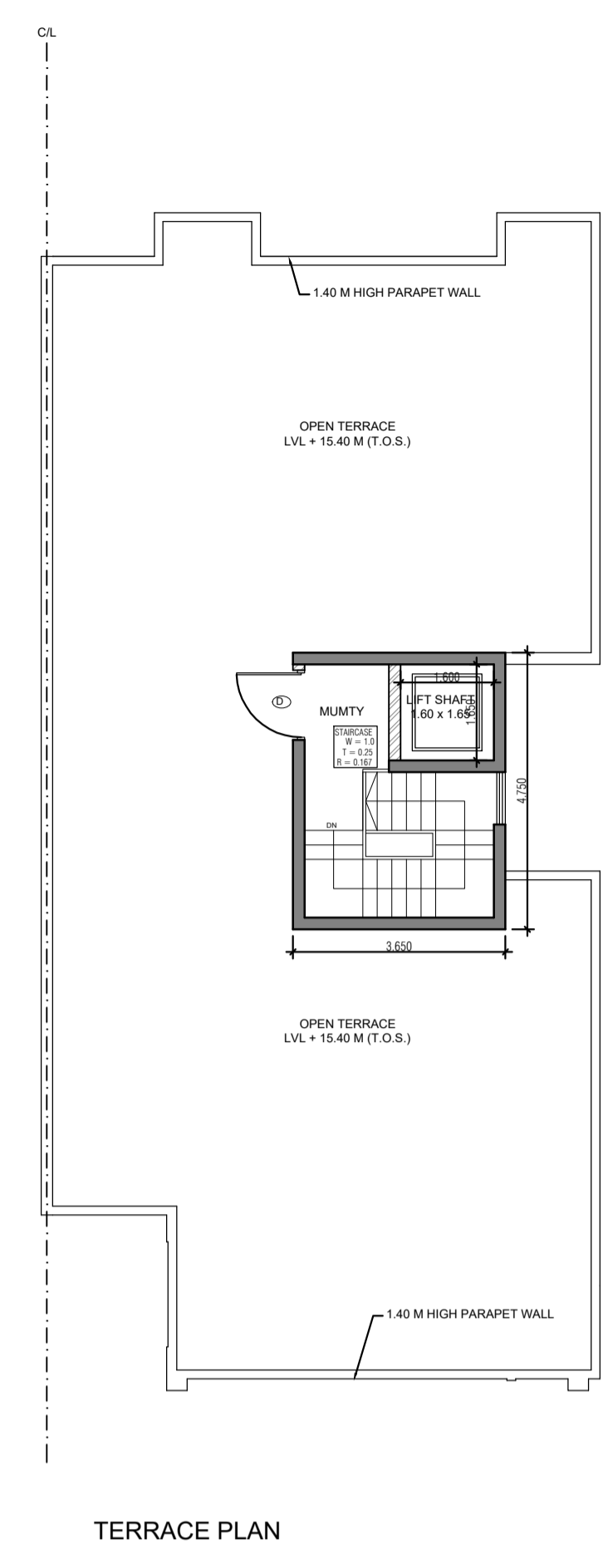
BASEMENT PLAN



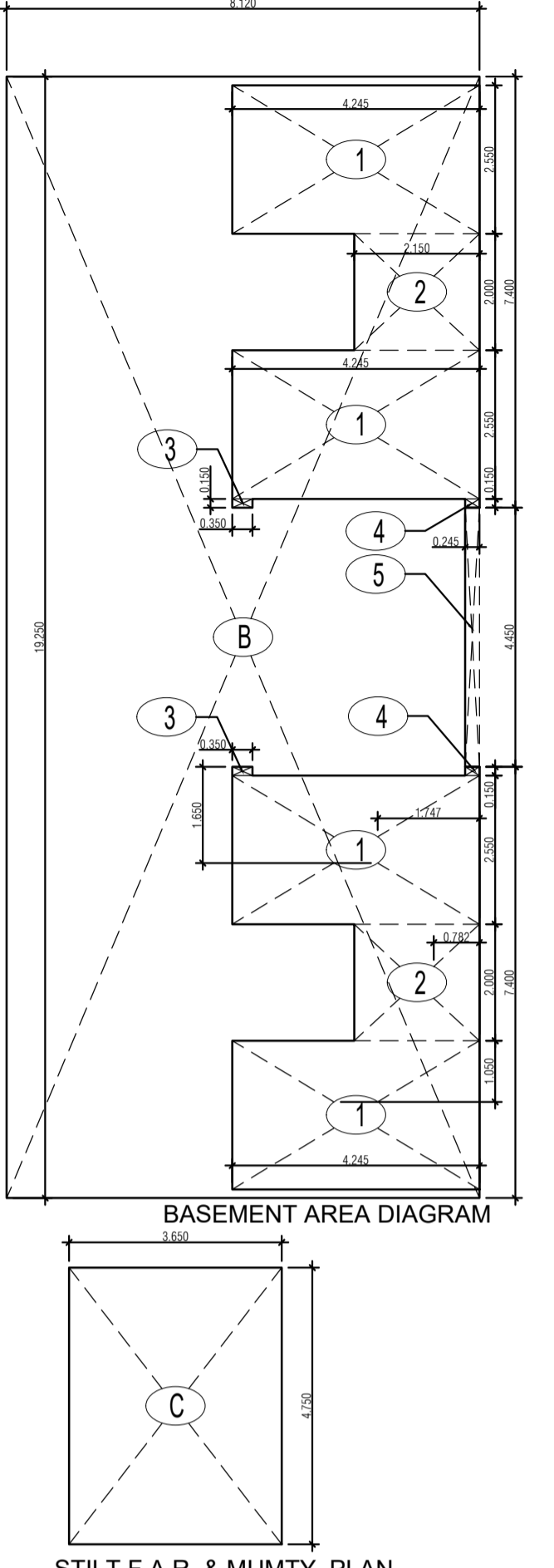
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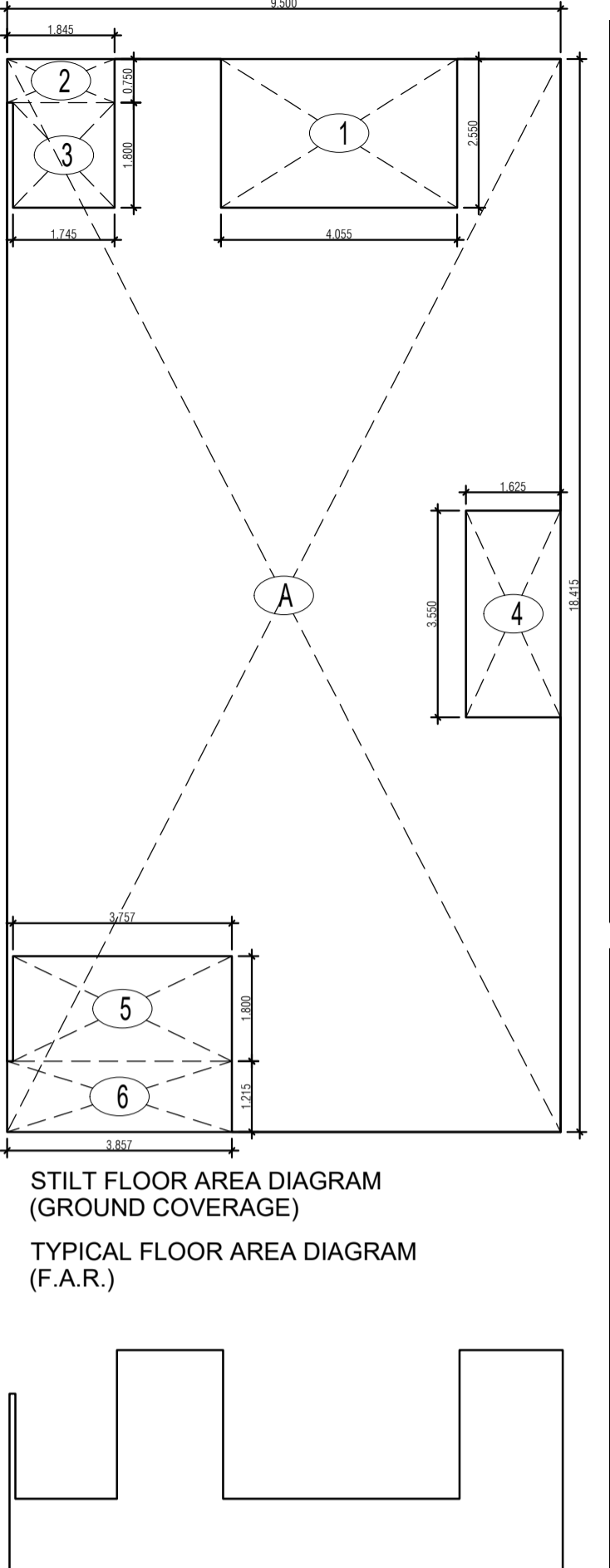
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4	0.245 x 0.15 x 2	0.074 Sqmt
TOTAL C		52.08 Sqmt

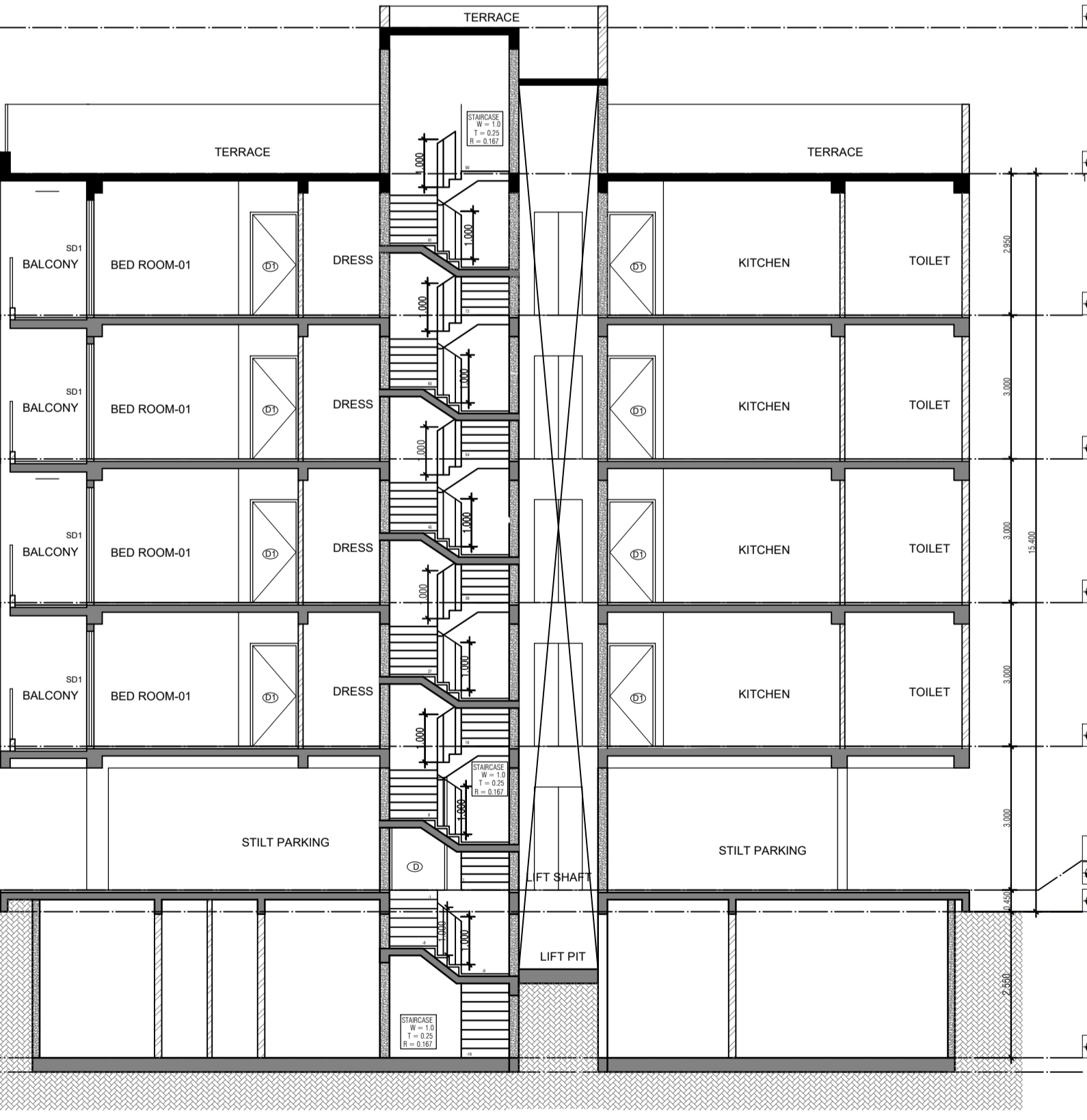
NET NON FAR AREA OF BASEMENT			
B-C			103.14
STILT FAR			
C	3.650 x 4.750 x 1	17.34 Sqmt	
TOTAL		17.34 Sqmt	

MUMTY AREA			
C	3.650 x 4.750 x 1	17.34 Sqmt	
TOTAL		17.34 Sqmt	
PROJECTION AREA			
7	7.443 x 1.800 x 1	13.397 Sqmt	
8	1.800 x 1.215 x 1	2.187 Sqmt	
9	3.757 x 1.800 x 1	6.763 Sqmt	
10	1.745 x 1.800 x 1	3.141 Sqmt	
11	4.055 x 1.800 x 1	7.299 Sqmt	
TOTAL X		32.787 Sqmt	

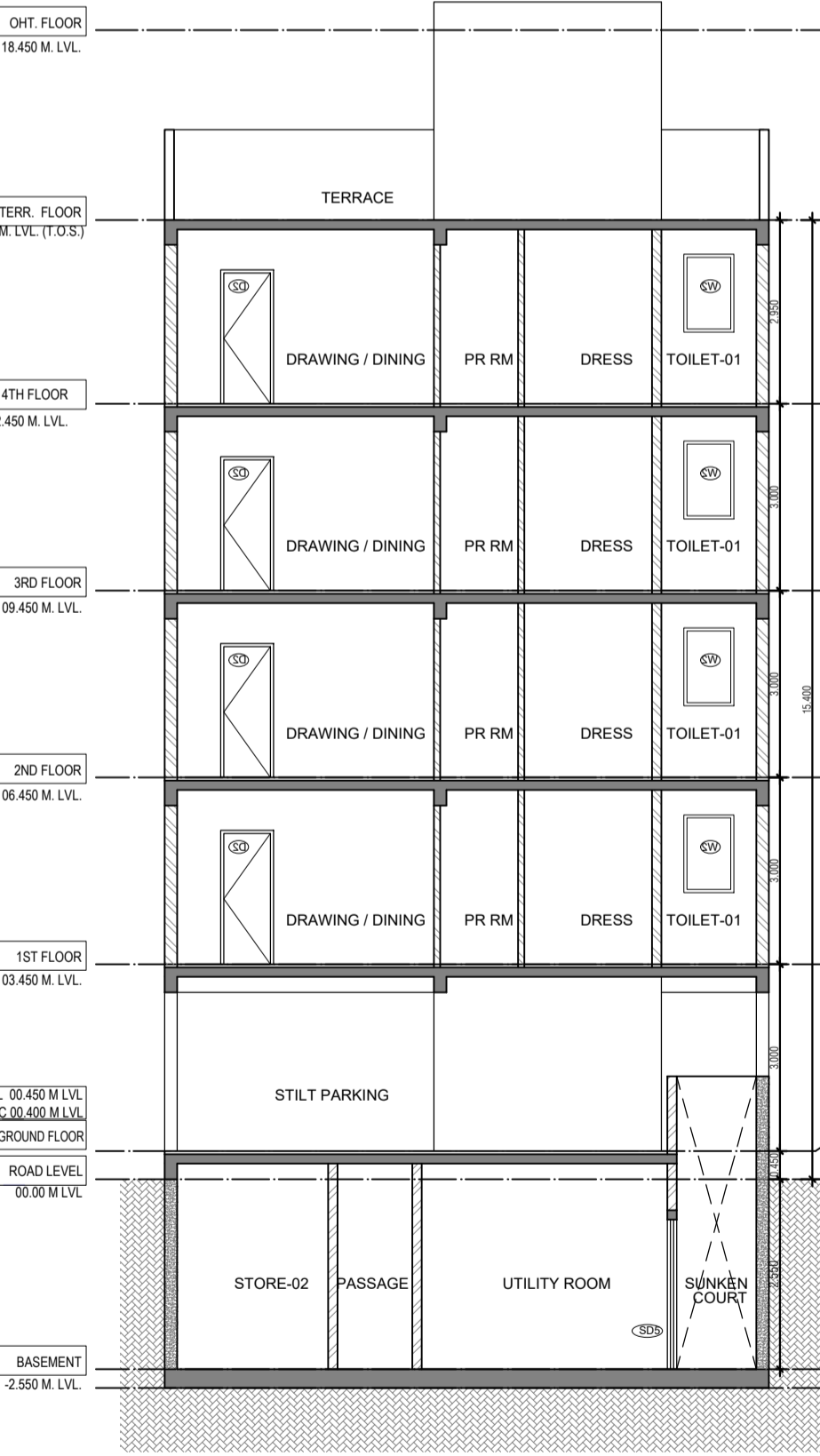
GROUND COVERAGE CALCULATION		
STILT FLOOR AREA, STAIRCASE, LIFT SHAFT INCLUDED	142.860	Sqmt
TOTAL GROUND COVERAGE ACHIEVED	142.860	Sqmt

FAR CALCULATION		
TYPICAL FLOOR AREA x 4	517.650	Sqmt
FAR AREA ON STILT	17.338	Sqmt
FAR AREA ON BASEMENT	52.078	Sqmt
TOTAL FAR ACHIEVED	587.066	Sqmt

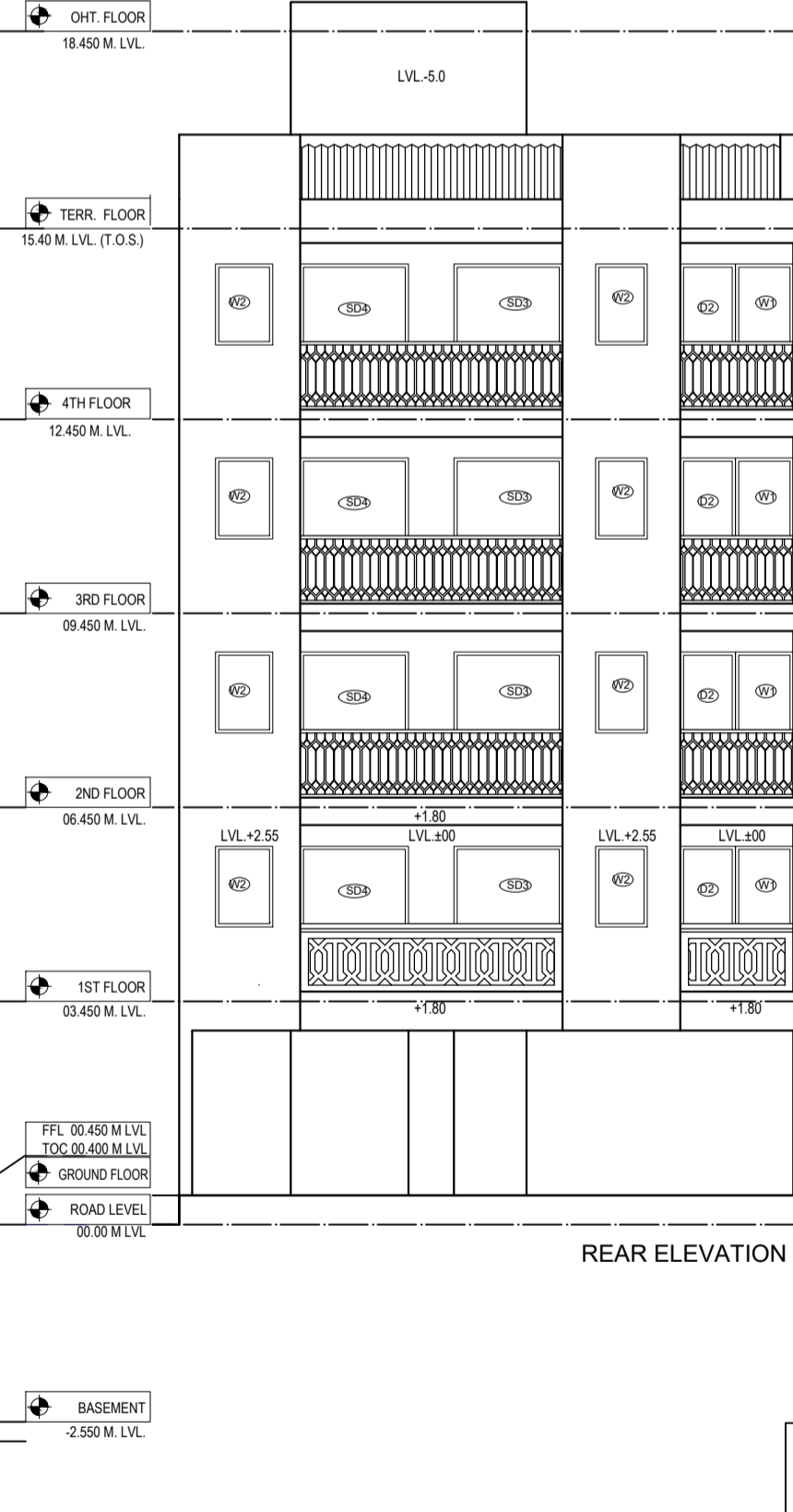
BUILT UP AREA CALCULATION		
BASEMENT AREA + COVERAGE AT STILT AREA + FLOOR AREA+ STAIR CASE x 4 + MUMTY AREA +	952.817	Sqmt



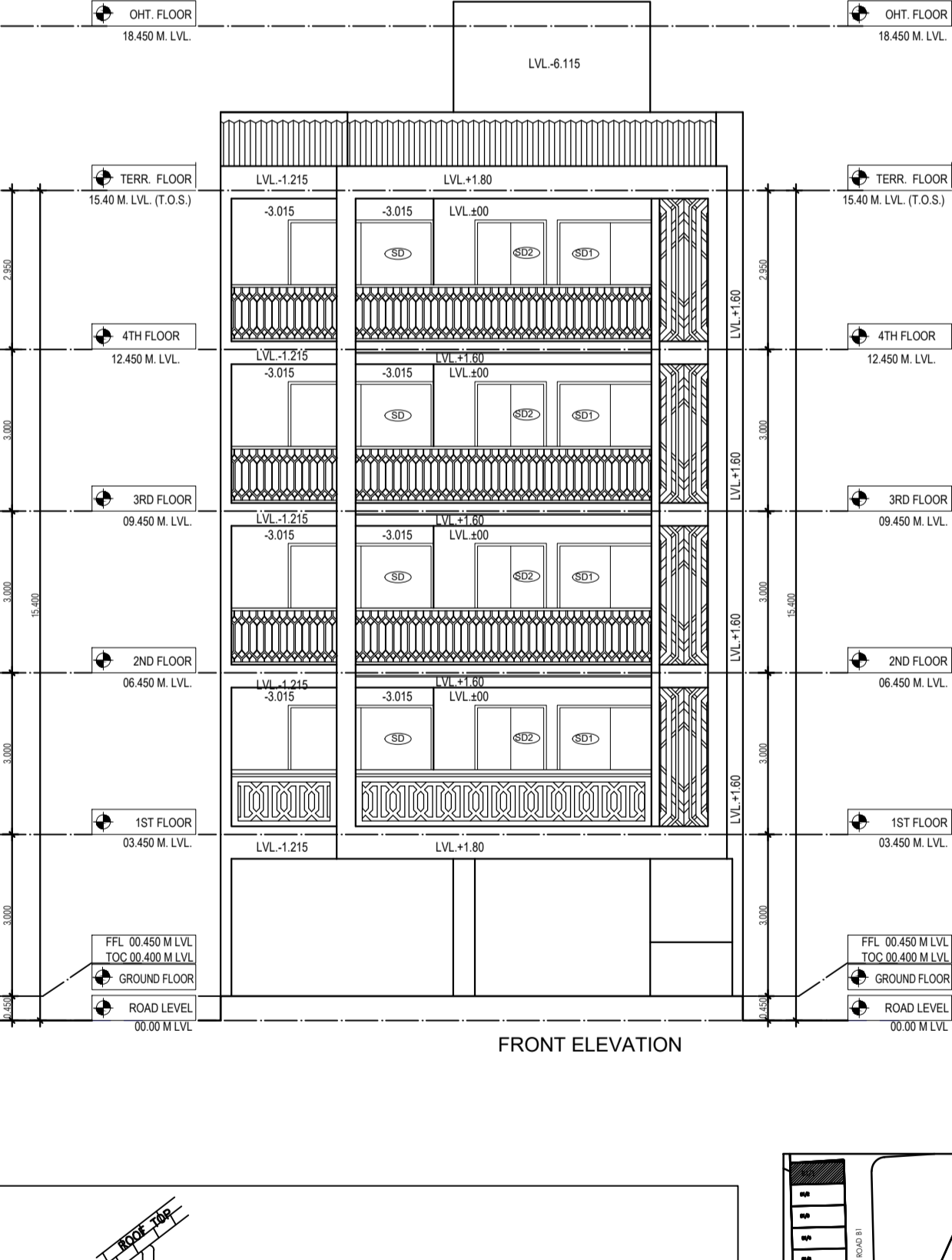
SECTION XX'



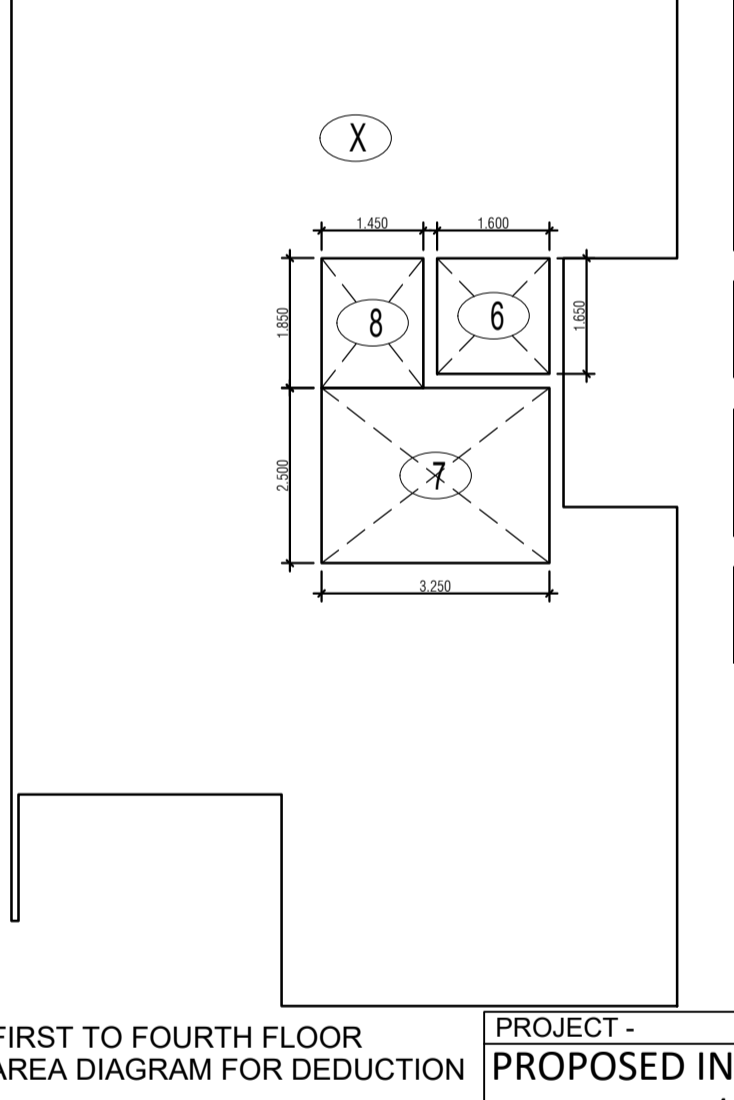
SECTION YY'



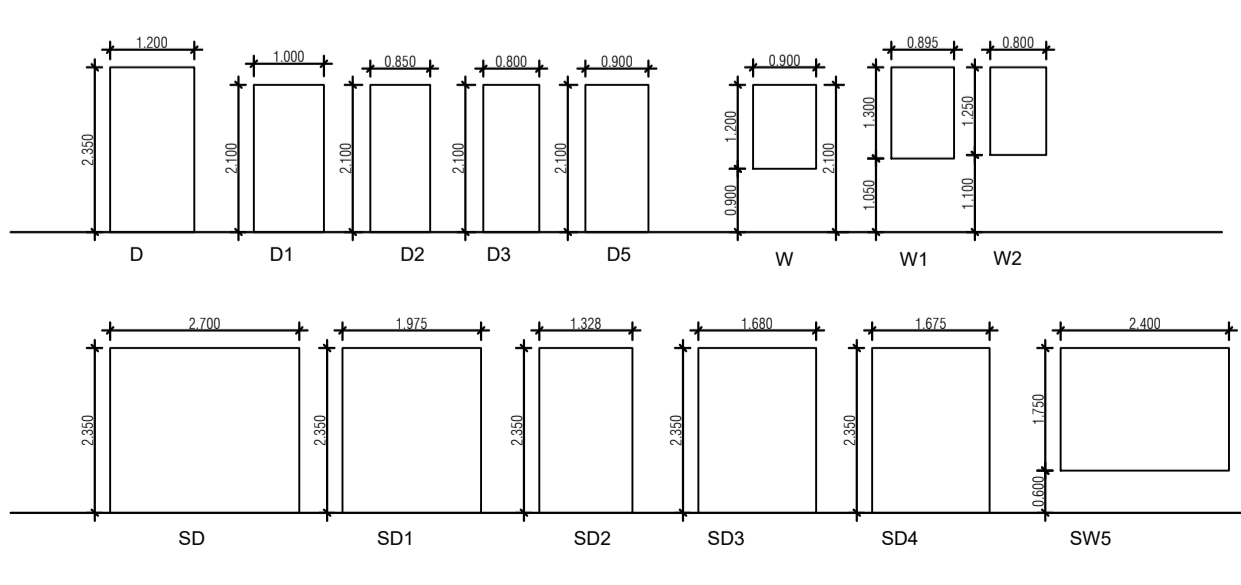
REAR ELEVATION



FRONT ELEVATION

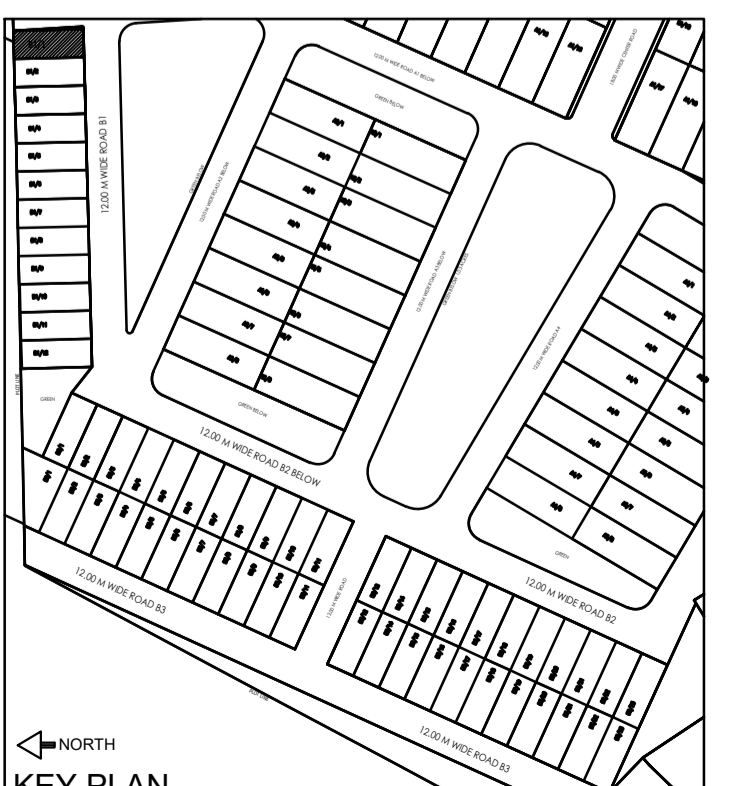
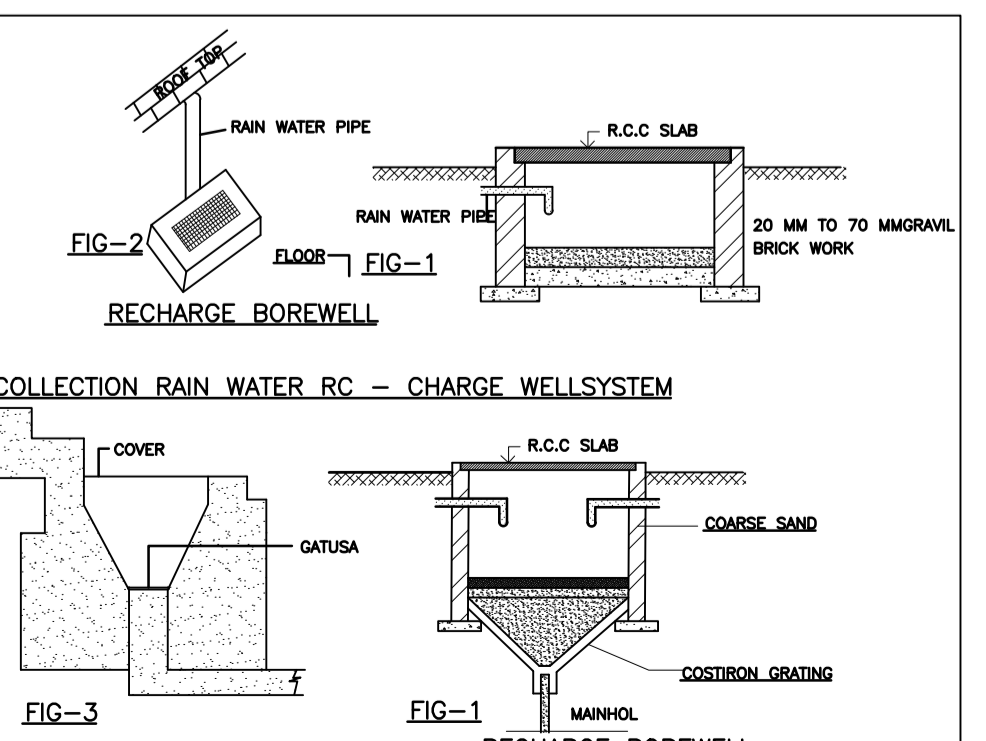


FIRST TO FOURTH FLOOR AREA DIAGRAM FOR DEDUCTION



DOOR WINDOW SCHEDULE					
SR NO	LEGEND	WIDTH (MM)	HEIGHT (MM)	CALL LVL (FROM FFL)	LINTEL LVL (FROM FFL)
1	D	1.20	2.35	0.00	2.35
2	D1	1.00	2.10	0.00	2.10
3	D2	0.85	2.10	0.00	2.10
4	D3	0.80	2.10	0.00	2.10
5	D5	0.90	2.10	0.00	2.10
6	SD	2.70	2.35	0.00	2.35
7	SD1	1.975	2.35	0.00	2.35
8	SD2	1.328	2.35	0.00	2.35
9	SD3	1.680	2.35	0.00	2.35
10	SD5	2.40	1.75	0.60	2.35
11	W	0.90	1.20	0.90	2.10
12	W1	0.895	1.30	1.05	2.35
13	W2	0.80	1.25	1.10	2.35

PLUMBING LEGEND FOR VERTICAL PIPES:-	
①	110 OD uPVC SOIL & WASTE VENT PIPE
②	110 OD uPVC WASTE & VENT PIPE FOR KITCHEN
③	DOMESTIC WATER SUPPLY DN. TAKE PIPE
④	FLUSHING WATER SUPPLY DN. TAKE PIPE
⑤	75 OD uPVC RAIN WATER PIPE FOR BALCONY
⑥	110 OD uPVC RAIN WATER PIPE FOR TERRACE
⑦	25Ø DOMESTIC WATER RISER PIPE TO OHT
⑧	20Ø FLUSHING WATER RISER PIPE TO OHT



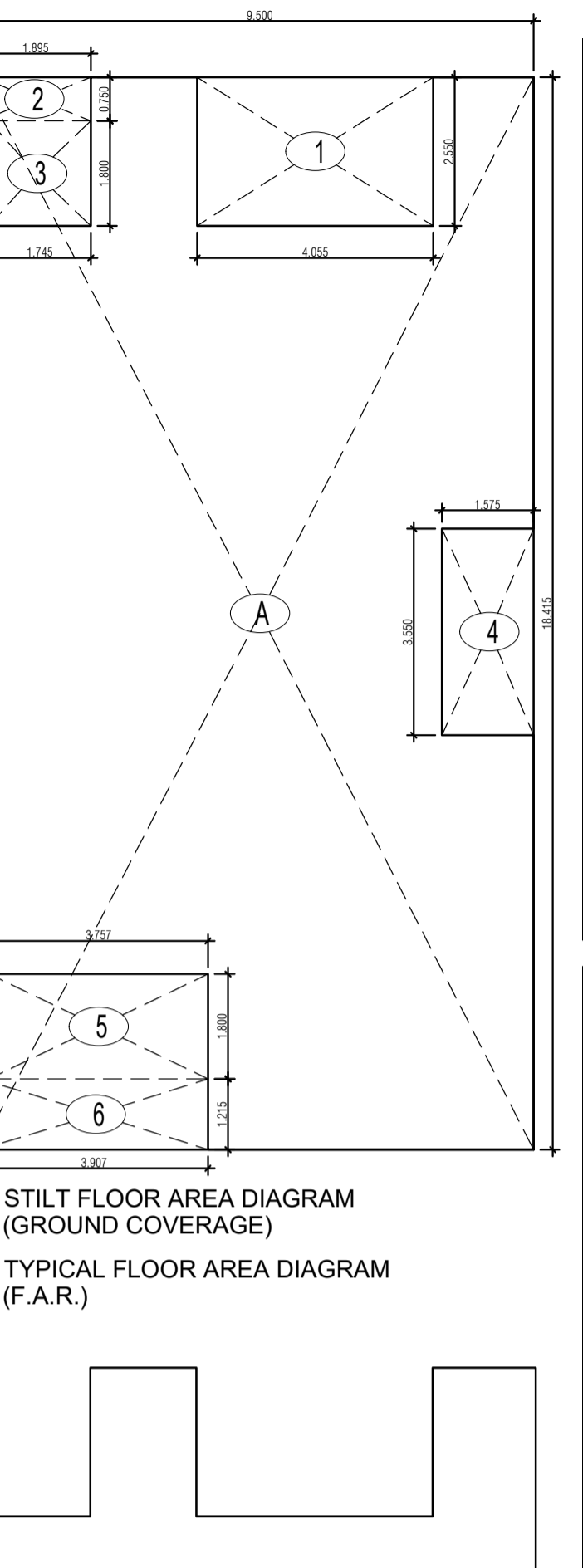
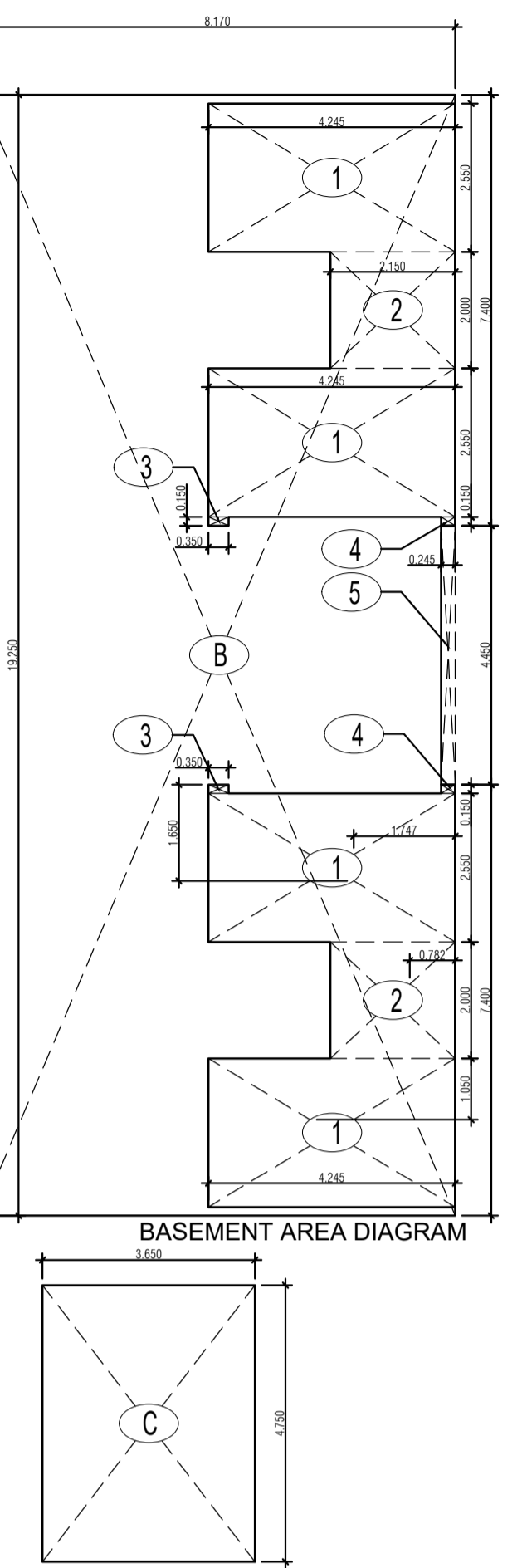
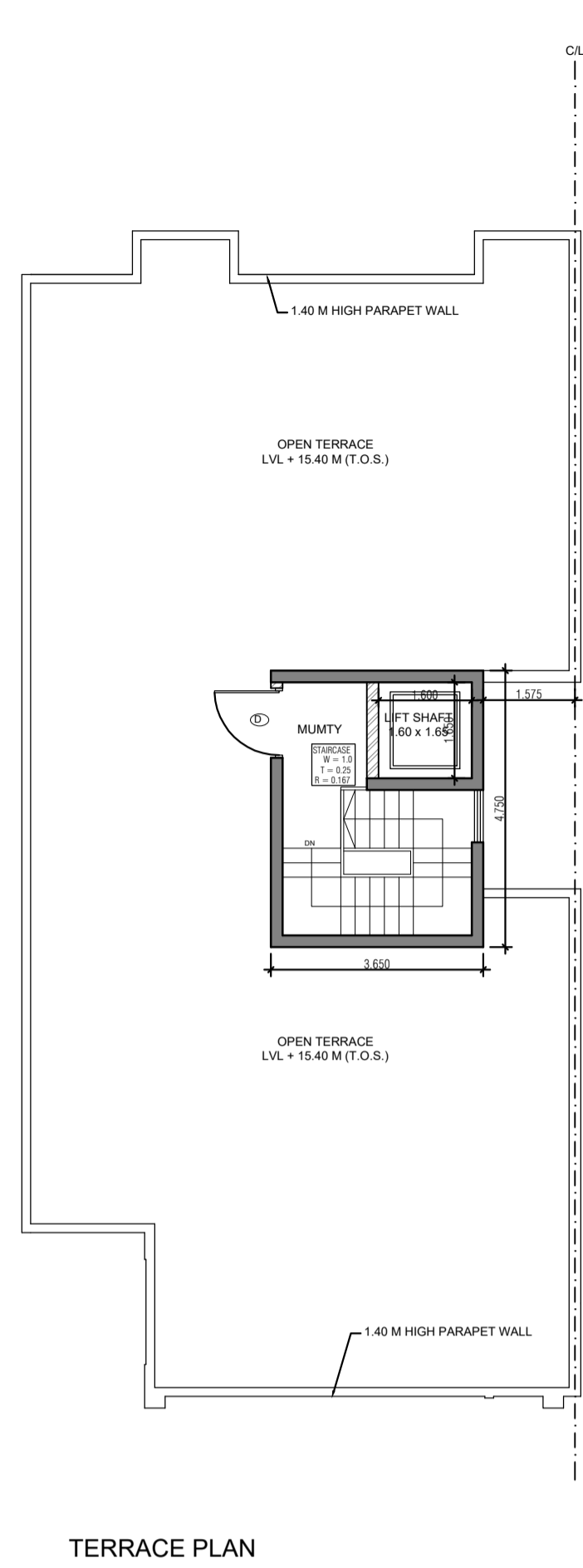
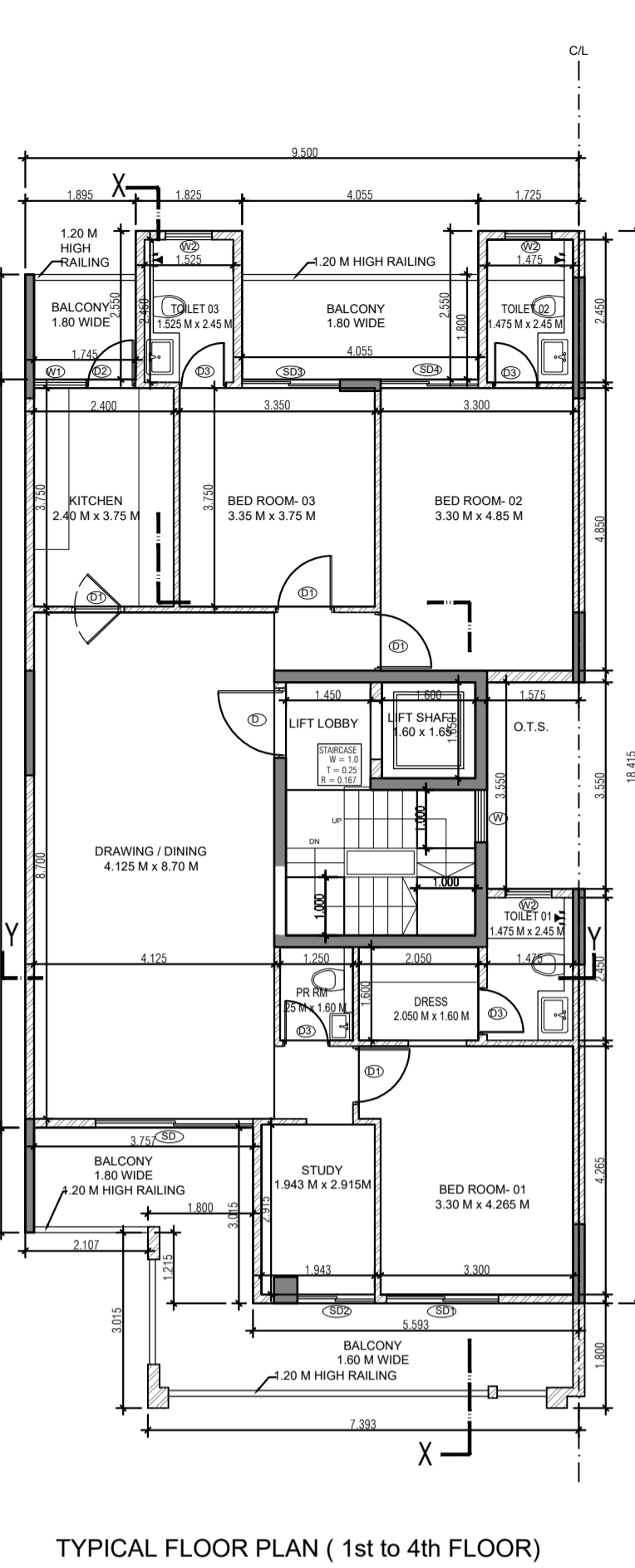
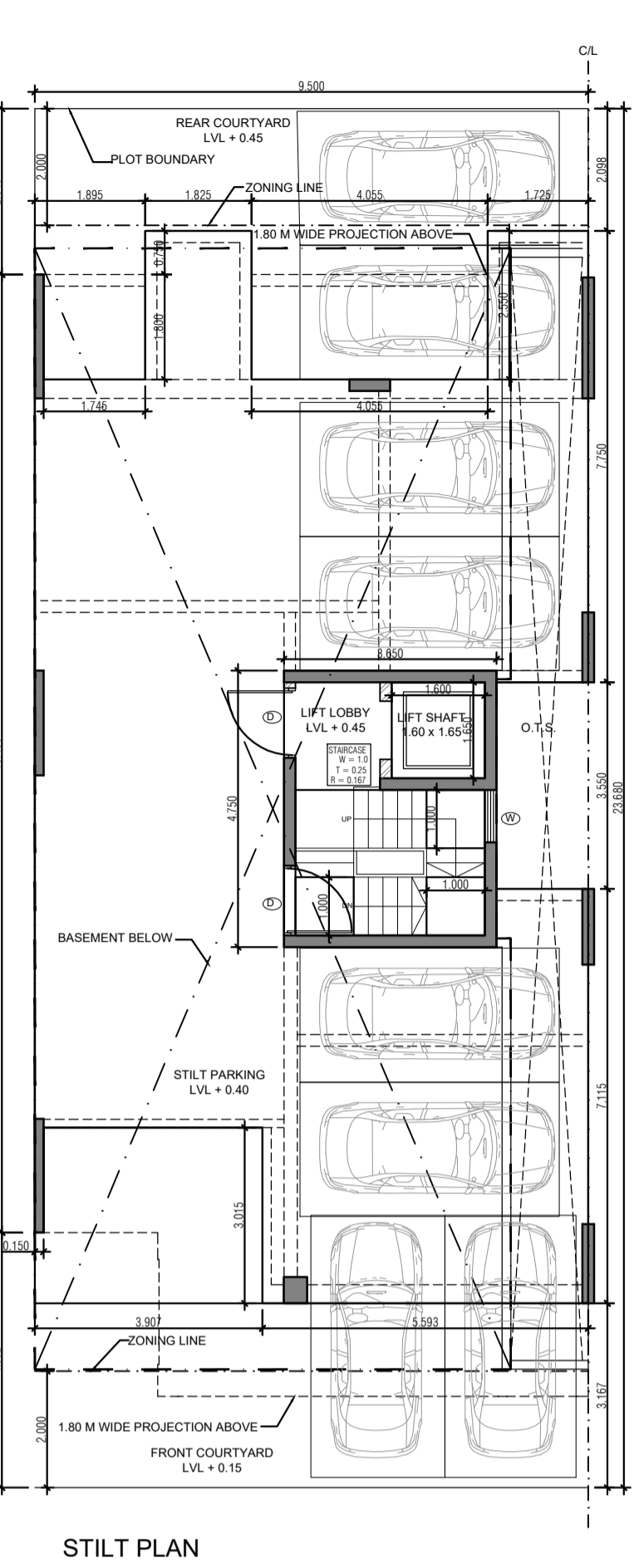
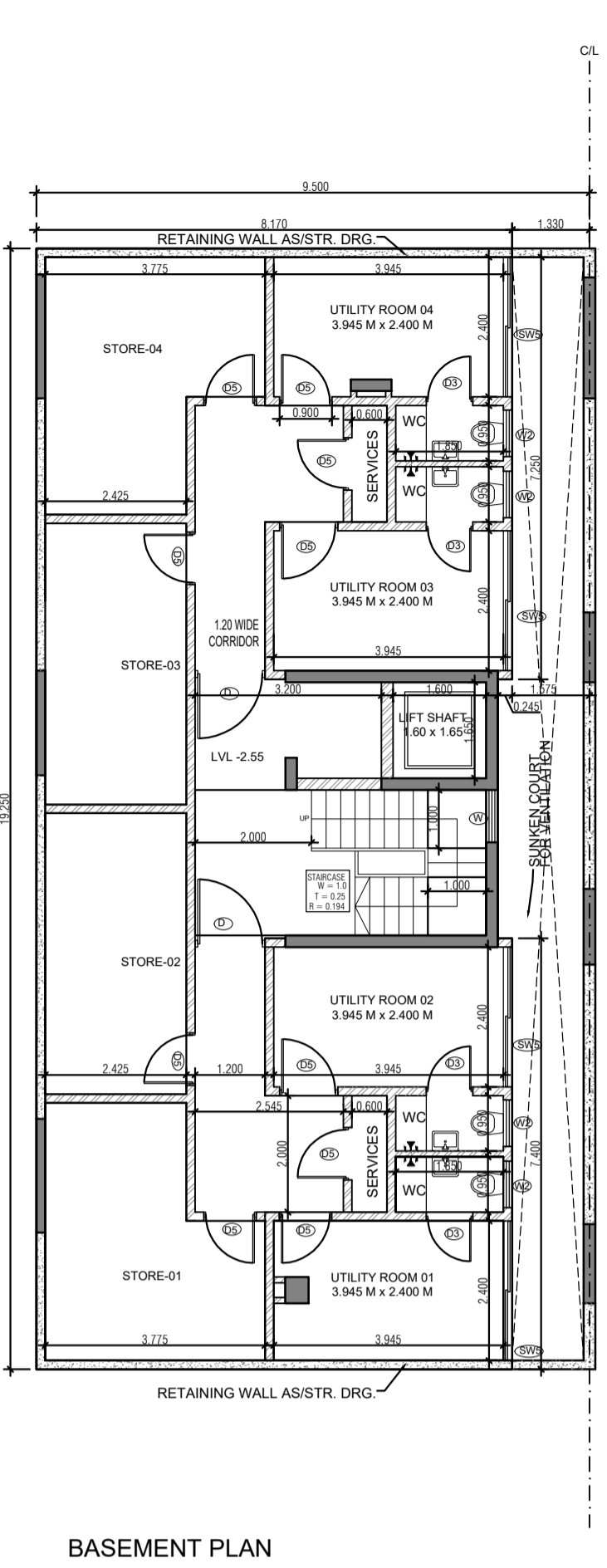
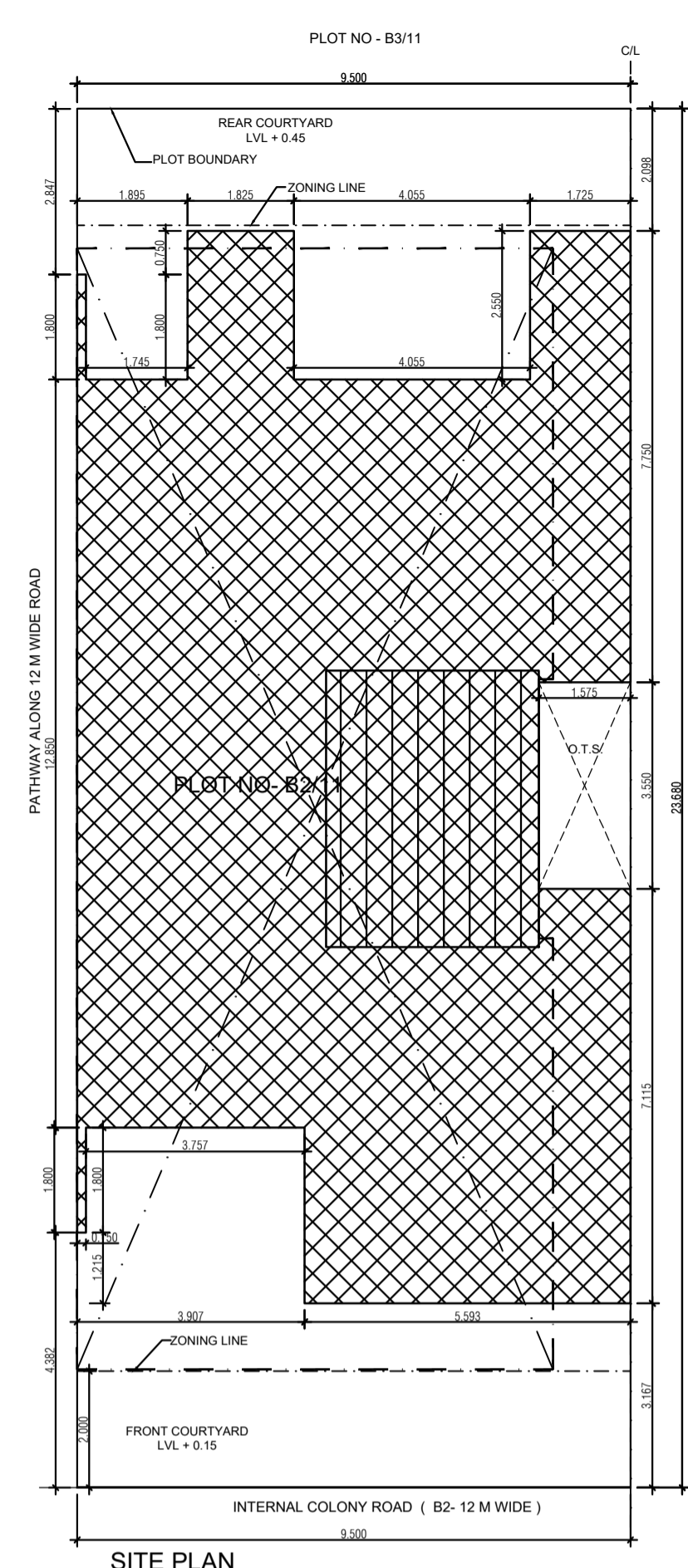
PROJECT - PROPOSED INDEPENDENT RESIDENTIAL FLOORS ON PLOT NO B1/1,B2/1, B3/23 (9.5 M x 23.68 M i.e. 224.96 SQMT) IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.229 ACRES (LICENSE NO 20 OF 2022 DATED 11.03.2022 AND LICENSE NO 82 OF 2022 DATED 02.07.2022), SECTOR 03 PINJORE KALKA URBAN COMPLEX PANCHKULA BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PRIVATE LIMITED.

OWNERS - DLF HOMES PANCHKULA PRIVATE LIMITED

ARCHITECTS - ARCHITECT HAFEZ CONTRACTOR

29, Bank Street, Mumbai, 40023
DRAWING TITLE - TYPE B (9.5 M x 23.68 M) FLOORS PLANS WITH AREA CALCULATIONS, ELEVATION & SECTIONS

DRAWING NUMBER -	ARCHITECT SIGN	AUTHORISED SIGN
SCALE = 1:50		
DATE :		
DRAWN BY -		
CHECKED BY -		
DRAWING NUMBER -		



AREA CALCULATION		
TOTAL PLOT AREA (9.50 M x 23.68 M)	AREA	UNIT
	224.96	Sqmt
PERMISSIBLE FAR AS PER APPROVED ZONING PLAN @ 1.45	326.19	Sqmt
PURCHASEABLE FAR @ 1.19	267.70	Sqmt
TOTAL PERMISSIBLE FAR @ 2.64	593.89	Sqmt
PROPOSED FAR @ 2.61	587.38	Sqmt
PERMISSIBLE GROUND COVERAGE @ 75%	168.72	Sqmt
PROPOSED GROUND COVERAGE @ 63.54%	142.94	Sqmt

AREA OF STILT FLOOR		
A	9.5 x 18.415 x 1	174.943 Sqmt
TOTAL		174.943 Sqmt
DEDUCTION (D)		
1	4.055 x 2.550 x 1	10.340 Sqmt
2	1.895 x 0.750 x 1	1.421 Sqmt
3	1.745 x 1.800 x 1	3.141 Sqmt
4	1.575 x 3.550 x 1	5.591 Sqmt
5	3.757 x 1.800 x 1	6.763 Sqmt
6	3.907 x 1.215 x 1	4.747 Sqmt
TOTAL D		32.000 Sqmt

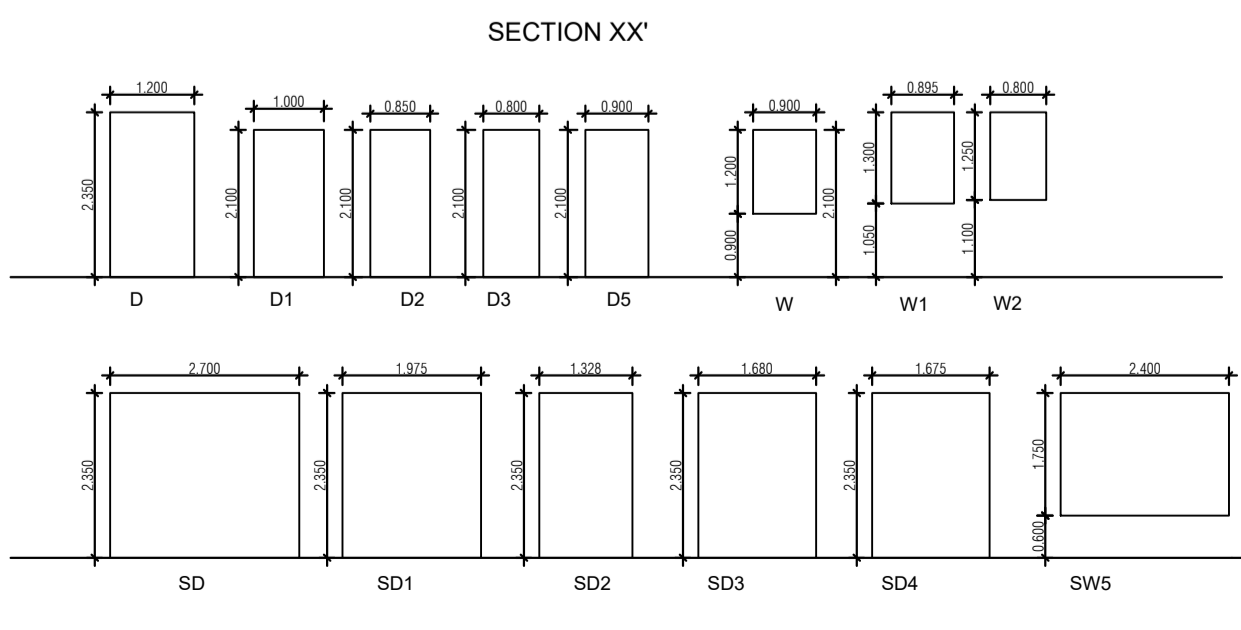
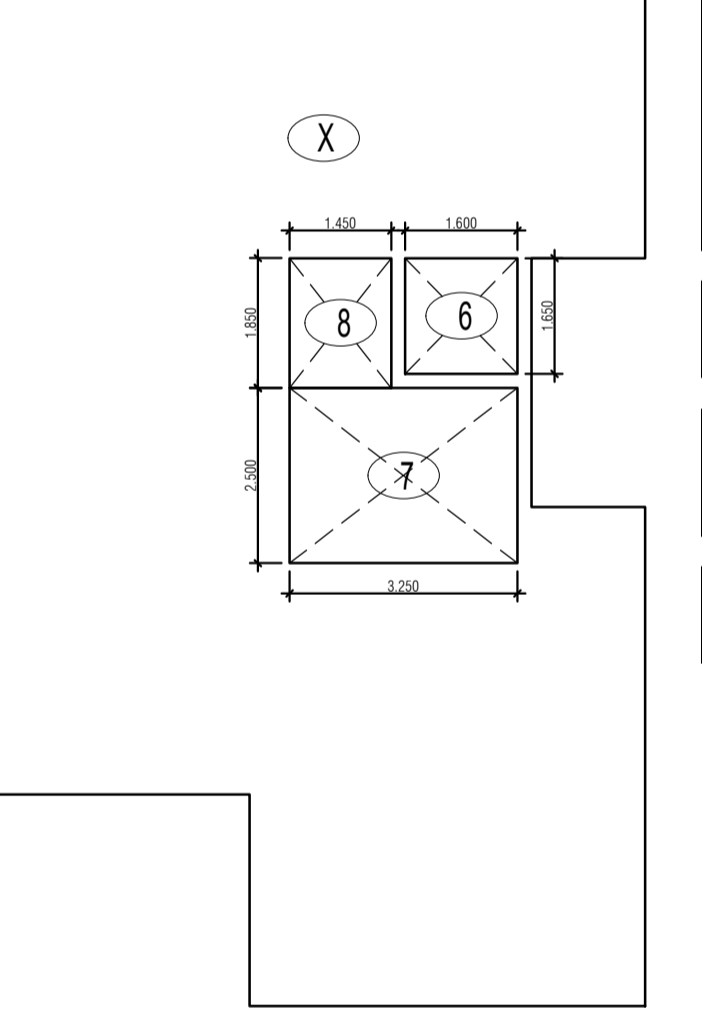
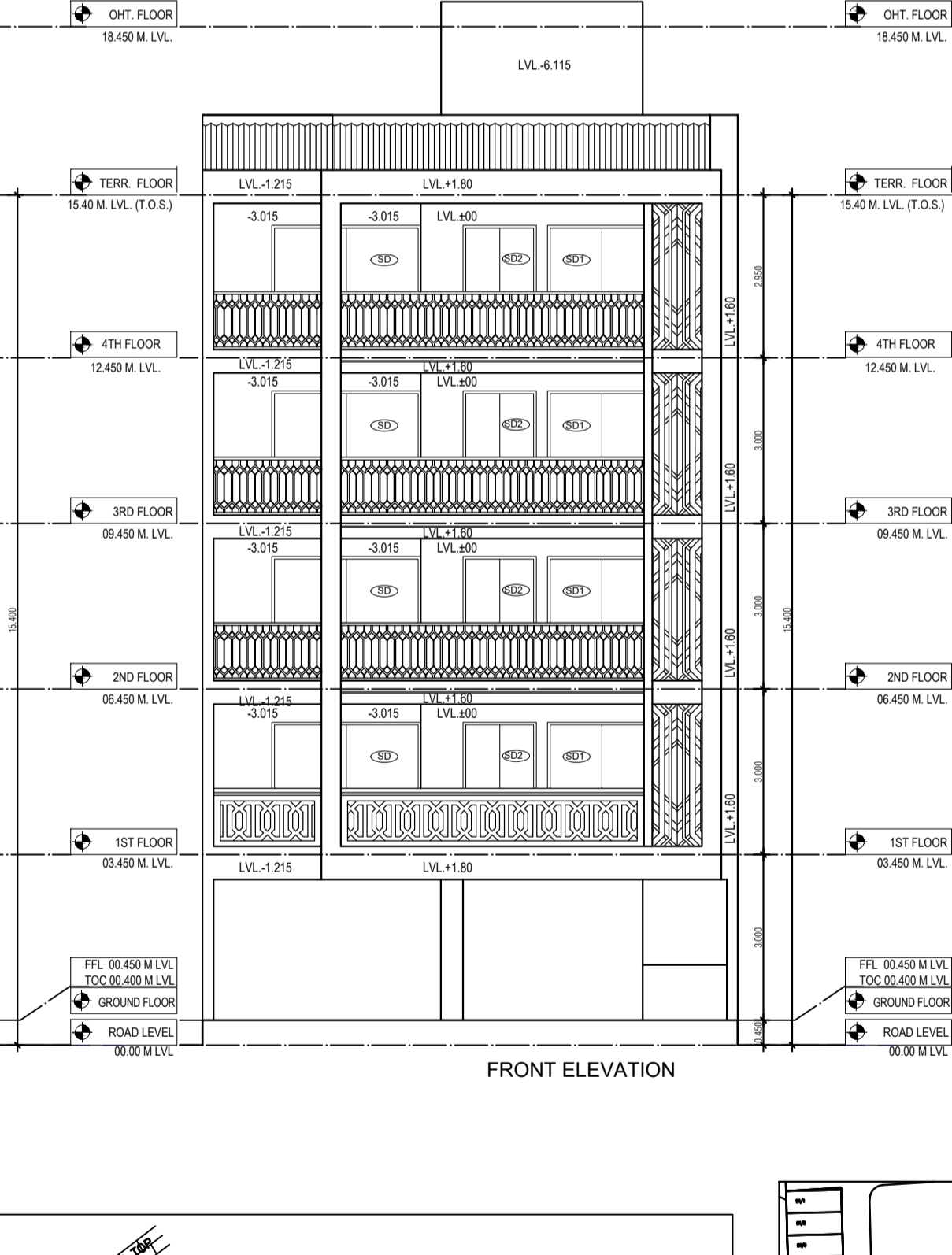
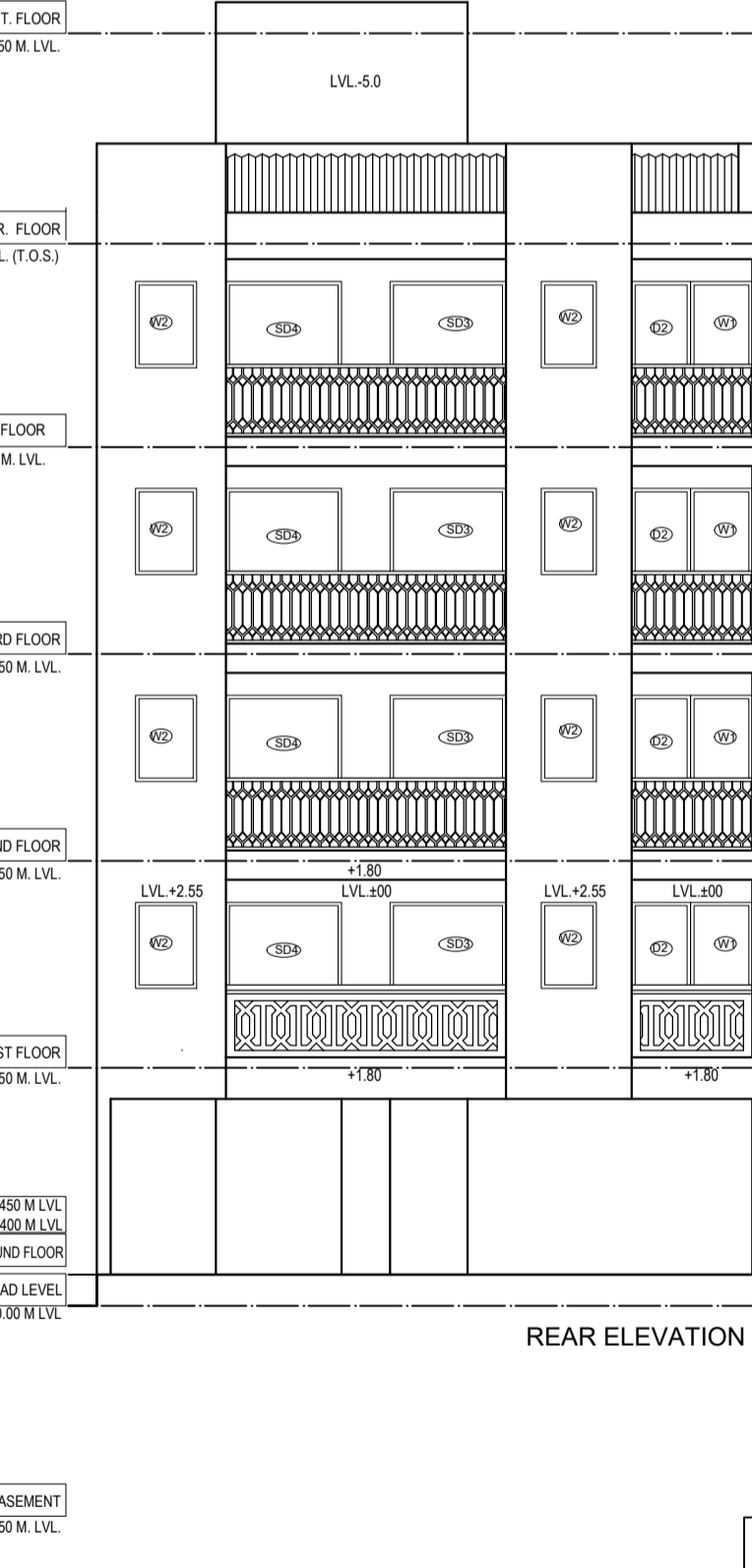
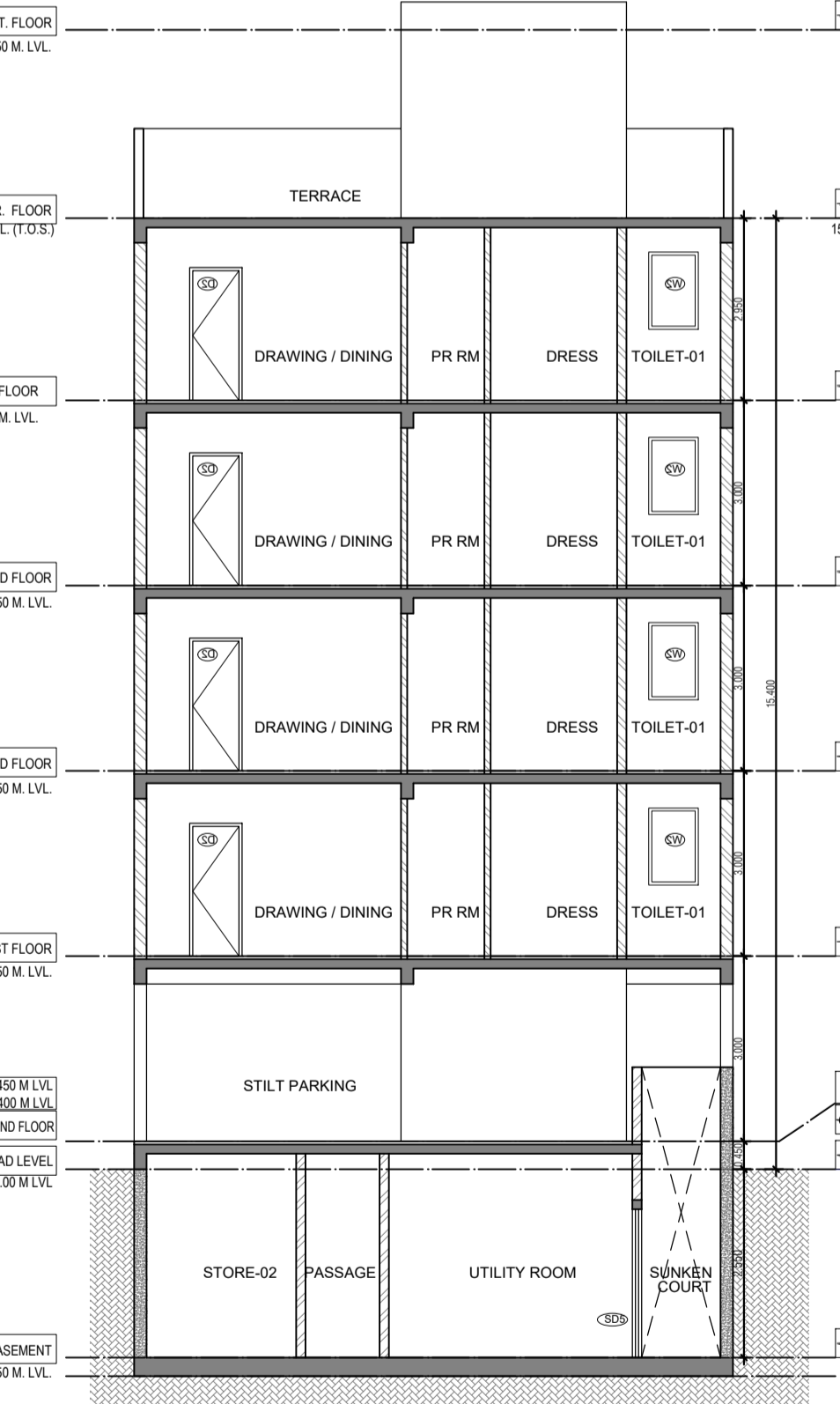
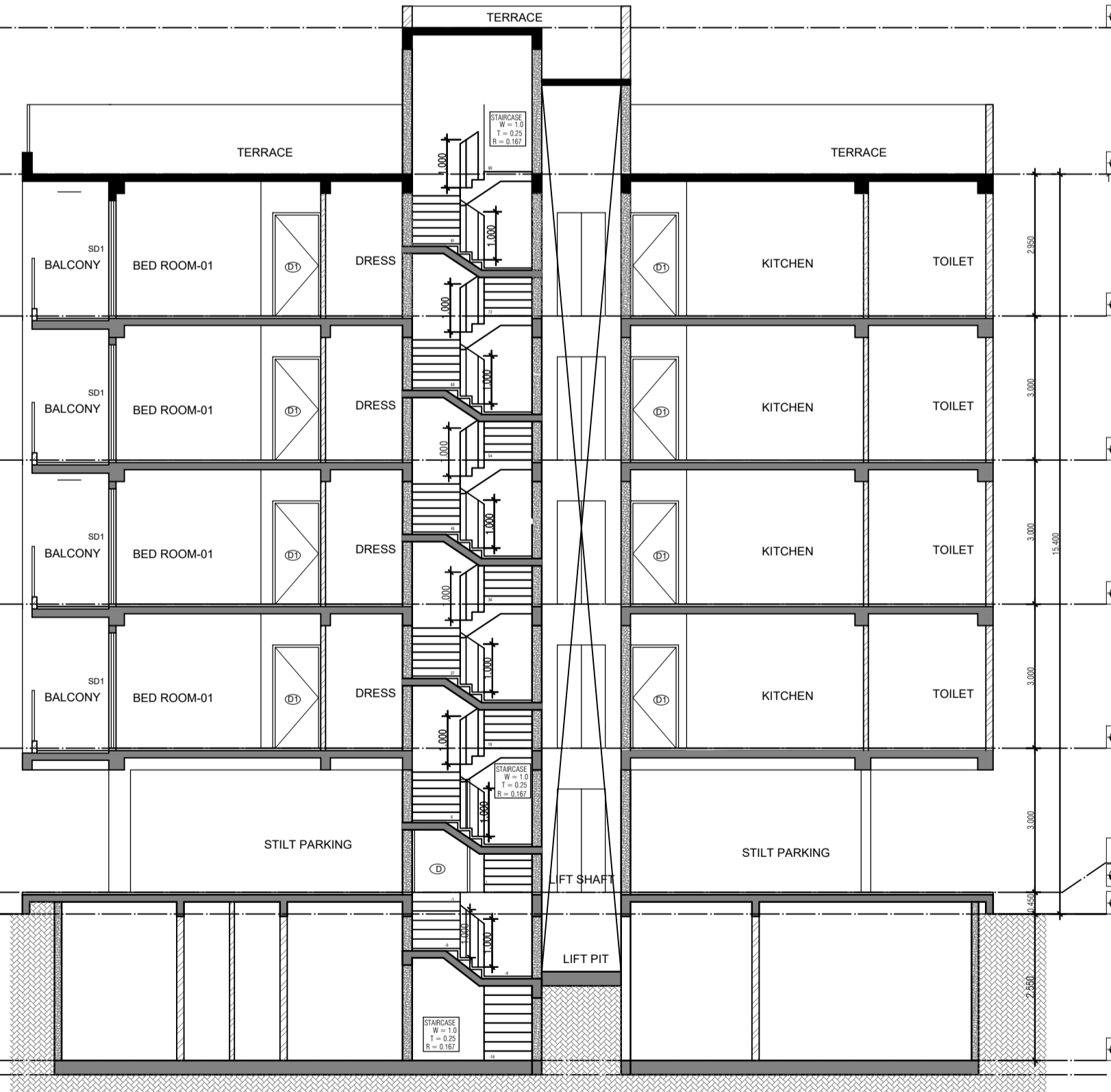
PROPOSED GROUND COVERAGE = A-D			
174.943	-	32.000	142.943
AREA CALCULATION FOR TYPICAL FLOOR (1st to 4th FLOOR)			
PROPOSED GROUND COVERAGE (X)			
DEDUCTION (Y)			
6	1.600 x 1.650 x 1	2.640	Sqmt
7	3.250 x 2.500 x 1	8.125	Sqmt
8	1.450 x 1.850 x 1	2.682	Sqmt
TOTAL Y		13.448	Sqmt
142.943	-	13.448	129.495
PROPOSED AREA OF TYPICAL FLOOR (X-Y)			
			129.495

BASEMENT BUILT UP AREA			
B	8.170 x 19.250 x 1	157.27 Sqmt	
TOTAL		157.27 Sqmt	
BASEMENT BUILT UP AREA (B)			
		157.27 Sqmt	
DEDUCTION			
5	0.245 x 4.450 x 1	1.090	
TOTAL Y		1.090	
157.27	-	1.090	156.18
TOTAL BUILT UP AREA OF BASEMENT (B-Y)			
			156.18

BASEMENT FAR AREA		
1	4.245 x 2.550 x 4	43.299
2	2.150 x 2.000 x 2	8.600
3	0.350 x 0.150 x 2	0.105
4	0.245 x 0.15 x 2	0.074
TOTAL C		52.08
NET NON FAR AREA OF BASEMENT		
		104.10

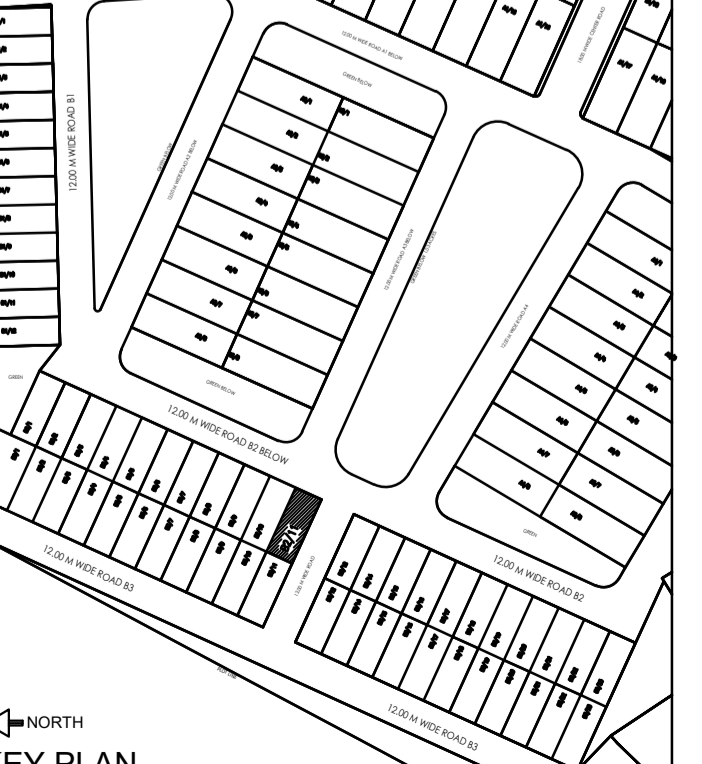
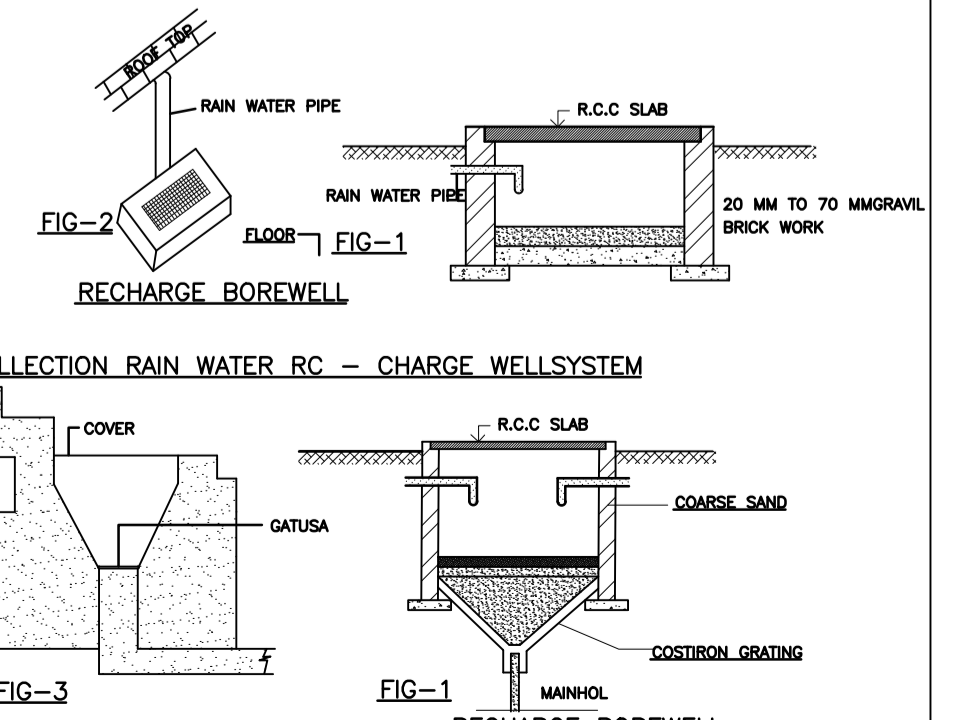
STILT FAR		
C	3.650 x 4.750 x 1	17.34
TOTAL		17.34
MUMTY AREA		
C	3.650 x 4.750 x 1	17.34
TOTAL		17.34
PROJECTION AREA		
7	7.443 x 1.800 x 1	13.397
8	1.800 x 1.215 x 1	2.187
9	3.757 x 1.800 x 1	6.763
10	1.745 x 1.800 x 1	3.141
11	4.055 x 1.800 x 1	7.299
TOTAL X		32.787

GROUND COVERAGE CALCULATION		
STILT FLOOR AREA, STAIRCASE, LIFT SHAFT INCLUDED	142.939	Sqmt
TOTAL GROUND COVERAGE ACHIEVED	142.939	Sqmt
FAR CALCULATION		
TYPICAL FLOOR AREA x 4	517.967	Sqmt
FAR AREA ON STILT	17.338	Sqmt
FAR AREA ON BASEMENT	52.078	Sqmt
TOTAL FAR ACHIEVED	587.383	Sqmt
BUILT UP AREA CALCULATION		
BASEMENT AREA + COVERAGE AT STILT AREA + FLOOR AREA + STAIR CASE x 4 + MUMTY AREA +	954.096	Sqmt



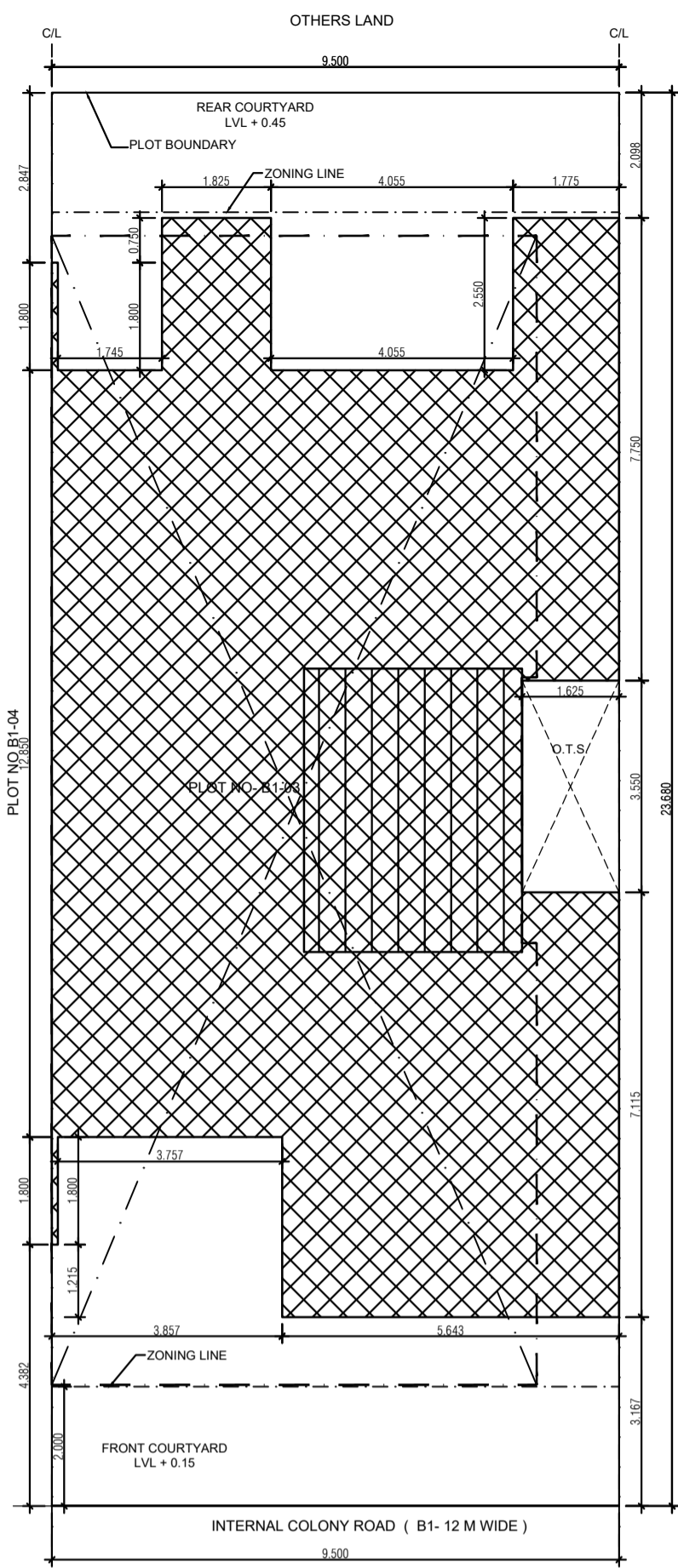
DOOR WINDOW SCHEDULE					
SR NO	LEGEND	WIDTH (MM)	HEIGHT (MM)	CALL LVL (FROM FFL)	LINTEL LVL (FROM FFL)
1	D	1.20	2.35	0.00	2.35
2	D1	1.00	2.10	0.00	2.10
3	D2	0.85	2.10	0.00	2.10
4	D3	0.80	2.10	0.00	2.10
5	D5	0.90	2.10	0.00	2.10
6	SD	2.70	2.35	0.00	2.35
7	SD1	1.975	2.35	0.00	2.35
8	SD2	1.328	2.35	0.00	2.35
9	SD3	1.680	2.35	0.00	2.35
10	SW5	2.40	1.75	0.60	2.35
11	W	0.90	1.20	0.90	2.10
12	W1	0.895	1.30	1.05	2.35
13	W2	0.80	1.25	1.10	2.35

PLUMBING LEGEND FOR VERTICAL PIPES:-	
①	110 OD uPVC SOIL & WASTE VENT PIPE
②	110 OD uPVC WASTE & VENT PIPE FOR KITCHEN
③	DOMESTIC WATER SUPPLY DN. TAKE PIPE
④	FLUSHING WATER SUPPLY DN. TAKE PIPE
⑤	75 OD uPVC RAIN WATER PIPE FOR BALCONY
⑥	110 OD uPVC RAIN WATER PIPE FOR TERRACE
⑦	25Ø DOMESTIC WATER RISER PIPE TO OHT
⑧	20Ø FLUSHING WATER RISER PIPE TO OHT

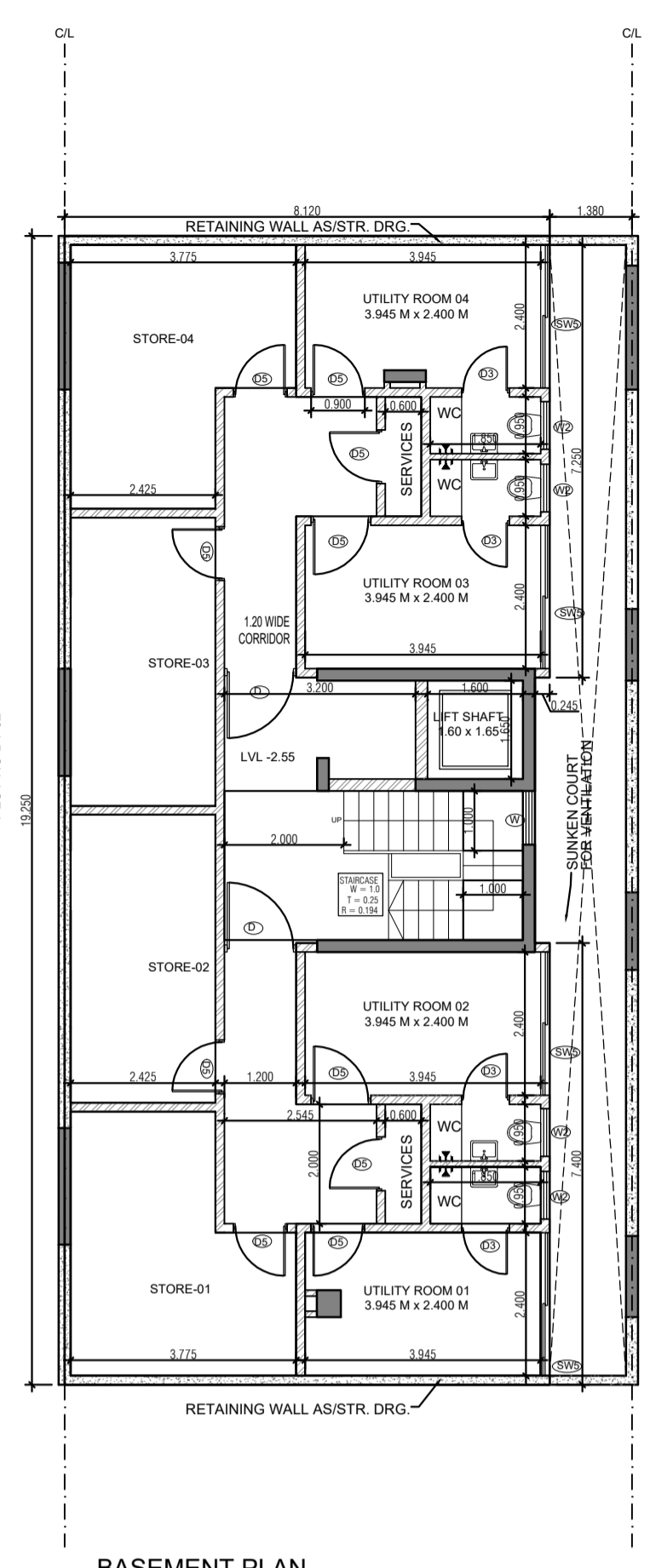


PROJECT - PROPOSED INDEPENDENT RESIDENTIAL FLOORS ON PLOT NO B2/11,B3/2,B3/12 (9.5 M x 23.68 M i.e. 224.96 SQMT) IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.229 ACRES (LICENSE NO 20 OF 2022 DATED 11.03.2022 AND LICENSE NO 82 OF 2022 DATED 02.07.2022), SECTOR 03 PINJORE KALKA URBAN COMPLEX PANCHKULA BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PRIVATE LIMITED.

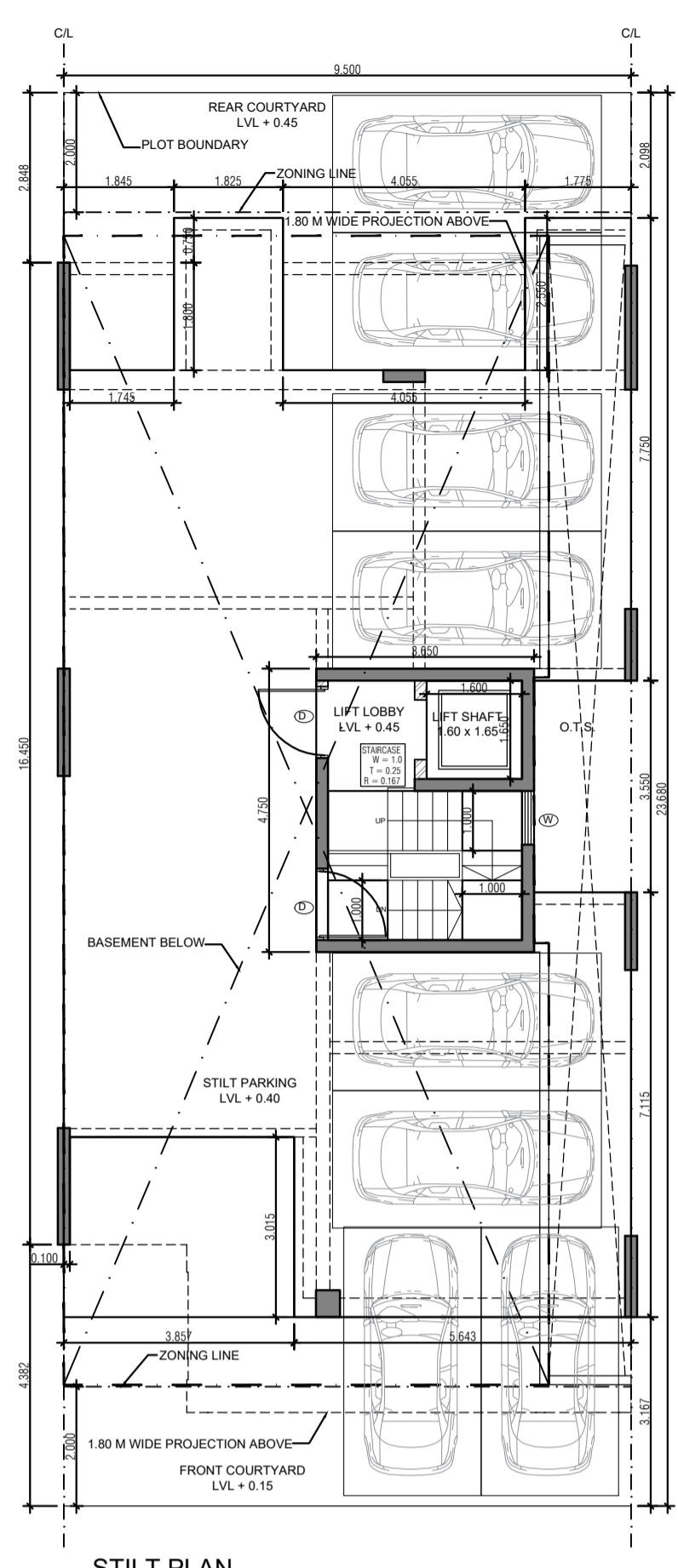
OWNERS -
DLF HOMES PANCHKULA PRIVATE LIMITED
 ARCHITECTS -
ARCHITECT HAFEZ CONTRACTOR
 29, Bank Street, Mumbai, 40023
 DRAWING TITLE -
 TYPE B (9.5 M x 23.68 M) FLOORS PLANS WITH AREA CALCULATIONS, ELEVATION & SECTIONS
 DRAWING NUMBER - ARCHITECT SIGN AUTHORIZED SIGN
 SCALE = 1:50
 DATE :
 DRAWN BY -
 CHECKED BY -
 DRAWING NUMBER -
 SHABABUDDIN AUTHORIZED SIGN
 AKANKSHA MOUDGIL AUTHORIZED SIGN



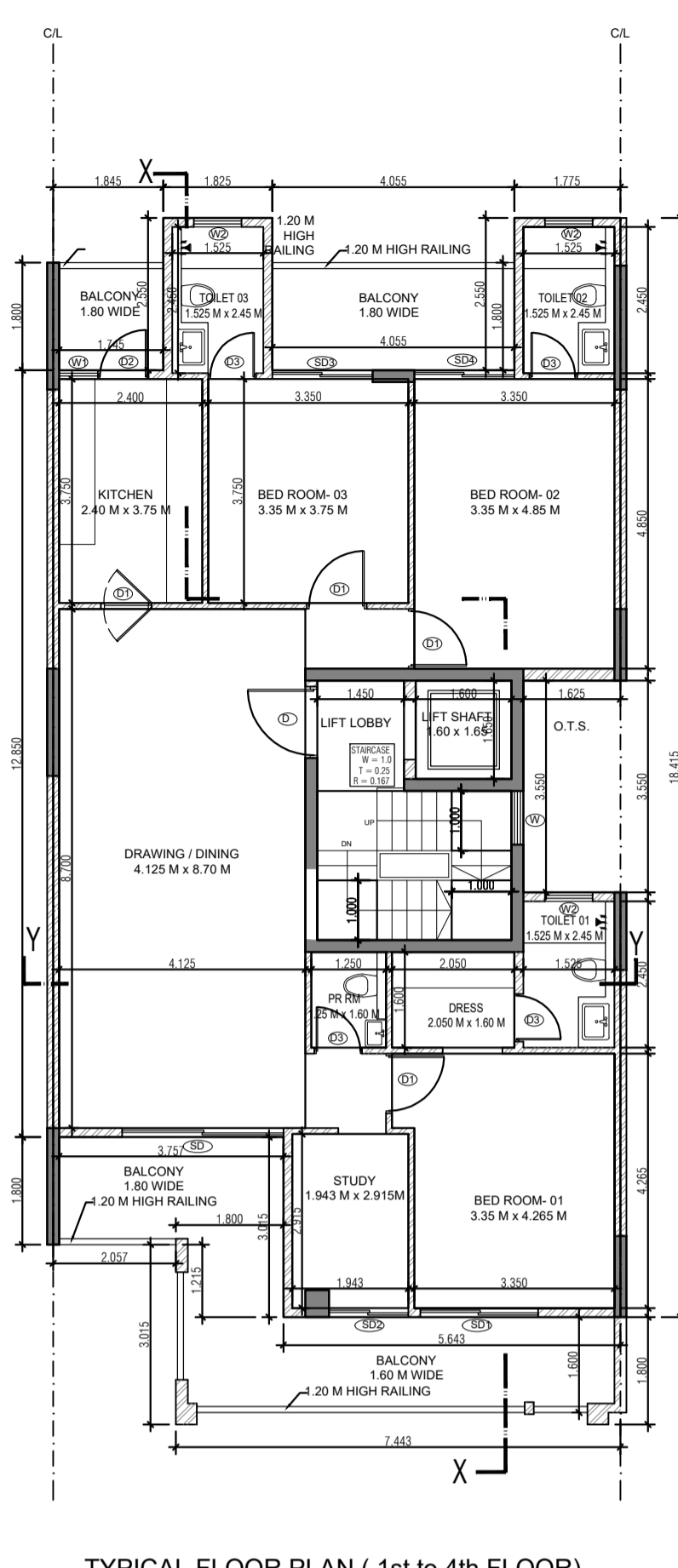
SITE PLAN



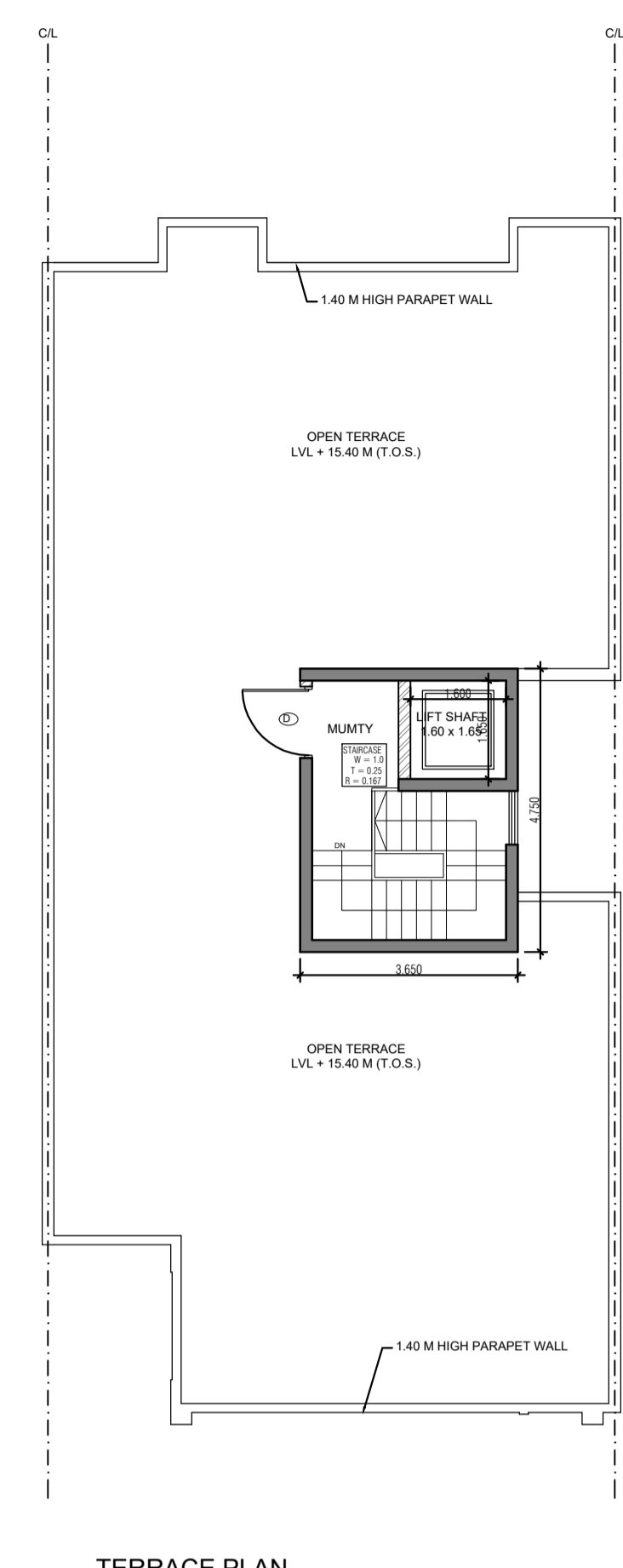
BASEMENT PLAN



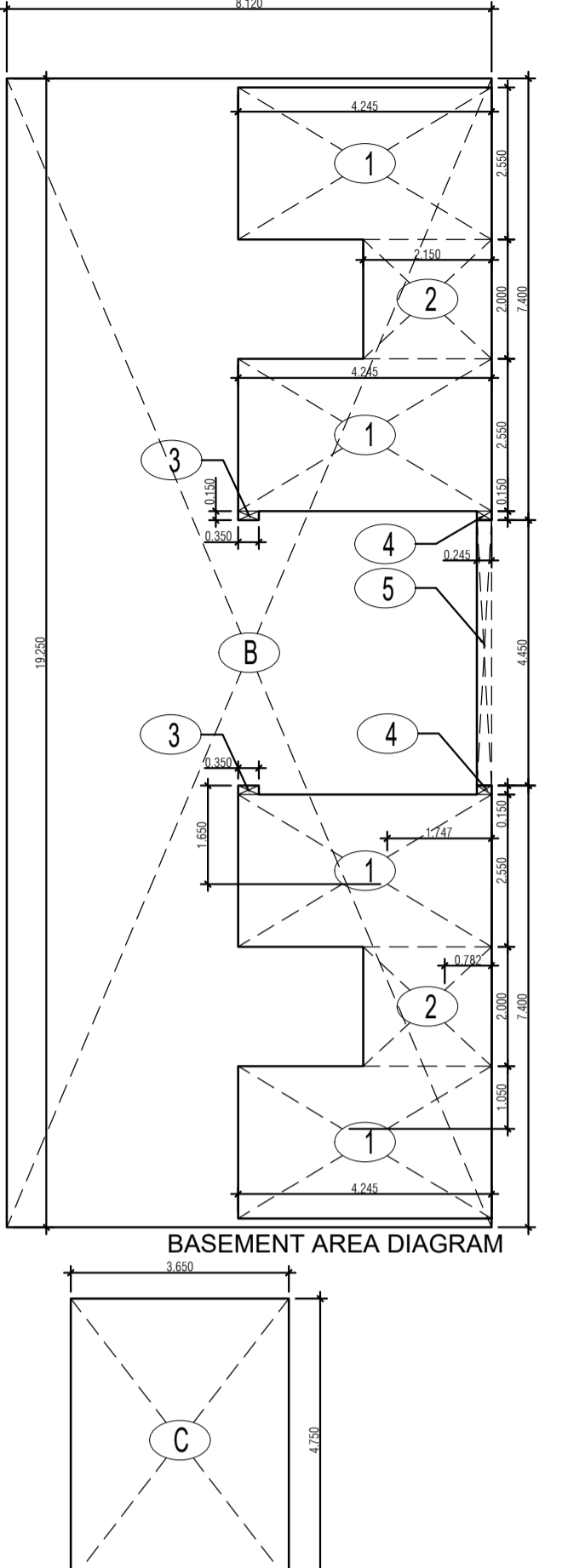
STILT PLAN



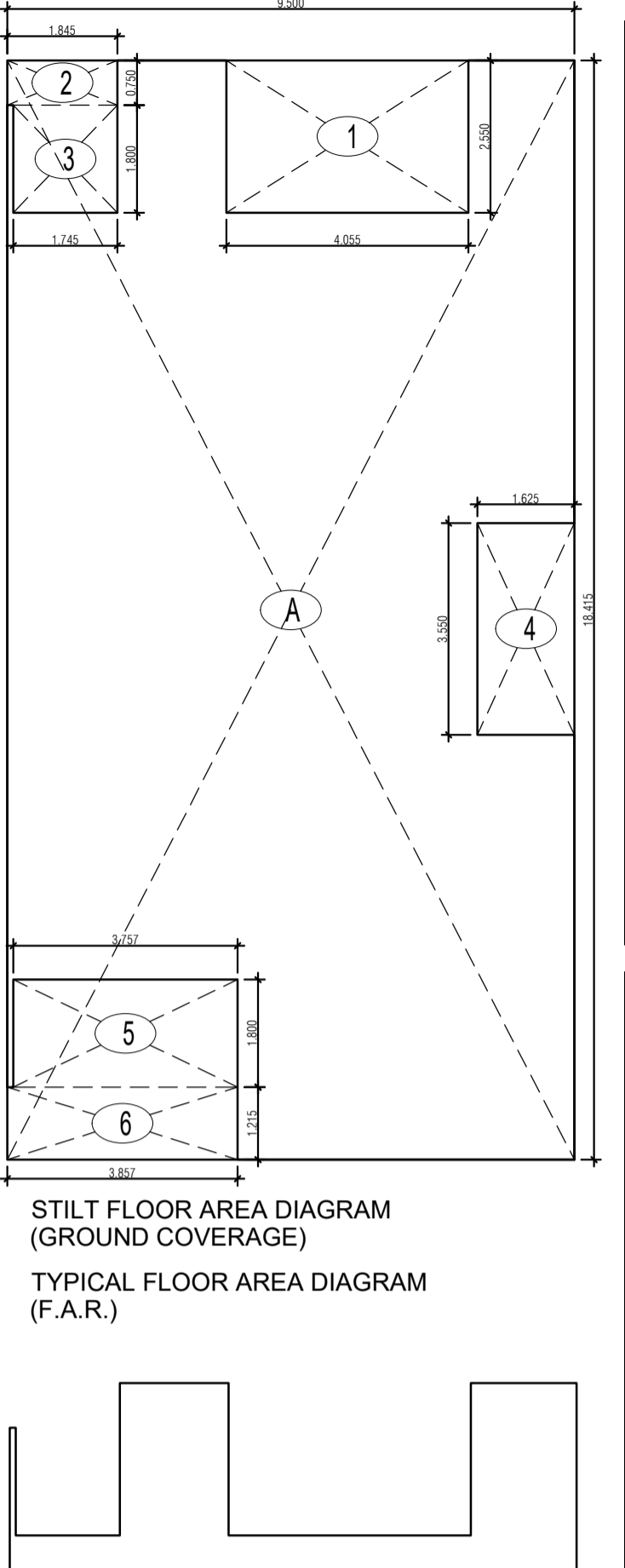
TYPICAL FLOOR PLAN (1st to 4th FLOOR)



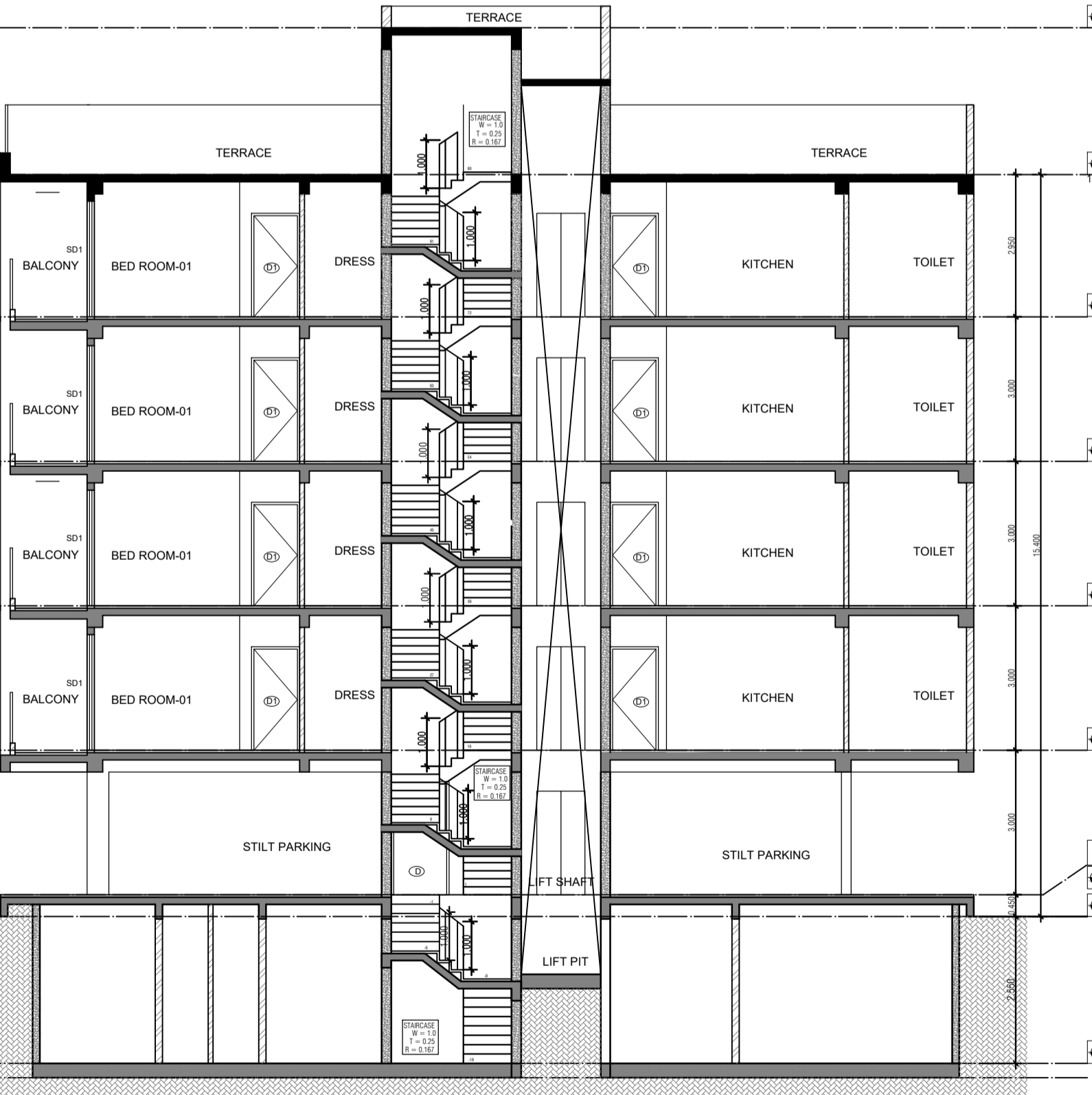
TERRACE PLAN



STILT F.A.R. & MUMTY PLAN



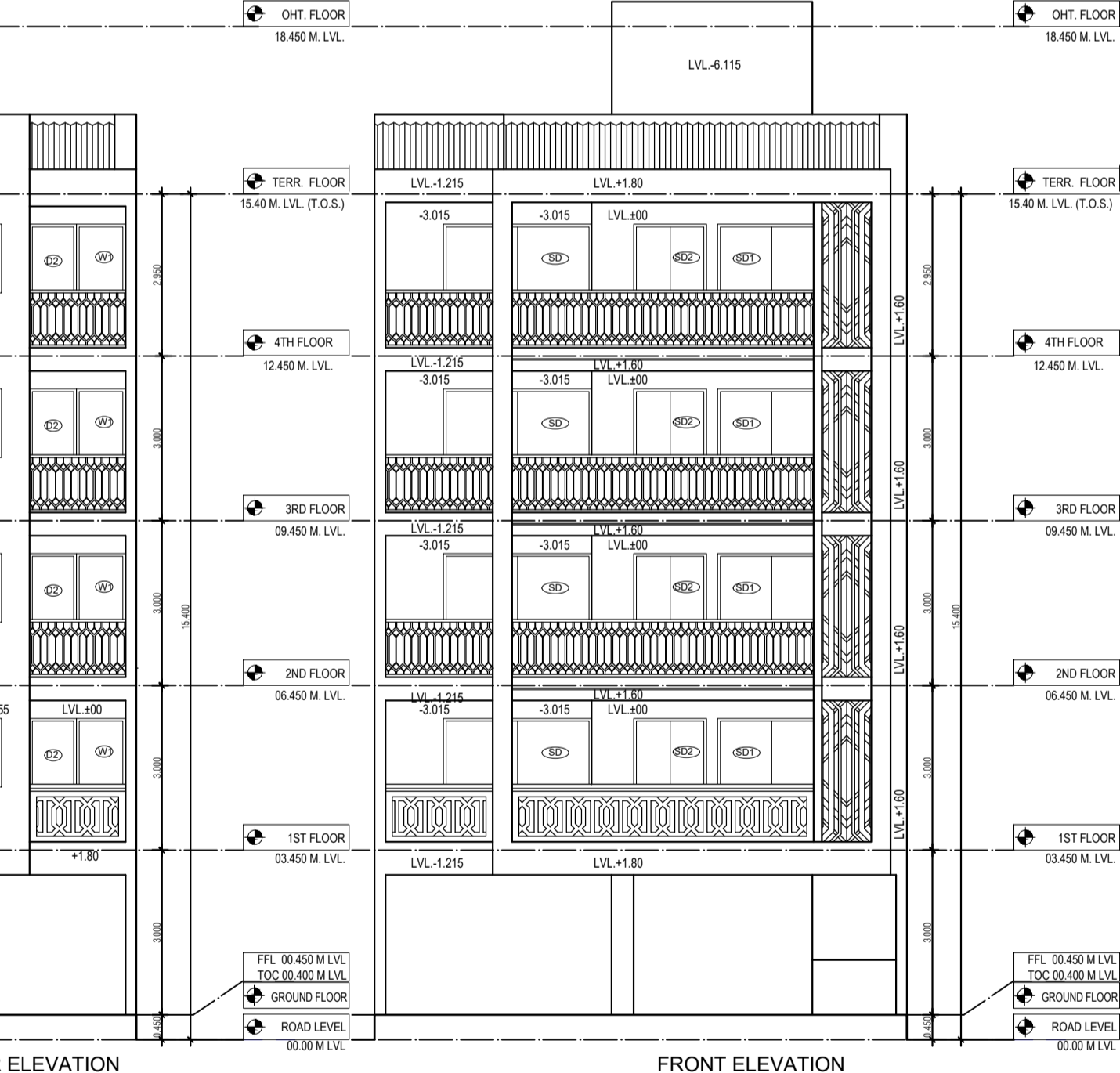
STILT FLOOR AREA DIAGRAM (GROUND COVERAGE)
TYPICAL FLOOR AREA DIAGRAM (F.A.R.)



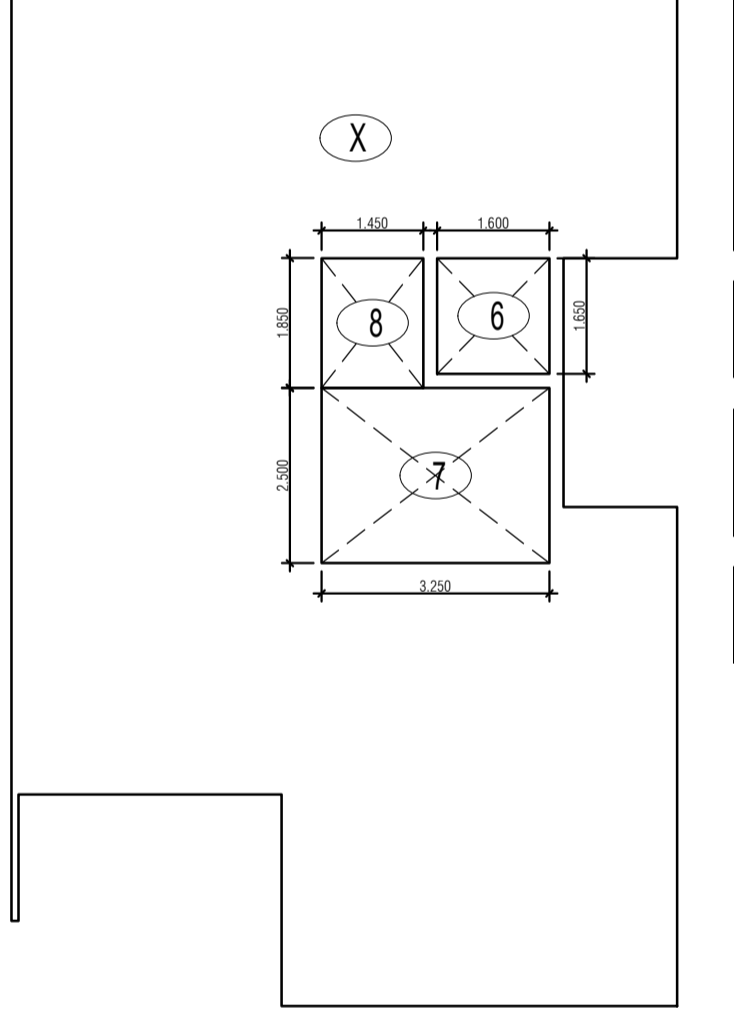
SECTION XX'



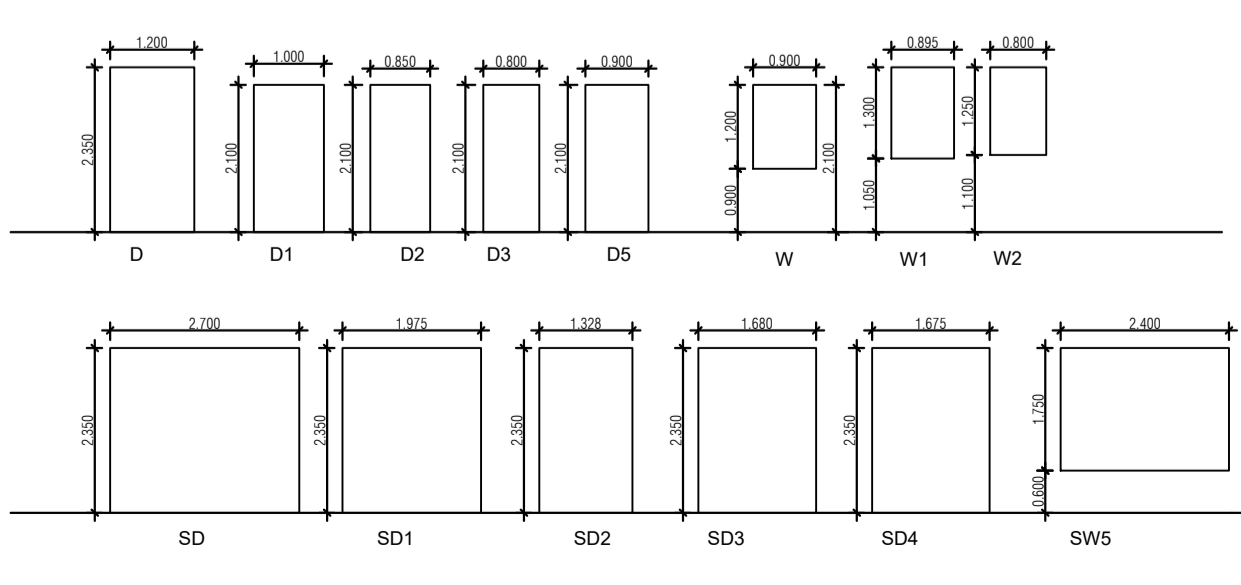
SECTION YY'



REAR ELEVATION FRONT ELEVATION

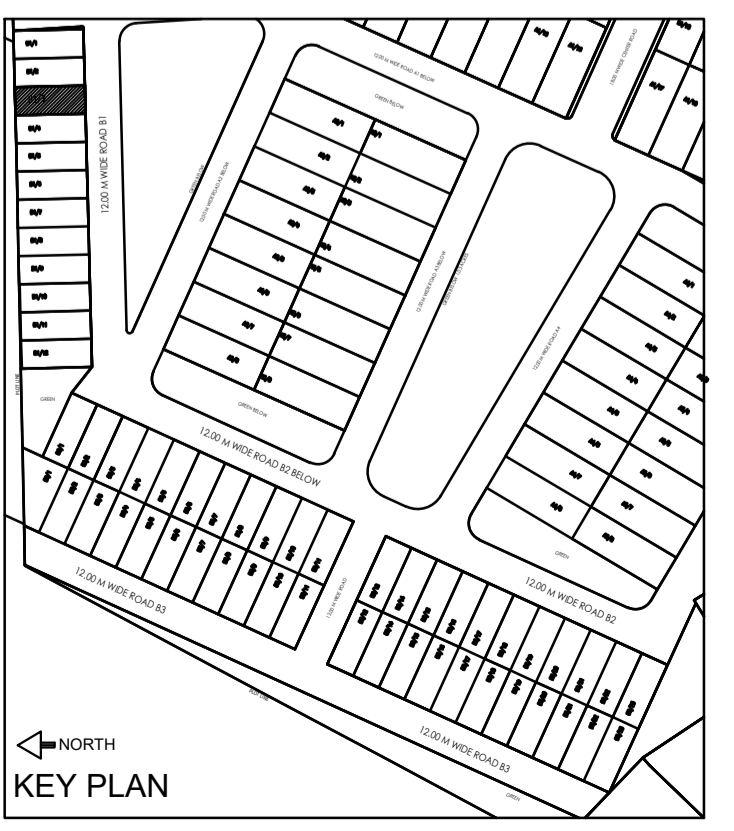
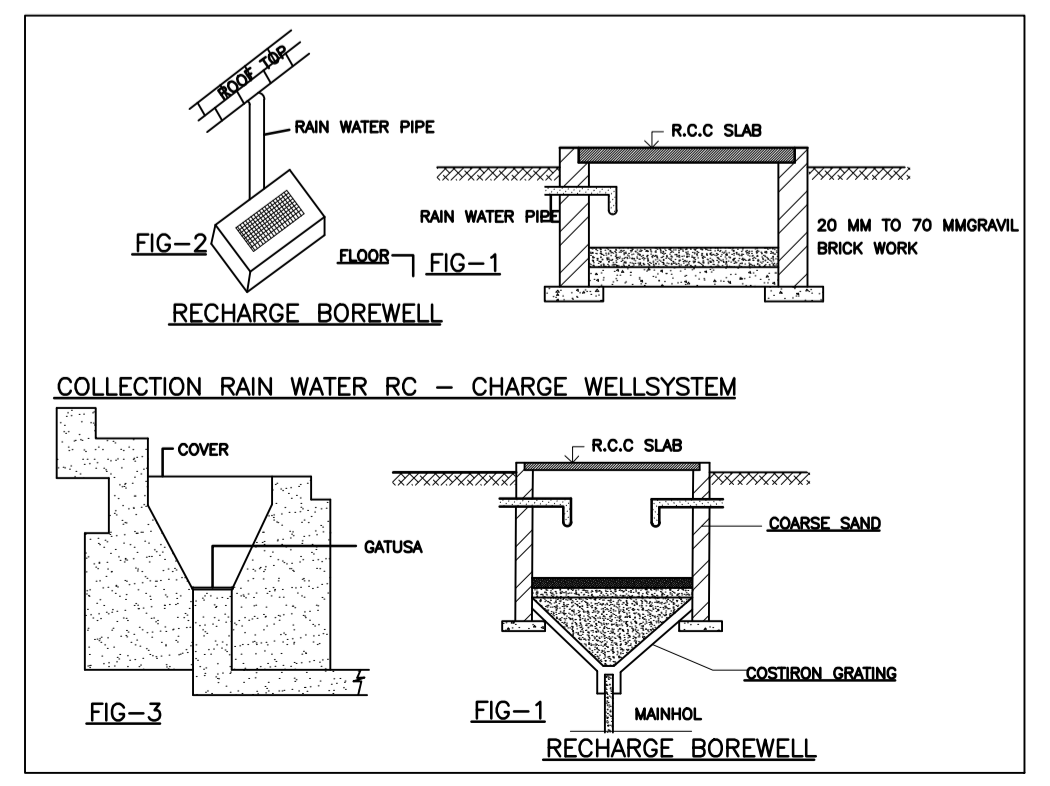


FIRST TO FOURTH FLOOR AREA DIAGRAM FOR DEDUCTION



SR NO	LEGEND	WIDTH (MM)	HEIGHT (MM)	CALL LVL. (FROM FFL)	LINTEL LVL. (FROM FFL)
1	D	1.20	2.35	0.00	2.35
2	D1	1.00	2.10	0.00	2.10
3	D2	0.85	2.10	0.00	2.10
4	D3	0.80	2.10	0.00	2.10
5	D5	0.90	2.10	0.00	2.10
6	SD	2.70	2.35	0.00	2.35
7	SD1	1.975	2.35	0.00	2.35
8	SD2	1.328	2.35	0.00	2.35
9	SD3	1.680	2.35	0.00	2.35
10	SW5	2.40	1.75	0.60	2.35
11	W	0.90	1.20	0.90	2.10
12	W1	0.895	1.30	1.05	2.35
13	W2	0.80	1.25	1.10	2.35

PLUMBING LEGEND FOR VERTICAL PIPES:-
① 110 OD uPVC SOIL & WASTE VENT PIPE
② 110 OD uPVC WASTE & VENT PIPE FOR KITCHEN
③ DOMESTIC WATER SUPPLY DN. TAKE PIPE
④ FLUSHING WATER SUPPLY DN. TAKE PIPE
⑤ 75 OD uPVC RAIN WATER PIPE FOR BALCONY
⑥ 110 OD uPVC RAIN WATER PIPE FOR TERRACE
⑦ 25Ø DOMESTIC WATER RISER PIPE TO OHT
⑧ 20Ø FLUSHING WATER RISER PIPE TO OHT



AREA CALCULATION		
TOTAL PLOT AREA (9.50 M x 23.68 M)	AREA	224.96 Sqmt
PERMISSIBLE FAR AS PER APPROVED ZONING PLAN @ 1.45		326.19 Sqmt
PURCHASEABLE FAR @ 1.19		267.70 Sqmt
TOTAL PERMISSIBLE FAR @ 2.64		593.89 Sqmt
PROPOSED FAR @ 2.60		587.06 Sqmt
PERMISSIBLE GROUND COVERAGE @ 75%		168.72 Sqmt
PROPOSED GROUND COVERAGE @ 63.50%		142.86 Sqmt

AREA OF STILT FLOOR		
A	9.5 x 18.415 x 1	174.943 Sqmt
TOTAL		174.943 Sqmt
DEDUCTION (D)		
1	4.055 x 2.550 x 1	10.340 Sqmt
2	1.845 x 0.750 x 1	1.384 Sqmt
3	1.745 x 1.800 x 1	3.141 Sqmt
4	1.625 x 3.550 x 1	5.769 Sqmt
5	3.757 x 1.800 x 1	6.763 Sqmt
6	3.857 x 1.215 x 1	4.686 Sqmt
TOTAL D		32.08 Sqmt

PROPOSED GROUND COVERAGE = A-D		
142.86 Sqmt		
AREA CALCULATION FOR TYPICAL FLOOR (1st to 4th FLOOR)		
PROPOSED GROUND COVERAGE (X)		
DEDUCTION (Y)		
6	1.600 x 1.650 x 1	2.640 Sqmt
7	3.250 x 2.500 x 1	8.125 Sqmt
8	1.450 x 1.850 x 1	2.682 Sqmt
TOTAL Y		13.448 Sqmt
PROPOSED AREA OF TYPICAL FLOOR (X-Y)		
129.41 Sqmt		

BASEMENT BUILT UP AREA		
B	8.120 x 19.250 x 1	156.31 Sqmt
TOTAL		156.31 Sqmt
BASEMENT BUILT UP AREA (B)		
DEDUCTION		
5	0.245 x 4.450 x 1	1.090 Sqmt
TOTAL Y		1.090 Sqmt
TOTAL BUILT UP AREA OF BASEMENT (B-Y)		
155.22 Sqmt		

BASEMENT FAR AREA		
1	4.245 x 2.550 x 4	43.299 Sqmt
2	2.150 x 2.000 x 2	8.600 Sqmt
3	0.350 x 0.150 x 2	0.105 Sqmt
4	0.245 x 0.15 x 2	0.074 Sqmt
TOTAL C		52.08 Sqmt

NET NON FAR AREA OF BASEMENT		
B-C		103.14

STILT FAR		
C	3.650 x 4.750 x 1	17.34 Sqmt
TOTAL		17.34 Sqmt
MUMTY AREA		
C	3.650 x 4.750 x 1	17.34 Sqmt
TOTAL		17.34 Sqmt
PROJECTION AREA		
7	7.443 x 1.800 x 1	13.397 Sqmt
8	1.800 x 1.215 x 1	2.187 Sqmt
3	3.757 x 1.800 x 1	6.763 Sqmt
4	1.745 x 1.800 x 1	3.141 Sqmt
4	0.055 x 1.800 x 1	0.099 Sqmt
TOTAL X		32.787 Sqmt

GROUND COVERAGE CALCULATION		
STILT FLOOR AREA, STAIRCASE, LIFT SHAFT INCLUDED		142.860 Sqmt
TOTAL GROUND COVERAGE ACHIEVED		142.860 Sqmt

FAR CALCULATION		
TYPICAL FLOOR AREA x 4		517.650 Sqmt
FAR AREA ON STILT		17.338 Sqmt
FAR AREA ON BASEMENT		52.078 Sqmt
TOTAL FAR ACHIEVED		587.066 Sqmt

BUILT UP AREA CALCULATION		
BASEMENT AREA + COVERAGE AT STILT AREA + FLOOR AREAS+ STAIR CASE x 4 + MUMTY AREA +		952.817 Sqmt

PROJECT - PROPOSED INDEPENDENT RESIDENTIAL FLOORS ON PLOT NO B1/3,B1/5,B1/7,B1/9,B1/11,B2/3,B2/5,B2/7,B2/9, B2/14,B2/16,B2/18,B2/20, B2/22,B3/4,B3/6,B3/8, B3/10,B3/15,B3/17,B3/19, B3/21 (9.5 M x 23.68 M i.e. 224.96 SQMT) IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.229 ACRES (LICENSE NO 20 OF 2022 DATED 11.03.2022 AND LICENSE NO 82 OF 2022 DATED 02.07.2022), SECTOR 03 PINJORE KALKA URBAN COMPLEX PANCHKULA BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PRIVATE LIMITED.

OWNERS - DLF HOMES PANCHKULA PRIVATE LIMITED

ARCHITECTS - ARCHITECT HAFEZ CONTRACTOR
29, Bank Street, Mumbai, 40023

DRAWING NUMBER -	ARCHITECT SIGN	AUTHORISED SIGN
SCALE = 1:50		
DATE :		
DRAWN BY -		
CHECKED BY -		
DRAWING NUMBER -		