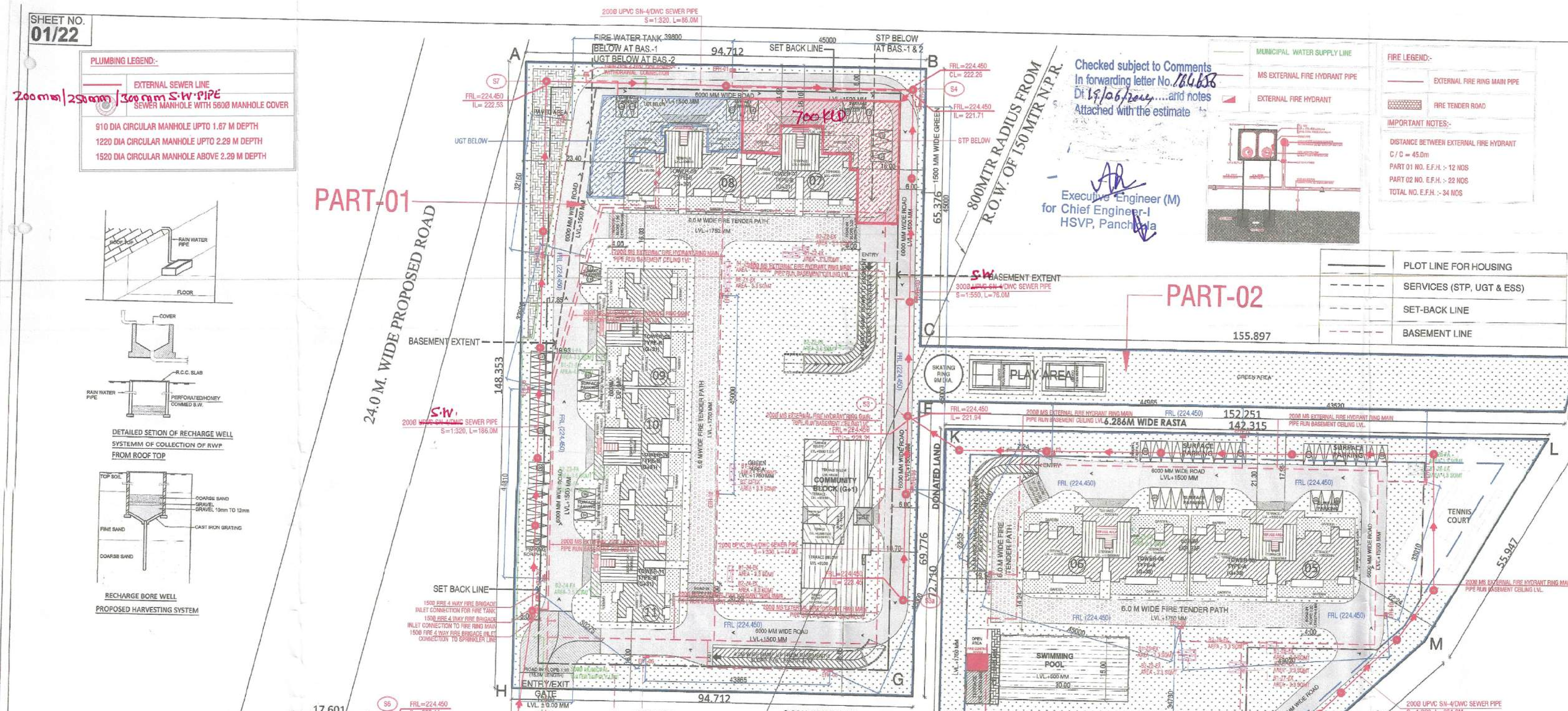
only for service plan estimate

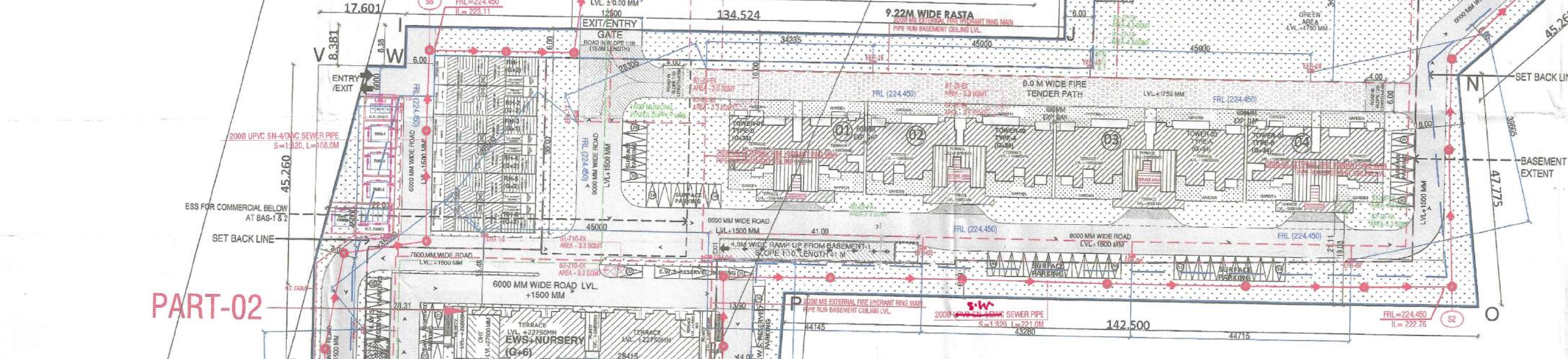
Director
Town & Country Planning
Haryana, Chandigarh

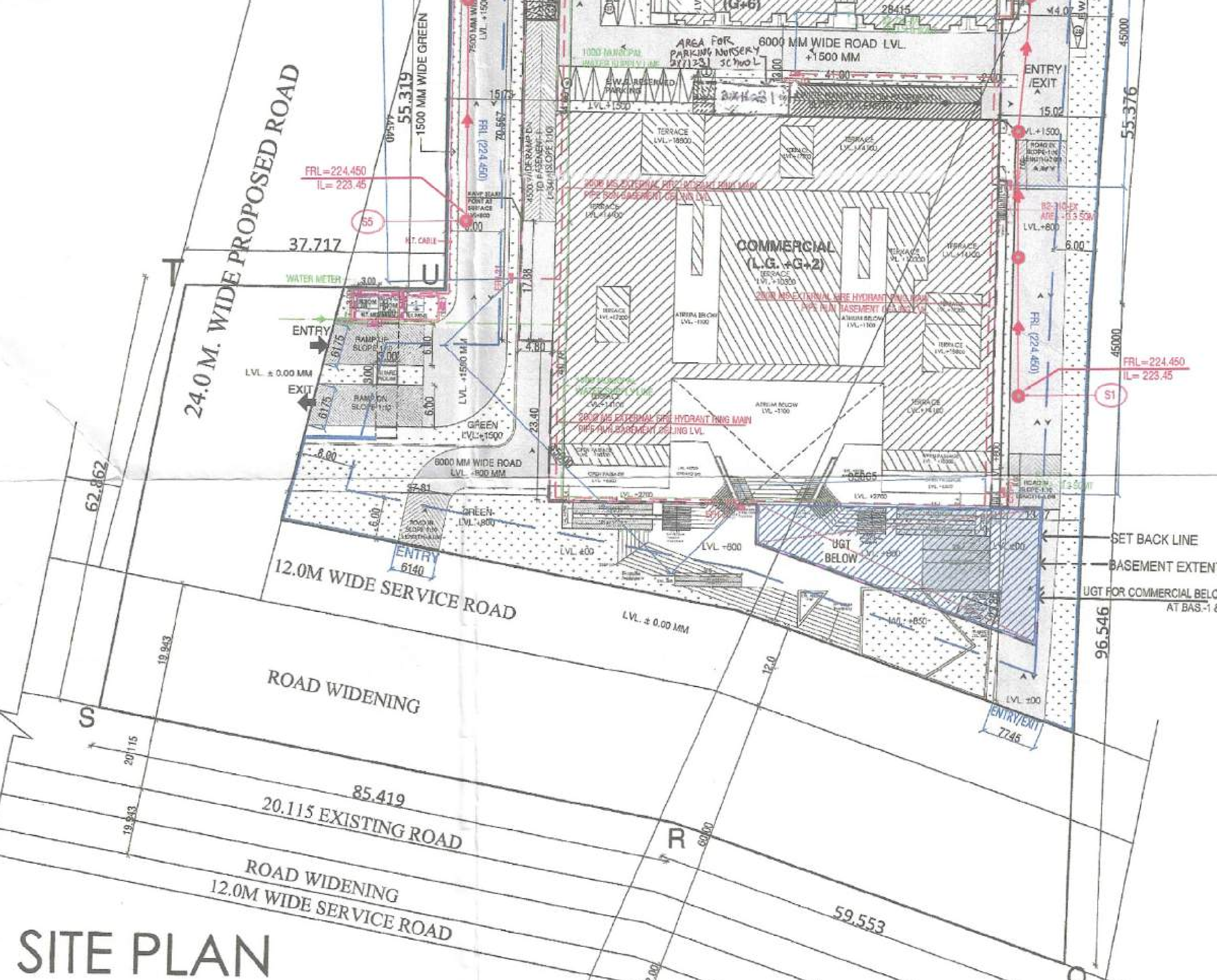
Executive Engineer
HSVP Division No.1
Gurugram

Superintending Engineer,
HSVP, Circle-I, Gurugram.
18/6/24

SHEET NO.
01/22







SITE PLAN

GROUP HOUSING, SECTOR- 105, GURUGRAM

PROPOSED ABSTRACT

Site Area Licensed	=	13.0780	Acres	52924.70	sqm		
NET PLANNED AREA	=	12.725	ACRES	51496.17	SQM.		
		ON LAND AREA				FAR	
Land under FAR@ 2.5 (TOD Granted area)	=	6.8433	Acres	27693.81	sqm	69234.52	sqm
Land under FAR @ 1.75 (Non TOD area)	=	5.8817	Acres	23802.36	sqm	41654.13	sqm
Green Building FAR @15% (For IGBC Platinum rating Pre certification)		12.725	Acres	51496.17	sqm	7724.42	sqm
TOTAL FAR PERMISSIBLE						118613.07	sqm
		ON LAND AREA				FAR	
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)		0.5%	OF	23802.36	sqm	119.01	sqm
Permissinle FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)		12.0%	OF	69234.52	sqm	8308.14	sqm
Total FAR permissible for Commercial						8427.15	sqm
PROPOSED FAR FOR COMMERCIAL						8306.53	sqm
FAR AVAILABLE FOR GROUP HOUSING						110306.54	sqm
PROPOSED FAR FOR GROUP HOUSING						110286.20	sqm

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

Consultant Architect

ATP(HQ)

JD.

A.T.P.

Varinder Kumar AD(HQ)

TO BE READ WITH THIS OFFICE
MEMO NO.: 10769
DATED: 27-8-24

PARAMETERS

PARAMETER	PERMISSIBLE/REQUIRED				PROPOSED	
Ground Coverage	@35% of 5.8817 acres	=	8330.83	sqm		
	@60% of 6.8433 acres		16616.29			
	TOTAL		24947.11		8281.25	sqm
			48.44%		16.08%	
F.A.R.		=	118613.07	sqm	118592.73	sqm
No. of Main Units		=			740	nos.
No. of EWS units	(15% of Main D.U.'s)	=	131	nos.	131	nos.
TOTAL UNITS (MAINS + EWS)					871	nos.
No. of Service Personnel	(10% of Main D.U.'s)	=	74 Nos.	=	74	nos.
Population	Minimum		Maximum		4110	nos.
	3237		5001	nos.	314	PPA
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.)	=	7724.4	sqm	16481.34	sqm
					32.00%	
Car Parking		=	722	nos.	1299	ECS
Covered Car Parking		=			1171	ECS
Commercial FAR		=	8427.15		8306.53	sqm

DENSITY PERMISSIBLE

		POPULATION	
PPA	Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION

UNITS						
740	Population of Main Units	@	5	person per unit	3700	persons
74	Population of Service Personnel	@	2	person per unit	148	persons
131	Population of EWS Units	@	2	person per unit	262	persons
	TOTAL POPULATION		=		4110	Persons

PARKING REQUIREMENT CALCULATION

UNIT TYPE	CARTPET AREA (SQMT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.4	276	1.5	414
TYPE-B (TOWER-4)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO OF PARKINGS REQUIRED IN GROUP HOUSING		=		722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53	-	1ECS/50 SQ.M.	166

PARKING SUMMARY

		FOR 13.078 ACRES		
		REQUIRED		PROPOSED
PARKING for Dwelling Units	=	722 ECS	=	1125 ECS
PARKING for Commercial	=	166 ECS	=	174 ECS
TOTAL	=	888		1299 ECS
5% PARKING OF MAIN DU's (RESERVED FOR EWS)	=	38	=	Surface=28 Stilt=10 ECS
EWS PARKING NO. - 1 TO 28 & S01 TO S10 IN EWS STILT, TOTAL = 38 NOS.				
COVERED Parking in BASEMENT & STILT	=		=	1171 ECS
Parking on SURFACE	=		=	128 ECS
TOTAL	=		=	1299 ECS

PERM. FAR AREA @ 88% RESIDENTIAL OF TOD AREA = 60926.378 SQM.
PROPOSED FAR AREA OF TOD AREA = 48562.88 SQM.

GROUND COVERAGE DETAIL

SR.NO.	BUILDING DESCRIPTION	AREA IN SQM.
1	TOWER-1	322.61
2	TOWER-2	464.74
3	TOWER-3	464.74
4	TOWER-4	322.61
5	TOWER-5	464.74
6	TOWER-6	464.74
7	TOWER-7	322.61
8	TOWER-8	322.61
9	TOWER-9	322.61
10	TOWER-10	322.61
11	TOWER-11	322.61
12	ROW HOUSE-1	104.24
13	ROW HOUSE-2	104.24
14	ROW HOUSE-3	104.24
15	ROW HOUSE-4	104.24
16	ROW HOUSE-5	104.24
17	ROW HOUSE-6	104.24
18	COMMUNITY BLOCK	621.62
19	SWIMMING POOL	64.89
20	EWS	330.51
21	COMMERCIAL BUILDING	2213.25
22	NURSERY SCHOOL	308.31
	GRAND TOTAL	8281.25

DETAILS OF PARKING & BASEMENT (not included in FAR)

FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR PARKING (4 WHEELER)		ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40		2944.00	sqm	23	128
Stilt	370.34	90.34	280.00	sqm	28	10
Basement-1	24081.98	7185.98	16896.00	sqm	32	528
Basement-2	27411.72	7155.72	20256.00	sqm	32	633
Total						1299

DETAILS OF MAIN D.U.'s PROPOSED

	TOWER-1 TYPE-B	TOWER-2 TYPE-A	TOWER-3 TYPE-A	TOWER-4 TYPE-B	TOWER-5 TYPE-A	TOWER-6 TYPE-A	TOWER-7 TYPE-B	TOWER-8 TYPE-B	TOWER-9 TYPE-B	TOWER-10 TYPE-B	TOWER-11 TYPE-B	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	Total Main D.U.S'	SERVICE PERSONNEL TOWER-5 TYPE-A	SERVICE PERSONNEL TOWER-6 TYPE-A
Total	70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	740	37	37

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
27thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
28thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00		241.00	241.00	241.00
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92					
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92					
35th Floor	241.00	351.92	351.92	241.00							
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61

BUILDING DESCRIPTION	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	
Ground Floor	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	Lower Gr. Floor	2680.22
1st Floor	81.52	81.52	81.52	81.52	81.52	81.52	377.60		509.44	Upper Gr. Floor	2213.25
2nd Floor	34.11	34.11	34.11	34.11	34.11	34.11			509.44	1st Floor	2076.95
3rd Floor									509.44	2nd Floor	1336.11
4th Floor									509.44		
5th Floor									509.44		
6th Floor									491.37		
TOTAL	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.36		8306.53
									110286.20		118592.73

TOTAL BUILT-UP AREA

		TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11
A	TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL +EWS+COMM.	10076.85	14093.48	14093.48	10076.85	13697.25	13697.25	9228.9	8946.25	9228.9	9228.9	9228.9

		ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	TOTAL
A	TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL +EWS+COMM.	243.65	243.65	243.65	243.65	243.65	243.65	1168.76	64.89	4109.89	8916.39	
	TOTAL(A)											137318.84
B	BASEMENT-1											27763.22
C	BASEMENT-2											31645.00
D	NURSERY SCHOOL											308.31
	GRAND TOTAL (A+B+C+D)											197035.37

NOTE- 13TH NUMBER FLOOR HAVE BEEN OMITTED FOR CALCULATION PURPOSE

For 1000 TREES HOUSING PVT. LTD.
Authorized Signatory

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 14499 DV. 28/06/23

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

DDTP(HQ) Member BPAC

NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN METER.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 230/115 MM THK. BRICK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

REVISED SUBMISSION DRAWING

PROJECT:

REVISED BUILDING PLAN OF MIX LAND USE COLONY (88% RESIDENTIAL COMPONENT & 12% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR THE AREA MEASURING 7.0553 ACRES (FALLING WITHIN TRANSITION ZONE) PART OF GROUP HOUSING COLONY MEASURING 13.078 ACRES (LICENCE NO. 127 OF 2012 DATED 27.12.2012) IN SECTOR- 105, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. KANWAR SINGH & OTHERS IN COLLABORATION WITH 1000 TREES HOUSING PRIVATE LIMITED.([redacted])

DRAWING TITLE:
MASTER SITE LAYOUT
SEWER LAYOUT

DEALT BY	SCALE 1:500	DRG. NO. AR-SP-1.1
CHECKED BY	DATE 04-04-2023	SHEET NO. 01/22
THROUGH: AUTHORISED SIGNATORY		

1000 Trees Housing Pvt Ltd
Authorised Signatory
OWNER'S SIGN

ARCHITECT
KAUSHIK KUMAR MODI
CA/2005/36567
ARCHITECT'S SIGN

NOTE:- DISTANCE BETWEEN REFUGE AREA AND FIRE TENDER ROAD IN NOT MORE THAN 11M.

only for service plan estimate

Director Town & Country Planning Haryana, Chandigarh

Executive Engineer HSVP Division No.1 Gurugram

Superintending Engineer, HSVP, Circle-1, Gurugram. 18/6/24

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Consultant Architect | JD. | ATP(HQ) | A.T.P.

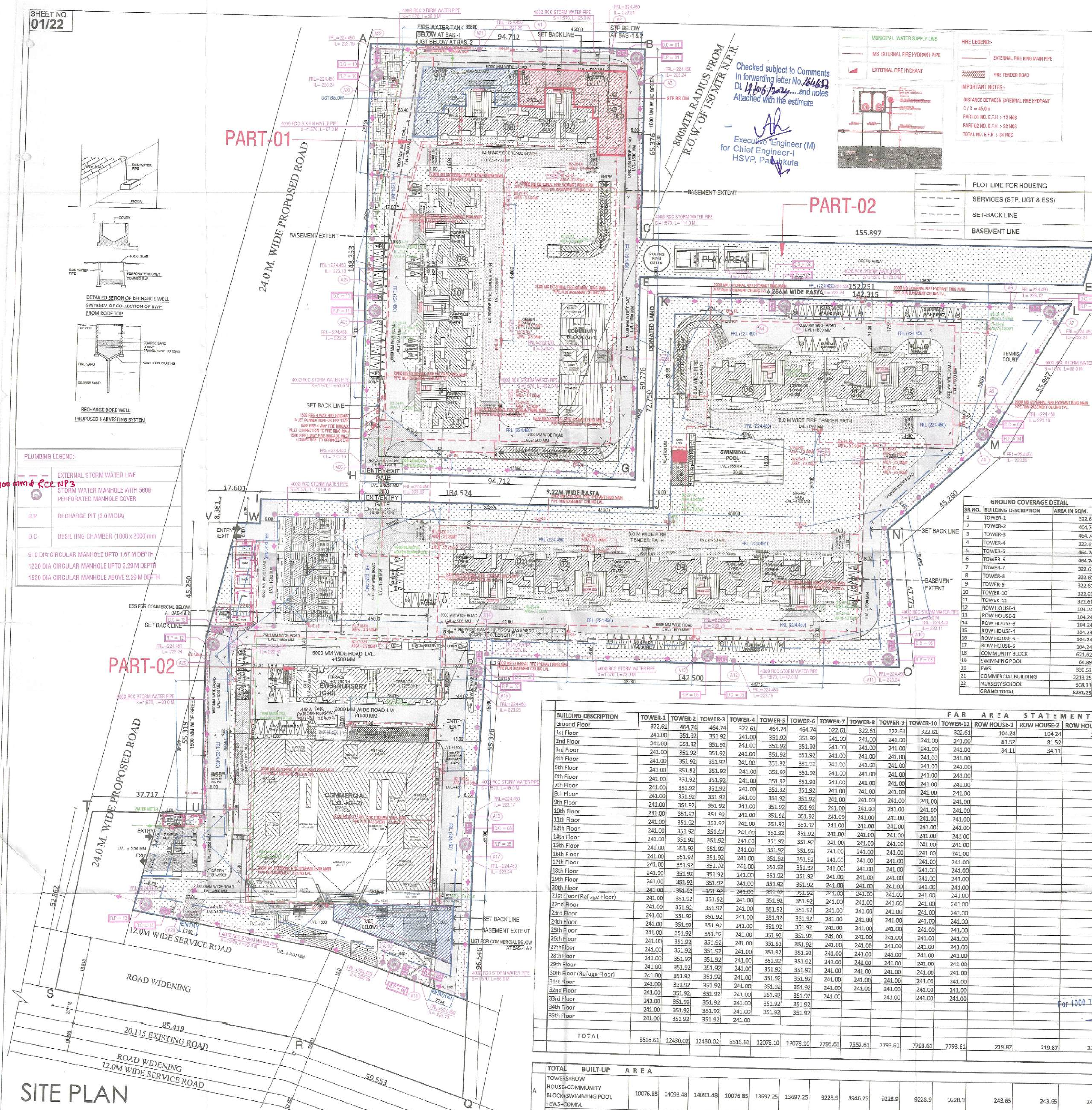
Varinder Kumar AD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: 10769 DATED: 27-3-24

Checked subject to Comments in forwarding letter No. 184652 Dt. 18/06/2024 ....and notes Attached with the estimate

Executive Engineer (M) for Chief Engineer-I HSVP, Panchkula

SHEET NO. 01/22



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9	TOWER-9	322.61
10	TOWER-10	322.61
11	TOWER-11	322.61
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20	EWS	330.51
21	COMMERCIAL BUILDING	2213.25
22	NURSERY SCHOOL	308.31
	GRAND TOTAL	8281.25

DETAILS OF PARKING & BASEMENT (not included in FAR)						
FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR PARKING (4 WHEELER)		ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40		2944.00	sqm	23	128
Stilt	370.34	90.34	280.00	sqm	28	10
Basement-1	24081.98	7185.98	16896.00	sqm	32	528
Basement-2	27411.72	7155.72	20256.00	sqm	32	633
Total						1299

DETAILS OF MAIN D.U.'s PROPOSED																			
																		SERVICE PERSONNEL	
	TOWER-1 TYPE-B	TOWER-2 TYPE-A	TOWER-3 TYPE-A	TOWER-4 TYPE-B	TOWER-5 TYPE-A	TOWER-6 TYPE-A	TOWER-7 TYPE-B	TOWER-8 TYPE-B	TOWER-9 TYPE-B	TOWER-10 TYPE-B	TOWER-11 TYPE-B	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	Total Main D.U.S'	TOWER-5 TYPE-A	TOWER-6 TYPE-A
Total	70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	740	37	37

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 14499 Dt. 28/06/23

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

DDM(HQ) Member BPAC

FAR AREA STATEMENT

BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
27thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
28thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00		241.00	241.00	241.00
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92					
35th Floor	241.00	351.92	351.92	241.00							
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61

BUILDING DESCRIPTION	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	
Ground Floor	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	Lower Gr. Floor	2680.22
1st Floor	81.52	81.52	81.52	81.52	81.52	81.52	377.60		509.44	Upper Gr. Floor	2213.25
2nd Floor	34.11	34.11	34.11	34.11	34.11	34.11			509.44	1st Floor	2076.95
3rd Floor									509.44	2nd Floor	1336.11
4th Floor									509.44		
5th Floor									509.44		
6th Floor									491.37		
TOTAL	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.36		8306.53
									110286.20		118592.73

	TOTAL BUILT-UP AREA	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING
A	TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL +EWS+COMM.	10076.85	14093.48	14093.48	10076.85	13697.25	13697.25	9228.9	8946.25	9228.9	9228.9	9228.9	243.65	243.65	243.65	243.65	243.65	243.65	1168.76	64.89	4109.89	8916.39
	TOTAL(A)																					137318.84
B	BASEMENT-1																					27763.22
C	BASEMENT-2																					31645.00
D	NURSERY SCHOOL																					308.31
	GRAND TOTAL (A+B+C+D)																					197035.37

NOTE- 13TH NUMBER FLOOR HAVE BEEN OMITTED FOR CALCULATION PURPOSE

For 1000 TREES HOUSING PVT. LTD. Authorized Signatory

NOTE:- DISTANCE BETWEEN REFUGE AREA AND FIRE TENDER ROAD IN NOT MORE THAN 11M.

NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN METER.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 230/115 MM THK. BRICK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

REVISED SUBMISSION DRAWING

PROJECT:

REVISED BUILDING PLAN OF MIX LAND USE COLONY (88% RESIDENTIAL COMPONENT & 12% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR THE AREA MEASURING 7.0553 ACRES (FALLING WITHIN TRANSITION ZONE) PART OF GROUP HOUSING COLONY MEASURING 13.078 ACRES (LICENCE NO. 127 OF 2012 DATED 27.12.2012) IN SECTOR- 105, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. KANWAR SINGH & OTHERS IN COLLABORATION WITH 1000 TREES HOUSING PRIVATE LIMITED.([redacted])

DRAWING TITLE:

MASTER SITE LAYOUT
STORM LAYOUT

DEALT BY	SCALE 1:500	DRG. NO. AR-SP-1.1
CHECKED BY	DATE 04-04-2023	SHEET NO. 01/22

THROUGH: AUTHORISED SIGNATORY

1000 Trees Housing Pvt Ltd Authorised Signatory | OWNERS SIGN

ARCHITECT KAUSHIK KUMAR MODI CA/2009/46567 | ARCHITECTS SIGN