

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

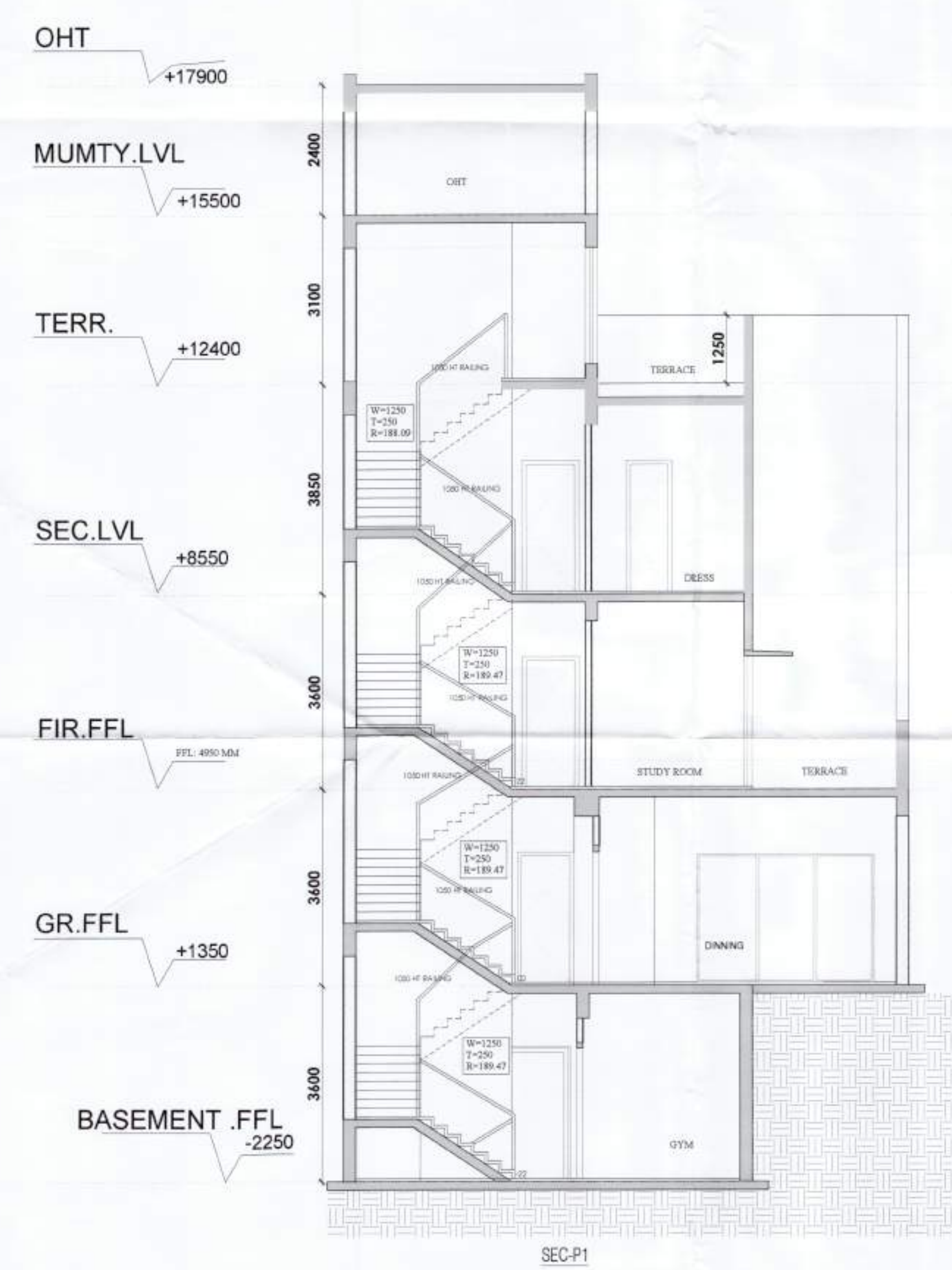
S.T.P. (H) Member Secretary BPAC  
 S.T.P. (G) Member BPAC  
 C.T.R. (HR) Chairman BPAC  
 DTP(HQ)  
 AD  
 PA  
 ATP  
 Refresh Dutt SD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 48150 DATED: 19-12-2025

JDN(HQ) Member BPAC



BACK SIDE ELEVATION



SEC-P1



FRONT SIDE ELEVATION

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: VILLA BLOCK 2 (VILLA - 5 TO V-20) ELEVATION & SECTION DRG. NO. V- 2.9

SCALE 1:100 DATE 15-05-2025

Great Value HPL InfraTech Pvt. Ltd  
 Authorised Signatory

AUTH'S SIGN

AR. PRADEEP KUMAR  
 CA/2017/04030  
 His House 301 Second Floor  
 Opp Huda Office Sector-14 Gurugram  
 Mob 8700172670

ARCHITECT'S SIGN.

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S.T.P. (C) Member B.P.A.C.  
S.T.P. (D) Member B.P.A.C.  
C.P. (HR) Chairman B.P.A.C.

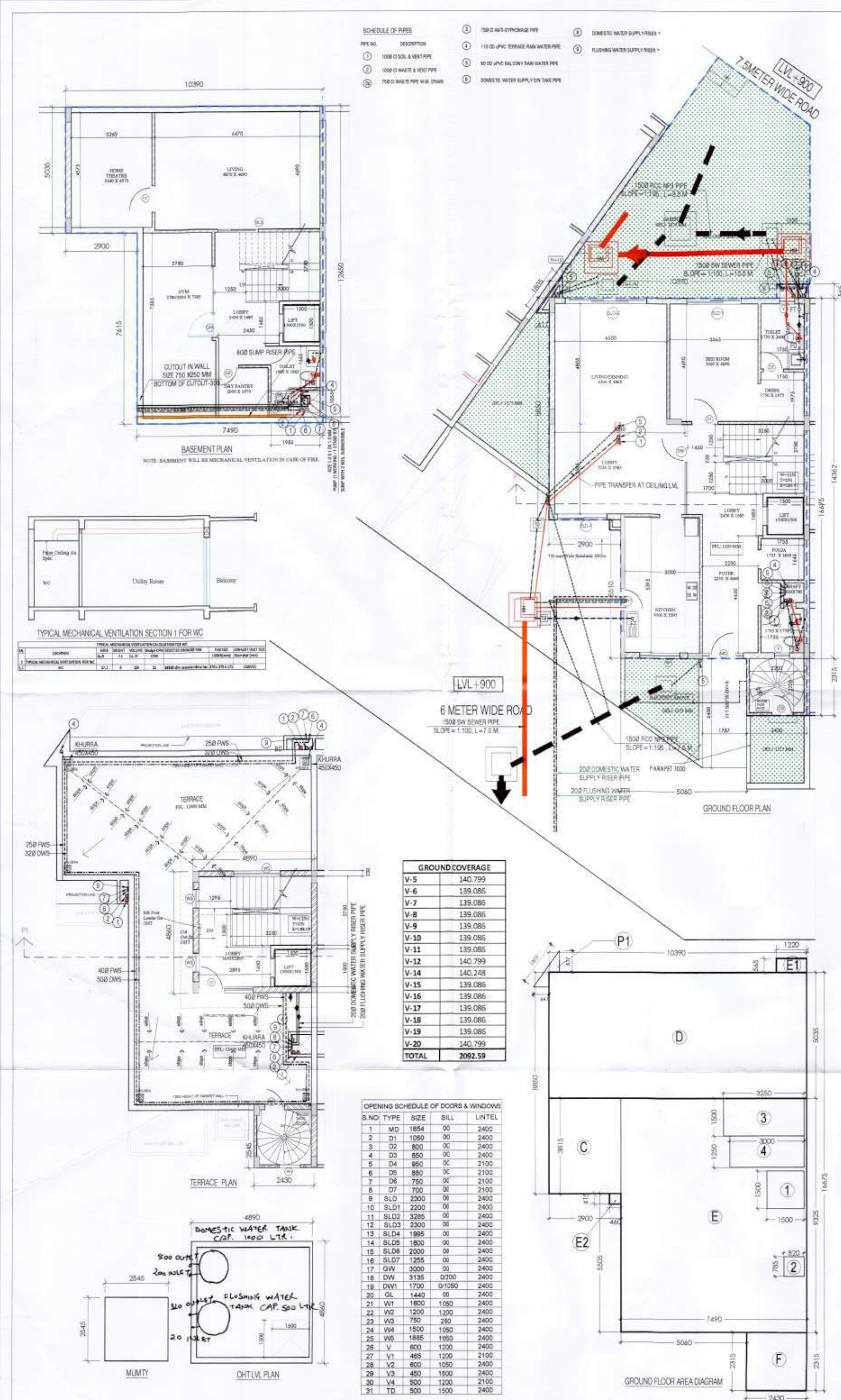
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 48150 DATED: 19-12-2025

AD PA - ATP  
Rajesh Dutt SD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 226615 dt. 11/07/2025

Supervising Engineer (HQ)  
Engineer-I  
H.SVP, Panchula

JD(HQ) Member B.P.A.C.



SCHEDULE OF PIPES

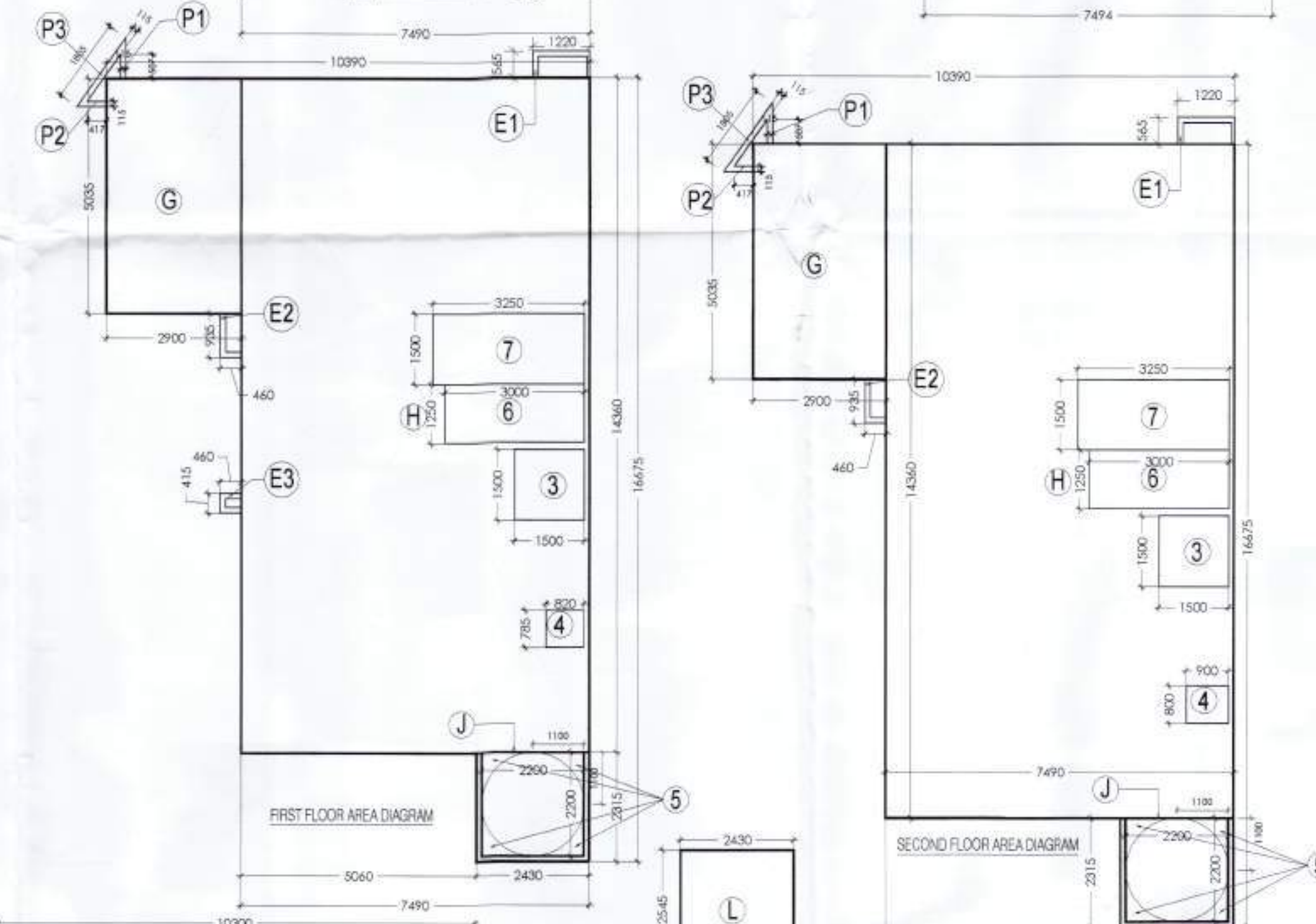
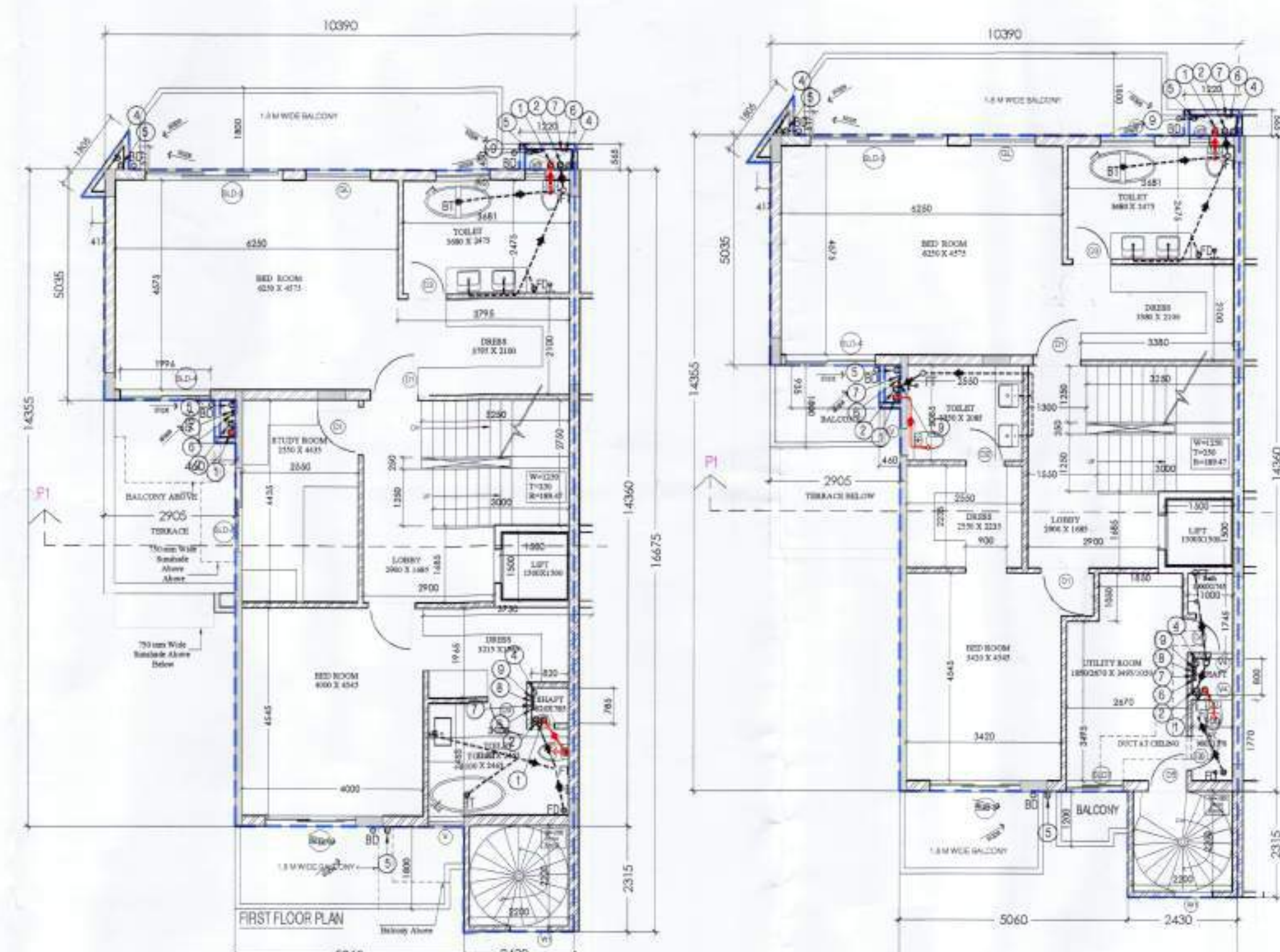
1	1000 Ø 100 L & VENT PIPE	1	110 Ø PVC TERRACE RAIN WATER PIPE	1	DOMESTIC WATER SUPPLY RISE
2	1000 Ø 100 WASTE & VENT PIPE	2	110 Ø PVC BALCONY RAIN WATER PIPE	2	FLUSHING WATER SUPPLY RISE
3	75 Ø WASTE PIPE W/ DRAIN	3	100 Ø PVC BALCONY RAIN WATER PIPE	3	DOMESTIC WATER SUPPLY ON TERRACE
4	75 Ø WASTE PIPE W/ DRAIN	4	DOMESTIC WATER SUPPLY ON TERRACE PIPE		

GROUND COVERAGE

V-5	140.799
V-6	139.086
V-7	139.086
V-8	139.086
V-9	139.086
V-10	139.086
V-11	139.086
V-12	140.799
V-13	140.248
V-14	139.086
V-15	139.086
V-16	139.086
V-17	139.086
V-18	139.086
V-19	139.086
V-20	140.799
TOTAL	3092.59

OPENING SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	SIZE	SILL	LINTEL
1	M0	1854	00	2400
2	D1	1050	00	2400
3	D2	800	00	2400
4	D3	850	00	2400
5	D4	850	00	2100
6	D5	850	00	2100
7	D6	750	00	2100
8	D7	700	00	2100
9	SL0	2000	00	2400
10	SLD1	2200	00	2400
11	SLD2	2200	00	2400
12	SLD3	2200	00	2400
13	SLD4	1995	00	2400
14	SLD5	1800	00	2400
15	SLD6	2000	00	2400
16	SLD7	2200	00	2400
17	GW	3000	00	2400
18	DW	3135	02700	2400
19	DW1	1700	01550	2400
20	GL	1440	00	2400
21	W1	1800	1090	2400
22	W2	1200	1200	2400
23	W3	750	250	2400
24	W4	1500	1090	2400
25	W5	1885	1090	2400
26	V	600	1200	2400
27	V1	465	1200	2100
28	V2	800	1090	2400
29	V3	480	1800	2400
30	V4	2500	1200	2100
31	TD	800	1500	2400



BASEMENT AREA CALCULATION

ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
A	2300	5035	1	11579.25
B	7490	12050	1	90207.50
TOTAL				101786.75

GROUND FLOOR FAR AREA CALCULATION

ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
C	2300	3115	1	7164.50
D	10390	5035	1	52314.25
E	1490	9325	1	13894.75
F	2430	2315	1	5623.50
G	1220	1205	1	1468.10
H	1220	1205	1	1468.10
I	1220	1205	1	1468.10
J	1220	1205	1	1468.10
K	1220	1205	1	1468.10
L	1220	1205	1	1468.10
TOTAL				140285.10

GROUND FLOOR NON FAR AREA CALCULATION

ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
M	1500	1500	1	2250.00
N	2300	2300	1	5290.00
O	2300	2300	1	5290.00
P	2300	2300	1	5290.00
Q	2300	2300	1	5290.00
R	2300	2300	1	5290.00
S	2300	2300	1	5290.00
TOTAL				36800.00

GROUND FLOOR COVD AREA

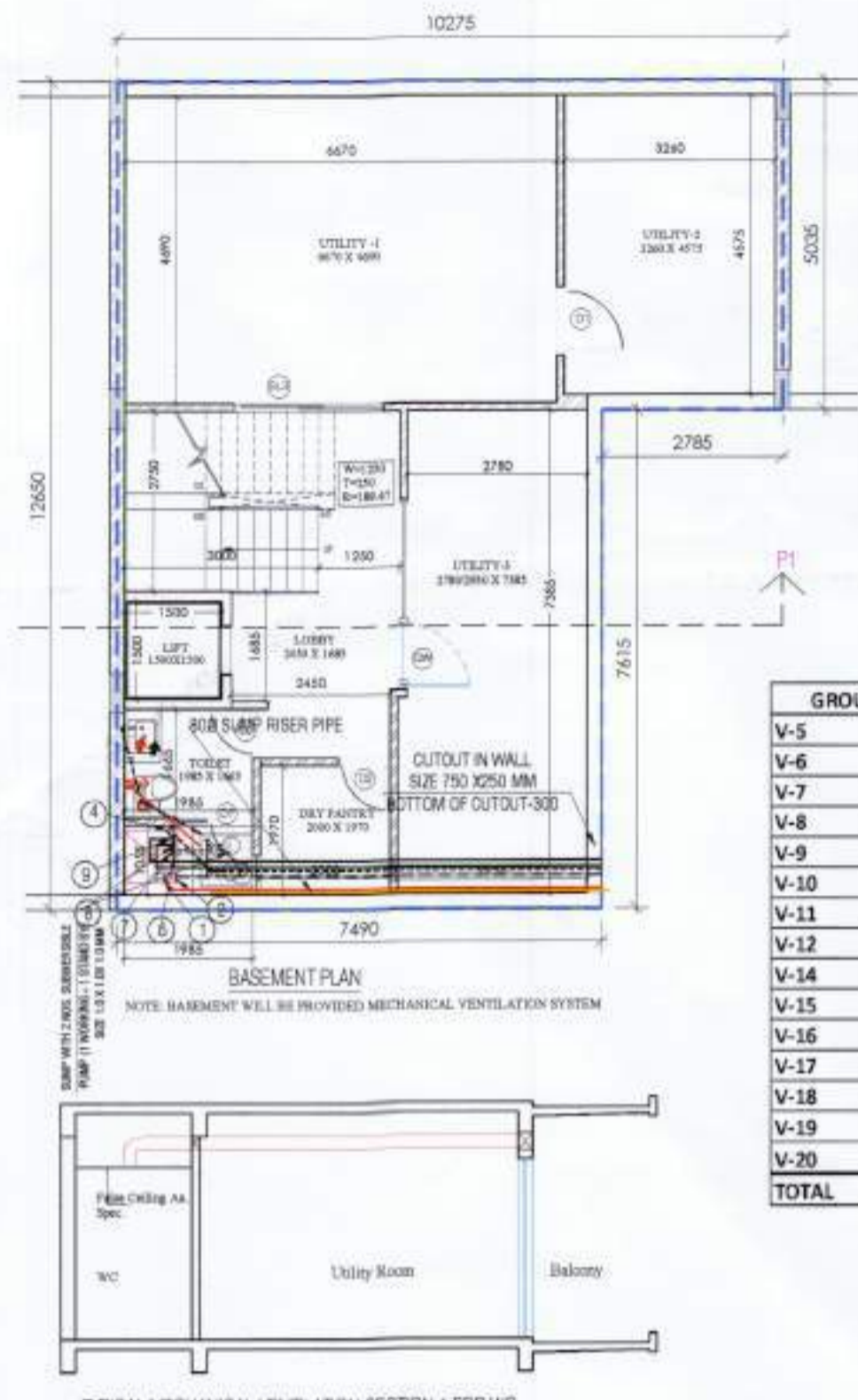
ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
U	1500	1500	1	2250.00
V	2300	2300	1	5290.00
W	2300	2300	1	5290.00
X	2300	2300	1	5290.00
Y	2300	2300	1	5290.00
Z	2300	2300	1	5290.00
TOTAL				36800.00

FIRST FLOOR FAR AREA CALCULATION

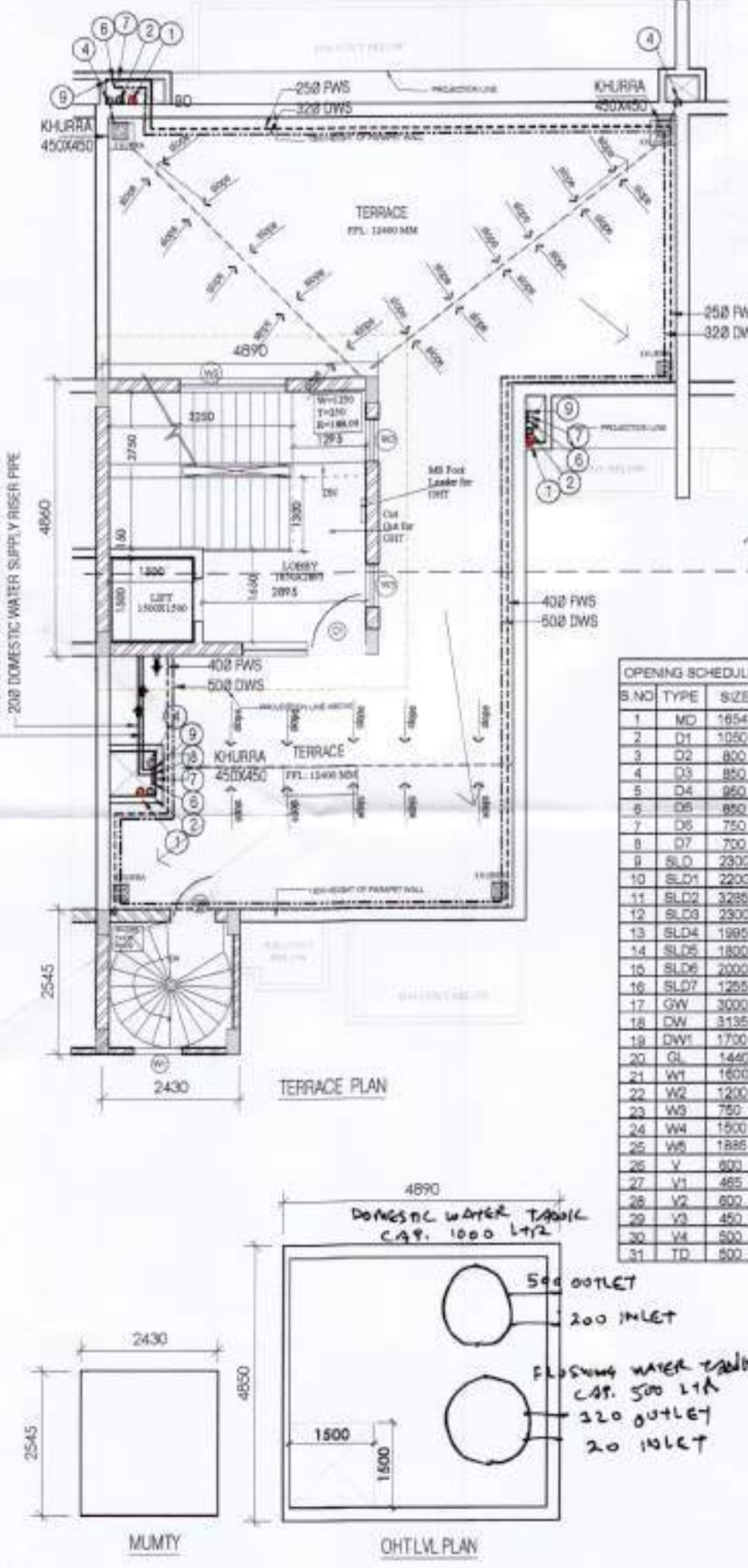
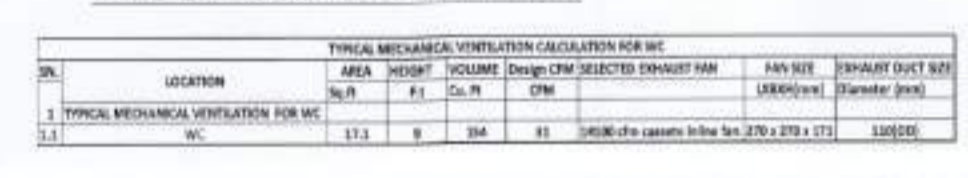
ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
1	2300	5035	1	11579.25
2	7490	12050	1	90207.50
3	2430	2315	1	5623.50
4	1220	1205	1	1468.10
5	1220	1205	1	1468.10
6	1220	1205	1	1468.10
7	1220	1205	1	1468.10
8	1220	1205	1	1468.10
9	1220	1205	1	1468.10
10	1220	1205	1	1468.10
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92	1220	1205	1	1468.10
93	1220	1205	1	1468.10
94	1220	1205	1	1468.10
95	1220	1205	1	1468.10
96	1220	1205	1	1468.10
97	1220	1205	1	1468.10
98	1220	1205	1	1468.10
99	1220	1205	1	1468.10
100	1220	1205	1	1468.10
TOTAL				116538.80

FIRST FLOOR NON FAR AREA CALCULATION

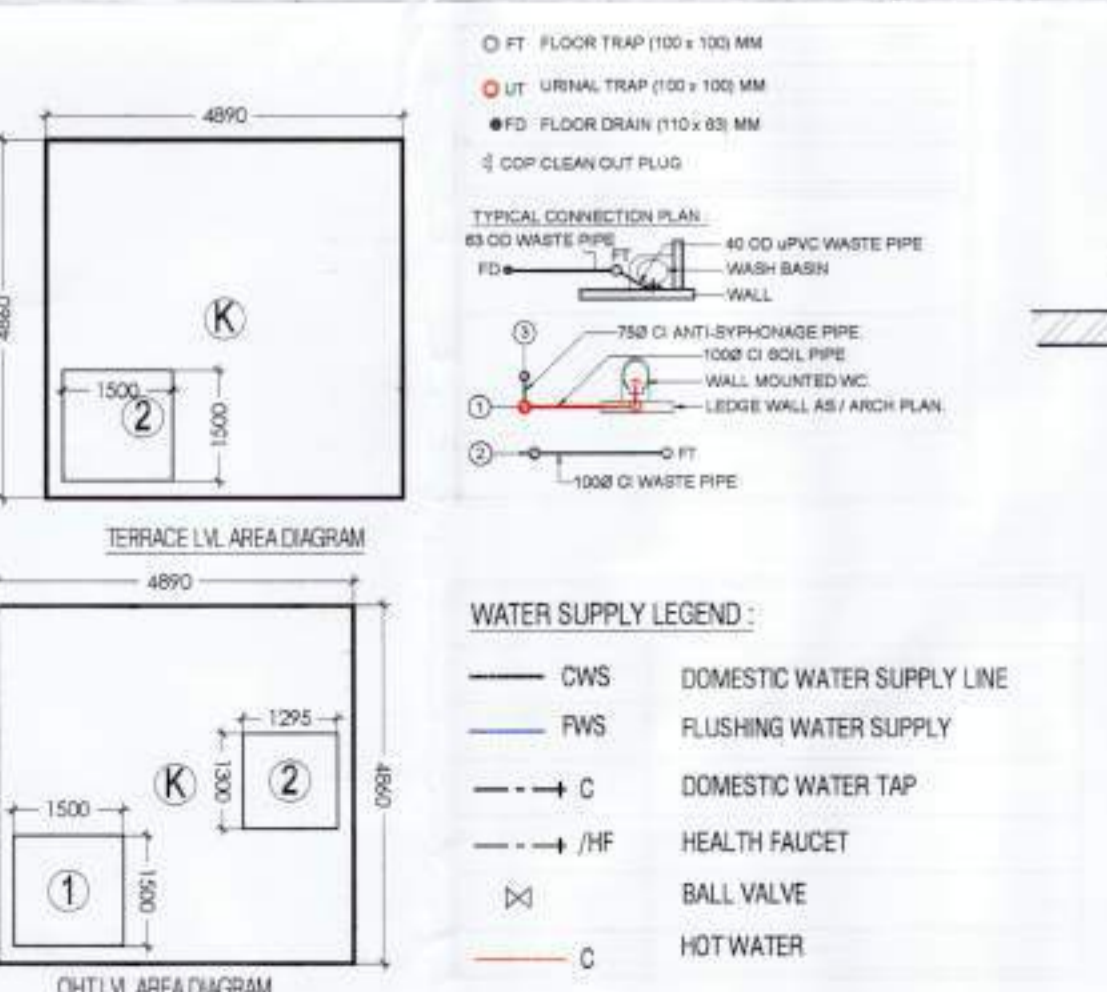
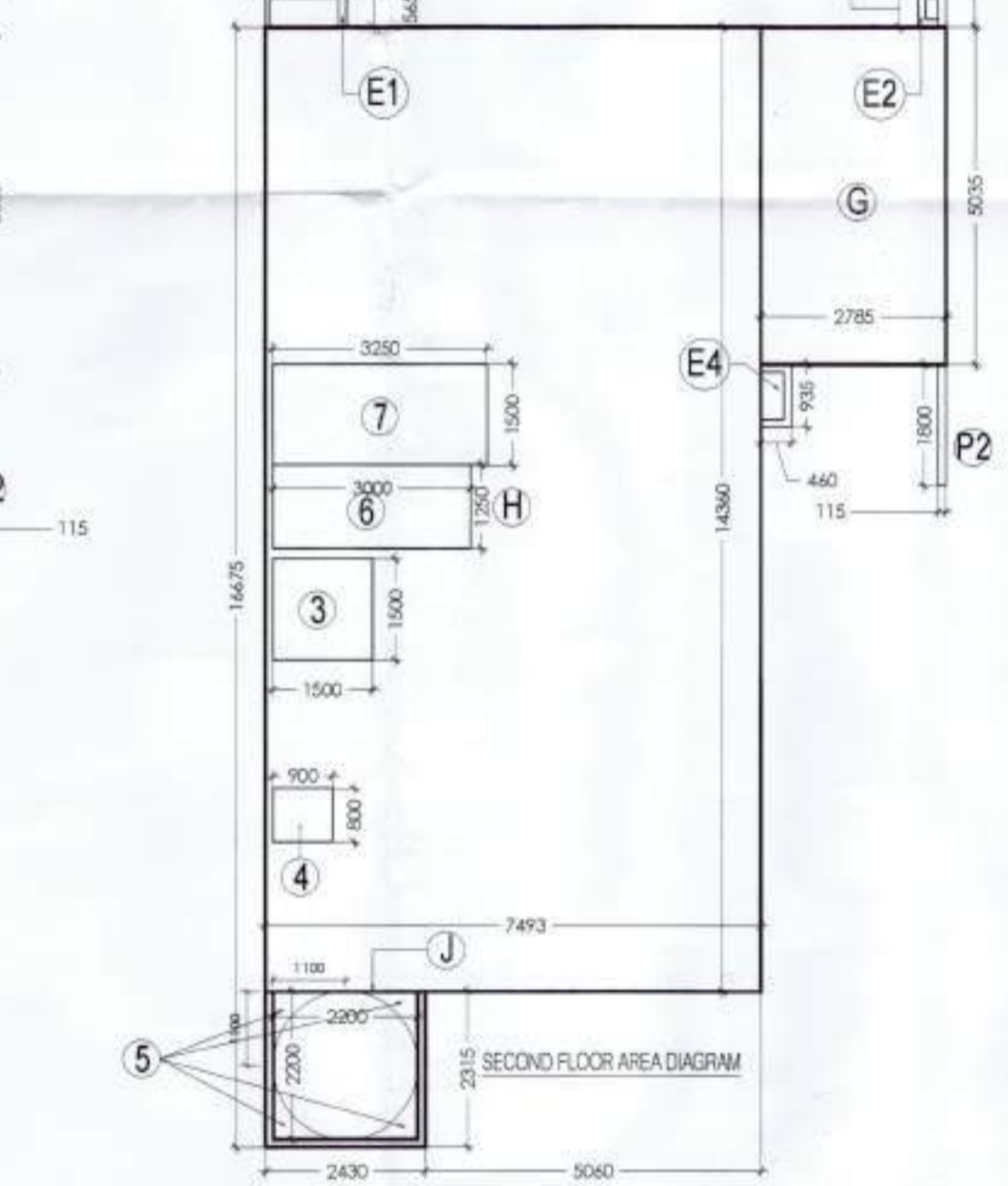
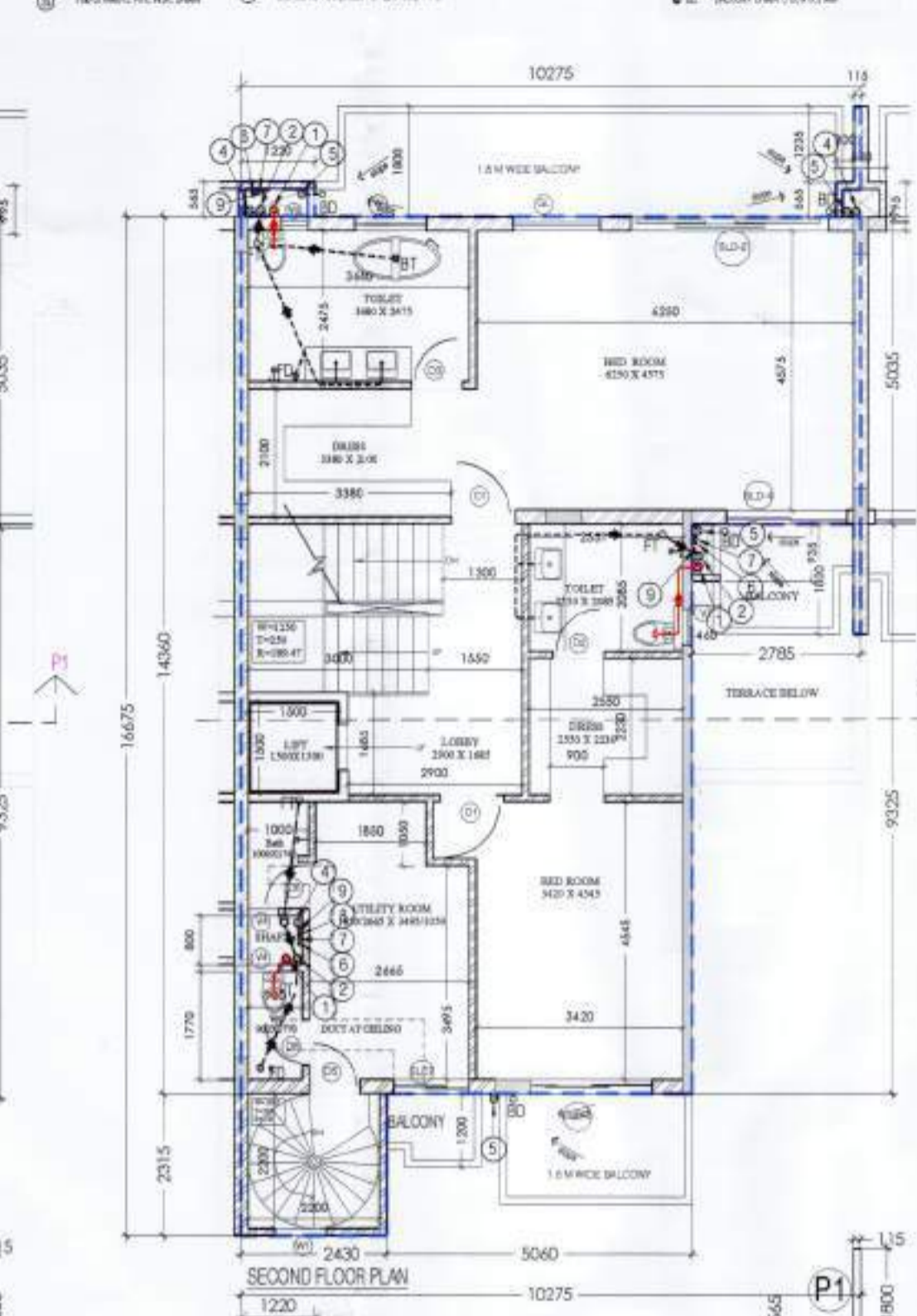
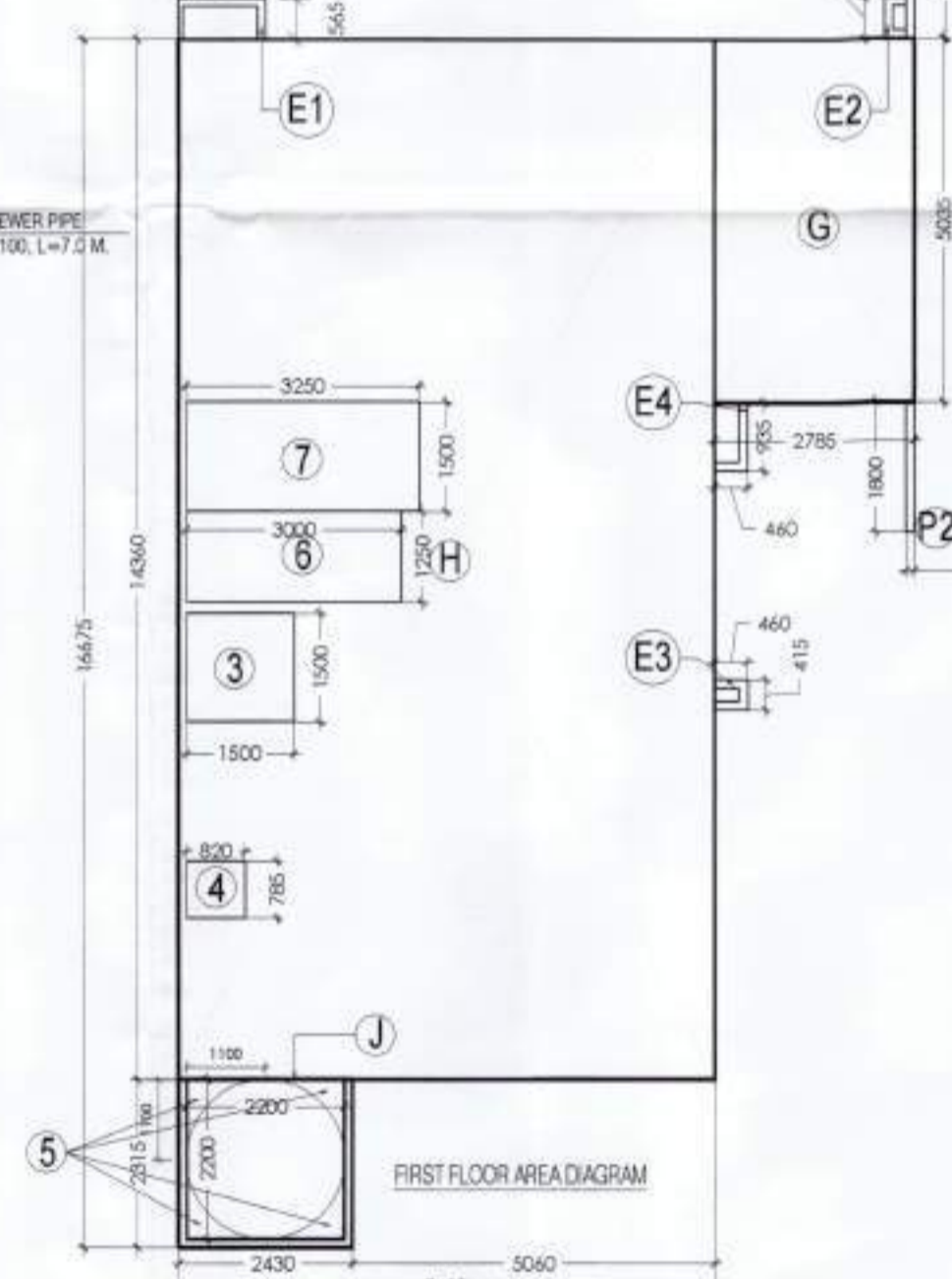
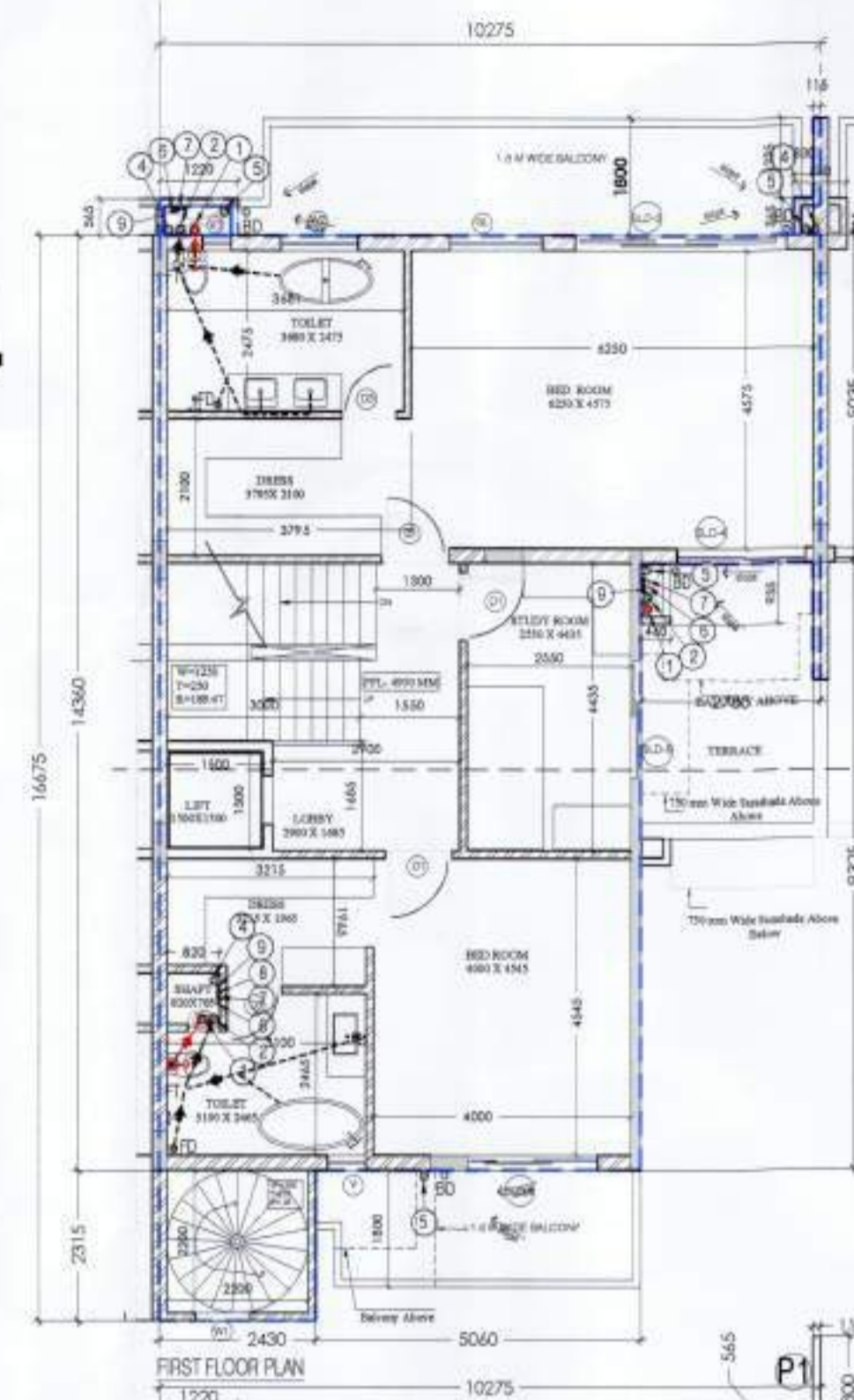
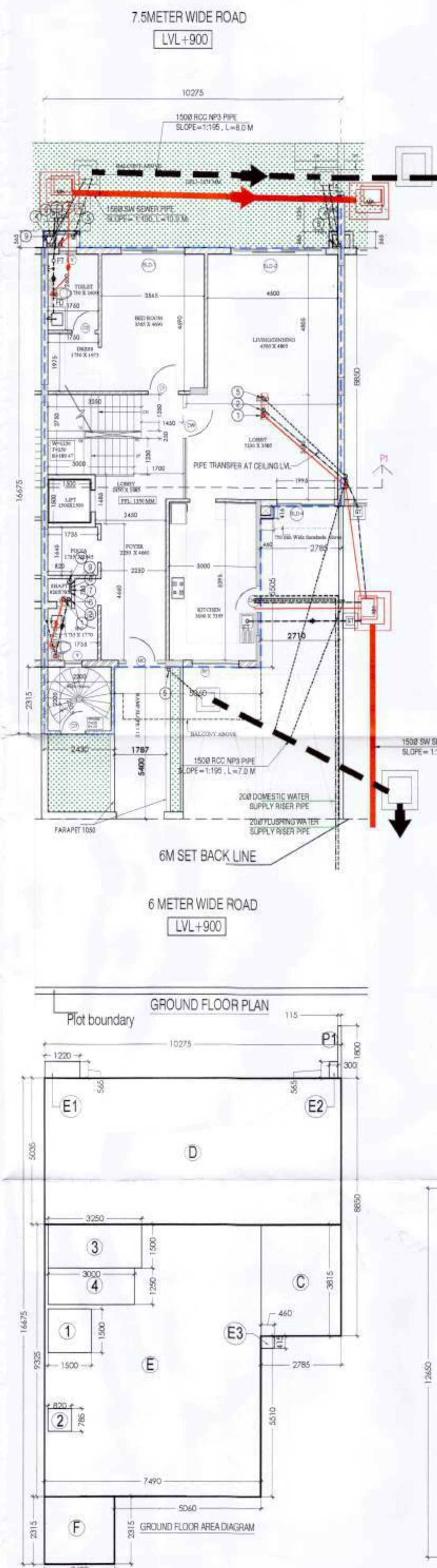
ENVELOP AREA	L (mm)	W (mm)	INOS	AREA (SQM)
1	1500	1500	1	2250.00
2	2300	2300	1	5290.00
3	2300	2300	1	5290.00
4	2300	2300	1	5290.00
5	2300	2300	1	5290.00
6	2300	2300	1	5290.00
7	2300	2300	1	5290.00
8	2300	2300	1	5290.00
9	2300	2300	1	5290.00
10	2300	2300	1	5290.00
11	2300	2300	1	5290.00
12	2300	2300	1	5290.00
13	2300	2300	1	5290.00
14	2300	2300	1	5290.00
15	2300	2300	1	5290.00
16	2300	2300	1	5290.00
17	2300	2300	1	5290.00
18	2300	2300	1	5290.00
19	2300	2300	1	5290.00
20	2300	2300	1	5290.00
21	2300	2300	1	5290.00
22	2300	2300	1	5290.00
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28	2300	2300	1	5290.00
29	2300	2300	1	5290.00
30	2300	2300	1	5290.00
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42	2300	2300	1	5290.00
43	2300	2300	1	5290.00
44	2300	2300	1	5290.00
45	2300	2300	1	5290.00
46	2300	2300	1	5290.00
47	2300	2300	1	5290.00
48	2300	2300	1	5290.00
49	2300	2300	1	5290.00
50	2300	2300	1	5290.00
51	2300	2300	1	5290.00
52	2300	2300	1	5290.00
53	2300	2300	1	5290.00
54	2300	2300	1	5290.00
55	2300	2300	1	5290.00
56	2300	2300	1	5290.00
57	2300	2300	1	5290.00
58	2300	2300		



NO.	LOCATION	AREA	HEIGHT	VOLUME	DESIGNATED EQUIPMENT	FAN NO.	STANDARD DUCT SIZE
V-5		140.799					
V-6		139.086					
V-7		139.086					
V-8		139.086					
V-9		139.086					
V-10		140.799					
V-11		139.086					
V-12		140.799					
V-14		140.248					
V-15		139.086					
V-16		139.086					
V-17		139.086					
V-18		139.086					
V-19		139.086					
V-20		140.799					
<b>TOTAL</b>		<b>2092.59</b>					



S NO	TYPE	SIZE	WELL	LINTEL
1	MS	1600	00	2400
2	SI	1500	00	2400
3	SI	800	00	2400
4	SI	800	00	2400
5	SI	800	00	2400
6	SI	800	00	2400
7	SI	750	00	2100
8	SI	750	00	2100
9	SI	2300	00	2400
10	SI	2200	00	2400
11	SI	2200	00	2400
12	SI	2200	00	2400
13	SI	2200	00	2400
14	SI	1800	00	2400
15	SI	1800	00	2400
16	SI	1800	00	2400
17	SI	1800	00	2400
18	SI	1800	00	2400
19	SI	1700	00	2400
20	SI	1400	00	2400
21	SI	1200	00	2400
22	SI	1200	00	2400
23	SI	1200	00	2400
24	SI	1200	00	2400
25	SI	1200	00	2400
26	SI	1200	00	2400
27	SI	1200	00	2400
28	SI	1200	00	2400
29	SI	1200	00	2400
30	SI	1200	00	2400
31	SI	1200	00	2400



ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
A	2.785	5.035	1	14.022
B	7.490	14.160	1	107.536
<b>TOTAL</b>				<b>121.558</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
C	2.785	3.815	1	10.625
D	10.275	5.035	1	51.735
E	7.490	9.325	1	69.844
F	2.430	2.315	1	5.625
P1	0.315	1.800	1	0.207
E1	1.200	0.565	1	0.680
E2	0.300	0.565	1	0.170
E3	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
J	1.500	3.500	1	2.250
K	0.850	0.785	1	0.644
L	3.000	1.250	1	4.875
M	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
N	2.785	5.035	1	14.022
O	7.490	14.160	1	107.536
P	2.430	2.315	1	5.625
P1	0.315	1.800	1	0.207
P2	0.315	1.800	1	0.207
E1	1.200	0.565	1	0.680
E2	0.300	0.565	1	0.170
E3	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
Q	2.785	5.035	1	14.022
R	7.490	14.160	1	107.536
S	2.430	2.315	1	5.625
T	0.315	1.800	1	0.207
U	0.315	1.800	1	0.207
V	1.200	0.565	1	0.680
W	0.300	0.565	1	0.170
X	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
Y	1.500	3.500	1	2.250
Z	0.850	0.785	1	0.644
AA	3.000	1.250	1	4.875
AB	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
AC	2.785	5.035	1	14.022
AD	7.490	14.160	1	107.536
AE	2.430	2.315	1	5.625
AF	0.315	1.800	1	0.207
AG	0.315	1.800	1	0.207
AH	1.200	0.565	1	0.680
AI	0.300	0.565	1	0.170
AJ	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
AK	1.500	3.500	1	2.250
AL	0.850	0.785	1	0.644
AM	3.000	1.250	1	4.875
AN	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
AO	2.785	5.035	1	14.022
AP	7.490	14.160	1	107.536
AQ	2.430	2.315	1	5.625
AR	0.315	1.800	1	0.207
AS	0.315	1.800	1	0.207
AT	1.200	0.565	1	0.680
AU	0.300	0.565	1	0.170
AV	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
AW	1.500	3.500	1	2.250
AX	0.850	0.785	1	0.644
AY	3.000	1.250	1	4.875
AZ	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
BA	2.785	5.035	1	14.022
BB	7.490	14.160	1	107.536
BC	2.430	2.315	1	5.625
BD	0.315	1.800	1	0.207
BE	0.315	1.800	1	0.207
BF	1.200	0.565	1	0.680
BG	0.300	0.565	1	0.170
BH	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
BI	1.500	3.500	1	2.250
BJ	0.850	0.785	1	0.644
BK	3.000	1.250	1	4.875
BL	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
BM	2.785	5.035	1	14.022
BN	7.490	14.160	1	107.536
BO	2.430	2.315	1	5.625
BP	0.315	1.800	1	0.207
BQ	0.315	1.800	1	0.207
BR	1.200	0.565	1	0.680
BS	0.300	0.565	1	0.170
BT	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
BU	1.500	3.500	1	2.250
BV	0.850	0.785	1	0.644
BW	3.000	1.250	1	4.875
BX	3.000	1.250	1	4.875
<b>TOTAL</b>				<b>12.644</b>

ENVELOPE AREA	L (mm)	W (mm)	NOS	AREA (SQM)
BY	2.785	5.035	1	14.022
BZ	7.490	14.160	1	107.536
CA	2.430	2.315	1	5.625
CB	0.315	1.800	1	0.207
CC	0.315	1.800	1	0.207
CD	1.200	0.565	1	0.680
CE	0.300	0.565	1	0.170
CF	0.460	0.415	1	0.191
<b>TOTAL</b>				<b>139.086</b>

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

S.T.P. (D) Member Secretary B.P.A.C.  
S.T.P. (G) Member B.P.A.C.  
S.T.P. (H) Chairman B.P.A.C.

Checked and found ok for Plot-10 with in 22/05/2015 11/2/2015

Sanctioned TO BE READ WITH THIS OFFICE MEMO NO.: 19150 DATED: 19-12-2015

Sanctioned TO BE READ WITH THIS OFFICE MEMO NO.: 19150 DATED: 19-12-2015

Sanctioned TO BE READ WITH THIS OFFICE MEMO NO.: 19150 DATED: 19-12-2015

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Sanctioned TO BE READ WITH THIS OFFICE MEMO NO.: 19150 DATED: 19-12-2015

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO: 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 83 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: VILLA BLOCK 2 (VILLA - 6 TO V-11 & 15 TO 19) FLOOR PLANS AREA DIAGRAM

SCALE: 1:100 DATE: 15-05-2025

DRG. NO: V-2.7

Authorised Signatory

Authy's SIGN  
AR. PRADIP BISHARA  
CA/2017/84988  
11a House 301 Second Floor  
Opp Nuda Office Sector-14 Gurgaon  
Mob 8700172670

ARCHITECT'S SIGN



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

SANCTIONED TO BE READ WITH THIS OFFICE  
MEMO NO: 48150  
DATED: 19-12-2025

S.T.P. (H) Member Secretary BPAC  
S.T.P. (G) Member BPAC  
C.P. (HR) Chairman BPAC

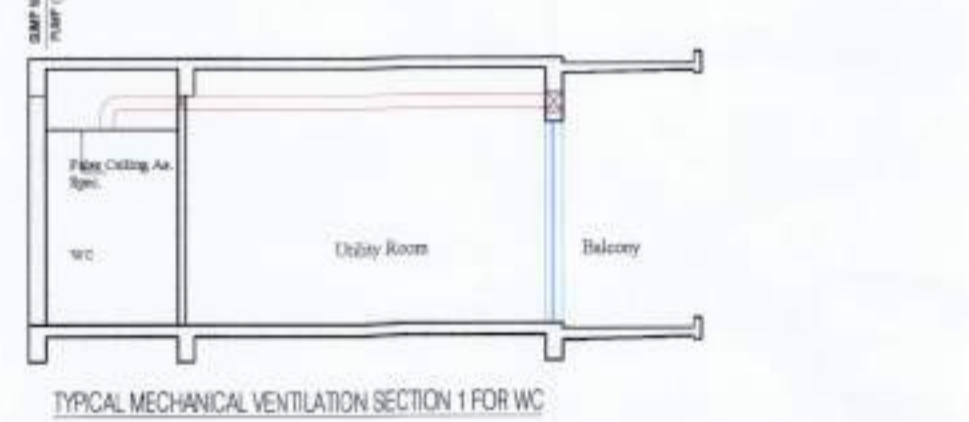
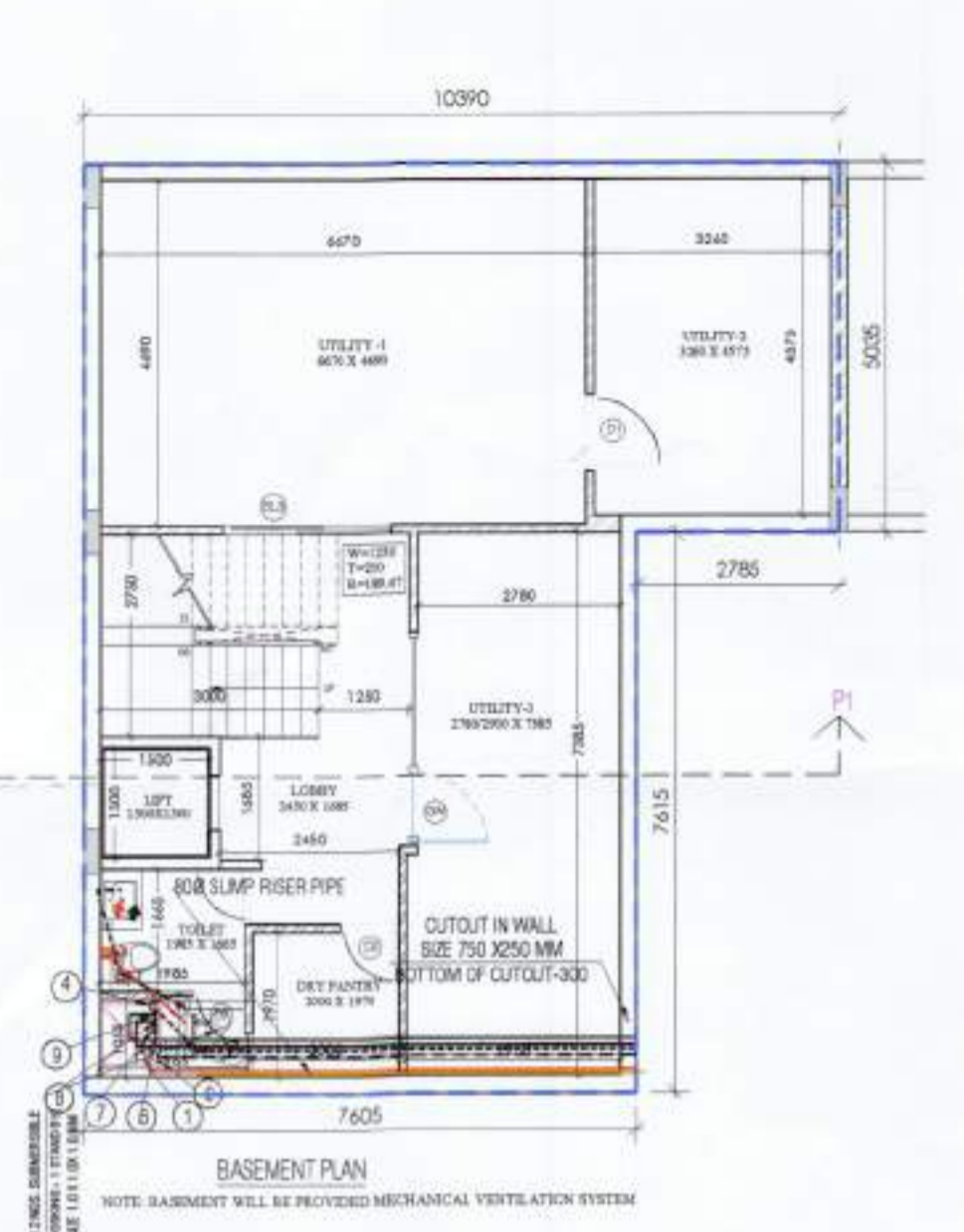
AD PA - ATP

Rajesh Dutt SD(HQ)

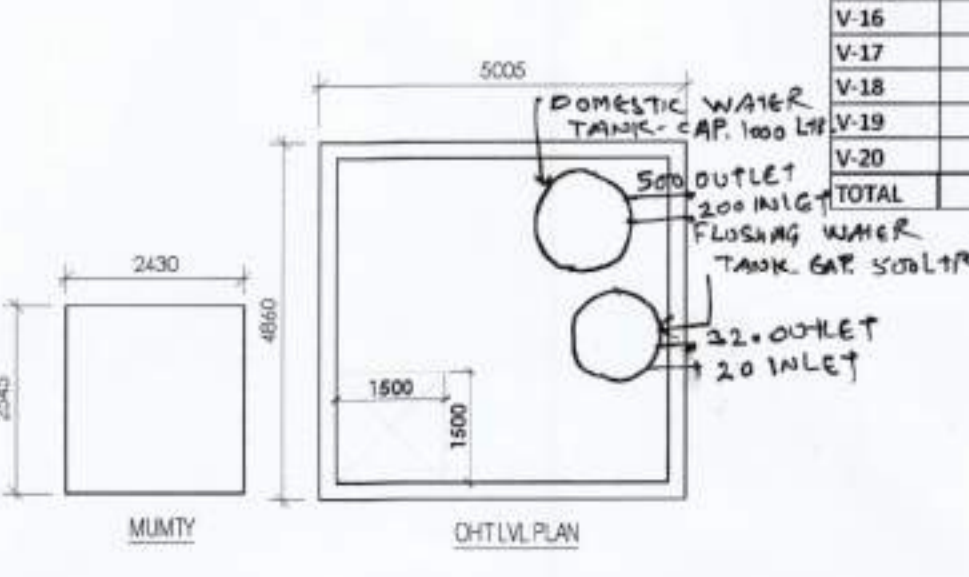
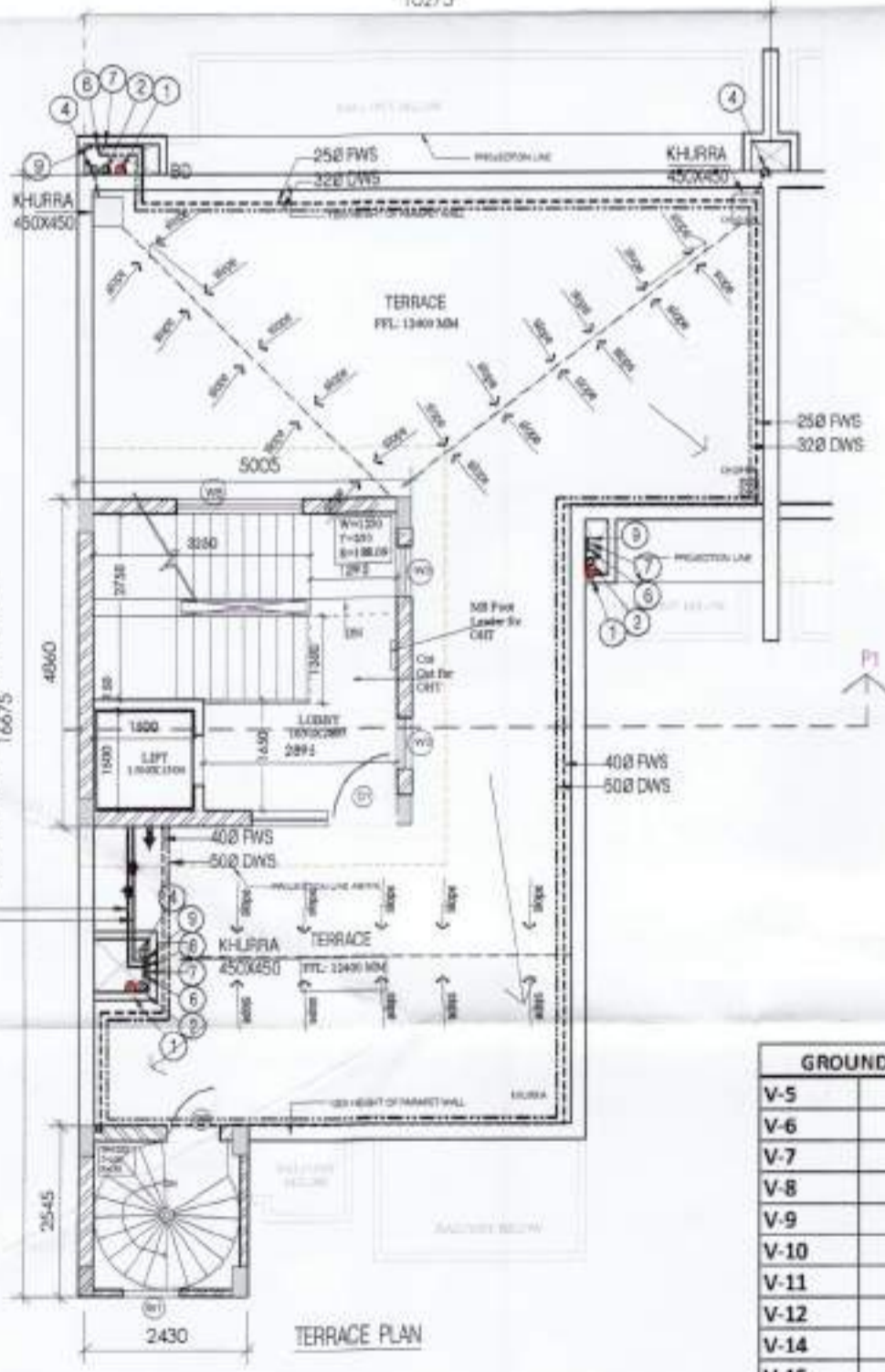
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Supervising Engineer (HQ) Civil Engineer-I HSPV, Panchkula

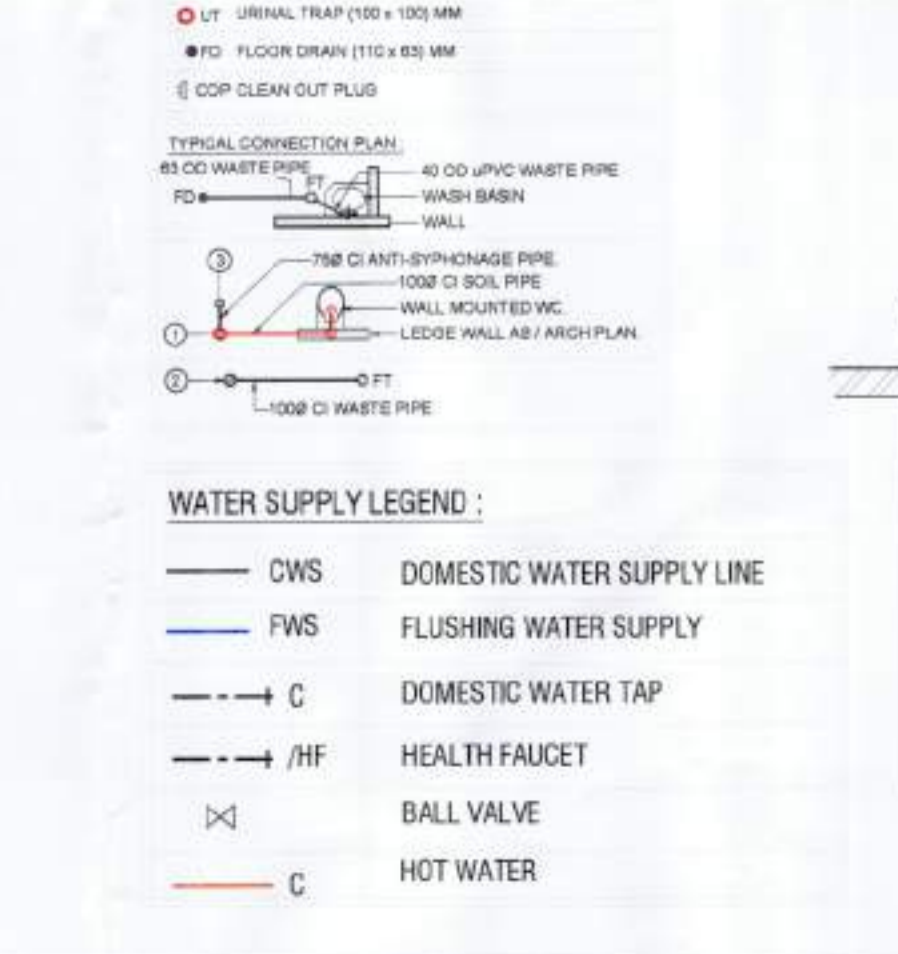
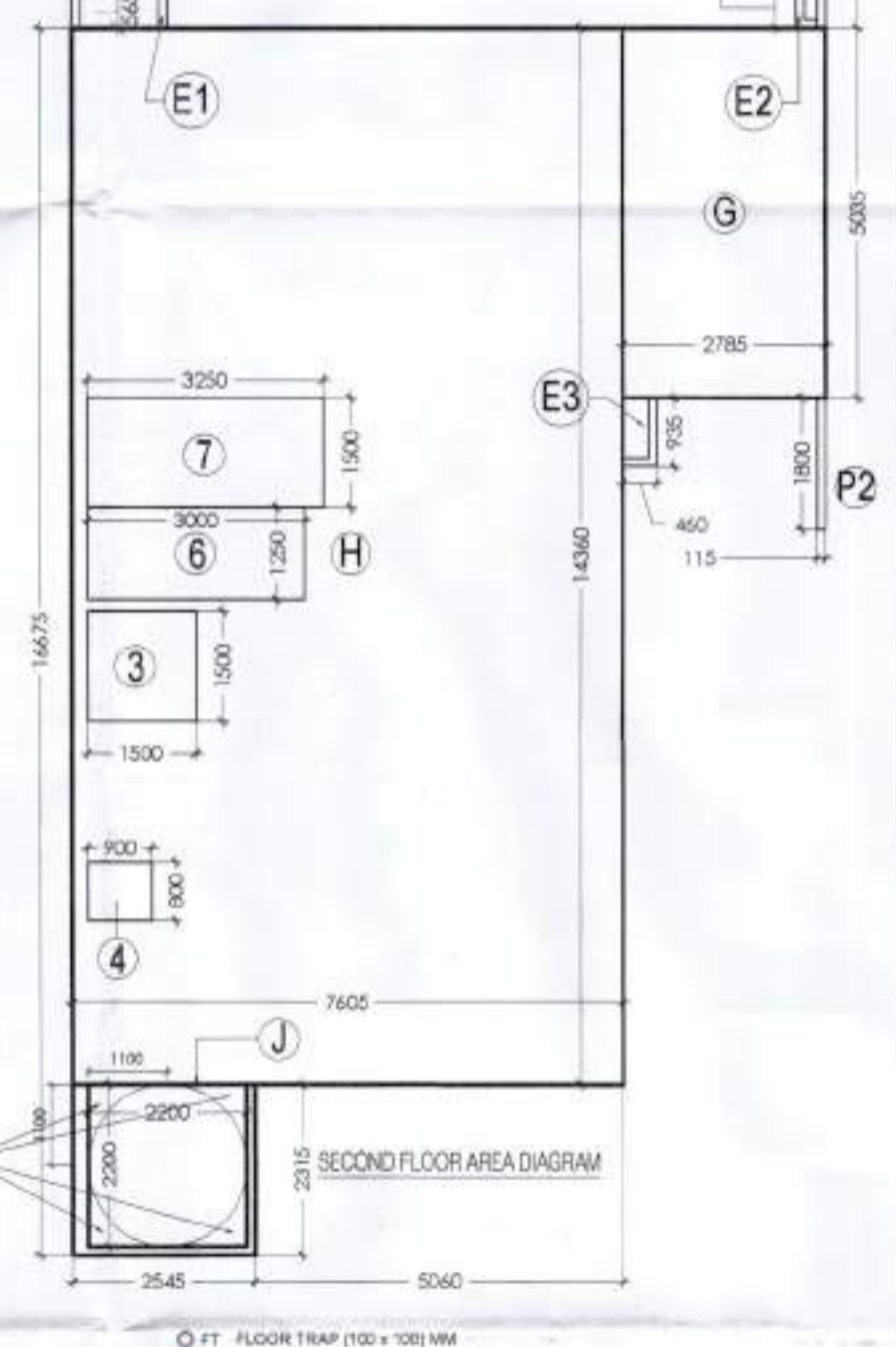
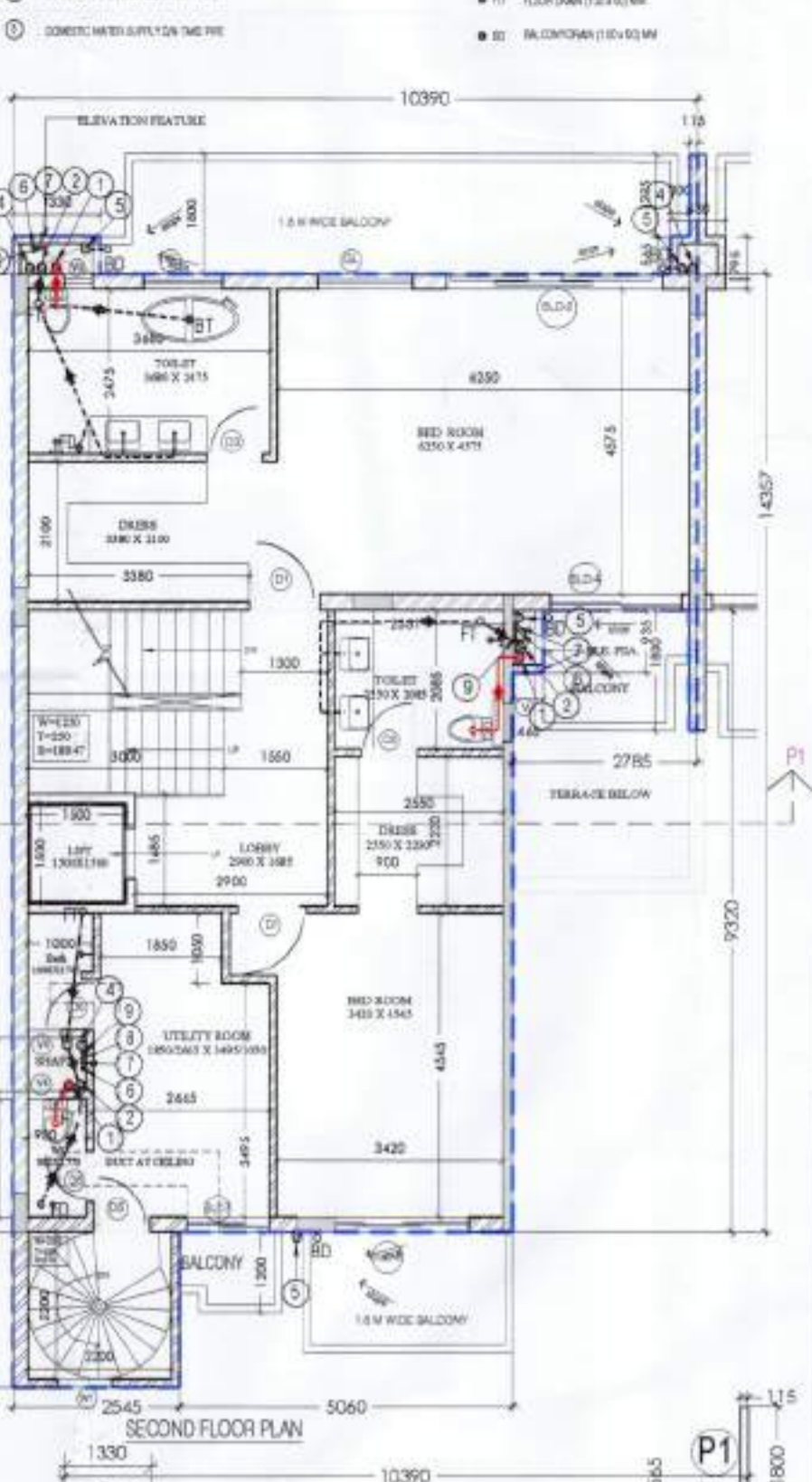
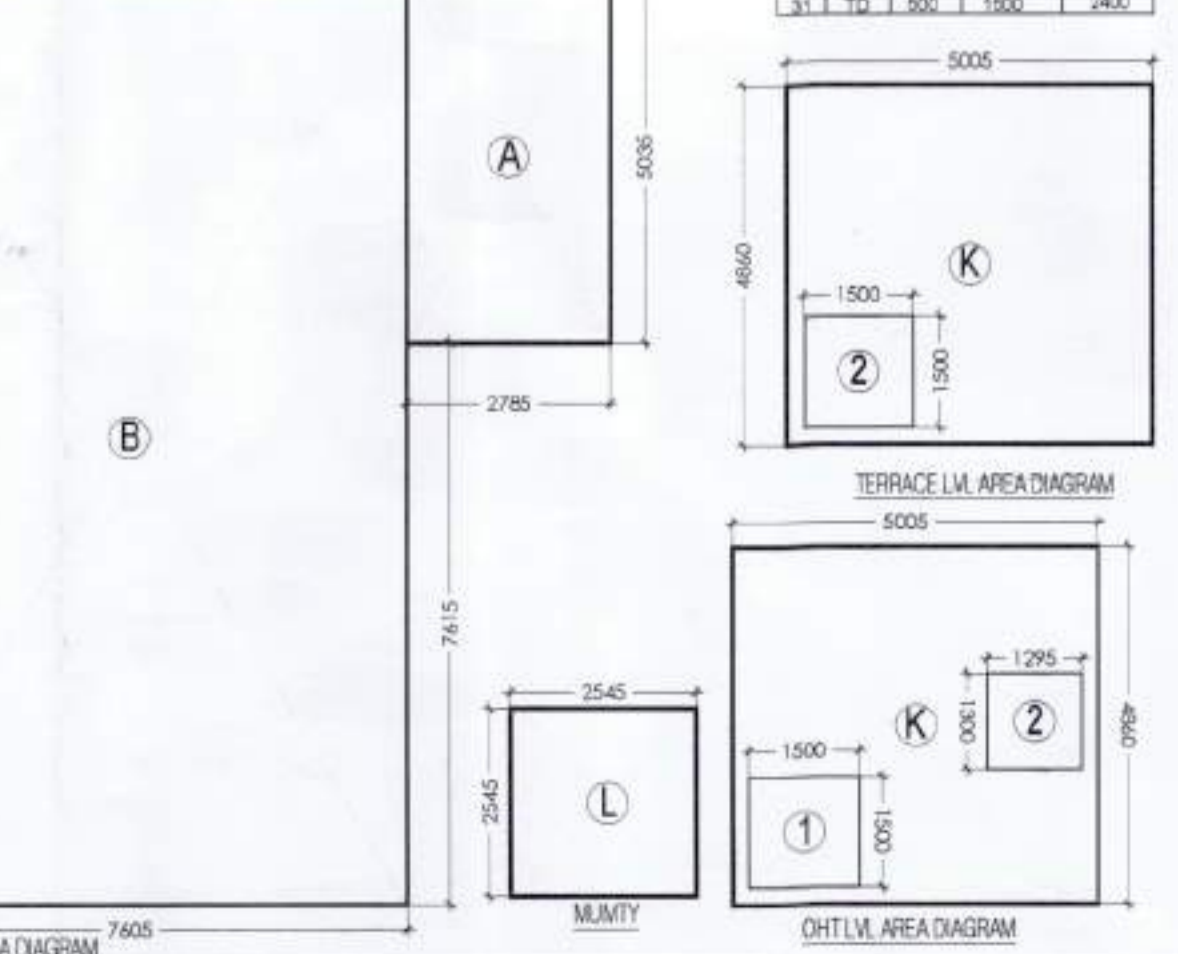
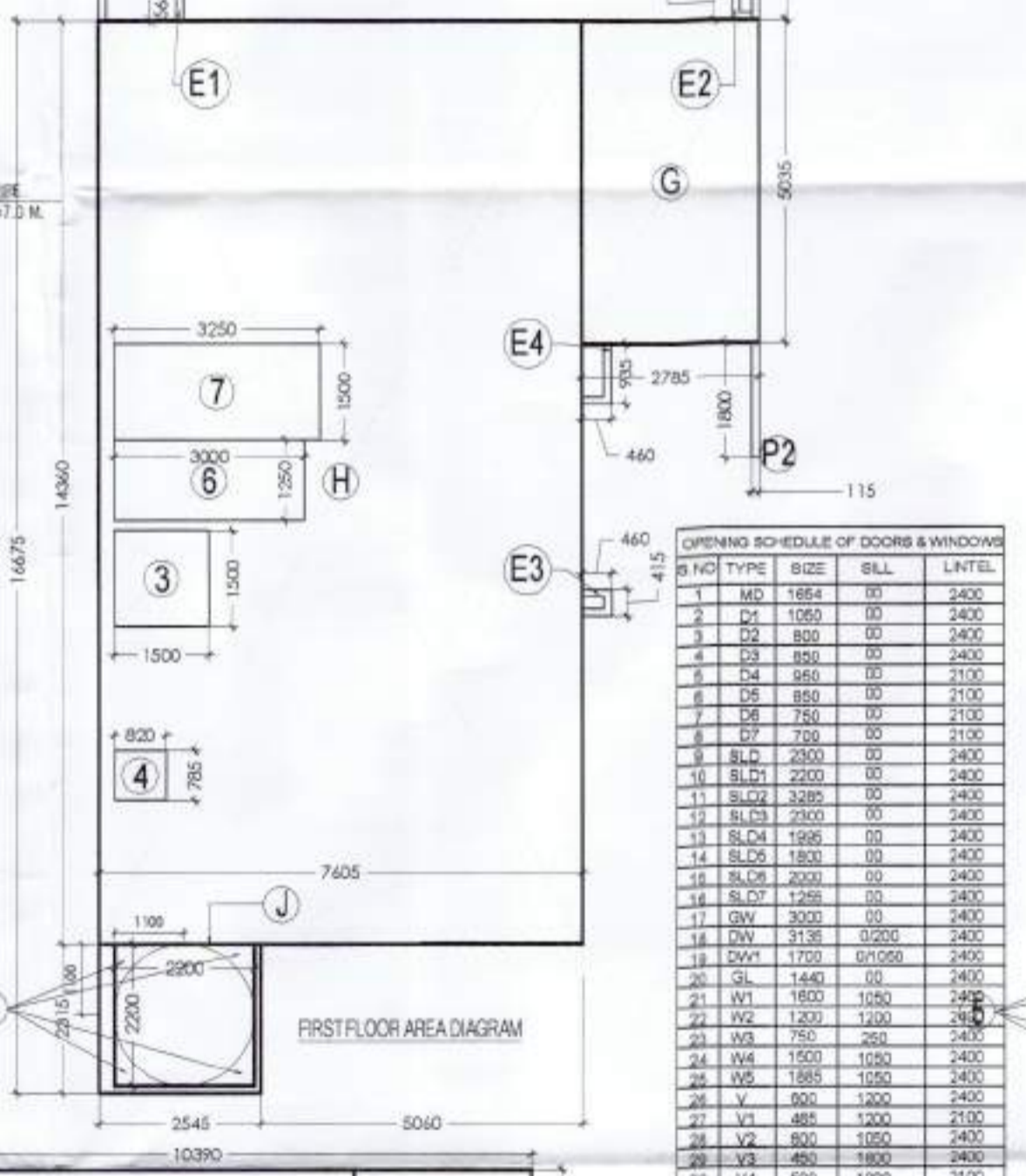
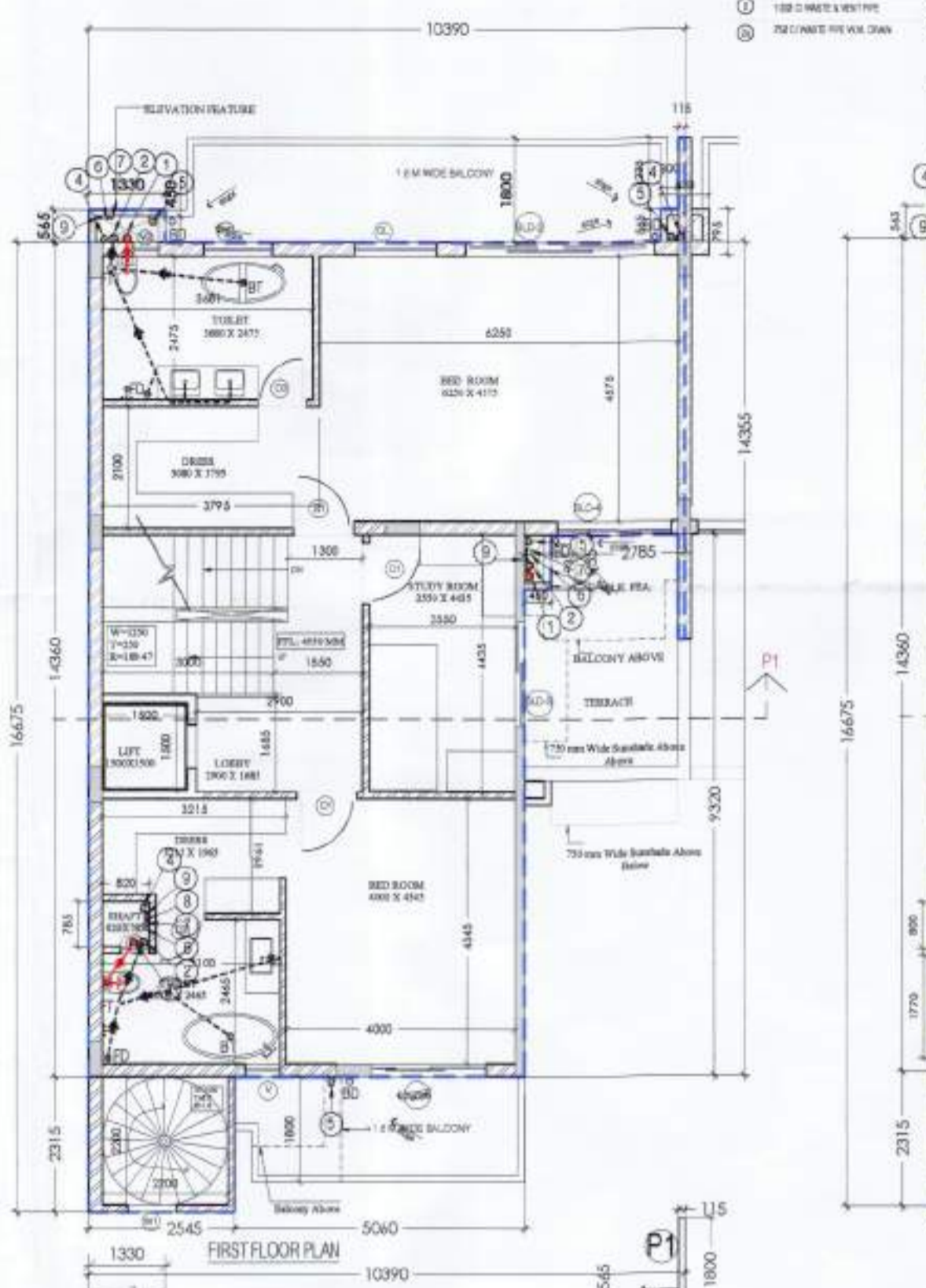
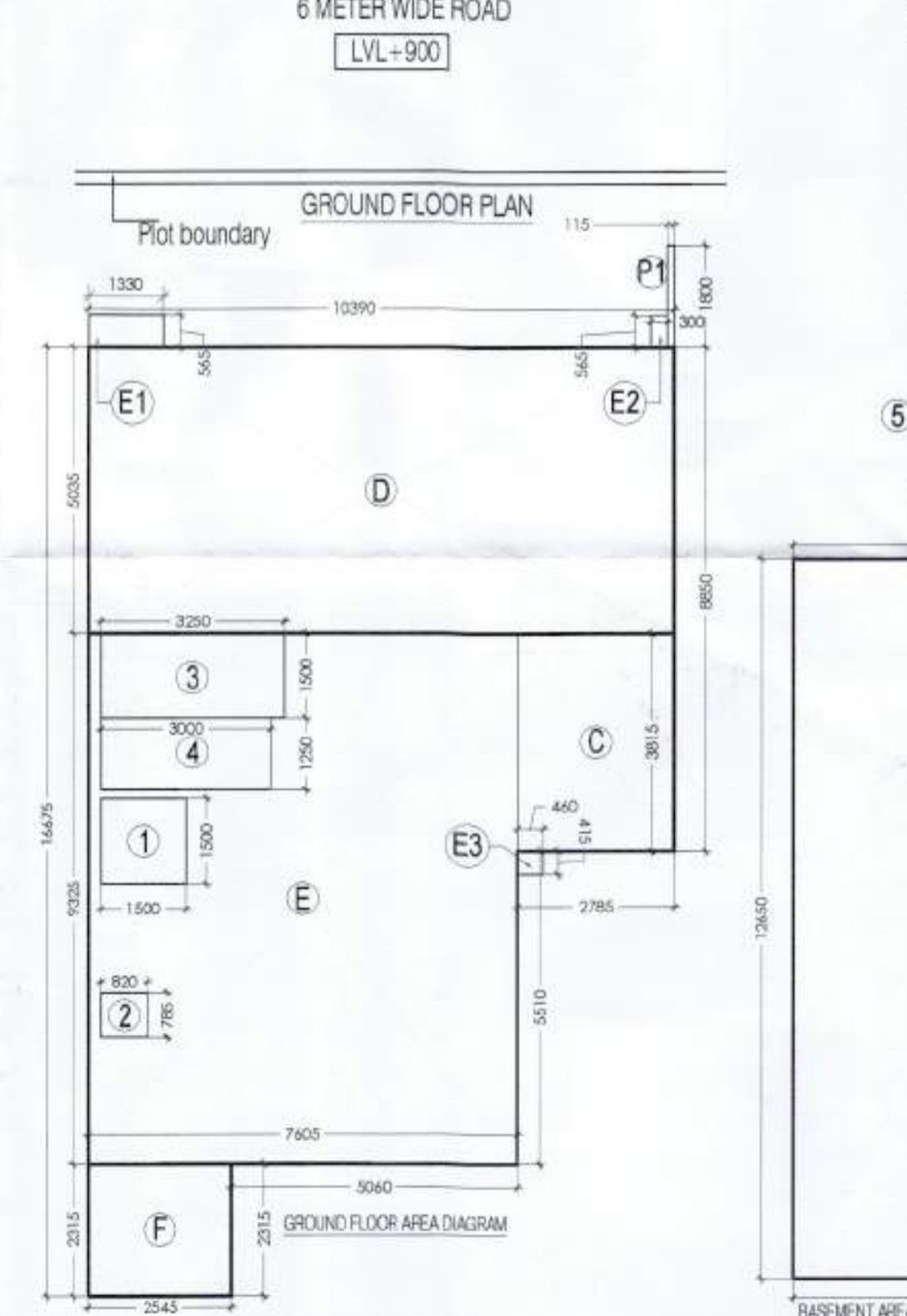
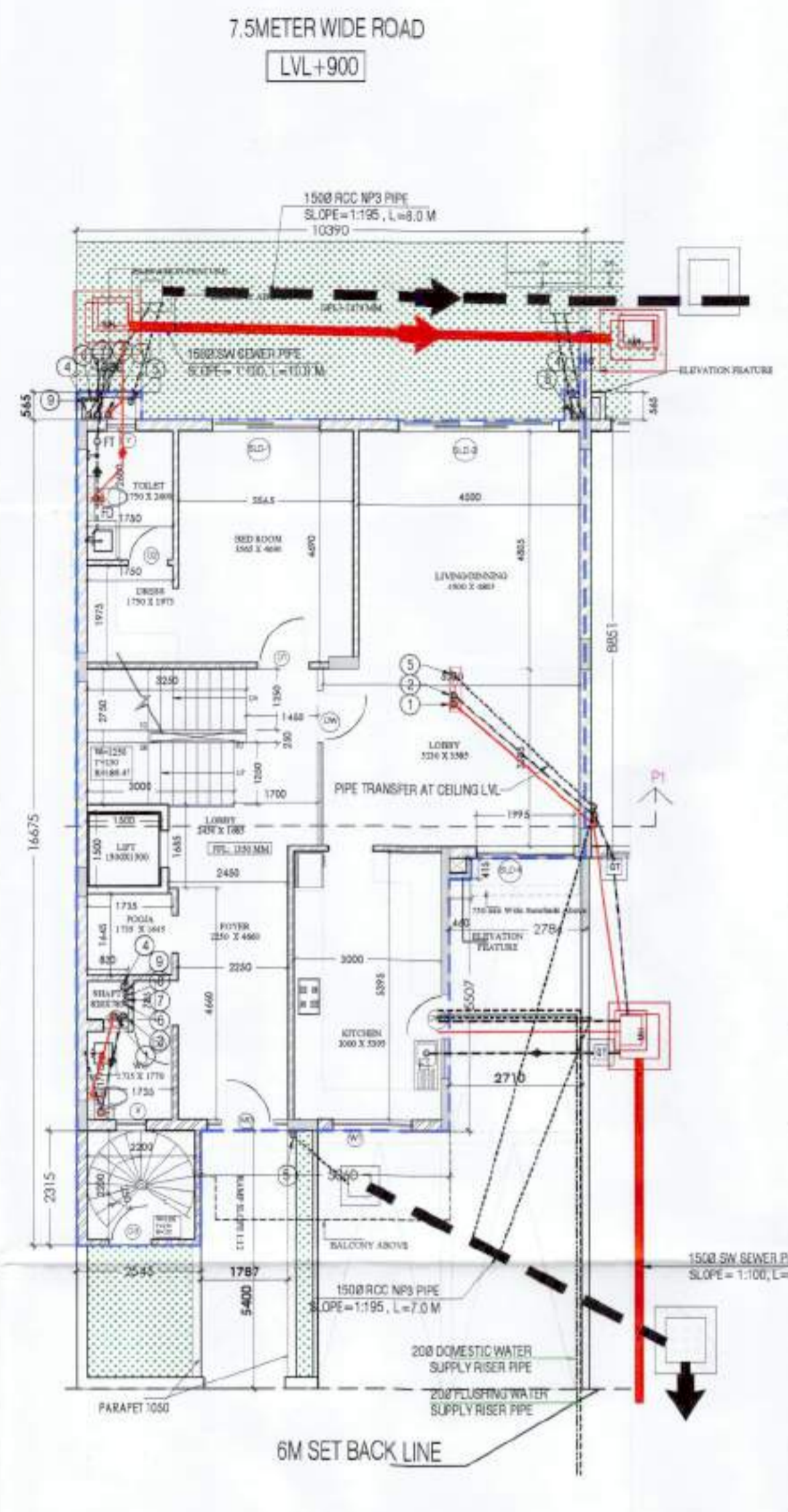
J.D. (HQ) Member BPAC



NO.	LOCATION	AREA	HEIGHT	VOLUME	CHANGE PER HOUR	EXHAUST FAN CAPACITY	AREA	HEIGHT	EXHAUST FAN CAPACITY
1	TYPICAL MECHANICAL VENTILATION FOR WC	10.1	2.7	27.27	12	2280	100	2.7	2700

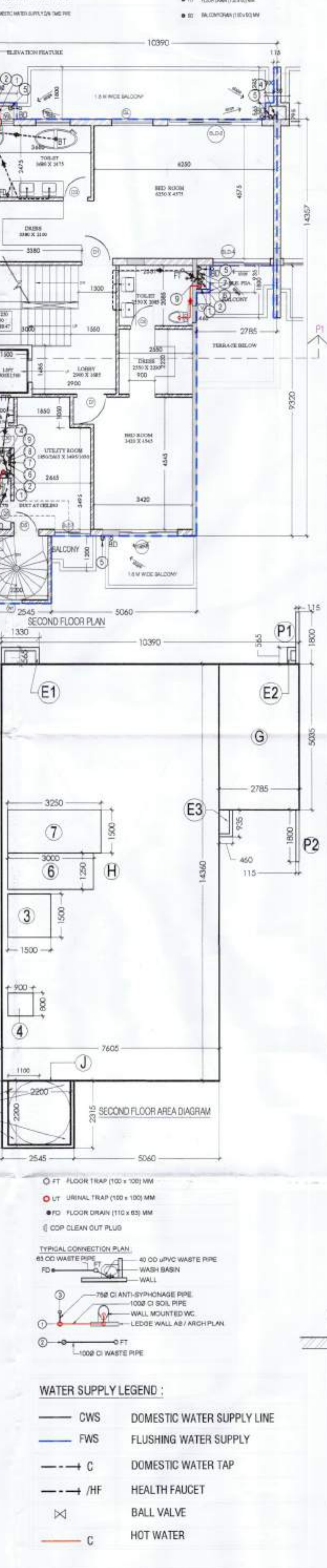


NO.	LOCATION	AREA	HEIGHT	VOLUME	CHANGE PER HOUR	EXHAUST FAN CAPACITY	AREA	HEIGHT	EXHAUST FAN CAPACITY
V-5		140.799							
V-6		139.086							
V-7		139.086							
V-8		139.086							
V-9		139.086							
V-10		139.086							
V-11		139.086							
V-12		140.799							
V-14		140.748							
V-15		139.086							
V-16		139.086							
V-17		139.086							
V-18		139.086							
V-19		139.086							
V-20		140.799							
TOTAL		2092.59							



**OPENING SCHEDULE OF DOORS & WINDOWS**

NO.	TYPE	SIZE	QTY	PERIMETER	AREA
1	MD	1854	01	2400	2400
2	PD	1050	01	2400	2400
3	DD	850	01	2400	2400
4	DD	850	01	2400	2400
5	DD	850	01	2400	2400
6	DD	850	01	2400	2400
7	DD	850	01	2400	2400
8	DD	850	01	2400	2400
9	DD	850	01	2400	2400
10	DD	850	01	2400	2400
11	DD	850	01	2400	2400
12	DD	850	01	2400	2400
13	DD	850	01	2400	2400
14	DD	850	01	2400	2400
15	DD	850	01	2400	2400
16	DD	850	01	2400	2400
17	DD	850	01	2400	2400
18	DD	850	01	2400	2400
19	DD	850	01	2400	2400
20	DD	850	01	2400	2400
21	DD	850	01	2400	2400
22	DD	850	01	2400	2400
23	DD	850	01	2400	2400
24	DD	850	01	2400	2400
25	DD	850	01	2400	2400
26	DD	850	01	2400	2400
27	DD	850	01	2400	2400
28	DD	850	01	2400	2400
29	DD	850	01	2400	2400
30	DD	850	01	2400	2400
31	DD	850	01	2400	2400



**BASEMENT AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
A	2.785	5.035	1 = 14.022
B	7.605	9.325	1 = 70.917
C	2.480	2.315	1 = 5.625
D	0.115	1.800	1 = 0.207
E	0.115	1.800	1 = 0.207
F	0.300	0.500	1 = 0.150
G	0.480	0.415	1 = 0.199
TOTAL			146.799

**GROUND FLOOR FAR AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
A	10.390	5.035	1 = 52.314
B	7.605	9.325	1 = 70.917
C	2.480	2.315	1 = 5.625
D	0.115	1.800	1 = 0.207
E	0.115	1.800	1 = 0.207
F	0.300	0.500	1 = 0.150
G	0.480	0.415	1 = 0.199
TOTAL			146.799

**GROUND FLOOR NON FAR AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
1	3.300	1.500	1 = 2.250
2	0.820	0.785	1 = 0.644
3	3.300	1.500	1 = 2.250
4	3.300	1.500	1 = 2.250
TOTAL			7.394

**TOTAL FAR AREA (A-B)**

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL FAR AREA (A-B)	146.799
2	NON FAR AREA IN GROUND FLOOR	7.394
TOTAL		154.193

**GROUND FLOOR NON FAR AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
1	3.300	1.500	1 = 2.250
2	0.820	0.785	1 = 0.644
3	3.300	1.500	1 = 2.250
4	3.300	1.500	1 = 2.250
TOTAL			7.394

**FIRST FLOOR FAR AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
H	2.785	5.035	1 = 14.022
I	7.605	14.960	1 = 108.208
J	2.480	2.315	1 = 5.625
K	0.115	1.800	1 = 0.207
L	0.115	1.800	1 = 0.207
M	0.300	0.500	1 = 0.150
N	0.480	0.415	1 = 0.199
TOTAL			128.907

**GROUND FLOOR NON FAR AREA CALCULATION**

L (mm)	W (mm)	NOS	AREA (SQM)
1	3.300	1.500	1 = 2.250
2	0.820	0.785	1 = 0.644
3	3.300	1.500	1 = 2.250
4	3.300	1.500	1 = 2.250
TOTAL			7.394

**TOTAL FAR AREA (A-H)**

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL FAR AREA (A-H)	128.907
2	NON FAR AREA IN FIRST FLOOR	7.394
TOTAL		136.301

**TOTAL COVERED AREA IN FIRST FLOOR**

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL COVERED AREA IN FIRST FLOOR	136.301
2	NON FAR AREA IN FIRST FLOOR	7.394
TOTAL		143.695

**TOTAL FAR AREA OF SINGLE VILLA**

NO.	DESCRIPTION	AREA (SQM)
1	TOTAL FAR AREA OF SINGLE VILLA	473.992
2	NON FAR AREA OF SINGLE VILLA	76.208
TOTAL		550.200

**AREA DETAILS**

NO.	FAR AREA	NON FAR AREA	COVERED AREA
V-5	473.992	76.208	550.200
V-6	467.567	75.090	542.657
V-7	467.567	75.090	542.657
V-8	467.567	75.090	542.657
V-9	467.567	75.090	542.657
V-10	467.567	75.090	542.657
V-11	467.567	75.090	542.657
V-12	473.992	76.208	550.200
V-14	470.193	75.090	545.283
V-15	467.567	75.090	542.657
V-16	467.567	75.090	542.657
V-17	467.567	75.090	542.657
V-18	467.567	75.090	542.657
V-19	467.567	75.090	542.657
V-20	473.992	76.208	550.200
TOTAL	708.40	1125.70	824.10

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

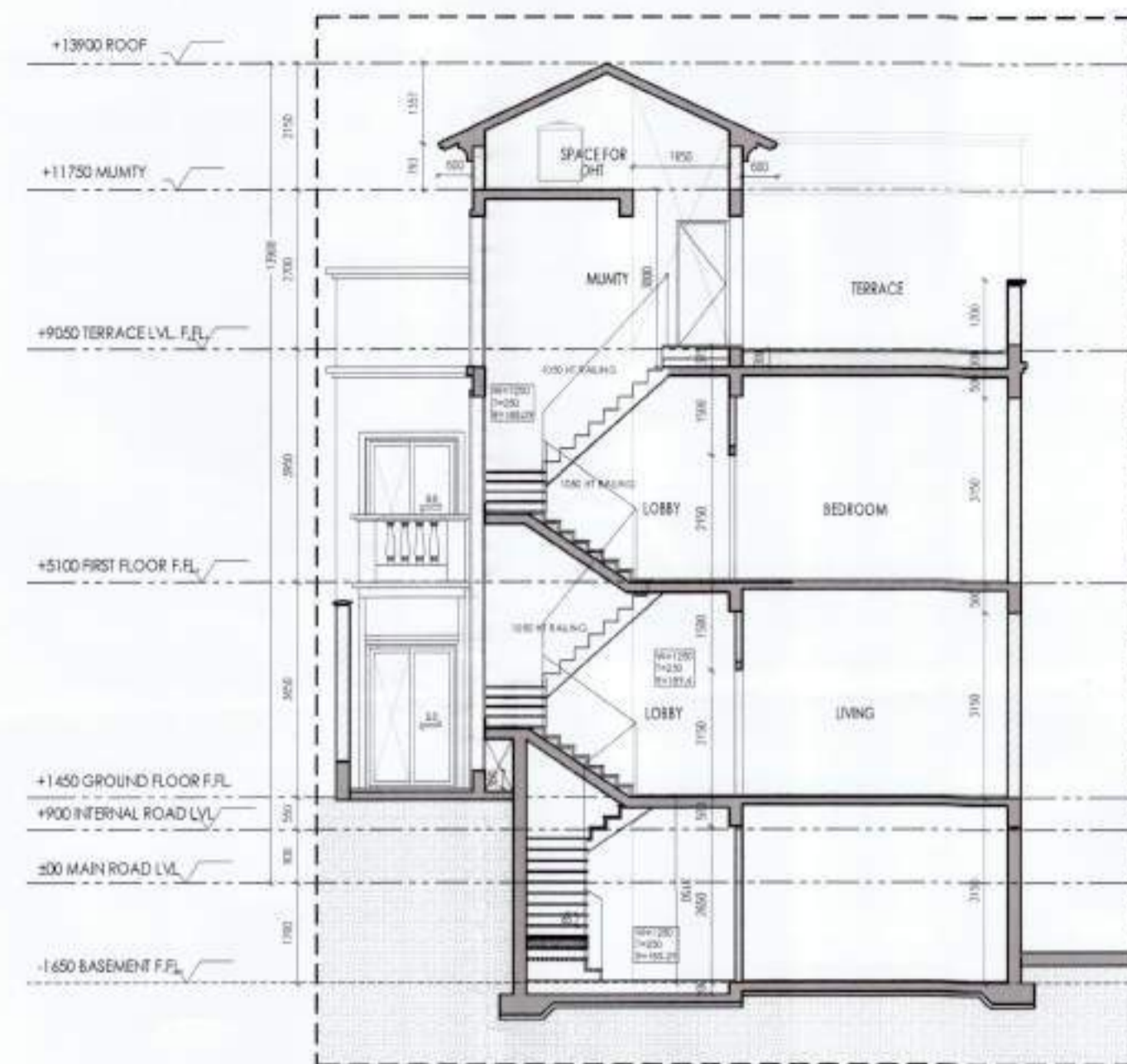
DRAWING TITLE: VILLA BLOCK 2 (VILLA -5) FLOOR PLANS AREA DIAGRAM  
 SCALE: 1:100  
 DATE: 15-05-2025

Great Value HPL Infra Tech Pvt. Ltd.  
 Authorised Signatory

ARCHITECT'S SIGN: AR. RAJDEEP KUMAR CA/2017/84030  
 Plot No. 301 Second Floor  
 Opp Huda Office Sector-14 Gurgaon  
 Mob: 8700172670

ARCHITECT'S SIGN





SECTION-AA

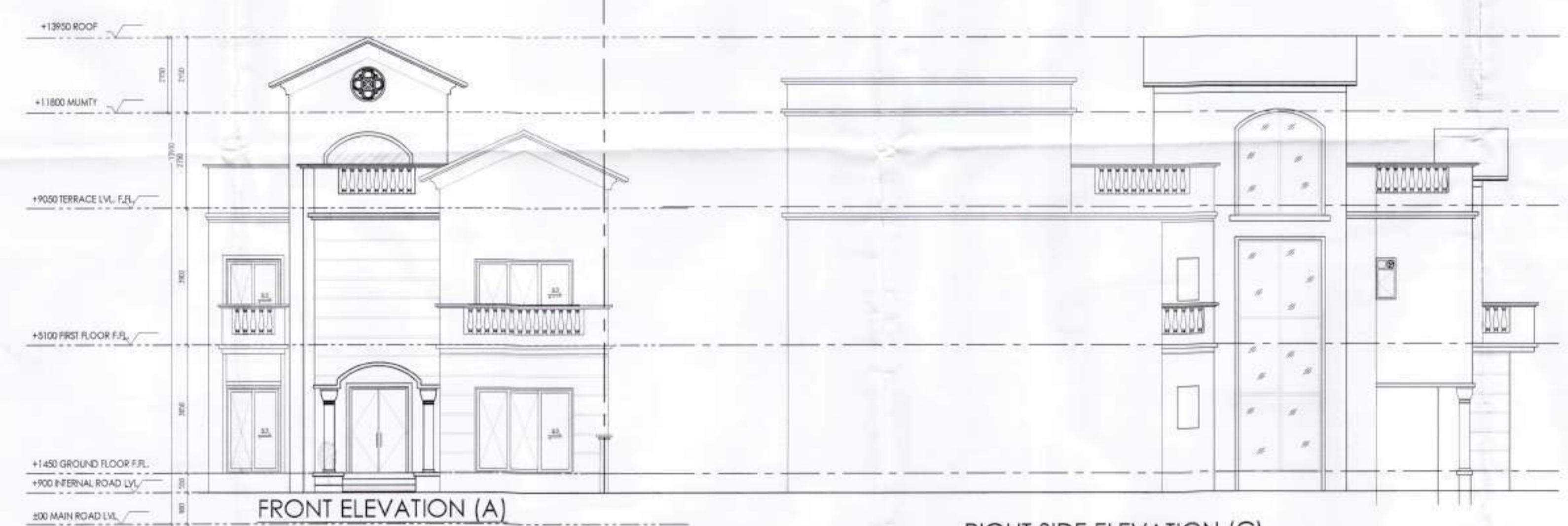
TYPE	FINISHED OPENING SIZE		FINISHED SIZES		LOCATION
	WIDTH	HEIGHT	SILL	LINTEL	
DW1	2850	2400	00	2400	LIVING, BEDROOM 3
DW2	1600	2400	00	2400	DINING, BEDROOM 2
DW3	1750	2400	00/1050	2400	KITCHEN
DW4	2500	2400	00	2400	BEDROOM
DW5	2450	2100	00	2100	COURT
DW6	2750	2100	00	2100	COURT
DW7	1550	2100	00	2100	MULTIPURPOSE HALL
D1	1700	2400	00	2400	ENTRANCE VESTIBULE
D2	950	2400	00	2400	BEDROOMS
D3	900	2100	00	2100	MUMTY & SERVANT ROOM
D4	800	2100	00	2100	PANTRY, DRESS, POWDER TOILET, TOILETS, BATH & W.C., STORES
D6	1000	2400	00	2400	LIVING
D7	1000	2100	00	2100	HOME THEATRE & GYM
W	2400	1400	1000	2400	STAIRCASE
W1	2750	2250	150	2400	COURT
W2	2450	2250	150	2400	COURT
W3	600	1200	1200	2400	TOILETS
W4	450	1050	1050	2100	SERVANT ROOM
W5	450	1050	1050	2100	BATH & W.C.
W6	2380	1400	1000	2400	STAIRCASE TERRACE

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

S.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.  
 DTP(HQ)  
 AD  
 PA : ATP  
 Rajesh Dutt SD(HQ)

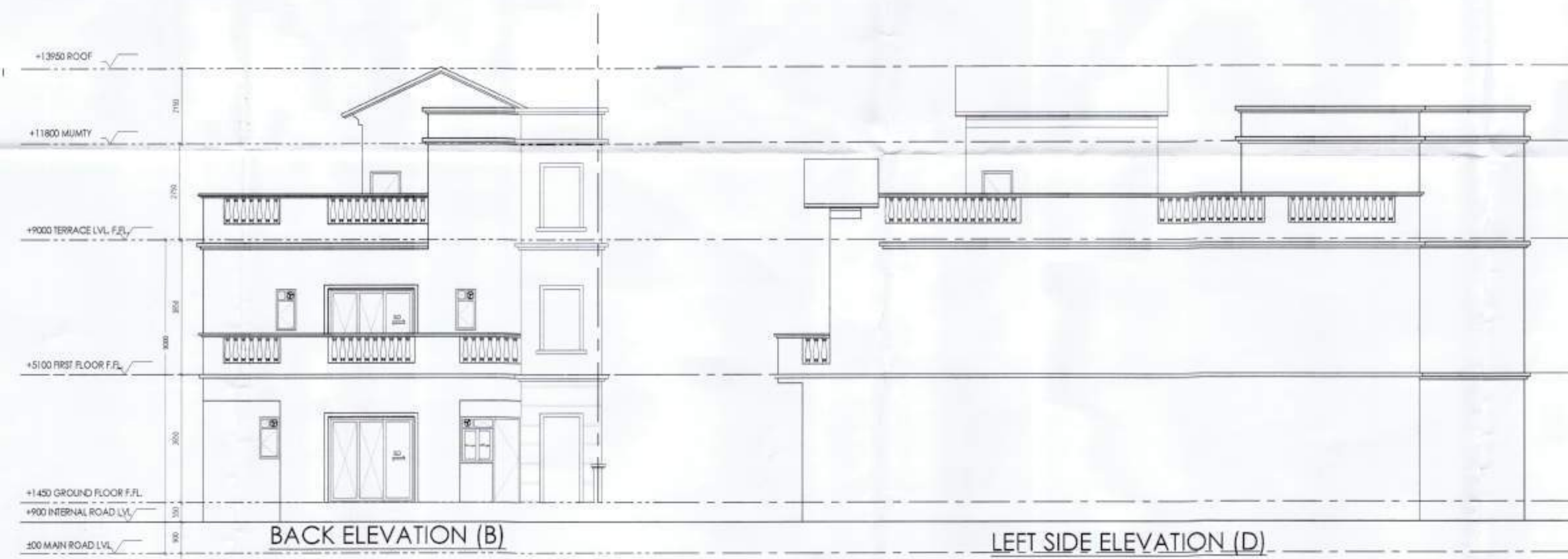
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. DATED:

J.D.(HQ) Member B.P.A.C.



FRONT ELEVATION (A)

RIGHT SIDE ELEVATION (C)



BACK ELEVATION (B)

LEFT SIDE ELEVATION (D)

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.993 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011) IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

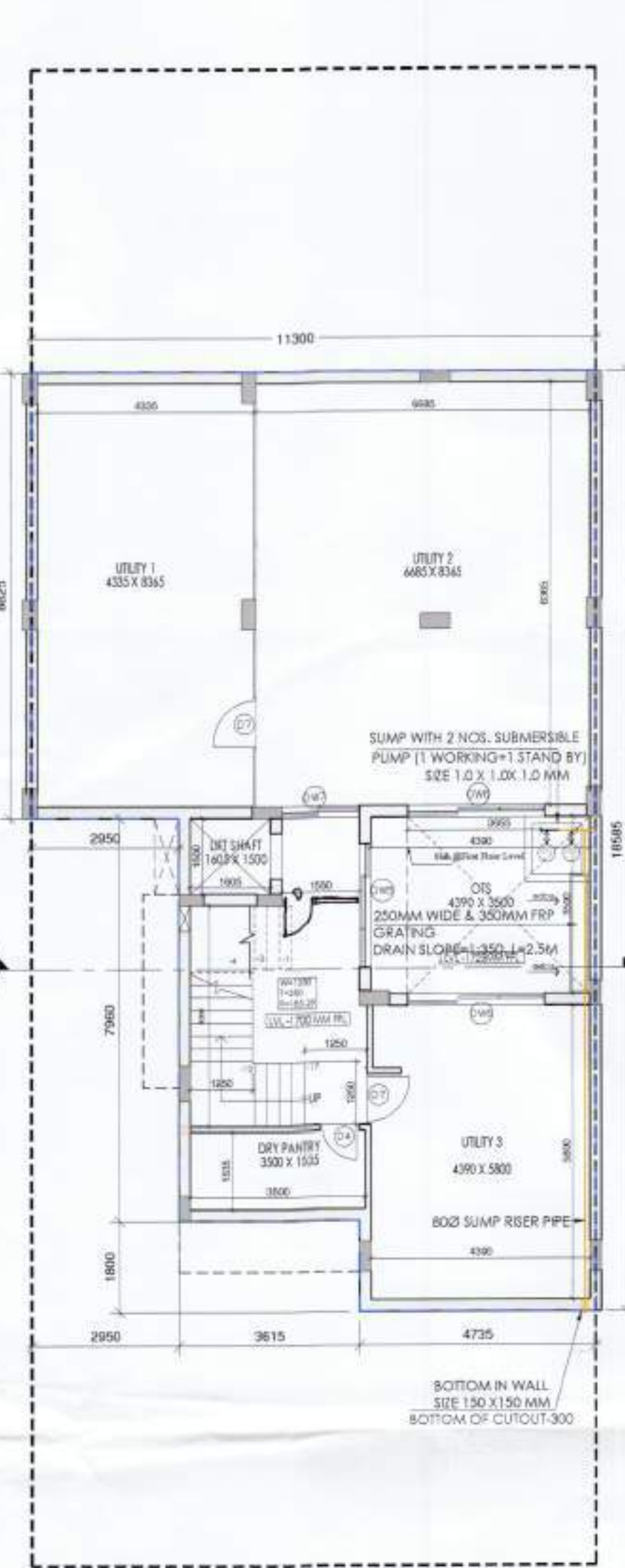
DRAWING TITLE: VILLA BLOCK-1 (VILLA -1 TO 4) ELEVATIONS AND SECTIONS DRG NO: V- 2.4

SCALE: 1:100 DATE: 15-05-2025

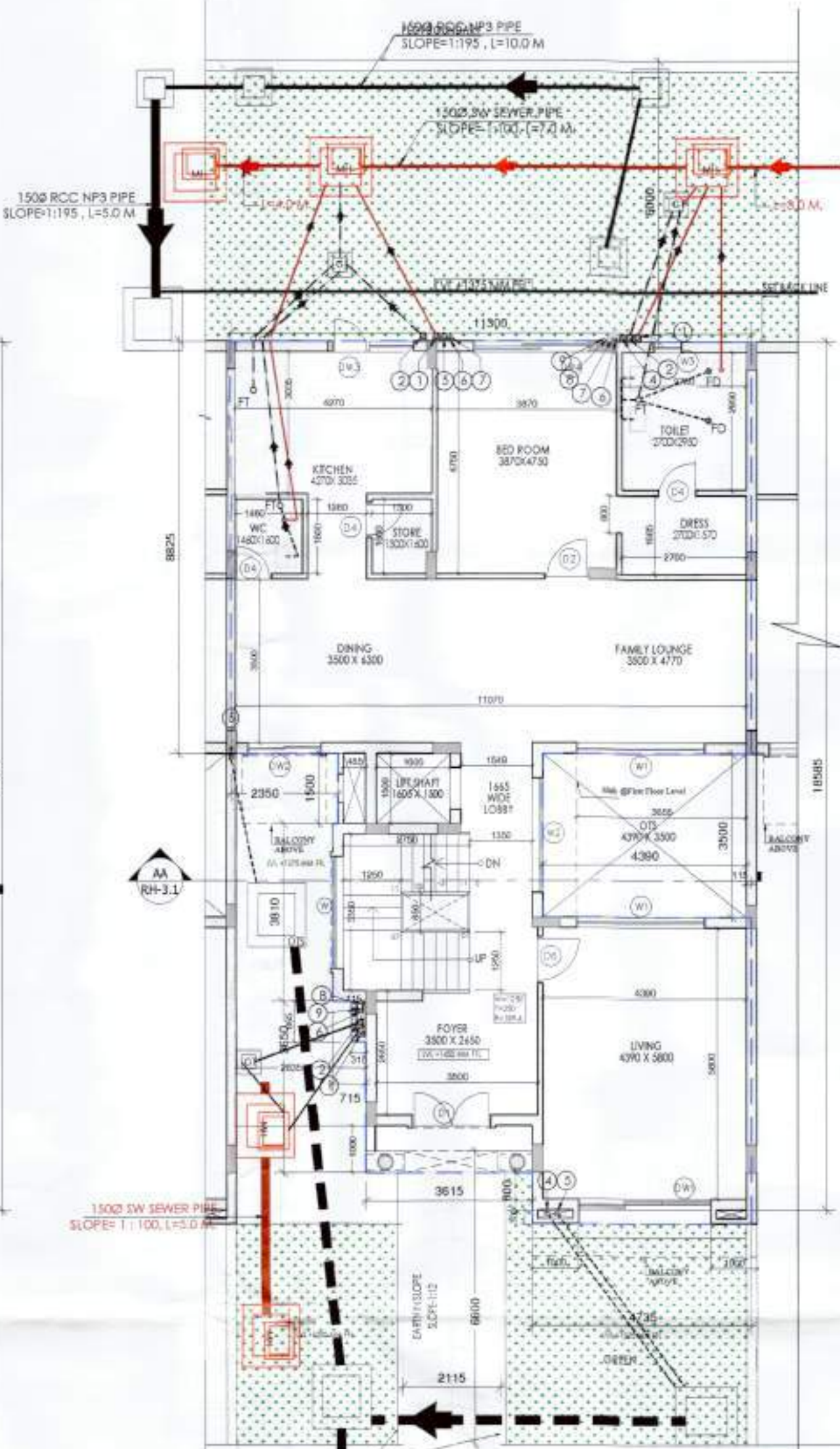
Great Value HPL Infratech Pvt. Ltd  
 Authorised Signatory

AUTH'S SIGN  
 AR. PRADEEP KUMAR  
 CA/2017/04890  
 8th House 201 Second Floor  
 Opp Huda Office Sector-14 Gurgaon  
 Mob 8798172670

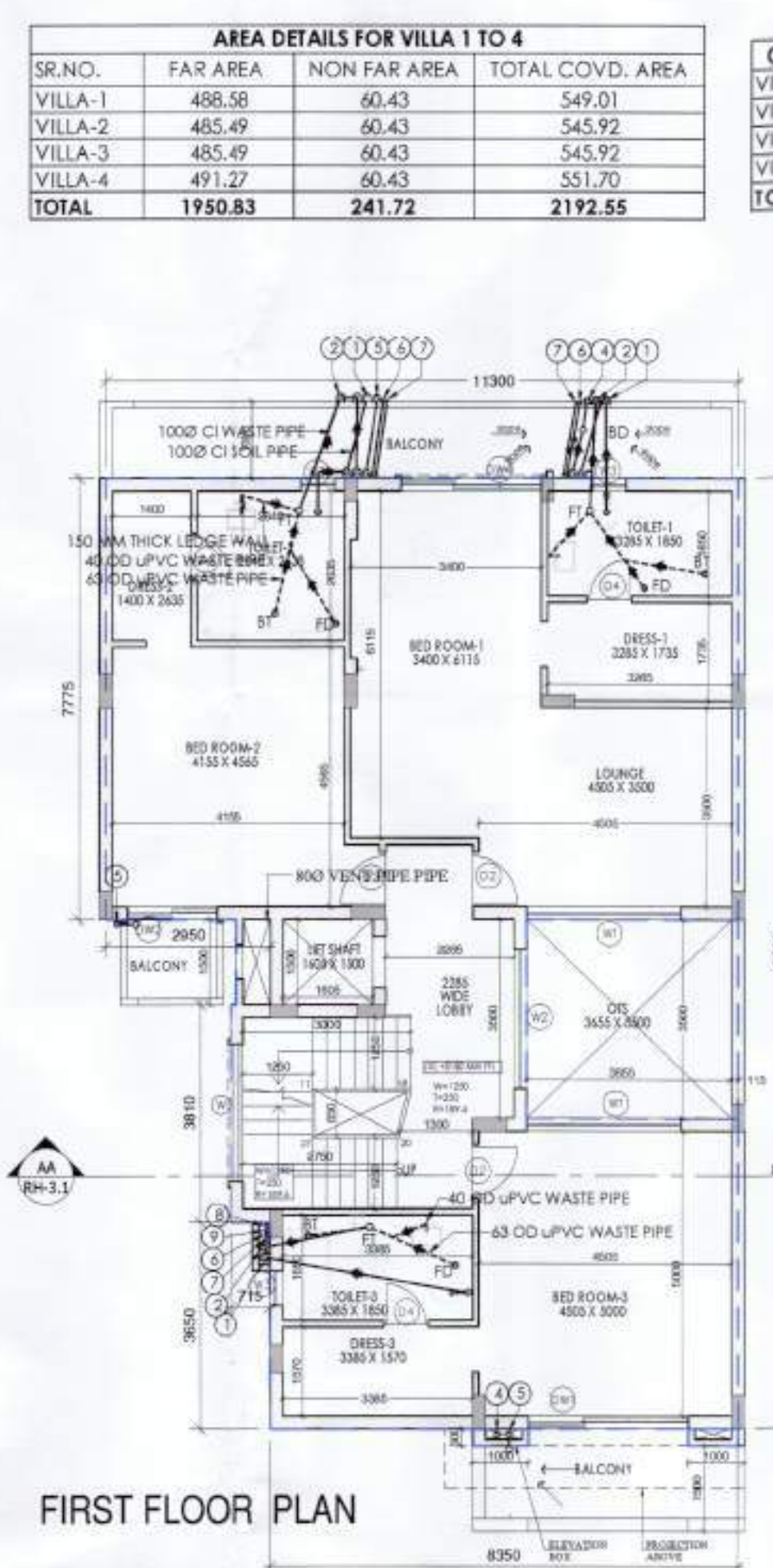
ARCHITECT'S SIGN



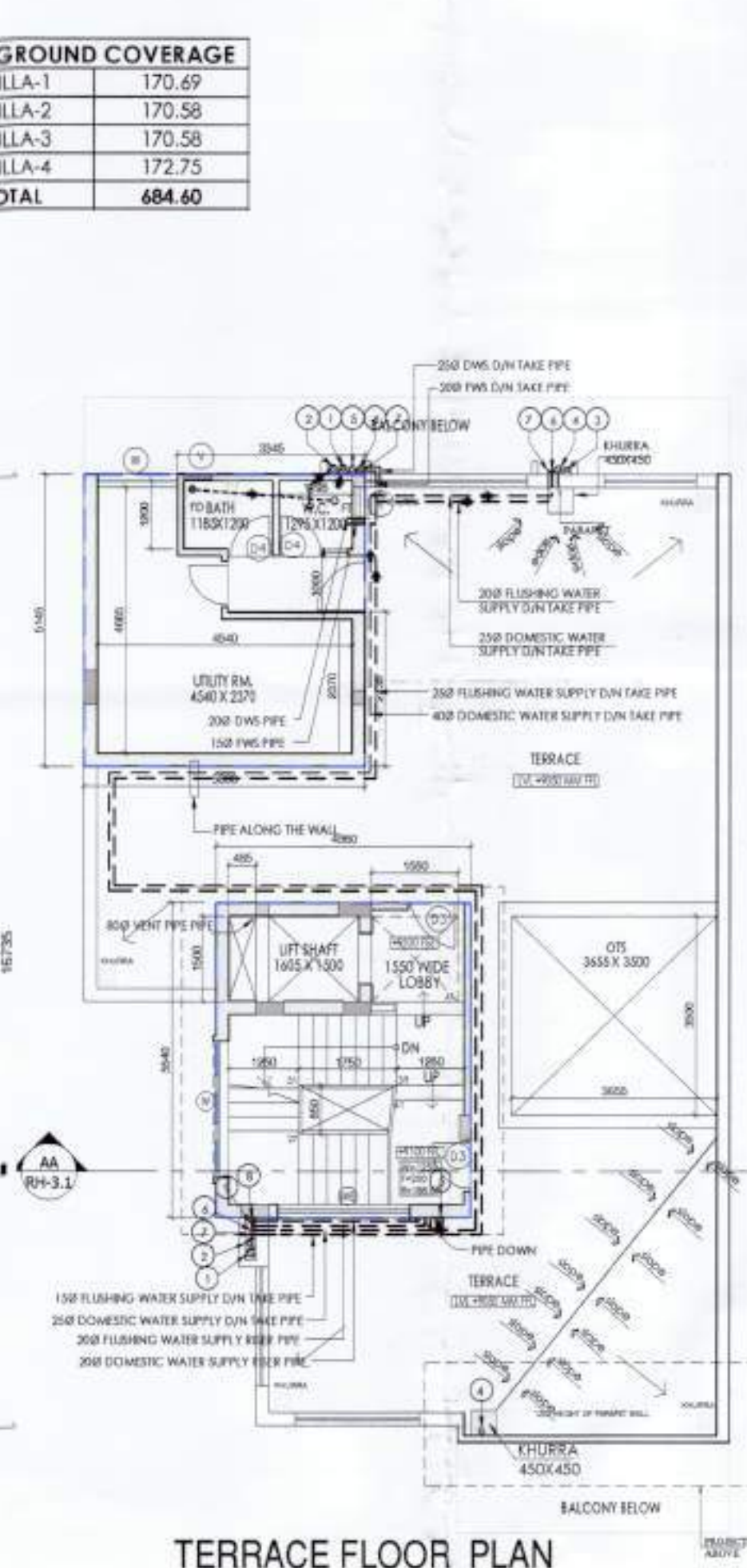
**BASEMENT FLOOR PLAN**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**TERRACE FLOOR PLAN**

**DOOR / WINDOW SCHEDULE**

NO.	TYPE	FINISHED OPENING SIZE	FINISHED SIZES	LOCATION
01	DOOR	2100 X 2100	2100 X 2100	ENTRANCE
02	DOOR	2100 X 2100	2100 X 2100	TOILET
03	DOOR	2100 X 2100	2100 X 2100	BED ROOM 1
04	DOOR	2100 X 2100	2100 X 2100	BED ROOM 2
05	DOOR	2100 X 2100	2100 X 2100	BED ROOM 3
06	DOOR	2100 X 2100	2100 X 2100	TOILET
07	DOOR	2100 X 2100	2100 X 2100	TOILET
08	DOOR	2100 X 2100	2100 X 2100	TOILET
09	DOOR	2100 X 2100	2100 X 2100	TOILET
10	DOOR	2100 X 2100	2100 X 2100	TOILET
11	DOOR	2100 X 2100	2100 X 2100	TOILET
12	DOOR	2100 X 2100	2100 X 2100	TOILET
13	DOOR	2100 X 2100	2100 X 2100	TOILET
14	DOOR	2100 X 2100	2100 X 2100	TOILET
15	DOOR	2100 X 2100	2100 X 2100	TOILET
16	DOOR	2100 X 2100	2100 X 2100	TOILET
17	DOOR	2100 X 2100	2100 X 2100	TOILET
18	DOOR	2100 X 2100	2100 X 2100	TOILET
19	DOOR	2100 X 2100	2100 X 2100	TOILET
20	DOOR	2100 X 2100	2100 X 2100	TOILET

**SCHEDULE OF PIPES**

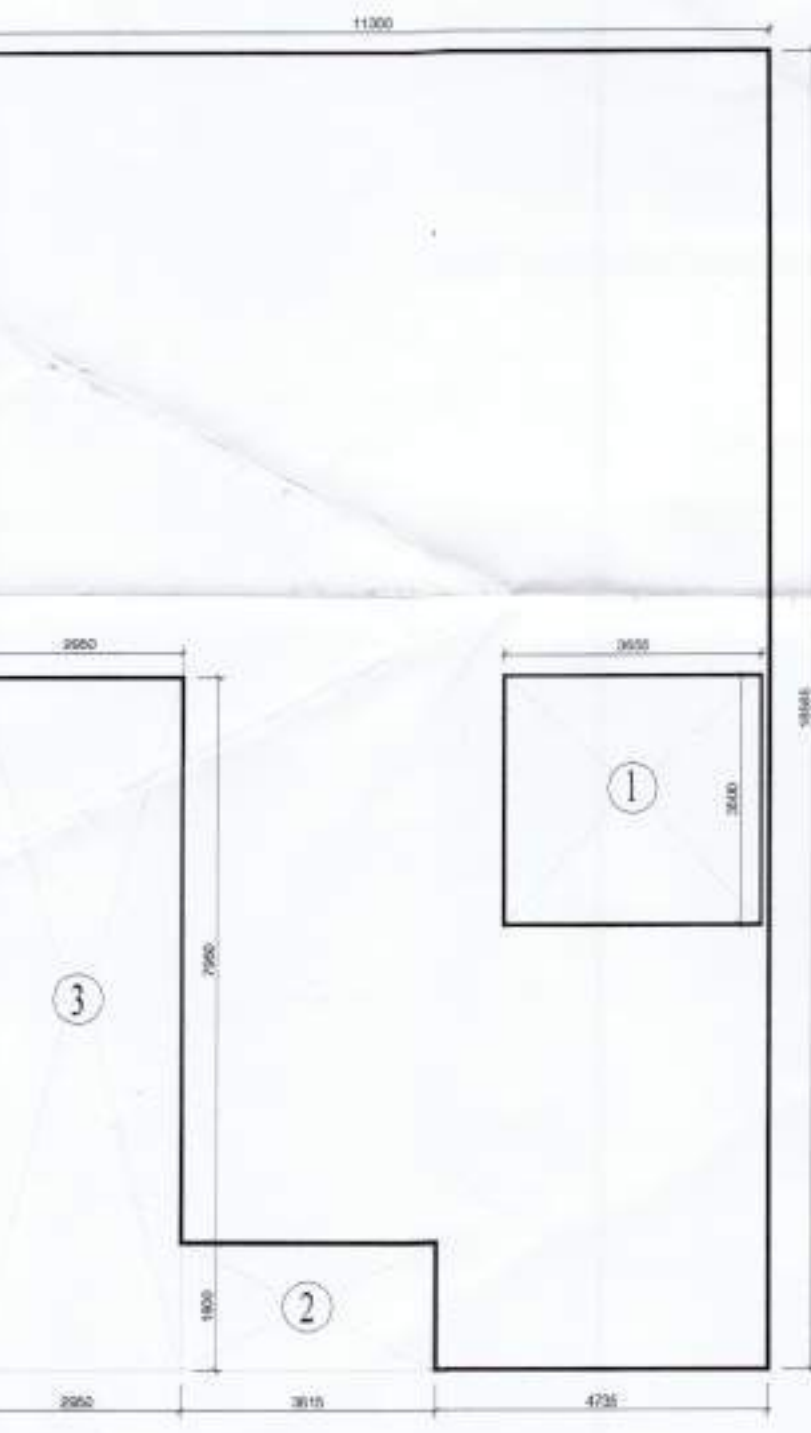
NO.	DESCRIPTION	NO.	DESCRIPTION
01	1000 CI SOL & VENT PIPE	05	DOMESTIC WATER SUPPLY RISER *
02	1000 CI WASTE & VENT PIPE	06	FLUSHING WATER SUPPLY RISER *
03	750 CI WASTE PIPE W/A DRAIN	07	FLUSHING WATER SUPPLY RISER *
04	110 OD UPVC TERRACE RAIN WATER PIPE	08	FLUSHING WATER SUPPLY RISER *
05	90 OD UPVC BALCONY RAIN WATER PIPE	09	FLUSHING WATER SUPPLY RISER *
06	DOMESTIC WATER SUPPLY D/W TAKE PIPE	10	FLUSHING WATER SUPPLY RISER *

**WATER SUPPLY LEGEND:**

- CWS DOMESTIC WATER SUPPLY LINE
- FWS FLUSHING WATER SUPPLY
- C DOMESTIC WATER TAP
- /H/ HEALTH FAUCET
- B BALL VALVE

**PLUMBING NOTES:**

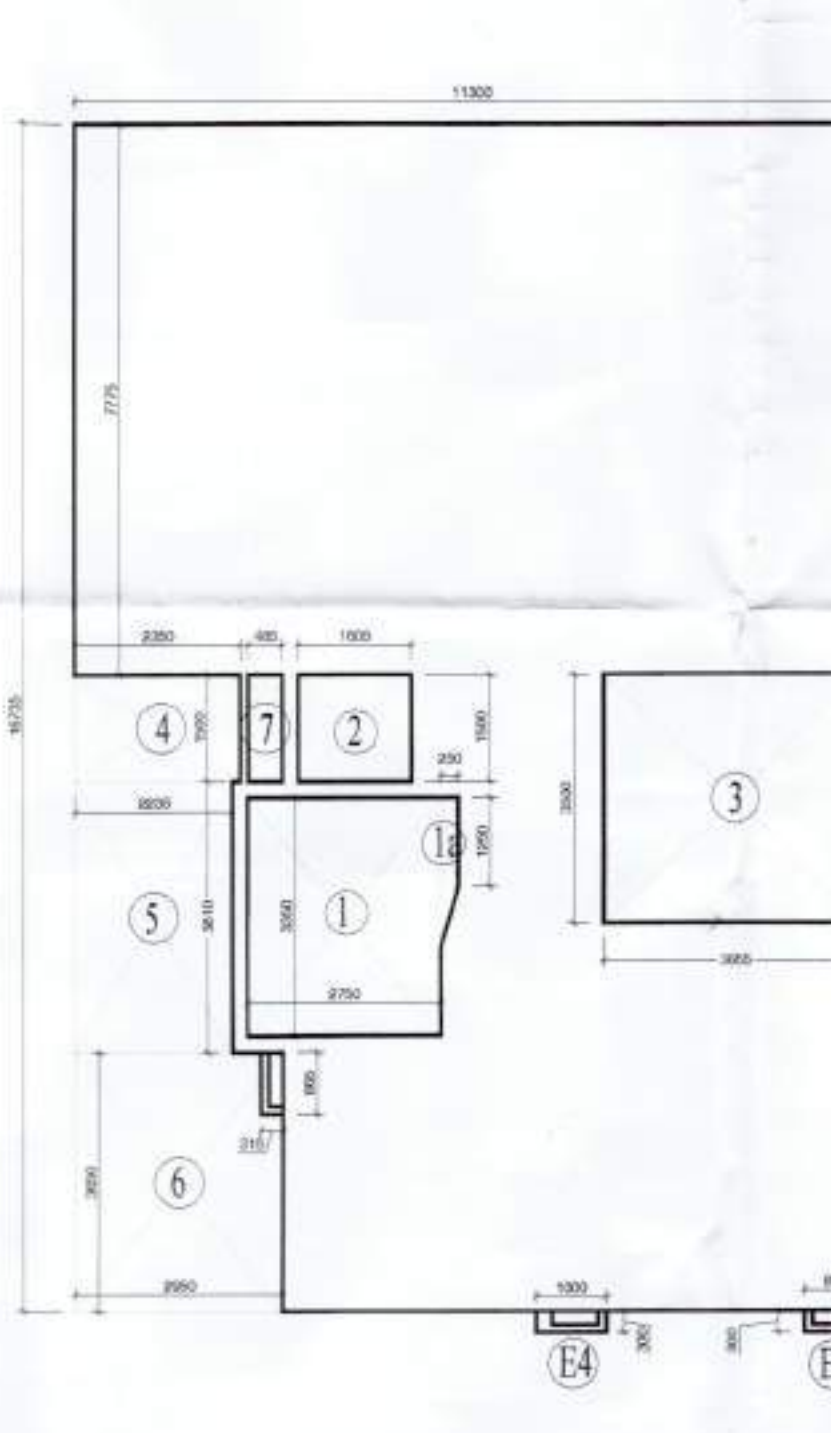
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- FD FLOOR DRAIN (100 x 50) MM
- BD BALCONY DRAIN (100 x 50) MM



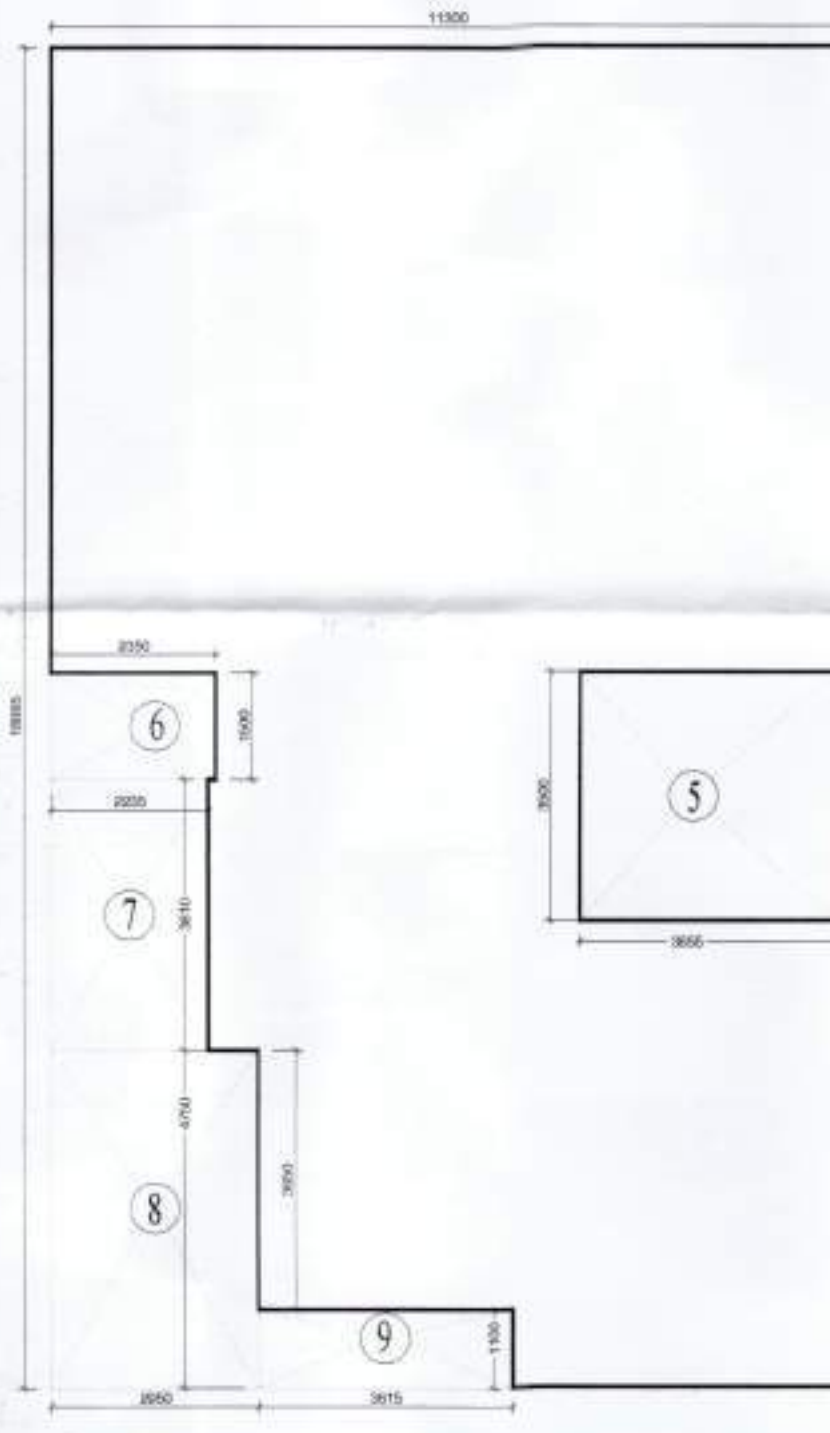
**BASEMENT AREA DIAGRAM**



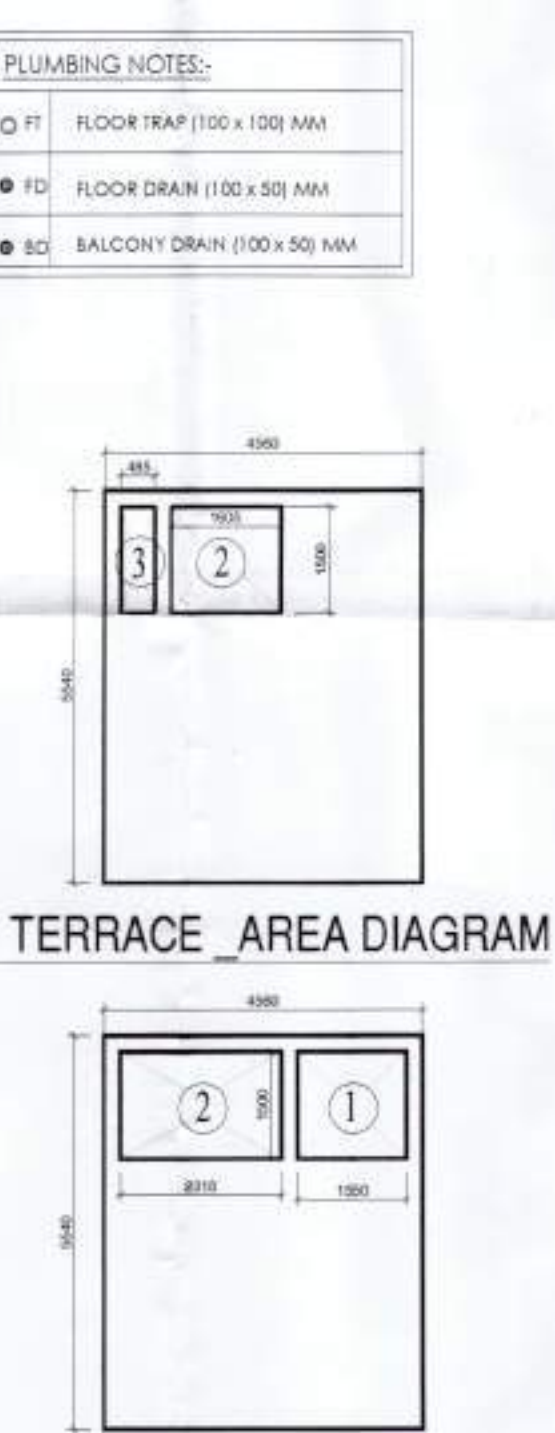
**GROUND FLOOR AREA DIAGRAM**



**FIRST FLOOR AREA DIAGRAM**



**GROUND COVERAGE AREA DIAGRAM**



**OHT LVL. AREA DIAGRAM**

**AREA DETAILS FOR VILLA 1 TO 4**

SR.NO.	FAR AREA	NON FAR AREA	TOTAL COVD. AREA
VILLA-1	488.58	60.43	549.01
VILLA-2	485.49	60.43	545.92
VILLA-3	485.49	60.43	545.92
VILLA-4	491.27	60.43	551.70
<b>TOTAL</b>	<b>1950.83</b>	<b>241.72</b>	<b>2192.55</b>

**GROUND COVERAGE**

VILLA-1	170.69
VILLA-2	170.58
VILLA-3	170.58
VILLA-4	172.75
<b>TOTAL</b>	<b>684.60</b>

**AREA CALCULATION FOR VILLA - 2 & 3**

**BASEMENT FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA (X x Y)						
XXY	11.300	X	18.585	X	1	210.01
<b>DEDUCTION AREA DETAIL</b>						
1	3.655	X	3.500	X	1	= 12.79
2	3.615	X	1.800	X	1	= 6.51
3	2.950	X	2.750	X	1	= 8.11
<b>TOTAL</b>						<b>= 27.41</b>

**NET FAR AREA OF BASEMENT = ADDITION - DEDUCTION**  
210.01 - 27.41 = 182.60 SQM.

**GROUND FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	11.300	X	18.885	X	1	213.40
E1	0.315	X	0.865	X	1	0.27
<b>TOTAL</b>						<b>= 213.67</b>
<b>DEDUCTION AREA DETAIL</b>						
1	2.750	X	3.350	X	1	= 9.21
2	1.605	X	1.500	X	1	= 2.41
3	4.390	X	3.500	X	1	= 15.37
4	2.350	X	1.800	X	1	= 4.23
5	2.235	X	3.810	X	1	= 8.52
6	2.950	X	4.750	X	1	= 14.01
7	3.615	X	1.100	X	1	= 3.98
<b>TOTAL</b>						<b>= 57.01</b>

**NET FAR AREA OF GROUND FLOOR = ADDITION - DEDUCTION**  
213.67 - 57.01 = 156.66 SQM.

**GROUND FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	11.300	X	16.735	X	1	189.11
E3	PLINE					0.12
E4	PLINE					0.18
E5	PLINE					0.14
<b>TOTAL</b>						<b>= 189.55</b>
<b>DEDUCTION AREA DETAIL</b>						
1	2.750	X	3.350	X	1	= 9.21
1a	0.250	X	1.675	X	1	= 0.42
2	1.605	X	1.500	X	1	= 2.41
3	3.655	X	3.500	X	1	= 12.79
4	2.350	X	1.800	X	1	= 4.23
5	2.235	X	3.810	X	1	= 8.52
6	2.950	X	3.650	X	1	= 10.77
7	0.485	X	1.500	X	1	= 0.73
<b>TOTAL</b>						<b>= 48.37</b>

**NET FAR AREA OF FIRST FLOOR = ADDITION - DEDUCTION**  
189.55 - 48.37 = 141.18 SQM.

**FIRST FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	11.300	X	16.735	X	1	189.11
E3	PLINE					0.12
E4	PLINE					0.18
E5	PLINE					0.14
<b>TOTAL</b>						<b>= 189.55</b>
<b>DEDUCTION AREA DETAIL</b>						
1	2.750	X	3.350	X	1	= 9.21
1a	0.250	X	1.675	X	1	= 0.42
2	1.605	X	1.500	X	1	= 2.41
3	3.655	X	3.500	X	1	= 12.79
4	2.350	X	1.800	X	1	= 4.23
5	2.235	X	3.810	X	1	= 8.52
6	2.950	X	3.650	X	1	= 10.77
7	0.485	X	1.500	X	1	= 0.73
<b>TOTAL</b>						<b>= 48.37</b>

**NET FAR AREA OF FIRST FLOOR = ADDITION - DEDUCTION**  
189.55 - 48.37 = 141.18 SQM.

**TERRACE FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	5.000	X	5.145	X	1	25.73
<b>TOTAL</b>						<b>= 25.73</b>

**TOTAL FAR AREA OF EACH FLOOR**  
BASEMENT + GROUND FLOOR + FIRST FLOOR + TERRACE  
182.60 + 156.66 + 141.18 + 25.73 = 406.17 SQM.

**TERRACE NON FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	4.560	X	5.540	X	1	25.26
<b>DEDUCTION AREA DETAIL</b>						
2	1.605	X	1.500	X	1	= 2.41
3	2.485	X	1.500	X	1	= 3.73
<b>TOTAL</b>						<b>= 3.14</b>

**TERRACE NON FAR AREA = ADDITION AREA - DEDUCTION AREA**  
25.26 - 3.14 = 22.12 SQM.

**OHT LEVEL NON FAR AREA**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	4.560	X	5.540	X	1	25.26
<b>DEDUCTION AREA DETAIL</b>						
2	1.550	X	1.500	X	1	= 2.33
3	2.318	X	1.500	X	1	= 3.48
<b>TOTAL</b>						<b>= 5.80</b>

**OHT AREA = ADDITION AREA - DEDUCTION AREA**  
25.26 - 5.80 = 19.46 SQM.

**GROUND COVERAGE AREA DETAILS**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.		
ADDITION AREA						
XXY	11.300	X	18.885	X	1	213.40
<b>DEDUCTION AREA DETAIL</b>						
5	3.655	X	3.500	X	1	= 12.79
6	2.350	X	1.500	X	1	= 3.53
7	2.235	X	3.810	X	1	= 8.52
8	2.950	X	4.750	X	1	= 14.01
9	3.615	X	1.100	X	1	= 3.98
<b>TOTAL</b>						<b>= 42.82</b>

**GROUND COVERAGE = ADDITION AREA - DEDUCTION AREA**  
213.40 - 42.82 = 170.58 SQM.

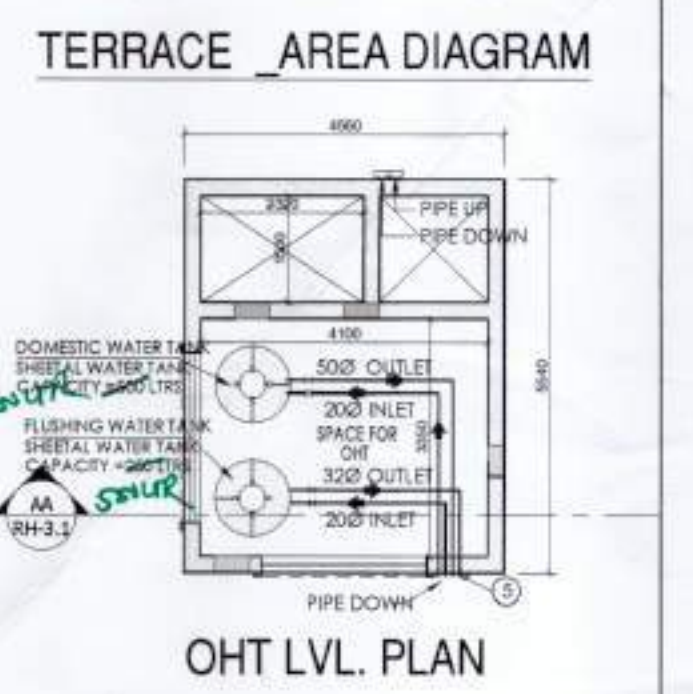
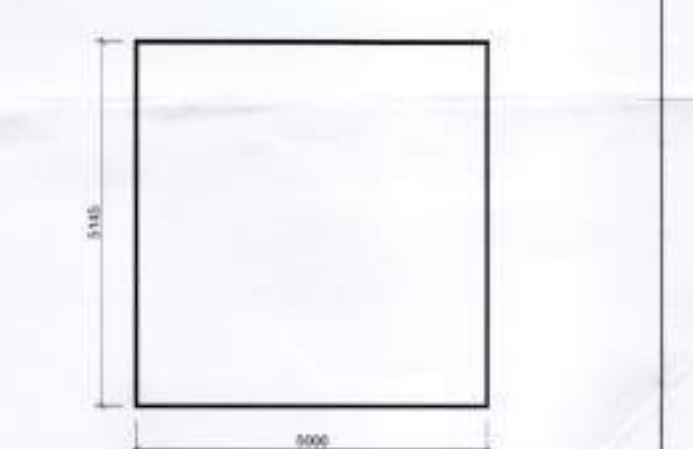
This is a 'PROVISIONAL BUILDING PLAN' approved only for the purpose of inviting objections from the general public.

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. 48150 DATED: 19-12-2025

S.T.P.(H) Member Secretary BPAC  
S.T.P.(G) Member BPAC  
C.T.P.(R) Chairman BPAC  
D.T.P.(H) Member BPAC  
A.P.(H) Member BPAC  
P.A. Member BPAC  
A.P. Member BPAC

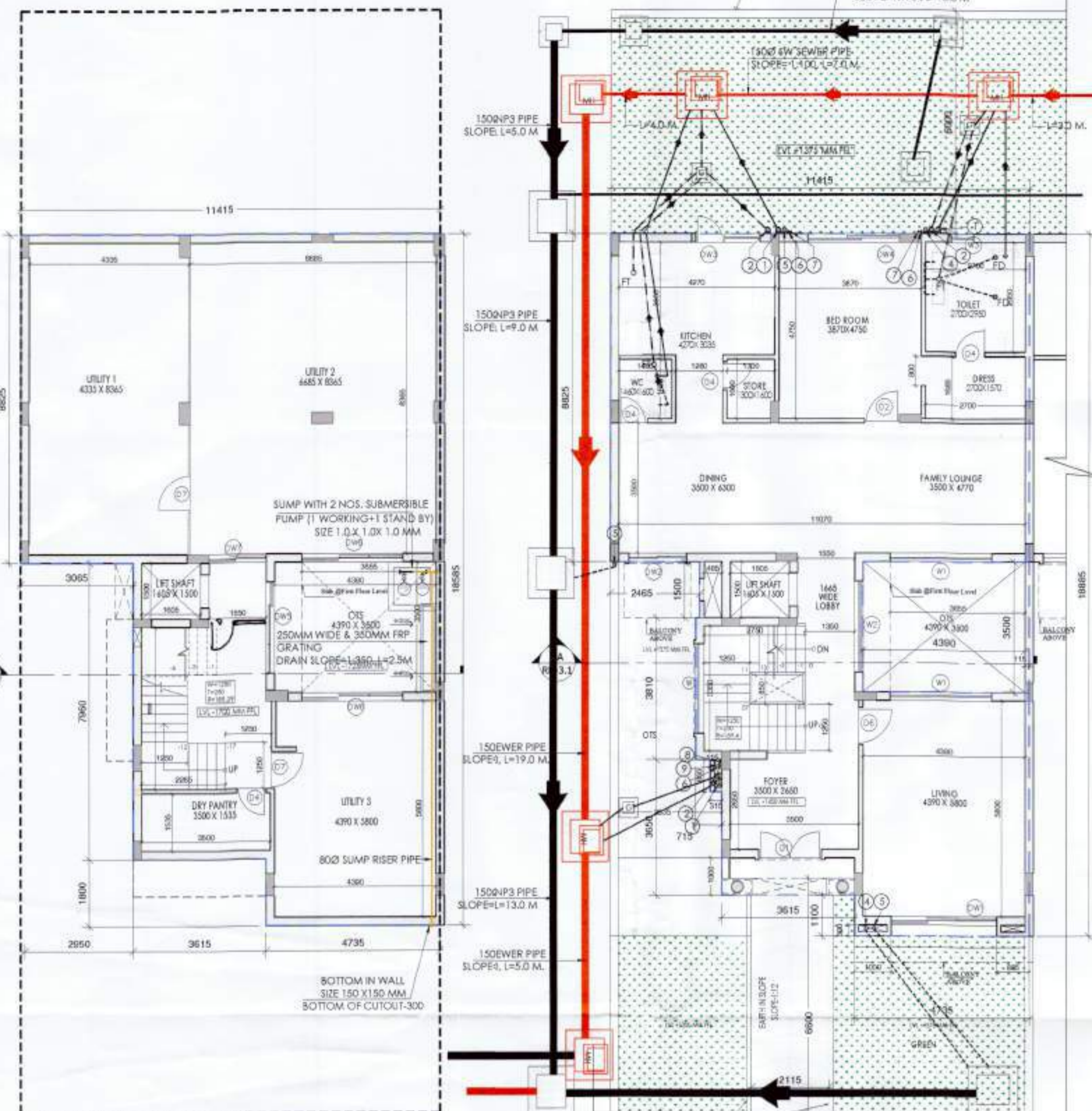
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter to 22615 11/7/2025

Rajesh Dutt SD(HQ)  
S. Pradeep Kumar CA/2017/B4030  
Ria House 301 Second Floor  
Opp Huda Office Sector-14 Gurugram  
Mob 8700172670



PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN 'AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 18-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: VILLA BLOCK-1 (VILLA- 2 & 3) FLOOR PLANS AREA DIAGRAM  
SCALE: 1:100 DATE: 15-05-2025  
DNG. NO: V- 2.2  
Great Value HPL InfraTech Pvt. Ltd. Authorised Signatory  
S. Pradeep Kumar CA/2017/B4030  
Ria House 301 Second Floor  
Opp Huda Office Sector-14 Gurugram  
Mob 8700172670  
ARCHITECT'S SIGN



**BASEMENT PLAN**

**GROUND FLOOR PLAN**

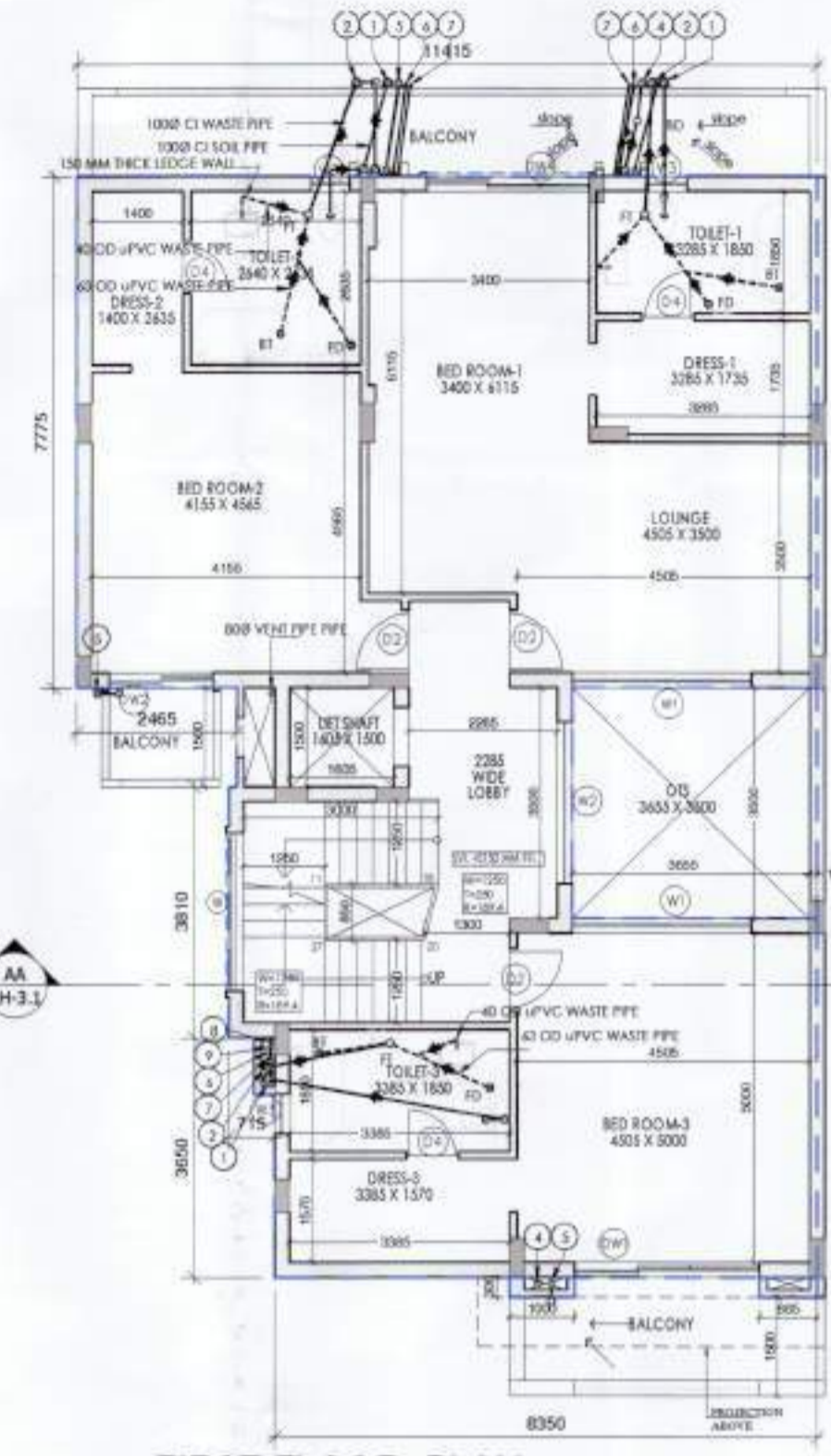
7.5 M WIDE ROAD

**AREA DETAILS FOR VILLA 1 TO 4**

SR.NO.	FAR AREA	NON FAR AREA	TOTAL COVD. AREA
VILLA-1	488.58	60.43	549.01
VILLA-2	485.49	60.43	545.92
VILLA-3	485.49	60.43	545.92
VILLA-4	491.27	60.43	551.70
<b>TOTAL</b>	<b>1950.83</b>	<b>241.72</b>	<b>2192.55</b>

**GROUND COVERAGE**

VILLA	NO.	AREA
VILLA-1	1	170.69
VILLA-2	1	170.58
VILLA-3	1	170.58
VILLA-4	1	172.75
<b>TOTAL</b>		<b>684.60</b>



**TERRACE FLOOR PLAN**

**SCHEDULE OF PIPES**

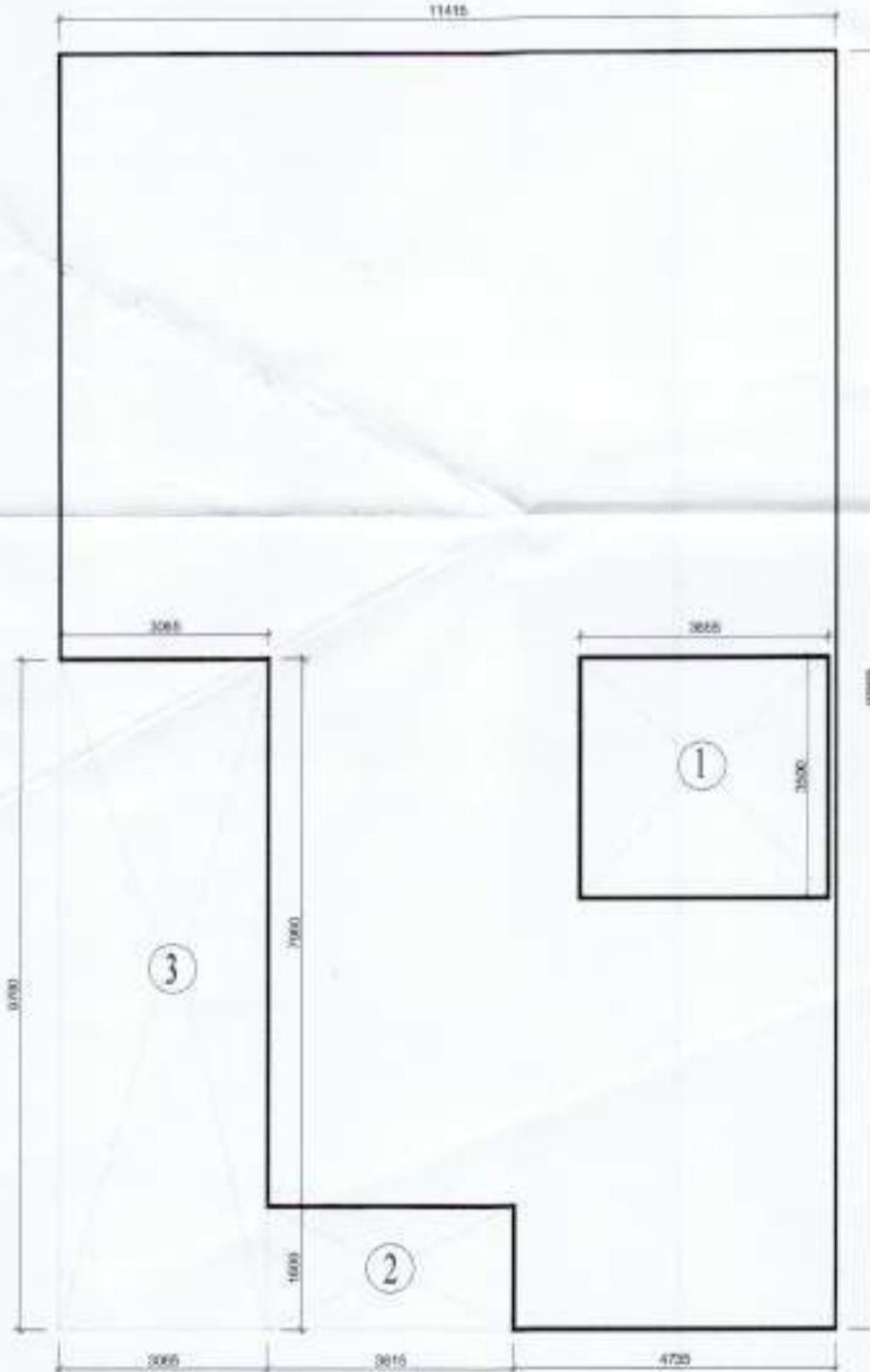
NO.	DESCRIPTION	NO.	DESCRIPTION
1	1000 CI SOIL & VENT PIPE	3	750 CI ANTI-SYPHONAGE PIPE
2	1000 CI WASTE & VENT PIPE	4	110 OD UPVC TERRACE RAIN WATER PIPE
3	750 CI WASTE PIPE W/AL DRAIN	5	90 OD UPVC BALCONY RAIN WATER PIPE
4	1000 CI WASTE PIPE W/AL DRAIN	6	DOMESTIC WATER SUPPLY D/N TAKE PIPE
5	750 CI WASTE PIPE W/AL DRAIN	7	DOMESTIC WATER SUPPLY RISER
6	750 CI WASTE PIPE W/AL DRAIN	8	FLUSHING WATER SUPPLY RISER
7	750 CI WASTE PIPE W/AL DRAIN	9	FLUSHING WATER SUPPLY RISER

**DOOR / WINDOW SCHEDULE**

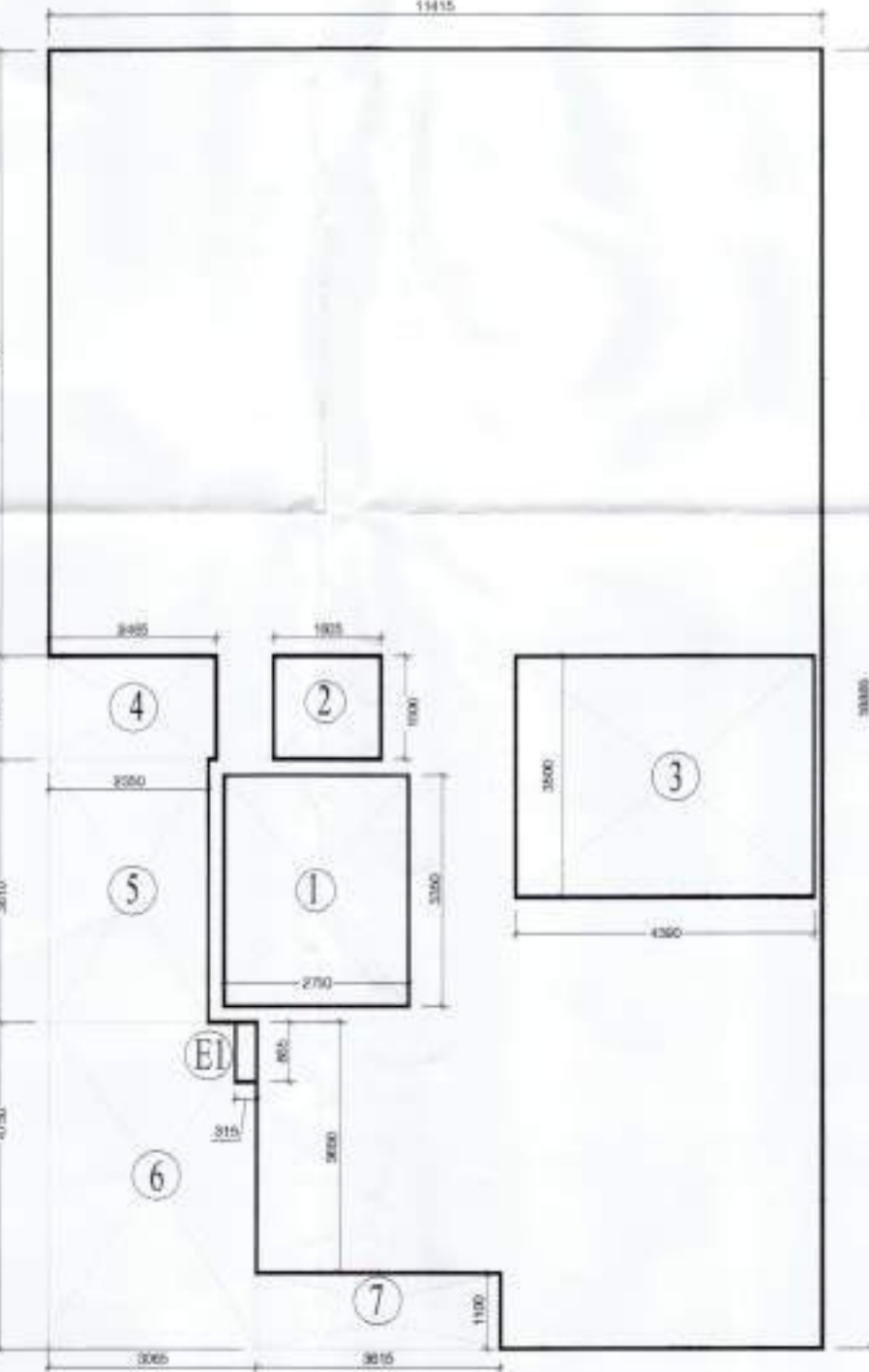
NO.	TYPE	FINISHED OPENING SIZE	FINISHED SIZES	LOCATION
D1	SW	2500 X 2100	2500 X 2100	MARBLE PORCH
D2	SW	1800 X 2400	1800 X 2400	ENTRANCE HALLWAY
D3	SW	2400 X 2400	2400 X 2400	REAR PORCH
D4	SW	2100 X 2100	2100 X 2100	MARTY & SHARMA ROOM
D5	SW	2100 X 2100	2100 X 2100	SHARMA ROOM
D6	SW	2100 X 2100	2100 X 2100	SHARMA ROOM
D7	SW	2100 X 2100	2100 X 2100	SHARMA ROOM
D8	SW	2100 X 2100	2100 X 2100	SHARMA ROOM
D9	SW	2100 X 2100	2100 X 2100	SHARMA ROOM

**PLUMBING NOTES:**

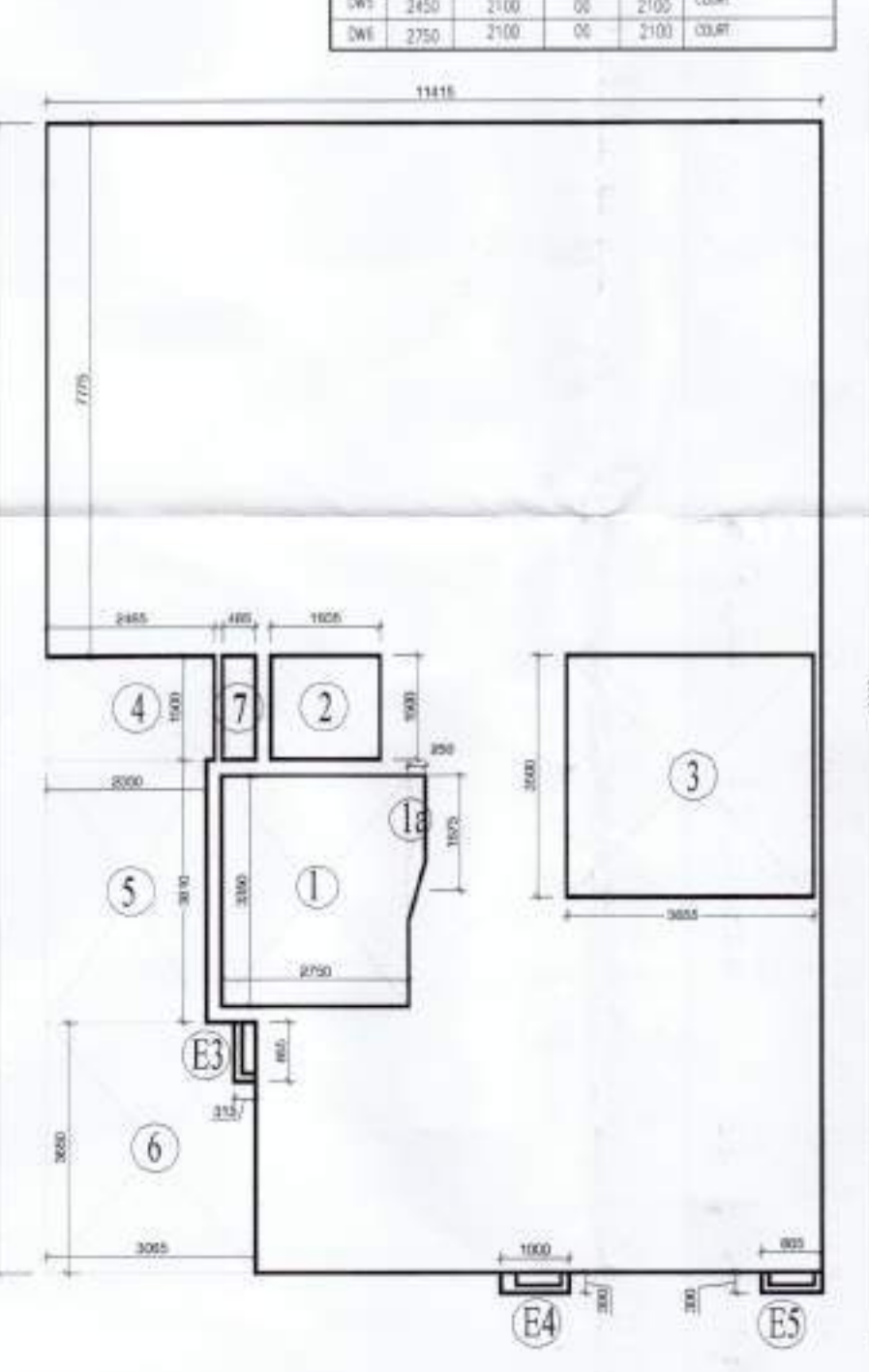
- FT FLOOR TRAP (100 X 100) MM
- FD FLOOR DRAIN (100 X 50) MM
- BD BALCONY DRAIN (100 X 50) MM



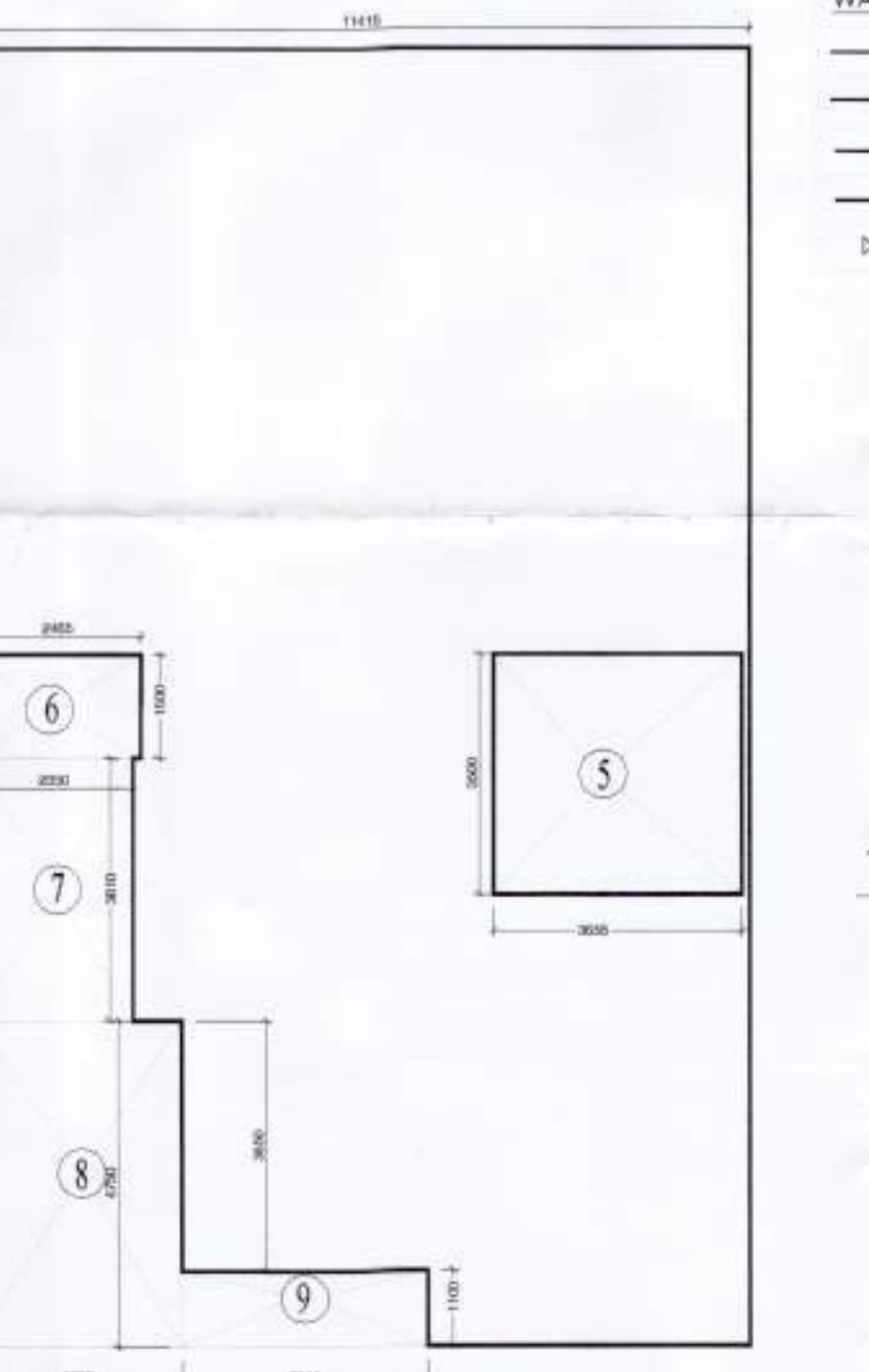
**BASEMENT FLOOR AREA DIAGRAM**



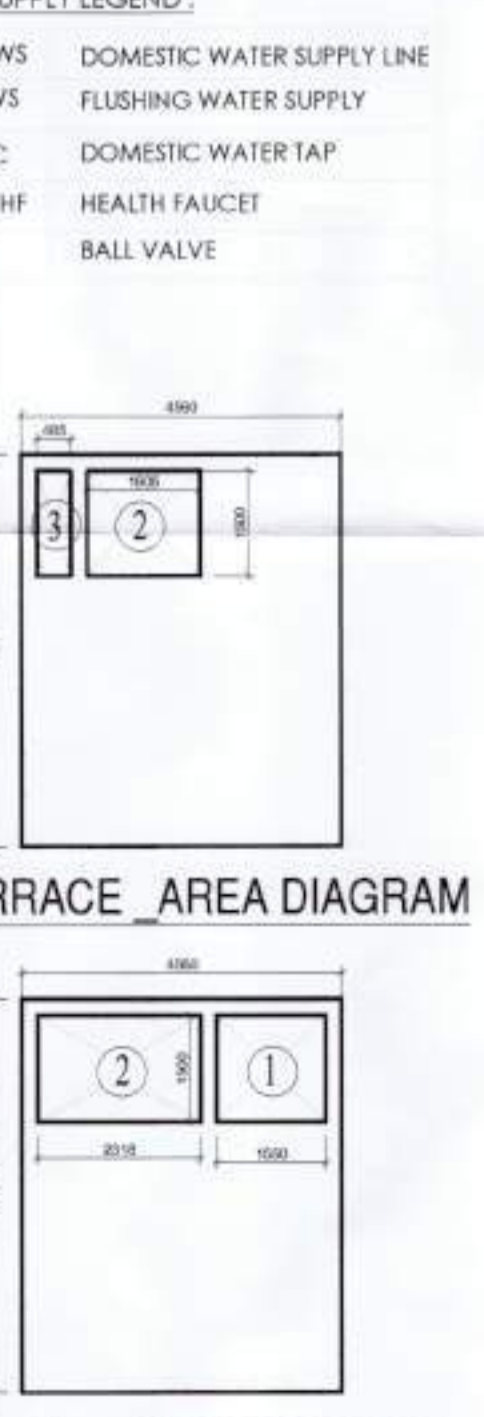
**GROUND FLOOR AREA DIAGRAM**



**FIRST FLOOR AREA DIAGRAM**



**GROUND COVERAGE AREA DIAGRAM**



**OHT LVL. AREA DIAGRAM**

**BASEMENT FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	11.415	X 18.885	X 1	212.15
<b>DEDUCTION AREA DETAIL</b>				
1	3.655	X 3.500	X 1	= 12.79
2	3.615	X 1.800	X 1	= 6.51
3	3.065	X 1.750	X 1	= 5.36
<b>TOTAL</b>				<b>= 49.21</b>

**NET FAR AREA OF BASEMENT = ADDITION - DEDUCTION**  
212.15 - 49.21 = 162.93 SQM.

**GROUND FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	11.415	X 18.885	X 1	215.57
2	0.315	X 0.865	X 1	= 0.27
<b>TOTAL</b>				<b>= 215.84</b>
<b>DEDUCTION AREA DETAIL</b>				
1	2.750	X 3.350	X 1	= 9.21
2	1.605	X 1.500	X 1	= 2.41
3	4.355	X 3.500	X 1	= 15.37
4	2.350	X 1.500	X 1	= 3.53
5	2.350	X 3.810	X 1	= 8.95
6	3.065	X 4.750	X 1	= 14.56
7	3.615	X 1.100	X 1	= 3.98
<b>TOTAL</b>				<b>= 58.00</b>

**NET FAR AREA OF GROUND FLOOR = ADDITION - DEDUCTION**  
215.84 - 58.00 = 157.84 SQM.

**GROUND FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
1	2.750	X 3.350	X 1	= 9.21
<b>TOTAL</b>				<b>= 9.21</b>

**TOTAL COVD. AREA OF GROUND FLOOR = FAR + NON FAR**  
157.84 + 9.21 = 167.05 SQM.

**FIRST FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	11.415	X 16.735	X 1	191.03
E3	FLINE	X 1	0.12	
E4	FLINE	X 1	0.18	
E5	FLINE	X 1	0.14	
<b>TOTAL</b>				<b>= 191.47</b>
<b>DEDUCTION AREA DETAIL</b>				
1	2.750	X 3.350	X 1	= 9.21
1a	0.250	X 1.675	X 1	= 0.42
2	1.475	X 1.500	X 1	= 2.21
3	3.655	X 3.500	X 1	= 12.79
4	2.465	X 1.500	X 1	= 3.70
5	2.350	X 3.810	X 1	= 8.95
6	3.065	X 4.750	X 1	= 14.56
7	0.485	X 1.500	X 1	= 0.73
<b>TOTAL</b>				<b>= 49.40</b>

**NET FAR AREA OF FIRST FLOOR = ADDITION - DEDUCTION**  
191.47 - 49.40 = 142.07 SQM.

**FIRST FLOOR FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
1	2.750	X 3.350	X 1	= 9.21
1a	0.250	X 1.675	X 1	= 0.42
<b>TOTAL</b>				<b>= 9.63</b>

**TOTAL COVD. AREA OF FIRST FLOOR = FAR+NON FAR**  
142.07 + 9.63 = 151.71 SQM.

**TERRACE FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	5.000	X 5.145	X 1	25.73
<b>TOTAL</b>				<b>= 25.73</b>

**TOTAL FAR AREA OF EACH FLOOR**  
BASEMENT + GROUND FLOOR + FIRST FLOOR + TERRACE  
162.93 + 157.84 + 142.07 + 25.73 = 488.58 SQM.

**TOTAL NON FAR AREA OF EACH FLOOR**  
BASEMENT + GROUND FLOOR + FIRST FLOOR + TERRACE  
9.21 + 9.63 + 22.13 + 19.46 = 60.43 SQM.

**TOTAL COVD. AREA FAR + NON FAR**  
488.58 + 60.43 = 549.01 SQM.

**TERRACE NON FAR AREA CALCULATION**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	4.560	X 5.540	X 1	25.26
<b>DEDUCTION AREA DETAIL</b>				
1	1.605	X 1.500	X 1	= 2.41
2	0.485	X 1.500	X 1	= 0.73
<b>TOTAL</b>				<b>= 3.14</b>

**TERRACE NON FAR AREA = ADDITION AREA - DEDUCTION AREA**  
25.26 - 3.14 = 22.13 SQM.

**OHT LEVEL NON FAR AREA**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	4.560	X 5.540	X 1	25.26
<b>DEDUCTION AREA DETAIL</b>				
1	1.550	X 1.500	X 1	= 2.33
2	2.315	X 1.500	X 1	= 3.48
<b>TOTAL</b>				<b>= 5.81</b>

**OHT AREA = ADDITION AREA - DEDUCTION AREA**  
25.26 - 5.81 = 19.46 SQM.

**GROUND COVERAGE AREA DETAILS**

SR.NO.	LENGTH	WIDTH	NOS.	TOTAL AREA IN SQM.
<b>ADDITION AREA</b>				
1	11.415	X 18.885	X 1	215.57
<b>DEDUCTION AREA DETAIL</b>				
1	3.655	X 3.500	X 1	= 12.79
2	3.065	X 1.500	X 1	= 4.60
3	2.350	X 3.810	X 1	= 8.95
4	3.065	X 4.750	X 1	= 14.56
5	3.615	X 1.100	X 1	= 3.98
<b>TOTAL</b>				<b>= 44.88</b>

**GROUND COVERAGE = ADDITION AREA - DEDUCTION AREA**  
215.57 - 44.88 = 170.69 SQM.

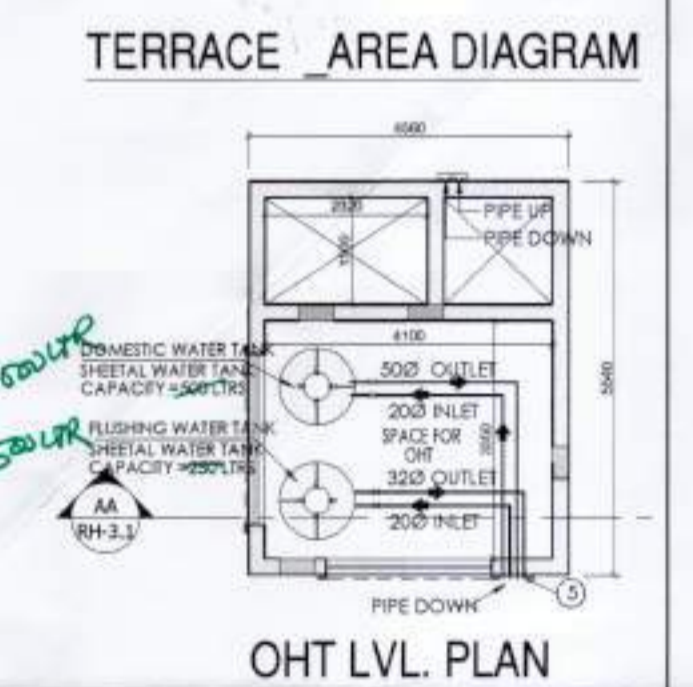
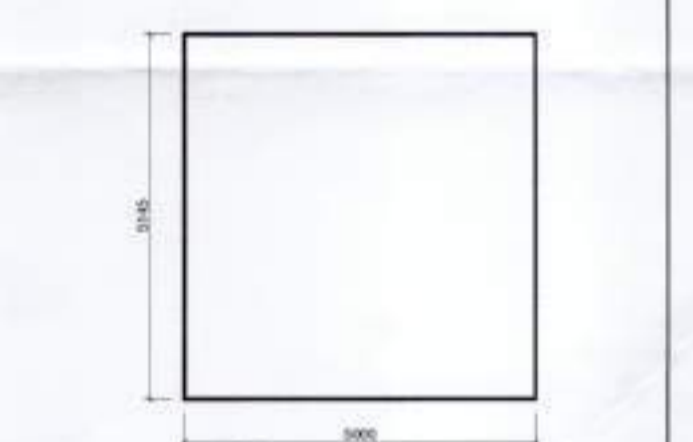
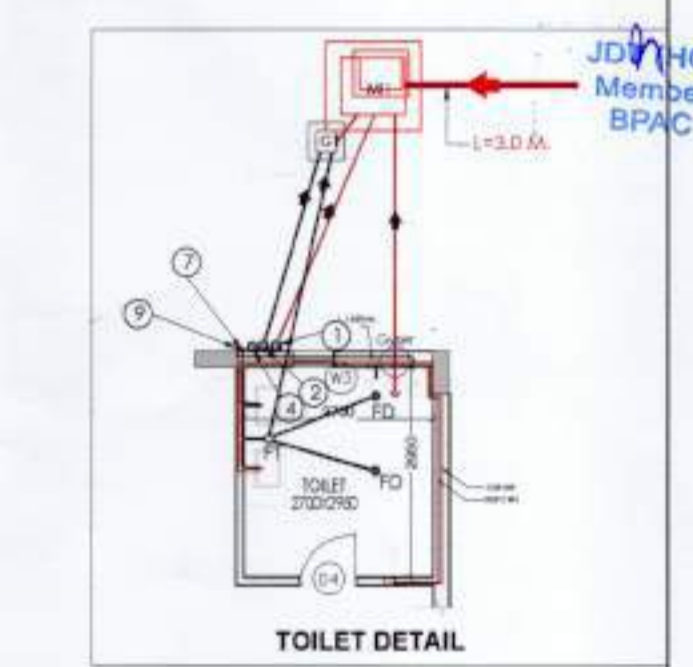
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of filing objections from the general public.

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 48150 DATED: 19-12-2025

Member Secretary B.P.A.C. Member B.P.A.C. Chairman B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in In formation No. 22685 - 11/7/2025

Superintending Engineer (HQ) Engineer-I HSVP, Panchkula



PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 19 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 19-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: VILLA BLOCK 1 (VILLA -1) FLOOR PLANS AREA DIAGRAM

SCALE: 1:100 DATE: 15-08-2025

Great Value HPL InfraTech Pvt. Ltd. Authorised Signatory

DRG. NO: V-2.1

ARCHITECT'S SIGN.