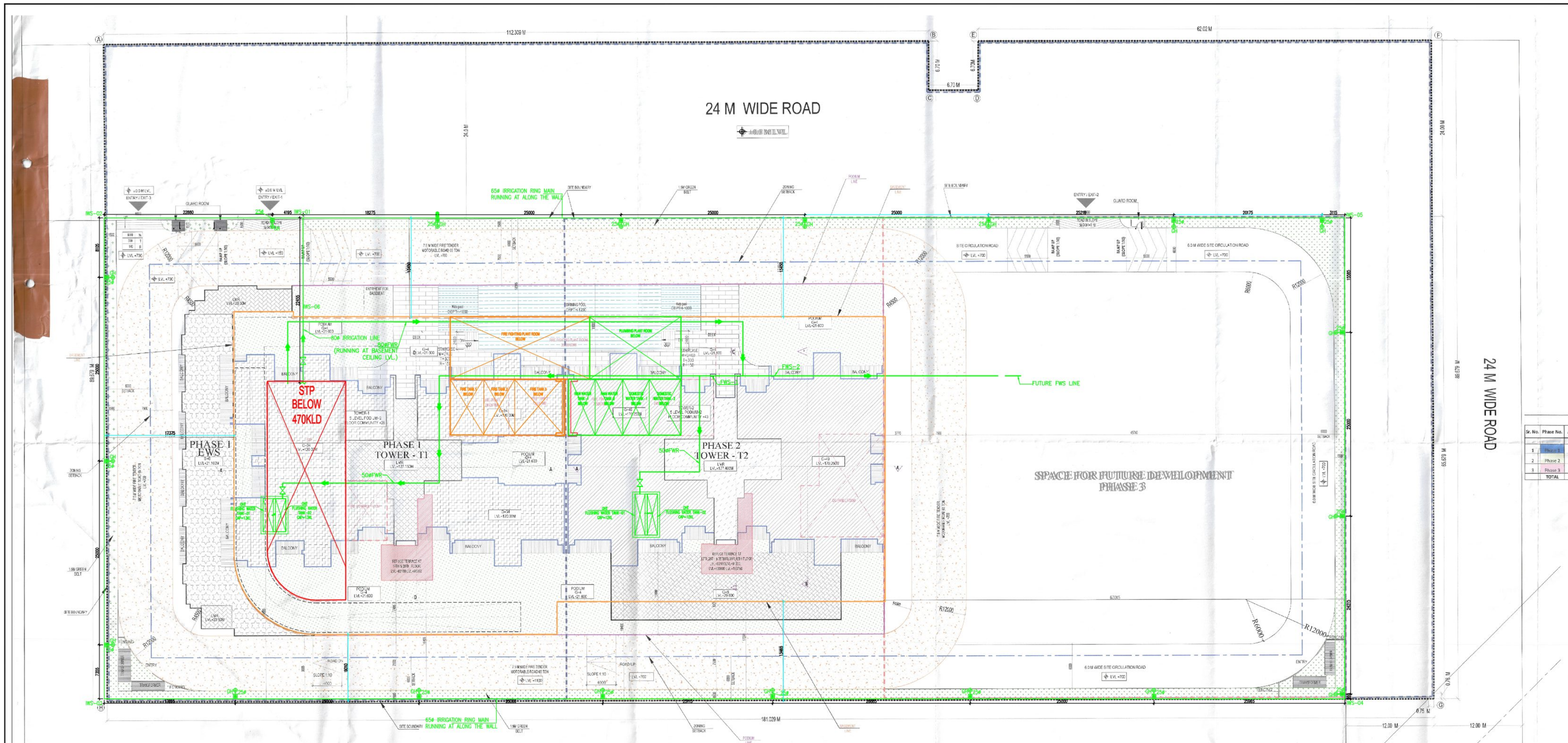


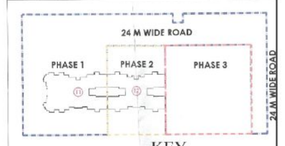
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

Note :-

"We, hereby, undertake to pay EESOC for 33kV PPD @ Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/24/2016/2nd Amendment/2023"



KEY PLAN

NOTE:-

"We, hereby, undertake to pay EESOC for 33kV PPD @Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/24/2016/2nd Amendment/2023"

TENTATIVE / INDICATIVE FAR INTENDED TO BE UTILIZED

Sr. No.	Phase No.	Area in acres	FAR to be utilized		Tentative FAR to be obtained through TDR and GRIHA
			Sqm	% of FAR	
1	Phase 1	2.275	24381.93	1.50	FAR to be obtained through TDR and GRIHA as per market policy, will be loaded as requirement
2	Phase 2	0.686	24381.10	1.50	
3	Phase 3	1.023	8093.70	0.50	
	TOTAL	4.00	56856.50	3.50	

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER (RESIDENTIAL)	TOTAL FAR (COMMERCIAL)	TOTAL BUILT UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALL TOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR/ AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - 1	GROUND FLOOR	1	235.940	235.940	22349.642	301.857	4158.741	4158.741	28037.259	3071.875	3071.875	4035.91	4,158.741	108	-
	TYPICAL FLOOR(7TH-16TH, 18TH-28TH & 27TH-43RD FLOOR)	25	819.715	20492.900			849.316	21207.900		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	813.401	1626.802			839.021	1678.002		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			848.194	848.194		848.194	848.194				
	MUMTY MACHINE ROOM	1	-	-			144.421	144.421		144.421	144.421				
TOWER - 2	GROUND FLOOR	1	309.288	309.288	35317.126	299.801	-	-	33903.672	-	-	2345.81	4,158.741	150	28
	TYPICAL FLOOR(7TH-16TH, 18TH-28TH & 27TH-43RD FLOOR)	25	711.351	17783.775			739.951	18498.775		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	702.261	1404.522			730.861	1461.722		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			739.951	739.951		739.951	739.951				
	35TH FLOOR	1	-	-			144.421	144.421		144.421	144.421				
	TYPICAL RENT HOUSE(37TH-39TH & 41TH-46TH FLOOR)	7	885.803	6200.621			914.423	6400.821		28.600	200.200				
	TYPICAL FLOOR (48TH FLOOR) WITH REFUGE FLOOR	1	878.250	878.25			906.850	906.850		28.600	28.600				
	TYPICAL FLOOR (36TH & 49TH TO 44TH FLOOR)	6	880.115	5340.68			918.715	5512.290		28.600	171.600				
	MUMTY MACHINE ROOM	2	-	-			144.421	288.842		144.421	288.842				
COMMUNITY BUILDING	5TH FLOOR	1	591.749	591.749	1778.640		2241.841	2241.841	3659.006	1650.092	1650.092	1880.365			
	6TH FLOOR	1	1186.891	1186.891			1417.164	1417.164		230.273	230.273				
EWS	GROUND FLOOR	1	78.106	78.106	1966.155		366.874	366.874	2350.448	277.768	277.768	414.290	366.874	66	
	TYPICAL FLOOR (1ST TO 6TH FLOOR)	6	314.675	1888.050			337.429	2024.574		22.754	136.524				
GUARD ROOM	GROUND FLOOR	2	5.280	10.560	10.560		5.280	10.560	10.560	-	-	-	10.560	-	-
HT PANNEL & METER ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PODIUM - 1	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM- 2	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM- 3	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM- 4	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
BASEMENT - 1	-	-	-	-	-	-	3615.046	3615.046	3615.046	3615.046	3615.046	3615.046	-	-	-
EWS BASEMENT	-	-	-	-	-	-	249.744	249.744	249.744	249.744	249.744	249.744	-	-	-
TOTAL					58022.124	541.658	-	-	58540.687	-	-	26476.015	4525.175	324	28
GRNAD TOTAL FAR					58563.782										

AREA SUMMARY

S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	UNIT	REMARKS PERMISSIBLE	REMARKS PROPOSED
1	TOTAL PLOT AREA OF THE SCHEME (4 ACRES)	16187.440		SQM.		
2	GROUND COVERAGE (50%)	8093.664	4525.175	SQM.	40% OF TOTAL SITE AREA	27.95% OF TOTAL SITE AREA
3	FAR (3.5 TOD)	56656.040		SQM.	3.50 OF TOTAL SITE AREA	
4	FAR RESIDENTIAL COMPONENT @99% MAXIMUM	56089.480			3.465 OF TOTAL SITE AREA	
5	FAR COMMERCIAL COMPONENT @ 1% MAXIMUM	566.560		SQM.	035 OF TOTAL SITE AREA	
6	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	1942.493		SQM.	12% OF TOTAL SITE AREA	
7	TOTAL FAR RESIDENTIAL COMPONENT@ 99% MAX + GRIHA 4 STAR	58031.972	58022.124	SQM.	3.584 OF TOTAL SITE AREA	3.584
8	TOTAL FAR COMMERCIAL COMPONENT @ 1 %	566.560	541.658	SQM.	033 OF TOTAL SITE AREA	0.033
9	PROPOSED MAIN DWELLING UNIT		258	NOS.		
10	EWS UNIT (PROPOSED DWELLING UNITS x 10%x 100/ 85	45.529	66	NOS.	15% OF TOTAL DWELLING UNITS	15.285 % OF TOTAL DWELLING UNITS
	TOTAL DWELLING UNITS (MDU + EWS)		324	NOS.		
11	SERVICE PERSONNEL UNIT	25.800	28	NOS.	10% OF MAIN DWELLING UNITS	10.85 % OF MAIN DWELLING UNITS
12	CAR PARKING	317	317	NOS.	AS PER TABLE BELOW	
13	CONVINIENT SHOPPING AREA MAXIMUM 1 % OF FAR	566.560	565.560	SQM.	MAXIMUM 1 % OF FAR	
14	PROPOSED BASEMENT AREA		3615.046	SQM.		
17	ORGANISED GREEN SPACE 15% OF PLOT AREA	2428.116	2437.317	SQM.	MINIMUM 15% OF PLOT AREA	PROPOSED 15.05%

		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Unit	258	1290
SERVICE PERSONAL UNIT (SPU) 10% of Main Units	2 Person / Unit	28	56
EWS	2 Person / Unit	66	132
TOTAL PROPOSED DENSITY			1478

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 660 PPA	2160 PERSONS TO 2640 PERSONS
PROPOSED POPULATION	1478 PERSONS
PROPOSED DENSITY	369.5 PPA

PARKING REQUIREMENT

S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	REQUIRED	PROPOSED
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS	0	0	
2	BETWEEN 100 - 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.0 ECS	192	192	
3	ABOVE 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.5 ECS	66	99	
4	EWS - 5% OF REQUIRED ECS			15	
5	1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL			11	
6	TOTAL CAR PARKING			317	317

TOT – LOT AND GREEN AREA REQUIRED = 2428.11 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 2437.31 / SQM. = 15.05% OF THE PLOT

	PERMISSIBLE ECS	PROPOSED NO OF BAYS	CAR PARK FOR EWS
GROUND FLOOR	119	19	28
PODIUM-1	100	65	
PODIUM-2	103	73	
PODIUM-3	103	73	
PODIUM-4	102	73	
TOTAL	537	303	
GRAND TOTAL		331	

S.N.	WATER SUPPLY LEGENDS	SYMBOL
01	IRRIGATION LINE	
02	VALVE CHAMBER 300x300	
03	GARDEN HYDRANT	GH

PROJECT:
PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY {99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPONENT} UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENCE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88-A, GURUGRAM BEING DEVELOPED BY DEVASYA DEVELOPERS PVT. LTD.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

STP(HQ) Member-Secretary BPAC
STP(HQ) Member BPAC
CTP(HQ) Chairman BPAC
DTP(HQ)
ATP(HQ)
AD
PA
ATP
AP (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 2049-43 dt 24.1.25
Ar. Ravinder Kumar CA/2012/65971
Rajesh Dutt SE(HQ)
Executing Engineer (HQ) Civil Engineer-I HSVP, Panchkula

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

DEC.-2024. | Scale : 1:100

Drawing Title:-
SITE PLAN
IRRIGATION & FLUSHING WATER SUPPLY LAYOUT

Drawing No. SP-01