SITE DETAIL

TOTAL AREA OF LAND = 3.073 ACRES OR 12444.993 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.641 ACRES OR 10683.044 SQM

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT
1	GROUND COVERAGE	60% OR 6413.360	3999.300 37.41 %
2	F. A. R	175 % OR 18705.552	
3	GREEN BUILDINGS FOR GREHA 4 STAR RATED	12% OR 1282.673	
4	TOTAL PERMISSIBLE FAR	19988.225 187 %	19523.926 (182.63 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.) LICENCE NO. 86 OF 2013 DATED 09.11.2013	REVISED APPROVAL (F.A.R)	PROPOSED AREA (F.A.R)
LOWER GROUND/ BASEMENT	=	1277.884 SQMT.	1268.563 SQMT.	-
GROUND FLOOR	=	3841.536 SQMT.	3797.527 SQMT.	-
FIRST FLOOR	=	3621.849 SQMT.	3127.765 SQMT.	-
SECOND FLOOR	=	3051.974 SQMT.	3124.013 SQMT.	-
THIRD FLOOR	=	853.221 SQMT.	920.860 SQMT.	-
FOURTH FLOOR	=	1151.206 SQMT.	1169.598 SQMT.	-
FIFTH FLOOR	=	1071.951 SQMT.	1229.332 SQMT.	-
SIXTH FLOOR	=	1314.662 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1375.343 SQMT.	1437.349 SQMT.	-
EIGHTH FLOOR	=	623.652 SQMT.	845.060 SQMT.	628.172 SQMT.
NINTH FLOOR	=	410.195 SQMT.	414.158 SQMT.	312.574 SQMT.
TOTAL AREA	=	18660.093 SQMT.	18763.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18893.593 SQMT.	18763.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18763.174+740.746 = 19523.926 SQMT.

SERVICE FLOOR AREA (NON F.A.R)

THIRD FLOOR	=	1666.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT -I	=	4366.094 SQMT.
BASEMENT -II	=	5666.037 SQMT.
BASEMENT -III	=	5366.981 SQMT.
TOTAL AREA ALL BASEMENT	=	15433.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R = 19988.225 / 50 = 400 CARS

BASEMENT-1 PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

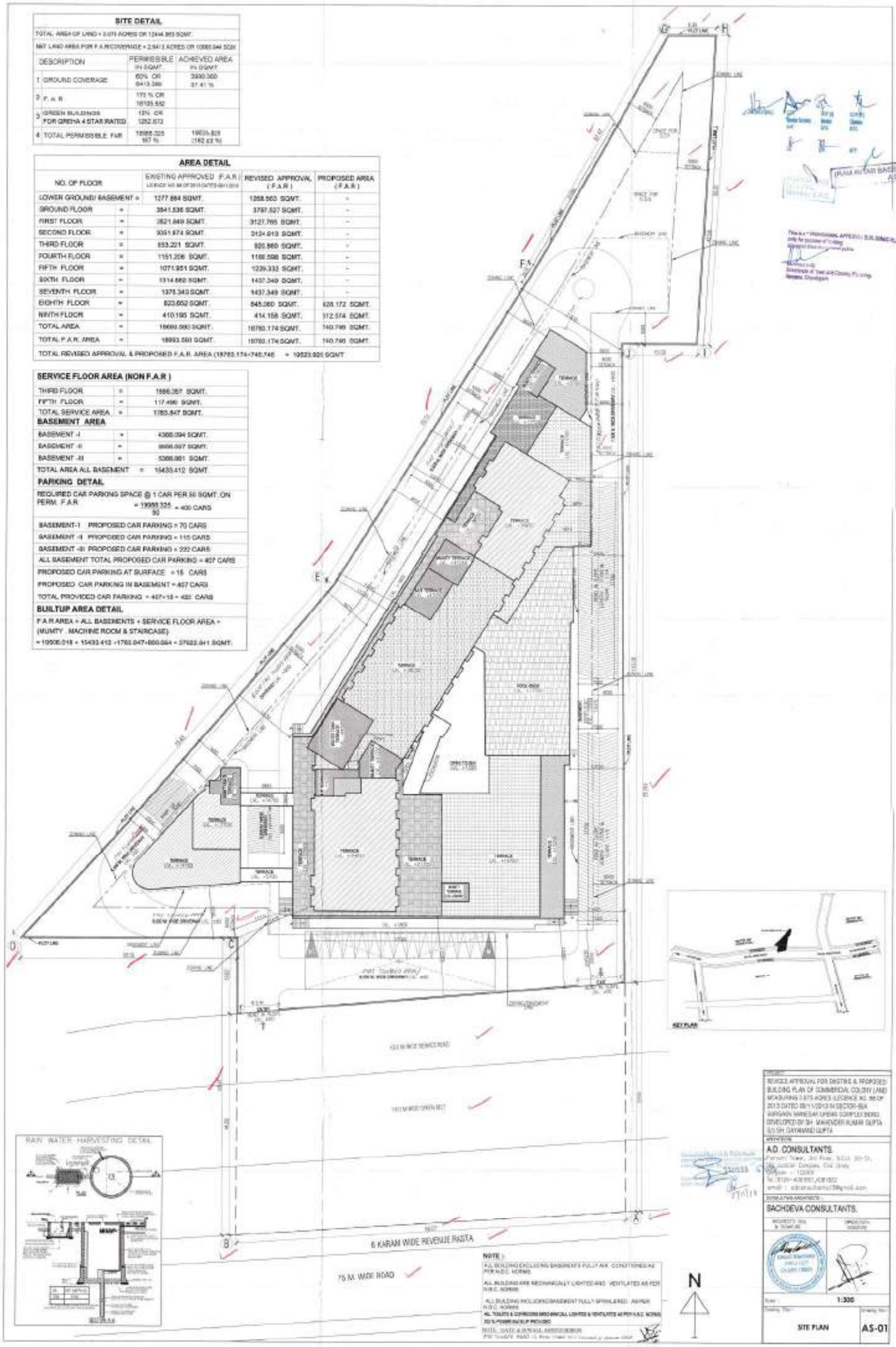
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY , MACHINE ROOM & STAIRCASE)

= 19908.018 + 15433.412 +1783.047+899.864 = 37023.341 SQMT.



SITE DETAIL

TOTAL AREA OF LAND = 3.075 ACRES OR 12444.383 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.3413 ACRES OR 10008.944 SQM.

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT.
1	GROUND COVERAGE	60% OR 6413.366	2666.000 37.41 %
2	F. A. R	175 % OR 18765.652	
3	GREEN BUILDINGS FOR GRIHA + 5STAR RATED	12% OR 1282.673	
4	TOTAL PERMISSIBLE FAR	19889.325 157 %	18523.920 (182.65 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.) LICENCE NO. 98 OF 2011 DATED 03/11/2012	REVISED APPROVAL (F.A.R)	PROPOSED AREA (F.A.R)
LOWER GROUND/ BASEMENT	=	1277.884 SQMT.	1288.863 SQMT.	-
GROUND FLOOR	=	3841.536 SQMT.	3797.527 SQMT.	-
FIRST FLOOR	=	3521.849 SQMT.	3127.798 SQMT.	-
SECOND FLOOR	=	3051.874 SQMT.	3124.613 SQMT.	-
THIRD FLOOR	=	853.221 SQMT.	820.860 SQMT.	-
FOURTH FLOOR	=	1155.206 SQMT.	1180.596 SQMT.	-
FIFTH FLOOR	=	1071.951 SQMT.	1209.332 SQMT.	-
SIXTH FLOOR	=	1314.662 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1375.343 SQMT.	1437.349 SQMT.	-
EIGHTH FLOOR	=	823.652 SQMT.	845.068 SQMT.	626.172 SQMT.
NINTH FLOOR	=	410.106 SQMT.	414.198 SQMT.	312.574 SQMT.
TOTAL AREA	=	18693.583 SQMT.	18783.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18693.583 SQMT.	18783.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18783.174+740.746 = 19523.920 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1666.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT-I	=	4386.094 SQMT.
BASEMENT-II	=	5660.667 SQMT.
BASEMENT-III	=	5386.651 SQMT.
TOTAL AREA ALL BASEMENT	=	15433.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R. = $\frac{19889.325}{50}$ = 400 CARS

BASEMENT-1 PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

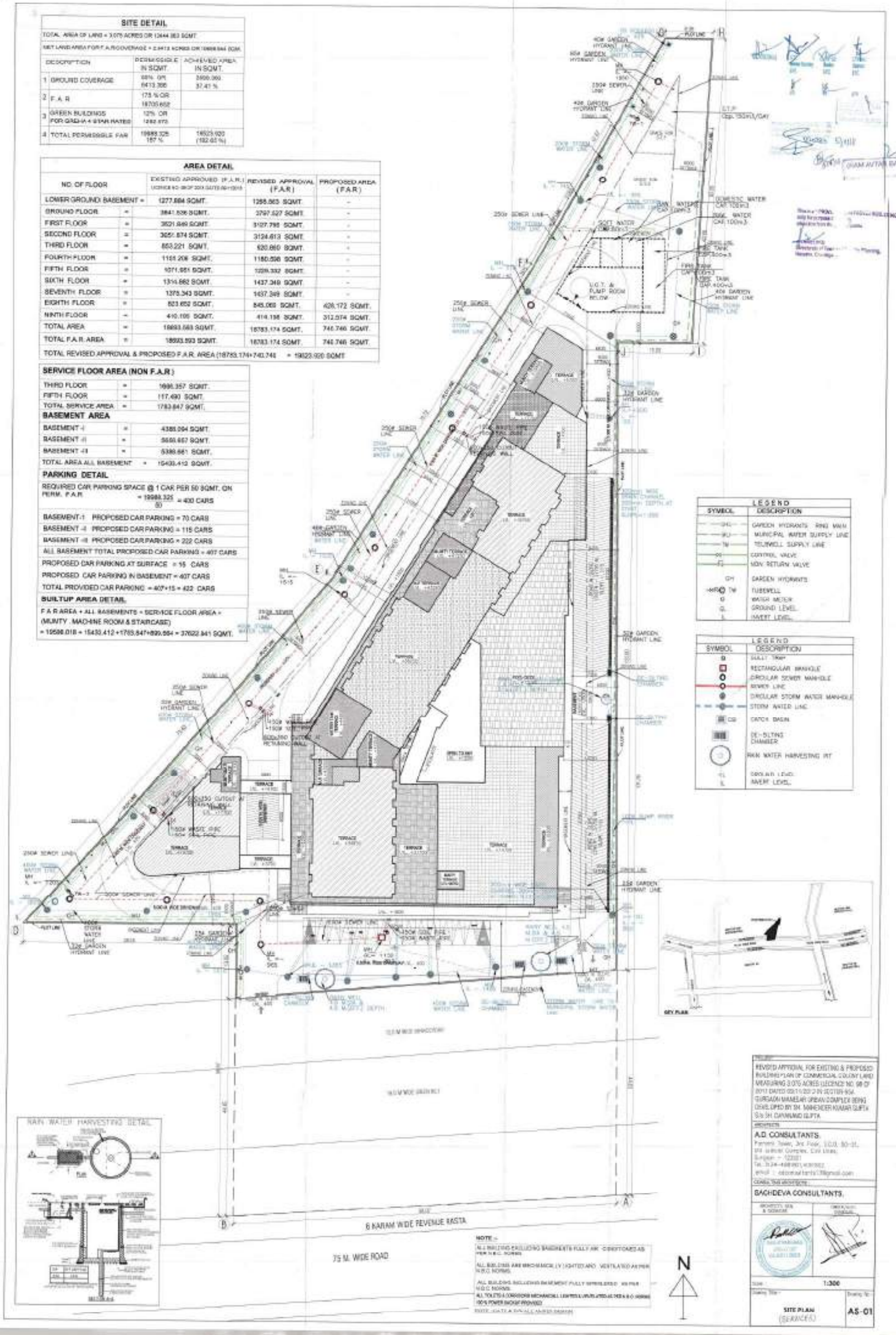
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

SUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUNTY., MACHINE ROOM & STAIRCASE)

= 19586.018 + 15433.412 +1783.847+899.564 = 37622.841 SQMT.



LEGEND

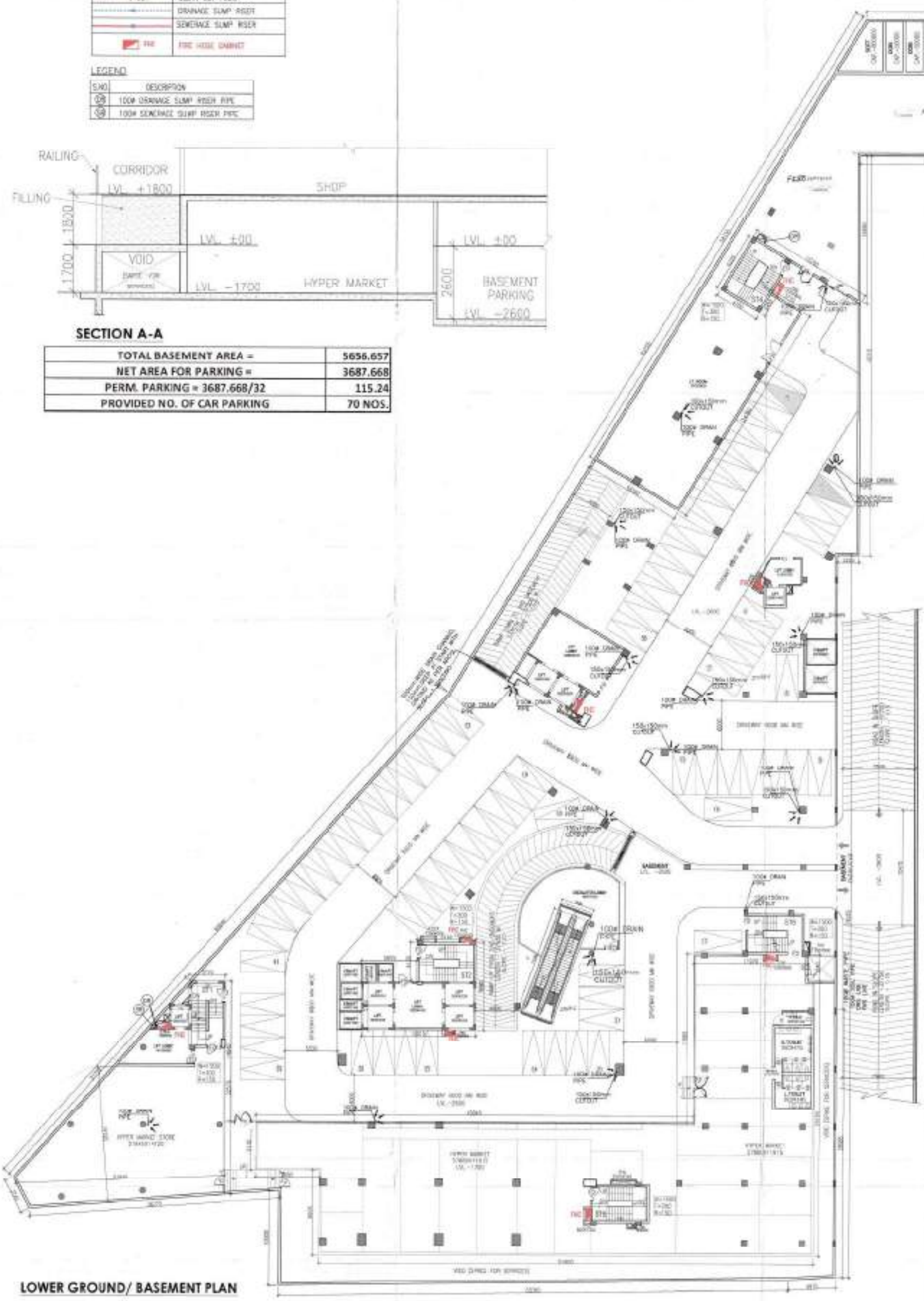
S.NO.	DESCRIPTION
	DRAIN CHANNEL
	SLOPE
	100Ø SOIL PIPE
	100Ø WASTE PIPE
COP	CLEAN OUT PLUG
	DRAINAGE SUMP RISER
	SEWERAGE SUMP RISER
FHC	FIRE HOSE CABINET

LEGEND

S.NO	DESCRIPTION
	100Ø DRAINAGE SUMP RISER PIPE
	100Ø SEWERAGE SUMP RISER PIPE

SECTION A-A

TOTAL BASEMENT AREA =	5656.657
NET AREA FOR PARKING =	3687.668
PERM. PARKING = 3687.668/32	115.24
PROVIDED NO. OF CAR PARKING	70 NOS.



LOWER GROUND/ BASEMENT PLAN

SCHEDULE OF DOOR – WINDOW

MARK	WIDTH	HEIGHT	SILL LVL	LIN. LVL
FD	[illegible]	[illegible]	---	[illegible]
FD	1000	2400	---	2400
D2	1200	2400	---	2400
D2	2000	2400	---	2100
D2	[illegible]	[illegible]	---	[illegible]
D	1200	2400	---	2400
D1	1200	2400	---	2400
D2	900	2100	---	2100
D4	750	2400	---	2400
D5	2200	2400	---	2400

PROJECT

REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.075 ACRES (LECENCE NO. 98 OF 2013 DATED 09/11/2013 IN SECTOR-95A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA.

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ARCHITECT'S SEAL & SIGNATURE | OWNER/AUTH. SIGNATURE

Scale : 1:200

Drawing Title :- **LOWER GROUND/ BASEMENT PLAN**

Drawing No. **AS-02**

LEGEND

S.NO.	DESCRIPTION
	DRAIN CHANNEL
	SLOPE
DRS	DRAINAGE SUMP
FHC	FIRE HOSE CABINET

LEGEND

S.NO	DESCRIPTION
	100ø DRAINAGE SUMP RISER PIPE
	100ø SEWERAGE SUMP RISER PIPE

TOTAL SECOND BASEMENT AREA =	5656.657
NET AREA FOR PARKING =	5656.657
PERM. PARKING = 5656.657/32	176.77
PROVIDED NO. OF CAR PARKING	115 NOS.

SECOND BASEMENT PLAN

SCHEDULE OF DOOR – WINDOW

MARK	WIDTH	HEIGHT	CILL LVL.	LINTEL LVL.
FD	2000	2400	---	2400
FD	1500	2400	---	2400
SD	1200	2400	---	2400
SD1	2000	2400	---	2400
MSC	1800	2400	---	2400
D	1200	2400	---	2400
D1	1000	2400	---	2400
D2	900	2100	---	2100
D4	750	2400	---	2400
FD	2000	2400	---	2400

PROJECT

REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.675 ACRES (LECENCE NO. 98 OF 2013 DATED 09/11/2013 IN SECTOR-95A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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ARCHITECT'S SEAL & SIGNATURE	OWNER/AUTH. SIGNATURE

Scale : 1:200

Drawing Title : SECOND BASEMENT PLAN

Drawing No.- AS-03

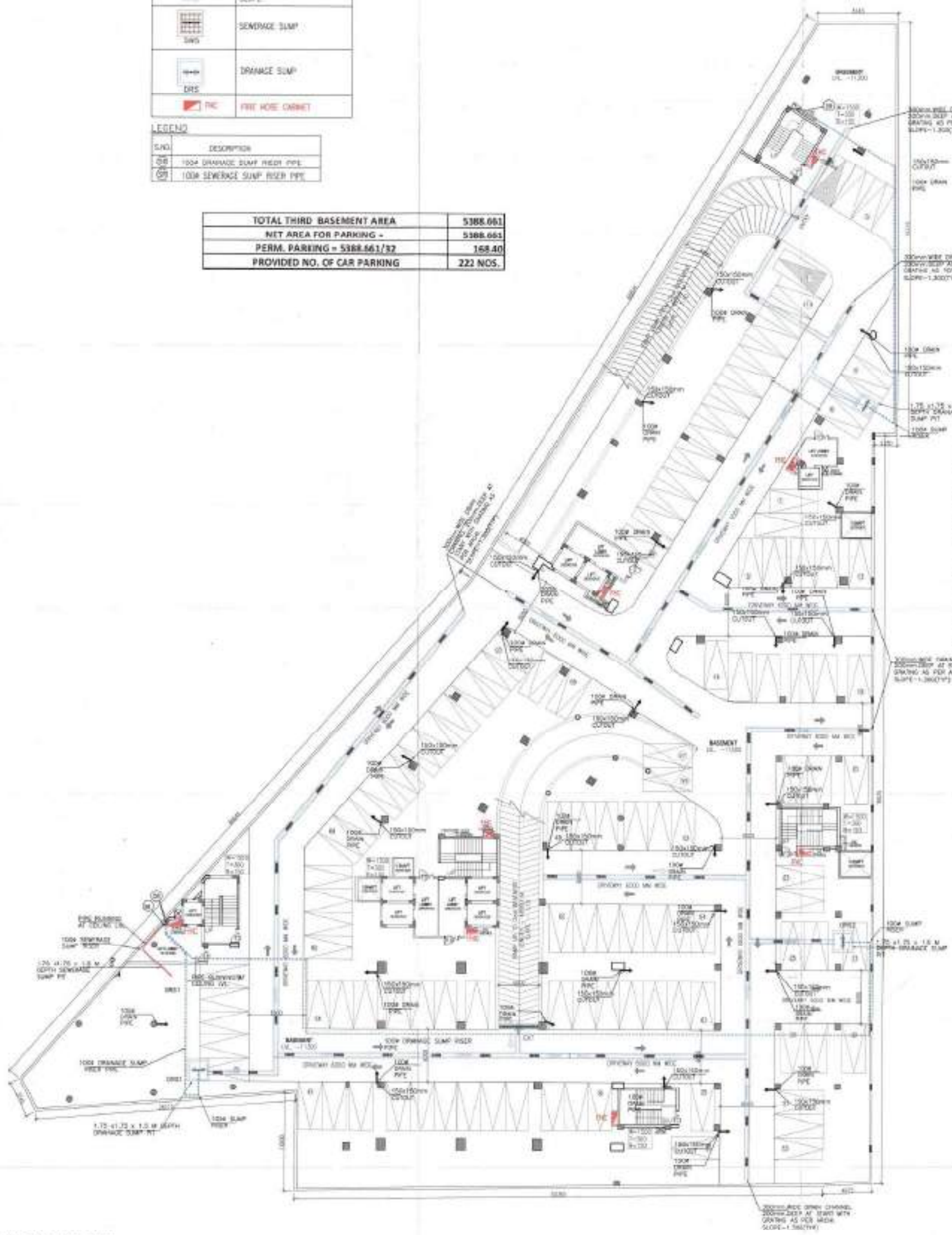
LEGEND

S.NO.	DESCRIPTION
	SEWERAGE SUMP RISER PIPE
	DRAINAGE SUMP RISER PIPE
	DRAIN CHANEL
	SLOPE
SWS	SEWERAGE SUMP
DRS	DRAINAGE SUMP
FHC	FIRE HOSE CABINET

LEGEND

S.NO.	DESCRIPTION
	100ø DRAINAGE SUMP RISER PIPE
	100ø SEWERAGE SUMP RISER PIPE

TOTAL THIRD BASEMENT AREA	5388.661
NET AREA FOR PARKING -	5388.661
PERM. PARKING = 5388.661/32	168.40
PROVIDED NO. OF CAR PARKING	222 NOS.



SCHEDULE OF DOOR -WINDOW

Mark	WIDTH	HEIGHT	SILL LVL.	LVL. LVL.
D	1200	2400	---	2400
D1	1000	2400	---	2400
D2	900	2100	---	2100
D4	750	2400	---	2400
D5	2500	2400	---	2400

THIRD BASEMENT PLAN
MECHANICAL PARKING = 111 X2 =222

PROJECT

REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.375 ACRES (LECENCE NO. 96 OF 2013 DATED 09/11/2013) IN SECTOR-86A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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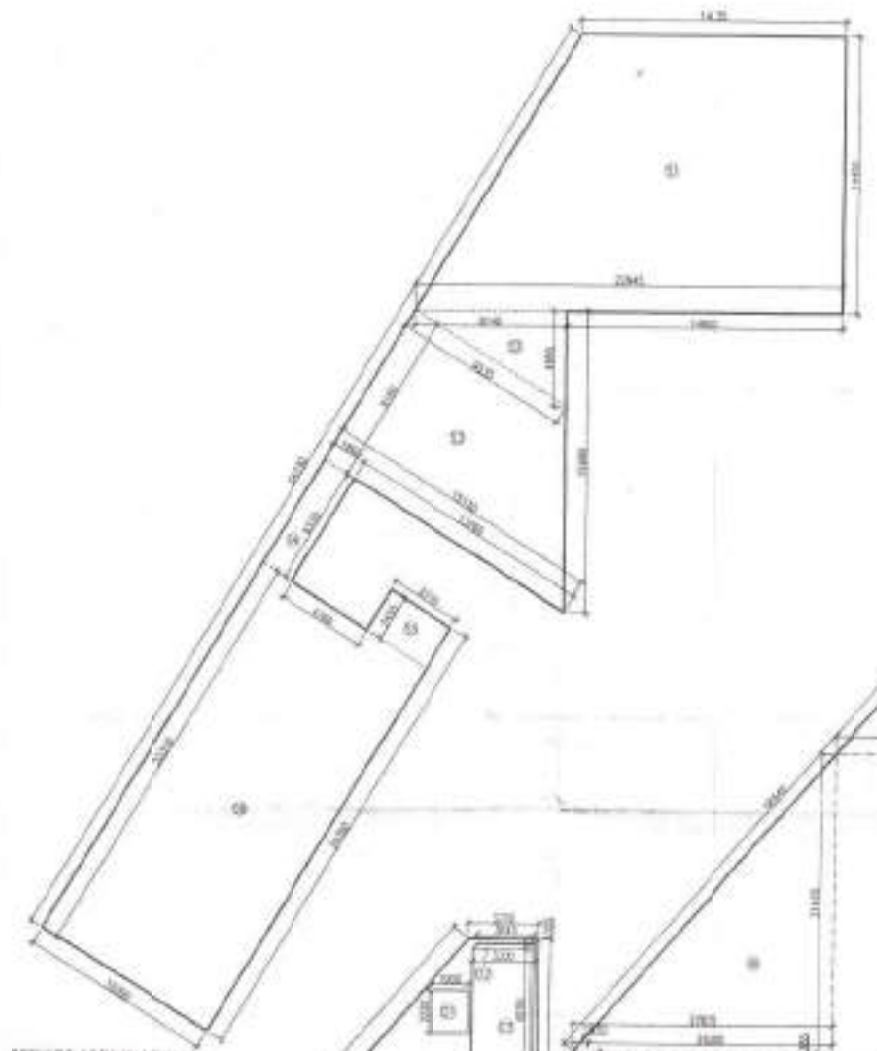
ARCHITECT'S SEAL & SIGNATURE | OWNER/WITH SIGNATURE

Scale : 1:200

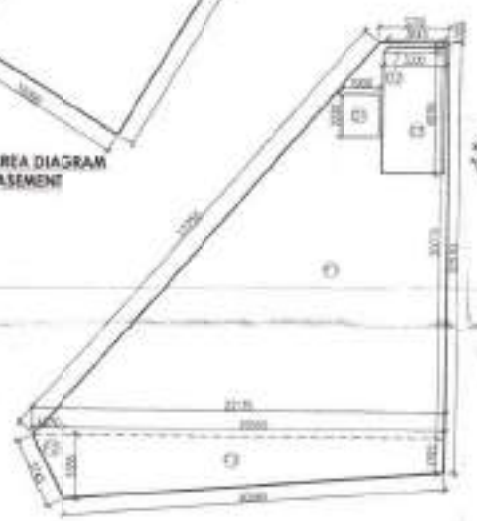
Drawing Title:- THIRD BASEMENT PLAN

Drawing No:- AS-04

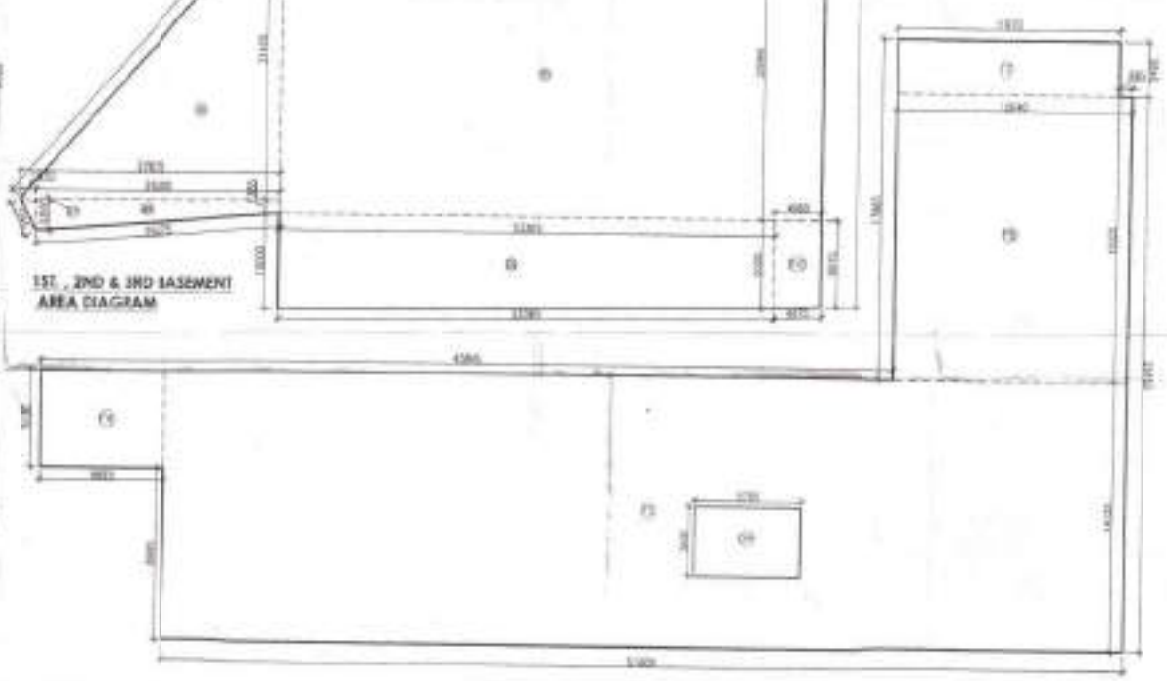


SERVICE AREA DIAGRAM
AT FIRST BASEMENT

1ST., 2ND & 3RD BASEMENT
AREA DIAGRAM



LOWER GROUND
F.A.R AREA DIAGRAM



1ST, 2ND & 3RD BASEMENT AREA CALCULATIONS				
S.No.		Area (sq.)	A	Built Up Area (Sq.m)
01	[illegible]		A	[illegible]
02	[illegible]		A	[illegible]
03	[illegible]		A	[illegible]
04	[illegible]		A	[illegible]
05	[illegible]		A	[illegible]
06	[illegible]		A	[illegible]
07	[illegible]		A	[illegible]
08	[illegible]		A	[illegible]
09	[illegible]		A	[illegible]
10	[illegible]		A	[illegible]
TOTAL BASEMENT AREA (A)				[illegible]

1ST BASEMENT SERVICE AREA CALCULATIONS				
01	[illegible]		A	[illegible]
02	[illegible]		A	[illegible]
03	[illegible]		A	[illegible]
04			A	[illegible]
05			A	[illegible]
06			A	[illegible]
TOTAL SERVICE AREA (B)				[illegible]

CHARGEABLE BASEMENT AREA CALCULATION				
S.No.	DIMENSION (M)		NOS	AREA (Sq.m)
01	[illegible]		1	[illegible]
02	[illegible]		1	[illegible]
03	[illegible]		1	[illegible]
04	[illegible]		1	[illegible]
05	[illegible]		1	[illegible]
06	[illegible]		1	[illegible]
07	[illegible]		1	[illegible]
TOTAL CHARGEABLE AREA (C)				[illegible]
RAMP AREA				
01	[illegible]	[illegible]	4	[illegible]
02	[illegible]		1	[illegible]
03	[illegible]		1	[illegible]
04	[illegible]		1	[illegible]
TOTAL RAMP AREA (D)				[illegible]
TOTAL CHARGEABLE AREA (C+D)				[illegible]

FIRST BASEMENT AREA		
FIRST BASEMENT AREA (A)	A - C	[illegible]
SERVICE AREA (B)	B	[illegible]
NET PARKING AREA	A-(B+C)	[illegible]
REQUIRED PARKING = [illegible] / 32		[illegible]
PROVIDED CAR PARKING		[illegible]
SECOND BASEMENT AREA		
SECOND BASEMENT AREA (A)		[illegible]
NET PARKING AREA		
REQUIRED PARKING = [illegible] / 32		[illegible]
PROVIDED CAR PARKING		[illegible]
THIRD BASEMENT AREA		
THIRD BASEMENT AREA (A)	A - (B)	[illegible]
NET PARKING AREA		[illegible]
REQUIRED PARKING = [illegible] / 32		[illegible]
PROVIDED CAR PARKING WITH STACKER = [illegible]		[illegible]

(RAM AVTAR SAINI)
A.D.

This [illegible] REVISED APPROVED [illegible] only for purpose of invoking objection from the general public

[illegible]
Sub-Divisional Town and Country Planning,
Haryana, Chandigarh

PROJECT
REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.375 ACRES (LICENCE NO. 58 OF 2013 DATED 09/11/2013) IN SECTOR-95A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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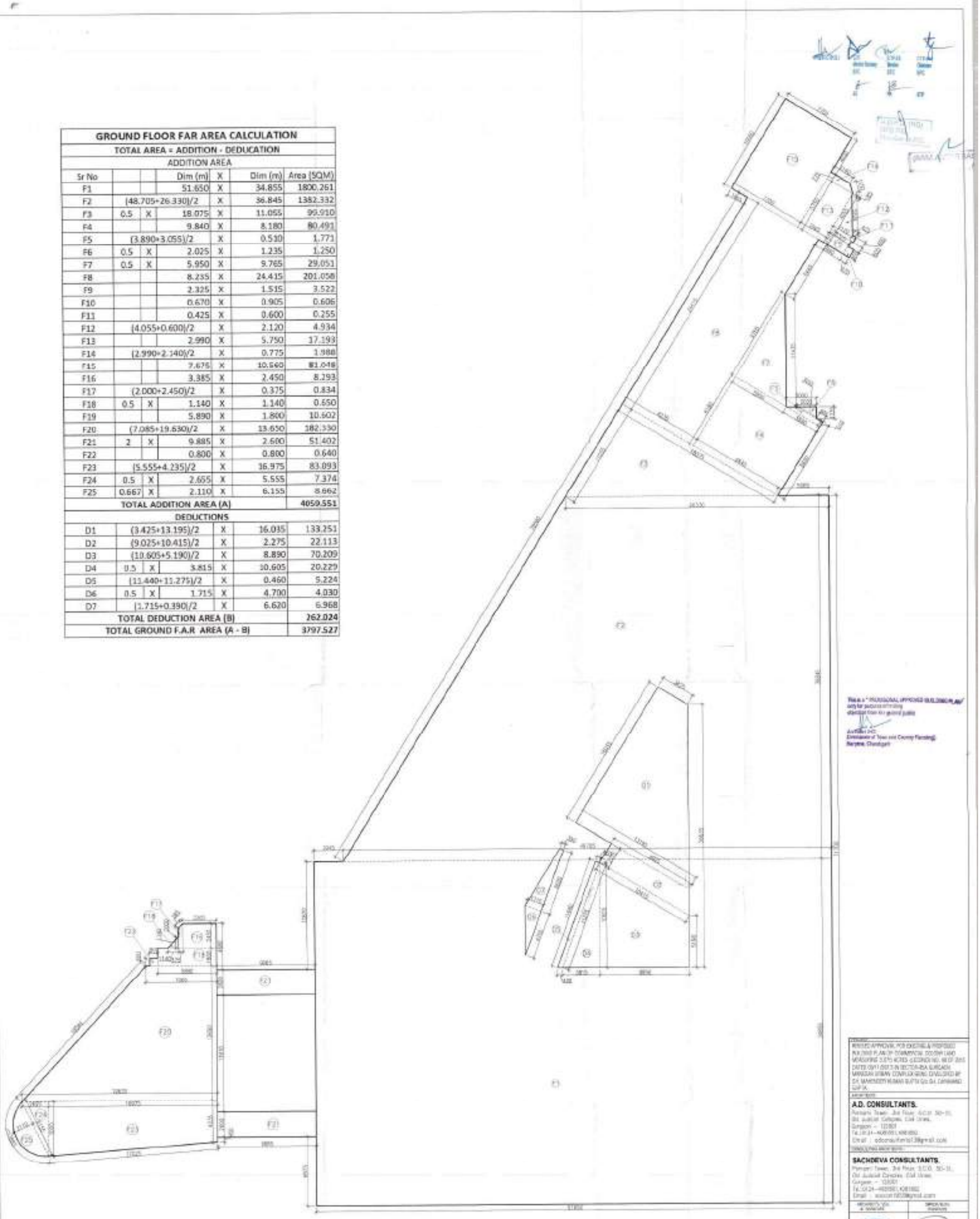
PROJECT'S SEAL & SIGNATURE	DIRECTOR'S SIGNATURE

Scale: 1:200

Drawing Title:
LOWER GROUND/BASEMENTS AREA CALCULATIONS

Drawing No.: AS-4A

GROUND FLOOR FAR AREA CALCULATION						
TOTAL AREA = ADDITION - DEDUCATION						
ADDITION AREA						
Sr No			Dim (m)	X	Dim (m)	Area (SQM)
F1			51.650	X	34.855	1800.261
F2	(48.705+26.330)/2			X	36.845	1382.332
F3	0.5	X	18.075	X	11.055	99.910
F4			9.840	X	8.180	80.491
F5	(3.890+3.055)/2			X	0.510	1.771
F6	0.5	X	2.025	X	1.235	1.250
F7	0.5	X	5.950	X	9.765	29.051
F8			8.235	X	24.415	201.058
F9			2.325	X	1.515	3.522
F10			0.670	X	0.905	0.606
F11			0.425	X	0.600	0.255
F12	(4.055+0.600)/2			X	2.120	4.934
F13			2.990	X	5.750	17.193
F14	(2.990+2.140)/2			X	0.775	1.988
F15			7.675	X	10.560	81.048
F16			3.385	X	2.450	8.293
F17	(2.000+2.450)/2			X	0.375	0.834
F18	0.5	X	1.140	X	1.140	0.650
F19			5.890	X	1.800	10.602
F20	(7.085+19.630)/2			X	13.650	182.330
F21	2	X	9.885	X	2.600	51.402
F22			0.800	X	0.800	0.640
F23	(5.555+4.235)/2			X	16.975	83.093
F24	0.5	X	2.655	X	5.555	7.374
F25	0.667	X	2.110	X	6.155	8.662
TOTAL ADDITION AREA (A)						4059.551
DEDUCTIONS						
D1	(3.425+13.195)/2			X	16.035	133.251
D2	(9.025+10.415)/2			X	2.275	22.113
D3	(10.605+5.190)/2			X	8.890	70.209
D4	0.5	X	3.815	X	10.605	20.229
D5	(11.440+11.275)/2			X	0.460	5.224
D6	0.5	X	1.715	X	4.700	4.030
D7	(1.715+0.390)/2			X	6.620	6.968
TOTAL DEDUCTION AREA (B)						262.024
TOTAL GROUND F.A.R AREA (A - B)						3797.527



GROUND FLOOR AREA DIAGRAM

A.D. CONSULTANTS.

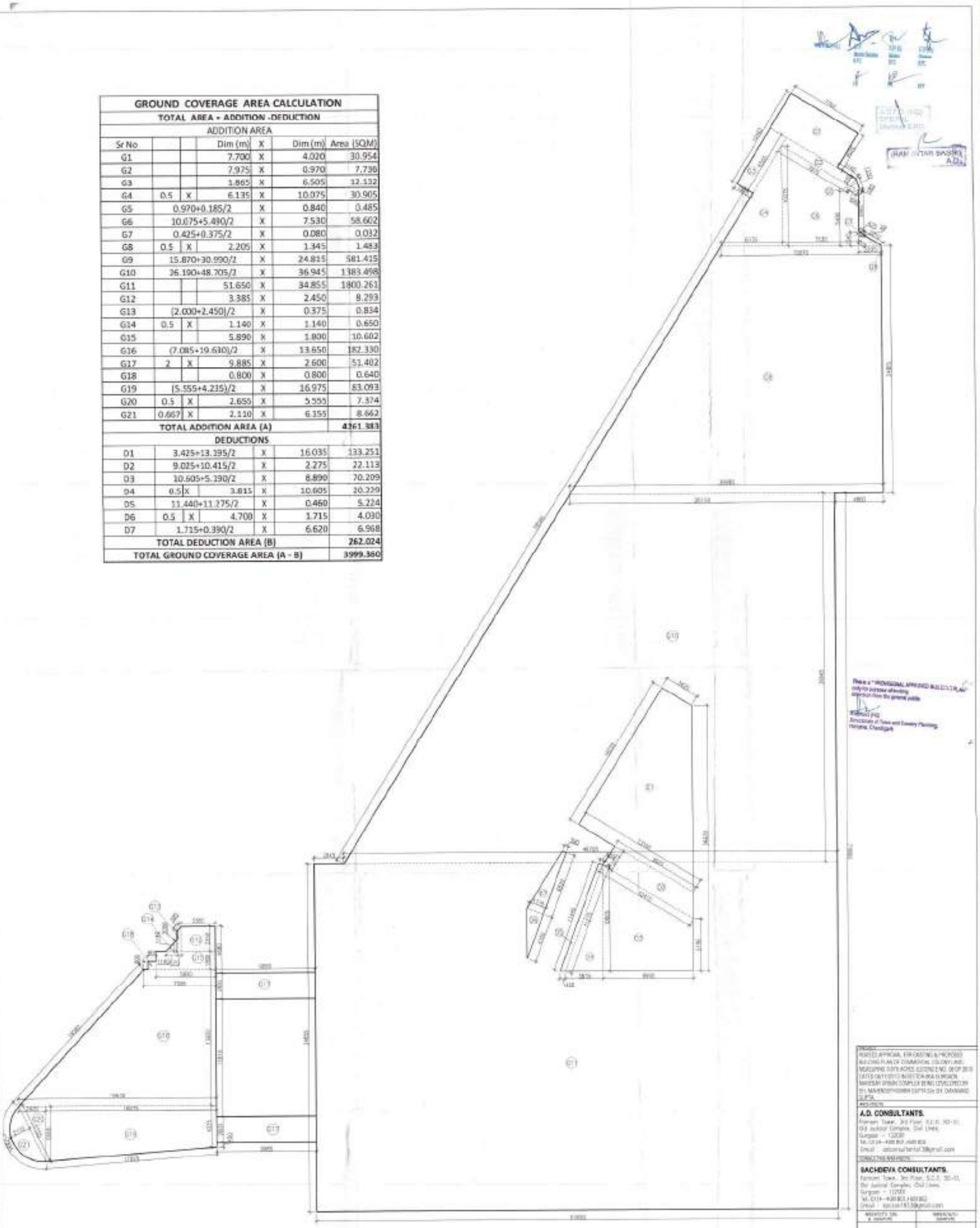
SACHDEVA CONSULTANTS.

1:200

GROUND FLOOR AREA CALCULATIONS

AS-5A

GROUND COVERAGE AREA CALCULATION						
TOTAL AREA = ADDITION -DEDUCTION						
ADDITION AREA						
Sr No			Dim (m)	X	Dim (m)	Area (SQM)
G1			7.700	X	4.020	30.954
G2			7.975	X	0.970	7.736
G3			1.865	X	6.505	12.132
G4	0.5	X	6.135	X	10.075	30.905
G5	0.970+0.185/2			X	0.840	0.485
G6	10.075+5.490/2			X	7.530	58.602
G7	0.425+0.375/2			X	0.080	0.032
G8	0.5	X	2.205	X	1.345	1.483
G9	15.870+30.990/2			X	24.815	581.415
G10	26.190+48.705/2			X	36.945	1383.498
G11			51.650	X	34.855	1800.261
G12			3.385	X	2.450	8.293
G13	(2.000+2.450)/2			X	0.375	0.834
G14	0.5	X	1.140	X	1.140	0.650
G15			5.890	X	1.800	10.602
G16	(7.085+19.630)/2			X	13.650	182.330
G17	2	X	9.885	X	2.600	51.402
G18			0.800	X	0.800	0.640
G19	(5.555+4.235)/2			X	16.975	83.093
G20	0.5	X	2.655	X	5.555	7.374
G21	0.667	X	2.110	X	6.155	8.662
TOTAL ADDITION AREA (A)						4261.383
DEDUCTIONS						
D1	3.425+13.395/2			X	16.035	133.251
D2	9.025+10.415/2			X	2.275	22.113
D3	10.605+5.190/2			X	8.890	70.209
D4	0.5	X	3.815	X	10.605	20.229
D5	11.440+11.275/2			X	0.460	5.224
D6	0.5	X	4.700	X	1.715	4.030
D7	1.715+0.390/2			X	6.620	6.968
TOTAL DEDUCTION AREA (B)						262.024
TOTAL GROUND COVERAGE AREA (A - B)						3999.360



GROUND COVERAGE AREA DIAGRAM

A.D. CONSULTANTS.

SACHDEVA CONSULTANTS.

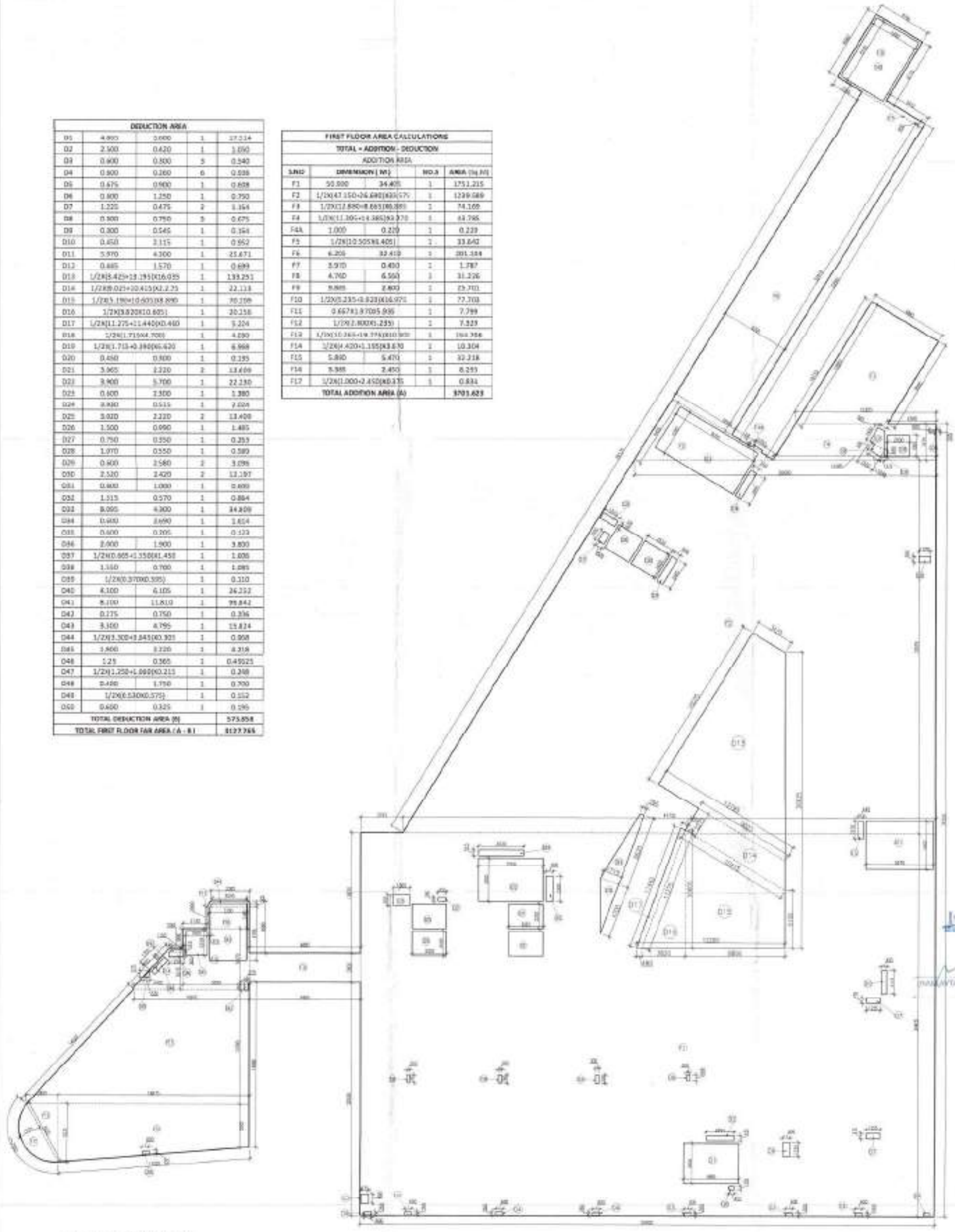
1:100

GROUND COVERAGE AREA CALCULATIONS

AS-08

DEDUCTION AREA				
D1	4.890	0.600	1	27.114
D2	2.500	0.420	1	1.050
D3	0.600	0.300	5	0.540
D4	0.300	0.260	6	0.936
D5	0.675	0.900	1	0.608
D6	0.600	1.250	1	0.750
D7	1.225	0.475	2	1.164
D8	0.900	0.750	3	0.675
D9	0.300	0.546	1	0.164
D10	0.450	2.115	1	0.952
D11	5.970	4.300	1	25.671
D12	0.685	1.570	1	0.699
D13	1/2X(5.425+18.195)X16.035		1	139.251
D14	1/2X(9.025+10.415)X2.275		1	22.114
D15	1/2X(5.190+10.605)X8.890		1	70.159
D16	1/2X(3.820X10.605)		1	20.258
D17	1/2X(11.275+11.440)X0.460		1	5.224
D18	1/2X(1.715X4.700)		1	4.030
D19	1/2X(1.715+0.390)X6.620		1	6.968
D20	0.450	0.600	1	0.135
D21	3.965	2.220	2	13.600
D22	3.900	5.700	1	22.230
D23	0.600	2.300	1	1.380
D24	3.930	0.515	1	2.024
D25	3.020	2.220	2	13.400
D26	1.500	0.990	1	1.485
D27	0.750	0.550	1	0.253
D28	1.070	0.550	1	0.589
D29	0.900	2.580	2	3.096
D30	2.520	2.420	2	12.197
D31	0.600	1.000	1	0.600
D32	1.515	0.570	1	0.864
D33	8.095	4.300	1	34.809
D34	0.900	2.690	1	1.614
D35	0.600	0.205	1	0.123
D36	2.000	1.900	1	3.800
D37	1/2X(0.865+1.350)X1.450		1	1.006
D38	1.150	0.700	1	1.095
D39	1/2X(0.370X0.595)		1	0.110
D40	4.100	6.105	1	24.212
D41	8.100	11.810	1	95.642
D42	0.275	0.750	1	0.206
D43	3.300	4.795	1	15.824
D44	1/2X(3.300+3.845)X0.301		1	0.968
D45	1.900	2.220	1	4.218
D46	1.25	0.365	1	0.45625
D47	1/2X(1.250+1.000)X0.215		1	0.248
D48	0.400	1.750	1	0.700
D49	1/2X(0.530X0.575)		1	0.152
D50	0.600	0.325	1	0.195
TOTAL DEDUCTION AREA (B)				575.858
TOTAL FIRST FLOOR FAR AREA (A - B)				8127.765

FIRST FLOOR AREA CALCULATIONS				
TOTAL = ADDITION - DEDUCTION				
ADDITION AREA				
S.NO	DIMENSION (M)		NO.S	AREA (Sq.M)
F1	50.000	34.405	1	1751.215
F2	1/2X(47.150+26.690)X30.675		1	1239.089
F3	1/2X(12.885+8.885)X8.885		1	74.169
F4	1/2X(11.305+14.385)X3.370		1	43.785
F4A	1.000	0.220	1	0.220
F5	1/2X(10.505X6.405)		1	33.642
F6	6.205	32.410	1	201.104
F7	3.970	0.450	1	1.787
F8	4.760	6.560	1	31.226
F9	9.880	2.800	1	27.701
F10	1/2X(5.235+9.823)X16.975		1	77.703
F11	0.667X1.870X5.930		1	7.799
F12	1/2X(2.800X1.255)		1	7.329
F13	1/2X(10.265+14.775)X10.970		1	134.384
F14	1/2X(4.420+1.155)X3.670		1	10.304
F15	5.890	5.470	1	32.218
F16	5.985	2.450	1	8.255
F17	1/2X(1.000+2.450)X0.335		1	0.634
TOTAL ADDITION AREA (A)				3701.623



FIRST FLOOR AREA DIAGRAM

This is a "PROVISIONAL APPROVED BUILDING PLAN" only for civil-case affording. Attention: from the general public.

Director of Town and Country Planning, Haryana, Chandigarh

HANUMANTAR BAGGA
A.D.

PROVISIONAL APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.0174 ACRES LICENCE NO. 86 OF 2013 DATED 09/11/08 IN SECTOR-69A GURGAON MANOHAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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ARCHITECT'S SEAL & SIGNATURE | OWNER'S SIGNATURE

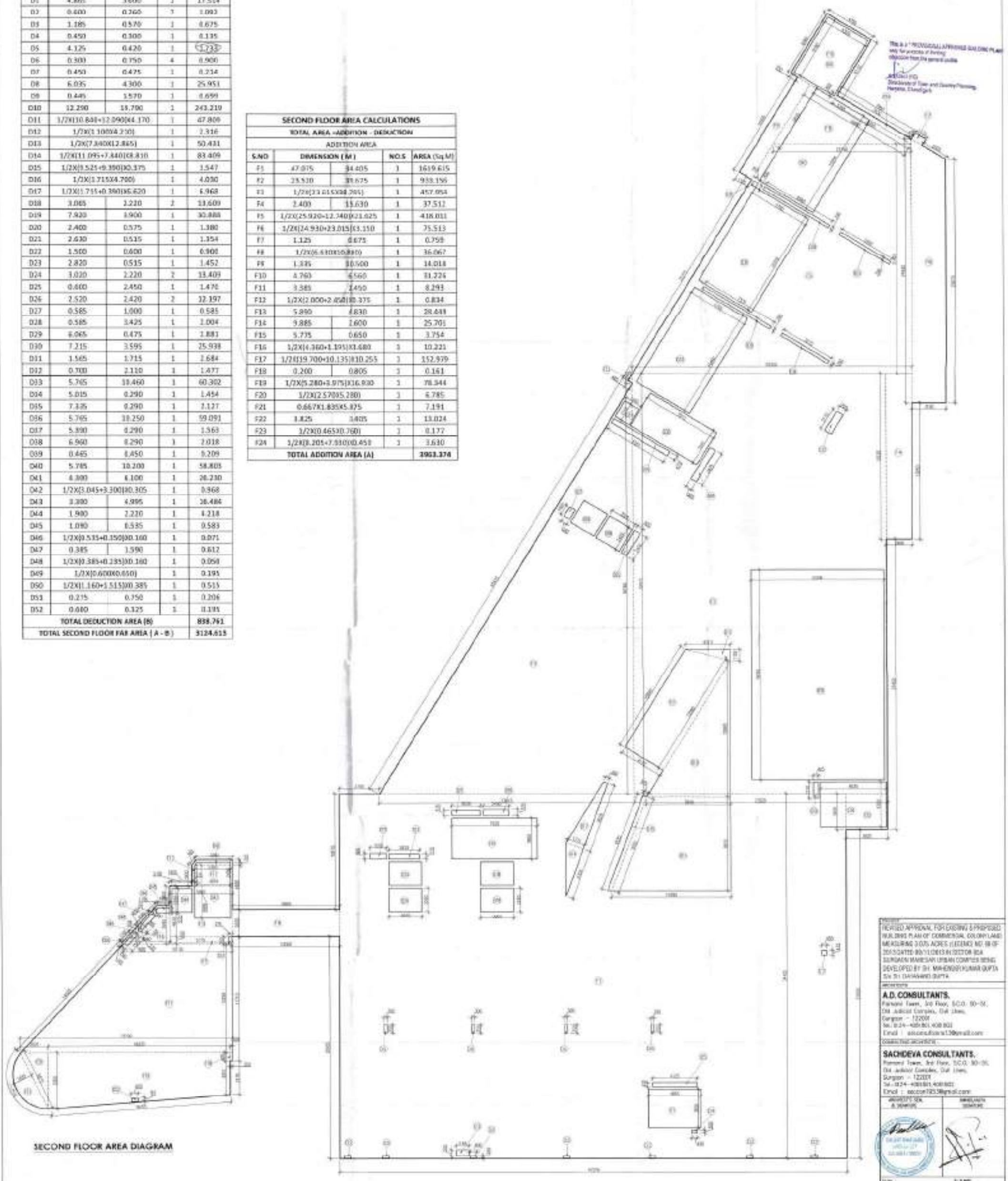
Scale: 1:150

Drawing Title: FIRST FLOOR AREA CALCULATIONS

Drawing No.: AS-06A

DEDUCTION AREA				
D1	4.865	3.600	1	17.514
D2	0.600	0.365	3	1.093
D3	1.185	0.570	1	0.675
D4	0.450	0.300	1	0.135
D5	4.125	0.420	1	1.733
D6	0.300	0.750	4	0.900
D7	0.450	0.475	1	0.214
D8	6.035	4.300	1	25.951
D9	0.445	1.570	1	0.699
D10	12.290	19.790	1	243.219
D11	1/2X(10.840+12.090)X4.170		1	47.809
D12	1/2X(1.100X4.210)		1	2.316
D13	1/2X(7.840X12.865)		1	50.431
D14	1/2X(11.095+7.840)X8.810		1	83.409
D15	1/2X(3.525+9.390)X0.375		1	1.547
D16	1/2X(1.715X4.700)		1	4.030
D17	1/2X(1.715+0.390)X6.620		1	6.968
D18	3.085	2.220	2	13.609
D19	7.920	3.900	1	30.888
D20	2.400	0.575	1	1.380
D21	2.630	0.515	1	1.354
D22	1.500	0.600	1	0.900
D23	2.820	0.515	1	1.452
D24	3.020	2.220	2	13.409
D25	0.600	2.450	1	1.470
D26	2.520	2.420	2	12.197
D27	0.585	1.000	1	0.585
D28	0.585	3.425	1	2.004
D29	6.065	0.475	1	2.881
D30	7.215	3.595	1	25.938
D31	1.565	1.715	1	2.684
D32	0.700	2.110	1	1.477
D33	5.765	10.460	1	60.302
D34	5.015	0.290	1	1.454
D35	7.325	0.290	1	2.127
D36	5.765	10.250	1	59.091
D37	5.390	0.290	1	1.563
D38	6.960	0.290	1	2.018
D39	0.465	0.450	1	0.209
D40	5.765	10.200	1	58.803
D41	4.300	6.100	1	26.230
D42	1/2X(3.045+3.300)X0.305		1	0.968
D43	3.380	4.895	1	16.484
D44	1.900	2.220	1	4.218
D45	1.090	0.535	1	0.583
D46	1/2X(0.535+0.150)X0.160		1	0.071
D47	0.385	1.590	1	0.612
D48	1/2X(0.385+0.235)X0.160		1	0.050
D49	1/2X(0.600X0.650)		1	0.195
D50	1/2X(1.160+1.515)X0.385		1	0.515
D51	0.275	0.750	1	0.206
D52	0.000	0.325	1	0.195
TOTAL DEDUCTION AREA (B)				888.761
TOTAL SECOND FLOOR FAR AREA (A - B)				3124.613

SECOND FLOOR AREA CALCULATIONS				
TOTAL AREA =ADDITION - DEDUCTION				
ADDITION AREA				
S.NO	DIMENSION (M)		NO.S	AREA (Sq.M)
F1	47.075	34.405	1	1619.615
F2	25.530	39.675	1	933.196
F3	1/2X(23.615X38.795)		1	457.954
F4	2.400	15.630	1	37.512
F5	1/2X(25.920+12.340)X21.025		1	418.031
F6	1/2X(24.930+23.015)X3.150		1	75.513
F7	1.125	0.675	1	0.759
F8	1/2X(6.630X10.890)		1	36.067
F9	1.335	10.500	1	14.018
F10	4.760	6.560	1	31.226
F11	3.585	2.450	1	8.783
F12	1/2X(2.000+2.458)X0.375		1	0.834
F13	5.890	4.830	1	28.449
F14	9.885	2.600	1	25.701
F15	5.775	0.650	1	3.754
F16	1/2X(4.360+1.195)X1.480		1	10.221
F17	1/2X(19.700+10.135)X10.255		1	152.979
F18	0.200	0.805	1	0.161
F19	1/2X(5.280+3.975)X16.930		1	78.344
F20	1/2X(2.570X5.280)		1	6.785
F21	0.667X1.835X5.875		1	7.191
F22	1.825	3.405	1	13.024
F23	1/2X(0.465X0.760)		1	0.177
F24	1/2X(8.205+7.930)X0.450		1	3.630
TOTAL ADDITION AREA (A)				3993.374



SECOND FLOOR AREA DIAGRAM

REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.075 ACRES (LICENCE NO. 88 OF 2013) DATED 30/11/2013 IN SECTOR 92A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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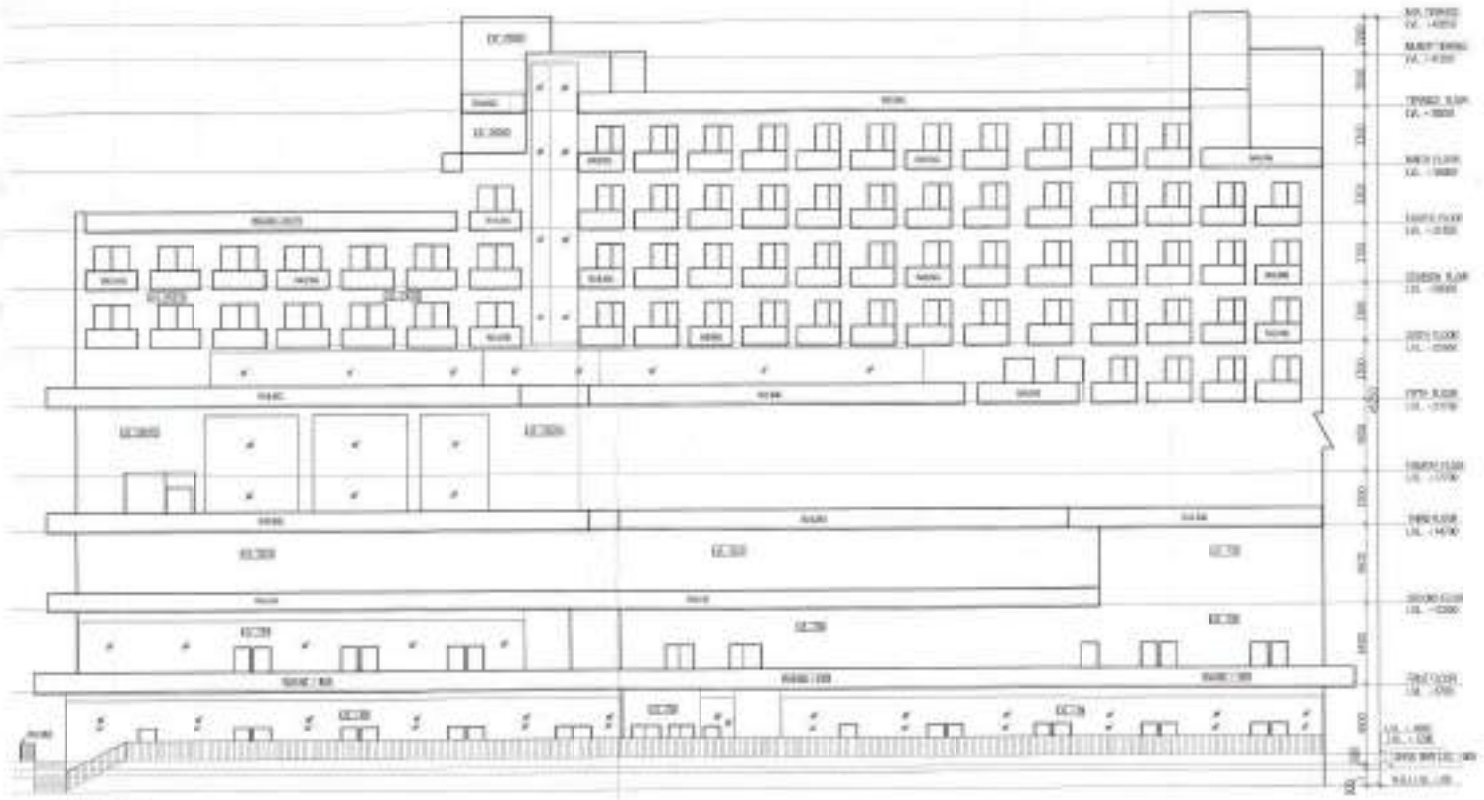
ARCHITECT'S SEAL & SIGNATURE | OWNER'S SIGNATURE

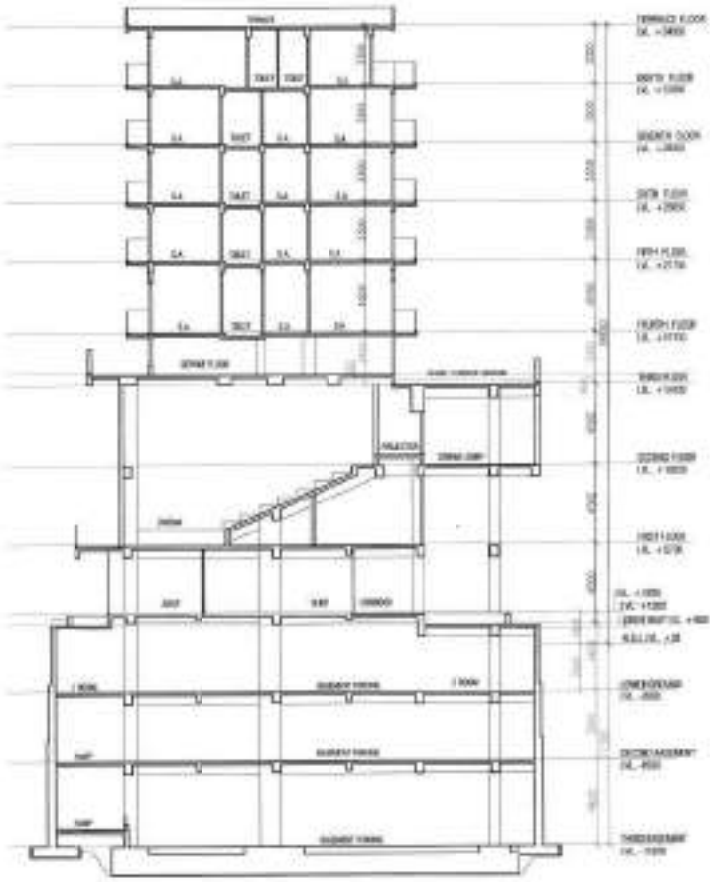
SCALE : 1:150

Drawing Title : SECOND FLOOR AREA CALCULATIONS

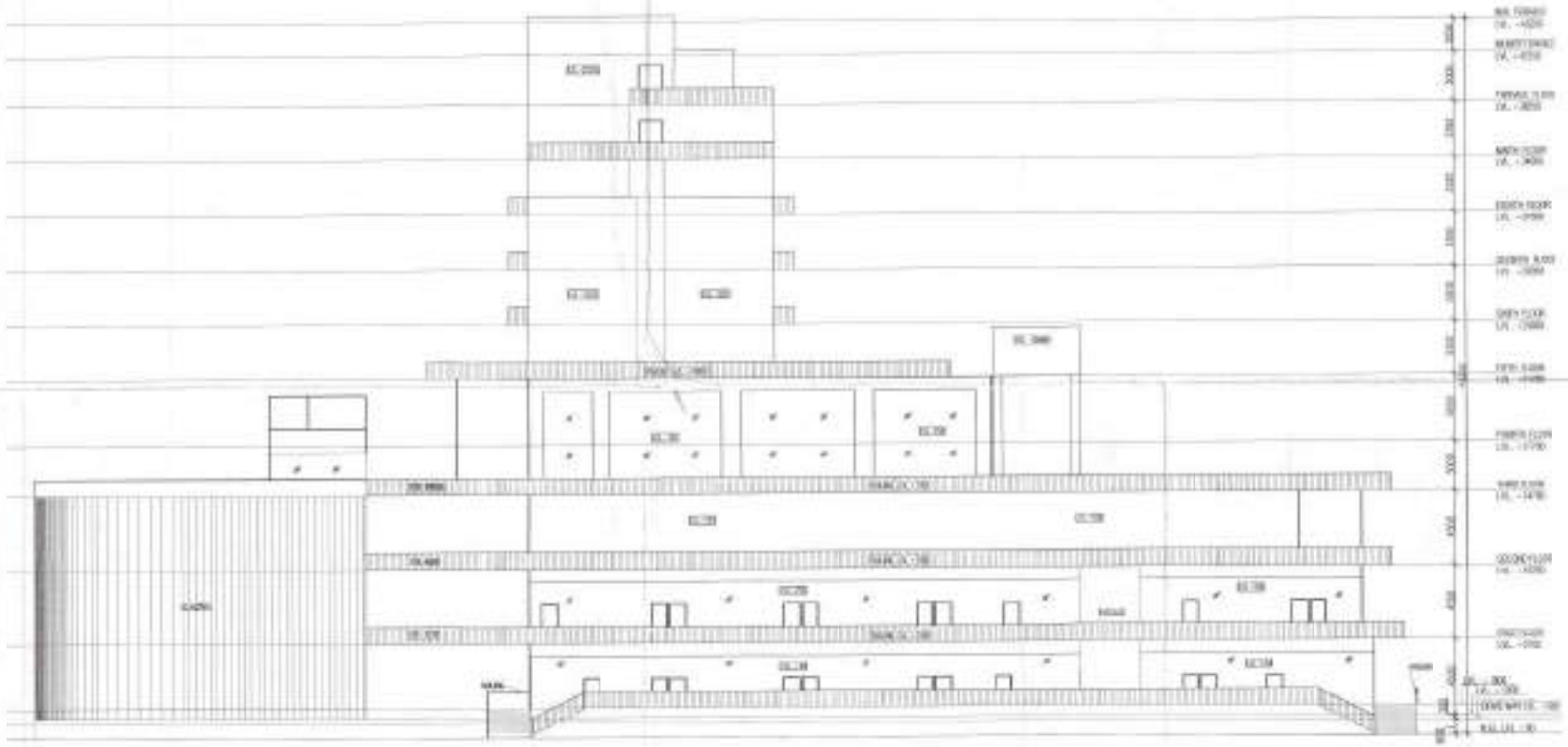
Drawing No. AS-07A



ELEVATION -B



SECTION C-C



ELEVATION -A

(SAN RATAN BASSI)
A.C.

PROJECT
REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.075 ACRES (LICENCE NO. 98 OF 2013 DATED 09.11.2013 IN SECTOR-99A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DHARMANI GUPTA

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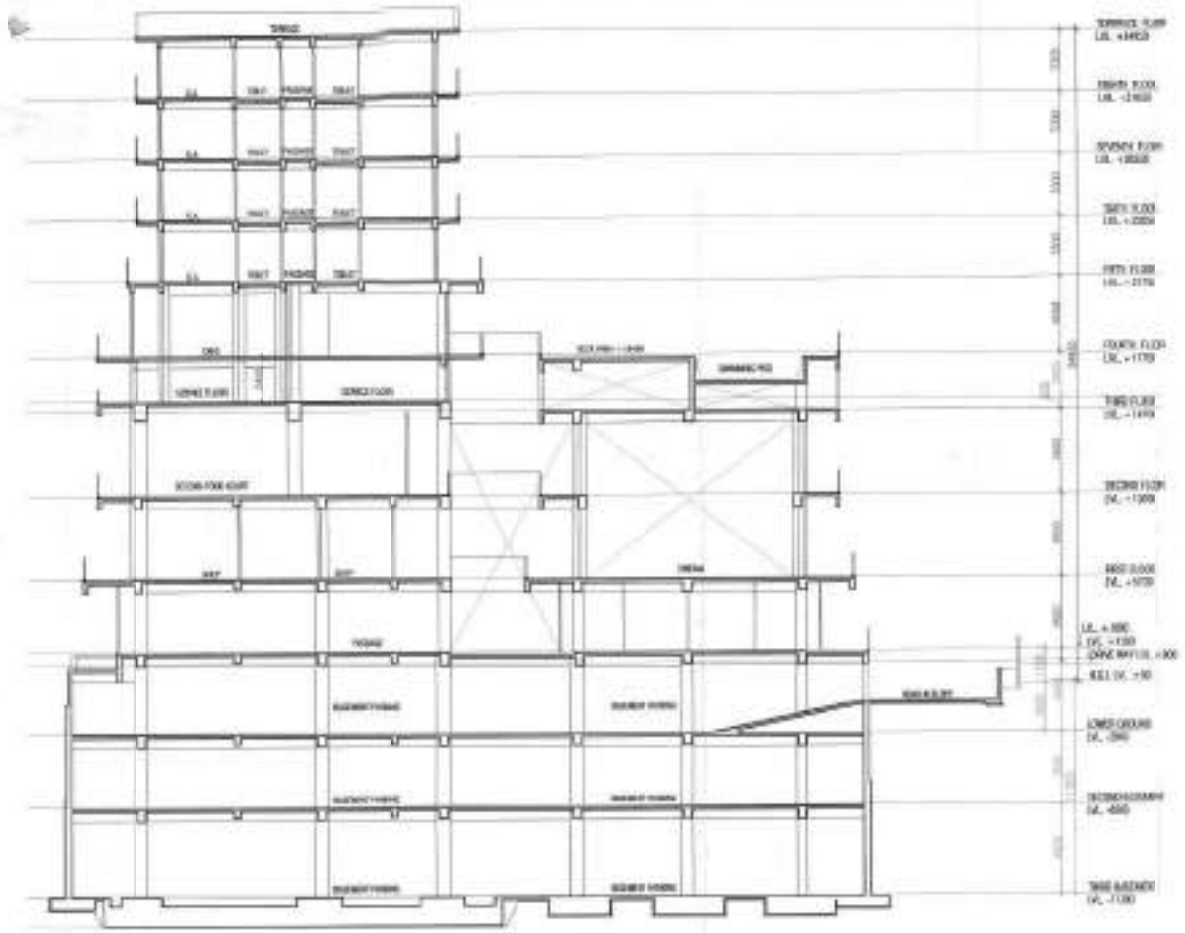
ARCHITECTS SEAL & SIGNATURE | OWNER/WITH SIGNATURE

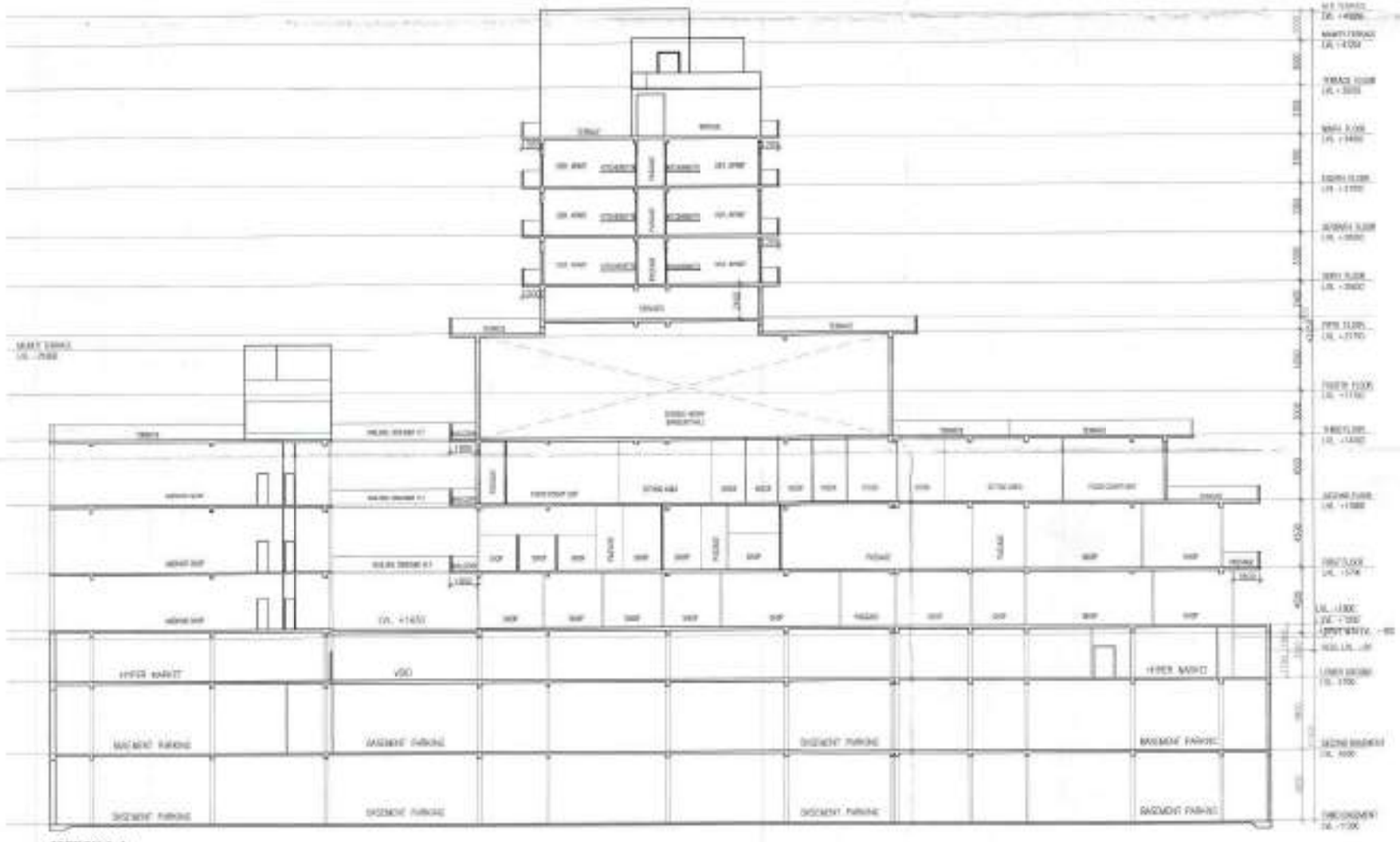
Scale : 1:200

Drawing Title:- ELEVATIONS & SECTION

Drawing No:- AS-12



SECTION D-D



SECTION A-A

SITE PLAN

PROJECT

REVISED APPROVAL FOR EXISTING & PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.075 ACRES (LICENCE NO. 96 OF 2013 DATED 08/11/2013) IN SECTOR-90A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH. DAYANAND GUPTA

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ARCHITECTS SEAL & SIGNATURE	OWNER/SEAL SIGNATURE

Scale : 1:200

Drawing Title : SECTION

Drawing No. : AS-13

SITE DETAIL

TOTAL AREA OF LAND = 2.073 HORES OR 12444.081 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.041 HORES OR 10996.944 SQMT.

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT.
1	GROUND COVERAGE	60% OR 6413.366	3999.360 37.41 %
2	F. A. R	175 % OR 18705.652	
3	GREEN BUILDINGS FOR GRIHA 4 STAR RATED	10% OR 1282.673	
4	TOTAL PERMISSIBLE FAR	19988.325 187 %	19703.808 (182.45 %)

S. No.	Line No.	Length in m	Pipe Diameter in mm	Slope 1 in	Ground Level		Invert Level		Depth		
					Start	End	Start	End	Start	End	Average
1	1-1A	11	450	500	0.00	0.00	-0.90	-0.90	1.90	1.90	1.90
2	1A-1	42	450	500	0.00	0.00	-0.90	-0.90	1.90	1.90	1.90
3	1-1B	70	450	500	0.00	0.00	-0.90	-0.90	1.90	1.90	1.90
4	1B-1	19	450	500	0.00	0.00	-1.05	-1.05	1.95	2.00	1.97
5	1-2	108	450	500	0.00	0.00	-1.05	-1.20	2.05	2.20	2.13
6	2-2A/B	68	450	500	0.00	0.00	-1.20	-1.25	2.20	2.27	2.24
7	2A/B-1 / 2A/B-2	10	450	500	0.00	0.00	-1.27	-1.30	2.30	2.34	2.32
8	2A/B-2-1	10	450	500	0.00	0.00	-1.30	-1.30	2.30	2.34	2.32
9	2-2A/B-3	22	450	500	0.00	0.00	-0.88	-0.94	1.88	1.94	1.91
10	2A/B-3-1	7	450	500	0.00	0.00	-0.94	-0.95	1.94	1.95	1.94
11	2-3	22	450	500	0.00	0.00	-1.28	-1.33	2.28	2.33	2.31
12	3-EXISTING	11	450	500	0.00	0.00	-1.33	-1.33	2.33	2.33	2.33

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R.)	PROPOSED AREA (F.A.R.)
LOWER GROUND/ BASEMENT	=	1277.664 SQMT.	1286.553 SQMT.	-
GROUND FLOOR	=	3641.538 SQMT.	3757.527 SQMT.	-
FIRST FLOOR	=	3021.940 SQMT.	3127.766 SQMT.	-
SECOND FLOOR	=	3051.874 SQMT.	3124.613 SQMT.	-
THIRD FLOOR	=	553.221 SQMT.	603.880 SQMT.	-
FOURTH FLOOR	=	1161.206 SQMT.	1180.598 SQMT.	-
FIFTH FLOOR	=	1071.661 SQMT.	1326.932 SQMT.	-
SIXTH FLOOR	=	1314.882 SQMT.	1437.348 SQMT.	-
SEVENTH FLOOR	=	1375.343 SQMT.	1437.348 SQMT.	-
EIGHTH FLOOR	=	823.652 SQMT.	845.060 SQMT.	428.172 SQMT.
NINTH FLOOR	=	415.198 SQMT.	414.158 SQMT.	312.574 SQMT.
TOTAL AREA	=	18693.583 SQMT.	18793.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18693.583 SQMT.	18793.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18793.174+740.746 = 19523.920 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1666.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT-I	=	4389.094 SQMT.
BASEMENT-II	=	6666.657 SQMT.
BASEMENT -III	=	9388.661 SQMT.
TOTAL AREA ALL BASEMENT	=	19443.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R = 19968.325 / 50 = 400 CARS

BASEMENT-I PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

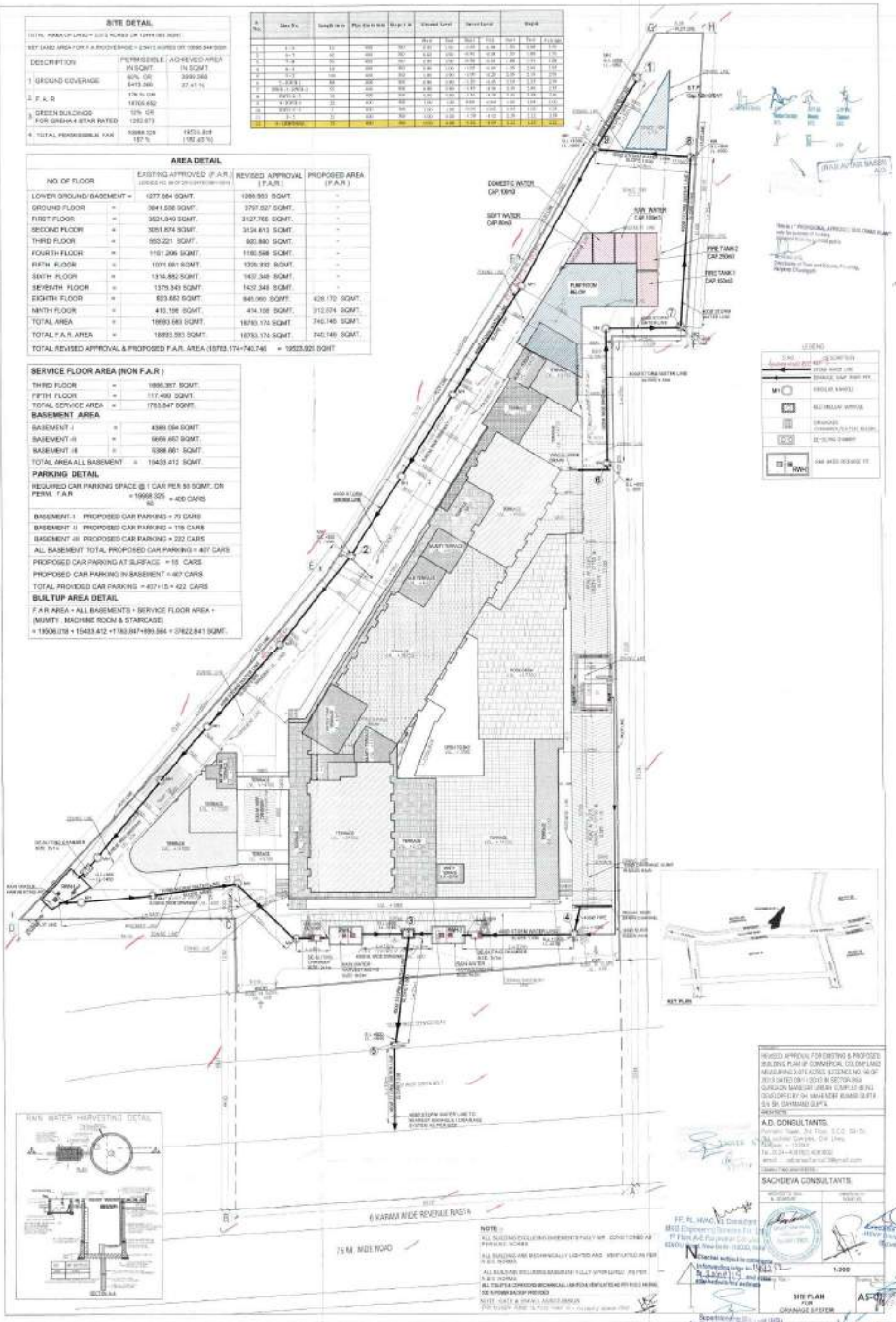
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY. MACHINE ROOM & STAIRCASE)

= 19506.018 + 19443.412 +1783.847+699.564 = 37622.841 SQMT.



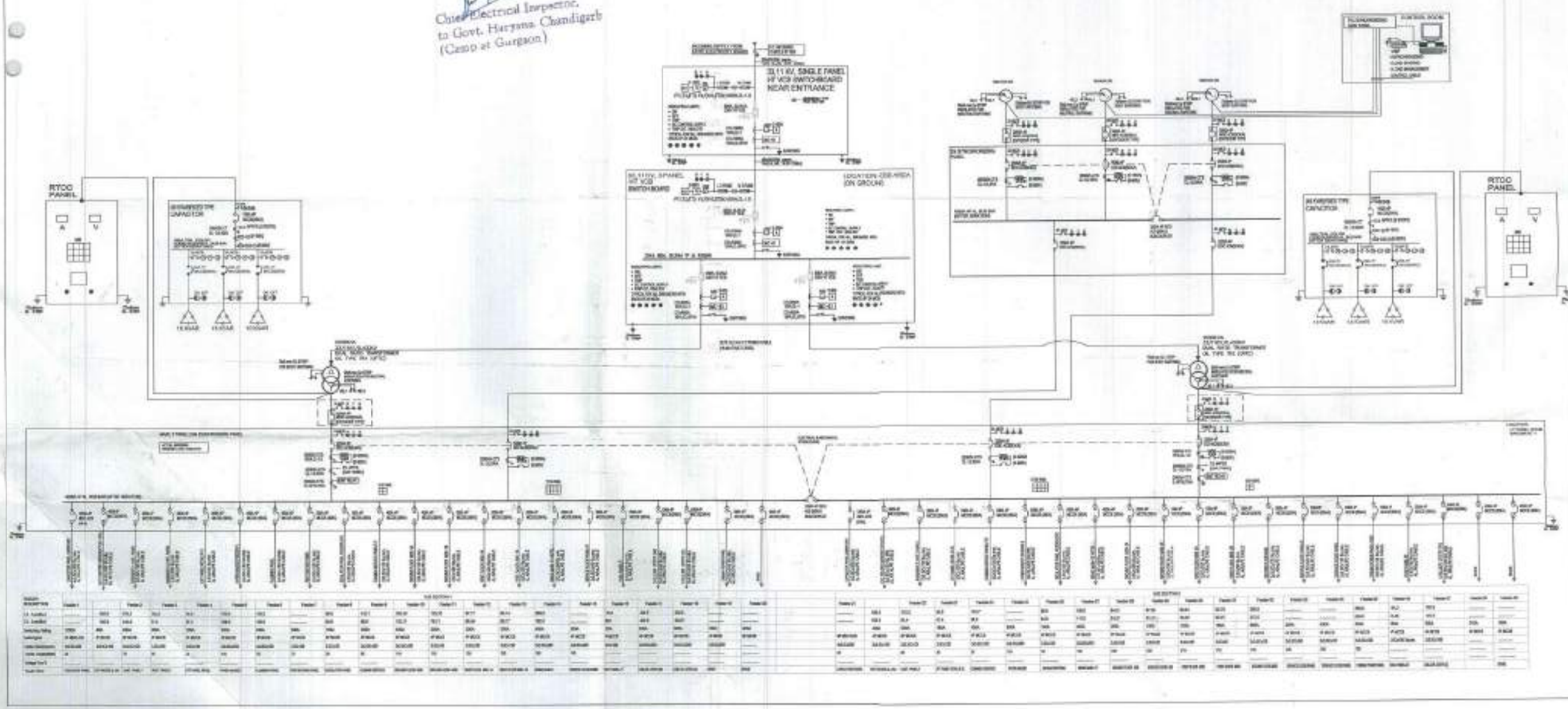
INTERLOCKIN SCHEME MLTP							
CASE	TRX-1	DG.SUPPLY-1	BC-1	TRX-2	DG.SUPPLY-2	BC-2	DG.SUPPLY-3
01	ON	OFF	OFF	ON	OFF	ON	OFF
02	OFF	ON	ON	OFF	OFF	ON	OFF
03	OFF	ON	OFF	OFF	ON	OFF	ON
04	OFF	OFF	ON	OFF	ON	ON	OFF
05	ON	OFF	ON	OFF	OFF	OFF	ON
06	OFF	OFF	ON	ON	OFF	OFF	ON

LEGEND:

MCB	MINIATURE CIRCUIT BREAKER
MCCB	MOULDED CASE CIRCUIT BREAKER
ACB	AIR CIRCUIT BREAKER
	FUSE
PT	POTENTIAL TRANSFORMER
CT	CURRENT TRANSFORMER
A	AMMETER
V	VOLTMETER
ASS	AMMETER SELECTOR SWITCH
VSS	VOLTMETER SELECTOR SWITCH
PF	POWER FACTOR METER
EM	ENERGY METER
	INDICATING LAMP
Hz	FREQUENCY METER
TCR	TRIP CIRCUIT SUPERV. RELAY
EXM / EXM	ACTIVE & REACTIVE ENERGY METER
MFM	MULTI FUNCTION METER WITH RS 485 PORT (V,A,KWH,KW,PF,PARAMETER)
	EARTHING

The drawing checked and approved subject to the conditions laid down in CEI Letter No.....
dated.....

Chief Electrical Inspector to Govt. Haryana, Chandigarh (Camp at Gurgaon)



SITE DETAIL

TOTAL AREA OF LAND = 3.075 ACRES OR 12444.860 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.6412 ACRES OR 10688.944 SQM.

DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT.
1 GROUND COVERAGE	60% OR 6413.366	4999.360 37.41 %
2 F.A.R	175 % OR 18705.652	
3 GREEN BUILDINGS FOR GRIHA 4 STAR RATED	12% OR 1282.673	
4 TOTAL PERMISSIBLE FAR	19988.325 60 %	19923.920 (182.68 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R.)	PROPOSED AREA (F.A.R.)
LOWER GROUND/ BASEMENT	=	1277.894 SQMT.	1266.563 SQMT.	-
GROUND FLOOR	=	3841.336 SQMT.	3797.527 SQMT.	-
FIRST FLOOR	=	3821.449 SQMT.	3127.760 SQMT.	-
SECOND FLOOR	=	3051.574 SQMT.	3124.913 SQMT.	-
THIRD FLOOR	=	653.201 SQMT.	920.860 SQMT.	-
FOURTH FLOOR	=	1151.306 SQMT.	1180.598 SQMT.	-
FIFTH FLOOR	=	1071.861 SQMT.	1229.552 SQMT.	-
SIXTH FLOOR	=	1314.862 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1315.343 SQMT.	1437.349 SQMT.	-
EIGHTH FLOOR	=	823.652 SQMT.	545.080 SQMT.	428.172 SQMT.
NINTH FLOOR	=	410.195 SQMT.	414.158 SQMT.	312.574 SQMT.
TOTAL AREA	=	18693.593 SQMT.	19763.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18693.593 SQMT.	19763.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (19763.174+740.746 = 19923.920 SQMT.

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1866.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT -I	=	899.094 SQMT.
BASEMENT -II	=	9666.667 SQMT.
BASEMENT -III	=	5366.651 SQMT.
TOTAL AREA ALL BASEMENT	=	15432.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R = 19988.325 / 50 = 400 CARS

BASEMENT-I PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

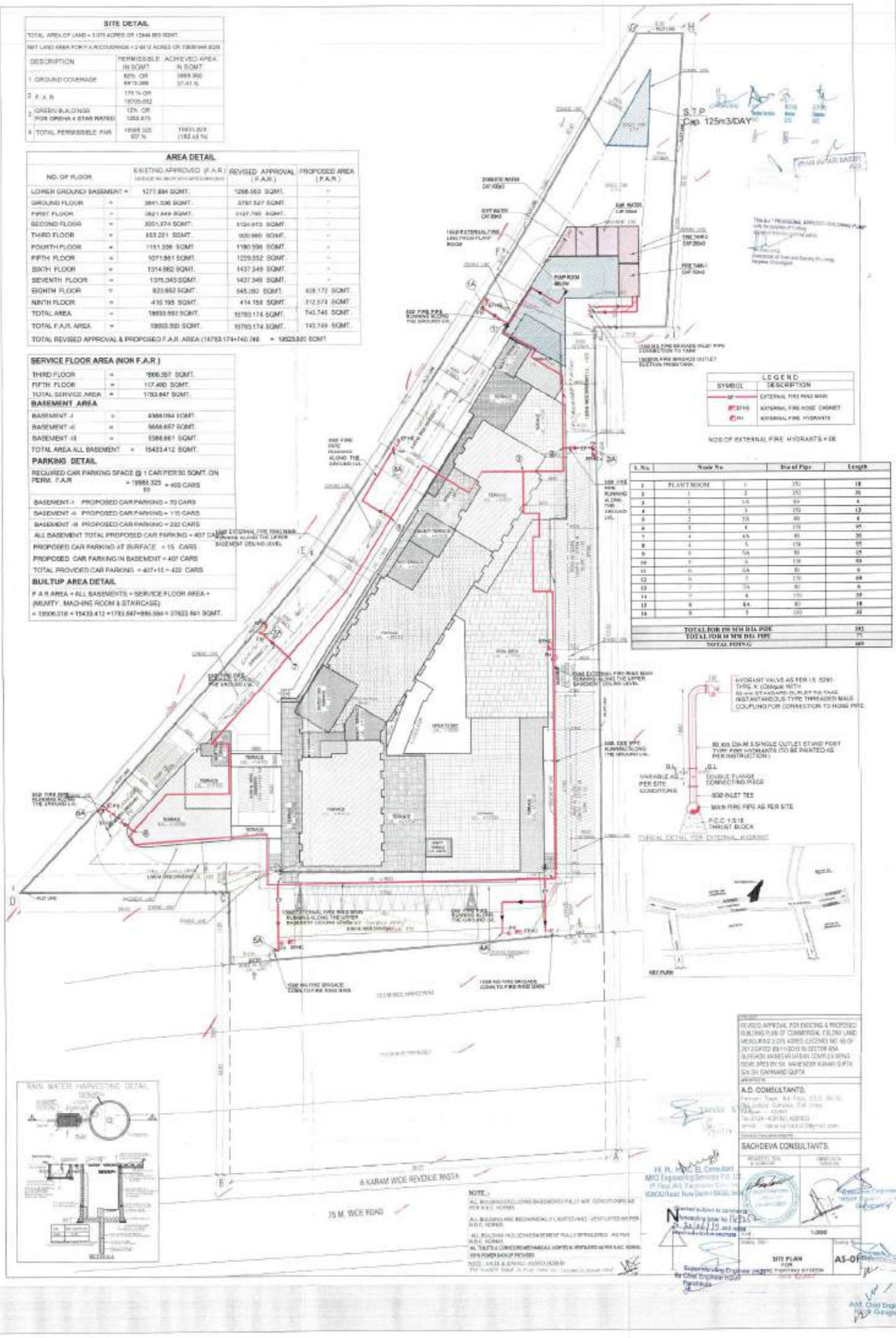
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R. AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY, MACHINE ROOM & STAIRCASE)

= 19906.018 + 15432.412 + 1783.847+899.594 = 37922.841 SQMT.



S. No.	Node No.		Dia of Pipe	Length
1	PLANT ROOM	1	150	18
2	1	2	150	36
3	1	1A	80	6
4	2	3	150	13
5	2	2A	80	6
6	3	4	150	65
7	4	4A	80	30
8	4	5	150	65
9	5	5A	80	15
10	5	6	150	60
11	6	6A	80	6
12	6	7	150	60
13	7	7A	80	6
14	7	8	150	55
15	8	8A	80	18
16	8	9	150	20
TOTAL FOR 150 MM DIA PIPE				392
TOTAL FOR 80 MM DIA PIPE				77
TOTAL PIPING				469

SITE DETAIL

TOTAL AREA OF LAND = 3.075 ACRES OR 12444.861 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.9413 ACRES OR 11900.944 SQM.

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT.
1	GROUND COVERAGE	60% OR 6413.356	3909.260 37.41 %
2	F.A.R	175 % OR 20825.652	
3	GREEN BUILDINGS FOR GRIHA 4 STAR RATED	12% OR 1282.673	
4	TOTAL PERMISSIBLE FAR	19888.325 167 %	19523.921 (162.65 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R.)	PROPOSED AREA (F.A.R.)
LOWER GROUND BASEMENT	=	1277.884 SQMT.	1288.563 SQMT.	-
GROUND FLOOR	=	3841.538 SQMT.	3797.027 SQMT.	-
FIRST FLOOR	=	3521.849 SQMT.	3127.788 SQMT.	-
SECOND FLOOR	=	3051.974 SQMT.	3124.913 SQMT.	-
THIRD FLOOR	=	853.221 SQMT.	820.860 SQMT.	-
FOURTH FLOOR	=	1151.306 SQMT.	1180.536 SQMT.	-
FIFTH FLOOR	=	1071.951 SQMT.	1029.332 SQMT.	-
SIXTH FLOOR	=	1314.882 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1375.349 SQMT.	1437.349 SQMT.	-
EIGHTH FLOOR	=	823.652 SQMT.	845.050 SQMT.	628.172 SQMT.
NINTH FLOOR	=	413.199 SQMT.	414.150 SQMT.	312.574 SQMT.
TOTAL AREA	=	18993.863 SQMT.	18783.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18993.863 SQMT.	18783.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18783.174+740.746) = 19523.921 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1666.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT -I	=	4384.094 SQMT.
BASEMENT -II	=	5655.857 SQMT.
BASEMENT -III	=	5393.861 SQMT.
TOTAL AREA ALL BASEMENT	=	15433.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R = 19888.325 / 50 = 400 CARS

BASEMENT-I PROPOSED CAR PARKING = 73 CARS

BASEMENT -II PROPOSED CAR PARKING = 175 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

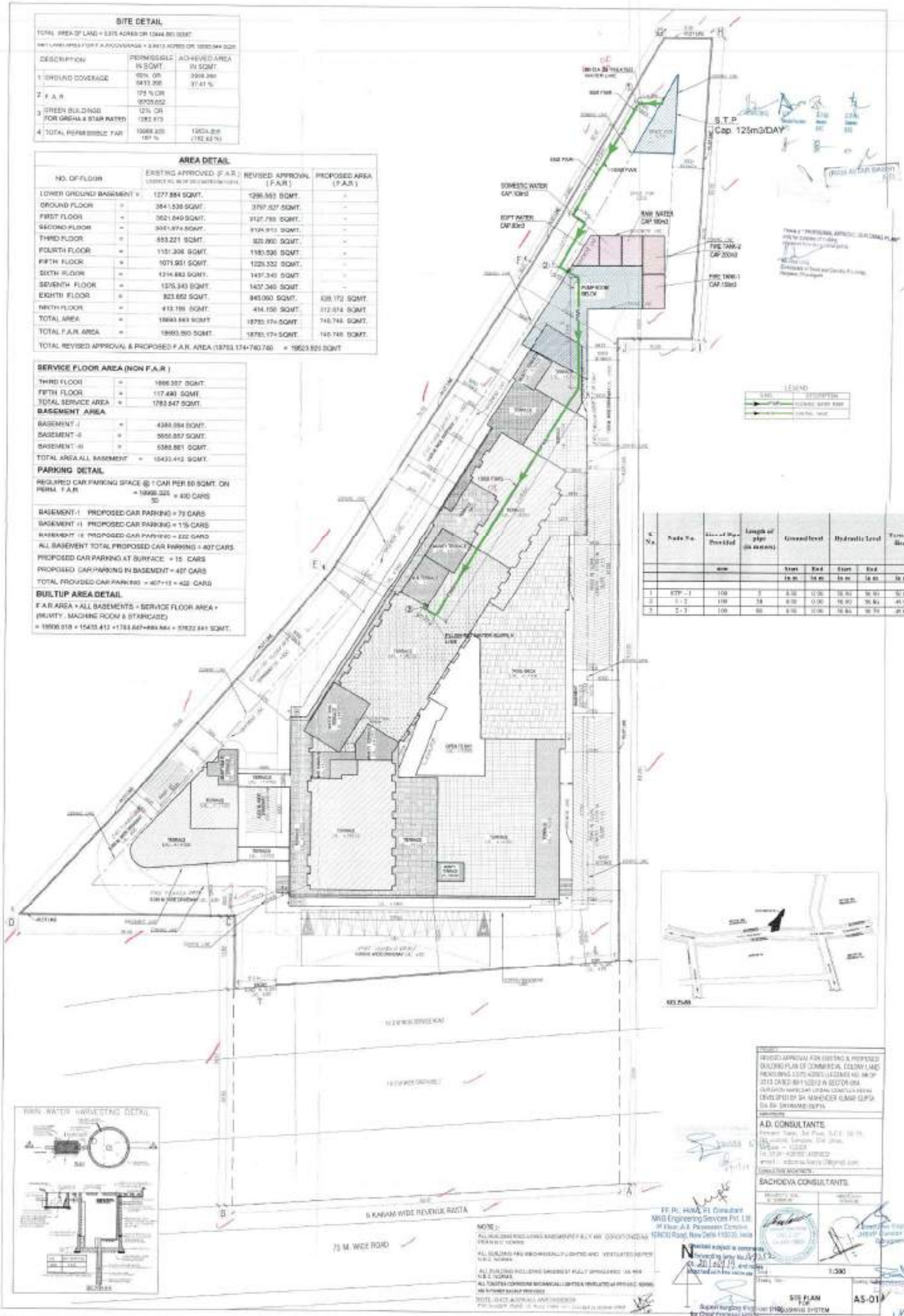
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY., MACHINE ROOM & STAIRCASE)

= 19996.018 + 15433.412 +1783.847+889.864 = 37922.841 SQMT.



SITE DETAIL

TOTAL AREA OF LAND = 2.373 ACRES OR 10344.901 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.0413 ACRES OR 8889.864 SQMT.

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHIEVED AREA IN SQMT.
1	GROUND COVERAGE	50% OR 4413.998	3999.360 37.41 %
2	F.A.R	175 % OR 15555.652	
3	GREEN BUILDINGS FOR GRIHA 4 STAR RATED	12% OR 1243.675	
4	TOTAL PERMISSIBLE FAR	19888.325 192 %	19923.320 (192.45 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R)	PROPOSED AREA (F.A.R)
LOWER GROUND/ BASEMENT	=	1277.884 SQMT.	1288.503 SQMT.	-
GROUND FLOOR	=	3841.538 SQMT.	3797.527 SQMT.	-
FIRST FLOOR	=	3521.849 SQMT.	3157.765 SQMT.	-
SECOND FLOOR	=	3003.474 SQMT.	3124.613 SQMT.	-
THIRD FLOOR	=	865.221 SQMT.	820.890 SQMT.	-
FOURTH FLOOR	=	1181.208 SQMT.	1180.888 SQMT.	-
FIFTH FLOOR	=	1071.061 SQMT.	1239.532 SQMT.	-
SIXTH FLOOR	=	1314.602 SQMT.	1407.349 SQMT.	-
SEVENTH FLOOR	=	1375.343 SQMT.	1407.349 SQMT.	-
EIGHTH FLOOR	=	825.652 SQMT.	845.060 SQMT.	426.172 SQMT.
NINTH FLOOR	=	410.195 SQMT.	414.158 SQMT.	312.574 SQMT.
TOTAL AREA	=	18890.083 SQMT.	18793.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18890.083 SQMT.	18793.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18793.174+740.746) = 19923.920 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1066.351 SQMT.
FIFTH FLOOR	=	117.496 SQMT.
TOTAL SERVICE AREA	=	1183.847 SQMT.

BASEMENT AREA

BASEMENT-I	=	4388.094 SQMT.
BASEMENT-II	=	5656.637 SQMT.
BASEMENT-III	=	5368.681 SQMT.
TOTAL AREA ALL BASEMENT	=	15403.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R = 19888.325 / 50 = 400 CARS

BASEMENT-I PROPOSED CAR PARKING = 70 CARS

BASEMENT-II PROPOSED CAR PARKING = 115 CARS

BASEMENT-III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

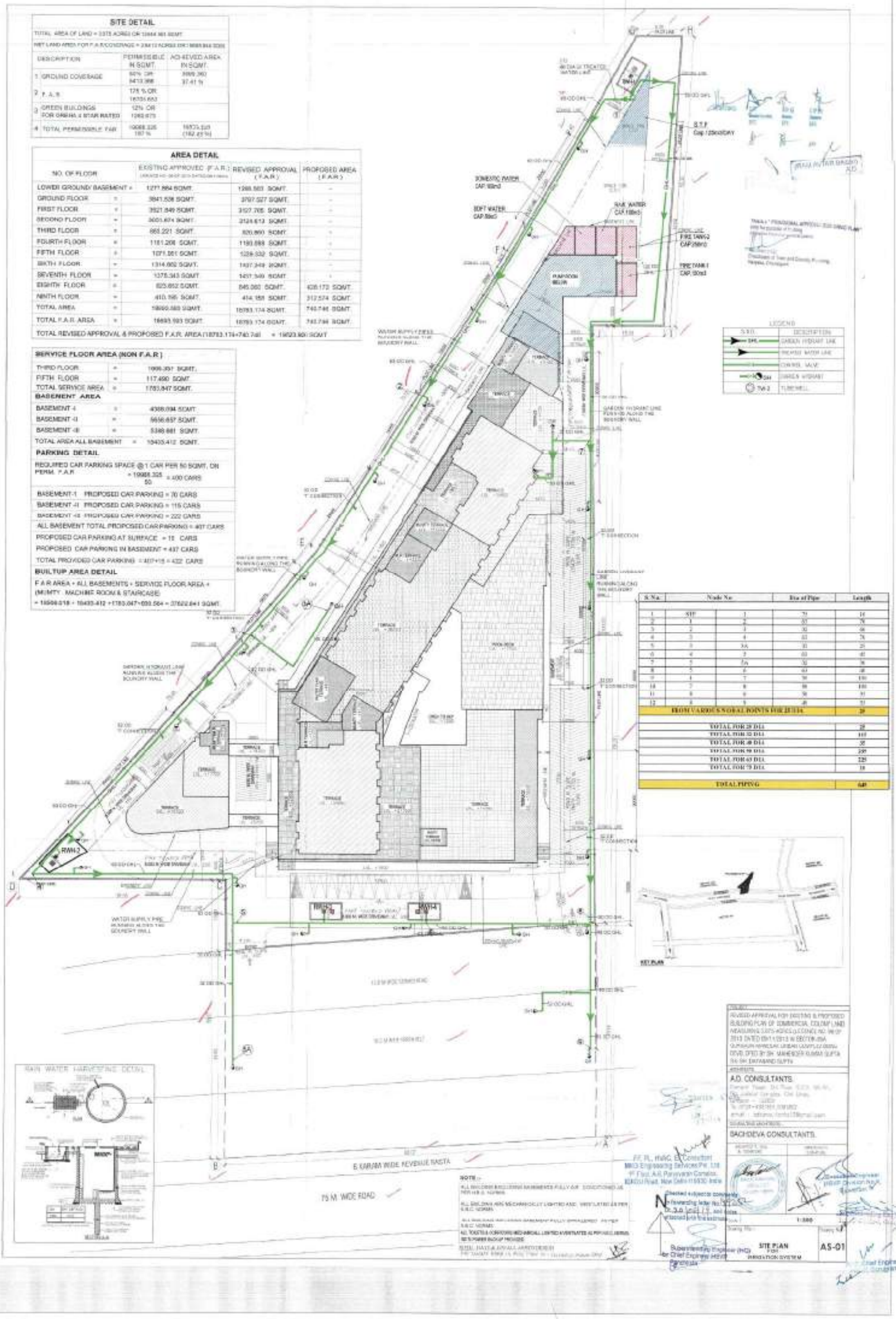
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY, MACHINE ROOM & STAIRCASE)

= 19888.318 + 15403.412 + 1183.847+699.564 = 37622.641 SQMT.



S.No.	Node No.		Dia of Pipe	Length
1	STP	1	75	16
2	1	2	50	75
3	2	3	50	66
4	3	4	50	75
5	3	5A	50	25
6	4	5	50	45
7	5	5A	50	36
8	5	6	65	48
9	6	7	90	150
10	7	8	90	150
11	8	9	90	51
12	8	9	40	51
FROM VARIOUS NODAL POINTS FOR 25 DIA				29
TOTAL FOR 25 DIA				29
TOTAL FOR 32 DIA				110
TOTAL FOR 40 DIA				35
TOTAL FOR 50 DIA				237
TOTAL FOR 65 DIA				225
TOTAL FOR 75 DIA				16
TOTAL PIPING				649

GURGAON - MANESAR URBAN COMPLEX - 2031 AD

FINAL DEVELOPMENT PLAN FOR CONTOLLED AREAS
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010
UNDER SECTION 5 (7) OF ACT NO. 41 OF 1963

LEGEND :-

- STATE BOUNDARY
- MUNICIPAL CORPORATION BOUNDARY
- OLD MUNICIPAL COMMITTEE LIMIT
- CONTROLLED AREA BOUNDARY
- VILLAGE ABADI
- METALLED ROAD
- KATCHA RASTA
- NATIONAL HIGHWAY
- RAILWAY LINE
- METRO ROUTE
- WATER BODIES / DRAIN / RIVER
- SECTOR NO / DENSITY / PPH

100 RESIDENTIAL (GROUP HOUSING/PLOTTED)

200 COMMERCIAL

300 INDUSTRIAL
- 320 LIGHT INDUSTRY
- 330 MEDIUM INDUSTRY
- 340 HEAVY INDUSTRY

400 TRANSPORT AND COMMUNICATION
- 410 RAILWAY STN., YARD, SIDINGS
- 420 BUS STAND,WORK SHOP,PARKING
- 430 TELEPHONE EXCHANGE

500 PUBLIC UTILITIES
- 510 WATER WORKS
- 520 DISPOSAL WORKS
- 530 GRID SUB STATION

600 PUBLIC AND SEMI PUBLIC USE
- 610 MINI SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE STATION AND OTHER INSTITUTIONS
- 620 EDUCATIONAL, CULTURAL, RELIGIOUS INSTITUTIONS
- 630 MEDICAL AND HEALTH INSTITUTIONS
- 640 CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES ETC. OF NON-COMMERCIAL NATURE
- 650 DEFENCE LAND

700 OPEN SPACES
- 710 SPORTS GROUNDS, STADIUMS, PLAY GROUNDS
- 720 PARKS
- 730 WATER BODIES/LAKES

800 AGRICULTURAL ZONE
- 810 MARKET GARDEN
- 820 LAND UNDER AGRICULTURE OPERATION WHERE NO CHANGE OF LAND USE / LICENSE SHALL BE GRANTED.
- 830 FOREST LAND
- 840 DAIRY FARMING / GAUSHALA

900 SPECIAL ZONE

1000 NATURAL COSERVATION ZONE

HUBS
(e.g. ENTERTAINMENT HUB, IT HUB, WORLD TRADE HUB & H.T. FASHION HUB)

SCALE - 1: 5000
(IN ORIGINAL DRG ONLY)

DRAWING NO DTP(G) 2104/2012 DATED 09.11.2012

DRAWN BY
ASSTT. DRAFTSMAN
(GULBAGH HALWAI)

CHECKED BY
PLANNING ASSTT
(KISHAN SINGH)

ASSTT. TOWN PLANNER
(J. P. GHIDANI)

DISTT. TOWN PLANNER
GURGAON
(H. KUMAR SINGH)

(R.K. SINGH)
SENIOR TOWN PLANNER
GURGAON

(ARVIND SHARMA)
CHIEF CO-ORDINATOR
PLANNER(NCR) HARYANA

(T.C.GUPTA, IES)
DIRECTOR
TOWN & COUNTRY PLG.
HARYANA

DEPARTMENT OF TOWN AND COUNTRY PLANNING,HARYANA

LAND RESERVATION FOR MAJOR ROADS

SERIAL NO.	CLASSIFICATION	LAND RESERVATION
(i)	KUNDLI-MANESAR-PALWAL EXPRESSWAY	110 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES.
(ii)	ORBITAL RAIL CORRIDOR	50 METERS WIDE
(iii)	V-1 ROAD	EXISTING WIDTH
(iv)	V-1 (a) ROAD	110 METERS WIDE ROAD WITH 60 METERS WIDE GREEN BELT ON BOTH SIDES
(v)	V-1 (b) ROAD	EXISTING GURGAON-MEHRAULI ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES.
(vi)	V-2 ROAD	60 METERS WIDE ROAD
(vii)	V-2 (a) ROAD	100 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(viii)	V-2 (b) ROAD	75 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(ix)	V-2 (c) ROAD	75 METERS WIDE ROAD WITH 60 METERS WIDE UTILITY CORRIDOR ON ONE SIDE.
(x)	V-2 (d) ROAD	75 METERS WIDE ROAD
(xi)	V-2 (e) ROAD	60 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(xii)	V-3 ROAD	30 METERS WIDE ROAD
(xiii)	V-3 (a) ROAD	50 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(xiv)	V-3 (b) ROAD	50 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON OUTER SIDE.
(xv)	V-3 (c) ROAD	30 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(xvi)	V-4 ROAD	24 METERS WIDE ROAD

SITE DETAIL

TOTAL AREA OF LAND = 3.675 ACRES OR 10444.080 SQMT

NET LAND AREA FOR F.A.R/COVERAGE = 2.9411 ACRES OR 11908.944 SQM.

DESCRIPTION	PERMISSIBLE IN SQMT	ACHIEVED AREA IN SQMT.
1 GROUND COVERAGE	50% OR 5413.386	3999.990 37.41 %
2 F.A.R	133 % OR 16708.652	
3 GREEN BUILDINGS FOR GRIHA 4 STAR RATED	32% OR 1382.879	
4 TOTAL PERMISSIBLE FAR	19865.325 187 %	19573.224 (182.65 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R.)	PROPOSED AREA (F.A.R.)
LOWER GROUND/ BASMENT	=	1277.884 SQMT.	1266.993 SQMT.	-
GROUND FLOOR	=	3841.539 SQMT.	3797.527 SQMT.	-
FIRST FLOOR	=	3521.849 SQMT.	3127.765 SQMT.	-
SECOND FLOOR	=	3051.074 SQMT.	3124.613 SQMT.	-
THIRD FLOOR	=	953.221 SQMT.	929.860 SQMT.	-
FOURTH FLOOR	=	1151.206 SQMT.	1186.598 SQMT.	-
FIFTH FLOOR	=	1071.951 SQMT.	1229.332 SQMT.	-
SIXTH FLOOR	=	1314.882 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1375.342 SQMT.	1437.349 SQMT.	-
EIGHTH FLOOR	=	823.552 SQMT.	845.000 SQMT.	439.172 SQMT.
NINTH FLOOR	=	416.199 SQMT.	414.156 SQMT.	312.574 SQMT.
TOTAL AREA	=	18663.599 SQMT.	18781.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18663.599 SQMT.	18781.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18781.174+740.746 = 19523.921 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1666.337 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.047 SQMT.

BASEMENT AREA

BASEMENT -I	=	4388.084 SQMT.
BASEMENT -II	=	5656.667 SQMT.
BASEMENT -III	=	5386.661 SQMT.
TOTAL AREA ALL BASEMENT	=	15433.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R. = 19865.325 / 50 = 400 CARS

BASEMENT-1 PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

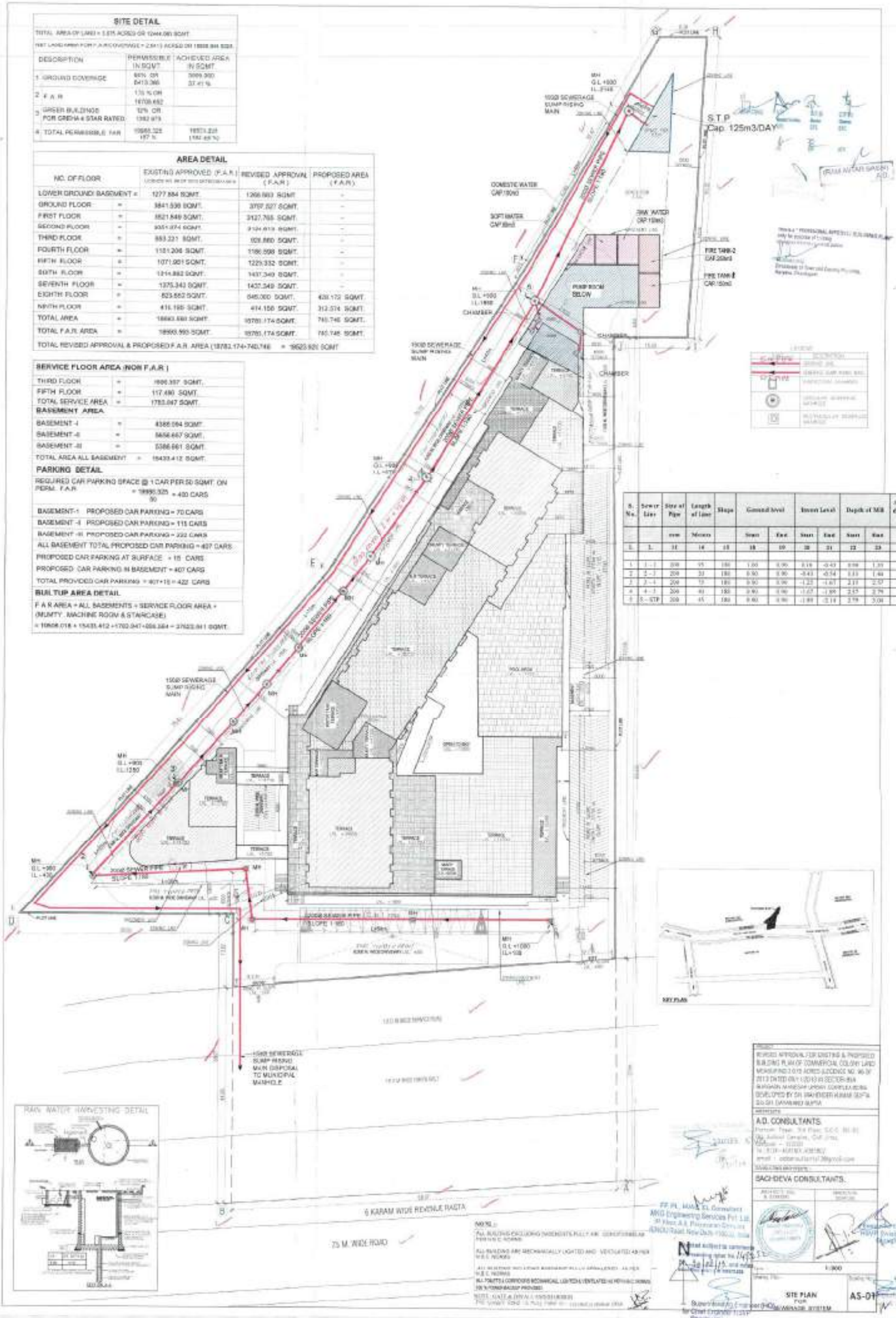
PROPOSED CAR PARKING IN BASEMENT = 407 CARS

TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY, MACHINE ROOM & STAIRCASE)

= 19908.018 + 15433.412 + 1782.947 + 656.584 = 37922.961 SQMT.



S. No.	Sewer Line	Size of Pipe	Length of Line	Slope	Ground level		Invert Level		Depth of Mill		Sewage depth of pipe
		mm	Meters		Start	End	Start	End	Start	End	
1.	1.	11	14	15	16	17	18	19	20	21	22
1	1 - 2	200	45	180	1.00	0.90	0.19	-0.43	0.98	1.33	0.80
2	2 - 3	200	33	180	0.90	0.90	-0.43	-0.74	1.33	1.64	1.33
3	3 - 4	200	13	180	0.90	0.90	-1.23	-1.67	2.13	2.57	2.15
4	4 - 5	200	41	180	0.90	0.90	-1.67	-1.89	2.57	2.79	2.77
5	5 - STP	200	45	180	0.90	0.90	-1.89	-2.14	2.79	3.04	2.79

SITE DETAIL

TOTAL AREA OF LAND = 3.075 ACRES OR 12444.863 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE = 2.9410 ACRES OR 11899.844 SQM

	DESCRIPTION	PERMISSIBLE IN SQMT.	ACHEVED AREA IN SQMT.
1	GROUND COVERAGE	60% OR 7139.906	3990.392 OF 41 %
2	F.A.R	175 % OR 18765.652	
3	GREEN BUILDINGS FOR GREHA 4 STAR RATING	12% OR 1392.973	
4	TOTAL PERMISSIBLE FAR	19665.325 187 %	19923.938 (192.05 %)

AREA DETAIL

NO. OF FLOOR		EXISTING APPROVED (F.A.R.)	REVISED APPROVAL (F.A.R.)	PROPOSED AREA (F.A.R.)
LOWER GROUND/ BASEMENT	=	1277.884 SQMT.	1266.993 SQMT.	-
GROUND FLOOR	=	3841.536 SQMT.	3767.027 SQMT.	-
FIRST FLOOR	=	3521.049 SQMT.	3127.788 SQMT.	-
SECOND FLOOR	=	3051.874 SQMT.	3124.813 SQMT.	-
THIRD FLOOR	=	553.221 SQMT.	920.860 SQMT.	-
FOURTH FLOOR	=	1151.296 SQMT.	1190.598 SQMT.	-
FIFTH FLOOR	=	1071.861 SQMT.	1029.352 SQMT.	-
SIXTH FLOOR	=	1314.682 SQMT.	1437.349 SQMT.	-
SEVENTH FLOOR	=	1376.343 SQMT.	1407.349 SQMT.	-
EIGHTH FLOOR	=	623.652 SQMT.	845.080 SQMT.	428.172 SQMT.
NINTH FLOOR	=	410.156 SQMT.	414.156 SQMT.	312.574 SQMT.
TOTAL AREA	=	18660.843 SQMT.	18783.174 SQMT.	740.746 SQMT.
TOTAL F.A.R. AREA	=	18660.843 SQMT.	18783.174 SQMT.	740.746 SQMT.

TOTAL REVISED APPROVAL & PROPOSED F.A.R. AREA (18783.174+740.746 = 19523.920 SQMT

SERVICE FLOOR AREA (NON F.A.R.)

THIRD FLOOR	=	1666.357 SQMT.
FIFTH FLOOR	=	117.490 SQMT.
TOTAL SERVICE AREA	=	1783.847 SQMT.

BASEMENT AREA

BASEMENT -II	=	4366.094 SQMT.
BASEMENT -II	=	5666.657 SQMT.
BASEMENT -III	=	3366.661 SQMT.
TOTAL AREA ALL BASEMENT	=	15433.412 SQMT.

PARKING DETAIL

REQUIRED CAR PARKING SPACE @ 1 CAR PER 50 SQMT. ON PERM. F.A.R. = 19665.325 / 50 = 400 CARS

BASEMENT -I PROPOSED CAR PARKING = 70 CARS

BASEMENT -II PROPOSED CAR PARKING = 115 CARS

BASEMENT -III PROPOSED CAR PARKING = 222 CARS

ALL BASEMENT TOTAL PROPOSED CAR PARKING = 407 CARS

PROPOSED CAR PARKING AT SURFACE = 15 CARS

PROPOSED CAR PARKING IN BASEMENT = 407 CARS

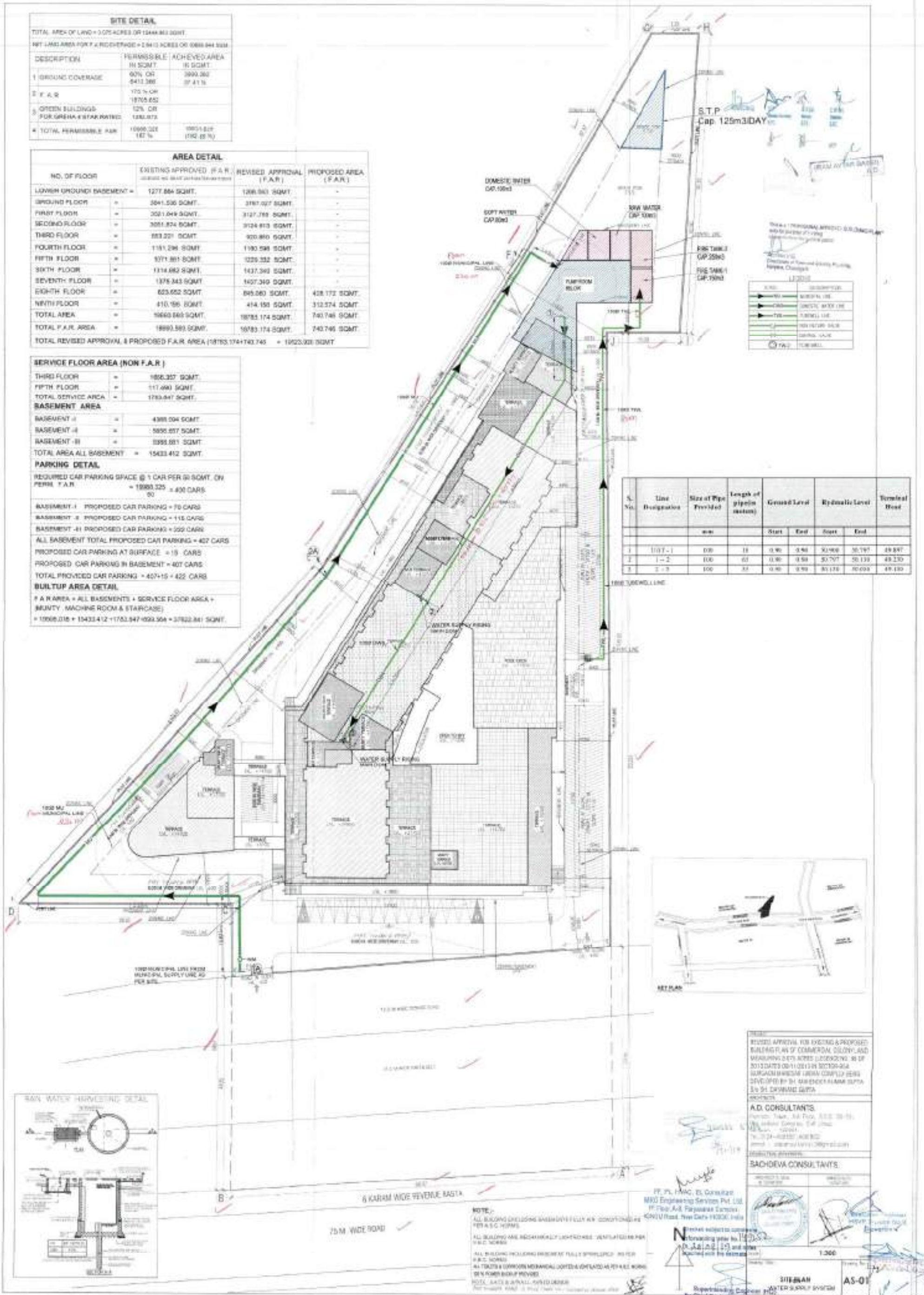
TOTAL PROVIDED CAR PARKING = 407+15 = 422 CARS

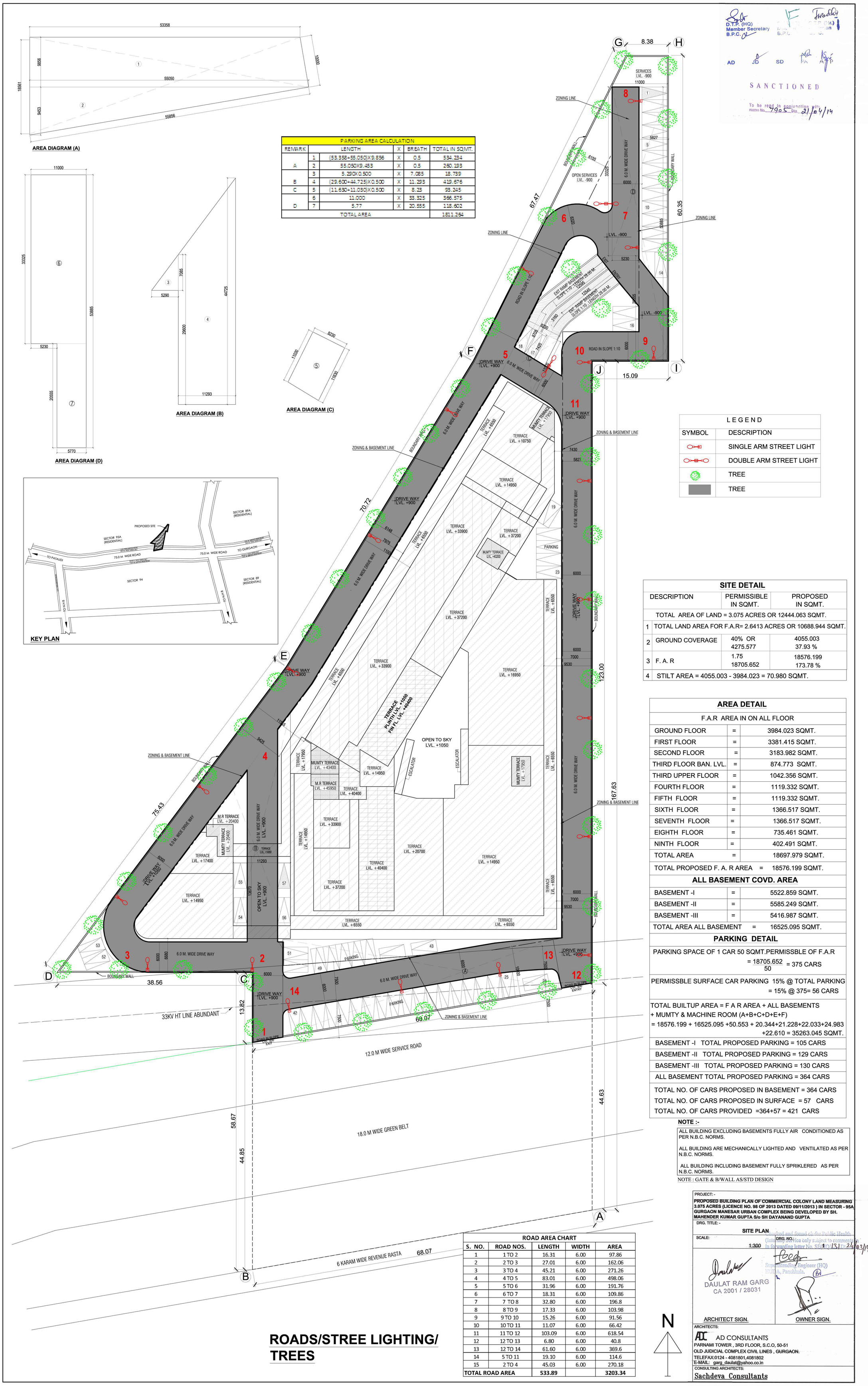
BUILTUP AREA DETAIL

F.A.R AREA + ALL BASEMENTS + SERVICE FLOOR AREA + (MUMTY, MACHINE ROOM & STAIRCASE)

= 19665.018 + 15433.412 +1783.847 +699.564 = 37582.841 SQMT.

S. No.	Line Designation	Size of Pipe Provided	Length of pipe(in meters)	Ground Level		Hydraulic Level		Terminal Head
		mm		Start	End	Start	End	
1	1(GT)-1	100	18	0.90	0.90	50.900	50.797	49.897
2	1-2	100	63	0.90	0.90	50.797	50.138	49.230
3	2-3	100	33	0.90	0.90	50.138	50.038	49.180





PARKING AREA CALCULATION					
REMARK		LENGTH	X	BREATH	TOTAL IN SQ.MT.
A	1	(53.358+55.050)X9.856	X	0.5	534.234
	2	55.050X9.453	X	0.5	260.193
B	3	5.290X0.500	X	7.085	18.739
	4	(29.600+44.725)X0.500	X	11.293	419.676
C	5	(11.630+11.030)X0.500	X	8.23	93.245
D	6	11.000	X	33.325	366.575
	7	5.77	X	20.555	118.602
TOTAL AREA					1811.264

LEGEND	
SYMBOL	DESCRIPTION
	SINGLE ARM STREET LIGHT
	DOUBLE ARM STREET LIGHT
	TREE
	TREE

SITE DETAIL		
DESCRIPTION	PERMISSIBLE IN SQMT.	PROPOSED IN SQMT.
TOTAL AREA OF LAND = 3.075 ACRES OR 12444.063 SQMT.		
1 TOTAL LAND AREA FOR F.A.R= 2.6413 ACRES OR 10688.944 SQMT.		
2 GROUND COVERAGE	40% OR 4275.577	4055.003 37.93 %
3 F. A. R	1.75 18705.652	18576.199 173.78 %
4 STILT AREA = 4055.003 - 3984.023 = 70.980 SQMT.		

AREA DETAIL		
F.A.R AREA IN ON ALL FLOOR		
GROUND FLOOR	=	3984.023 SQMT.
FIRST FLOOR	=	3381.415 SQMT.
SECOND FLOOR	=	3183.982 SQMT.
THIRD FLOOR BAN. LVL.	=	874.773 SQMT.
THIRD UPPER FLOOR	=	1042.356 SQMT.
FOURTH FLOOR	=	1119.332 SQMT.
FIFTH FLOOR	=	1119.332 SQMT.
SIXTH FLOOR	=	1366.517 SQMT.
SEVENTH FLOOR	=	1366.517 SQMT.
EIGHTH FLOOR	=	735.461 SQMT.
NINTH FLOOR	=	402.491 SQMT.
TOTAL AREA	=	18697.979 SQMT.
TOTAL PROPOSED F. A. R AREA = 18576.199 SQMT.		
ALL BASEMENT COVD. AREA		
BASEMENT -I	=	5522.859 SQMT.
BASEMENT -II	=	5585.249 SQMT.
BASEMENT -III	=	5416.987 SQMT.
TOTAL AREA ALL BASEMENT = 16525.095 SQMT.		

PARKING DETAIL

PARKING SPACE OF 1 CAR 50 SQMT.PERMISSBLE OF F.A.R
$= \frac{18705.652}{50} = 375$ CARS

PERMISSBLE SURFACE CAR PARKING 15% @ TOTAL PARKING
= 15% @ 375= 56 CARS

TOTAL BUILTUP AREA = F A R AREA + ALL BASEMENTS
+ MUMTY & MACHINE ROOM (A+B+C+D+E+F)
= 18576.199 + 16525.095 +50.553 + 20.344+21.228+22.033+24.983 +22.610 = 35263.045 SQMT.

BASEMENT -I TOTAL PROPOSED PARKING = 105 CARS
BASEMENT -II TOTAL PROPOSED PARKING = 129 CARS
BASEMENT -III TOTAL PROPOSED PARKING = 130 CARS
ALL BASEMENT TOTAL PROPOSED PARKING = 364 CARS

TOTAL NO. OF CARS PROPOSED IN BASEMENT = 364 CARS
TOTAL NO. OF CARS PROPOSED IN SURFACE = 57 CARS
TOTAL NO. OF CARS PROVIDED =364+57 = 421 CARS

NOTE :-

ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.

ALL BUILDING ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.

ALL BUILDING INCLUDING BASEMENT FULLY SPRIKLERED AS PER N.B.C. NORMS.

NOTE : GATE & B/WALL AS/STD DESIGN

ROAD AREA CHART				
S. NO.	ROAD NOS.	LENGTH	WIDTH	AREA
1	1 TO 2	16.31	6.00	97.86
2	2 TO 3	27.01	6.00	162.06
3	3 TO 4	45.21	6.00	271.26
4	4 TO 5	83.01	6.00	498.06
5	5 TO 6	31.96	6.00	191.76
6	6 TO 7	18.31	6.00	109.86
7	7 TO 8	32.80	6.00	196.8
8	8 TO 9	17.33	6.00	103.98
9	9 TO 10	15.26	6.00	91.56
10	10 TO 11	11.07	6.00	66.42
11	11 TO 12	103.09	6.00	618.54
12	12 TO 13	6.80	6.00	40.8
13	12 TO 14	61.60	6.00	369.6
14	5 TO 11	19.10	6.00	114.6
15	2 TO 4	45.03	6.00	270.18
TOTAL ROAD AREA		533.89		3203.34

ROADS/STREE LIGHTING/ TREES

N

D.T.P. (HQ) Member Secretary B.P.C.

AD JD SD FA ATP

SANCTIONED

To be read in conjunction with memo No. 7905 Dtd. 21/04/14

PROJECT: -

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY LAND MEASURING 3.075 ACRES (LICENCE NO. 98 OF 2013 DATED 09/11/2013) IN SECTOR - 95A GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. MAHENDER KUMAR GUPTA S/o SH DAYANAND GUPTA

DRG. TITLE: -

SITE PLAN

SCALE: 1:300

DRG. NO.: 1

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ)/131 Dt. 24/03/14

Superintending Engineer (HQ) HUDA, Panchkula.

DAULAT RAM GARG
CA 2001 / 28031

ARCHITECT SIGN. OWNER SIGN.

ARCHITECTS:
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CONSULTING ARCHITECTS:
Sachdeva Consultants