

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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http://tcpharyana.gov.in

ANNEXURE-T-6

Puri Construction Pvt. Ltd. & others
W-82A, Greater Kailash-II,
New Delhi-48.

Memo No.LC-835-PA(B)-2017/

Dated:

Subject: **Approval of Service Plan/Estimates of group housing colony being developed on the land measuring 48.439 acres, Sector 53 & 54, Gurugram bearing license No. 69-74 of 1996, 52-57 of 1997, 1079-1080 of 2006 & 191 of 2007.**

Please refer to your application dated 22.09.2017 on the matter as subject cited above.

The department had granted above said licenses for development of group housing colony over an area measuring 48.439 acres (as per approved zoning plan) in sector 53 & 54, Gurugram. The said licenses were originally granted in your favour, but later on it has been observed that development/marketing rights of the colony have been transferred in favour of following:

1. Parsavnath Developers Ltd, for an area measuring 28.09 acres.
2. Emaar MGF Land Ltd, for an area measuring 15.565 acres falling in license No. 69-71 of 1996, 74 of 1996, 52-56 of 1997 & 1079-1080 of 2006.
3. Neelkanth Town Planners Pvt. Ltd, for an area measuring 5.115 acres bearing license No. 191 of 2007 dated 20.06.2007.

The request for grant of ex-post facto approval in respect of said transfer of development/marketing rights in favour of Parsavnath Developers Ltd under policy dated 18.02.2015 could not attained finality on account of non-renewal of license No. 69-74 of 1996 and 1079-1080 of 2006, whereas development/marketing rights for area measuring 5.115 acres stands transferred in favour of Neelkanth Town Planner Pvt. Ltd. vide order dated 29.09.2017. The application seeking approval for the area developed by Emaar MGF Land Ltd has not been received till date.

Therefore, before considering request for approval of service plan & estimates for an area measuring 3,944 acres, you are hereby requested to get formalize the offence committed due to transfer of beneficiary interest of area measuring 28.09 acres in favour of Parsavnath Developers Ltd. & area measuring 15.565 acres in favour of Emaar MGF Land Ltd., to enable further action in this matter.

(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

PTC

Endst. No. LC-835-PA(B)/2017/ 1847 Dated: 15-1-18

A copy is forwarded to following for information and necessary action:-

1. Parsavnath Developers Ltd., Parsavnath Metro Tower, Near Shahdra Metro Station, Shahdra, Delhi-32.
2. Emaar MGF Land Ltd., ECE House, 1st Floor, 28 KG Marg, New Delhi-01.
3. Neelkanth Town Planners Pvt. Ltd., 9 KG Marg, New Delhi-01.



(Rajesh Kaushik)
Distt. Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

PROJECT REPORT/ESTIMATES FOR PROVIDING INTERNAL SERVICES, e.g. WATER SUPPLY, SEWERAGE, S.W. DRAINAGE ETC. IN RESPECT OF GROUP HOUSING NAMED EXOTICA, SECTOR 53, GURGAON (Haryana)

INTRODUCTION

The Licenses were granted to M/s Puri Construction Pvt. Ltd. in Sector 53, Gurgaon for development of Group Housing since 1996. The building plans were approved for 23.815 acres on 07.01.2005 and the Scheme in tune with the Building Plans were submitted on 28.3.2005.

Now, for the Addl. Pocket of 3.944 acres, the building plans are approved on 10.4.2009 and in tune with the Approved Building Plans we are submitting Services Scheme such as Water Supply, Sewerage, S.W. Drainage, Roads, Street Lighting and Plantation etc. for your approval.

1 Water Supply

i) Source :

At present the source of water supply in this area is borewell, as the Under Ground water is potable, provision for six numbers of Borewells are existing . The under ground tanks will be fed from the borewells and HUDA supply, from there water will be pumped to O.H. tanks on the roof of the Buildings. The water supply system has been designed as per the Hazen Willian formula.

ii) Design:

The scheme has been designed for a population of approx. 4729 persons considering five persons for each main dwelling and 2 persons per each S.P. unit and 5 persons/EWS units. The rate of water supply per head/day has been taken as 172.50 litres per head per day.

iii) Pumping Equipments:

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any electricity failure.

2 Sewerage Scheme:

The scheme is designed for sewer connecting to HUDA Mains Sewer on 60 Mtr. Wide Sector Road. The sewerage system has been marked on the respective plans.

Sewer lines have been designed for three times average D.W.F in relation to water supply demand. It has been assumed that about 75% of the domestic water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self cleaning velocity. Sewer line upto 400 mm dia has been designed to run two third full at peak flow. Necessary provision for laying S.W/RCC pipe sewer line, construction of required number of manholes etc. have been made in the estimate



Necessary design statement for entire sewerage system has been prepared and attached with estimate. Manning's formula has been used on the design of sewerage system.

3 Storm Water Drainage:

It is proposed to lay underground R.C.C pipe drains with required number of catch basins for disposal of storm water which will be connected to the HUDA drain on 60 Mtr. Wide Sector road. The Intensity of rain fall has been taken as 1/4" per hour. A minimum size of 400 mm R.C.C storm water line will be provided and designed as per Manning's formula. Necessary rain water harvesting arrangement also has been provided.

4 Roads:

Roads have been provided to above zones and estimate is prepared as per revised specifications adopted by HUDA.

5 Street Lighting:

Provision for streets also has been made.

6 Horticulture:

Estimates and details of plantation, landscaping signage etc. has been included.

7 Specifications:

The work will be carried out in accordance with the standard specifications of P.H as laid down by the Haryana Govt./HUDA.

8 Rates:

The estimate has been prepared based on the present market rates.

9 Cost:

The total cost of providing these services like Water Supply, Sewerage, Storm Water Drainage, Roads, Street Lighting and plantations including plantations maintenance thereof works out to Rs. 158.576 lacs includes 3% Contingency and P.E Charges and 49% Departmental charges also.

An estimate amt. of Rs. 1401.10 lacs for existing area of 23.815 Acre has already been approved by D T C P, Haryana, chd. letter No. 4869/16.4-2010.



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Services Estimate for Addl. Pocket area of 3.944 acres
in Existing Group Housing area of 23.815 acres totaling to 27.759 of
PARSVNATH EXOTICA, Sector - 53, Gurgaon

(Part - II)

FINAL ABSTRACT OF COST FOR NEW ADDITIONAL
AREA OF 3.944 Acre)

1.	Sub Work No. I	Water Supply	Rs.	48.00 20.11 lacs.
2.	Sub Work No. II	Sewerage	Rs.	4.60 3.27 lacs.
3.	Sub Work No. III	Storm Drainage	Rs.	25.71 14.20 lacs.
4.	Sub Work No. IV	Road ✓	Rs.	26.70 12.38 lacs.
5.	Sub Work No. V	Street lighting	Rs.	9.60 4.24 lacs.
6.	Sub Work No. VI	Horticulture	Rs.	6.50 4.33 lacs.
7.	Sub Work No. VII	Maintenance for 10 years	Rs.	36.80 30.44 lacs
			Rs.	88.97 lacs. 155.63 lacs
				155.63 lacs
			Say	Rs. 88.97 lacs.

Cost/Gross Area (in lacs./Acre)
88.97/3.944

Rs. 22.56 lacs

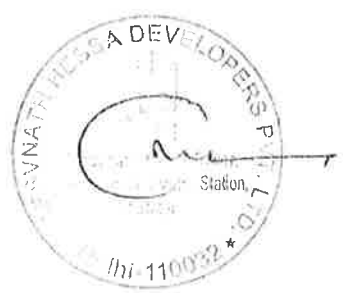
155.63/3.944 = Rs. 39.46 lacs Per Acre

Part - I cost of existing area 23.815 Acre as Per
already approval estimate and Additional cost
for Flushing

Now Proposed Rs. 1522.85

Total Rs. 1677.78 lacs

[Signature]
Authorised Signatory



**Services Estimate for Addi. Pocket area of 3.944 acres
in Existing Group Housing area of 23.815 acres totaling to 27.759 of
PARSVNATH EXOTICA, Sector - 53, Gurgaon**

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WATER SUPPLY ABSTRACT OF COST

Sub Head No. I	Head Works	Rs. 2,00,000.00	420 000/-
Sub Head No. II	Pumping Machinery	Rs. 2,80,000.00	470 000/-
Sub Head No. III	Distribution System	Rs. 3,34,700.00	947 750/-
Sub Head No. IV	Fire Fighting	Rs. 5,00,000.00	823 500/-
<i>Sub Head No. V</i>	<i>Irrigation Supply line</i>		
	Total	Rs. 13,75,500.00	4666 500/-
	Add 3 % contingencies & P.E. charges	Rs. 41,265.00	93 836/-
		Rs. 14,16,765.00	32,21,686/-
	Add 49 % Departmental Charges	Rs. 5,94,214.00	157 8626/-
		Rs. 20,11,098.00	48,00,312/-
			<u>48-00 Lacs</u>
	SAY RS.	20,11,11,11	LACS

C.O. to Final Abstract of Cost



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**Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon**

1. DESIGN CALCULATION

I	(i)	Domestic Water Requirement:	
	a)	Dwelling Units including EWS existing area	783 Nos
		New Proposed area	130 Nos
		Total	913 Nos
	(a)	Population @ 5 persons/Flat = 913 x 5	4565 Persons
	b)	Service Personnels:	
		Existing	78 Nos
		Addl Pockets	4 Nos
		Total	82 Nos
	(b)	Population @ 2 persons/Flat 82 x 2	164 Perons
	(ii)	Total Population = 4565+164	4729 Persons
	(iii)	Daily demand = 4729 Persons @ 172.50 lit./head/day	81572.50 Lit./day
(A)			815.75 KLD
II		Requirement of Community Bldgs.	
(B)		Community Bldg. daily demand	50 KL
III		Organized Green	
(C)		5.80 acres @ 25 KLD	145 KL
IV		Road side plantation	
(D)		Road Area = 27.759 x 10%/100 = 2.78 Acres @ 5 KLD	13.90 KL
V		Fire demand	



$$100\sqrt{P} = 100\sqrt{4.565}$$

P is in thousands

213.66 KL (E)

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$$\text{Total Demand} = 815.75 + 50 + 145 + 13.90 + 213.66 = 1238.31 \text{ KLD}$$

2 Tube Wells:

Approximate discharge of Tube Wells		14 KL/hour
a) Total Water Demand		= 1246.94 KLD
	SAY	1250 KLD
b) No. of tube Wells required = $1250 \times 16 / 14$	=	5.58 Nos
Add: 10% Standby	=	0.56 Nos.
	=	6.04 Nos
	SAY	7 Nos.

Since the water is proposed to be supplied by HUDA from Canal Water Supply Scheme, HUDA already commissioner boosting station and for present we have existing 6 Nos. tube Wells to cater the present requirement.

3 Under Ground Tank:

Tank No. 1 (Location No. 1)

Since this new area is near to UGT No. 1, the Supply of Water shall be proposed from UGT No. 1

a) No. of Main Dwelling Units (Existing)		322 Nos.
Now proposed		110 Nos.

Population 432 Nos. @ 5 persons/DU		432 Nos.
		2160 Persons
b) Service Personnel 4 x 2		8 Persons
c) No. of EWS (existing)	120	
Now proposed	20	

	140	
Population 140 @ 5 persons/DU		700 Persons
Total Population = 2160 + 8 + 700		2868 Persons

Water Demand @ 172.50 L/

$$= 2868 \times 172.50$$

= 494730 lit
= 494.73 KL
SAY 500 KL

Capacity of UGT Taking 12 hours storage = $500 \times 12 / 24$



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The UGT No. 1 already existing with a capacity of 400 KL in Two compartments for Domestic use and static fire storage tank of capacity 200 KL. For Fire fighting, the existing storage will also cater the water requirement of these pockets.

4 Pumping Machinery

For Bldg. Nos. 16, 17 & 18:

- i) No. of Dwelling Units = 120 Nos.
Population @ 5 persons per unit = 120 x 5 = 600 Persons
 - ii) No. of Service Personnel 4 Nos
Population @ 2 persons per unit = 4 x 2 = 8 Persons
 - iii) EWS 20 Nos. @ 5 persons per unit = 20 x 5 = 100 persons
= 708 Persons
- Daily demand 708 @ 172.50 LPcd = 122130 LPD
= 122.13 KLD

Pumping/hour @ 8 hours pumping/day

= 122.13/8 = 15.26 KLH
= 15.26 KL/60 = 0.254 KL/M
= 254 LPM
SAY 260 LPM

Gross working head

Suction Lift	0.00 Meter
Frictional Loss	10.00 M
Clear Head Req'd.	64.00 M
	<hr/>
	74.00 M

Motor HP = 254 x 74/60 x 75 x 0.60 = 6.96 HP
SAY 7.50 HP

IT IS PROPOSED TO PROVIDE 2 NOS. PUMPING SETS OF 360 LPM DISCHARGE AT 74.00 M. HEAD FOR BUILDING NOS. 16, 17 & 18.



Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon

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Sub Work No. I

Water Supply

Sub Head No. 1

Head works

- 1 Providing Boosting arrangement by pumps
Capacity 260 Lpm @ 74 M. head (2 Nos)
@ 90000/- each Rs. 2.58 Lac each
(from existing U.G. Tank)
- 2 Provision for carriage for materials L.S

Rs. 4,00,000/-
Rs. 1,80,000.00

Rs. 20,000.00

TOTAL

Rs. 4,20,000.00

4,20,000.00



2. (K)

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Services Estimate for Addl. Pocket area of 3.944 acres
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Sub Work No. I

Water Supply

Sub Head No. 2

Pumping Machinery

1.	Provision for diesel engine for stand by arrangements for tube wells & Booster Pump Complete with gear head arrangements of following capacities <u>2,00,000/-</u> 1 No. 10 KVA @ Rs. 50,000	Rs. <u>2,00,000/-</u> 50,000.00
2.	Provision for chlorination plant complete. 1 No. @ Rs. 50,000.00 <u>1,00,000/-</u>	Rs. <u>1,00,000/-</u> 50,000.00
3.	Provision for making foundations and erection of Pumping machinery 1 set @ Rs. 50,000	Rs. 50,000.00
4.	Provision for pipes, valves and specials inside the pump chamber. 1 set. @ Rs. 1,00,000.	Rs. 1,00,000.00
5.	Provision for carriage of material and unforeseen items etc. L.S.	Rs. 20,000.00 Rs. <u>2,80,000.00</u>
		<u>4,70,000/-</u>

C.O. to Abstract of Cost Water Supply



Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon

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Sub Work No. I
 Sub Head No. 3

Water Supply
 Distribution system
 (DOMESTIC & Flushing)

1	Providing, Laying, jointing and testing GI Pipe line including Fittings, cost of Excavation etc. complete in all respect (Domestic) 205 1250/- P.Mtr. GI Pipe 100mm 314 M @ Rs. 800 GI Pipe 80 mm 900 M @ Rs. 550 (Flushing) 80MM 421 M @ Rs. 1000/- P.Mtr. 50MM 80 M @ Rs. 250/- P.Mtr.	Rs. 2,51,240.00 Rs. 49,500.00 Rs. 4,21,000/- Rs. 20,000/-
2	Provision for carriage for materials and Other unforeseen items etc.	Rs. 30,000.00
3	Providing and fixing valve: 100mm dia 2 Nos. @ Rs. 6000 each 80 MM dia 2 Nos @ Rs. 10000/- each	Rs. 30,000/- Rs. 12,000.00 Rs. 20,000/-
4	Providing and fixing indicating plate 4 Nos. @ Rs. 1000 each	Rs. 4,000/- Rs. 2,000.00
TOTAL		Rs. 3,74,700.00 ----- 947750/-

C.O. to Abstract of Cost Water Supply



Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon

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Sub Work No. I
 Sub Head No. 4

Water Supply
 Fire Fighting

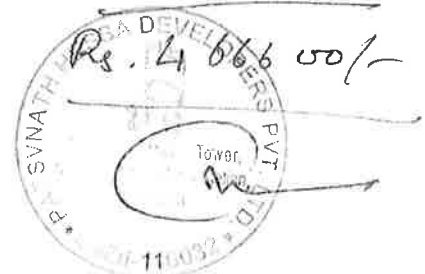
1	Providing, Laying, jointing and testing MS Pipe line including Fittings, cost of Excavation etc. complete in all respect		
	MS Pipe 100mm ¹⁹⁷ 340 M @ Rs. 600	1500/- P. Mtr	295500/-
	MS Pipe 80 mm ³¹⁰ 197 M @ Rs. 1000/-		Rs. 1,86,000.00
			Rs. 2,36,000.00
2	Providing and fixing fire hydrants with Accessories 18 nos. @ Rs. 5000/- each		310000/-
			180000/-
			Rs. 1,08,000.00
3	Provision for carriage for materials and Other unforeseen items - L.S		Rs. 20,000.00
4	Provision for indicating plate 18 Nos. @ Rs. 600/- each		18000/-
	1000/-		18,000.00
		TOTAL	Rs. 5,60,000.00
			823500/-

C.O. to Abstract of Cost Water Supply

Sub Head No. 5

Irrigation Supply Line

- 1) Prov. laying Jointly and testing Pipe line conforming to IS 4985 (UPVC) including cost of excavation etc. complete in all respect 50mm dia 712 Mtr. @ Rs. 5.50/- P. Mtr. ————— Rs. 391600/-
- 2) Prov. & Fixing of Irrigation Hydrant Valve complete in all respect 10 NO. @ Rs. 2500/- each ————— Rs. 25000/-
- 3) Prov. for carriage of Material ————— Rs. 5000/-



MATERIAL STATEMENT
FIRE RING MAIN

S.No	Fire Line marked as	Length of Line in Mtrs.	
		150 dia	80 dia
1	Q9-Q10	38	-
2	Q10-Q11	53	-
3	Q11-Q12	106	-
4	Main to FH	-	310
		197 M	310 M

No. of Fire Hydrants 18 Nos.

MATERIAL STATEMENT
WATER SUPPLY MAINS

(DOMESTIC W/S Line)

S.No	Water Line marked as	Length of Line in Mtrs.	
		150 dia <i>100 MM Dia</i>	80 dia
1	UGT1 to G	50	-
2	G to G1	60	-
3	G1 to G2	95	-
4	UGT1 to EWS	180	-
5	Connection from Main line (3 x 30 = 90 M)	-	90
		385 M	90 M
		205 M	

MATERIAL STATEMENT - WATER SUPPLY
(Flushing line detail attached)

S.No	Water Line marked as	Length of Line in Mtrs.	
		100 dia	80 dia
1	UGT No.1 to G	96	-
2	G to G1	64	-
3	G1 to G2	33	-
4	UGT1 to EWS	121	-
5	Main line to Towers	-	-

C/O TO ABSTRACT OF COST



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Services Estimate for Addl. Pocket area of 3.944 acres
in Existing Group Housing area of 23.815 acres totaling to 27.759 of
PARSVNATH EXOTICA, Sector - 53, Gurgaon

Sub Work No. II

Sewerage

1.	Providing, lowering, jointing, cutting salt glazed stone ware pipes and specials into trenches, including cost of excavation, bed concrete, cost of manholes etc. complete in all respects. S W Pipe i) <u>200mm i/d</u> Avg. depth upto 2.0 M 173 M @ Rs. 1000.00 ^{1200/-} per mtr.	207600/- Rs. 1,73,000.00
	Provision for lighting and watching	Rs, 20,000.00
	Provision for timbering & shoring (L.S)	Rs. 20,000.00
	<i>Prov. for road cutting and Making it's original condition (L.S)</i>	Rs. 2,13,000.00 Rs. 50000/-
	Add: 3% Contingencies & P.H Charges	297600/- 8928 Rs. 6390.00
		<u>306528/-</u> Rs. 2,19,390.00
	Add: 49% Departmental Charges	150199/- Rs. 1,07,504.40
	TOTAL	<u>456727/-</u> Rs. 3,26,891.10
	SAY	Rs. 3.27 Lacs Rs. 4.60 Lacs

C.O. re Final Abstract of Cost



MATERIALS STATEMENT - SEWERAGE

S.No	Sewer Line marked as	Length of line in Mtrs 200 mm dia (0-2 M depth)
1	A-5/2 - A-5/3	54
2	A-5/1 - A-5/3	43
3	A-5/3 - A-5/4	76
		----- 173 M -----

C/O TO ABSTRACT OF COST



**Services Estimate for Addl. Pocket area of 3,944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon**

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Sub Work No. III

**S. W. Drainage
R.C.C. Main Pipe Drain**

1	Providing, lowering, laying, jointing RCC NP-2 pipe and specials into trenches including Manholes, chambers etc. excavation, back-filling And disposal of surplus earth complete in all Respects		
	i) RCC pipe 400 mm i/d avg. depth 0-2 M 100 M @ Rs. 1000/- 1500/- p.mts.	Rs. 1,50,000.00	
	ii) RCC pipe 400 mm i/d avg. depth 2-4 M 230 M @ Rs. 2500	Rs. 3,45,000.00	575000/-
2	Provision for road gullies	Rs. 2,00,000.00	
3	Provision for lighting watching & temporary Diversion of Traffic	Rs. 5,000.00	50000/-
4	Provision for timbering & shoring	Rs. 5,000.00	50000/-
5	Provision for cartage of materials & Other Unforeseen item	Rs. 50,000.00	
6	Provision for rainwater harvesting arrangements	Rs. 4,00,000.00	
7	Prov. for road cutting and Making L.S. into original condition	Rs. 2,25,000.00	1675000/-
	Add: 3% contingencies & P.H charges	Rs. 27,750.00	50,250/-
		Rs. 9,52,750.00	1725250/-
	Add: 49% Departmental Charges	Rs. 4,66,848.00	8453731/-
	TOTAL	Rs. 14,19,598.00	25,70,623/-
	SAY	Rs. 14.20 Lacs	25-71 Lacs

C.O. to Final Abstract of Cost



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MATERIALS STATEMENT
STORM WATER DRAINAGE

S.No	S.W. Drain Line marked as	Length of Line in Mtrs.	
		0-2 M depth	2 - 4 M depth
1	400 mm i/d E1 - E2	100 M	
2	400 mm i/d E2 - F	-	200
3	F - HUDA	-	30
		100 M	230 M

C/O TO ABSTRACT OF COST



**Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon**

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Sub Work No. IV

Road Work

Width in Meter	Length in meter	Metalled portion	Area in Sq.M
6	145	6.00	870
Add: 10% curves			43.50 - 87
Total			913.50 957.00
			1000.00 SAY

Phase-I

- 1 Provision for leveling & earth filling as per site Condition 3.944 acres @ Rs. 70,000 1.00 Lacs Per Acre 394400/-
Rs. 2,76,080.00
- 2 Const. of Road with 300mm Thick G.S.B Soling coat 100mm thick (63-45)mm gauge Compacted to 75 mm thick WBM conforming to MOT Specification (table 400-6, Grading No. 2) Wearing coat (top coat) 100mm thick (53-22.4)mm Gauge compacted to 75mm thick conforming to MOT Specifications (Table 400-6, Grading No. 3) Rs. 2,00,000.00
- 3 1000 Sq.M @ 200/- 250 mm thick WMM 50 mm thick B.M. & 20 mm thick M.S.S (Type A) 25mm thick pre mix carpet with seal coat 1000 sq.m @ 200 per sq.m 1000 Sq.M @ Rs. 850/- Per Sq.M 850000/-
Rs. 2,00,000.00
- 4 Provision for kerbs & channels of CC 1:2:5:5 2x 145 M @ Rs. 350/- 500/- P. mtr = 290 M 145000/-
Rs. 50,750.00
- 5 Provision for making approach to each block and Pavements - L.S 200,000/-
Rs. 20,000.00
- 6 Provision for guide map and other unforeseen and Indicating board etc. L.S Rs. 50,000.00
- 7 Provision for traffic light arrangement - L.S Rs. 50,000.00
- 8 Provision for carriage of material & other unforeseen Charges - L.S Rs. 50,000.00

Add: 3% contingencies & P.H. charges

Add: 49% Departmental charges

Rs. 8,06,830.00 1739400/-
Rs. 24,204.90 52182/-
Rs. 8,31,034.90 1791582/-
Rs. 4,07,207.10 877875/-
Rs. 12,38,242.00 2669457/-

SAY

C.O. to Final Abstract of Cost.

42.38 LACS

26.70 Lac.



**Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon**

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Estimate for Provision of Street Lighting

Sub Work No. V

Street Lighting

- 1. Providing street lighting on roads as per standard specifications complete in all respect.

Area = 3.944 Acres
 Acres @ Rs. ~~70,000.00~~ per Acres
 125000/-

Add 3 % Contingency Charges & P.E. Charges

Add 49 % Departmental charges

	493000/-
Rs.	2,76,000.00
	14790/-
Rs.	2,84,352.00
	507790/-
Rs.	1,35,537.00
Rs.	4,23,699.00
	756607/-
Say	Rs. 4.24 lacs.
	7.60 Lacs

C.O. to Final Abstract of Cost



**Services Estimate for Addl. Pocket area of 3.944 acres
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PARSVNATH EXOTICA, Sector - 53, Gurgaon**

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**Sub Work No. VI
Horticulture**

1. Development of Lawn Area
 - a) Trenching the ordinary soil upto depth of 60cm including removal and packing of serviceable material and disposing at a lead of 50 M and making up the trenched area to proper level by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure.
 - b) Rough dressing of trenched area.
 - c) Grassing with "doob grass" including watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in rows 7.50 cm in either direction including for hedges and grill and barred wire fencing around park and green belts (as per HUDA norms)

394400/-
Rs. ~~2,75,080.00~~

Area 3.944 Acres @ ~~70000.00~~ 1,00,000/- P. Acres

2. Providing and planting trees along 6m & 10m wide roads -
At 12M interval

Total road length = 145 M x 2 = 290

No. of trees $\frac{290}{12} = 24.16$
SAY = 25 Nos

Cost details:

Excavation	Rs. 30.00	40.00
Manure	Rs. 20.00	40.00
Tree Plant	Rs. 50.00	150.00
Tree Guard	Rs. 200.00	750.00
		<u>980.00</u>

Rs. 300.00
25 trees @ Rs. 990/- each
980/-

Add: 3% contingencies & P.H charges

Add: 49% Departmental Charges

24500/-
Rs. ~~5,000.00~~
Rs. ~~2,82,080.00~~
418900/-
Rs. ~~8,10,401.25~~ 67/-
Rs. ~~2,90,051.40~~
431467/-
Rs. ~~7,42,365.77~~
Rs. ~~4,22,908.17~~
642886/-
SAY 4.33 LACS
6.50/-

C.O. to Final Abstract of Cost



303

Services Estimate for Addl. Pocket area of 3.944 acres
In Existing Group Housing area of 23.815 acres totaling to 27.759 of
PARSVNATH EXOTICA, Sector - 53, Gurgaon

Sub Work No. VII

MTC. CHARGES AND
RESURFACING OF ROADS

1	Provision for maintenance charges for water Supply, sewerage, Storm water drainage, Roads, street light, Horticulture etc. complete Including operation and establishment Charges as per HUDA norms after completion 3.944 Acres @ 3.75 ¹⁵ /as per acre	1479000/- Rs. 14,79,000.00
2	Provision for resurfacing of roads after first Five years of maintenance i.e. 100 ⁵⁰ mm thick B.M With 25mm thick premix carpet with seal Coat with mechanical paver 1000 sq.m @ Rs. 350 ⁶⁰⁰ /- per sq.mt.	600,000/- Rs. 6,00,000.00
3	Provision for resurfacing of roads after 10 Years of Maintenance i.e. 25mm thick premix Carpet with seal coat with mechanical paver 1000 sq. mt. @ Rs. 450 ³⁰⁰ /- per sq.mt.	300,000/- Rs. 3,00,000.00
	Add: 3% contingencies & P.E Charges	Rs. 19,83,200.00 2379000/- Rs. 59,496.00 713700/-
	Add: 49% Deptt., price escalation & Unforeseen charges	Rs. 20,42,606.00 2450370/- 1200681/- Rs. 10,00,921.00 3651051/-
	Total:	Rs. 30,43,617.00
	SAY	Rs. 30.44 Lacs 36.52 Lacs

C.O. to final abstract of cost



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TERMINAL HEAD STATEMENT - GROUP HOUSING ADDL. POCKET AREA 3.944ACRES, SECTOR 03, GURGAON

NEW PROPOSED LINES

S.No	Water Line Marked As	No. of Plots served		Population @5PER/ DU/EWS 2PER/SP.	Daily Req. (@72.50) Cbs Ltrs. Phpd In Kl (in Kl)	Req. of 25 Kl/acre (in Kl)	Area in Acs	Total Req. @34 times (in Kl)	Peak Req. @3 times (in Kl)	Dia. M. of Pipe (in MM)	Length of Line (in Mtr.)	Loss of Head per 1000 Mtr. (in Mtr.)	Total Loss of Head (in Mtr.)	Hydraulic Level		Ground Level at Lower L/End	Remarks
		Self	Branch											Upper End	Lower End		
1	UGT01-G	110	110	550													GL.AT
	SP	4	4	8													BOOSTING
	TOTAL			558				96									248.8
2	G-G1	73	73	365						100	50	4.00	0.20	313.8	313.60	248.30	65.30 LVL AT
	SP	2	2	4													BOOSTING
	TOTAL			369				64									65.00M
3	G1-G2	37	37	185						100	60	1.95	0.12	313.6	313.48	246.94	66.54
	SP	2	2	4													BOOSTING
	TOTAL			189				33									STATION
7	UGT01-EWS	140	140	700						100	180	6.00	1.08	313.8	312.72	248.90	63.82 65MM DIA
	EWS							121									Replaced with 100MM DIA

EXISTING LINES

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



DESIGN STATEMENT - SEWERAGE
ADDL. POCKET AREA 3.944 ACRES - GROUP HOUSING, SECTOR-53, GURGAON

S.No. Sewer Line Marked As	No. of Plots served Self Branch	Population per DU/EWS per 2 person per SPS	Daily Req. @ 172.50 Ltrs Phpd (in KL)	Req. of CBs (in KL)	Total Req. (in KL)	Peak Dis-charge 3 times DWF @ 75% in CUSICS	Dia of pipe (in MM)	Gradient	Velocity in feet per sec	Design discharge of line in cusecs	Length of line (in Mtr)	Fall in Mtrs	Ground Level		Invert Level		Depth of Line, Avg. Depth	
													U/End	L/End	U/End	L/End	U/End	L/End
NEW PROPOSED LINES																		
1 A5/2-A5/3 DUS	36	180	31.05	31.05	0.03	200	1/225	2.5	0.44	54	0.24	248.75	247.55	247.31	1.20	1.39	1.28	
2 A5/1-A5/3 DUS	37	185	32.60	32.60	0.03	200	1/225	2.5	0.44	43	0.19	248.90	247.70	247.51	1.20	1.19	1.20	
3 A5/3-A5/4 SPS	2	4																
TOTAL	75	369	66.25	66.25	0.09	200	1/225	2.5	0.44	76	0.34	248.70	247.31	246.34	1.39	1.63	1.51	
EXISTING LINES																		
1 A5/4-A6 DUS	250	1250																
SPS	33	66																
EWS	140	700																
TOTAL	423	2016																
2 A6-HUDA DUS	328	1639																
SPS	44	88																
EWS	140	700																
TOTAL	512	2527																
			417.11	376.4	793.51	0.58	250	1/250	1.75	0.75	172	0.78	248.60	246.34	245.56	2.26	2.92	2.59
Working portion of existing capacity of existing line including addl. area			EXISTING = 0.51 cfs			Addl. = 0.09 cfs			Total = 0.65 cfs									

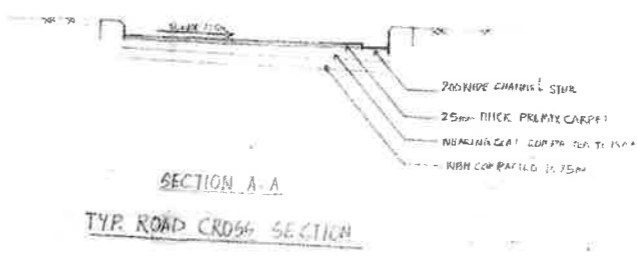
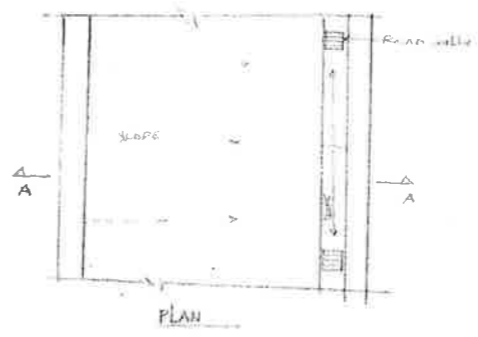
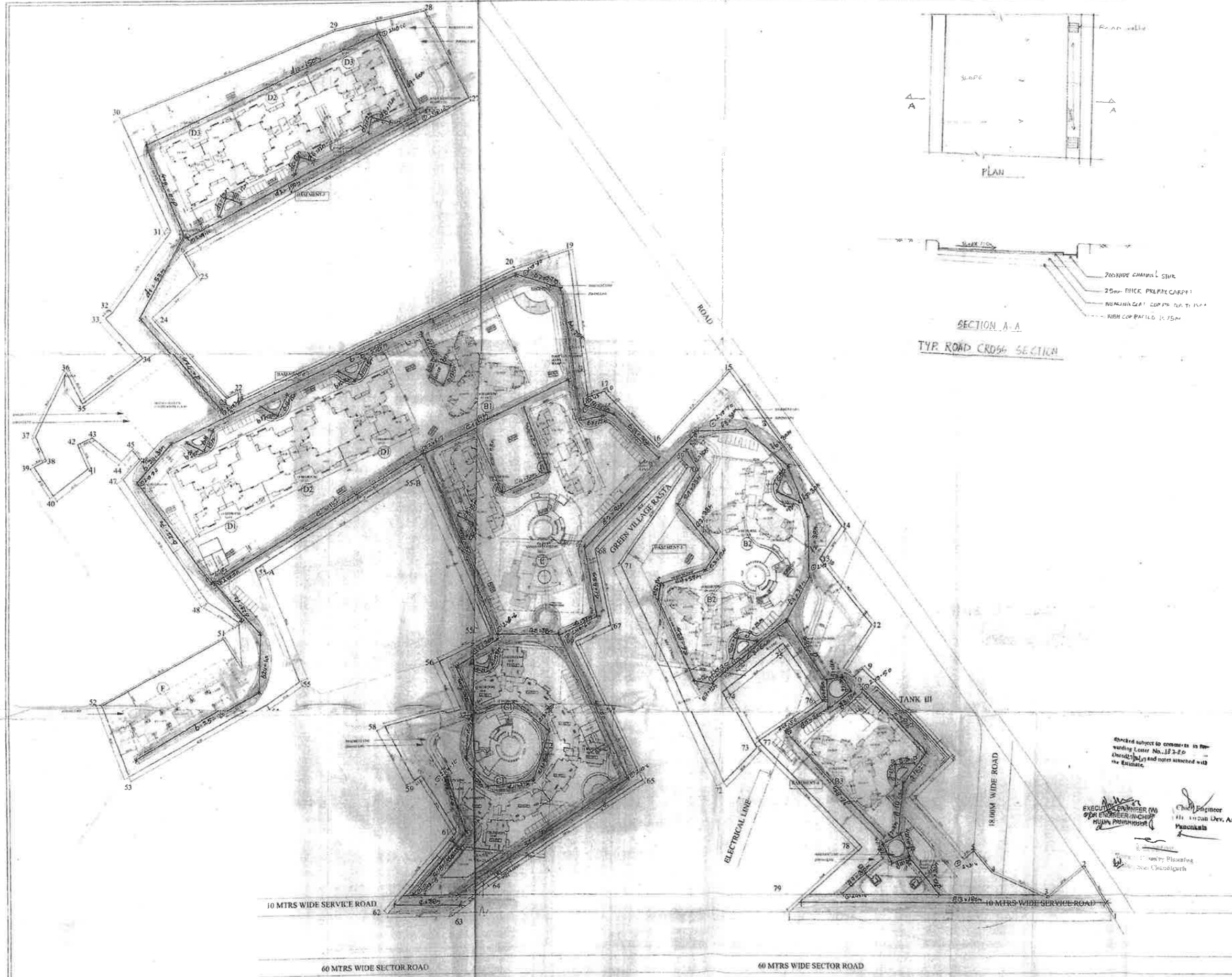


DESIGN STATEMENT - STORM WATER DRAINAGE
ADDL. POCKET AREA 3.944 ACRES, SECTOR 53, GURGAON
NEW PROPOSED LINES

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S.NO	S.W Line	Area served	Run off assuming	Dia. M of Pipe	Gradient	Velocity	Design Discharge	Length of line	Ground Level		Invert Level		Depth of Line		Avg. Depth	Remarks	
									(in Mtr)	(in Mtr)	U/End	L/End	U/End	L/End			U/End
1	E1-E2	3.94	2.98 0.99	400	1/570	2.5	3.38	100	0.18	248.80	248.70	247.78 247.68	247.42	1.20	1.28	1.24	Remarks
<p><i>As per Appd. s/p Estimated EXISTING LINES Adding additional discharge of New Pocket.</i></p>																	
1	E2-F-HUDA	11.74	13.02 3.92	800	4/610 1/1170	3.92 2.4	23.23 6.43	200	0.33	248.70	248.60	247.17 246.58	246.25	2.12	2.35	2.23	Existing
2	F-HUDA	20.04	16.14	800	1/610	3.92	23.23	30	0.05	248.6	248.60	246.20	246.20	2.35	2.40	2.37	Existing 300mm Dia

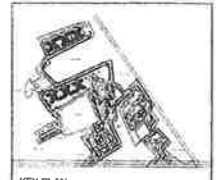




NOTES & REFERENCES

IMPORTANT BUREAU NOTES
 * AS PER DRAWING
 * AS PER TO BE MADE WORKING
 * AS PER APPROVED BY 1:1:2024

DATE	REVISION	DESCRIPTION OF REVISION



PROJECT:
PARSVNATH EXOTICA
 PROPOSED GROUP HOUSING
 at Village Wastindal
 Sector 53, Gurgaon.

CLIENT NAME:
 Puri Construction Pvt. Ltd.
 W-82A, GK-II
 New Delhi-110048

ARCHITECT'S SIGNATURE:
 Chief Engineer
 Haryana Urban Dev. Authority
 Patankala

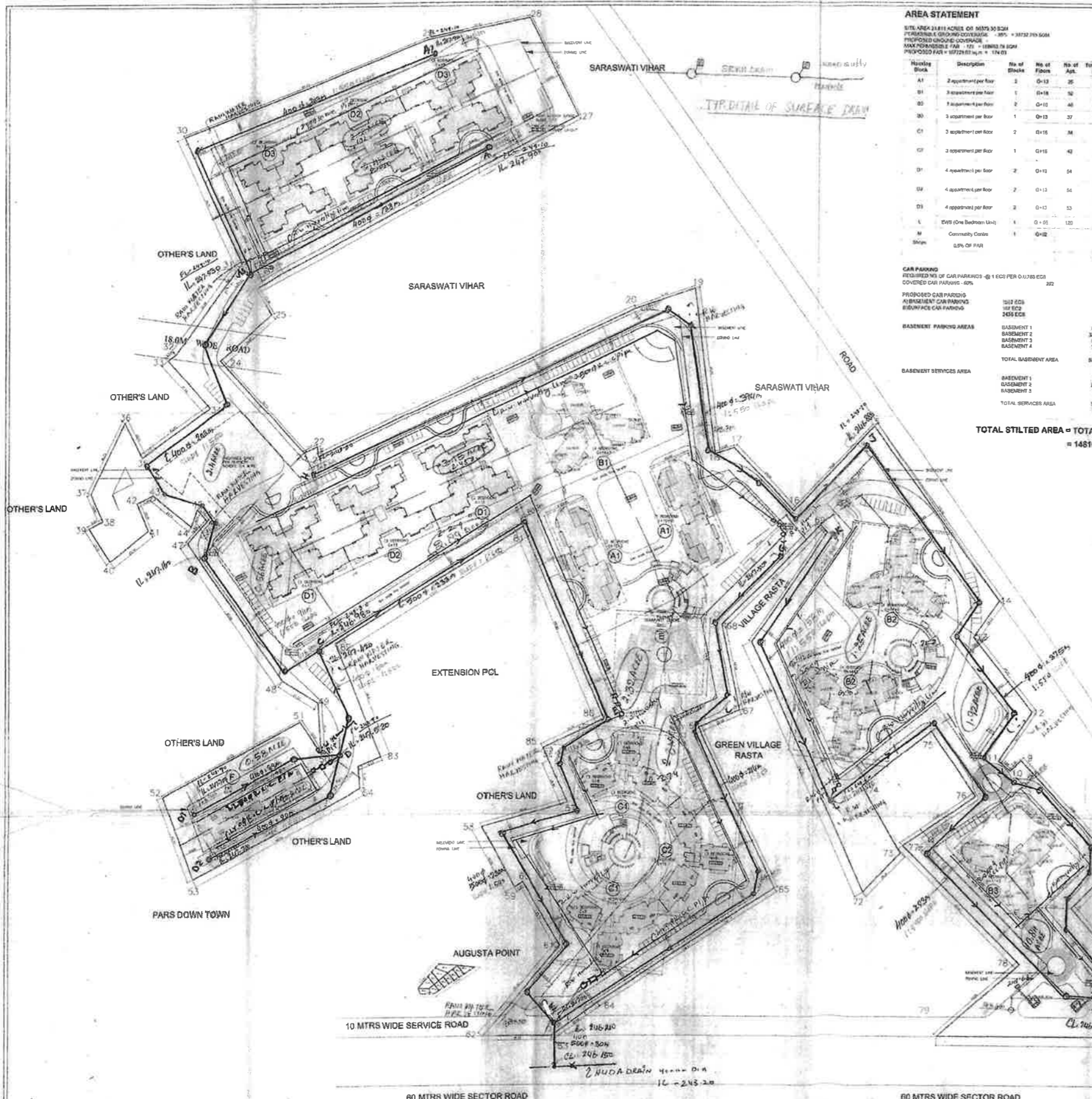
ARCHITECT:
 Rajinder Kumar & Associates.
 Architects, Planners, Designers, Engineers
 B-1011, Shopping Centre, Saket, New Delhi - 110028 (India)
 Tel. No. 26107918, 26107919, 26107920, 26107921, 26107922

DRAWING TITLE:
**SITE PLAN
 ROAD WORK**

Scale: 1:250 Date: December 2024
 DEALT BY: MUMBT02/24
 Draw No: MUMBT02/24 Rev No: 01

Checked subject to comments in forwarding letter No. 183-2-0 dated 12/12/24 and notes attached with the Estimate.

EXCUTED BY: RAJINDER KUMAR
 FOR ENGINEER-IN-CHARGE
 Haryana Urban Dev. Authority
 Patankala



AREA STATEMENT

SITE AREA 24.811 ACRES OR 10379.30 SQM
 PROPOSED GROUND COVERAGE = 38732.75 SQM
 PROPOSED CHANGED COVERAGE = 11800.78 SQM
 PROPOSED FAR = 10722.83 SQM * 1.7401

Block	Description	No. of Blocks	No. of Floors	No. of Apt.	Total No. of Units	Grnd. Coverage	Total Gr. Coverage	Grnd. Floor FAR	Final Floor FAR	Typical Floor FAR	P.A. FAR	Upper Floors	Upper Floors	Final FAR	Total FAR
A1	2 apartment per floor	2	0-13	26	26	180.33	180.33	724.20	651.56	720.77	1154.87	0.00	0.00	844.13	1025.01
B1	3 apartment per floor	1	0-18	54	54	775.00	775.00	647.35	634.57	644.54	731.88	0.00	0.00	1349.93	1514.91
B2	3 apartment per floor	2	0-10	48	48	770.00	1540.00	624.67	643.34	624.00	725.50	0.00	0.00	1255.90	1501.10
B3	3 apartment per floor	1	0-13	37	37	770.00	770.00	644.66	634.37	643.34	721.06	0.00	0.00	840.41	951.61
C1	3 apartment per floor	2	0-15	36	36	700.00	1400.00	644.66	634.37	643.34	721.06	0.00	0.00	840.41	951.61
C2	3 apartment per floor	1	0-15	36	36	700.00	700.00	644.66	634.37	643.34	721.06	0.00	0.00	840.41	951.61
D1	4 apartment per floor	2	0-12	54	108	920.01	1840.02	664.77	634.83	664.77	734.41	0.00	0.00	1167.43	1374.86
D2	4 apartment per floor	2	0-12	54	108	920.01	1840.02	664.77	634.83	664.77	734.41	0.00	0.00	1167.43	1374.86
D3	4 apartment per floor	2	0-12	54	108	920.01	1840.02	664.77	634.83	664.77	734.41	0.00	0.00	1167.43	1374.86
E	CHS (One Bedroom Unit)	1	0-01	120	120	1500.00	1500.00	825.76	825.76	825.76	874.00	0.00	0.00	1500.00	1500.00
M	Community Centre	1	0-02	-	-	1500.00	1500.00	825.76	825.76	825.76	874.00	0.00	0.00	1500.00	1500.00
Subtotal	0.5% OF FAR	-	-	-	-	1500.00	1500.00	825.76	825.76	825.76	874.00	0.00	0.00	1500.00	1500.00
TOTAL		782		782	782	12288.78	12288.78	1000.00	1000.00	1000.00	1154.87	0.00	0.00	1154.87	1154.87

CAR PARKING
 REQUIRED NO. OF CAR PARKINGS @ 1 ECS PER 0.125 DUS = 322
 COVERED CAR PARKING = 400

PROPOSED CAR PARKING
 ABOVE GROUND CAR PARKING
 BELOW GROUND CAR PARKING

BASEMENT PARKING AREAS
 BASEMENT 1
 BASEMENT 2
 BASEMENT 3
 BASEMENT 4

BASEMENT SERVICES AREA
 BASEMENT 1
 BASEMENT 2
 BASEMENT 3

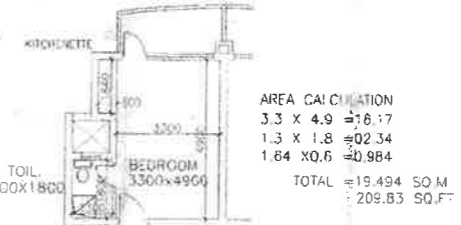
POPULATION DENSITY
 SERVICE POPULATION
 DOMESTIC SERVICES
 PROPOSED SERVICE POPULATION

PROPOSED POP. DENSITY 1540/SQA

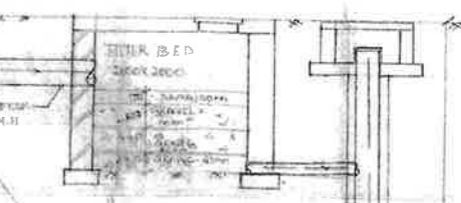
OPEN SPACE / ORGANISED GREEN
 OPEN SPACE / ORGANISED GREEN REQUIRED
 OPEN SPACE / ORGANISED GREEN PROVIDED

SCHOOL RESERVATION
 RESERVATION FOR NURSERY SCHOOL
 RESERVATION FOR PRIMARY SCHOOL

TOTAL STILTED AREA = TOTAL GROUND COVERAGE - TOTAL GROUND FAR
 = 14810.93 - 13180.86 = 1650.07 SQ.MT.



PLAN OF SINGLE FWS UNIT



EXECUTION SUBJECT TO APPROVAL TO BE
 OBTAINED FROM THE CONCERNED
 AUTHORITY. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING THE
 NECESSARY APPROVALS FROM THE
 CONCERNED AUTHORITY.

NOTES & REFERENCES

IMPORTANT SHORT NOTES:
 All dimensions are in meters unless
 otherwise specified.

DATE: 10/01/2024
 REVISION: 01
 DESIGNED BY: [Signature]



PROJECT
 PARSNATH EXOTICA
 PROPOSED GROUP HOUSING
 at Village Wazirpur
 Sector 31, Gurgaon.

CLIENT'S NAME:
 Puri Construction Pvt. Ltd.
 W-82A, OK-II
 New Delhi-110048

ARCHITECT'S SIGNATURE:
 [Signature]

ARCHITECT:
 Rajinder Kumar & Associates.
 Architects, Planners, Designers, Engineers.
 Regd. Office: 110028, Gurgaon.
 Tel: 01299 200000, 01299 200001

DRAWING TITLE:
 SITE PLAN
 STORM WATER
 DRAINAGE SCHEME

Date: 1/25/24
 Date: December 2024

SCALE: 1:500

Drawn By: [Signature]
 Rev. No. 01
 MUM/ST/01/24



AREA STATEMENT

SITE AREA 23.813 ACRES OR 10379.88 SQM
 PERMISSIBLE GROUND COVERAGE 30% = 3173.76 SQM
 PROPOSED GROUND COVERAGE 37% = 3735.56 SQM
 MAX PERMISSIBLE FAR = 175 = 4168.58 SQM
 PROPOSED FAR = 127.28 SQM = 174.03

Housing Block	Description	No. of Blocks	No. of Floors	No. of Apts.	Total No. of Apts.	Units of Dist. Serv.	Ground Coverage	Total G.C. Coverage	Ground Floor FAR	First Floor FAR	Typical Floor FAR	P.H. FAR	Upper Floors	Upper Floors	Tower FAR	Total FAR
A1	2 apartment per floor	2	G+13	26	50	50	780.63	1561.26	781.89	661.34	730.72	1157.57	0.00	0.00	9941.63	19683.36
B1	3 apartment per floor	1	G+18	52	52	3	779.40	847.55	854.57	543.31	721.06	1262.20	0.00	0.00	13418.91	13418.91
B2	3 apartment per floor	2	G+18	40	92	6	776.40	1552.80	854.97	543.31	731.00	1262.20	0.00	0.00	11608.80	22611.90
B3	3 apartment per floor	1	G+13	37	37	3	776.40	844.82	834.87	543.31	731.00	1262.20	0.00	0.00	9760.01	8760.01
C1	3 apartment per floor	2	G+10	34	68	8	709.06	1418.17	862.00	0.00	606.88	603.00	15.1625m	295.18	1064.51	13099.62
C2	3 apartment per floor	1	G+16	42	42	6	751.73	781.73	582.90	0.00	606.88	603.00	15.1625m	295.18	1064.51	13099.62
D1	4 apartment per floor	2	G+13	51	108	0	950.01	1900.02	863.72	831.61	2.3, 2.8, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 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69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 84.9, 85.0, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8, 85.9, 86.0, 86.1, 86.2, 86.3, 86.4, 86.5, 86.6, 86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 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116.5, 116.6, 116.7, 116.8, 116.9, 117.0, 117.1, 117.2, 117.3, 117.4, 117.5, 117.6, 117.7, 117.8, 117.9, 118.0, 118.1, 118.2, 118.3, 118.4, 118.5, 118.6, 118.7, 118.8, 118.9, 119.0, 119.1, 119.2, 119.3, 119.4, 119.5, 119.6, 119.7, 119.8, 119.9, 120.0, 120.1, 120.2, 120.3, 120.4, 120.5, 120.6, 120.7, 120.8, 120.9, 121.0, 121.1, 121.2, 121.3, 121.4, 121.5, 121.6, 121.7, 121.8, 121.9, 122.0, 122.1, 122.2, 122.3, 122.4, 122.5, 122.6, 122.7, 122.8, 122.9, 123.0, 123.1, 123.2, 123.3, 123.4, 123.5, 123.6, 123.7, 123.8, 123.9, 124.0, 124.1, 124.2, 124.3, 124.4, 124.5, 124.6, 124.7, 124.8, 124.9, 125.0, 125.1, 125.2, 125.3, 125.4, 125.5, 125.6, 125.7, 125.8, 125.9, 126.0, 126.1, 126.2, 126.3, 126.4, 126.5, 126.6, 126.7, 126.8, 126.9, 127.0, 127.1, 127.2, 127.3, 127.4, 127.5, 127.6, 127.7, 127.8, 127.9, 128.0, 128.1, 128.2, 128.3, 128.4, 128.5, 128.6, 128.7, 128.8, 128.9, 129.0, 129.1, 129.2, 129.3, 129.4, 129.5, 129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 133.0, 133.1, 133.2, 133.3, 133.4, 133.5, 133.6, 133.7, 133.8, 133.9, 134.0, 134.1, 134.2, 134.3, 134.4, 134.5, 134.6, 134.7, 134.8, 134.9, 135.0, 135.1, 135.2, 135.3, 135.4, 135.5, 135.6, 135.7, 135.8, 135.9, 136.0, 136.1, 136.2, 136.3, 136.4, 136.5, 136.6, 136.7, 136.8, 136.9, 137.0, 137.1, 137.2, 137.3, 137.4, 137.5, 137.6, 137.7, 137.8, 137.9, 138.0, 138.1, 138.2, 138.3, 138.4, 138.5, 138.6, 138.7, 138.8, 138.9, 139.0, 139.1, 139.2, 139.3, 139.4, 139.5, 139.6, 139.7, 139.8, 139.9, 140.0, 140.1, 140.2, 140.3, 140.4, 140.5, 140.6, 140.7, 140.8, 140.9, 141.0, 141.1, 141.2, 141.3, 141.4, 141.5, 141.6, 141.7, 141.8, 141.9, 142.0, 142.1, 142.2, 142.3, 142.4, 142.5, 142.6, 142.7, 142.8, 142.9, 143.0, 143.1, 143.2, 143.3, 143.4, 143.5, 143.6, 143.7, 143.8, 143.9, 144.0, 144.1, 144.2, 144.3, 144.4, 144.5, 144.6, 144.7, 144.8, 144.9, 145.0, 145.1, 145.2, 145.3, 145.4, 145.5, 145.6, 145.7, 145.8, 145.9, 146.0, 146.1, 146.2, 146.3, 146.4, 146.5, 146.6, 146.7, 146.8, 146.9, 147.0, 147.1, 147.2, 147.3, 147.4, 147.5, 147.6, 147.7, 147.8, 147.9, 148.0, 148.1, 148.2, 148.3, 148.4, 148.5, 148.6, 148.7, 148.8, 148.9, 149.0, 149.1, 149.2, 149.3, 149.4, 149.5, 149.6, 149.7, 149.8, 149.9, 150.0, 150.1, 150.2, 150.3, 150.4, 150.5, 150.6, 150.7, 150.8, 150.9, 151.0, 151.1, 151.2, 151.3, 151.4, 151.5, 151.6, 151.7, 151.8, 151.9, 152.0, 152.1, 152.2, 152.3, 152.4, 152.5, 152.6, 152.7, 152.8, 152.9, 153.0, 153.1, 153.2, 153.3, 153.4, 153.5, 153.6, 153.7, 153.8, 153.9, 154.0, 154.1, 154.2, 154.3, 154.4, 154.5, 154.6, 154.7, 154.8, 154.9, 155.0, 155.1, 155.2, 155.3, 155.4, 155.5, 155.6, 155.7, 155.8, 155.9, 156.0, 156.1, 156.2, 156.3, 156.4, 156.5, 156.6, 156.7, 156.8, 156.9, 157.0, 157.1, 157.2, 157.3, 157.4, 157.5, 157.6, 157.7, 157.8, 157.9, 158.0, 158.1, 158.2, 158.3, 158.4, 158.5, 158.6, 158.7, 158.8, 158.9, 159.0, 159.1, 159.2, 159.3, 159.4, 159.5, 159.6, 159.7, 159.8, 159.9, 160.0, 160.1, 160.2, 160.3, 160.4, 160.5, 160.6, 160.7, 160.8, 160.9, 161.0, 161.1, 161.2, 161.3, 161.4, 161.5, 161.6, 161.7, 161.8, 161.9, 162.0, 162.1, 162.2, 162.3, 162.4, 162.5, 162.6, 162.7, 162.8, 162.9, 163.0, 163.1, 163.2, 163.3, 163.4, 163.5, 163.6, 163.7, 163.8, 163.9, 164.0, 164.1, 164.2, 164.3, 164.4, 164.5, 164.6, 164.7, 164.8, 164.9, 165.0, 165.1, 165.2, 165.3, 165.4, 165.5, 165.6, 165.7, 165.8, 165.9, 166.0, 166.1, 166.2, 166.3, 166.4, 166.5, 166.6, 166.7, 166.8, 166.9, 167.0, 167.1, 167.2, 167.3, 167.4, 167.5, 167.6, 167.7, 167.8, 167.9, 168.0, 168.1, 168.2, 168.3, 168.4, 168.5, 168.6, 168.7, 168.8, 168.9, 169.0, 169.1, 169.2, 169.3, 169.4, 169.5, 169.6, 169.7, 169.8, 169.9, 170					



AREA STATEMENT

SITE AREA 22.813 ACRES OR 1027933 SQM
 PERMISSIBLE GROUND COVERAGE 33% = 3732750 SQM
 PROPOSED GROUND COVERAGE
 MAX PERMISSIBLE FAR = 175 = 1968818 SQM
 PROPOSED FAR = 18728 SQM = 1780

Housing Block	Description	No. of Blocks	No. of Floors	No. of Apts.	Total No. of Apts.	Units of Dist. Serv.	Ground Coverage	Total Gr. Coverage	Ground Floor FAR	First Floor FAR	Typical Floor FAR	P.H. FAR	Upper Floors	Upper Floors	Tower FAR	Total FAR
A1	2 apartment per floor	2	G+13	26	52	50	780.03	1561.06	724.89	651.94	730.72	1157.07	0.00	0.00	0.00	1683.33
B1	3 apartment per floor	1	G+16	52	52	3	778.40	647.55	634.57	543.34	721.00	1202.30	0.00	0.00	13120.91	13402.11
B2	3 apartment per floor	2	G+16	48	96	8	778.40	1599.80	936.87	843.34	721.00	1202.30	0.00	0.00	11805.85	20915.90
B3	3 apartment per floor	1	G+13	27	27	3	778.40	647.55	634.57	543.34	721.00	1202.30	0.00	0.00	8780.01	9780.01
C1	3 apartment per floor	2	G+10	34	68	8	700.00	840.00	640.00	560.00	680.00	1020.00	0.00	0.00	255.18	1320.00
C2	3 apartment per floor	1	G+10	42	42	8	751.73	751.73	562.00	0.00	605.84	700.00	10.11, 12.12, 14.14	15.15, 16.16, 18.18	1044.31	1320.00
D1	4 apartment per floor	3	G+13	54	162	9	950.01	1900.02	863.72	133.63	480.00	4.5, 5.2, 6.0, 6.7, 7.4, 8.1, 8.8, 9.5, 10.2, 10.9, 11.6, 12.3, 13.0, 13.7, 14.4, 15.1, 15.8, 16.5, 17.2, 17.9, 18.6, 19.3, 20.0, 20.7, 21.4, 22.1, 22.8, 23.5, 24.2, 24.9, 25.6, 26.3, 27.0, 27.7, 28.4, 29.1, 29.8, 30.5, 31.2, 31.9, 32.6, 33.3, 34.0, 34.7, 35.4, 36.1, 36.8, 37.5, 38.2, 38.9, 39.6, 40.3, 41.0, 41.7, 42.4, 43.1, 43.8, 44.5, 45.2, 45.9, 46.6, 47.3, 48.0, 48.7, 49.4, 50.1, 50.8, 51.5, 52.2, 52.9, 53.6, 54.3, 55.0, 55.7, 56.4, 57.1, 57.8, 58.5, 59.2, 59.9, 60.6, 61.3, 62.0, 62.7, 63.4, 64.1, 64.8, 65.5, 66.2, 66.9, 67.6, 68.3, 69.0, 69.7, 70.4, 71.1, 71.8, 72.5, 73.2, 73.9, 74.6, 75.3, 76.0, 76.7, 77.4, 78.1, 78.8, 79.5, 80.2, 80.9, 81.6, 82.3, 83.0, 83.7, 84.4, 85.1, 85.8, 86.5, 87.2, 87.9, 88.6, 89.3, 90.0, 90.7, 91.4, 92.1, 92.8, 93.5, 94.2, 94.9, 95.6, 96.3, 97.0, 97.7, 98.4, 99.1, 99.8, 100.5, 101.2, 101.9, 102.6, 103.3, 104.0, 104.7, 105.4, 106.1, 106.8, 107.5, 108.2, 108.9, 109.6, 110.3, 111.0, 111.7, 112.4, 113.1, 113.8, 114.5, 115.2, 115.9, 116.6, 117.3, 118.0, 118.7, 119.4, 120.1, 120.8, 121.5, 122.2, 122.9, 123.6, 124.3, 125.0, 125.7, 126.4, 127.1, 127.8, 128.5, 129.2, 129.9, 130.6, 131.3, 132.0, 132.7, 133.4, 134.1, 134.8, 135.5, 136.2, 136.9, 137.6, 138.3, 139.0, 139.7, 140.4, 141.1, 141.8, 142.5, 143.2, 143.9, 144.6, 145.3, 146.0, 146.7, 147.4, 148.1, 148.8, 149.5, 150.2, 150.9, 151.6, 152.3, 153.0, 153.7, 154.4, 155.1, 155.8, 156.5, 157.2, 157.9, 158.6, 159.3, 160.0, 160.7, 161.4, 162.1, 162.8, 163.5, 164.2, 164.9, 165.6, 166.3, 167.0, 167.7, 168.4, 169.1, 169.8, 170.5, 171.2, 171.9, 172.6, 173.3, 174.0, 174.7, 175.4, 176.1, 176.8, 177.5, 178.2, 178.9, 179.6, 180.3, 181.0, 181.7, 182.4, 183.1, 183.8, 184.5, 185.2, 185.9, 186.6, 187.3, 188.0, 188.7, 189.4, 190.1, 190.8, 191.5, 192.2, 192.9, 193.6, 194.3, 195.0, 195.7, 196.4, 197.1, 197.8, 198.5, 199.2, 199.9, 200.6, 201.3, 202.0, 202.7, 203.4, 204.1, 204.8, 205.5, 206.2, 206.9, 207.6, 208.3, 209.0, 209.7, 210.4, 211.1, 211.8, 212.5, 213.2, 213.9, 214.6, 215.3, 216.0, 216.7, 217.4, 218.1, 218.8, 219.5, 220.2, 220.9, 221.6, 222.3, 223.0, 223.7, 224.4, 225.1, 225.8, 226.5, 227.2, 227.9, 228.6, 229.3, 230.0, 230.7, 231.4, 232.1, 232.8, 233.5, 234.2, 234.9, 235.6, 236.3, 237.0, 237.7, 238.4, 239.1, 239.8, 240.5, 241.2, 241.9, 242.6, 243.3, 244.0, 244.7, 245.4, 246.1, 246.8, 247.5, 248.2, 248.9, 249.6, 250.3, 251.0, 251.7, 252.4, 253.1, 253.8, 254.5, 255.2, 255.9, 256.6, 257.3, 258.0, 258.7, 259.4, 260.1, 260.8, 261.5, 262.2, 262.9, 263.6, 264.3, 265.0, 265.7, 266.4, 267.1, 267.8, 268.5, 269.2, 269.9, 270.6, 271.3, 272.0, 272.7, 273.4, 274.1, 274.8, 275.5, 276.2, 276.9, 277.6, 278.3, 279.0, 279.7, 280.4, 281.1, 281.8, 282.5, 283.2, 283.9, 284.6, 285.3, 286.0, 286.7, 287.4, 288.1, 288.8, 289.5, 290.2, 290.9, 291.6, 292.3, 293.0, 293.7, 294.4, 295.1, 295.8, 296.5, 297.2, 297.9, 298.6, 299.3, 300.0, 300.7, 301.4, 302.1, 302.8, 303.5, 304.2, 304.9, 305.6, 306.3, 307.0, 307.7, 308.4, 309.1, 309.8, 310.5, 311.2, 311.9, 312.6, 313.3, 314.0, 314.7, 315.4, 316.1, 316.8, 317.5, 318.2, 318.9, 319.6, 320.3, 321.0, 321.7, 322.4, 323.1, 323.8, 324.5, 325.2, 325.9, 326.6, 327.3, 328.0, 328.7, 329.4, 330.1, 330.8, 331.5, 332.2, 332.9, 333.6, 334.3, 335.0, 335.7, 336.4, 337.1, 337.8, 338.5, 339.2, 339.9, 340.6, 341.3, 342.0, 342.7, 343.4, 344.1, 344.8, 345.5, 346.2, 346.9, 347.6, 348.3, 349.0, 349.7, 350.4, 351.1, 351.8, 352.5, 353.2, 353.9, 354.6, 355.3, 356.0, 356.7, 357.4, 358.1, 358.8, 359.5, 360.2, 360.9, 361.6, 362.3, 363.0, 363.7, 364.4, 365.1, 365.8, 366.5, 367.2, 367.9, 368.6, 369.3, 370.0, 370.7, 371.4, 372.1, 372.8, 373.5, 374.2, 374.9, 375.6, 376.3, 377.0, 377.7, 378.4, 379.1, 379.8, 380.5, 381.2, 381.9, 382.6, 383.3, 384.0, 384.7, 385.4, 386.1, 386.8, 387.5, 388.2, 388.9, 389.6, 390.3, 391.0, 391.7, 392.4, 393.1, 393.8, 394.5, 395.2, 395.9, 396.6, 397.3, 398.0, 398.7, 399.4, 400.1, 400.8, 401.5, 402.2, 402.9, 403.6, 404.3, 405.0, 405.7, 406.4, 407.1, 407.8, 408.5, 409.2, 409.9, 410.6, 411.3, 412.0, 412.7, 413.4, 414.1, 414.8, 415.5, 416.2, 416.9, 417.6, 418.3, 419.0, 419.7, 420.4, 421.1, 421.8, 422.5, 423.2, 423.9, 424.6, 425.3, 426.0, 426.7, 427.4, 428.1, 428.8, 429.5, 430.2, 430.9, 431.6, 432.3, 433.0, 433.7, 434.4, 435.1, 435.8, 436.5, 437.2, 437.9, 438.6, 439.3, 440.0, 440.7, 441.4, 442.1, 442.8, 443.5, 444.2, 444.9, 445.6, 446.3, 447.0, 447.7, 448.4, 449.1, 449.8, 450.5, 451.2, 451.9, 452.6, 453.3, 454.0, 454.7, 455.4, 456.1, 456.8, 457.5, 458.2, 458.9, 459.6, 460.3, 461.0, 461.7, 462.4, 463.1, 463.8, 464.5, 465.2, 465.9, 466.6, 467.3, 468.0, 468.7, 469.4, 470.1, 470.8, 471.5, 472.2, 472.9, 473.6, 474.3, 475.0, 475.7, 476.4, 477.1, 477.8, 478.5, 479.2, 479.9, 480.6, 481.3, 482.0, 482.7, 483.4, 484.1, 484.8, 485.5, 486.2, 486.9, 487.6, 488.3, 489.0, 489.7, 490.4, 491.1, 491.8, 492.5, 493.2, 493.9, 494.6, 495.3, 496.0, 496.7, 497.4, 498.1, 498.8, 499.5, 500.2, 500.9, 501.6, 502.3, 503.0, 503.7, 504.4, 505.1, 505.8, 506.5, 507.2, 507.9, 508.6, 509.3, 510.0, 510.7, 511.4, 512.1, 512.8, 513.5, 514.2, 514.9, 515.6, 516.3, 517.0, 517.7, 518.4, 519.1, 519.8, 520.5, 521.2, 521.9, 522.6, 523.3, 524.0, 524.7, 525.4, 526.1, 526.8, 527.5, 528.2, 528.9, 529.6, 530.3, 531.0, 531.7, 532.4, 533.1, 533.8, 534.5, 535.2, 535.9, 536.6, 537.3, 538.0, 538.7, 539.4, 540.1, 540.8, 541.5, 542.2, 542.9, 543.6, 544.3, 545.0, 545.7, 546.4, 547.1, 547.8, 548.5, 549.2, 549.9, 550.6, 551.3, 552.0, 552.7, 553.4, 554.1, 554.8, 555.5, 556.2, 556.9, 557.6, 558.3, 559.0, 559.7, 560.4, 561.1, 561.8, 562.5, 563.2, 563.9, 564.6, 565.3, 566.0, 566.7, 567.4, 568.1, 568.8, 569.5, 570.2, 570.9, 571.6, 572.3, 573.0, 573.7, 574.4, 575.1, 575.8, 576.5, 577.2, 577.9, 578.6, 579.3, 580.0, 580.7, 581.4, 582.1, 582.8, 583.5, 584.2, 584.9, 585.6, 586.3, 587.0, 587.7, 588.4, 589.1, 589.8, 590.5, 591.2, 591.9, 592.6, 593.3, 594.0, 594.7, 595.4, 596.1, 596.8, 597.5, 598.2, 598.9, 599.6, 600.3, 601.0, 601.7, 602.4, 603.1, 603.8, 604.5, 605.2, 605.9, 606.6, 607.3, 608.0, 608.7, 609.4, 610.1, 610.8, 611.5, 612.2, 612.9, 613.6, 614.3, 615.0, 615.7, 616.4, 617.1, 617.8, 618.5, 619.2, 619.9, 620.6, 621.3, 622.0, 622.7, 623.4, 624.1, 624.8, 625.5, 626.2, 626.9, 627.6, 628.3, 629.0, 629.7, 630.4, 631.1, 631.8, 632.5, 633.2, 633.9, 634.6, 635.3, 636.0, 636.7, 637.4, 638.1, 638.8, 639.5, 640.2, 640.9, 641.6, 642.3, 643.0, 643.7, 644.4, 645.1, 645.8, 646.5, 647.2, 647.9, 648.6, 649.3, 650.0, 650.7, 651.4, 652.1, 652.8, 653.5, 654.2, 654.9, 655.6, 656.3, 657.0, 657.7, 658.4, 659.1, 659.8, 660.5, 661.2, 661.9, 662.6, 663.3, 664.0, 664.7, 665.4, 666.1, 666.8, 667.5, 668.2, 668.9, 669.6, 670.3, 671.0, 671.7, 672.4, 673.1, 673.8, 674.5, 675.2, 675.9, 676.6, 677.3, 678.0, 678.7, 679.4, 680.1, 680.8, 681.5, 682.2, 682.9, 683.6, 684.3, 685.0, 685.7, 686.4, 687.1, 687.8, 688.5, 689.2, 689.9, 690.6, 691.3, 692.0, 692.7, 693.4, 694.1, 694.8, 695.5, 696.2, 696.9, 697.6, 698.3, 699.0, 699.7, 700.4, 701.1, 701.8, 702.5, 703.2, 703.9, 704.6, 705.3, 706.0, 706.7, 707.4, 708.1, 708.8, 709.5, 710.2, 710.9, 711.6, 712.3, 713.0, 713.7, 714.4, 715.1, 715.8, 716.5, 717.2, 717.9, 718.6, 719.3, 720.0, 720.7, 721.4, 722.1, 722.8, 723.5, 724.2, 724.9, 725.6, 726.3, 727.0, 727.7, 728.4, 729.1, 729.8, 730.5, 731.2, 731.9, 732.6, 733.3, 734.0, 734.7, 735.4, 736.1, 736.8, 737.5, 738.2, 738.9, 739.6, 740.3, 741.0, 741.7, 742.4, 743.1, 743.8, 744.5, 745.2, 745.9, 746.6, 747.3, 748.0, 748.7, 749.4, 750.1, 750.8, 751.5, 752.2, 752.9, 753.6, 754.3, 755.0, 755.7, 756.4, 757.1, 757.8, 758.5, 759.2, 759.9, 760.6, 761.3, 762.0, 762.7, 763.4, 764.1, 764.8, 765.5, 766.2, 766.9, 767.6, 768.3, 769.0, 769.7, 770.4, 771.1, 771.8, 772.5, 773.2, 773.9, 774.6, 775.3, 776.0, 776.7, 777.4, 778.1, 778.8, 779.5, 780.2, 780.9, 781.6, 782.3, 783.0, 783.7, 784.4, 785.1, 785.8, 786.5, 787.2, 787.9, 788.6, 789.3, 790.0, 790.7, 791.4, 792.1, 792.8, 793.5, 794.2, 794.9, 795.6, 796.3, 797.0, 797.7, 798.4, 799.1, 799.8, 800.5, 801.2, 801.9, 802.6, 803.3, 804.0, 804.7, 805.4, 806.1, 806.8, 807.5, 808.2, 808.9, 809.6, 810.3, 811.0, 811.7, 812.4, 813.1, 813.8, 814.5, 815.2, 815.9, 816.6, 817.3, 818.0, 818.7, 819.4, 820.1, 820.8, 821.5, 822.2, 822.9, 823.6, 824.3, 825.0, 825.7, 826.4, 827.1, 827.8, 828.5, 829.2, 829.9, 830.6, 831.3, 832.0, 832.7, 833.4, 834.1, 834.8, 835.5, 836.2, 836.9, 837.6, 838.3, 839.0, 839.7, 840.4, 841.1, 841.8, 842.5, 843.2, 843.9, 844.6, 845.3, 846.0, 846.7, 847.4, 848.1, 848.8, 849.5, 850.2, 850.9, 851.6, 852.3, 853.0, 853.7, 854.4, 855.1, 855.8, 856.5, 857.2, 857.9, 858.6, 859.3, 860.0, 860.7, 861.4, 862.1, 862.8, 863.5, 864.2, 864.9, 865.6, 866.3, 867.0, 867.7, 868.4, 869.1, 869.8, 870.5, 871.2, 871.9, 872.6, 873.3, 874.0, 874.7, 875.4, 876.1, 876.8, 877.5, 878.2, 878.9, 879.6, 880.3, 881.0, 881.7, 882.4, 883.1, 883.8, 884.5, 885.2, 885.9, 886.6, 887.3, 888.0, 888.7, 889.4, 890.1, 890.8, 891.5, 892.2, 892.9, 893.6, 894.3, 895.0, 895.7, 896.4, 897.1, 897.8, 898.5, 899.2, 899.9, 900.6, 901.3, 902.0, 902.7, 903.4, 904.1, 904.8, 905.5, 906.2, 906.9, 907.6, 908.3, 909.0, 909.7, 910.4, 911.1, 911.8, 912.5, 913.2, 913.9, 914.6, 915.3, 916.0, 916.7, 917.4, 918.1, 918.8, 919.5, 920.2, 920.9, 921.6, 922.3, 923.0, 923.7, 924.4, 925.1, 925.8, 926.5, 927.2, 927.9, 928.6, 929.3, 930.0, 930.7, 931.4, 932.1, 932.8, 933.5, 934.2, 934.9, 935.6, 936.3, 937.0, 937.7, 938.4, 939.1, 939.8, 940.5, 941.2, 941.9, 942.6, 943.3, 944.0, 944.7, 945.4, 946.1, 946.8, 947.5, 948.2, 948.9, 949.6, 950.3, 951.0, 951.7, 952.4, 953.1, 953.8, 954.5, 955.2, 955.9, 956.6, 957.3, 958.0, 958.7, 959.4, 960.1, 960.8, 961.5, 962.2, 962.9, 963.6, 964.3, 965.0, 965.7, 966.4, 967.1, 967.8, 968.5, 969.2, 969.9, 970.6, 971.3, 972.0, 972.7, 973.4, 974.1, 974.8, 975.5, 976.2, 976.9, 977.6, 978.3, 979.0, 979.7, 980.4, 981.1, 981.8, 982.5, 983.2, 983.9, 984.6, 985.3, 986.0, 986.7, 987.4, 988.1, 988.8, 989.5, 990.2, 990.9, 991.6, 992.3, 993.0, 993.7, 994.4, 995.1, 995.8, 996.5, 997.2, 997.9, 998.6, 999.3, 1000.0				

CAR PARKING
 REQUIRED NO. OF CAR PARKINGS @ 1 EGS PER DU 783 EGS
 COVERED CAR PARKING = 392
 PROPOSED CAR PARKING
 A) BASEMENT CAR PARKING 1822 EGS
 B) SURFACE CAR PARKING 2436 EGS

BASEMENT PARKING AREAS
 BASEMENT 1 8224.22 sqm
 BASEMENT 2 33921.87 sqm
 BASEMENT 3 5945.28 sqm
 BASEMENT 4 9551.15 sqm
 TOTAL BASEMENT AREA 36682.52 sqm

BASEMENT SERVICES AREA
 BASEMENT 1 676.81 sqm
 BASEMENT 2 2638.04 sqm
 BASEMENT 3 566.39 sqm
 TOTAL SERVICES AREA 3911.24 sqm

POPULATION DENSITY
 SERVICE POPULATION
 EWS REQUIRED 15% OF TOTAL DUS
 PROPOSED EWS
 SERVICE PERSONNEL REQUIRED 15% OF MAIN DUS
 PROPOSED SERVICE PERSONNEL

PERMISSIBLE DENSITY 100-400 PPA
 PROPOSED
 NO. OF MAIN DUS
 DOMESTIC SERVANTS
 EWS

PROPOSED POP. DENSITY 164.03 PPA

OPEN SPACE / ORGANISED GREEN
 OPEN SPACE / ORGANISED GREEN REQUIRED
 OPEN SPACE / ORGANISED GREEN PROVIDED

SCHOOL RESERVATION
 MIDDLE SCHOOL REQUIRED 2ND WITH 0.2 ACRE
 PROPOSED RESERVATION FOR MIDDLE SCHOOL

TOTAL STILTED AREA = TOTAL GROUND COVERAGE - TOTAL GROUND FAR
 = 14810.93 - 13160.86 = 1650.07 SQ.MT.

NOTES & REFERENCES

IMPORTANT SHORT NOTES
 * All dimensions in meters
 * All areas in square meters
 * All angles in degrees