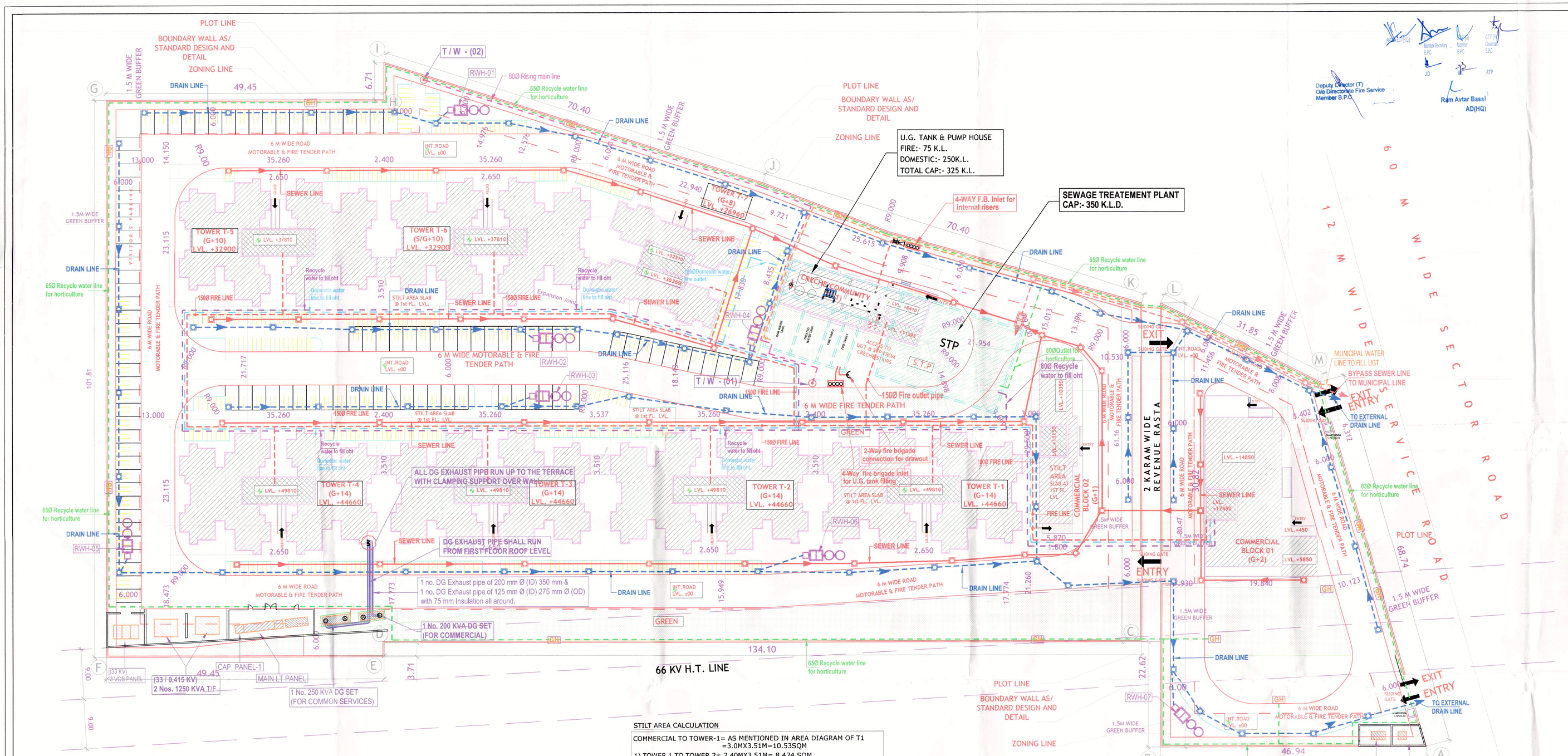


LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.		SEWER LINE (S.W. PIPE)
3.		BYPASS SEWER LINE (S.W. PIPE)
4.	C.P.	CATCH PIT
5.		UNDER GROUND DRAIN (R.C.C. NP3 PIPE)
6.		DOMESTIC WATER LINE TO FILL OHT (D.I. PIPE)
7.		RECYCLE WATER LINE TO FILL OHT (PVC PIPE)
8.		RECYCLED WATER SUPPLY PIPE LINE FOR HORTICULTURE (PVC PIPE)
9.		RISING MAIN WATER PIPE LINE. (D.I. PIPE)
10.		MUNICIPAL WATER SUPPLY PIPE LINE. (D.I. PIPE)
11.		PROPOSED TUBE WELL
12.	GH	GARDEN HYDRANT
13.		RAIN WATER HARVESTING

LEGEND : FIRE SYSTEM

S. No.	SYMBOL	DESCRIPTION
1.		FIRE LINE
2.		FIRE BRIGADE CONNECTION
3.		BUTTERFLY VALVE
4.		NONRETURN VALVE (CHECK VALVE)
5.		ISOLATING VALVE WITH MASONARY CHAMBER

STILT AREA CALCULATION

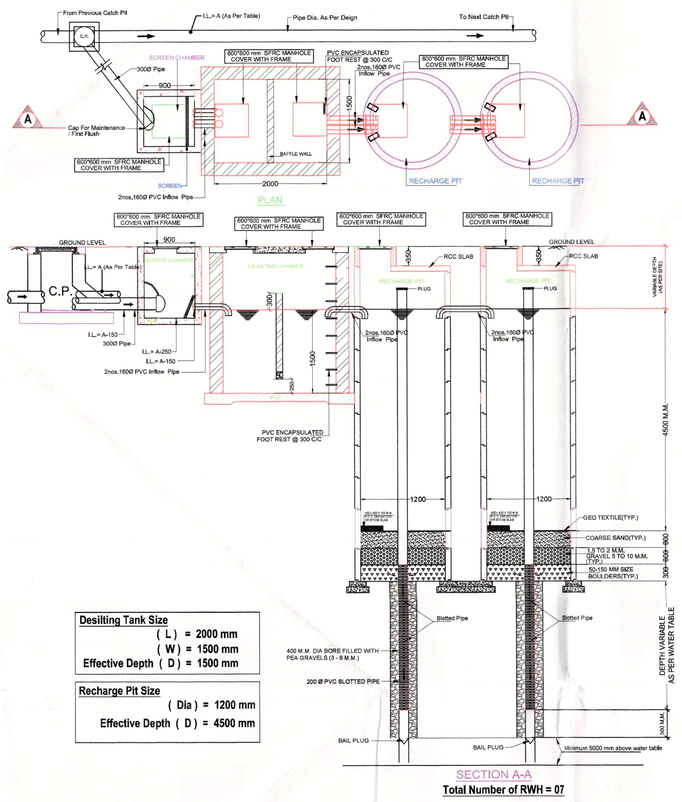
COMMERCIAL TO TOWER-1= AS MENTIONED IN AREA DIAGRAM OF T1 =3.0MX3.51M=10.53SQM

1) TOWER 1 TO TOWER 2= 2.40MX3.51M= 8.424 SQM
2) TOWER 2 TO TOWER 3= 3.537MX3.51M= 12.414 SQM
3) TOWER 3 TO TOWER 4= 2.40MX3.51M= 8.424 SQM
4) TOWER 5 TO TOWER 6= 2.40MX3.51M= 8.424 SQM

TOTAL STILT AREA=48.216 SQM

GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 2 X 1.725 X 1.740 = 6.003 SQ.M.



Total Number of RWH = 07

FAR AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1 (SQM)	TOWER-T-2 (SQM)	TOWER-T-3 (SQM)	TOWER-T-4 (SQM)	TOWER-T-5 (SQM)	TOWER-T-6 (SQM)	TOWER-T-7 (SQM)	TOTAL (SQM)
1	GROUND	534.961	534.961	534.961	534.961	534.961	421.021	305.944	3401.770
2	1ST	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
3	2nd	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
4	3rd	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
5	4th	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
6	5th	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
7	6th	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
8	7th	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
9	8th	499.007	499.007	499.007	499.007	499.007	275.565	275.565	3269.607
10	9th	499.007	499.007	499.007	499.007	499.007	499.007	------	2994.042
11	10th	499.007	499.007	499.007	499.007	499.007	499.007	------	2994.042
12	11th	499.007	499.007	499.007	499.007	------	------	------	1996.028
13	12th	499.007	499.007	499.007	499.007	------	------	------	1996.028
14	13th	499.007	499.007	499.007	499.007	------	------	------	1996.028
15	14th	499.007	499.007	499.007	499.007	------	------	------	1996.028
	TOTAL FAR	7521.059	7521.059	7521.059	7521.059	5525.031	5411.091	2510.464	43530.822

DENSITY CALCULATION ---------(750 - 900 PPA)

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION	
								PERSON/UNIT
1	TOWER T-1 (G+14)	1	(G+14)	545.491	7521.059	120	600	5
2	TOWER T-2 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
3	TOWER T-3 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
4	TOWER T-4 (G+14)	1	(G+14)	534.961	7521.059	120	600	5
5	TOWER T-5 (G+10)	1	(G+10)	534.961	5525.031	88	440	5
6	TOWER T-6 (S/G+10)	1	(S/G+10)	534.961	5411.091	86	430	5
7	TOWER T-7 (S/G+10)	1	(G+8)	313.005	2510.464	36	180	5
8	CRECHE / COMMUNITY BUILDING	1	G+1	216.063	------	------	------	------
9	COMMERCIAL	2	G+2, G+1	719.068	------	------	------	------
9	GUARD ROOM	2	G	6.003	------	------	------	------
10	STILT AREA	------	------	48.216	------	------	------	------
	TOTAL			4522.651	43530.822	690	3450	

DWELLING UNITS (DU's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-1 (G+14)	2BHK	8	8	14	112	120	5	600
2	TOWER-T-2 (G+14)	2BHK	8	8	14	112	120	5	600
3	TOWER-T-3 (G+14)	2BHK	8	8	14	112	120	5	600
4	TOWER-T-4 (G+14)	2BHK	8	8	14	112	120	5	600
5	TOWER-T-5 (G+10)	2BHK	8	8	10	80	88	5	440
6	TOWER-T-6 (S/G+10)	2BHK	6	8	10	80	86	5	430
7	TOWER-T-7 (G+8)	2BHK+STORE	4	4	8	32	36	5	180
	TOTAL UNITS						690		3450

BUILT UP AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1 (SQ.M.)	TOWER-T-2 (SQ.M.)	TOWER-T-3 (SQ.M.)	TOWER-T-4 (SQ.M.)	TOWER-T-5 (SQ.M.)	TOWER-T-6 (SQ.M.)	TOWER-T-7 (SQ.M.)	COMMERCIAL 01 (SQ.M.)	COMMERCIAL 02 (SQ.M.)	COMMUNITY HALL (SQ.M.)	CRECHE (SQ.M.)	TOTAL (SQ.M.)
1	GROUND	545.491	534.961	534.961	534.961	534.961	598.470	313.005	475.103	243.965	216.063	------	4531.941
2	1ST	522.382	522.382	522.382	522.382	522.382	522.382	300.270	455.013	206.906	------	212.301	4308.782
3	2nd	522.382	522.382	522.382	522.382	522.382	522.382	300.270	346.879	------	------	------	3781.441
4	3rd	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
5	4th	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
6	5th	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
7	6th	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
8	7th	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
9	8th	522.382	522.382	522.382	522.382	522.382	522.382	300.270	------	------	------	------	3434.562
10	9th	522.382	522.382	522.382	522.382	522.382	522.382	------	------	------	------	------	3134.292
11	10th	522.382	522.382	522.382	522.382	522.382	522.382	------	------	------	------	------	3134.292
12	11th	522.382	522.382	522.382	522.382	------	------	------	------	------	------	------	2089.528
13	12th	522.382	522.382	522.382	522.382	------	------	------	------	------	------	------	2089.528
14	13th	522.382	522.382	522.382	522.382	------	------	------	------	------	------	------	2089.528
15	14th	522.382	522.382	522.382	522.382	------	------	------	------	------	------	------	2089.528
28	MUMTY	52.603	52.603	52.603	52.603	52.603	52.603	48.720	29.441	26.237	44.522		464.538
29	GUARD ROOM	6.003											6.003
30	STILT AREA	48.216											48.216
	TOTAL BUILT UP	7965.661	7900.912	7900.912	7900.912	5811.384	5874.893	2763.885	1306.436	477.108	260.585	212.301	48374.989

INVENTORY OF UNITS (PROPOSED)

S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.481 SQ.M.	2BHK TYPE-03 55.376 SQ.M.	2BHK TYPE-04 54.481 SQ.M.	2BHK + STORE 59.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+14)	30	60	30	------	------	120
2	TOWER-T-2 (G+14)	30	60	30	------	------	120
3	TOWER-T-3 (G+14)	30	60	30	------	------	120
4	TOWER-T-4 (G+14)	30	60	30	------	------	120
5	TOWER-T-5 (G+10)	22	44	22	------	------	88
6	TOWER-T-6 (S/G+10)	21	43	22	------	------	86
7	TOWER-T-7 (G+8)	------	------	------	2	34	36
	TOTAL	163	327	164	2	34	690

COMMERCIAL GROUND COVERAGE

S.NO.	POCKET	GROUND COVERAGE
1	1	475.103
2	2	243.965
TOTAL		719.068

COMMERCIAL FAR AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	423.177	387.61	303.635	1112.422
2	2	173.165	144.185		317.350
TOTAL					1429.772

COMMERCIAL BUILT UP AREA

S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	475.103	455.013	346.879	29.441	1306.436
2	2	243.965	206.906		26.237	477.108
TOTAL						1783.544

CARPET AREA CALCULATION

S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOTAL (SQM)
1	GROUND	437.902	437.902	437.902	437.902	329.208	226.210	218.510	
2	1st	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
3	2nd	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
4	3rd	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
5	4th	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
6	5th	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
7	6th	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
8	7th	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
9	8th	437.902	437.902	437.902	437.902	437.902	239.816	218.510	
10	9th	437.902	437.902	437.902	437.902	437.902	------	218.510	
11	10th	437.902	437.902	437.902	437.902	437.902	------	218.510	
12	11th	437.902	437.902	437.902	437.902	------	------	175.608	
13	12th	437.902	437.902	437.902	437.902	------	------	175.608	
14	13th	437.902	437.902	437.902	437.902	------	------	175.608	
15	14th	437.902	437.902	437.902	437.902	------	------	175.608	
	TOTAL	6568.530	6568.530	6568.530	6,568.530	4,816.922	4,708.228	2,147.788	51,091.042

AREA SUMMERY

		ACRES	SQ.M.
PLOT AREA (A)		4.73125	19146.659
	TOTAL PLOT AREA FOR FAR	4.73125	19146.659
	PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.18925	765.866
	BALANCE PLOT AREA FOR RESIDENCIAL	4.54200	18380.793
GROUND COVERAGE			
	PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		9573.3295
	PROPOSED GROUND COVERAGE	23.621%	4522.651
FAR			
	PERMISSIBLE FAR FOR HOUSING @ 225%		43356.784
	EXTRA FAR FOR GREEN BUILDING @ 12.00%		2305.695
	TOTAL PERMISSIBLE FAR FOR HOUSING @ 237%		43562.479
	PROPOSED FAR	236.83%	43530.822
	PERMISSIBLE FAR FOR COMMERCIAL @ 175%		1340.266
	EXTRA FAR FOR GREEN BUILDING @ 12.00%		91.504
	TOTAL PERMISSIBLE FAR FOR COMMERCIAL @ 187%		1432.170
	PROPOSED FAR FOR COMMERCIAL	186.68%	1429.772
PROPOSED BUILT UP AREA			48374.989
DENSITY			
	PERMISSIBLE DENSITY	MIN. 750 PPA	3407 750 TO 900 PPA
	PERMISSIBLE DU'S		681.3 MIN.
	PERMISSIBLE DENSITY	MAX. 900 PPA	4088
	PERMISSIBLE DU'S		818 MAX.
	PROPOSED DENSITY	690DU	3450 PERSON
	ACHIVED DENSITY	3450/4.5420	759.577 PPA
	PROPOSED Dus		690 Dus
PARKING & GREEN AREA			
	REQUIRED TWO WHEELER PARKING		690 NOS
	PROPOSED TWO WHEELER PARKING		692 NOS
	REQUIRED ECS 690/2		345 ECS
	PROPOSED ECS		352 ECS
	REQUIRED ORGANIZED GREEN @ 15%		2871.999 SQM
	PROPOSED GREEN 56.30%		3121.006 SQM
	PROVIDED COMMUNITY BUILDING		216.063 SQM
	PROVIDED AAGANWADI		212.301 SQM

SUBMISSION DRAWING

CLIENT
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Signature Global, 1308 Dr. Gopal Das Building
28 Barakhamba Road C.P. New Delhi

PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 4.73125 ACRES (LICENCE NO.121 OF 2019 DATED 14/09/2019) IN SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SIGNATURE INFRABUILD PVT. LTD.

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DRAWING TITLE (SUBMISSION DRAWING)
SERVICES CO-ORDINATION PLAN

DRG. NO. 03

SCALE - 1:200 | DATE - OCT 2019