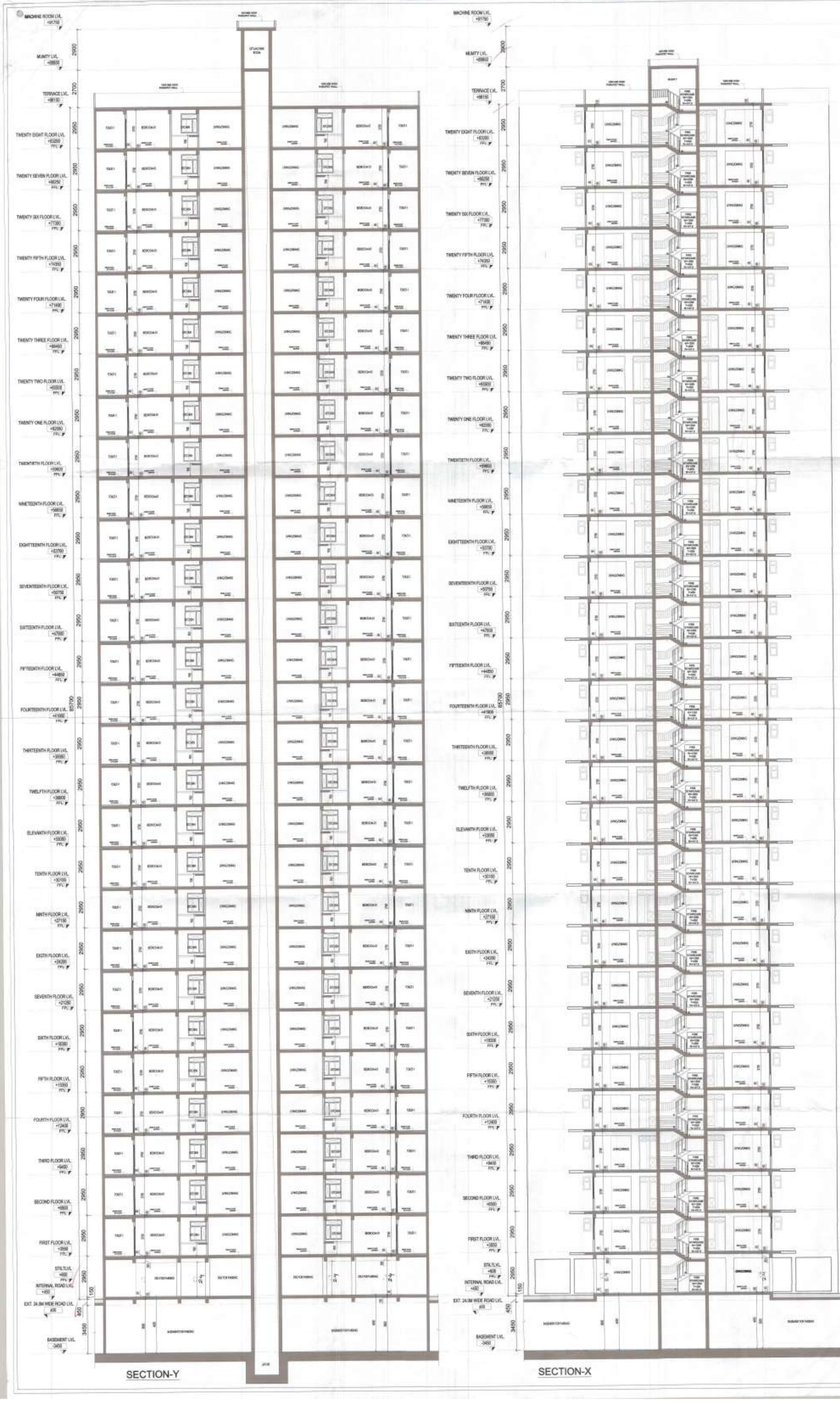
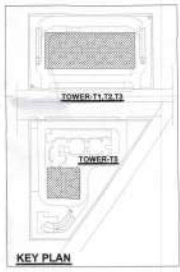
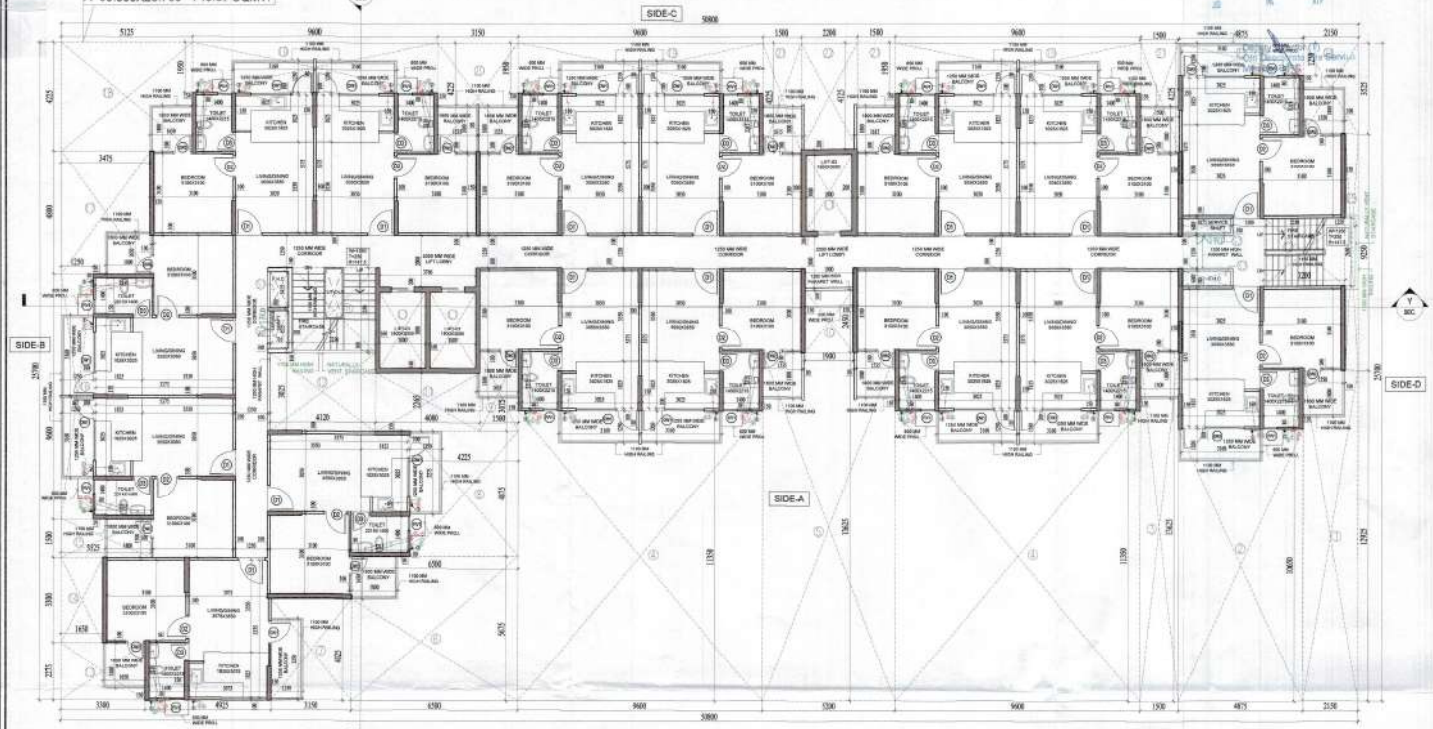




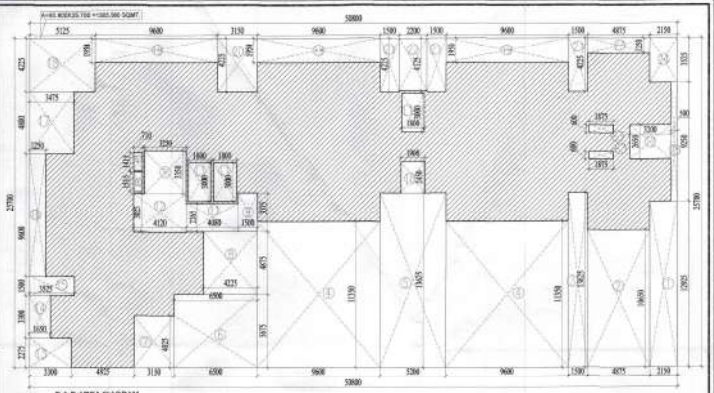
KEY PLAN

drg. title	TOWER-T1,T2,T3&T5 SECTION-X&Y
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES
ARCHITECT'S SIGNATURE:- AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES	OWNER SIGNATURE:- CZAR Buildwell Private Limited Authorised Signatory
drg. no 07	scale: 1:100 date NOV..2019

A=50.800X25.700 =743.67 SQMT.



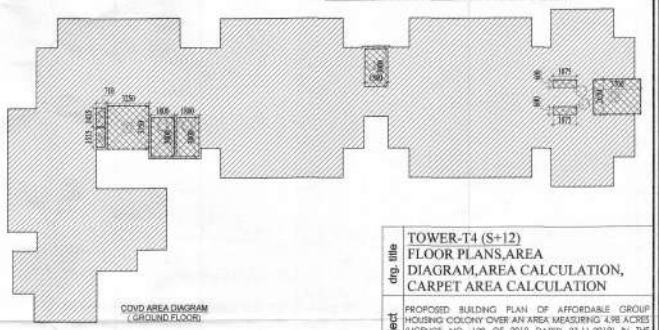
TYPICAL FLOOR PLAN



F.A.R AREA DIAGRAM
(TYPICAL FLOOR)

F.A.R AREA CALCULATION OF TYPICAL FLOOR								
A	50.800	X	25.700	X	1	=	1,305.560	SQM
TOTAL							1,305.560	SQM
DEDUCTION								
1	2.150	X	12.925	X	1	=	27.789	SQM
2	4.875	X	10.650	X	1	=	51.919	SQM
3	1.500	X	13.525	X	1	=	20.438	SQM
4	9.800	X	11.350	X	1	=	111.230	SQM
5	5.200	X	13.525	X	1	=	70.330	SQM
6	0.500	X	5.575	X	1	=	38.688	SQM
7	3.150	X	4.025	X	1	=	12.679	SQM
8	4.225	X	4.875	X	1	=	20.287	SQM
9	1.500	X	3.075	X	1	=	4.613	SQM
10	1.300	X	3.450	X	1	=	4.485	SQM
11	4.980	X	2.265	X	1	=	9.241	SQM
12	4.120	X	3.025	X	1	=	12.463	SQM
13	3.300	X	2.275	X	1	=	7.508	SQM
14	1.650	X	3.300	X	1	=	5.445	SQM
15	3.525	X	1.050	X	1	=	3.701	SQM
16	1.250	X	9.600	X	1	=	12.000	SQM
17	3.475	X	4.600	X	1	=	15.980	SQM
18	5.125	X	4.225	X	1	=	21.653	SQM
19	0.800	X	1.950	X	3	=	56.160	SQM
20	3.150	X	4.225	X	1	=	13.309	SQM
21	1.500	X	4.225	X	3	=	19.013	SQM
22	2.250	X	4.125	X	1	=	9.281	SQM
23	4.875	X	1.250	X	1	=	6.094	SQM
24	2.150	X	3.525	X	1	=	7.579	SQM
25	3.550	X	3.250	X	1	=	4.621	SQM
T1	3.250	X	3.350	X	1	=	10.888	SQM
T2	3.200	X	2.650	X	1	=	8.480	SQM
L1	1.600	X	3.000	X	3	=	16.200	SQM
S1	0.710	X	1.415	X	1	=	1.005	SQM
S2	0.710	X	1.515	X	1	=	1.076	SQM
S3	1.875	X	0.600	X	2	=	2.250	SQM
TOTAL							714.375	SQM
HENCE TOTAL F.A.R AREA CALCULATION OF TYPICAL FLOOR								
=	1,305.560	-	714.375			=	591.186	SQM

COVD. AREA CALCULATION ON GROUND FLOOR								
F.A.R ON TYPICAL FLOOR						=	591.186	SQM
							591.186	SQM
ADDITION								
T1	3.250	X	3.350	X	1	=	10.888	SQM
T2	3.700	X	2.650	X	1	=	9.805	SQM
L1	1.600	X	3.000	X	3	=	16.200	SQM
S1	0.710	X	1.415	X	1	=	1.005	SQM
S2	0.710	X	1.515	X	1	=	1.076	SQM
S3	1.875	X	0.600	X	2	=	2.250	SQM
TOTAL							41.223	SQM
HENCE TOTAL COVD. AREA CALCULATION OF GROUND FLOOR								
=	591.186	+	41.223			=	632.409	SQM



COVD AREA DIAGRAM
(GROUND FLOOR)

STILT FLOOR PLAN

F.A.R AREA DIAGRAM
(GROUND FLOOR)

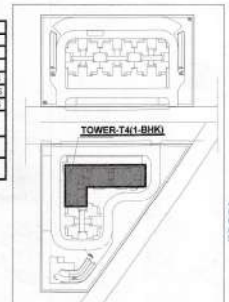
F.A.R AREA CALCULATION OF STILT FLOOR								
1	0.970	X	3.350	X	1	=	3.250	SQM
2	3.410	X	1.410	X	1	=	4.808	SQM
3	4.080	X	5.520	X	1	=	22.522	SQM
4	2.200	X	5.500	X	1	=	12.100	SQM
5	7.025	X	2.850	X	1	=	20.021	SQM
TOTAL							62.700	SQM

UNIT-A

JOINERY DETAIL		
NO.	NAME	SIZE
1.	D1	1050X2100
2.	D2	900X2100
3.	D3	750X2100
4.	FCD	105X2400
5.	DW01	2425X2550
6.	DW02	1500X5500
7.	PIV1	550X1000

LEGEND	
1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	40 MM Ø GIP DN F.W.S
8	200 MM Ø RCC MAIN SEWER PIPE
9	300 MM Ø RCC RAIN WATER PIPE
10	FLUSHING WATER SUPPLY TANK

CARPET AREA CALCULATION OF UNIT-A								
1	1.975	X	1.250	X	1	=	2.469	SQM
2	2.000	X	2.875	X	1	=	5.750	SQM
3	0.900	X	1.350	X	1	=	1.215	SQM
4	1.075	X	1.250	X	1	=	1.344	SQM
5	1.050	X	5.475	X	1	=	5.749	SQM
6	1.700	X	3.100	X	1	=	5.270	SQM
7	1.050	X	2.250	X	1	=	3.557	SQM
8	0.750	X	3.200	X	1	=	2.400	SQM
9	0.750	X	3.100	X	1	=	2.325	SQM
TOTAL							30.079	SQM



KEY PLAN

drg. title: TOWER-T4 (S+12)
FLOOR PLANS,AREA DIAGRAM,AREA CALCULATION, CARPET AREA CALCULATION

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

client: CZAR BUILDWELL Pvt. Ltd.

architects: GAUTAM & GAUTAM ASSOCIATES

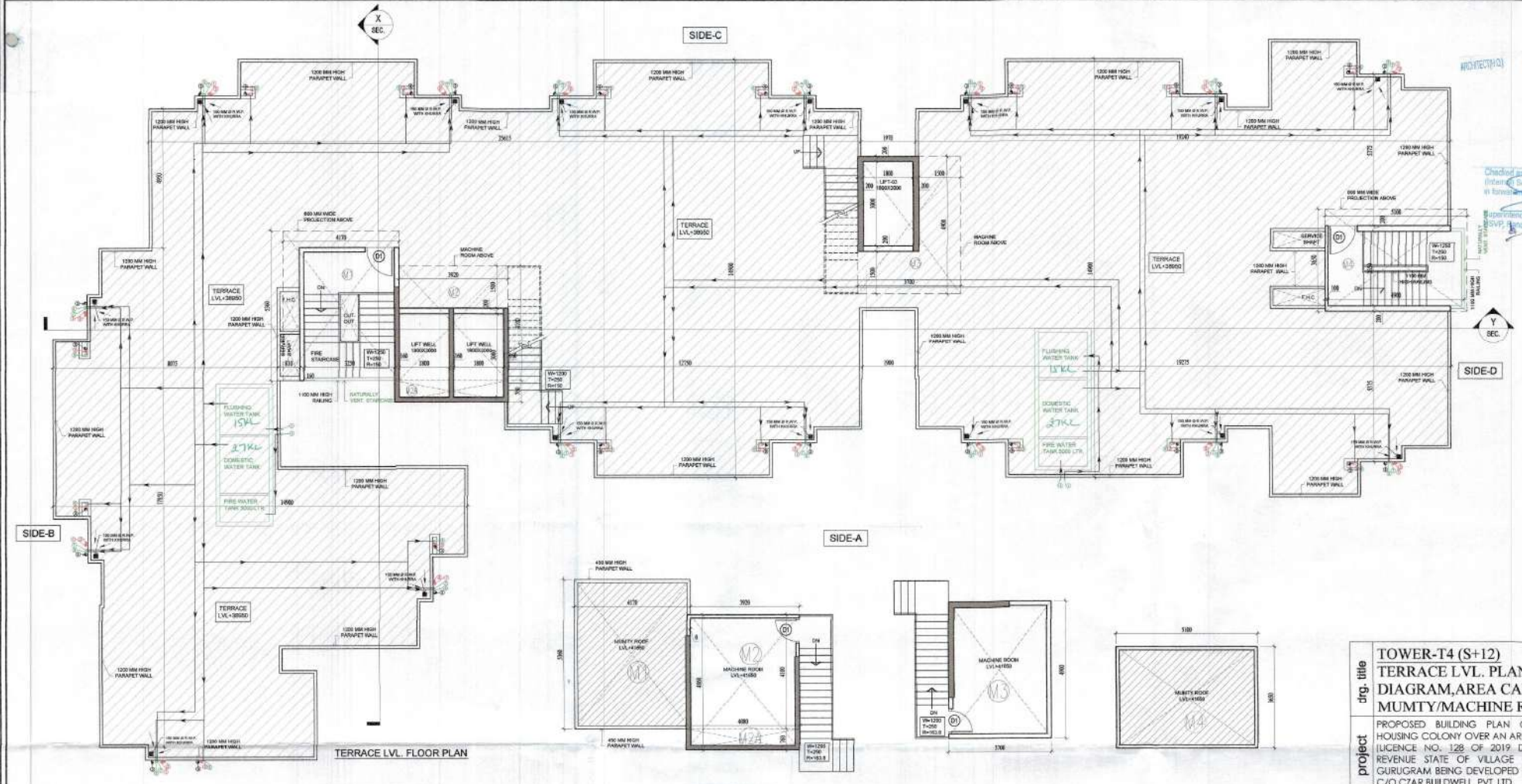
ARCHITECT'S SIGNATURE:- AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS S-434, Lower GF, GK-II, New Delhi-110048 CA/91/13014

OWNER SIGNATURE:- CZAR Buildwell Private Limited Authorised Signatory

drg. no: 08

scale: 1:100

date: NOV..2019



TERRACE LVL. FLOOR PLAN

MUMTY ROOF AND MACHINE ROOM LVL. PLAN

M1=4.170X5.360 =22.35 SQMT.

M2=3.920X4.100 =16.072 SQMT.

M2A=4.080X.760 =3.100 SQMT.

M3=3.700X4.900 =18.13 SQMT.

M4=5.100X3.650 =18.61 SQMT.

TOTAL COVD. AREA ON TERRACE FLOOR= M1+M2+M2A+M3+M4
=22.35+16.07+3.10+18.13+18.61SQ.M.
=78.26 SQ.M.

LEGEND

1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	40 MM Ø GIP DN F.W.S
8	200 MM Ø RCC MAIN SEWER PIPE
9	300 MM Ø RCC RAIN WATER PIPE
10	FLUSHING WATER SUPPLY TANK

KEY PLAN

drg. title	TOWER-T4 (S+12) TERRACE LVL. PLAN,AREA DIAGRAM,AREA CALCULATION, MUMTY/MACHINE ROOOM PLAN
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES [LICENCE NO. 128 OF 2019 DATED 27-11-2019] IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES ARCHITECTURE URBAN PLANNING LANDSCAPING INTERIORS

ARCHITECT'S SIGNATURE:-

AJAY GAUTAM (ARCHITECT)
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
S- 484, Lower GF, GK-II, New Delhi-110048
CA/81/13814

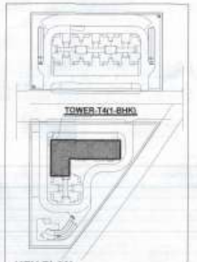
OWNER SIGNATURE:-

CZAR Buildwell Private Limited
Authorised Signatory

drg. no	09	scale: 1:100	
		date NOV..2019	

ELEVATION-A

ELEVATION-B



KEY PLAN

TOWER-T4(1-BHK)

drg. title	TOWER-T4 (S+12) ELEVATION-A&B
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES

ARCHITECT'S SIGNATURE:-

AJAY GAUTAM
ARCHITECT
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS + ENGINEERS + VALUERS

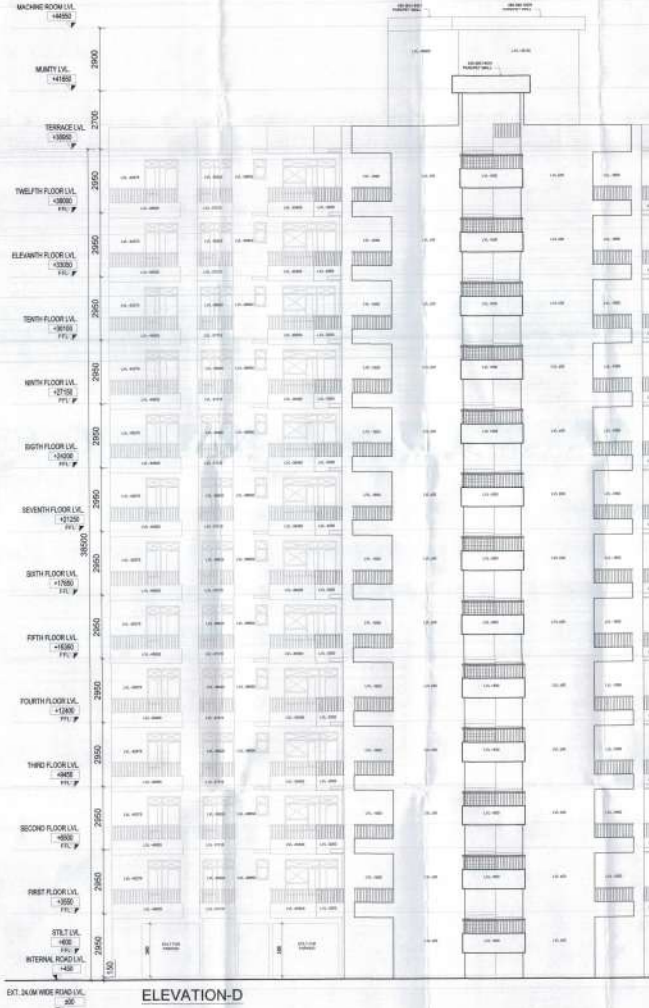
OWNER SIGNATURE:-

CZAR Buildwell Private Limited

Authorised Signatory

drg. no	10	scale: 1:100
		date NOV..2019

ELEVATION-C



ELEVATION-D

KEY PLAN

drg. title	TOWER-T4 (S+12) ELEVATION-C&D
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES

ARCHITECT'S SIGNATURE:- AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS

OWNER SIGNATURE:- CZAR Buildwell Private Limited Authorised Signatory

drg. no	11	scale: 1:100
		date NOV..2019

SECTION -X

SECTION -Y

KEY PLAN

drg. title: TOWER-T4 (S+12) SECTIONS-X&Y

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.99 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

client: CZAR BUILDWELL Pvt. Ltd.

architects: GAUTAM & GAUTAM ASSOCIATES

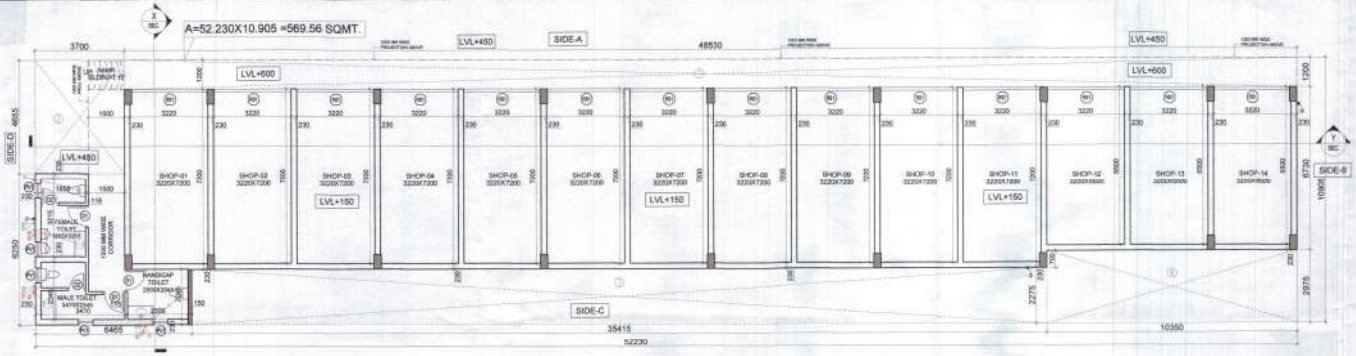
ARCHITECT'S SIGNATURE:- OWNER SIGNATURE:-

CZAR Buildwell Private Limited

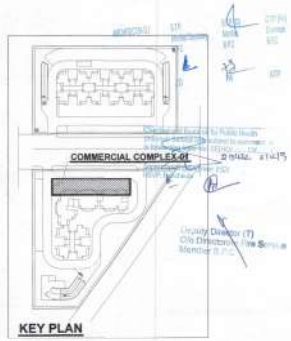
Authorised Signatory

AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS C-154, Lower GF, GK-II, New Delhi-110048 CA/91/13614

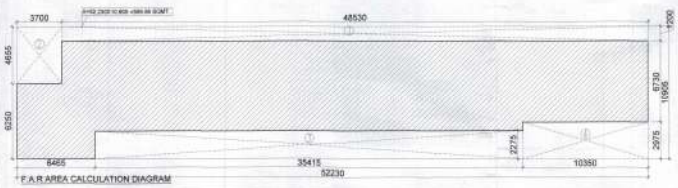
drg. no	scale: 1:100
12	date NOV. 2019



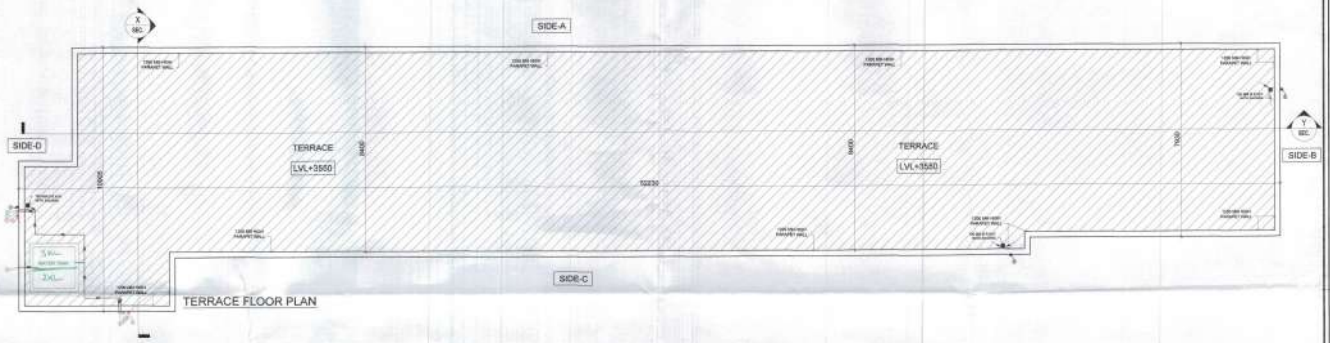
GROUND FLOOR PLAN



KEY PLAN



F.A.R AREA CALCULATION DIAGRAM



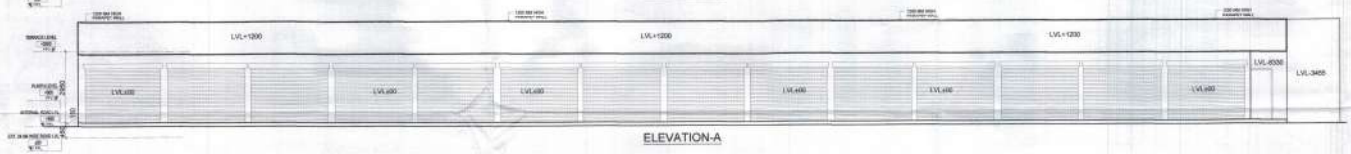
TERRACE FLOOR PLAN

F.A.R AREA CALCULATION OF GROUND FLOOR								
A	52.230	X	10.905	X	1	=	569.568	SQM
TOTAL							569.568	SQM
DEDUCTION								
1	48.530	X	1.200	X	1	=	58.236	SQM
2	3.700	X	4.655	X	1	=	17.224	SQM
3	35.415	X	2.275	X	1	=	80.569	SQM
4	10.350	X	2.975	X	1	=	30.791	SQM
TOTAL							186.820	SQM
HENCE TOTAL F.AR AREA CALCULATION OF GROUND FLOOR								
=	569.568	-	186.820			=	382.748	SQM

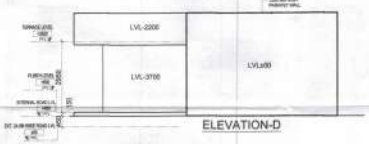
ELEVATION-C

ELEVATION-B

JOINERY DETAIL		
NO.	NAME	SIZE
1.	D1	900X2100
2.	D2	900X2100
3.	P/V1	550X1000
4.	RS1	3000X2500

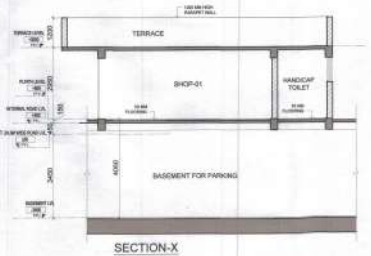


ELEVATION-A



ELEVATION-D

SECTION-Y



SECTION-X

drg. title	COMMERCIAL-01 FLOOR PLANS,AREA DIAGRAM,AREA CALCULATION, ELEVATIONS, SECTIONS
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 126 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES
ARCHITECT'S SIGNATURE:-	AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS S- 404, Lower GF, GK-II, New Delhi-110048 CA/91/13818
OWNER SIGNATURE:-	CZAR Buildwell Private Limited Authorised S...
drg. no	13
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date	NOV..2019

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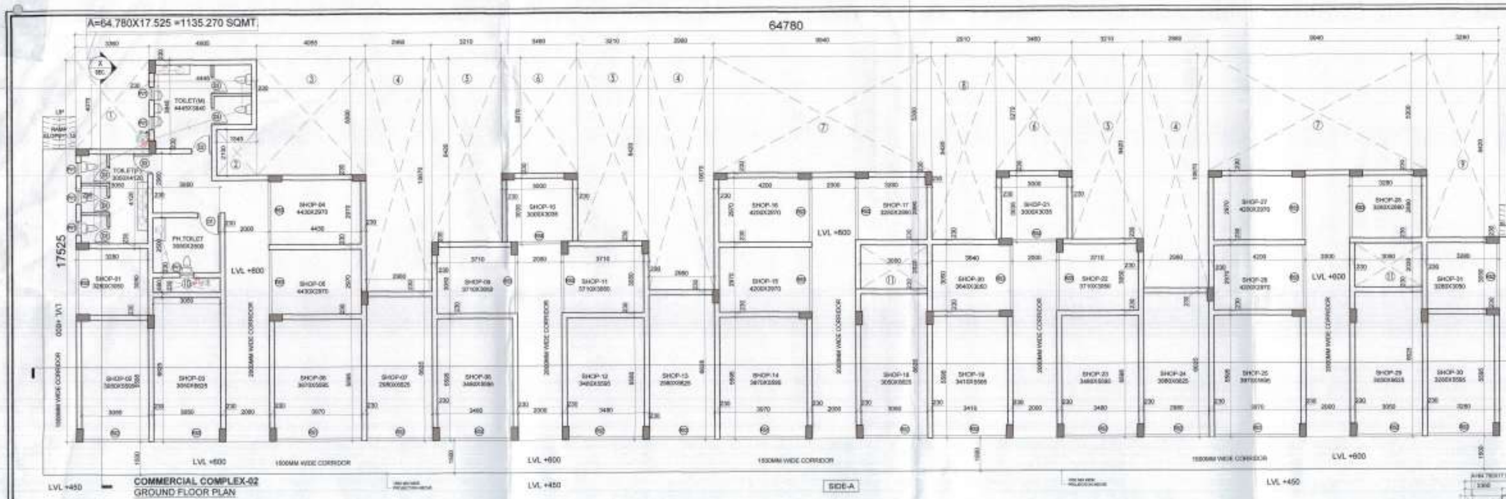
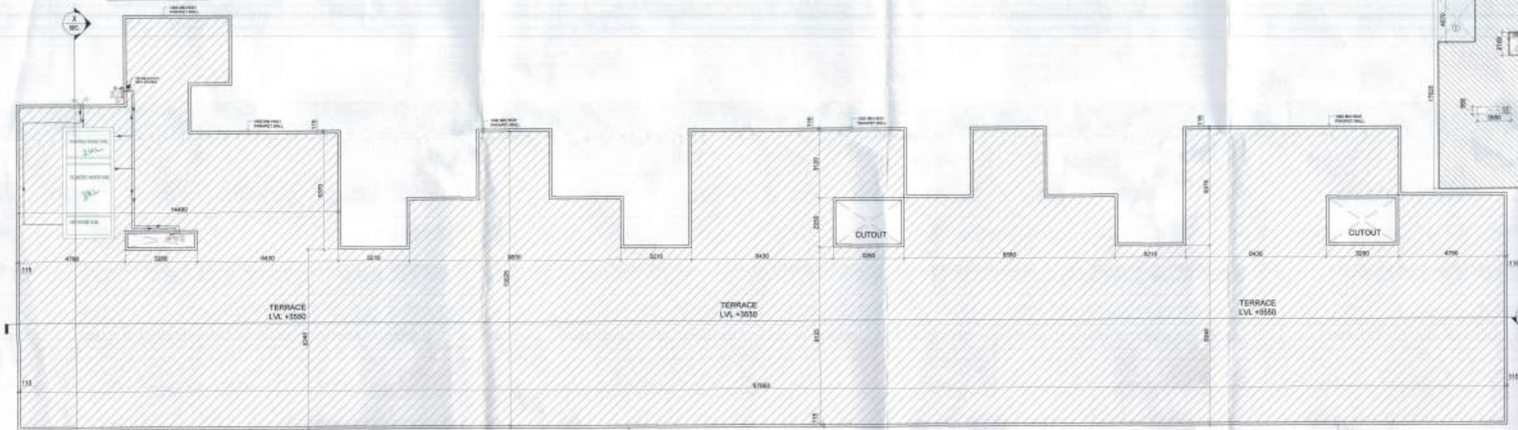
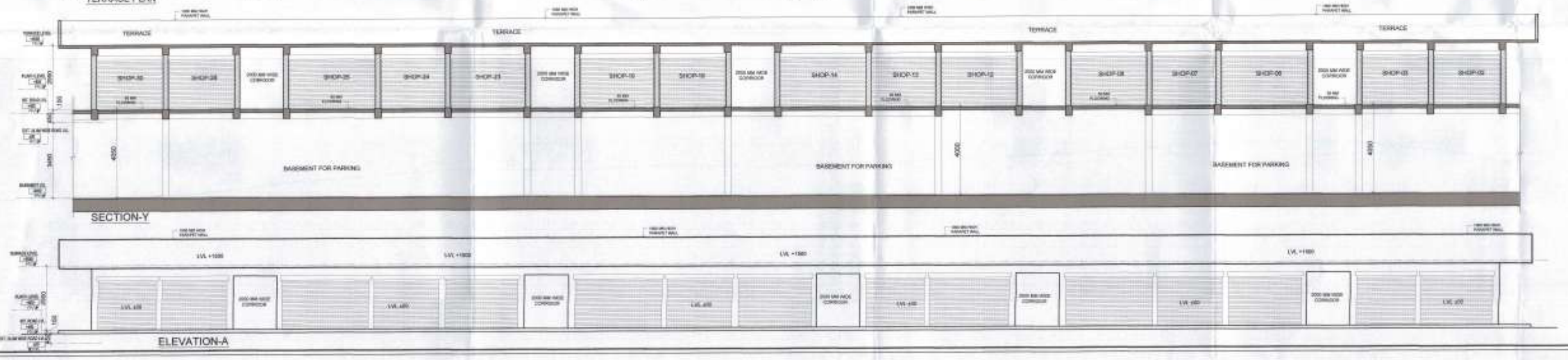


COMMERCIAL COMPLEX-02
GROUND FLOOR PLAN



COMMERCIAL COMPLEX-02
TERRACE PLAN



SECTION-Y

ELEVATION-A

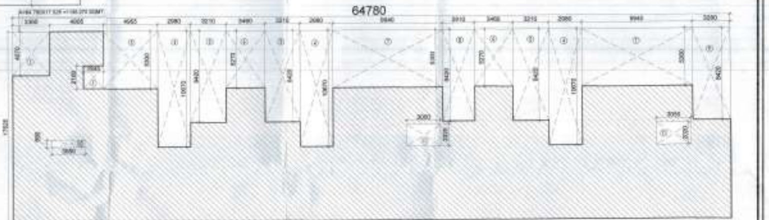
SECTION-X

LEGEND

1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	40 MM Ø GIP DN F.W.S
8	200 MM Ø RCC MAIN SEWER PIPE
9	300 MM Ø RCC RAIN WATER PIPE
10	FLUSHING WATER SUPPLY TANK

JOINERY DETAIL

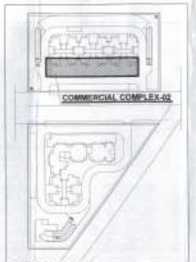
NO.	NAME	SIZE
1.	D1	1000X2100
2.	D2	900X2100
3.	D3	900X2100
4.	P/V1	550X1000
5.	RS1	3970X2500
6.	RS2	2980X2500
7.	RS3	2900X2500
8.	RS4	2000X2500



COMMERCIAL COMPLEX-02
GROUND FLOOR F.A.R AREA CALCULATION DIAGRAM

F.A.R AREA CALCULATION OF GROUND FLOOR

A	64.780	X	17.525	X	1	=	1,135.270	SQM
TOTAL							1,135.270	SQM
DEDUCTION								
1	3.360	X	4.070	X	1	=	13.675	SQM
2	1.845	X	2.100	X	1	=	3.875	SQM
3	4.995	X	5.300	X	1	=	26.474	SQM
4	2.980	X	10.670	X	3	=	95.390	SQM
5	3.210	X	8.420	X	3	=	81.086	SQM
6	3.460	X	5.270	X	2	=	36.468	SQM
7	9.940	X	5.300	X	2	=	105.364	SQM
8	2.910	X	8.420	X	1	=	24.502	SQM
9	3.280	X	8.420	X	1	=	27.616	SQM
10	3.050	X	0.680	X	1	=	2.074	SQM
11	3.050	X	2.020	X	2	=	12.322	SQM
TOTAL							428.846	SQM
HENCE TOTAL F.AR AREA CALCULATION OF BASEMENT FLOOR								
=	1135.270	-	428.846			=	706.424	SQM



COMMERCIAL COMPLEX-02

KEY PLAN

drg. title: COMMERCIAL COMPLEX-02
FLOOR PLANS,AREA DIAGRAM,AREA CALCULATION, ELEVATIONS, SECTIONS

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT.LTD.

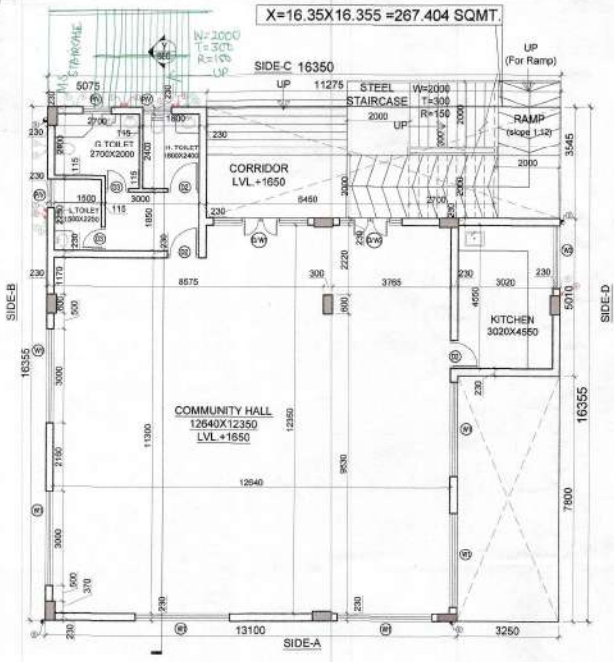
client: CZAR BUILDWELL Pvt. Ltd.

architects: GAUTAM & GAUTAM ASSOCIATES

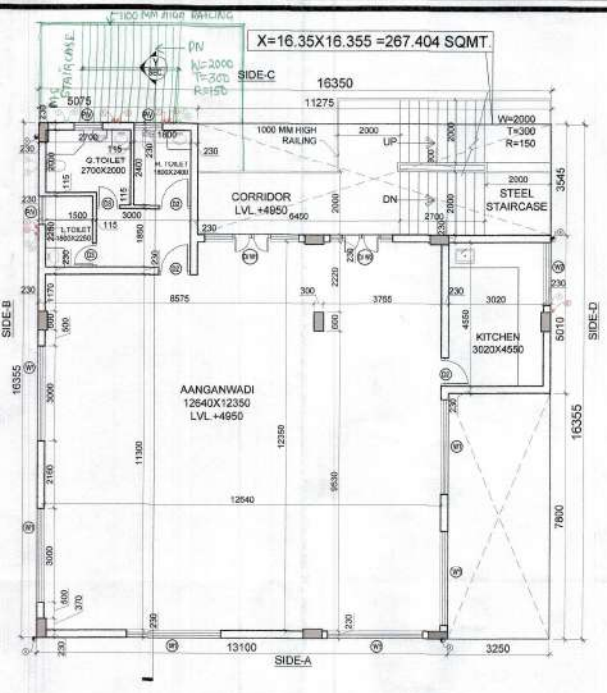
ARCHITECT'S SIGNATURE:-
AJAY GAUTAM
(ARCHITECT)
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
CA/91/13816

OWNER SIGNATURE:-
CZAR Buildwell Private Limited
Authorised Signatory

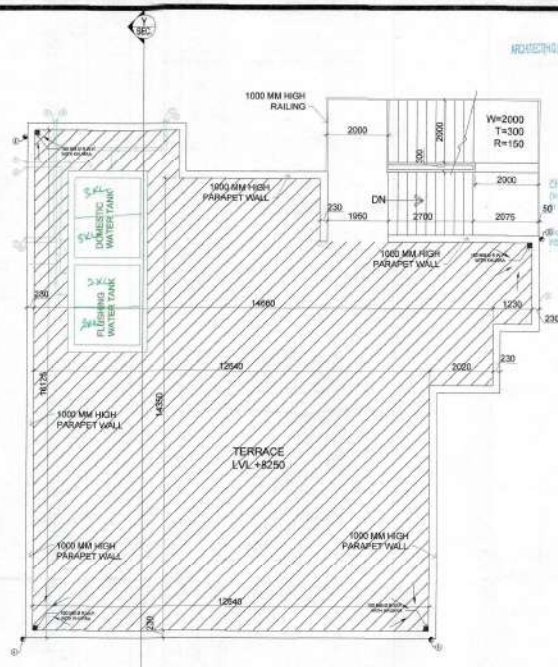
drg. no: 14 | scale: 1:100 | date: NOV..2019



COMMUNITY HALL AT GROUND LVL.



AANGANWADI AT FIRST FLOOR



TERRACE LVL.

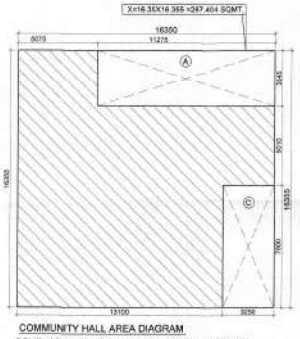
LEGEND

1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	40 MM Ø GIP DN F.W.S
8	200 MM Ø RCC MAIN SEWER PIPE
9	300 MM Ø RCC RAIN WATER PIPE
10	FLUSHING WATER SUPPLY TANK

Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C

JOINERY DETAIL

NO.	NAME	SIZE
1.	D/W1	3000X2800
2.	D/W2	2000X2800
3.	D1	1200X2100
4.	D2	900X2100
5.	D3	750X2100
6.	W1	3000X1900
7.	W2	2000X1750
8.	P/V	900X1300

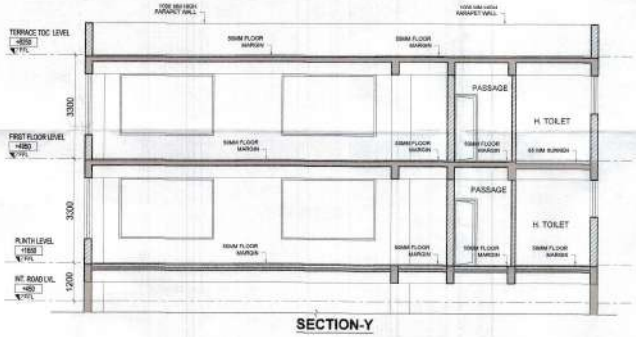


COMMUNITY HALL AREA DIAGRAM

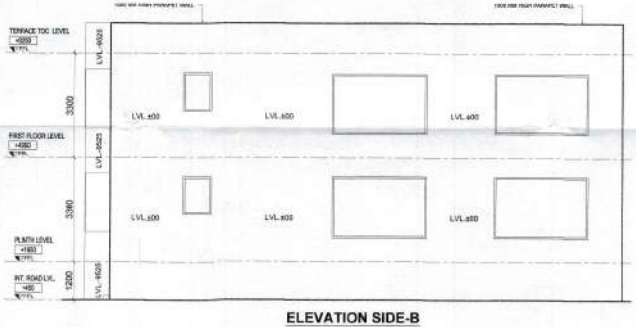
COVD. AREA CALCULATION OF COMMUNITY HALL
X=16.35X16.355 =267.404 SQMT.

DEDUCTION
A=11.275X3.545=39.969 SQMT.
C=3.25X7.8=25.35 SQMT.

TOTAL COVD. AREA OF COMMUNITY HALL
X-(A+C)=267.404-(39.969+25.35)=202.085 SQMT.



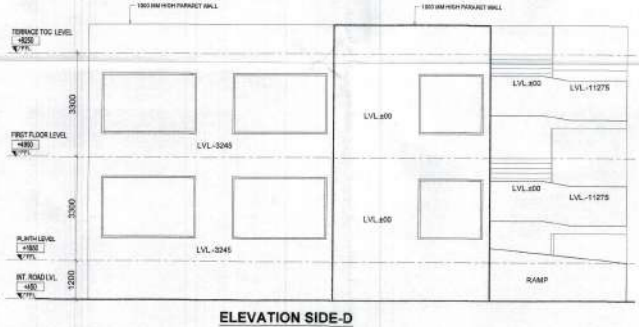
SECTION-Y



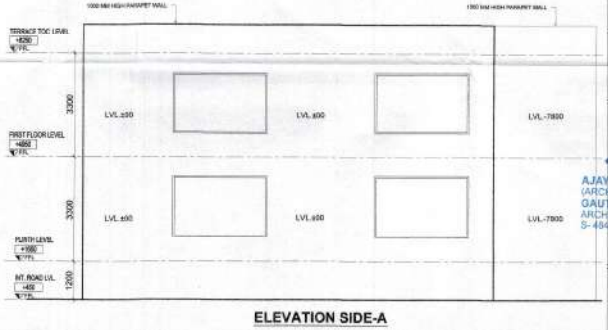
ELEVATION SIDE-B

KEY PLAN

ELEVATION SIDE-C



ELEVATION SIDE-D



ELEVATION SIDE-A

drg. title: COMMUNITY HALL & ANGANWADI
FLOOR PLANS, AREA DIAGRAM, AREA CALCULATION, ELEVATIONS & SECTIONS

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

client: CZAR BUILDWELL Pvt. Ltd.

architects: GAUTAM & GAUTAM ASSOCIATES

ARCHITECT'S SIGNATURE:- | OWNER SIGNATURE:-

CZAR Buildwell Private Limited
Authorised Signatory

AJAY GAUTAM
(ARCHITECT)
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
S-404, Lower GF, GK-II, New Delhi-110048
CA/91/13014

drg. no: 15
scale: 1:100
date: NOV..2019

AREA STATEMENT			
	SQM		ACRES
SITE AREA AVAILABLE AS PER ZONING	20153.313		4.980
SITE AREA AVAILABLE FOR DEVELOPMENT AS PER ZONING	17848.632		4.4105
SITE AREA FOR RESIDENTIAL	17134.714		4.23408
PERMISSIBLE F.A.R. FOR RESIDENTIAL		2.250	
PERMISSIBLE F.A.R. AREA FOR RESIDENTIAL		38552.106	
SITE AREA FOR COMMERCIAL	713.945		0.17642
PERMISSIBLE F.A.R. FOR COMMERCIAL		1.750	
PERMISSIBLE F.A.R. AREA FOR COMMERCIAL		1249.404	
PROPOSED F.A.R. AREA FOR RESIDENTIAL	38313.508	2.236	ADMISSIBLE
PROPOSED F.A.R. AREA FOR COMMERCIAL	1090.172	1.527	ADMISSIBLE
PERMISSIBLE GROUND COVERAGE @ 35% OF SITE AREA	6924.316		
PROPOSED GROUND COVERAGE	3266.597		17.833%
REQUIRED OPEN GREEN @ 15% OF SITE AREA	2677.295		
PROPOSED OPEN GREEN	3174.177		17.794%
MINIMUM COVERED AREA REQUIRED FOR COMMUNITY HALL	185.810		
PROPOSED COVERED AREA FOR COMMUNITY HALL	202.090		
MINIMUM COVERED AREA REQUIRED FOR ANGANWADI CUM CRECHE	185.810		
PROPOSED COVERED AREA FOR ANGANWADI CUM CRECHE	202.090		

CALCULATION OF DWELLING UNIT										
FLOORS	3BHK TOWER TOWER -T1,T2,T3 & T5 S+20					1BHK TOWER TOWER -T4 S+12				
GROUND /STILT	0	X	4	=	0	0	X	1	=	0
1ST FLOOR	4	X	4	=	16	16	X	1	=	16
2nd FLOOR	4	X	4	=	16	16	X	1	=	16
3rd FLOOR	4	X	4	=	16	16	X	1	=	16
4th FLOOR	4	X	4	=	16	16	X	1	=	16
5th FLOOR	4	X	4	=	16	16	X	1	=	16
6th FLOOR	4	X	4	=	16	16	X	1	=	16
7th FLOOR	4	X	4	=	16	16	X	1	=	16
8th FLOOR	4	X	4	=	16	16	X	1	=	16
9th FLOOR	4	X	4	=	16	16	X	1	=	16
10th FLOOR	4	X	4	=	16	16	X	1	=	16
11th FLOOR	4	X	4	=	16	16	X	1	=	16
12th FLOOR	4	X	4	=	16	16	X	1	=	16
13th FLOOR	4	X	4	=	16					
14th FLOOR	4	X	4	=	16					
15th FLOOR	4	X	4	=	16					
16th FLOOR	4	X	4	=	16					
17th FLOOR	4	X	4	=	16					
18th FLOOR	4	X	4	=	16					
19th FLOOR	4	X	4	=	16					
20th FLOOR	4	X	4	=	16					
21st FLOOR	4	X	4	=	16					
22nd FLOOR	4	X	4	=	16					
23rd FLOOR	4	X	4	=	16					
24th FLOOR	4	X	4	=	16					
25th FLOOR	4	X	4	=	16					
26th FLOOR	4	X	4	=	16					
27th FLOOR	4	X	4	=	16					
28th FLOOR	4	X	4	=	16					
	448					192				
TOTAL	640									
TOTAL	TOTAL NO. OF 3 BHK FLATS = 448									
	TOTAL NO. OF 1 BHK FLATS = 192									

CALCULATION OF FLOOR F.A.R AREA										
FLOORS	3BHK TOWER TOWER -T1,T2,T3 & T5 S+20					1BHK TOWER TOWER -T4 S+12				
GROUND /STILT	62.280	X	4	=	249.040	62.700	X	1	=	62.700
1ST FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
2nd FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
3rd FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
4th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
5th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
6th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
7th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
8th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
9th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
10th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
11th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
12th FLOOR	275.853	X	4	=	1103.412	591.186	X	1	=	591.186
13th FLOOR	275.853	X	4	=	1103.412					
14th FLOOR	275.853	X	4	=	1103.412					
15th FLOOR	275.853	X	4	=	1103.412					
16th FLOOR	275.853	X	4	=	1103.412					
17th FLOOR	275.853	X	4	=	1103.412					
18th FLOOR	275.853	X	4	=	1103.412					
19th FLOOR	275.853	X	4	=	1103.412					
20th FLOOR	275.853	X	4	=	1103.412					
21st FLOOR	275.853	X	4	=	1103.412					
22nd FLOOR	275.853	X	4	=	1103.412					
23rd FLOOR	275.853	X	4	=	1103.412					
24th FLOOR	275.853	X	4	=	1103.412					
25th FLOOR	275.853	X	4	=	1103.412					
26th FLOOR	275.853	X	4	=	1103.412					
27th FLOOR	275.853	X	4	=	1103.412					
28th FLOOR	275.853	X	4	=	1103.412					
TOTAL	31144.576					7188.622				
GUARD ROOM F.A.R					12.069					
TOTAL	38313.508									

CALCULATION FOR GROUND COVERAGE		
CONV. AREA UNDER TOWER	1898.295	SQ.M.
COMMERCIAL COMPLEX-1 AREA	363.746	SQ.M.
COMMERCIAL COMPLEX-2 AREA	726.424	SQ.M.
COMMUNITY HALL+ ANGANWADI	202.090	SQ.M.
GUARD ROOM	12.000	SQ.M.
GRAND TOTAL	3200.557	SQ.M.

CALCULATION OF DENSITY		
PERMISSIBLE DENSITY	150 TO 300	PPA
TOTAL NO OF FLATS	640	NOS
NO. OF OCCUPANTS IN MAIN D.U. AT 5 PERSONS PER D.U.	3200	NOS
AREA IN ACRES	4.23408	ACS
ACHIEVED DENSITY - PERSONS PER ACRE	755.77	PPA
	756	PPA

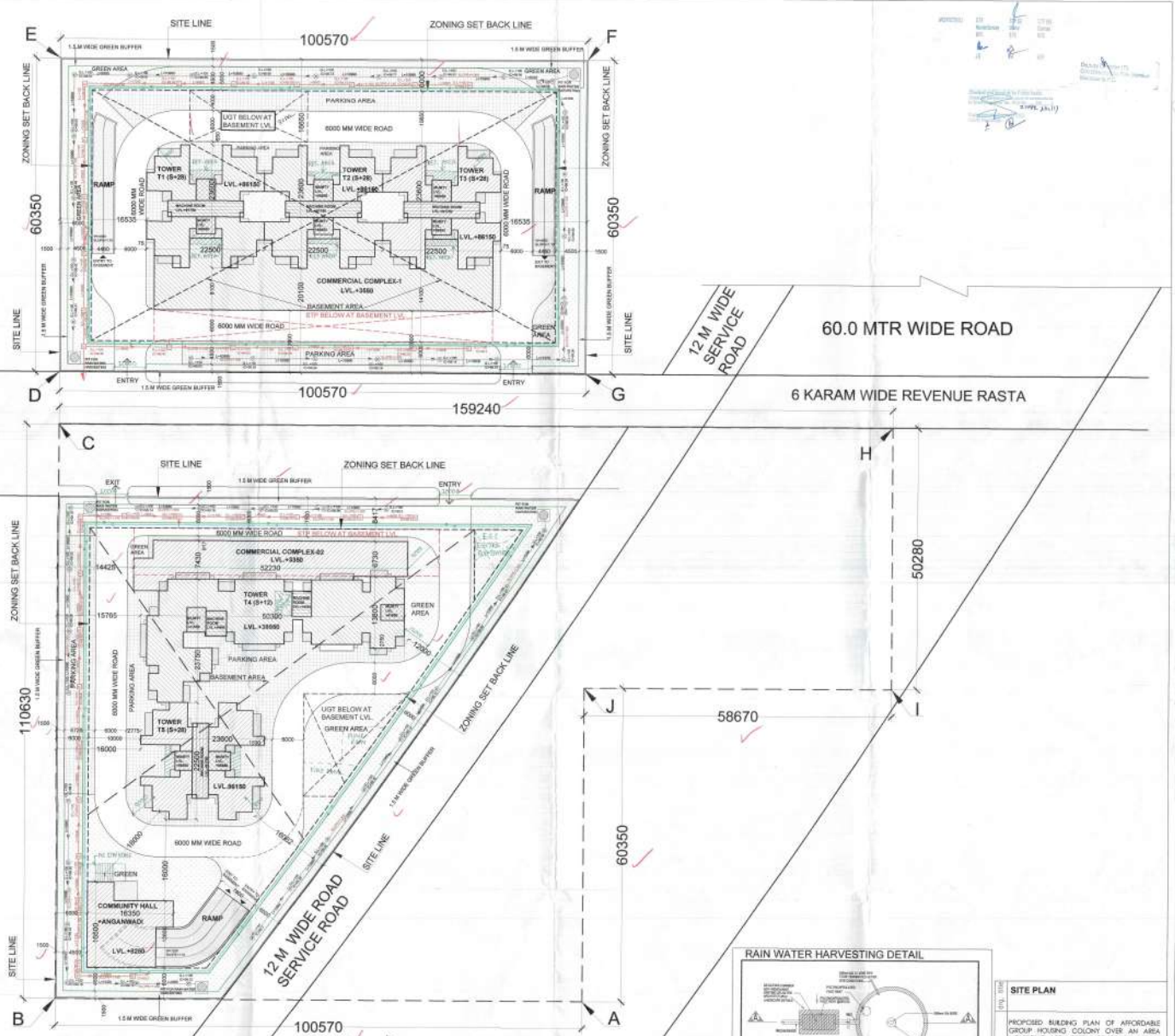
TOTAL BUILT UP AREA DETAIL		
TOTAL GROUND COVERAGE	3200.557	SQM.
TYPICAL FLOOR F.A.R AREA OF RESIDENTIAL	1684.598	SQM.
BASEMENT AREA	8621.360	SQM.
COVERED AREA OF MUMTY & MACHINE ROOM	227.100	SQM.
BUILT UP AREA OF STAIRCASE	3280.256	SQM.
GUARD ROOM	12.000	SQM.
TOTAL	17338.87	SQM.

PARKING CALCULATION			
TOTAL NO OF FLATS	=	640	NOS.
REQUIRED PARKING @ 0.5 ECS	=	320	NOS.
TOTAL NO. OF ECS REQUIRED	=	320	NOS.
AREA AVAILABLE FOR OPEN PARKING	=	4489.445	SQM.
ECS IN OPEN SURFACE	=	23	SQM.
NO. OF ECS THAT CAN BE PARKED IN OPEN SURFACE	=	153.559	NOS.
NO. OF ECS PROVIDED IN OPEN SURFACE	=	154	NOS.
AREA AVAILABLE IN STILT UNDER TOWERS (without core area)	=	1364.99	SQM.
ECS IN STILT AREA	=	28	SQM.
NO. OF ECS THAT CAN BE PARKED IN STILT AREA	=	49.460	NOS.
NO. OF ECS PROVIDED IN STILT AREA	=	49	NOS.
AREA AVAILABLE IN BASEMENT (without core area)	=	8610	SQM.
ECS IN BASEMENT AREA	=	32	SQM.
NO. OF CARS THAT CAN BE PARKED IN BASEMENT AREA	=	286	NOS.
NO. OF CARS PROVIDED IN BASEMENT AREA	=	286	NOS.
TOTAL NO. OF ECS PROVIDED	=	509	NOS.
REQUIRED TWO WHEELER PARKING	=	640	NOS.
NO. OF TWO WHEELERS PROVIDED IN STILT AREA	=	242	NOS.
NO. OF TWO WHEELERS PROVIDED IN BASEMENT AREA	=	332	NOS.
NO. OF TWO WHEELERS PROVIDED IN OPEN SURFACE	=	242	NOS.
TOTAL NO. OF TWO WHEELERS PROVIDED	=	817	NOS.

WATER DEMAND CALCULATION								
S.NO.	NAME OF THE BUILDING	NO. OF UNIT/ AREA	NO. OF PERSON/UNI	TOTAL NO. OF PERSON	WATER REQ. PER PERSON/DAY	TOTAL WATER REQ. PER	OHT TANK
1	TOWER-T1	112	5	560	172.5	96600	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33400
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33900
2	TOWER-T2	112	5	560	172.5	96600.0	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33400
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33900
3	TOWER-T3	112	5	560	172.5	96600.0	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33400
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33900
4	TOWER-T4	192	5	960	172.5	165600.0	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				57960.0	53800
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				57960.0	53900
5	TOWER-T5	112	5	560	172.5	96600.0	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33400
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				33705.0	33900
6	COMMERCIAL	1090.17	3	363.39	45	16,352.6	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				4000	4000
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				4000	4000
10	COMMUNITY HALL	202.09	1.5	134.73	30	5,430.9	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				3000	3000
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				3000	3000
11	ANGANWADI	202.09	1.5	134.73	30	5,430.9	
	DOMESTIC WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				3000	3000
	FLUSHING WATER	35%OF HALF DAY OF WATER DEMAND PER DAY)				3000	3000
12	DOMESTIC WATER U.G. TANK					351400	
13	FLUSHING WATER U.G. TANK					304400	
	RCC UGT TANK					325 KL	325 KL

LEGEND

1	150 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP T.W.S.
5	50 MM Ø GIP DN D.W.S.
6	40 MM Ø GIP DN D.W.S.
7	200 MM Ø RCC MAIN SEWER PIPE
8	300 MM Ø RCC RAIN WATER PIPE
	UNDERGROUND WATER SUPPLY TANK



NOTE:
1) WATER HARVESTING
Certified that the building shall satisfy the water harvesting requirements as well as minimum anticipated discharge of water Water more than 10,000 ltrs. or above per day shall incorporate waste water recycling system. Recycled water should be used for Horticulture purpose.

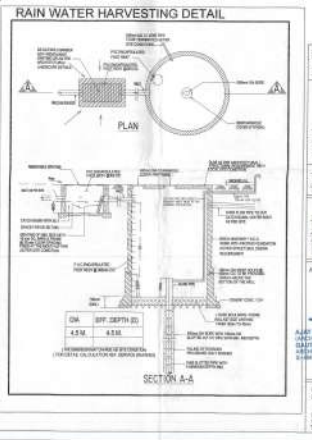
2.) STRUCTURE STABILITY
Certified that the structural parts of the building have been designed by us onthe basis of calculations and are considered safe and in accordance with the permissible stresses and slenderness ratio laid down by the bye-laws. The building is quite safe from earthquake point of view

3) FIRE SAFETY
We shall provide proper fire safety measures as per the rules of 1965 / MSC
4) SOLAR WATER HEATING
We shall provide solar water heating system as per norms specified by haryana

LEGEND FOR PLUMBING

	MANHOLE FOR DRAINAGE
	MANHOLE FOR SEWERAGE
G.L	GROUND LEVEL
I.L	INVERT LEVEL
C.L	CONNECTION LEVEL
M	METRE
L	LENGTH
B.F.V	BUTTER FLY VALVE
C.V	CHECK/NON-RETURN VALVE

RAIN WATER HARVESTING DETAIL



SITE PLAN

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

CZAR BUILDWELL Pvt. Ltd.

GAUTAM & GAUTAM ASSOCIATES

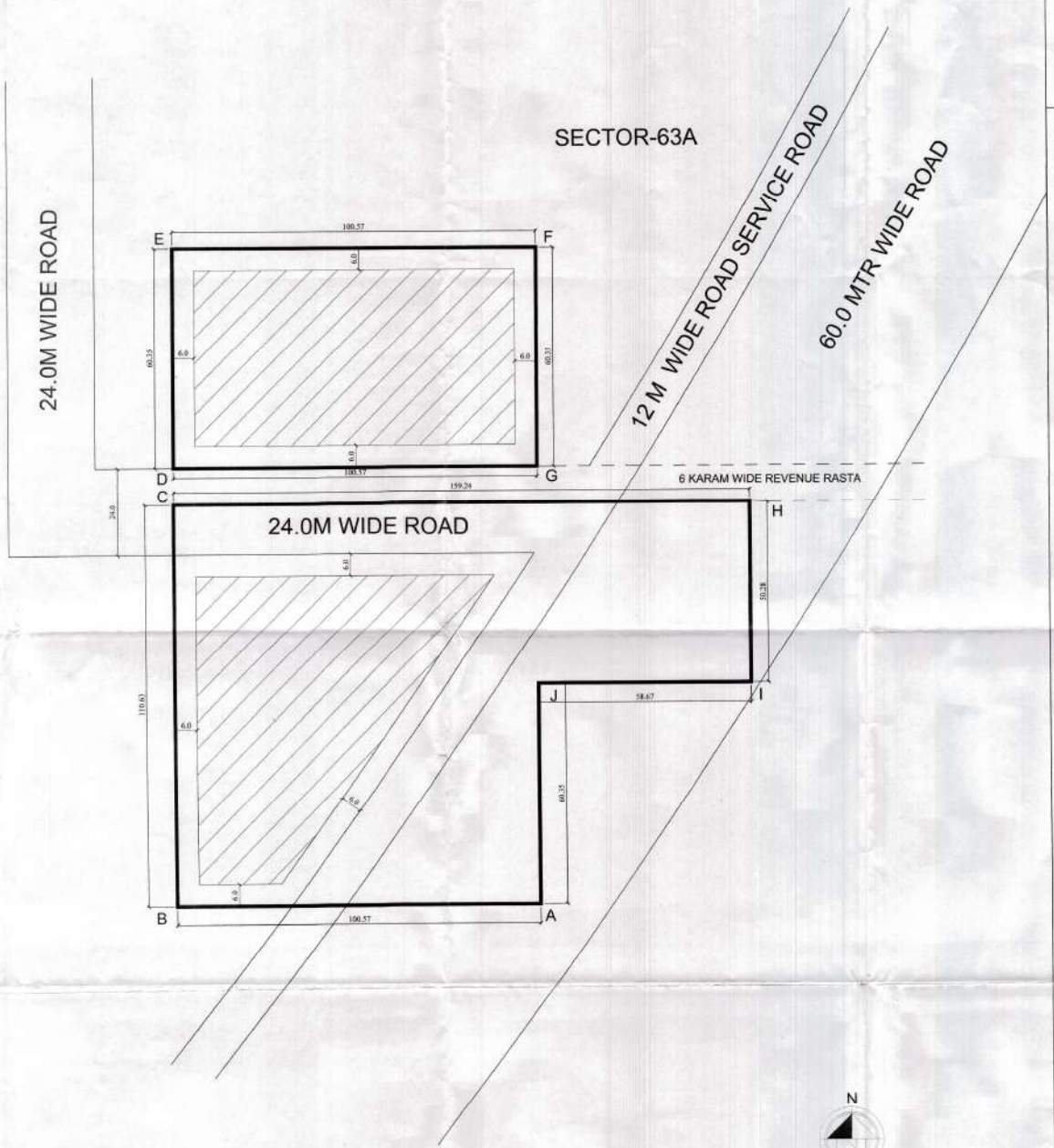
ARCHITECT'S SIGNATURE:- OWNER SIGNATURE:-

CZAR Buildwell Private Limited

Authorised Signatory

drg. no	01	scale: 1:300	date: NOV.2019

LC-3172



ZONED AREA = 8790.5124 SQM.(2.172 ACRES)
ALL DIMENSIONS ARE IN METERS.

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27/11/2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR- 63A, GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

1. **SHAPE & SIZE OF SITE :-**

The shape and size of site is in accordance with the demarcation plan shown as "A to I" as confirmed by DTP(P), Gurugram vide endst. no. 11008 dated 08.11.2019.

2. **TYPE OF BUILDING PERMITTED AND LAND USES :-**

(a). The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

(b). The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause - a above and uses permissible in the open space zone.

3. **SITE COVERAGE AND FLOOR AREA RATIO [FAR] :-**

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.

(b) The maximum coverage of ground floor shall be 50% on the area of 4.4105 acres as per Affordable Housing Policy dated 19.08.2013.

(c) The maximum commercial component shall be 4% of the net planned area i.e. 0.17642 acre with FAR of 175. The maximum FAR on the balance area i.e. 4.23408 acres shall not exceed 225. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

4. **HEIGHT OF BUILDING :-**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following :-

(a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.

(b) The plinth height of building shall be as per the Haryana Building Code, 2017.

(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.NO.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (in meters)
1.	12	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	36	12
10.	45	15
11.	60	18
12.	60 & above	18

(d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

5. **PARKING :-**

(a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.

(b) Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.

(c) No car parking shall be allotted to any apartment owner in such projects.

(d) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space

(e) The area for parking per car shall be as under :-

(i) Basement 32 Sqm.
(ii) Stilts 28 Sqm.
(iii) Open 23 Sqm.

(b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, in no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

(c) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

6. **APPROACH TO SITE :-**

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.

(b) The approach to the site shall be shown on the zoning plan.

7. **GATE POST AND BOUNDARY WALL :-**

(a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.

(b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

9. **DENSITY :-**

(a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 4.23408 acres as per Affordable Housing Policy dated 19.08.2013.

(b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.

10. **ACCOMMODATION FOR SERVICE POPULATION :-**

No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

11. **LIFTS AND RAMPS :-**

a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.

b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.

c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2016 shall be provided.

12. **OPEN SPACES :-**

While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

13. **APPROVAL OF BUILDING PLANS :-**

The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963 before starting the construction.

14. **BUILDING BYE- LAWS :-**

The construction of the building/buildings shall be governed by the Haryana Building Code, 2017 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DTCP, Haryana.

15. **BASEMENT :-**

(a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.

(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

16. **PROVISION OF COMMUNITY BUILDINGS :-**

The coloniser shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.

a. One built-up community Hall of not less than 185.81 Sqm. area.
b. One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area.

17. **APPROACH TO SITE :-**

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DTCP, Haryana.

18. **FIRE SAFETY MEASURES :-**

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2017/National Building Code of India and the same should be got certified from the competent authority.

b) Electric Sub Station/generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.

c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

19. **GENERAL :-**

(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

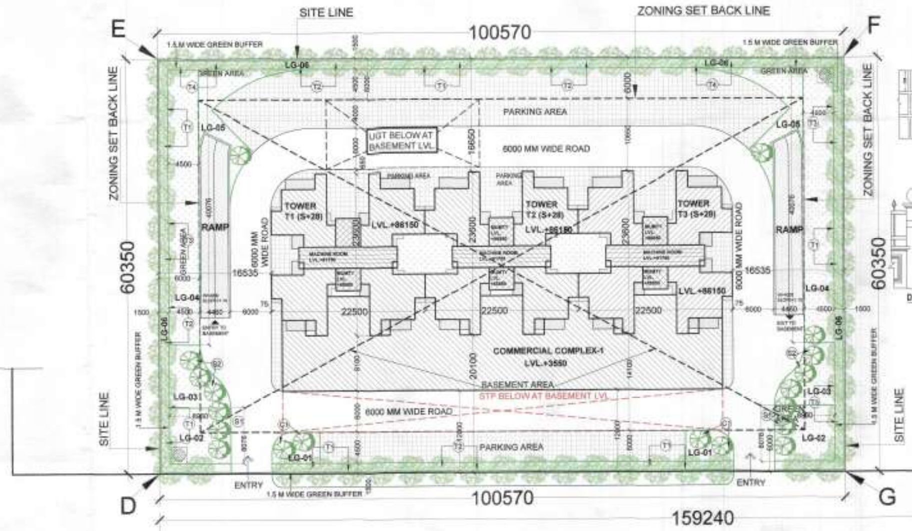
(iv) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

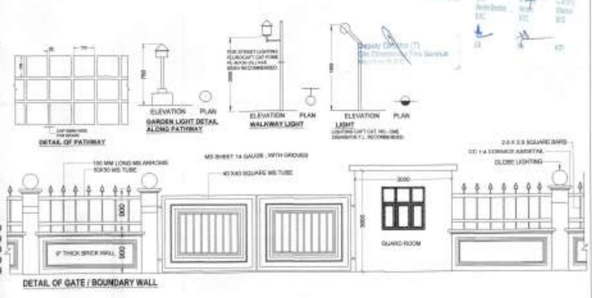
(iv) That the coloniser/owner shall provide the minimum access of 3.05 mtr. to the other's land in the building plans.

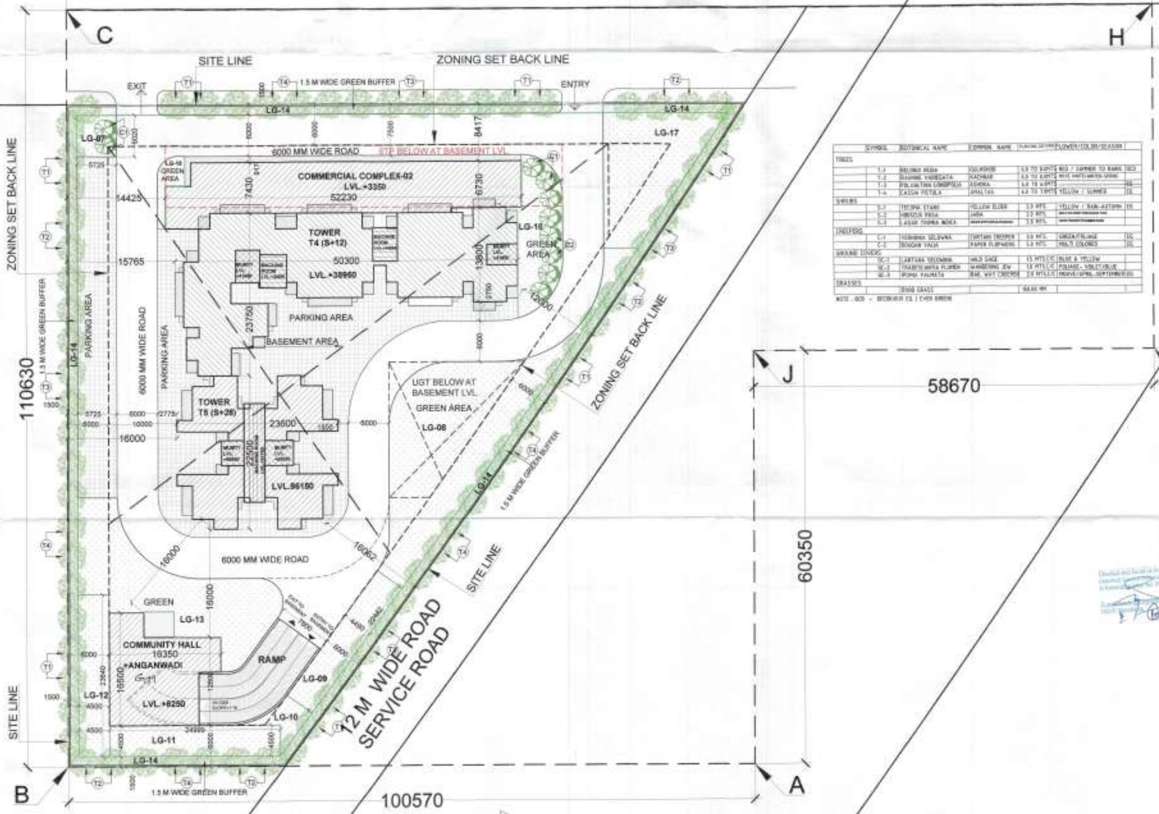
DRG. No. DTCP 7252 DATED 27-11-2019

(RAJESH DUTT) JD(HQ)	(DINESH KUMAR) SD(HQ)	(DIVYA DOGRA) ATP(HQ)	(SANJAY KUMAR) DTP(HQ)	(D.N. NIMBOKAR) STP(M) HQ	(JITENDER SIHAG) CTP(HR)	(K.MAKRAND PANDURANG, IAS) DTCP(HR)

AREA CALCULATION FOR LANDSCAPE GREEN					
TOTAL SITE AREA			20153.313		
REQUIRED GREEN AREA @ 15% OF SITE AREA			3022.997		
GREEN AREA CALCULATION					
TAG	WIDTH	HEIGHT	AREA	NO.	TOTAL AREA
	(IN M)	(IN M)	(IN SQM)		(IN SQM)
1	AREA TAKEN BY POLYLINE		29.560	2	59.120
2	8.960	8.076	72.361	2	144.722
3	AREA TAKEN BY POLYLINE		61.500	2	123.000
4	4.500	40.076	180.342	2	360.684
5	AREA TAKEN BY POLYLINE		68.425	2	136.850
6	AREA TAKEN BY POLYLINE		384.770	1	384.770
7	5.725	6.020	34.465	1	34.465
8	AREA TAKEN BY POLYLINE		479.360	1	479.360
9	4.490	22.442	100.765	1	100.765
10	AREA TAKEN BY POLYLINE		28.850	1	28.850
11	24.999	4.500	112.496	1	112.496
12	4.500	23.640	106.380	1	106.380
13	AREA TAKEN BY POLYLINE		305.000	1	305.000
14	AREA TAKEN BY POLYLINE		414.360	1	414.360
15	AREA TAKEN BY POLYLINE		23.056	1	23.056
16	AREA TAKEN BY POLYLINE		130.880	1	130.880
17	AREA TAKEN BY POLYLINE		229.420	1	229.420
	TOTAL AREA				3174.177

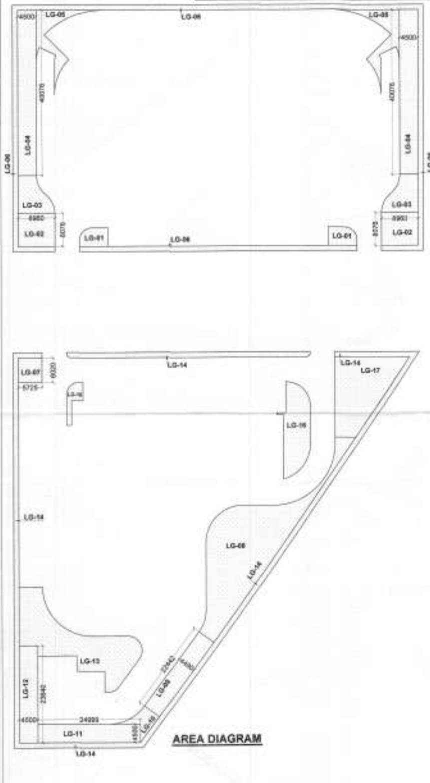




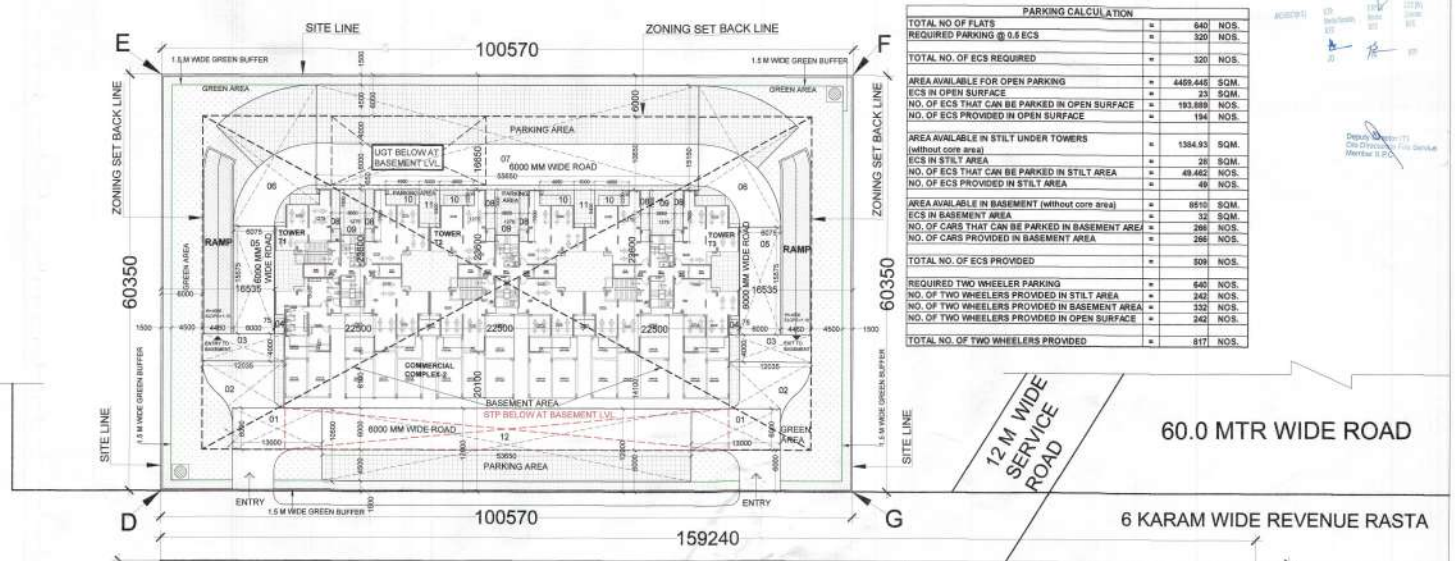


SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING DETAILS	FLOWER/COLOR/SEASON	
TREES					
T-1	DELONIX REGIA	GULMOHAR	[illegible]	RED / SUMMER TO RAINS	[illegible]
T-2	BAUHINIA VARIEGATA	KACHNAR	[illegible]	[illegible]	
T-3	POLYALTHIA LONGIFOLIA	ASHOKA	[illegible]		[illegible]
T-4	CASSIA FISTULA	AMALTAS	[illegible]	YELLOW / SUMMER	[illegible]
SHRUBS					
S-1	TECOMA STANS	YELLOW ELDER	[illegible]	YELLOW / RAIN-AUTUMN	[illegible]
S-2	HIBISCUS ROSA	[illegible]	[illegible]	[illegible]	
S-3	[illegible]	[illegible]	[illegible]	[illegible]	
CREEPERS					
C-1	[illegible]	[illegible]	[illegible]	GREEN/FOLIAGE	[illegible]
C-2	BOUGAINVILLEA	PAPER FLOWERS	[illegible]	MULTI COLORED	[illegible]
GROUND COVERS					
GC-1	LANTANA [illegible]	[illegible]	[illegible]	BLUE & YELLOW	
GC-2	[illegible]	[illegible]	[illegible]	FOLIAGE - VIOLET/BLUE	
GC-3	IPOMEA PALMATA	[illegible]	[illegible]	[illegible]	
GRASSES					
	DOOB GRASS		[illegible]		

NOTE : DECI - DECIDUOUS, EG - EVER GREEN

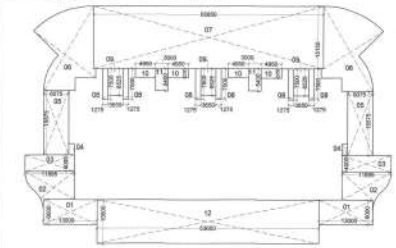


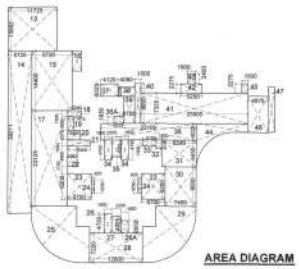
drg. title	LANDSCAPE PLAN
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	CZAR BUILDWELL Pvt. Ltd.
architects	GAUTAM & GAUTAM ASSOCIATES
ARCHITECT'S SIGNATURE:-	OWNER SIGNATURE:-
AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS	CZAR Buildwell Private Limited Authorised Signatory
drg. no. 02	scale: 1:300 date: NOV.2019



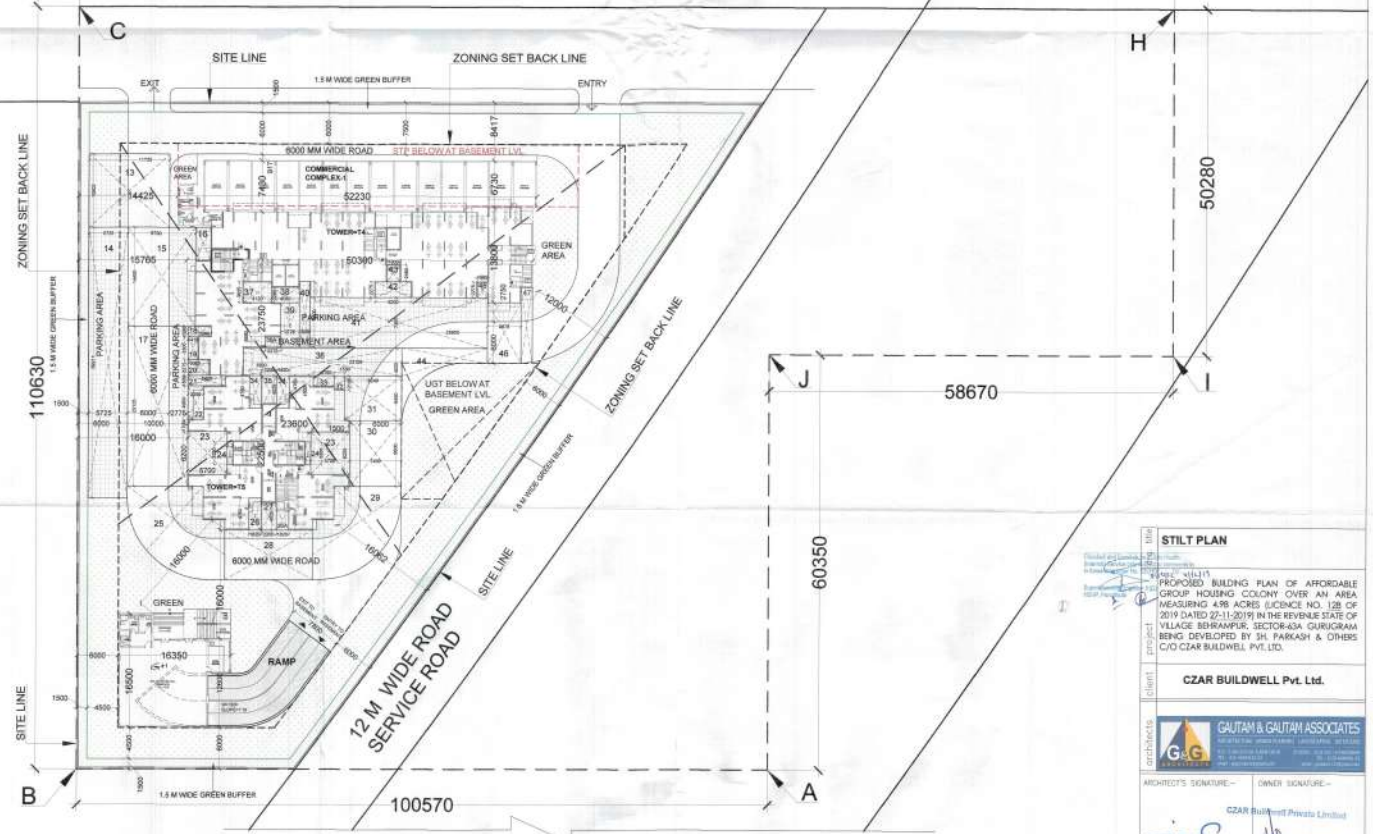
PARKING CALCULATION			
TOTAL NO OF FLATS	=	640	NOS.
REQUIRED PARKING @ 0.5 ECS	=	320	NOS.
TOTAL NO. OF ECS REQUIRED	=	320	NOS.
AREA AVAILABLE FOR OPEN PARKING	=	4459.445	SQM.
ECS IN OPEN SURFACE	=	23	SQM.
NO. OF ECS THAT CAN BE PARKED IN OPEN SURFACE	=	193.889	NOS.
NO. OF ECS PROVIDED IN OPEN SURFACE	=	194	NOS.
AREA AVAILABLE IN STILT UNDER TOWERS (without core area)	=	1384.93	SQM.
ECS IN STILT AREA	=	28	SQM.
NO. OF ECS THAT CAN BE PARKED IN STILT AREA	=	49.462	NOS.
NO. OF ECS PROVIDED IN STILT AREA	=	49	NOS.
AREA AVAILABLE IN BASEMENT (without core area)	=	6510	SQM.
ECS IN BASEMENT AREA	=	32	SQM.
NO. OF CARS THAT CAN BE PARKED IN BASEMENT AREA	=	266	NOS.
NO. OF CARS PROVIDED IN BASEMENT AREA	=	266	NOS.
TOTAL NO. OF ECS PROVIDED	=	509	NOS.
REQUIRED TWO WHEELER PARKING	=	640	NOS.
NO. OF TWO WHEELERS PROVIDED IN STILT AREA	=	242	NOS.
NO. OF TWO WHEELERS PROVIDED IN BASEMENT AREA	=	332	NOS.
NO. OF TWO WHEELERS PROVIDED IN OPEN SURFACE	=	242	NOS.
TOTAL NO. OF TWO WHEELERS PROVIDED	=	817	NOS.

OPEN AREA CALCULATION FOR SURFACE PARKING					
TAG	WIDTH (IN M)	HEIGHT (IN M)	AREA (IN SQM)	NO.	TOTAL AREA
1	13.000	6.000	78.000	2	156.000
2	AREA TAKEN BY POLYLINE		71.180	2	142.360
3	11.895	4.000	47.580	2	95.160
4	1.390	2.726	3.707	2	7.415
5	6.075	15.515	94.254	2	188.507
6	AREA TAKEN BY POLYLINE		209.110	2	418.220
7	58.650	15.150	843.098	1	843.098
8	1.275	7.500	9.563	6	57.375
9	3.660	6.525	23.816	3	71.449
10	4.950	2.250	11.138	4	44.550
11	3.000	5.400	16.200	2	32.400
12	63.650	10.500	663.325	1	663.325
13	11.725	10.602	124.308	1	124.308
14	5.725	39.211	224.483	1	224.483
15	9.790	14.400	140.976	1	140.976
16	2.225	4.800	10.680	1	10.680
17	8.775	23.126	202.922	1	202.922
18	3.290	1.500	4.935	1	4.935
19	1.415	3.300	4.670	1	4.670
20	3.065	2.275	6.973	1	6.973
21	5.400	1.500	8.100	1	8.100
22	2.250	4.950	11.138	1	11.138
23	5.700	6.200	35.340	2	70.680
24	AREA TAKEN BY POLYLINE		7.600	2	15.200
25	AREA TAKEN BY POLYLINE		146.990	1	146.990
26	1.820	4.150	7.553	1	7.553
26A	1.820	2.950	5.369	1	5.369
27	2.200	4.025	8.855	1	8.855
28	12.800	7.200	92.160	1	92.160
29	AREA TAKEN BY POLYLINE		129.590	1	129.590
30	7.500	9.600	72.000	1	72.000
31	8.250	6.460	53.213	1	53.213
32	1.500	2.100	3.150	1	3.150
33	3.150	1.500	4.725	1	4.725
34	1.820	4.750	8.645	2	17.290
35	2.200	4.025	8.855	1	8.855
36	23.109	4.025	93.014	1	93.014
36A	2.275	1.650	3.754	1	3.754
37	4.120	3.025	12.463	1	12.463
38	4.080	2.268	9.241	1	9.241
39	2.725	6.525	17.781	1	17.781
40	1.500	9.600	14.400	1	14.400
41	25.900	7.325	189.718	1	189.718
42	5.200	2.275	11.830	1	11.830
43	1.900	2.450	4.655	1	4.655
44	AREA TAKEN BY POLYLINE		43.990	1	43.990
45	1.500	2.275	3.413	1	3.413
46	4.875	8.750	42.656	1	42.656
47	1.650	11.006	18.160	1	18.160
TOTAL AREA					4459.445





AREA DIAGRAM



STILT PLAN

title

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

client: **CZAR BUILDWELL Pvt. Ltd.**

architects: GAUTAM & GAUTAM ASSOCIATES

ARCHITECT'S SIGNATURE:- OWNER SIGNATURE:-

CZAR Buildwell Private Limited

Authorised Signatory

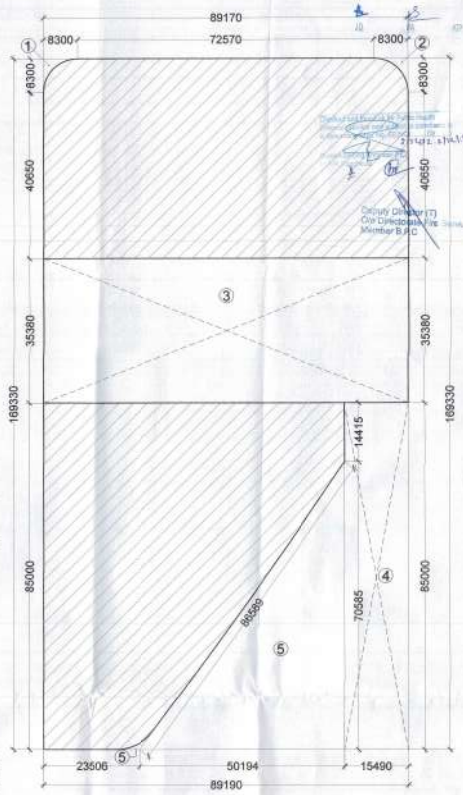
AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS + ENGINEERS + VALUERS

drg. no: 03

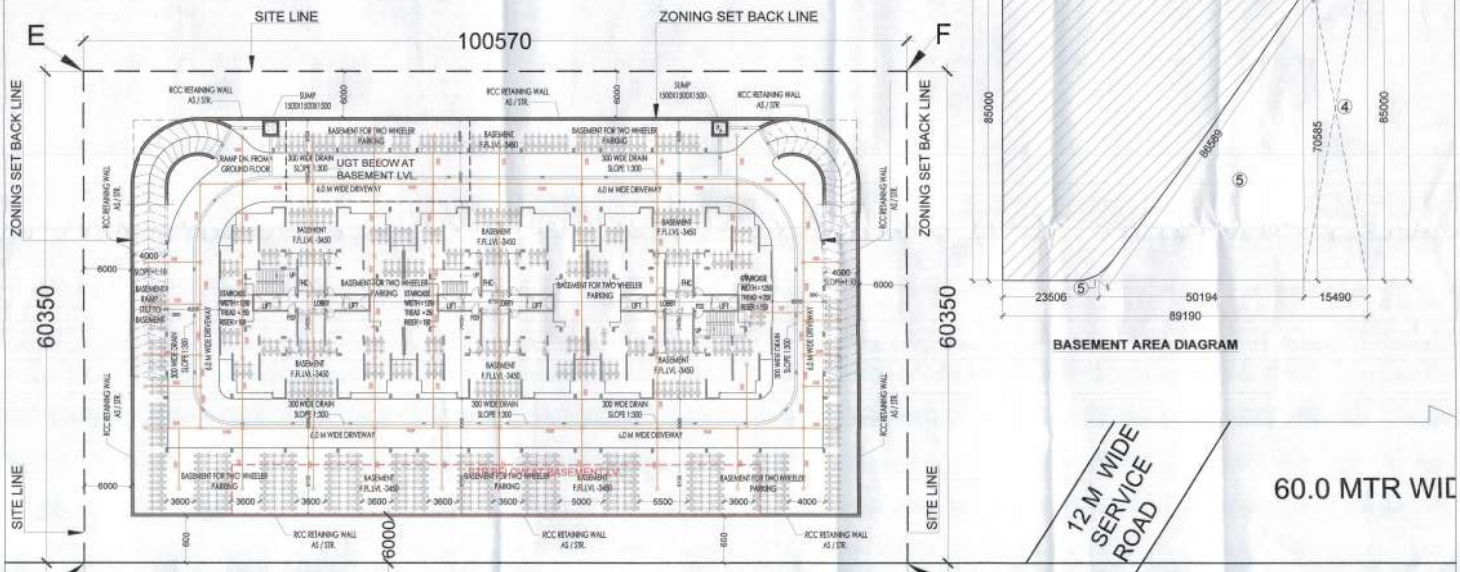
scale: 1:300

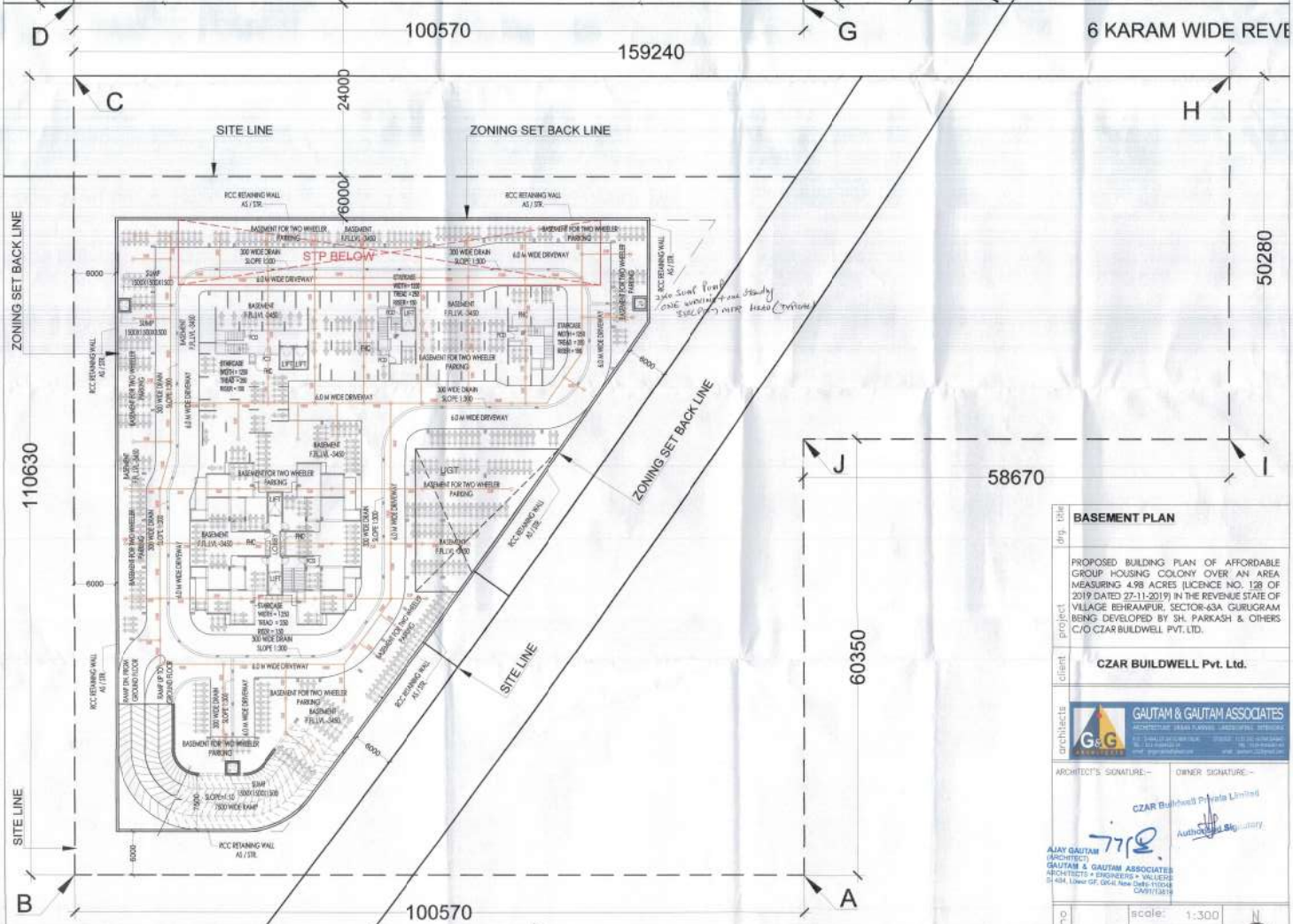
date: NOV.2019

BASEMENT AREA DETAILS				
AREA OF RECTANGLE (A)				
S.NO	NO	LENGTH	WIDTH	AREA (SQ.M.)
A	1	89.17	169.33	15099.16
DEDUCTION				
1	1	AREA TAKEN BY P-LINE		14.78
2	1	AREA TAKEN BY P-LINE		14.78
3	1	89.17	35.38	3154.83
4	1	15.49	85.00	1316.65
5	1	50.19	70.585	1771.47
6	1	AREA TAKEN BY P-LINE		5.28
B		TOTAL DEDUCTION (B)		6277.80
C		NET AVAILABLE BASEMENT AREA		**8821.36**



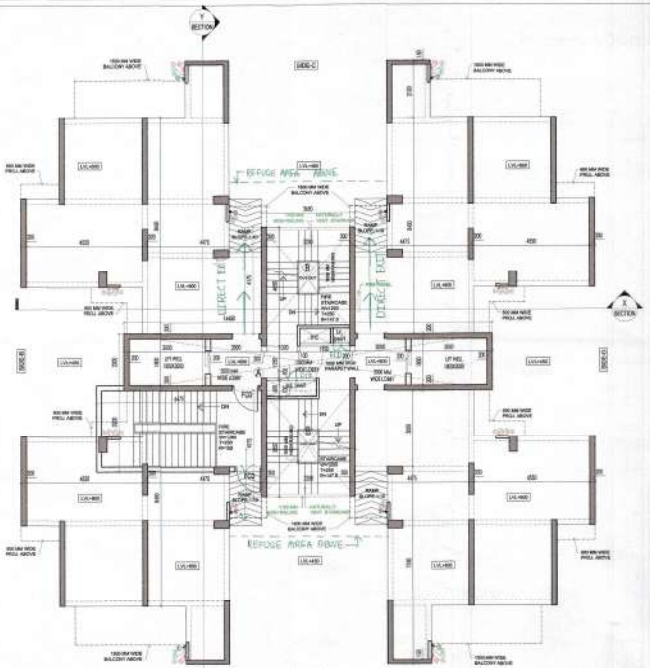
BASEMENT AREA DIAGRAM



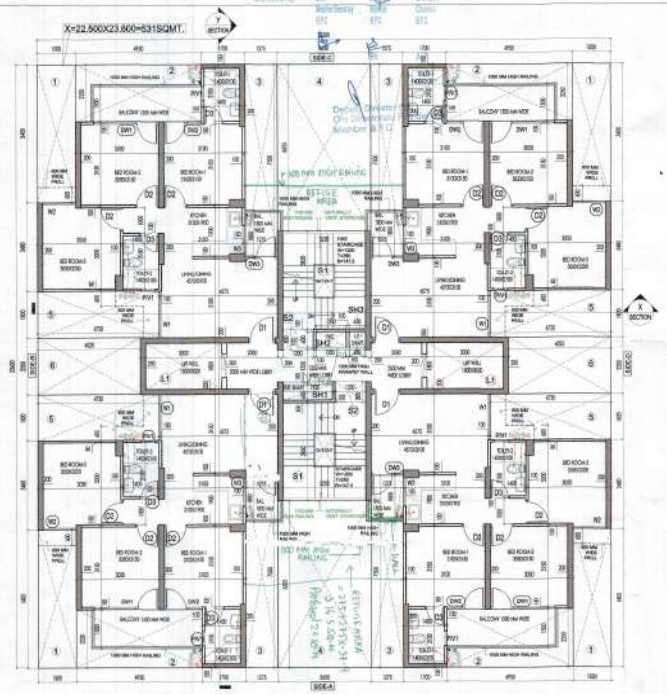


BASEMENT PLAN

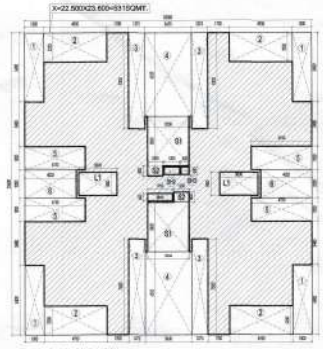
drg. title	**BASEMENT PLAN**
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	**CZAR BUILDWELL Pvt. Ltd.**
architects	GAUTAM & GAUTAM ASSOCIATES
ARCHITECT'S SIGNATURE:-	OWNER SIGNATURE:-
	CZAR Buildwell Private Limited Authorised Signatory
	AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS CA/91/13816
drg. no	04
scale:	1:300
date:	NOV.2019



STILT FLOOR PLAN

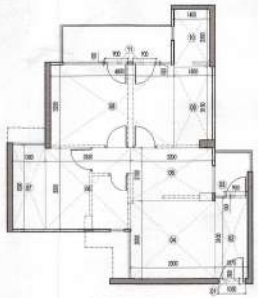


TYPICAL FLOOR PLAN
(1ST TO 28TH)



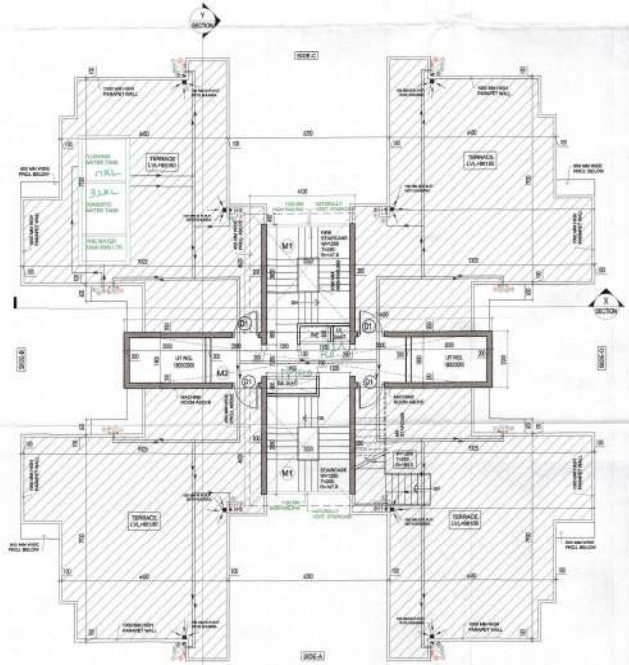
F.A.R AREA CALCULATION DIAGRAM (TYPICAL FLOOR)

F.A.R AREA CALCULATION OF TYPICAL FLOOR								
A	22.500	X	23.600	X	1	=	531.000	SQM
TOTAL							531.000	SQM
DEDUCTION								
1	1.500	X	5.400	X	4	=	32.400	SQM
2	4.950	X	2.250	X	4	=	44.550	SQM
3	1.275	X	7.500	X	4	=	38.250	SQM
4	3.650	X	6.525	X	2	=	47.633	SQM
5	4.750	X	1.820	X	4	=	34.580	SQM
6	4.025	X	2.200	X	2	=	17.710	SQM
L1	3.000	X	1.800	X	2	=	10.800	SQM
S1	3.250	X	3.850	X	2	=	25.025	SQM
S2	1.200	X	0.800	X	2	=	1.920	SQM
SH1	1.950	X	0.600	X	1	=	1.170	SQM
SH2	1.200	X	0.600	X	1	=	0.720	SQM
SH3	0.650	X	0.600	X	1	=	0.390	SQM
TOTAL							256.148	SQM
HENCE TOTAL F.A.R AREA CALCULATION OF TYPICAL FLOOR								
=	531.000	-	256.148			=	275.853	SQM

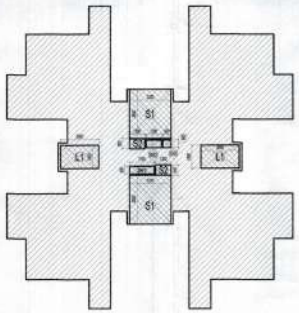


CARPET AREA
DIAGRAM (UNIT-A)

CARPET AREA CALCULATION OF UNIT-A								
1	1.050	X	0.200	X	1	=	0.210	SQM
2	1.275	X	3.100	X	1	=	3.953	SQM
3	0.900	X	0.100	X	1	=	0.090	SQM
4	3.300	X	3.000	X	1	=	9.900	SQM
5	3.200	X	2.100	X	1	=	6.720	SQM
6	3.350	X	3.200	X	1	=	10.720	SQM
7	1.300	X	3.320	X	1	=	4.316	SQM
8	4.850	X	3.250	X	1	=	15.763	SQM
9	1.500	X	3.150	X	1	=	4.725	SQM
10	1.400	X	2.300	X	1	=	3.220	SQM
11	0.900	X	0.100	X	2	=	0.180	SQM
TOTAL							59.796	SQM



TERRACE FLOOR PLAN

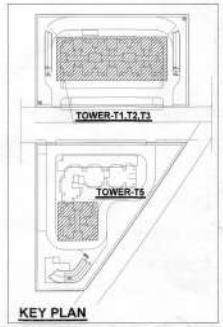


COVD. AREA CALCULATION
DIAGRAM (STILT FLOOR)

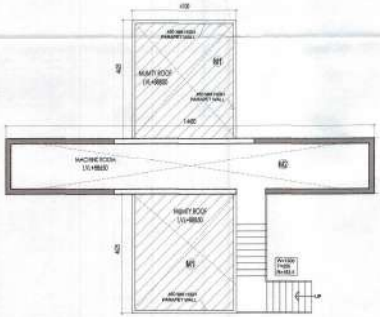
COVD AREA CALCULATION ON STILT FLOOR								
F.A.R ON TYPICAL FLOOR						=	275.853	SQM
TOTAL							275.853	SQM
ADDITION								
L1	3.000	X	1.800	X	2	=	10.800	SQM
S1	3.250	X	3.850	X	2	=	25.025	SQM
S2	1.200	X	0.800	X	2	=	1.920	SQM
SH1	1.950	X	0.600	X	1	=	1.170	SQM
SH2	1.200	X	0.600	X	1	=	0.720	SQM
SH3	0.650	X	0.600	X	1	=	0.390	SQM
TOTAL							40.025	SQM
HENCE TOTAL COVD. AREA CALCULATION ON STILT FLOOR								
=	275.853	+	40.025			=	315.878	SQM

JOINERY DETAIL		
NO.	NAME	SIZE
1.	D1	1050X2100
2.	D2	900X2100
3.	D3	750X2100
4.	W1	1820X1550
5.	W2	1300X1550
6.	W3	1100X2100
7.	DW01	2550X2450
8.	DW02	1500X2450
9.	DW02	1275X2450
10.	PV1	550X1000

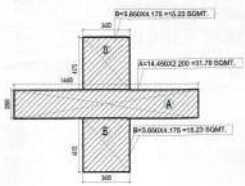
LEGEND	
1	100 MM Ø SWP
2	100 MM Ø WVP
3	150 MM Ø RWP
4	50 MM Ø GIP UP F.W.S
5	50 MM Ø GIP UP D.W.S
6	40 MM Ø GIP DN D.W.S
7	40 MM Ø GIP DN F.W.S
8	200 MM Ø RCC MAIN SEWER PIPE
9	300 MM Ø RCC RAIN WATER PIPE
10	FLUSHING WATER SUPPLY TANK



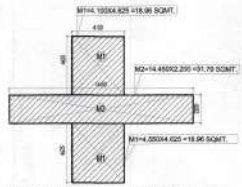
KEY PLAN



MUMTY ROOF AND
MACHINE ROOM LVL. PLAN



TOTAL F.A.R AREA ON STILT FLOOR= A+B X2
=31.79+15.23X2 SQ.M.
=31.79+30.47 SQ.M.
=62.26 SQ.M.



TOTAL COVD. AREA ON TERRACE FLOOR= M1X2+M2
=18.96X2+31.79 SQ.M.
=37.92+31.79 SQ.M.
=69.71 SQ.M.

drg. title: TOWER-T1,T2,T3&T5
FLOOR PLANS,AREA DIAGRAM,AREA CALCULATION, CARPET AREA

project: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A, GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.

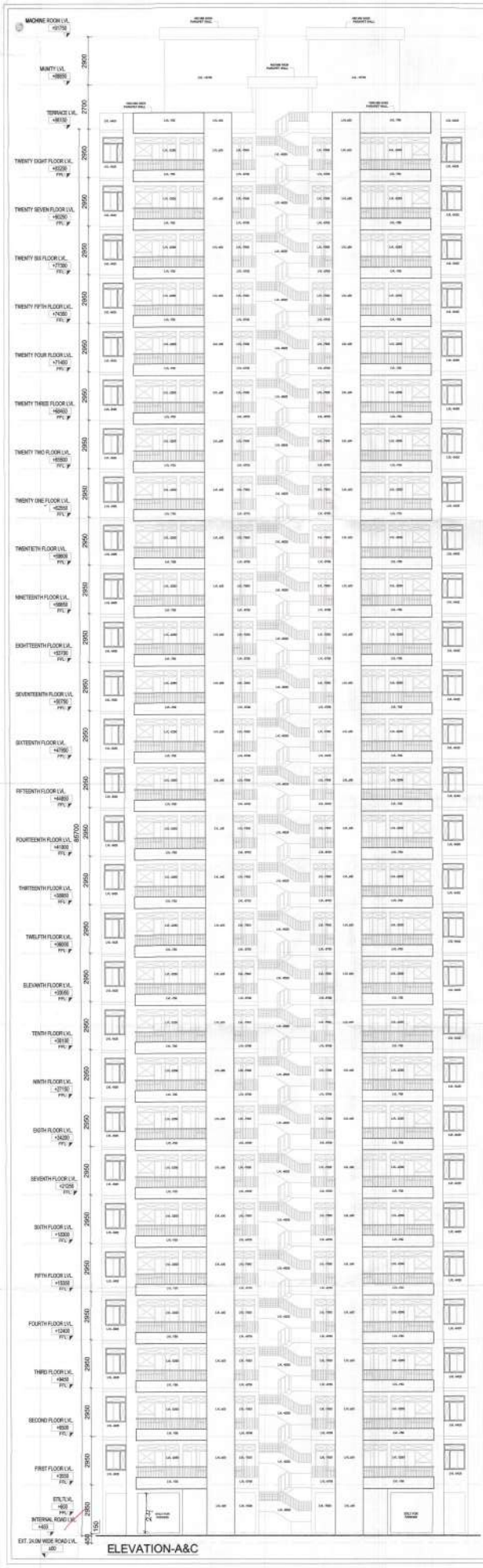
client: CZAR BUILDWELL Pvt. Ltd.

architects: GAUTAM & GAUTAM ASSOCIATES
ARCHITECTURE URBAN PLANNING LANDSCAPING INTERIORS

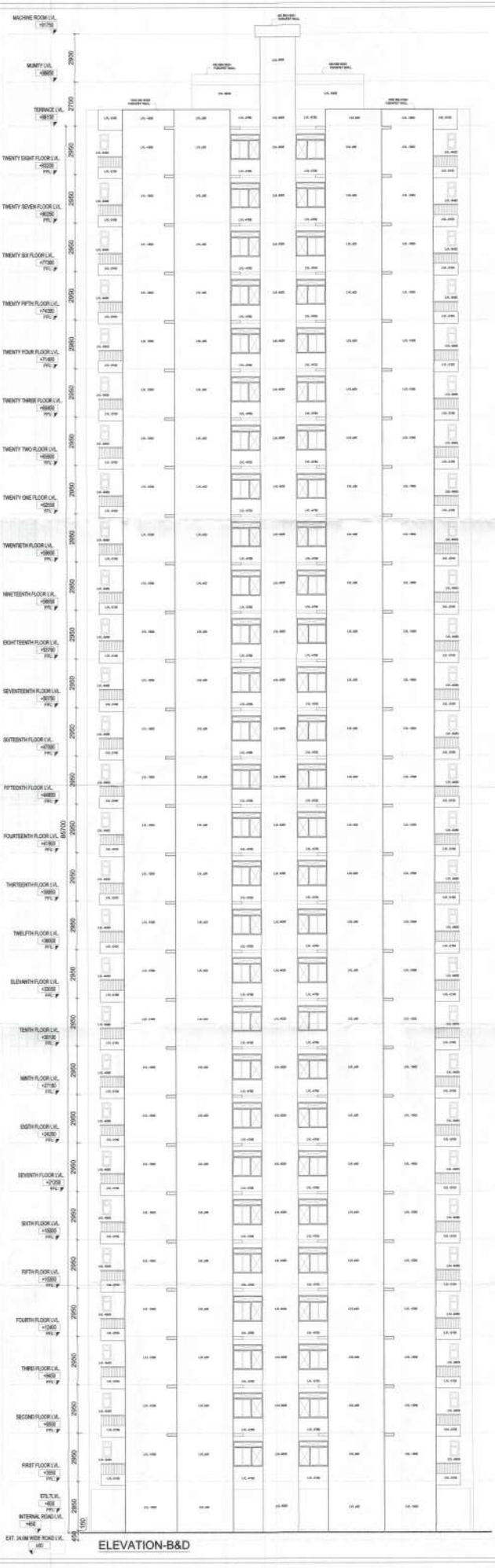
ARCHITECT'S SIGNATURE:- AJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS B-484, Lower GF, GK-II, New Delhi-110048 CA/91/13814

OWNER SIGNATURE:- CZAR Buildwell Private Limited Authorised Signatory

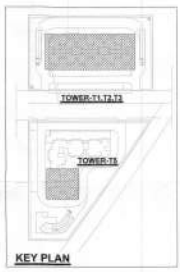
drg. no	scale: 1:100
05	date NOV..2019



ELEVATION-A&C



ELEVATION-B&D



KEY PLAN

drg. title	TOWER-T1,T2,T3&T5 ELEVATIONS-A,B,C&D
project	PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.98 ACRES (LICENCE NO. 128 OF 2019 DATED 27-11-2019) IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR-63A GURUGRAM BEING DEVELOPED BY SH. PARKASH & OTHERS C/O CZAR BUILDWELL PVT. LTD.
client	**CZAR BUILDWELL Pvt. Ltd.**
architects	GAUTAM & GAUTAM ASSOCIATES
ARCHITECT'S SIGNATURE:-	OWNER SIGNATURE:-
drg. no	06
scale:	1:100
date	NOV..2019