

**FORM BR-III**  
**(See Code 4.2 (4))**  
**Form of Sanction**

**From**

Chief Town Planner, Haryana-cum-Chairman,  
 Building Plan Approval Committee,  
 O/o Director General, Town & Country Planning Department, Haryana,  
 Nagar Yojana Bhavan, Plot No. 3, Block-A,  
 Sector-18-A, Madhya Marg, Chandigarh.  
 Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
 E-mail: [tcpjharyana7@gmail.com](mailto:tcpjharyana7@gmail.com)  
 Website [www.tcpjharyana.gov.in](http://www.tcpjharyana.gov.in)

**To**

Sh. Basudev, Sh. Ram Avtar  
 & Sh. Krishan Kumar Ss/o Sh. Ishwar Singh.  
 H-38, Ground Floor, M2K White House,  
 Sector-57, Gurugram-122002.

Memo No. ZP-1355/JD(RD)/2020/ 5074 Dated:- 25-02-2020

**Subject:** Approval of building plans of Affordable Group Housing Colony over an area measuring 5.5625 acres (Licence No 109 of 2019 dated 11.09.2019) Sector-70, Gurugram, Manesar Urban Complex is being developed by Sh. Basudev, Sh. Ram Avtar & Sh. Krishan Kumar Ss/o Sh. Ishwar Singh.

Reference your letter dated 24.09.2019 for permission to erect the buildings in Affordable Group Housing Colony over an area measuring 5.5625 acres (Licence No 109 of 2019 dated 11.09.2019) Sector-70, Gurugram, in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of license granted for this scheme. However, you shall complete the project as per stipulation in Affordable Group Housing Policy Issued vide Notification No. PF-27/48921 dated 19.08.2013.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
  - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
  - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (I) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
  - (II) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
13. You shall comply with the conditions laid down in the Memo No. 188551 dated 18.10.2019 of Superintending Engineer (HQ), HSVF, Panchkula and Director, Fire Service, Haryana, Panchkula vide memo no. 53410 dated 05.11.2019 (copies enclosed).
14. GENERAL: -
  - (i) That you 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 you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcp.haryana.gov.in](http://www.tcp.haryana.gov.in).
  - (iii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.

- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
  - (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - (vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
  - (viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - (ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
  - (xi) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  - (xii) That you shall follow 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, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
  - (xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
  - (xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
  - (xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
  - (xvii) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcp.haryana.gov.in](http://www.tcp.haryana.gov.in) at URL [https://tcp.haryana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcp.haryana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:

- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.

(xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

16. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
17. You shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.

*This sanction will be void ab initio, if any of the conditions mentioned above are not complied with.*

DA/As above & One set of Building Plans



(Hitender Singh)  
Architect(HQ)

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-1355/JD(RD)/2020/\_\_\_\_\_

Dated:\_\_\_\_\_

A copy is forwarded to the following for information:-

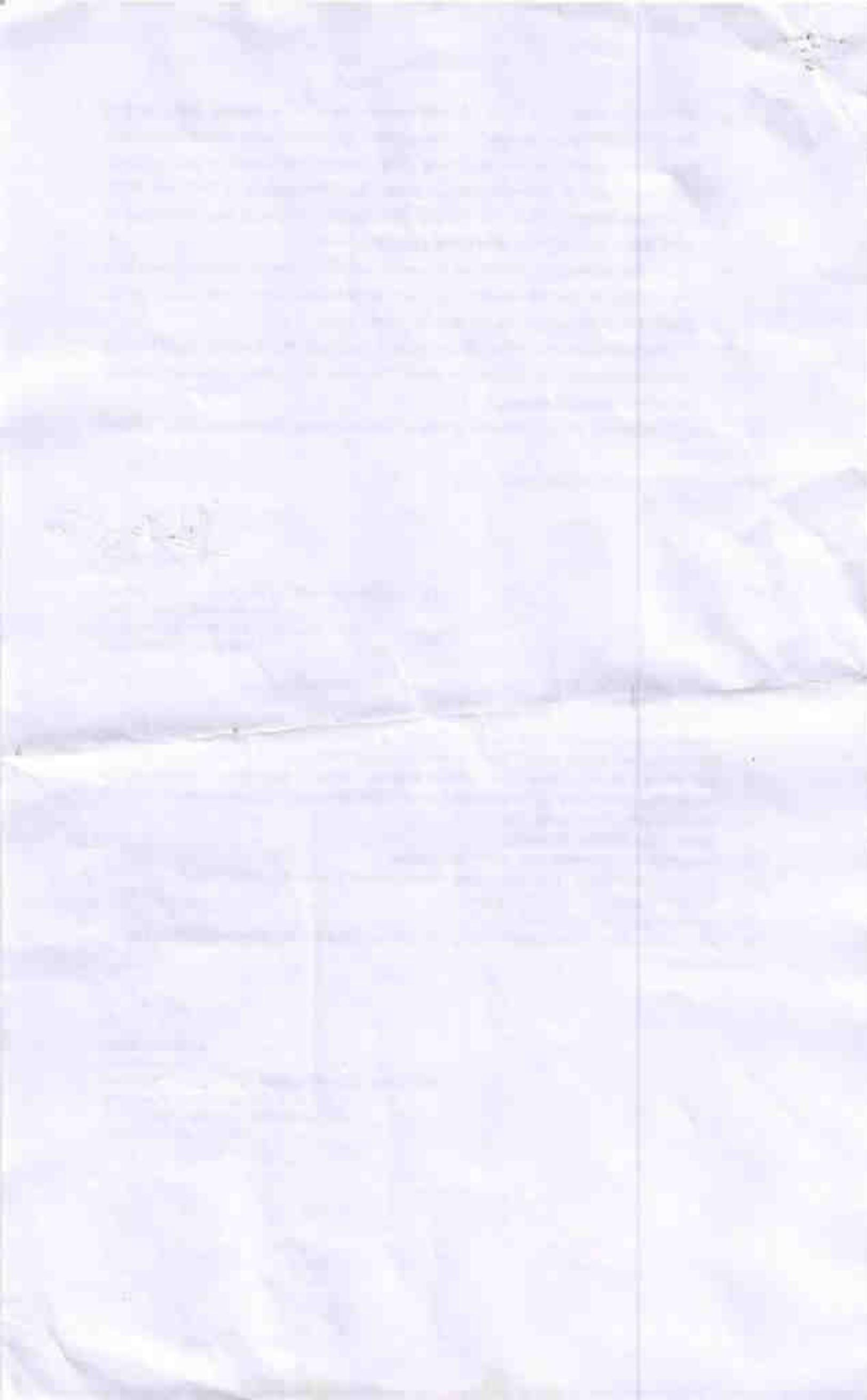
1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

Encl: as above



(Hitender Singh)  
Architect(HQ)

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

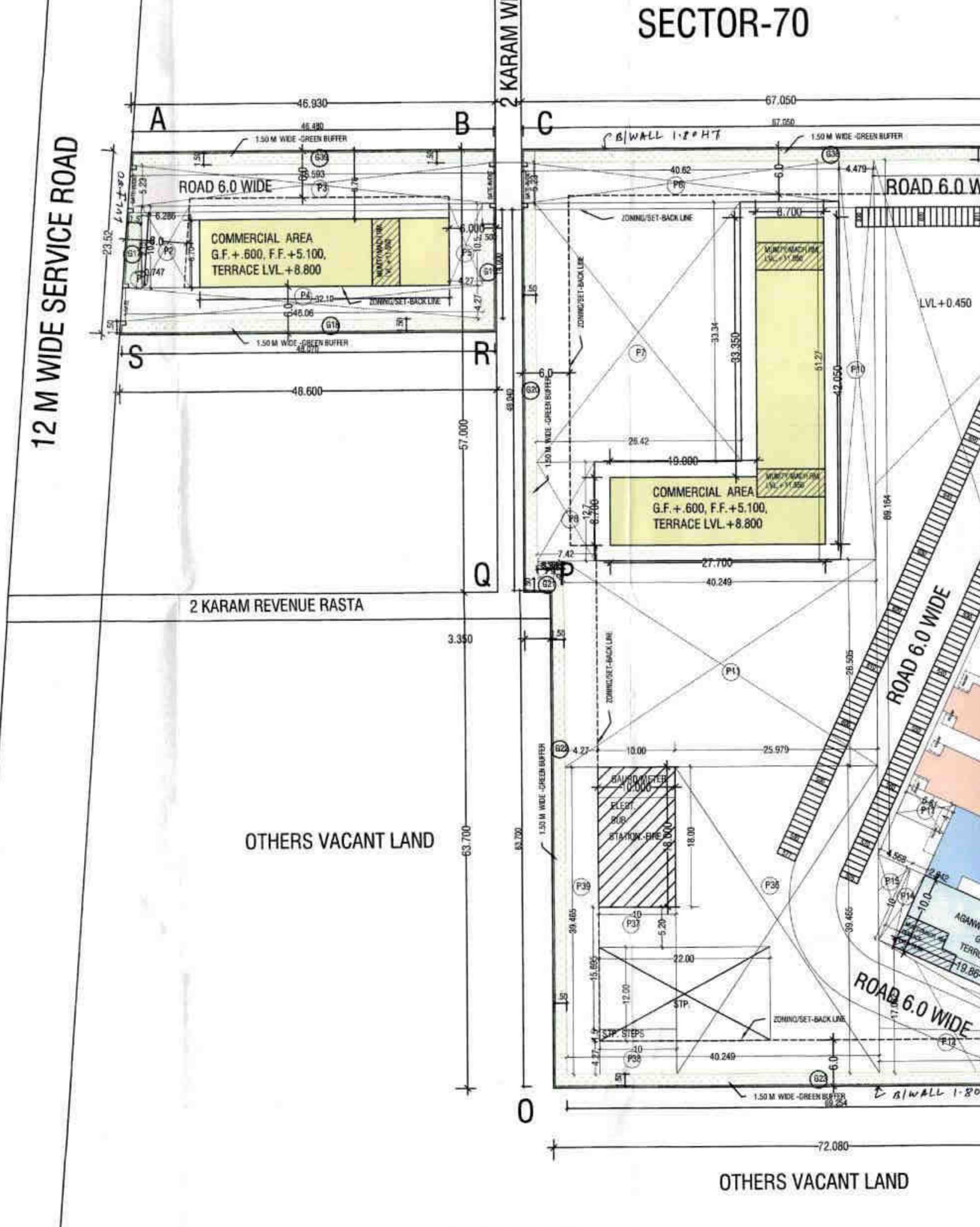




OPEN CAR PARKING AREA CALCULATION				
RECT. NO.	NOS.	L	B	AREA IN SQM.
P1	0.5	0.747	X	10.500
P2	1	6.286	X	10.500
P3	1	5.230	X	46.593
P4	1	4.270	X	46.060
P5	1	4.270	X	10.500
P6	1	5.230	X	40.620
P7	1	26.420	X	33.340
P8	1	7.420	X	12.700
P9	1	3.350	X	2.270
P10	1	4.479	X	51.270
P11	1	40.249	X	26.505
P12	0.5	17.082	X	29.004
P13	0.5	3.484	X	33.525
P14	1	2.042	X	10.000
P15	0.5	4.568	X	10.000
P16	1	6.610	X	4.000
P17	1	6.610	X	4.000
P18	1	11.620	X	184.152
P19	1	6.606	X	3.925
P20	1	6.606	X	3.925
P21	1	6.606	X	3.925
P22	1	6.606	X	3.925
P23	1	3.153	X	0.532
P24	0.5	3.153	X	7.726
P25	1	10.839	X	51.149
P26	1	5.486	X	4.000
P27	1	5.486	X	4.000
P28	1	21.750	X	4.371
P29	0.5	20.067	X	44.677
P30	0.5	3.242	X	7.912
P31	1	9.611	X	7.912
P32	0.5	12.853	X	8.856
P33	1	11.881	X	127.273
P34	0.5	5.428	X	11.881
P35	0.5	40.729	X	89.164
P36	1	25.979	X	39.465
P37	1	10.000	X	15.695
P38	1	10.000	X	4.270
P39	1	4.270	X	39.465
				TOTAL 11747.352

### SECTOR-75

### 60 MT. WIDE SECTOR ROAD



SITE PLAN

NOTE:- GATE & B/WALL AS PER STD. DESIGN



PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.5625 ACRES (LIC. No.109 OF 2019, Dated: 11.09.2019) IN THE REVENUE ESTATE OF VILLAGE BADSHAH PUR, SECTOR-70, GURUGRAM BEING DEVELOPED BY RAM AVATAR & OTHERS	
<p style="text-align: right;">Rajesh Dutt JD(HQ)</p> <p style="text-align: right;">Dr. Arvind Kumar OIC Director, File Service Meherpur, Gurgaon</p>	
<p style="text-align: right;">D.R.G. TITLE SITE PLAN</p> <p style="text-align: right;">DETAIL OF PARKING</p> <p style="text-align: right;">ENGINEER'S SIGNATURE</p> <p style="text-align: right;">OWNER'S SIGNATURE</p> <p style="text-align: right;">ARCHITECT'S SIGNATURE</p>	

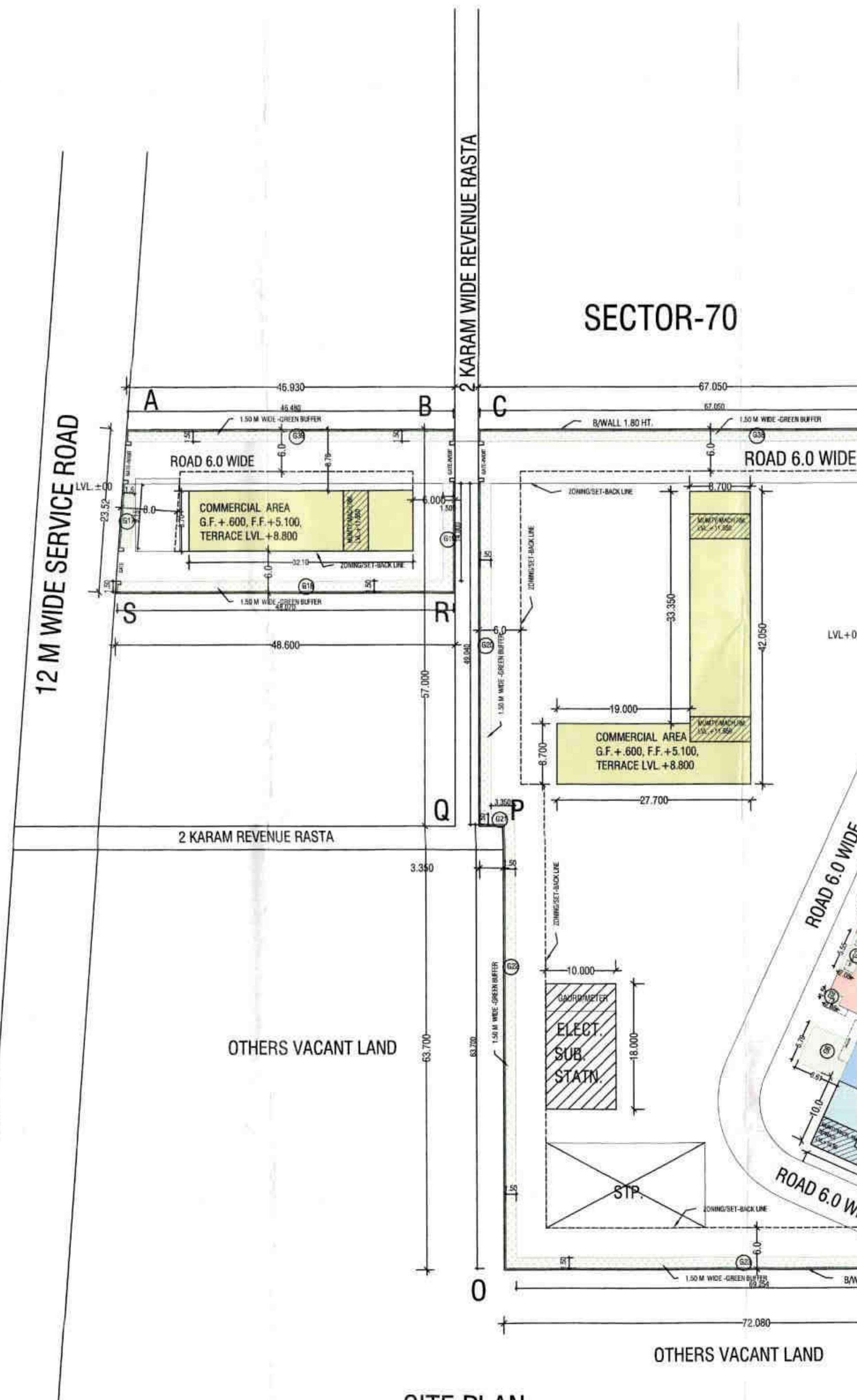
PROJECT NO. RA-5023	DRG. NO. A-2/12
SCALE- 1:400	DATE SEPT- 2019
DRAWN BY- RAMABHU	CKD. BY - V.S. RAO
ARCHITECTS	
<b>RAO AND ASSOCIATE</b>	
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS 374, Udyog Vihar, Phase-4, Sec-18, Gurgaon, Haryana (INDIA) Ph. (0124) - 2347706-07, 9811130867	

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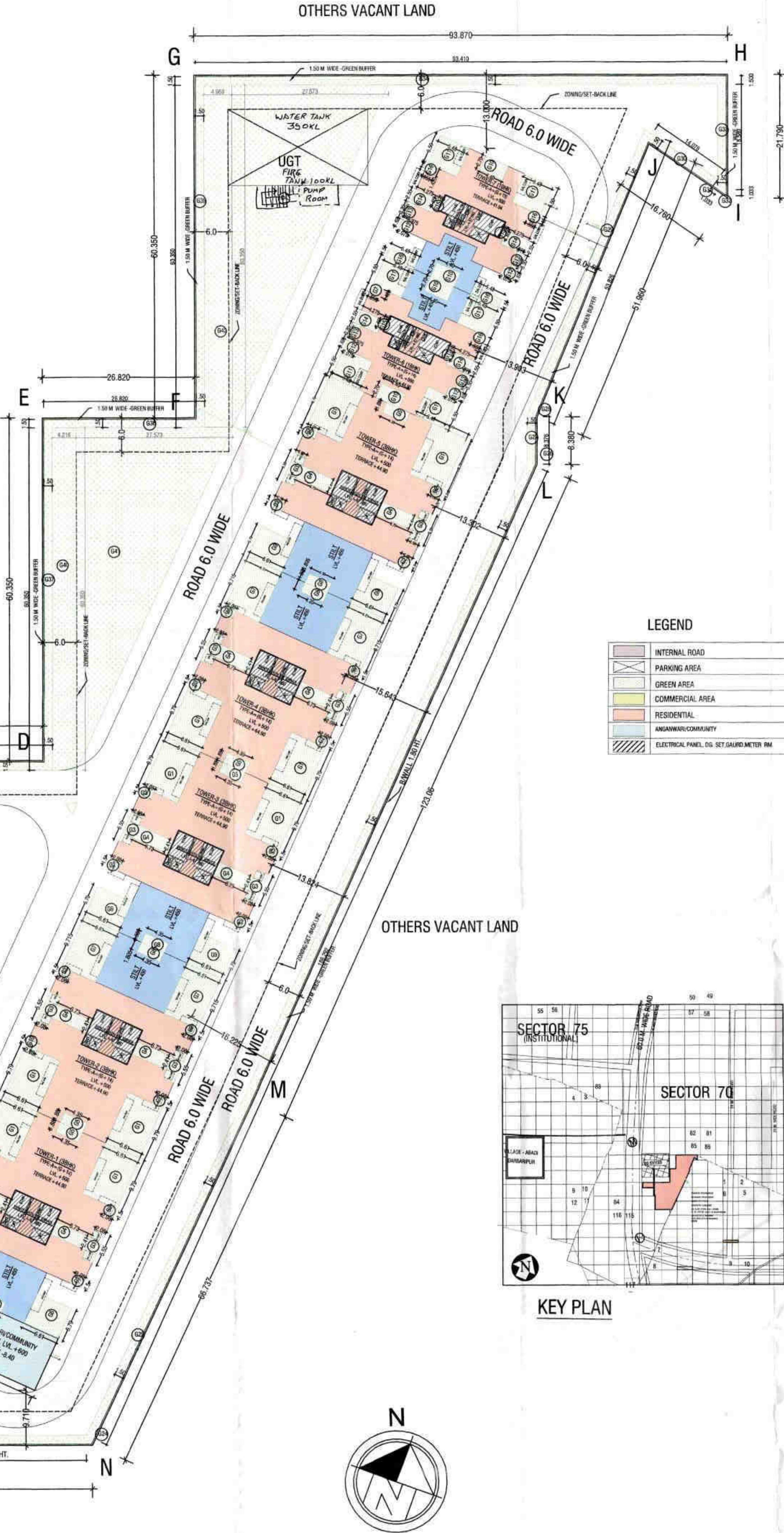
GREEN AREA CALCULATION-			
RECT.	NOS	L	B
G1	10	6.610	X 9.790 647.119
G2	20	1.500	X 2.080 62.400
G3	10	5.550	X 2.080 115.440
G4	10	6.730	X 2.410 162.193
G5	6	4.350	X 1.880 49.068
G6	2	6.610	X 5.790 76.544
G7	4	6.610	X 9.715 256.865
G8	4	1.850	X 4.350 32.190
G9	4	6.610	X 5.790 153.088
G10	4	2.700	X 4.400 47.520
G11	6	5.480	X 5.500 180.840
G12	4	2.075	X 1.620 13.446
G13	4	0.975	X 3.300 12.870
G14	4	4.275	X 2.550 43.605
G15	4	0.755	X 1.650 4.983
G16	4	5.480	X 1.500 32.880
G17	1	1.500	X 9.150 13.725
G18	1	48.070	X 1.500 72.105
G19	1	14.000	X 1.500 21.000
G20	1	49.040	X 1.500 73.560
G21	1	3.350	X 1.500 5.025
G22	1	63.700	X 1.500 95.550
G23	1	69.254	X 1.500 103.881
G24	1	0.951	X 1.500 1.427
G25	1	188.292	X 1.500 282.438
G26	1	0.320	X 1.500 0.480
G27	1	8.376	X 1.500 12.564
G28	1	0.296	X 1.500 0.444
G29	1	53.826	X 1.500 80.739
G30	1	14.078	X 1.500 21.117
G31	0.5	2.855	X 1.500 2.141
G32	0.5	2.855	X 1.500 2.141
G33	1	16.767	X 1.500 25.151
G34	1	93.410	X 1.500 140.115
G35	1	60.350	X 1.500 90.525
G36	1	26.820	X 1.500 40.230
G37	1	60.350	X 1.500 90.525
G38	1	67.050	X 1.500 100.575
G39	1	46.480	X 1.500 69.720
G40	1	4.216	X 60.650 255.700
G41	0.5	27.573	X 60.350 832.015
G42	1	9.969	X 60.350 601.629
G43	0.5	27.573	X 60.350 832.015
TOTAL			5757.588

### SECTOR-75

### 60 MT. WIDE SECTOR ROAD




SITE PLAN



DR. TITLE	SITE PLAN	
DETAIL OF GREEN AREA		
ENGINEER'S SIGNATURE		
OWNER'S SIGNATURE		
ARCHITECT'S SIGNATURE		
<p>VIVEK SINGH RAO B. Arch, M.C.A, F.I.I.A C.O.A. Reg. No. CA/99/2504 RAO AND ASSOCIATE 374, U.V., PH-IV, Gurgaon-15 Ph. 2347706, 2347707 FAX 0124 - 2347707</p>		
PROJECT NO.	DRG. NO.	SCALE
RA-5023	A-3/12	1:400
		DATE
		SEPT - 2019
DRAWN BY	REV'D BY	OKD. BY
RAMBU		V.S. RAO
ARQUITECTS RAO AND ASSOCIATE		
<p>PLANNERS ENGINEERS INTERIOR VALUERS 374, JYOTI WHARF, PHASE-4, SEC-18, GURGAON, HARYANA (INDIA) Ph. (0124) - 2347706, 2347707 FAX 0124 - 2347707</p>		
<p>THE DRAWING IS THE PROPERTY OF RAO AND ASSOCIATE. IT SHALL NOT BE PRODUCED COPIED USED IN ANY FORM OR MADE AVAILABLE TO ANY OTHER PERSON OR PARTY WITHOUT THE PRIOR PERMISSION OF RAO AND ASSOCIATE.</p>		

<p>Rajesh Dutt JD(HQ) Deputy Director O/o Director Member B.T.C</p>								
<p>PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING - 5.5625 ACRES (LIC. No. 109 OF 2019, Dated. 11.09.2019) IN THE REVENUE ESTATE OF VILLAGE BADSHAH PUR, SECTOR-70, GURUGRAM BEING DEVELOPED BY RAM AVATAR &amp; OTHERS</p>								
<p>LEGEND</p> <table border="1"> <tr> <td>INTERNAL ROAD</td> </tr> <tr> <td>PARKING AREA</td> </tr> <tr> <td>GREEN AREA</td> </tr> <tr> <td>COMMERCIAL AREA</td> </tr> <tr> <td>RESIDENTIAL</td> </tr> <tr> <td>ANGANNI/COMMUNITY</td> </tr> <tr> <td>ELECTRICAL PANEL, DG SET, GAUDI METER RM</td> </tr> </table>		INTERNAL ROAD	PARKING AREA	GREEN AREA	COMMERCIAL AREA	RESIDENTIAL	ANGANNI/COMMUNITY	ELECTRICAL PANEL, DG SET, GAUDI METER RM
INTERNAL ROAD								
PARKING AREA								
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ELECTRICAL PANEL, DG SET, GAUDI METER RM								
<p>DR. TITLE SITE PLAN</p>								
<p>DETAIL OF GREEN AREA</p>								
<p>ENGINEER'S SIGNATURE</p>								
<p>OWNER'S SIGNATURE</p>								
<p>ARCHITECT'S SIGNATURE</p>								

**PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.5625 ACRES**  
 (J.C. No.109 of 2019, Date: 11.09.2019)  
 IN THE REVENUE ESTATE OF VILLAGE  
 BADSHAH PUR, SECTOR-70, GURUGRAM  
 BEING DEVELOPED BY RAM AVtar & OTHERS




**PROJECT NO:** RA-5023    **DRAWN BY:** A-4/12  
**SCALE:** 1:500    **DATE:** SEPT-2019  
**DESIGN BY:** V.S. RAO    **OD:** 000  
**ARCHITECTS:** RAO AND ASSOCIATE  
 ARCHITECT PLANNERS ENGINEERS INTERIORS VAULTERS  
 3741020 VILPHASE-350-18 SURJANPUR(HARYANA)  
 PH: 23477795-97, 9511130897

PROPOSED BUILDING PLAN OF  
 AFFORDABLE GROUP HOUSING  
 COLONY OVER AN AREA  
 MEASURING -5.5625 ACRES  
 (I.C. No. 109 / 2019, Dated: 11.09.2019)  
 IN THE REVENUE ESTATE OF VILLAGE  
 BADSHAH PUR, SECTOR-70, GURUGRAM  
 BEING DEVELOPED BY RAM AVtar &  
 OTHERS

Rajesh Dutt  
 Director (T)  
 Director Services

ENGINEER'S SIGNATURE  
 Owner's SIGNATURE  
 ARCHITECT'S SIGNATURE

PROJECT NO: RA-5023 DR. NO: A-5/12  
 SCALE: 1:200 DATE: SEPT-2019  
 DRAWN BY: V.S. RAO  
 ARCHITECTS: RAO AND ASSOCIATE  
 ADDRESS: 374, SAKHAR KHANA, GURUGRAM, HARYANA, INDIA  
 PIN: 122707









✓  
✓  
✓  
✓  
✓

Rajesh Dutt  
JDH(RD)

Deputy Director (I)  
Off. Director Fire Service  
Ministry of G.O.C.

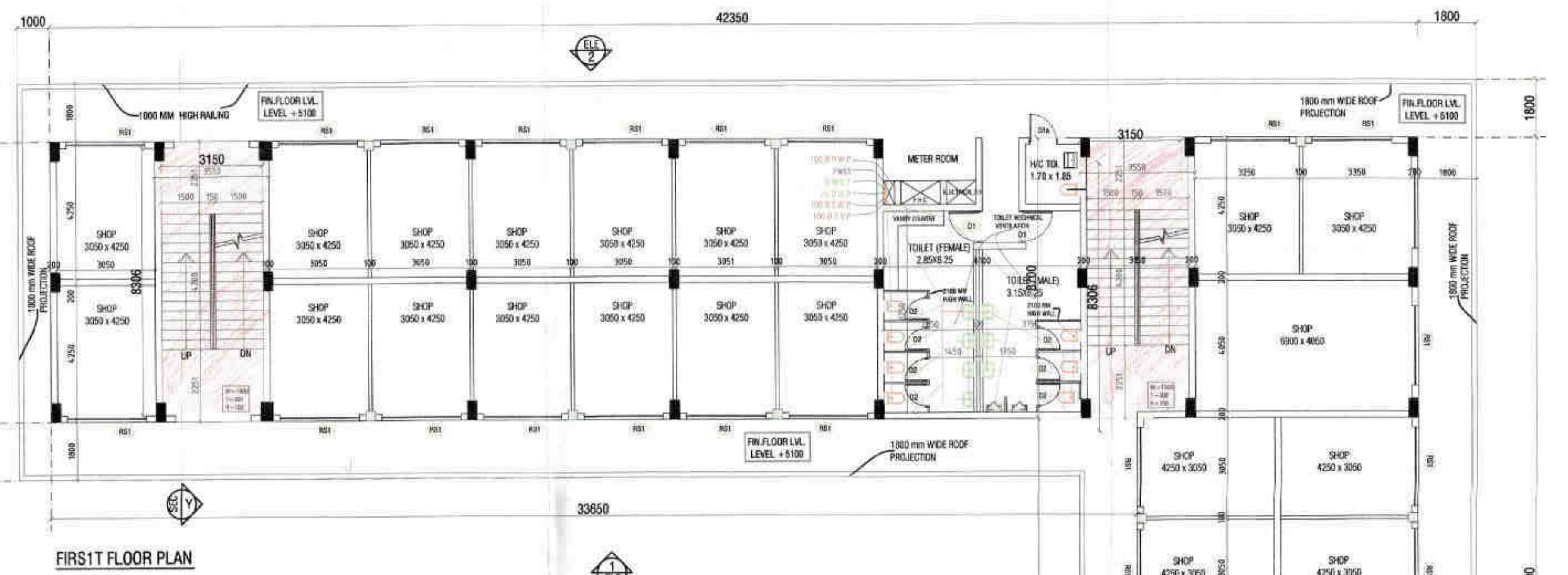
PROPOSED BUILDING PLAN OF  
AFFORDABLE GROUP HOUSING  
COLONY OVER AN AREA

MEASURING -5.5625 ACRES

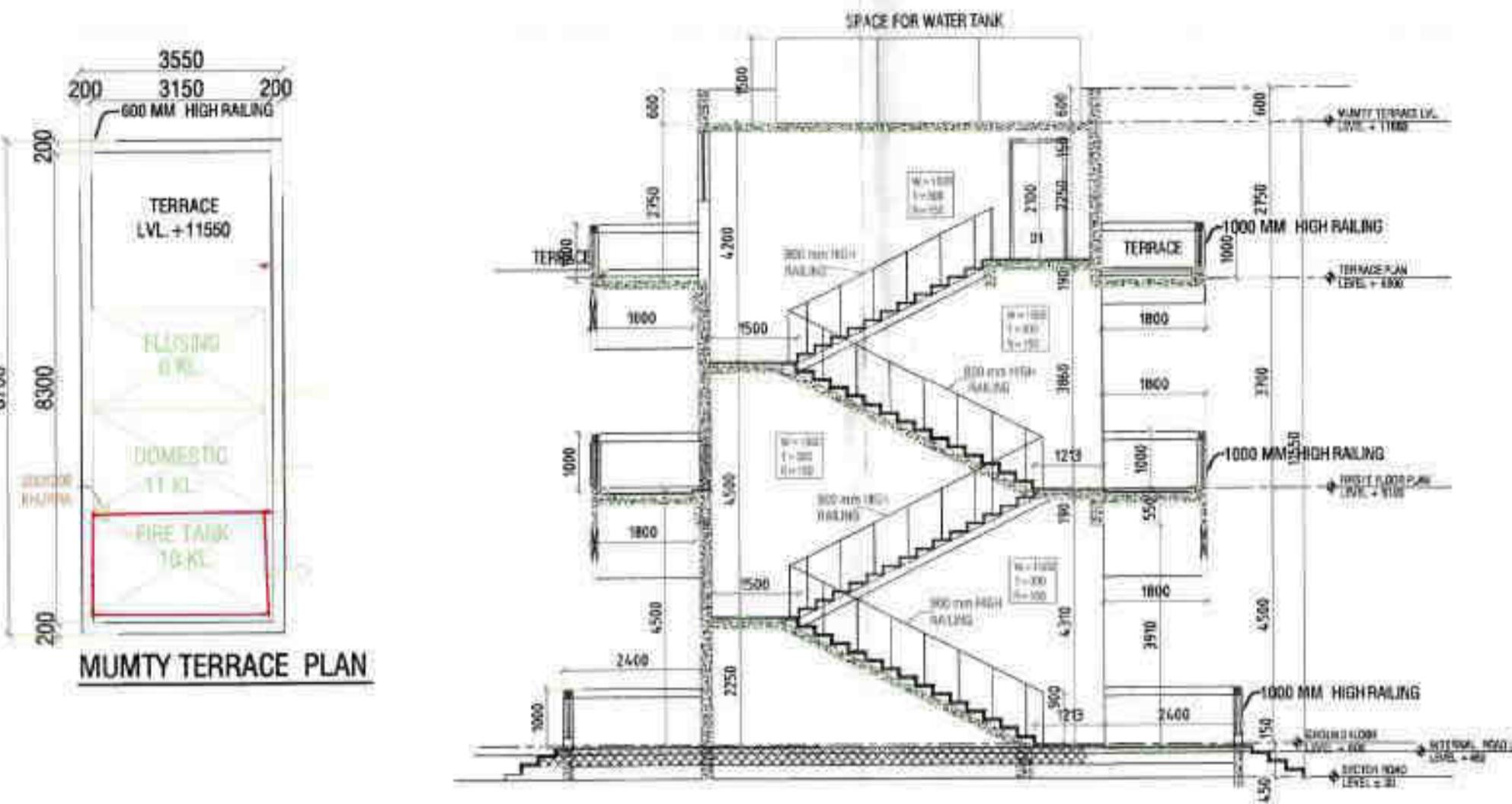
(LIC. No. 109 OF 2019, Dated: 11.09.2019)  
IN THE REVENUE ESTATE OF VILLAGE  
BADSHAH PUR, SECTOR-70, GURUGRAM  
BEING DEVELOPED BY RAM AVATAR &  
OTHERS

DOOR, WINDOW & VENTILATOR SCHEDULE

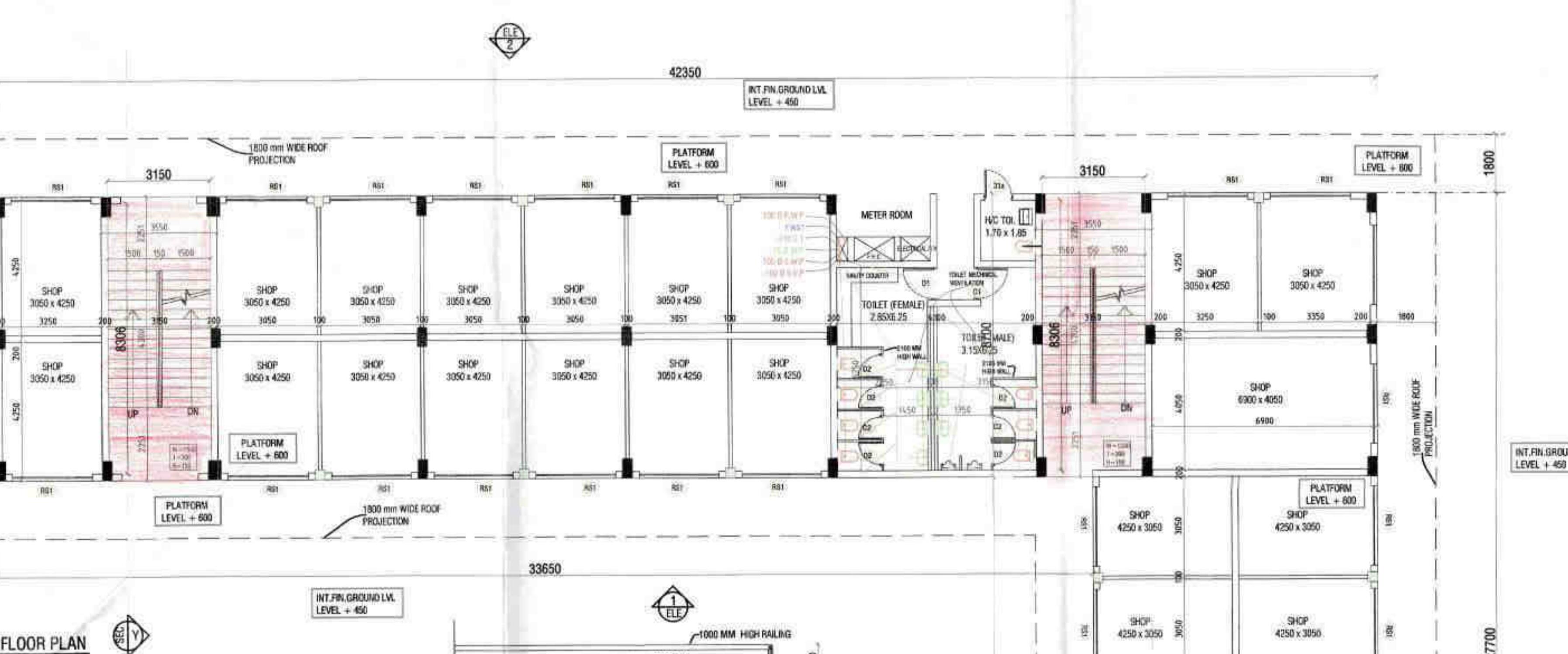
1. RS1	2450x3700
2. D1	1000x2100
3. D2	900x2100
4. D3	750x2100
5. W1	1500x1200



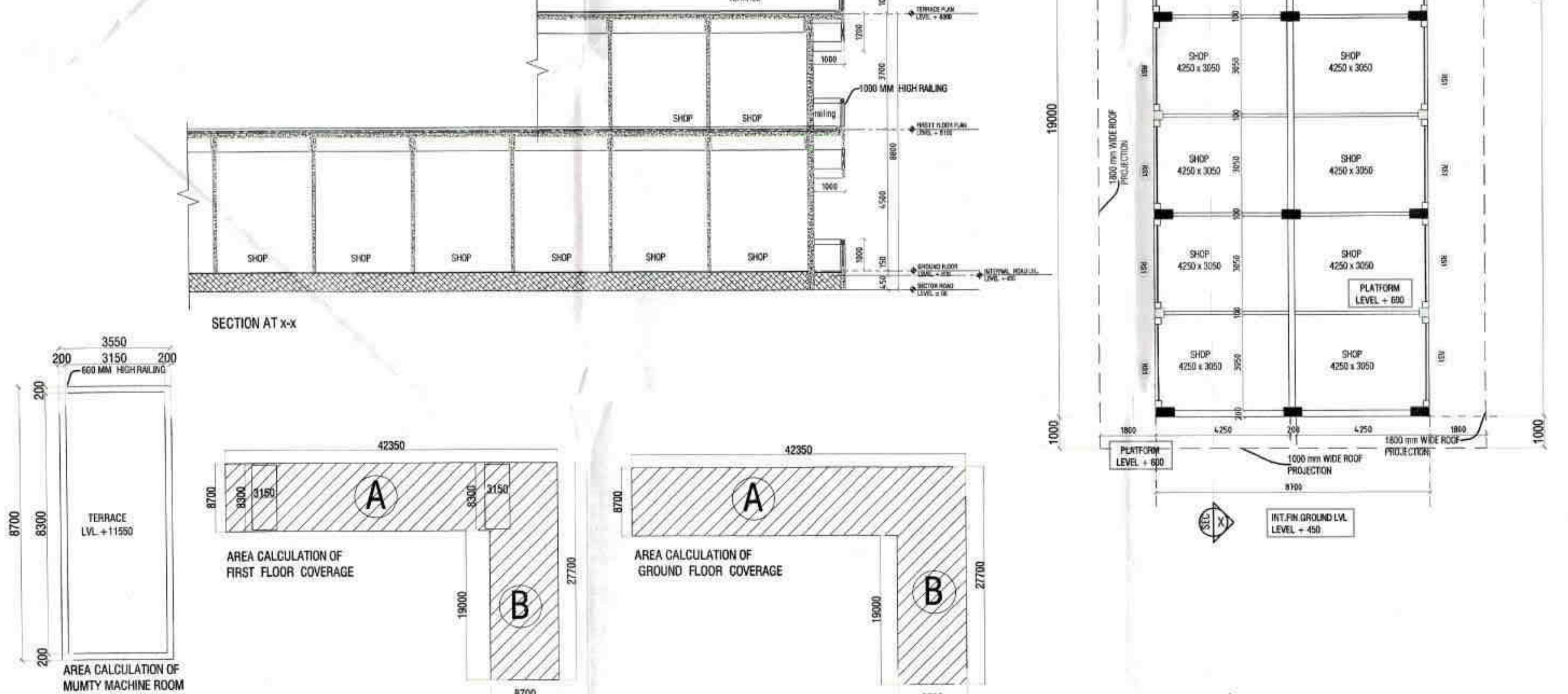
FIRS1T FLOOR PLAN



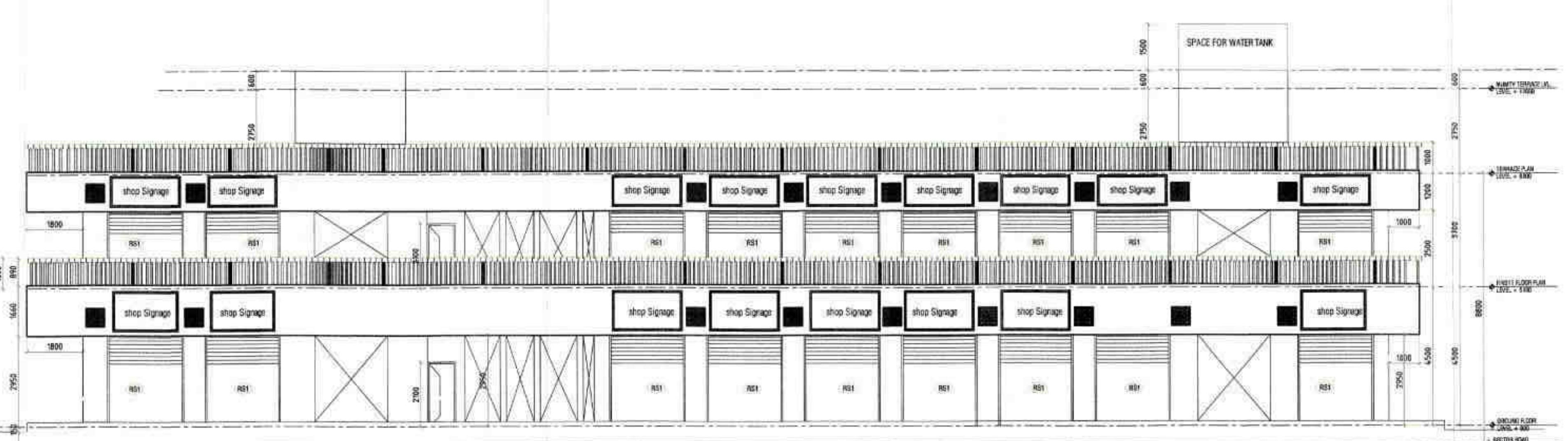
MUMTY TERRACE PLAN



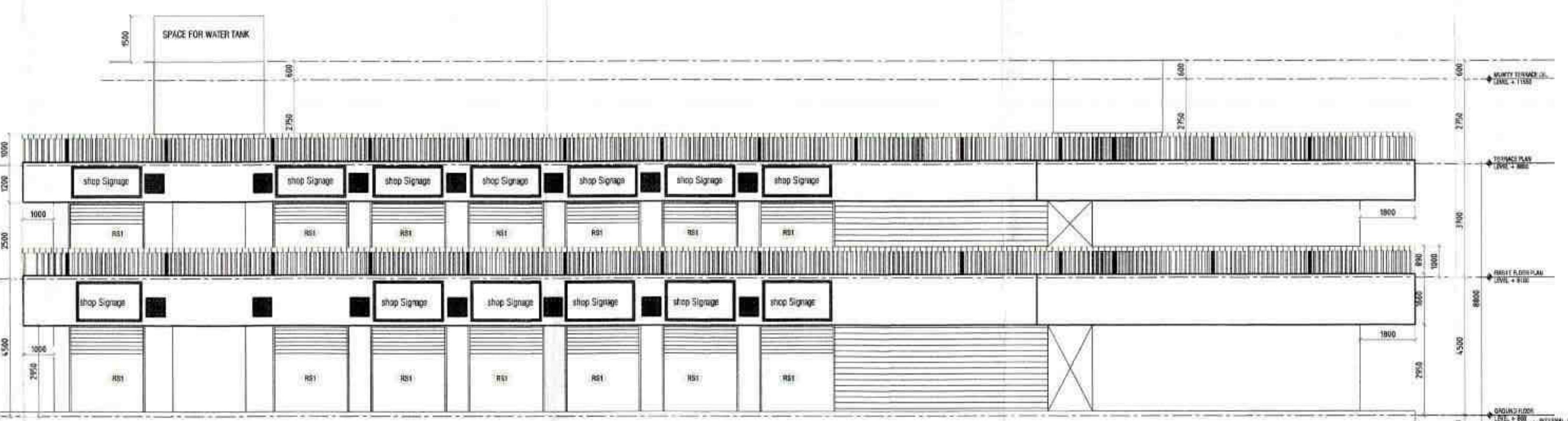
GROUND FLOOR PLAN



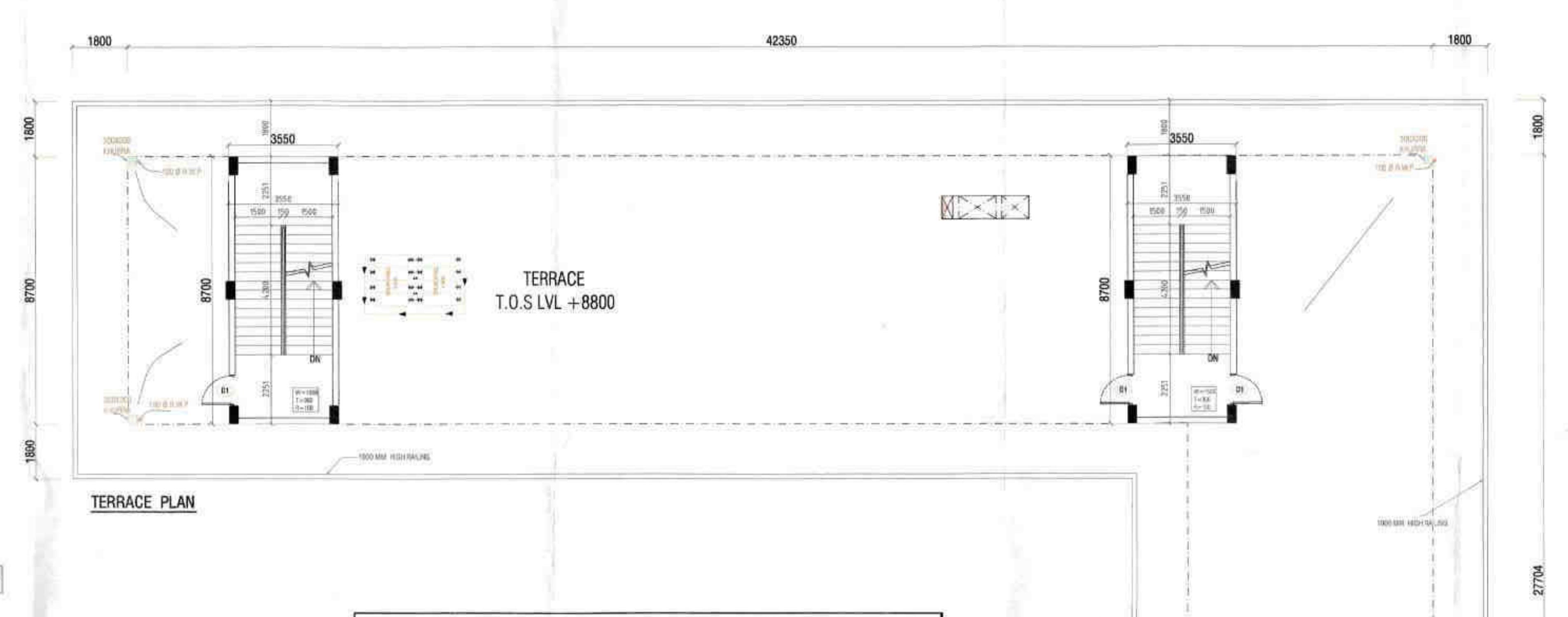
AREA CALCULATION OF MUMTY MACHINE ROOM



REAR ELEVATION - 2



FRONT ELEVATION - 1



TERRACE PLAN

RECT.	NOS.	L	B	AREA IN SQM.
A	1	X	42.350	8.700 368.445
B	1	X	8.700	X 19.000 165.300
TOTAL				

A	1	X	42.350	X	8.700	368.445
B	1	X	8.700	X	19.000	165.300
TOTAL						
533.745						

A	1	X	42.350	X	8.700	368.445
B	1	X	8.700	X	19.000	165.300
DEDUCTIONS						
STAIR WELL						
2	X	3.15	X	8.300	52.290	
TOTAL COVD AREA OF FIRST FLOOR						
481.455						
TOTAL COMMERCIAL AREA OF G.F.+ FF. FOR F:A:R						
1015.200						

NOS.	NOS.	L	B	AREA IN SQM.
MUMTY	2	X	3.550	X 8.700 61.770
TOTAL				

NOS.	NOS.	L	B	AREA IN SQM.
1st FL	2	X	3.150	X 8.300 52.290
TOTAL AREA				
52.290				

TOTAL COMMERCIAL AREA INCLU. MUMTY +STAIR WELL 1129.260

PROJECT NO. RA-5023 O/S. NO. A-9/12 DATE SEP - 2019  
SCALE- 1:100 NORTH  
DRAWN BY - V.S. RAO  
CND. BY - V.S. RAO

ARCHITECTS RAO AND ASSOCIATE

ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS  
374, UTTOKA VILLAS, PHASE-4, SEC-18, GURGAON, HARYANA (INDIA)  
PIN: 122002  
TELEPHONE: 0124-2347706, 2347707, FAX: 0124-2347708

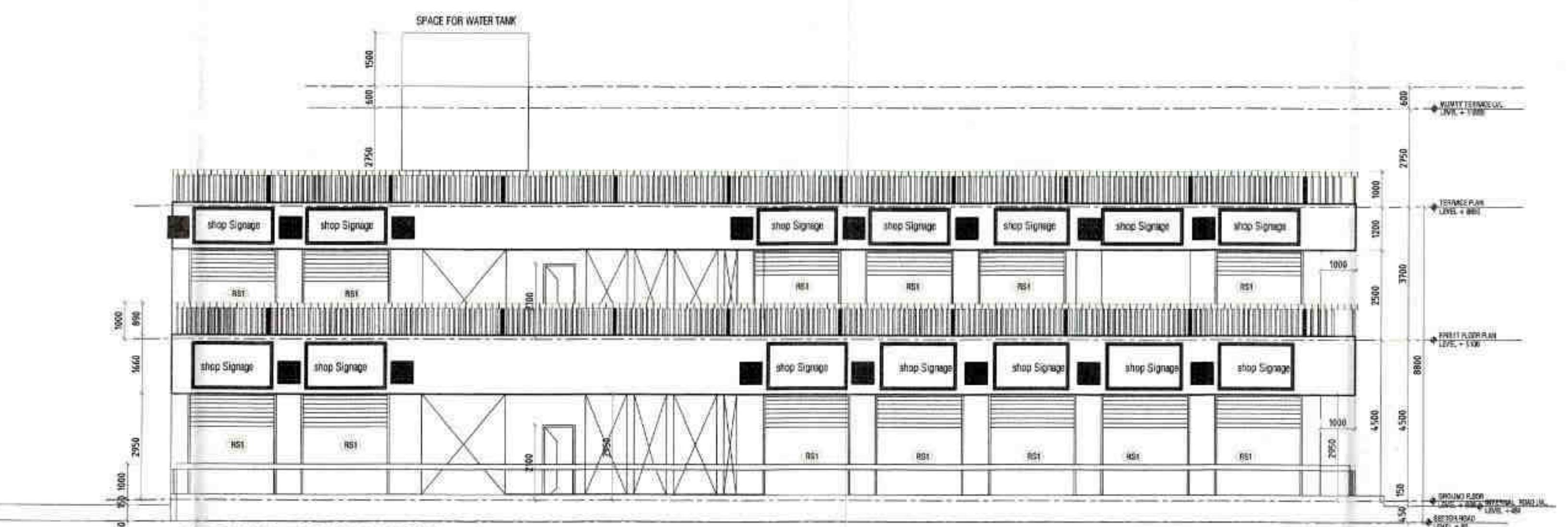
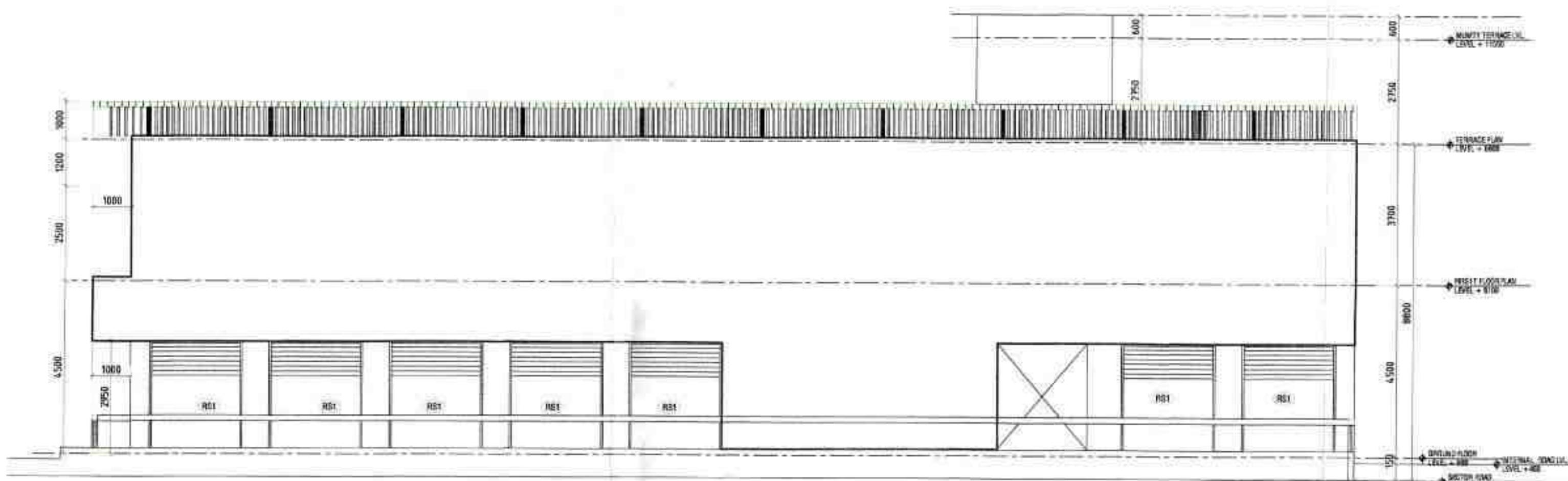
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Ran Avtar

OWNER'S SIGNATURE

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G.O.A. Reg. No. C/A/051304  
374, U.V. Ph-I, Gurgaon-12  
Ph: 0124-2347706, 2347707, FAX: 0124-2347708

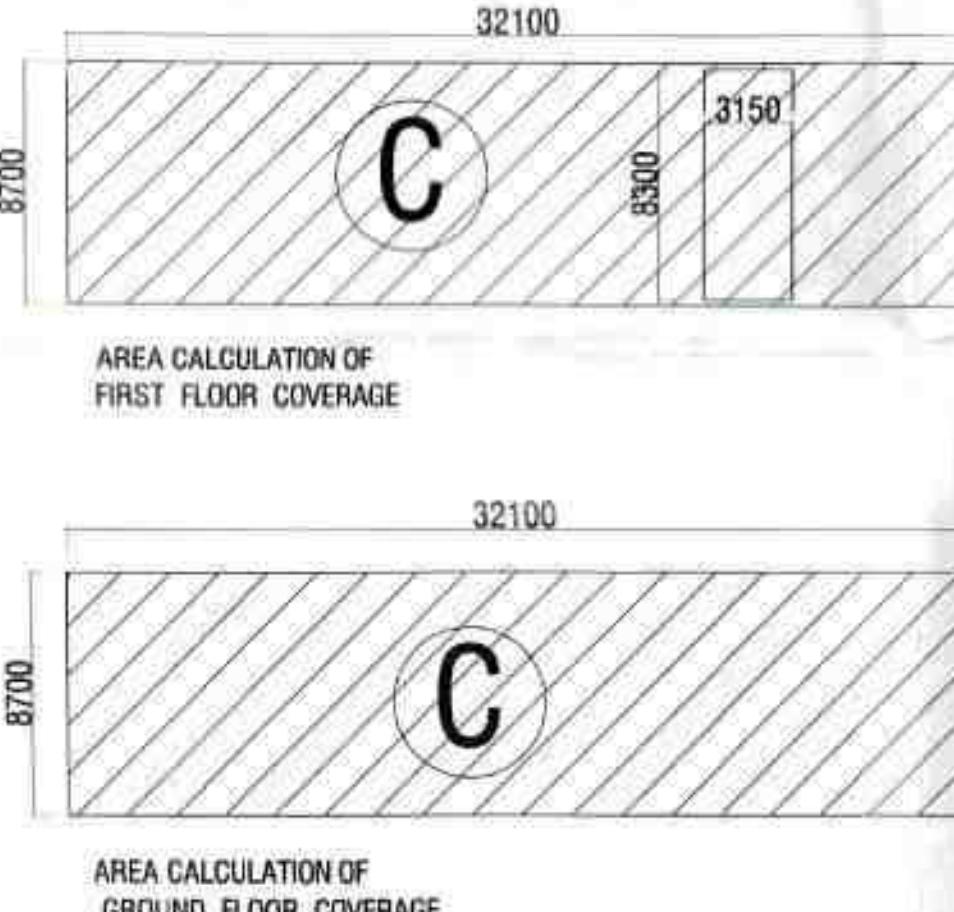
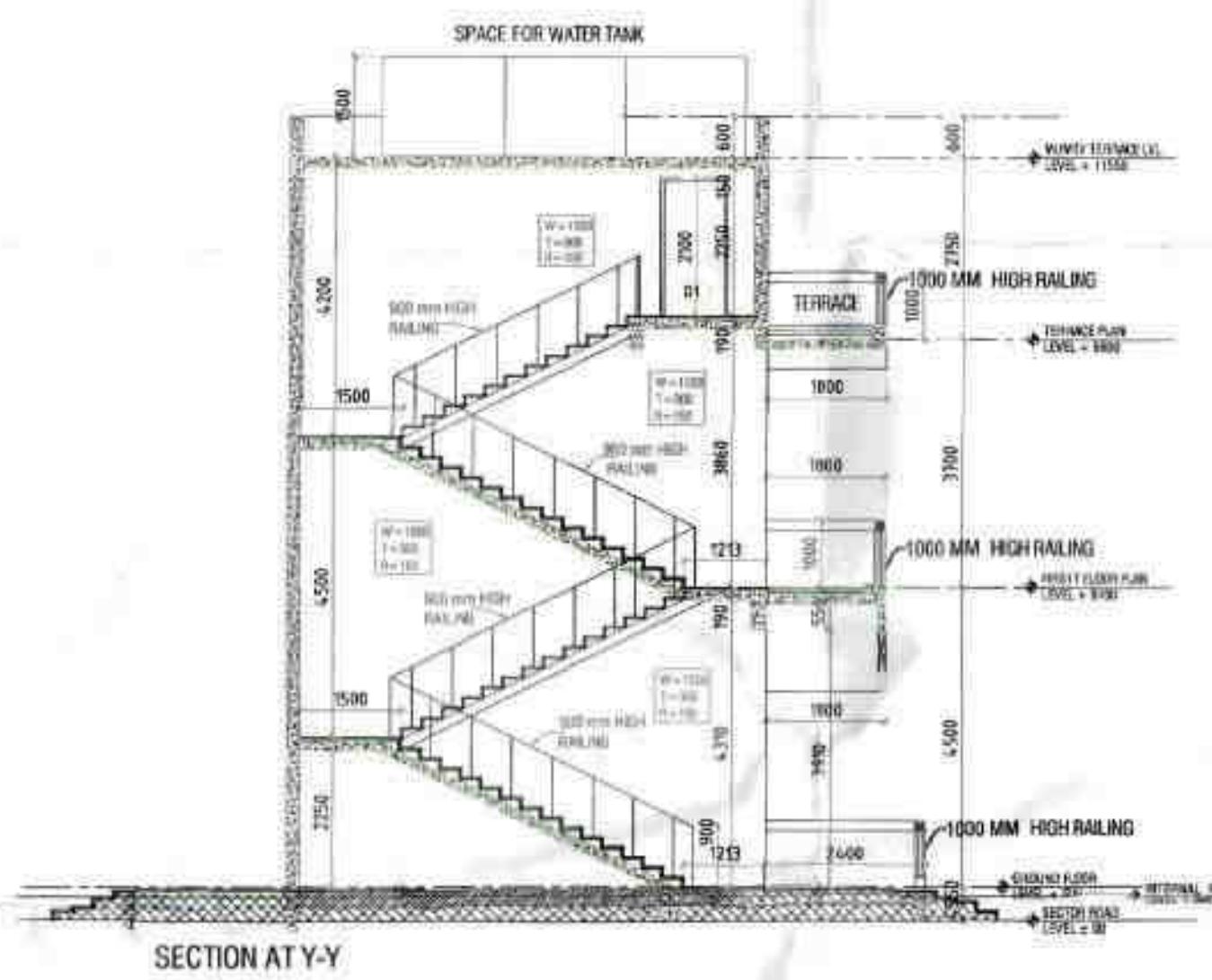
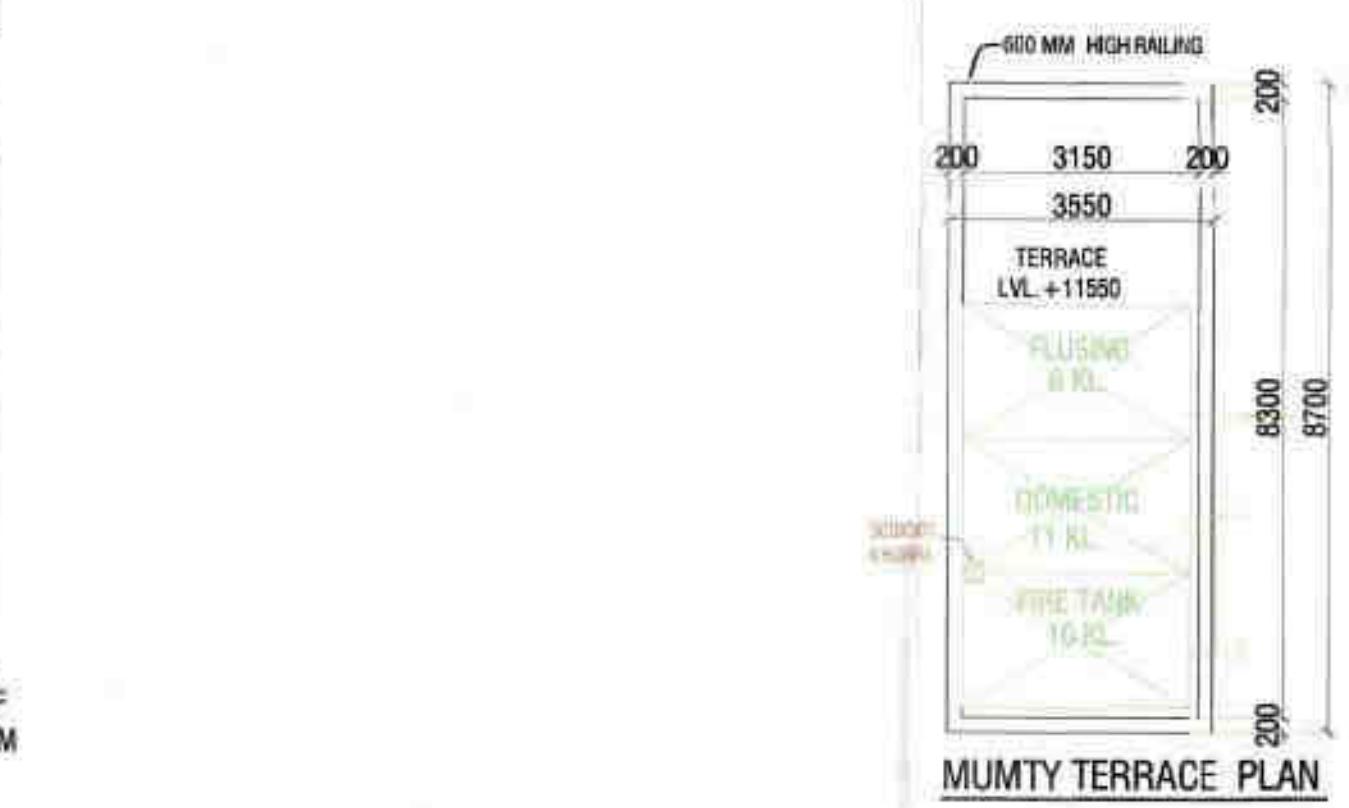
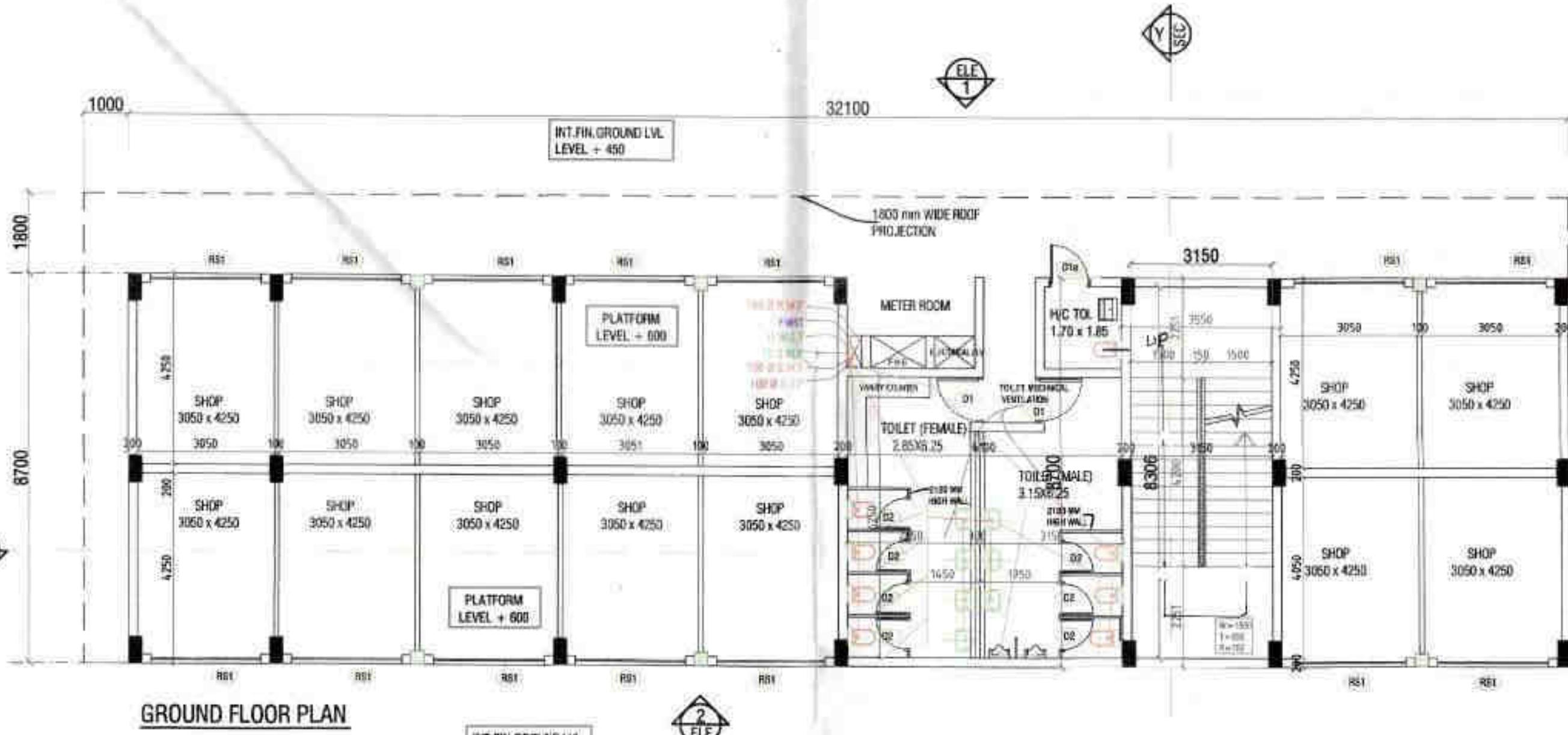
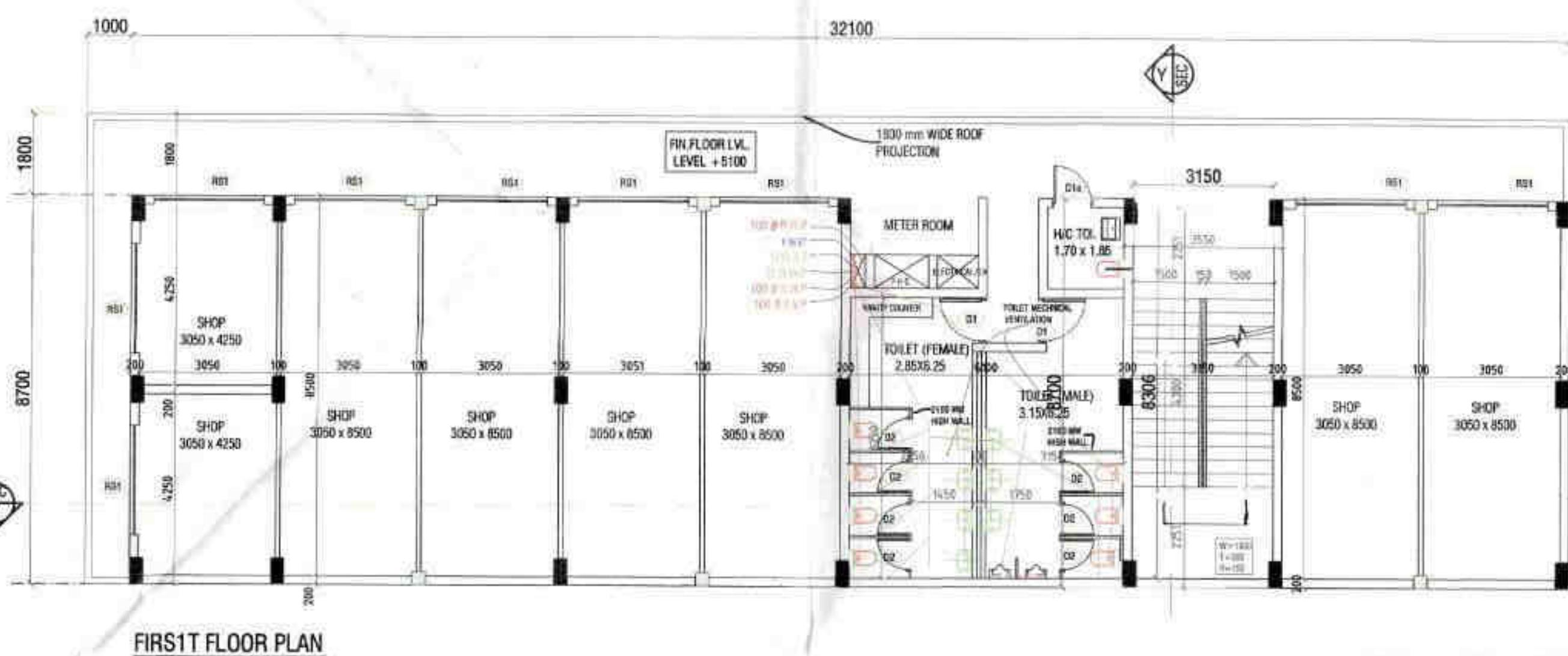
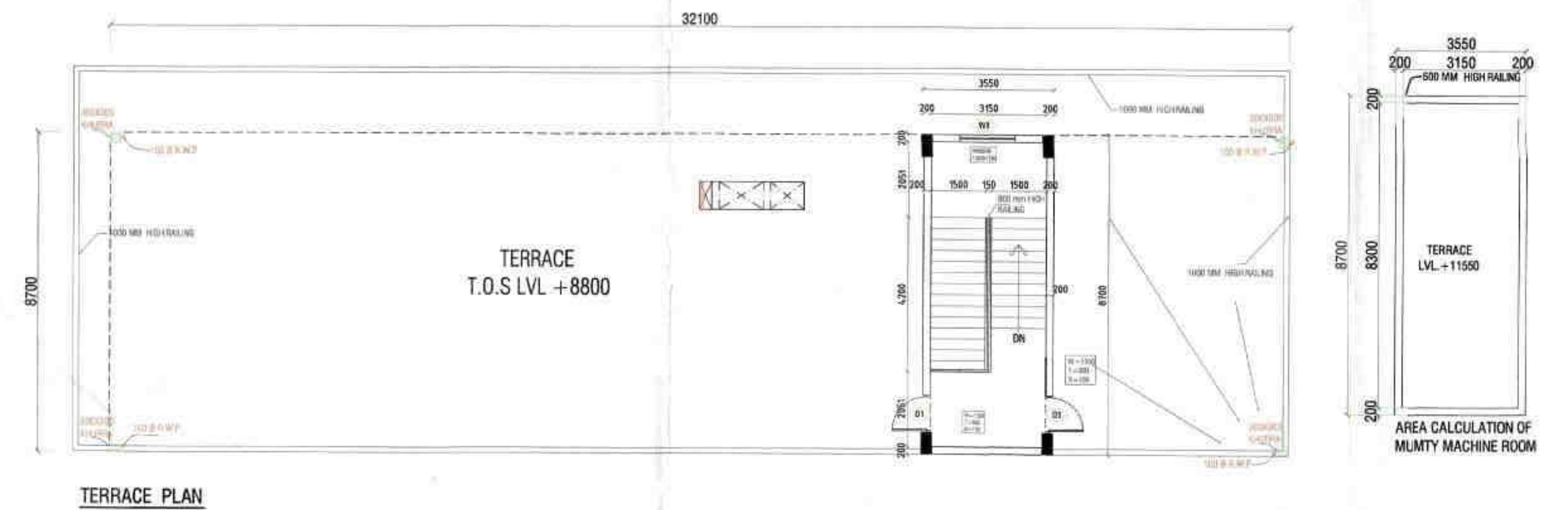
ARCHITECT'S SIGNATURE



Draftsman: J.D.  
Date: 20/01/2019  
Signature: RAJESH DUTT  
Member B.V.S.C. & R.P.L.

PROPOSED BUILDING PLAN OF  
AFFORDABLE GROUP HOUSING  
COLONY OVER AN AREA  
MEASURING -5.5625 ACRES  
(I.C. No.109 of 2019, Dated: 11.09.2019)  
IN THE REVENUE ESTATE OF VILLAGE  
BADSHAH PUR, SECTOR-70, GURUGRAM  
BEING DEVELOPED BY RAM AVATAR &  
OTHERS

DOOR, WINDOW & VENTILATOR SCHEDULE	
1. RS1	2450X3700
2. D1	1000X2100
3. D2	900X2100
4. D3	750X2100
5. W1	1500X1200



RECT.	NOS.	L.	B	AREA IN SQM.
C	1	X	32.100	8.700
			X	279.270
				TOTAL 279.270

AREA CALCULATION OF FIRST FLOOR - COMMERCIAL
C 1 X 32.100 8.700 279.270
DEDUCTIONS
STAIR WELL 1 X 3.15 8.300 26.145
TOTAL COVD AREA OF FIRST FLOOR 253.125
TOTAL COMMERCIAL AREA OF G.F.+ FF. FOR F:A:R 532.395

NOS.	NOS.	L.	B	AREA IN SQM.
MUMTY	1	X	3.550	8.700
			X	30.885
				TOTAL 30.885

NOS.	L.	B	AREA IN SQM.
1st. FL	1 X 3.150	8.300	26.145
		X	26.145
			TOTAL AREA 26.145
			TOTAL COMMERCIAL AREA INCLU. MUMTY + STAIR WELL 589.425

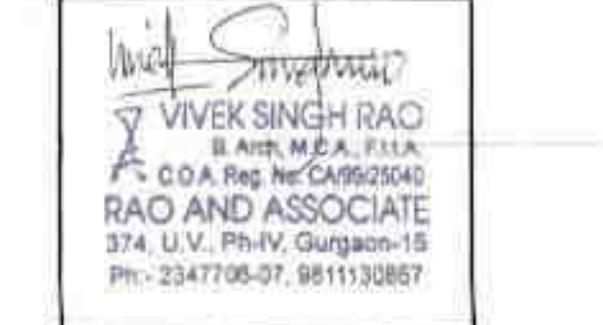
TOTAL COMMERCIAL COVD. OF BOTH BLOCK FOR F:A:R 1547.595			
TOTAL COMMERCIAL MUMTY AREA 92.655			
TOTAL COMMERCIAL STAIR WELL AREA 78.435			
TOTAL COMMERCIAL F:A:R AREA + MUMTY/M. RM. + STAIR WELL 1718.685			

DRG. TITLE  
COMMERCIAL SITE PLAN ELEVATION & SECTION

ENGINEER'S SIGNATURE

OWNER'S SIGNATURE

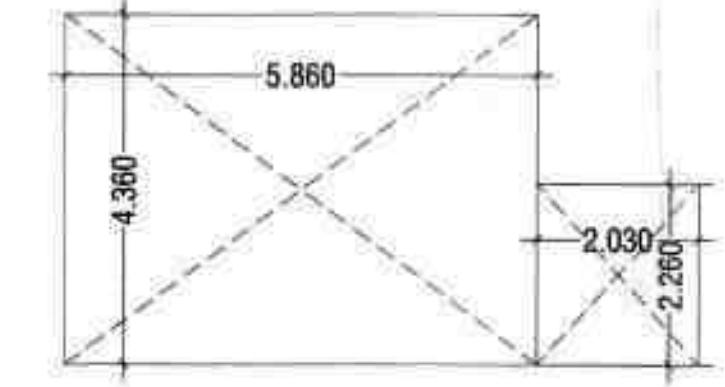
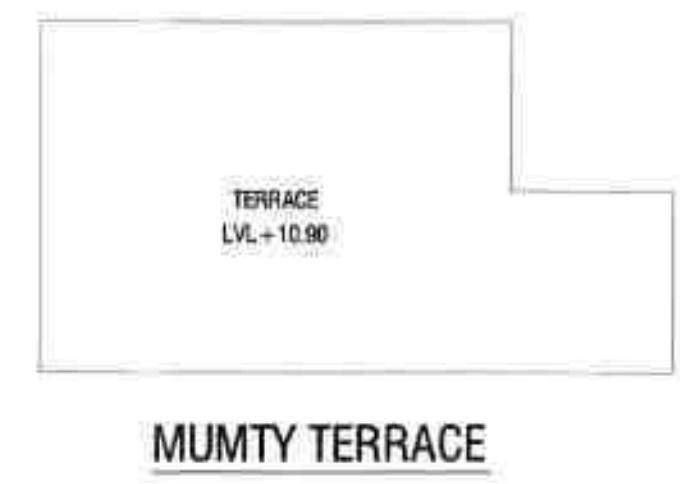
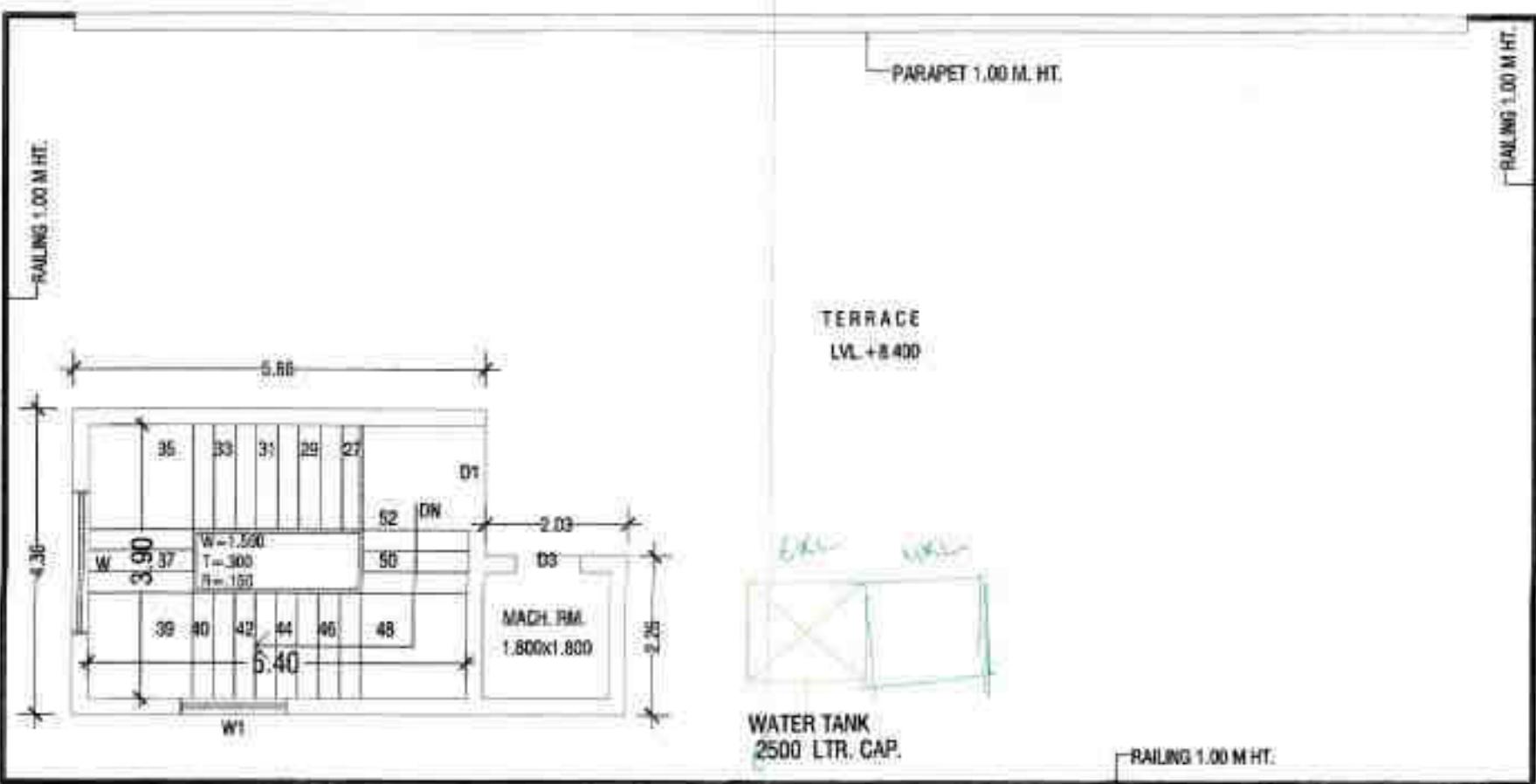
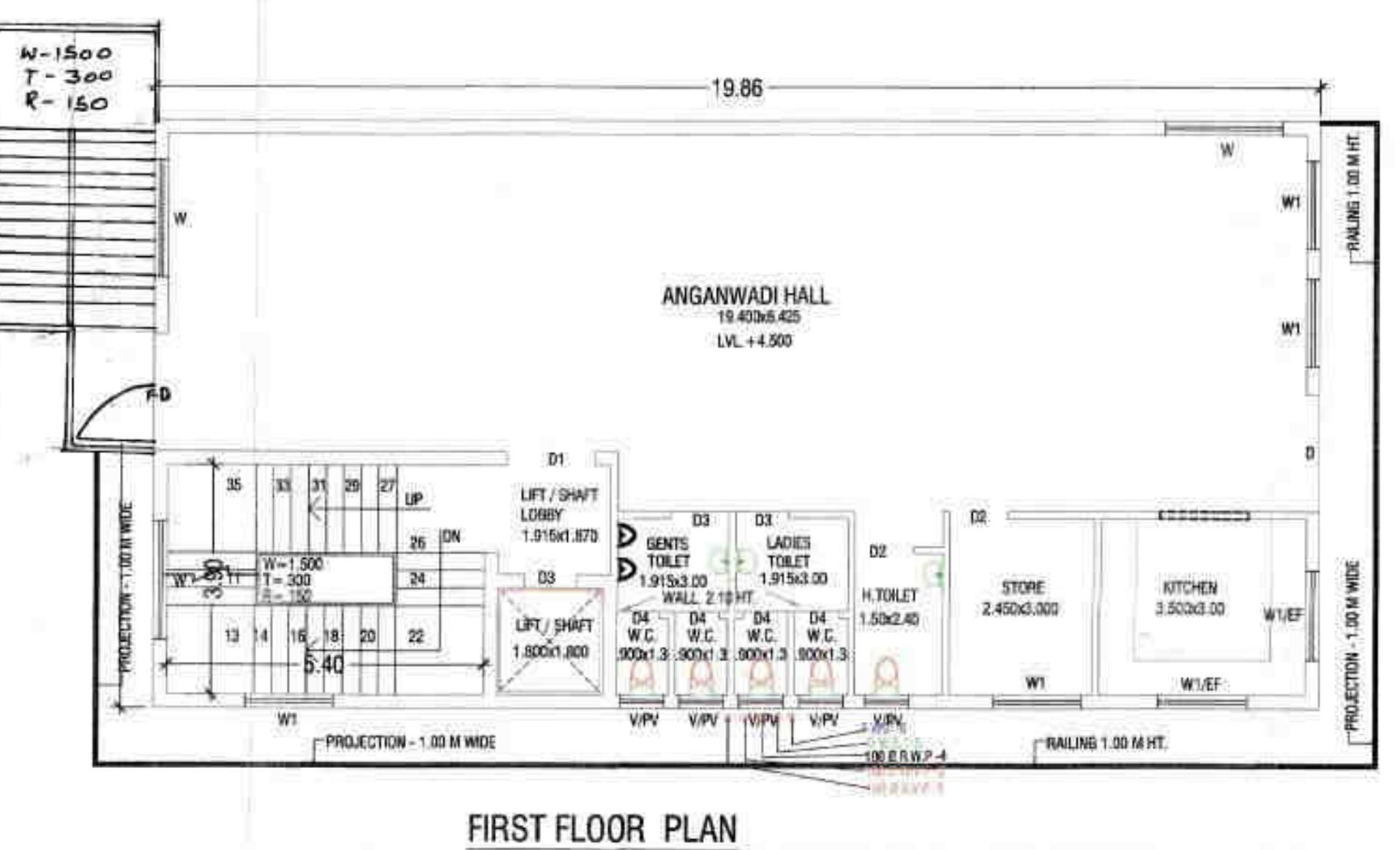
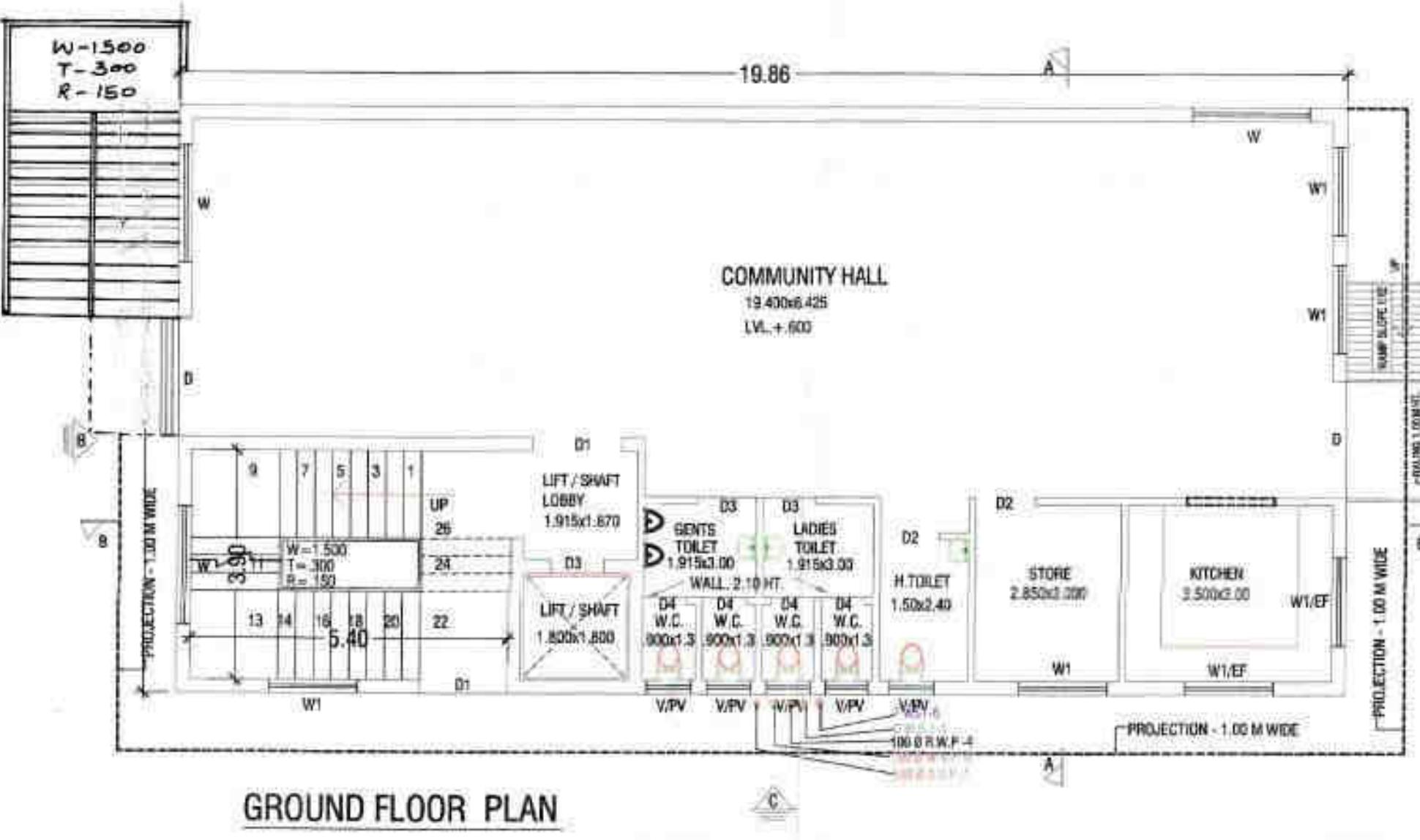
ARCHITECT'S SIGNATURE



PROJ. NO. RA-5023 DRG. NO. A-10/12  
SCALE: 1:100 DATE: SEP.- 2019  
DRAWN BY- CKD. BY- V.S. RAO

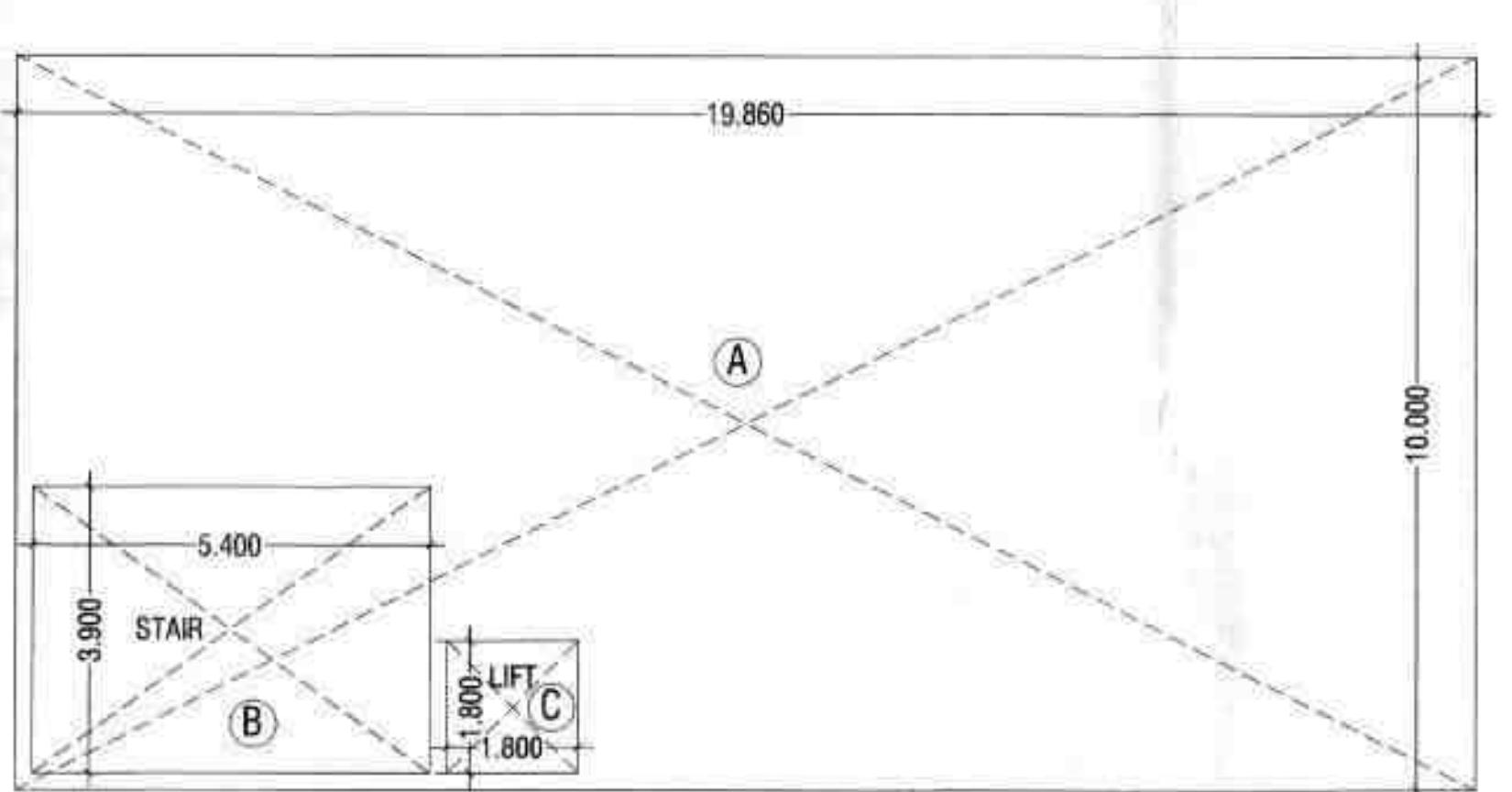
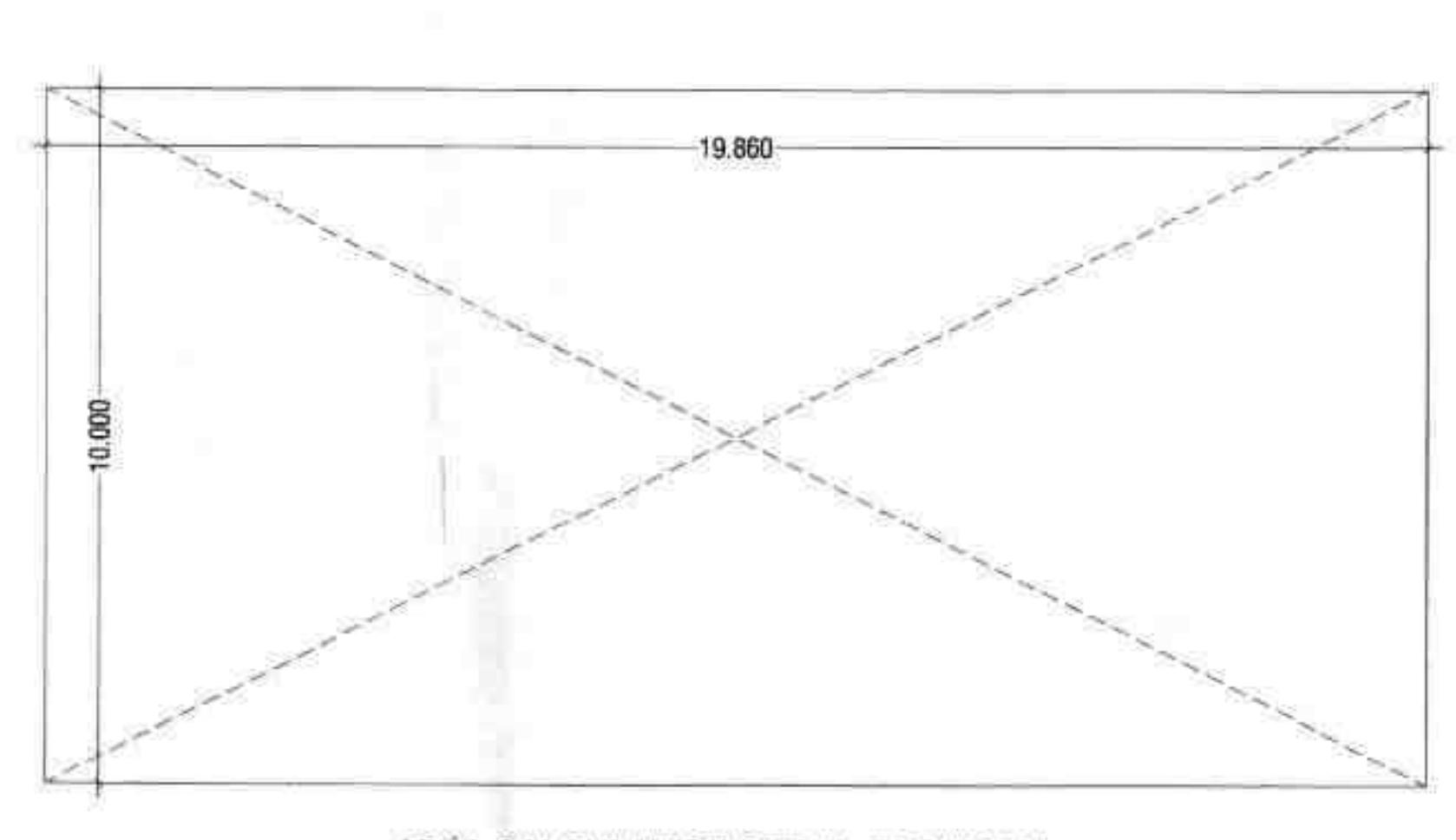
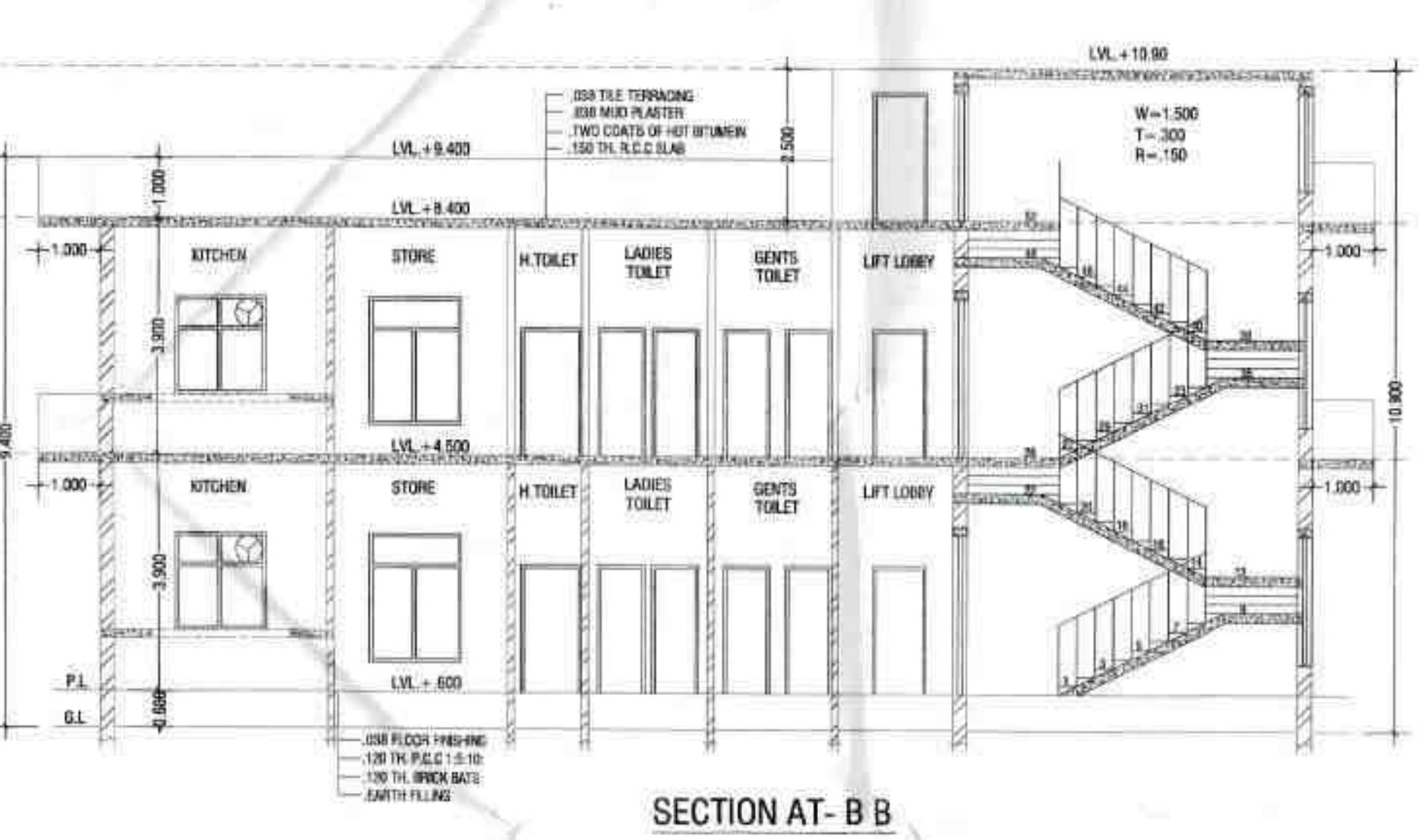
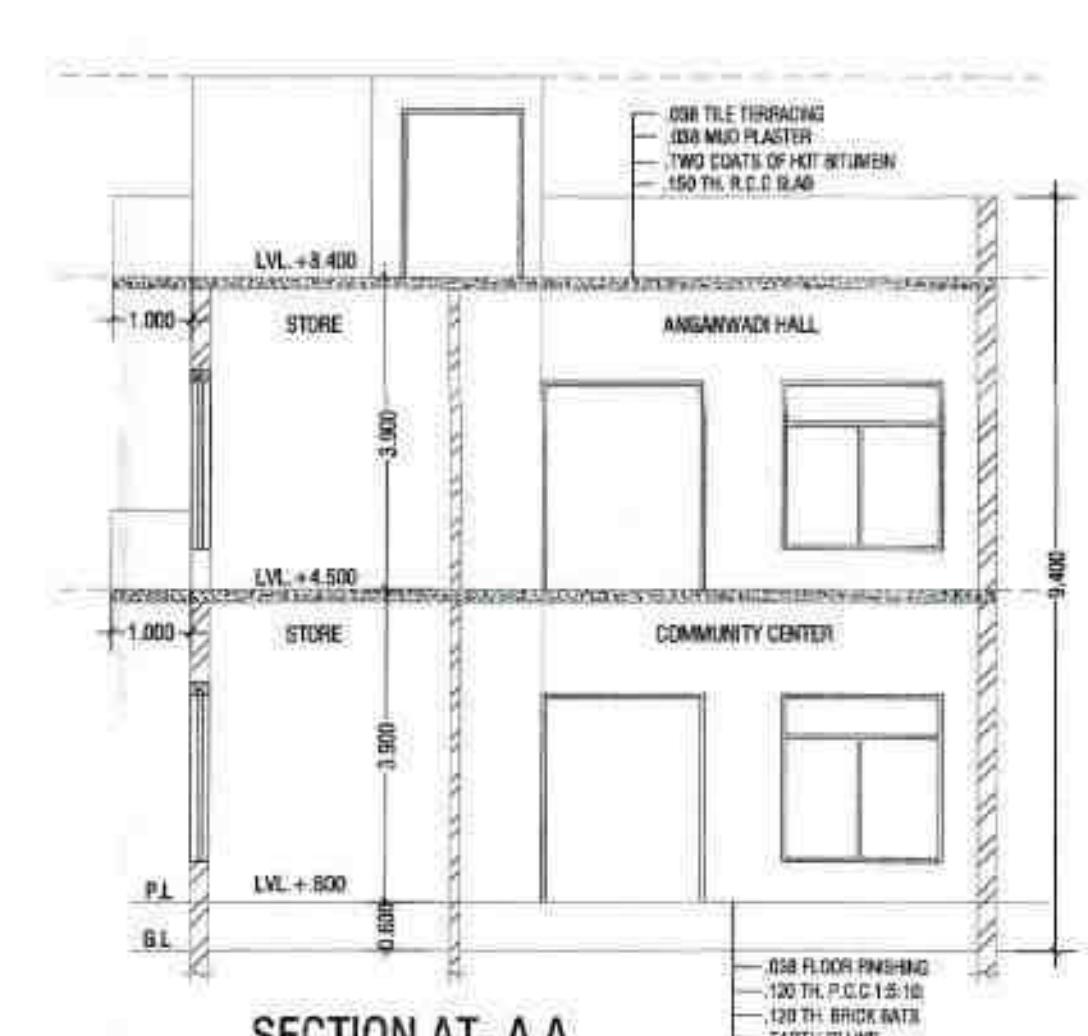
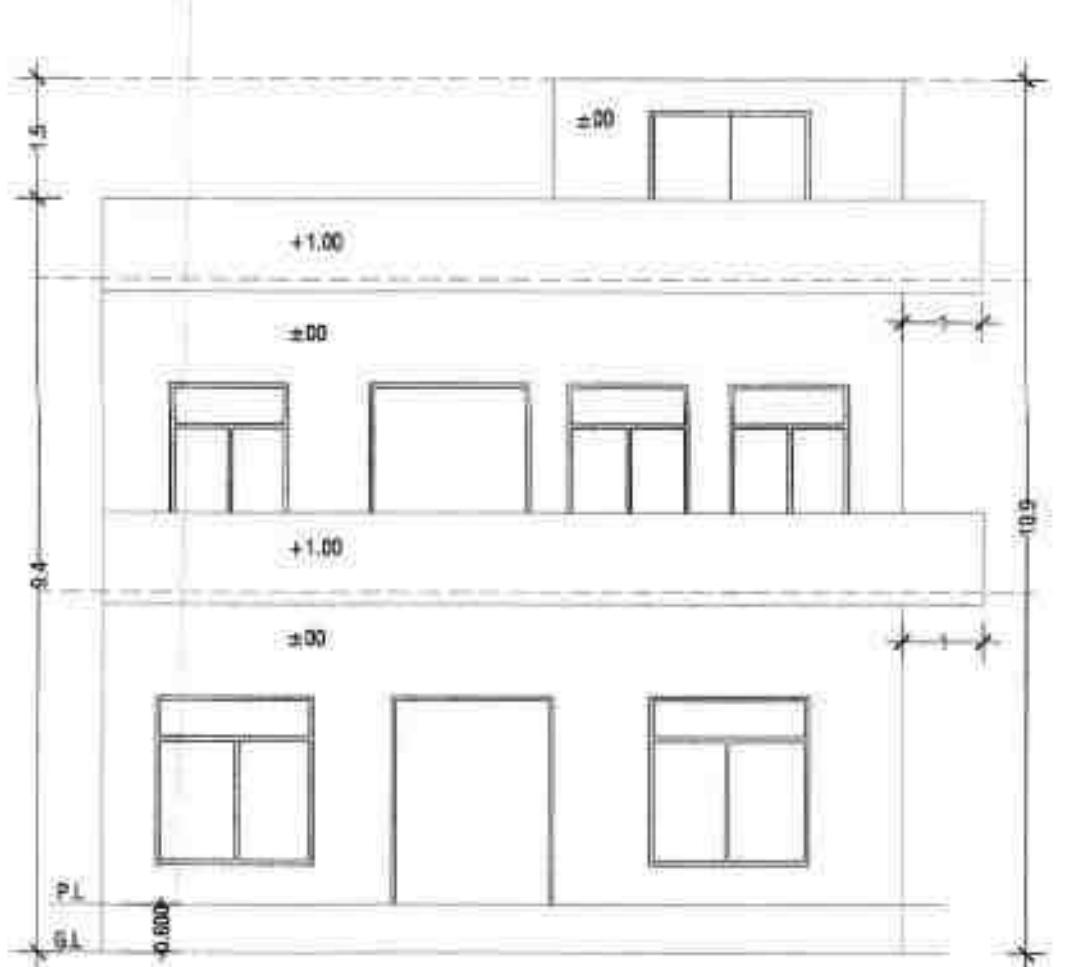
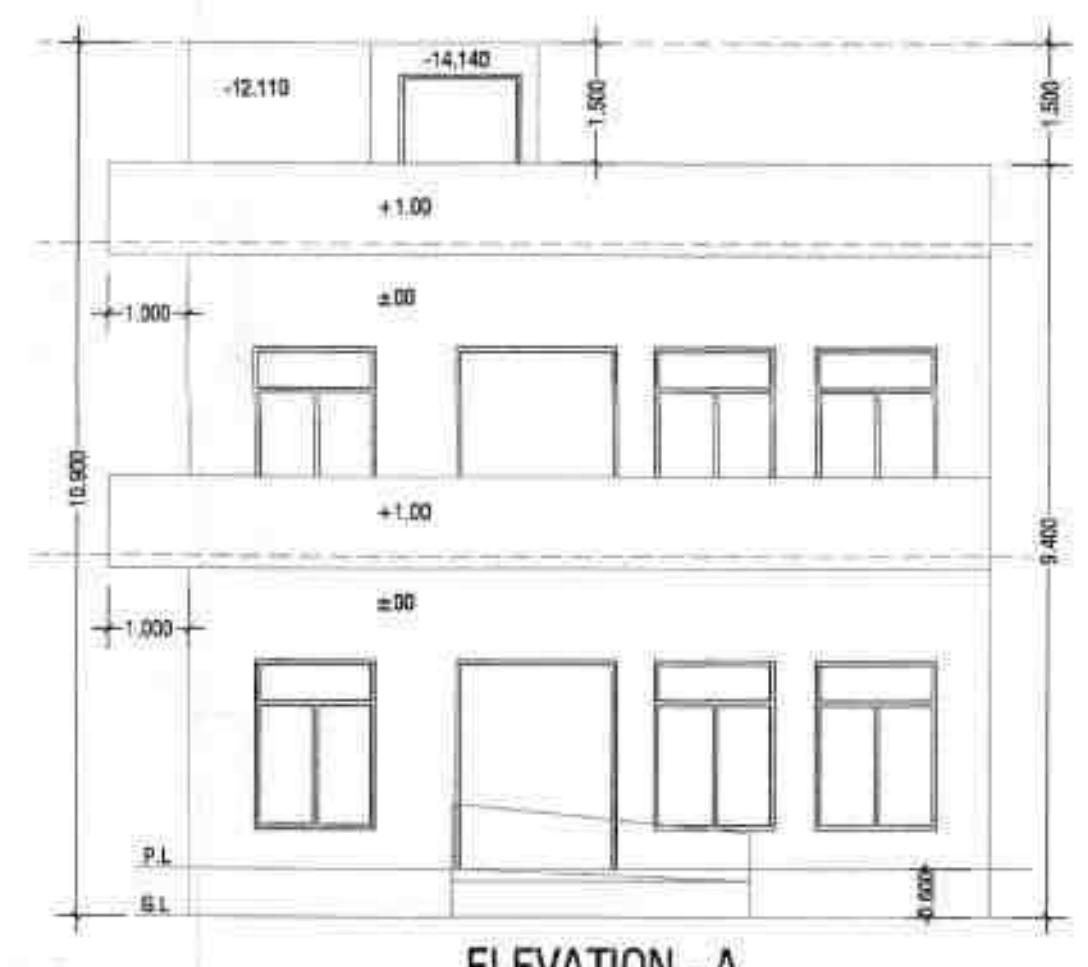
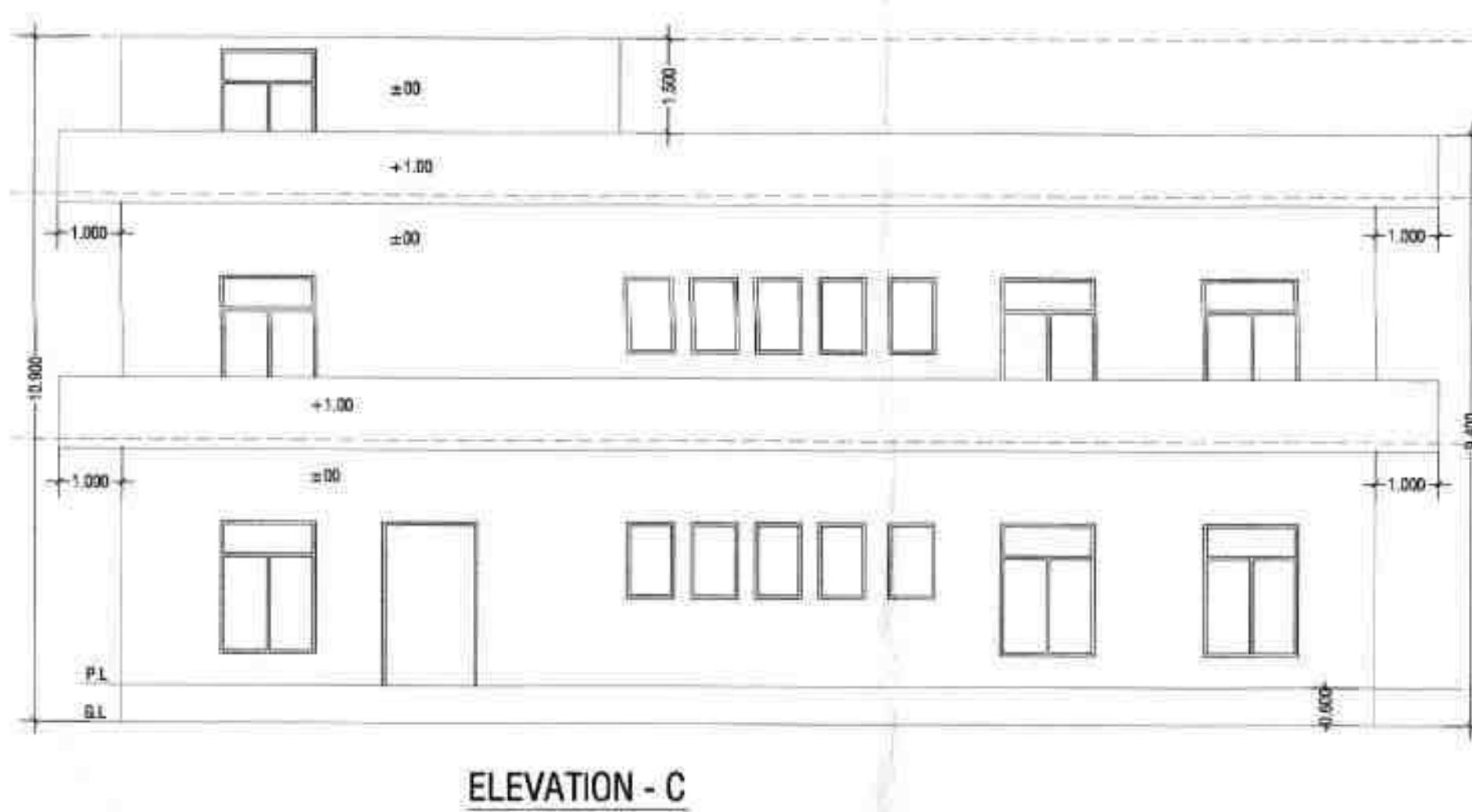
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS  
374, Udyog Vihar Phase-4, Sector-18, Gurugram-122002  
Ph: (0124) - 2347706, 2347707 FAX: 0124 - 2347707

Rao & Associates  
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AREA CALCULATION DETAIL-MUMTU & MACH. RM.

DETAIL OF DOOR/WINDOW		
SL. NO.	TAG	SIZE OF FLYING
1	D	2.00 x 1.200
2	D1	1.000 x 2.100
3	D2	1.000 x 1.200
4	DW	3.000 x 1.500
5	W	2.000 x 1.800
6	V1	0.80 x 1.100
7	GT	0.60 x 0.50



RECT. NO.	L	B	AREA IN SQM.
1	19.860	X	10.000
			198.600

TOTAL 198.600

RECT. NO.	L	B	AREA IN SQM.
1	19.860	X	10.000
			198.600

TOTAL 198.600

TOTAL COVD. AREA OF COMMUNITY HALL & ANGAWANDI 397.200

RECT. NO.	L	B	AREA IN SQM.
1	5.860	X	4.360
			25.550

TOTAL COVD. AREA OF MUMTY & MACH. RM. 30.137

TOTAL COVD. AREA OF COMMUNITY HALL + ANGAWANDI + MUMTY/MACH.RM. 427.337

DR. FILE  
COMMUNITY HALL  
ANGARWADI &

ENGINEER'S SIGNATURE

OWNER'S SIGNATURE  
*Ram Avtar*

ARCHITECT'S SIGNATURE  
*Vivek Singh Rao*  
VIVEK SINGH RAO  
E. Arch. M.A. I.I.A.  
# 001, 1st Floor, 1st Block,  
RAO AND ASSOCIATE  
374, U.V. Ph-N, Gurugram-122001  
Ph: 2347795-07, 981130887

PROJECT NO:  
RA-5023 DR. NO:  
A-11/12 NORTH  
DATE: 10/09/2019  
DRAWN BY: VIVEK SINGH RAO  
DRAWN ON: 10/09/2019  
SIGNED BY: VIVEK SINGH RAO  
SIGNED ON: 10/09/2019  
ARCHITECTS  
RAO AND ASSOCIATE  
374, U.V. Ph-N, Gurugram-122001  
Ph: 2347795-07, 981130887

PROPOSED BUILDING PLAN OF  
AFFORDABLE GROUP HOUSING  
COLONY OVER AN AREA  
MEASURING - 5.625 ACRES  
(LIC. No.109 OF 2019, Dated: 11.09.2019)  
IN THE REVENUE ESTATE OF VILLAGE  
BADSHAH PUR, SECTOR-12, GURUGRAM  
BEING DEVELOPED BY RAM AVATAR &  
OTHERS

Rajesh Dutt  
JD(HQ)  
Deputy Secy.  
O/o Di-  
Member

(12)

Water Supply  
 Water Treatment  
 ETP  
 D.E.C.  
 D.E.C.  
 E.P.C.  
 A.T.P.  
 Rajesh Dutt  
 J.D.(H.Q.)  
 Deputy Director  
 Co. Director  
 Member B.P.C.

**PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.5625 ACRES (LIC. NO.109 OF 2019, Dated. 11.09.2019) IN THE REVENUE ESTATE OF VILLAGE BADSHAH PUR, SECTOR-70, GURUGRAM BEING DEVELOPED BY RAM AVtar & OTHERS**

DRA. TITLE:

**SITE PLAN PUBLIC HELTH**

ENGINEER'S SIGNATURE:

OWNER'S SIGNATURE:  
*Ram Avtar*

ARCHITECT'S SIGNATURE:

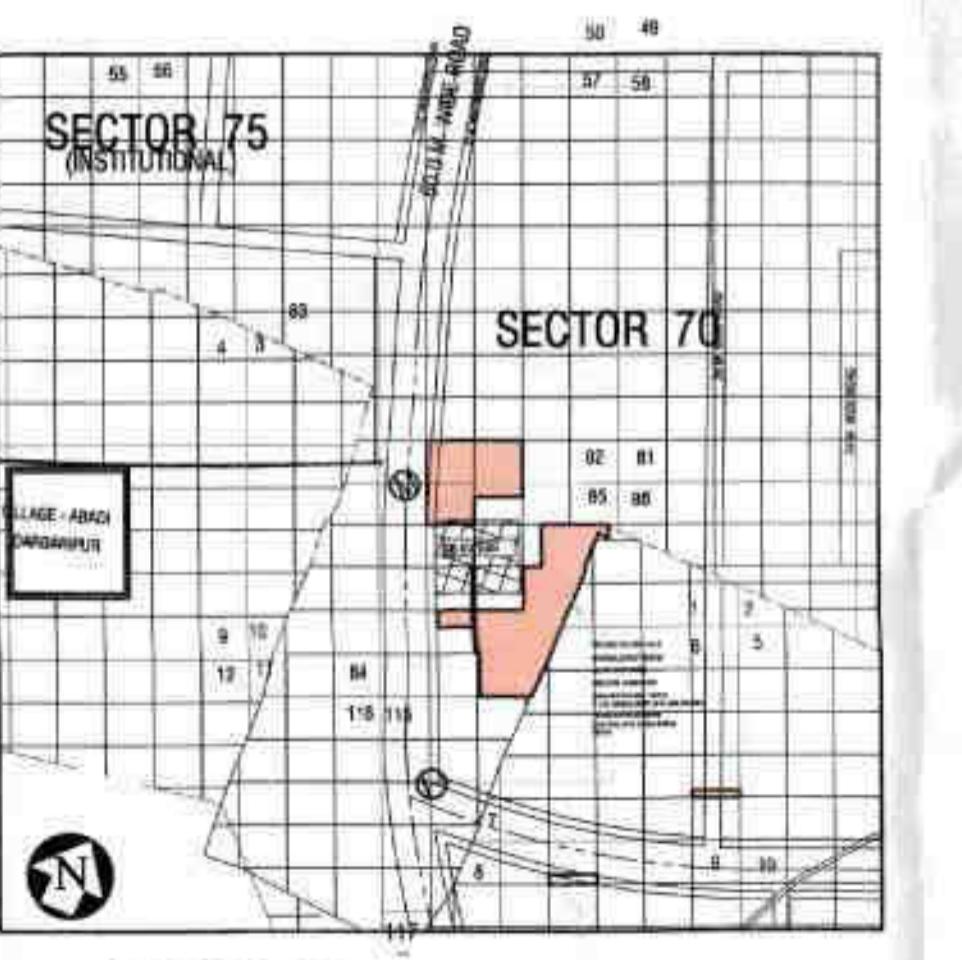
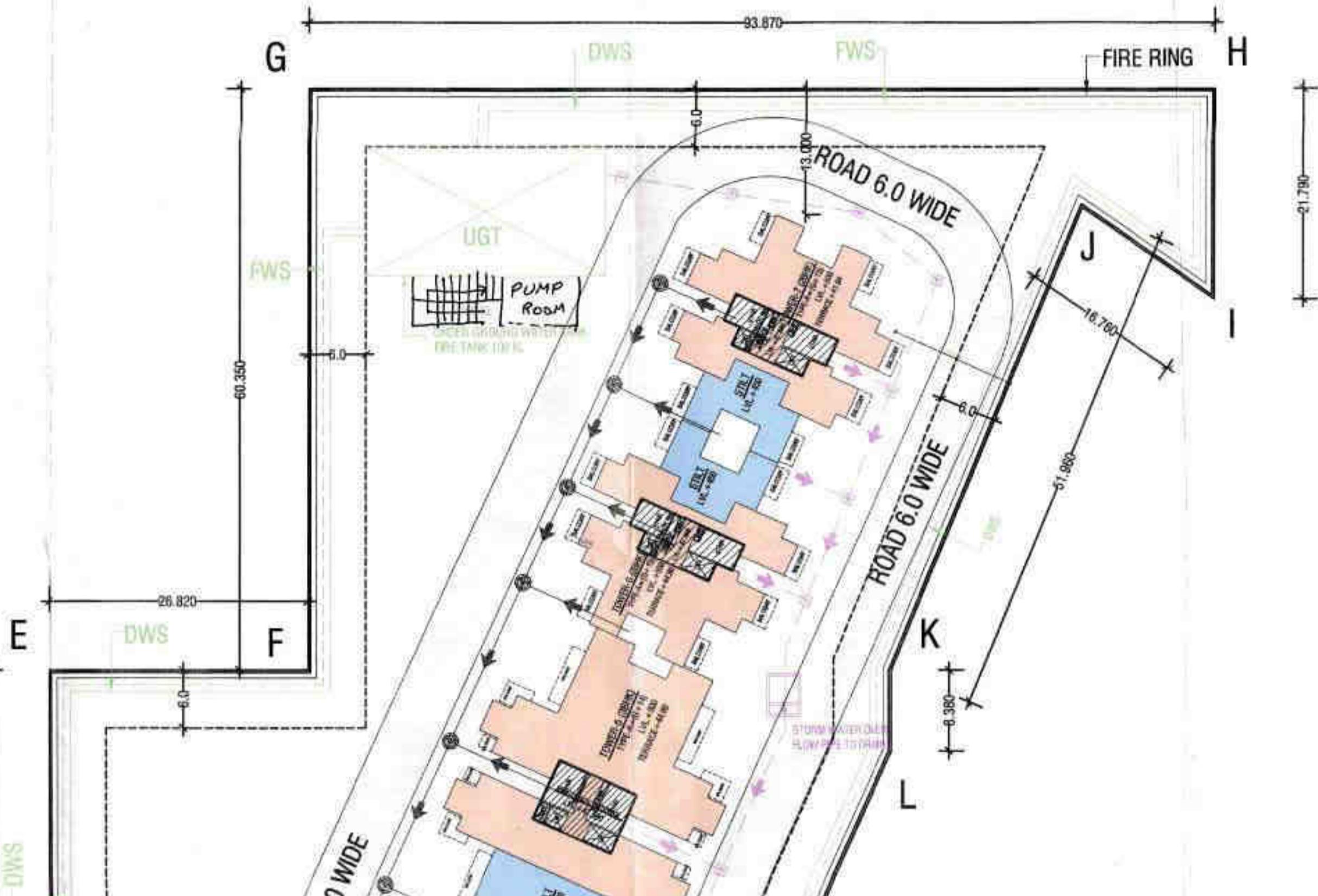

**VIVEK SINGH RAO**  
 Arch. M. A., F.I.A.  
 10A, Sector 100, Phase 10,  
 Gurgaon, Haryana (India)  
 Ph: 981110867

PROJECT NO. RA-5023      DRA. NO. A-12/12  
 SCALE- 1:400      DATE- SEPT- 2019  
 DRAWN BY- SHV      O.D. BY- U.S. RAO

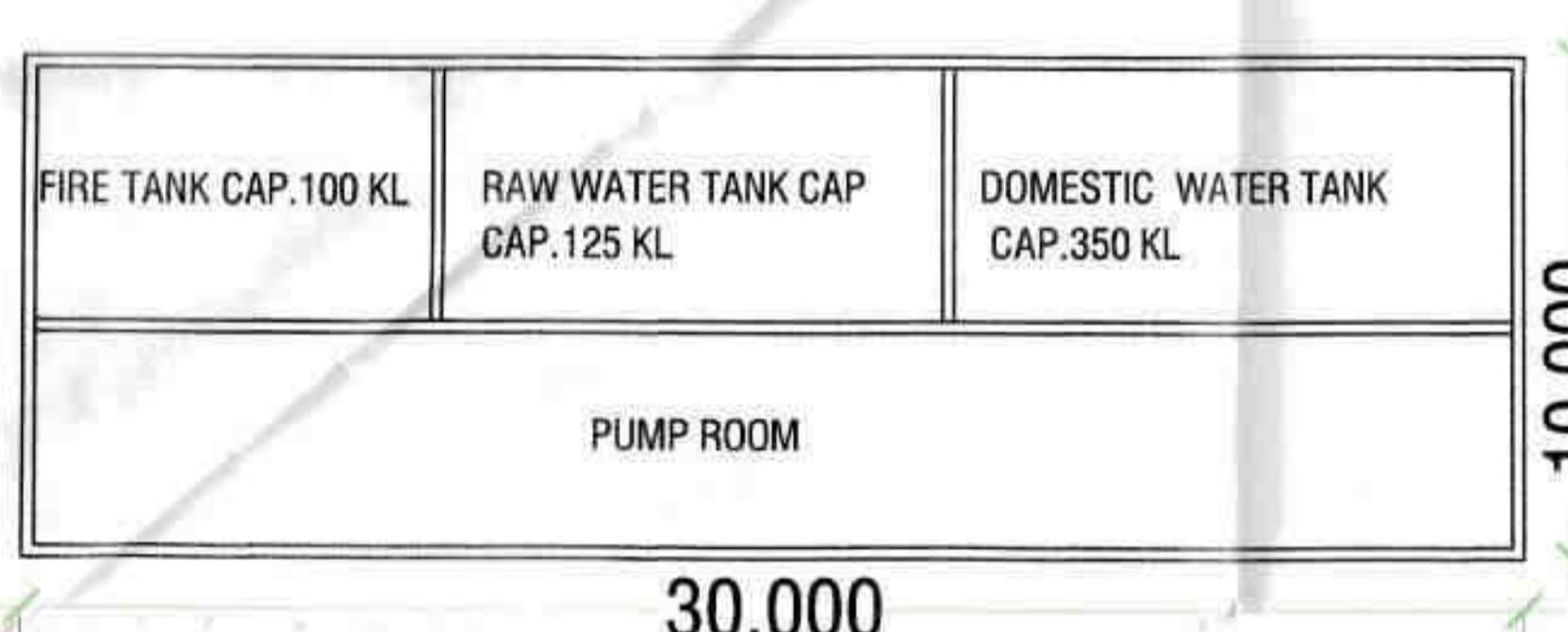
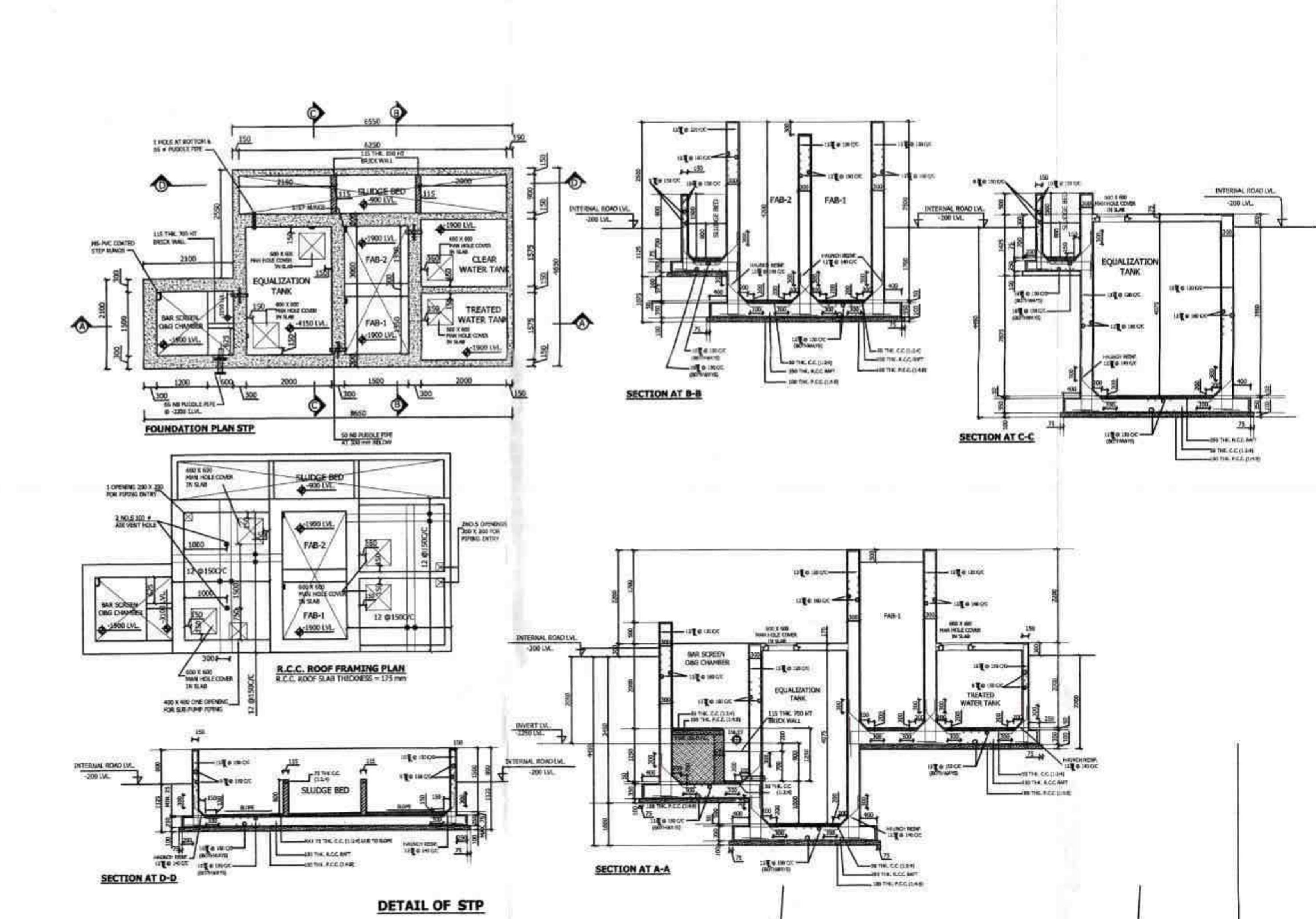
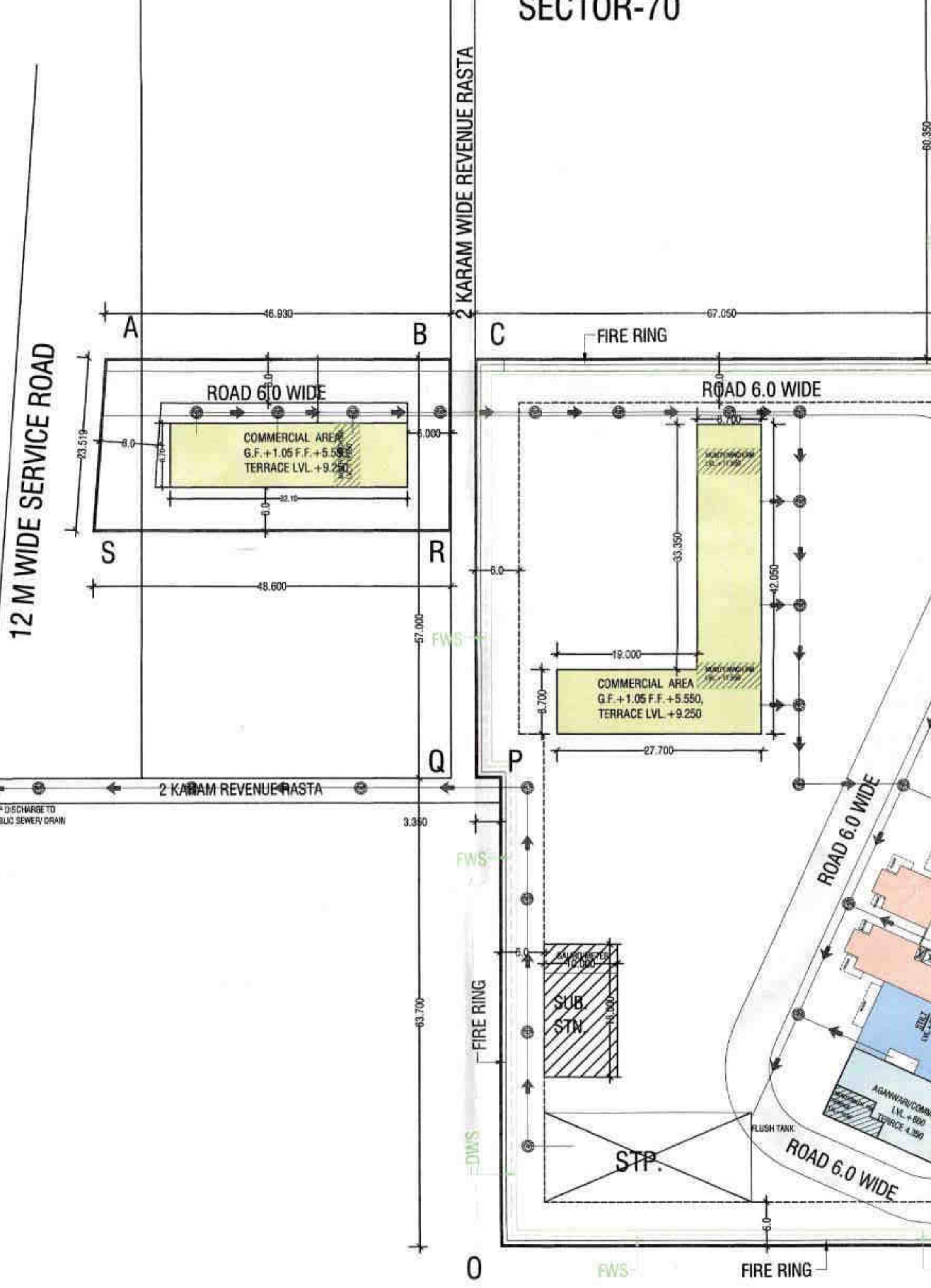
ARCHITECT'S  
**RAO AND ASSOCIATE**

PLANNERS ENGINEERS INTERIORS VALUERS  
 374 JUJUYO KHAJIPHAL, PHASE-4, SEC-18, GURGAON, HARYANA (INDIA)  
 Ph. (0124) - 2347706, 2347707 FAX 0124 - 2347707

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NOTE:- GATE & B/WALL AS PER STD. DESIGN



<b>LEGEND</b>	
	STORM WATER MANHOLE
	150 mm RCC STORM WATER PIPE
	SEWER MANHOLE
	300 DIA SEWAGE PIPE LINE
	RAIN WATER HARVESTING PIT 4X3M (TYPICAL)
	DOMESTIC WATER SUPPLY
	FLUSHING WATER SUPPLY
	150 mm M.S. FIRE RING