

Checked and found ok for Public Health (Primary) Services only subject to comments in forwarding letter No. 5/2023/19... D. 22/3/22

NOTES
1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. THE DRAWING IS NOT TO BE SCALED, ONLY DIMENSIONS TO BE FOLLOWED.
3. ALL DIMENSIONS SHALL BE CHECKED & CORRELATED WITH RELEVANT ARCHITECTURAL, STRUCTURAL & SERVICE DRAWINGS & ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECTS BEFORE COMMENCEMENT OF WORK AT SITE.

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY
AREA MEASURING 10.150 ACRES.
(LICENSE NO.111 OF 2011 DATED 16.12.2011)
IN SECTOR-39, DISTRICT-FARIDABAD
M/S RPS INTERNATIONAL IN COLLABORATION WITH M/S KRISHI MOTELS PVT.LTD.

Table with 2 columns: REVISIONS, and empty rows for recording changes.

CLIENT
M/S RPS INTERNATIONAL IN COLLABORATION WITH
M/S KRISHI MOTELS PVT.LTD.

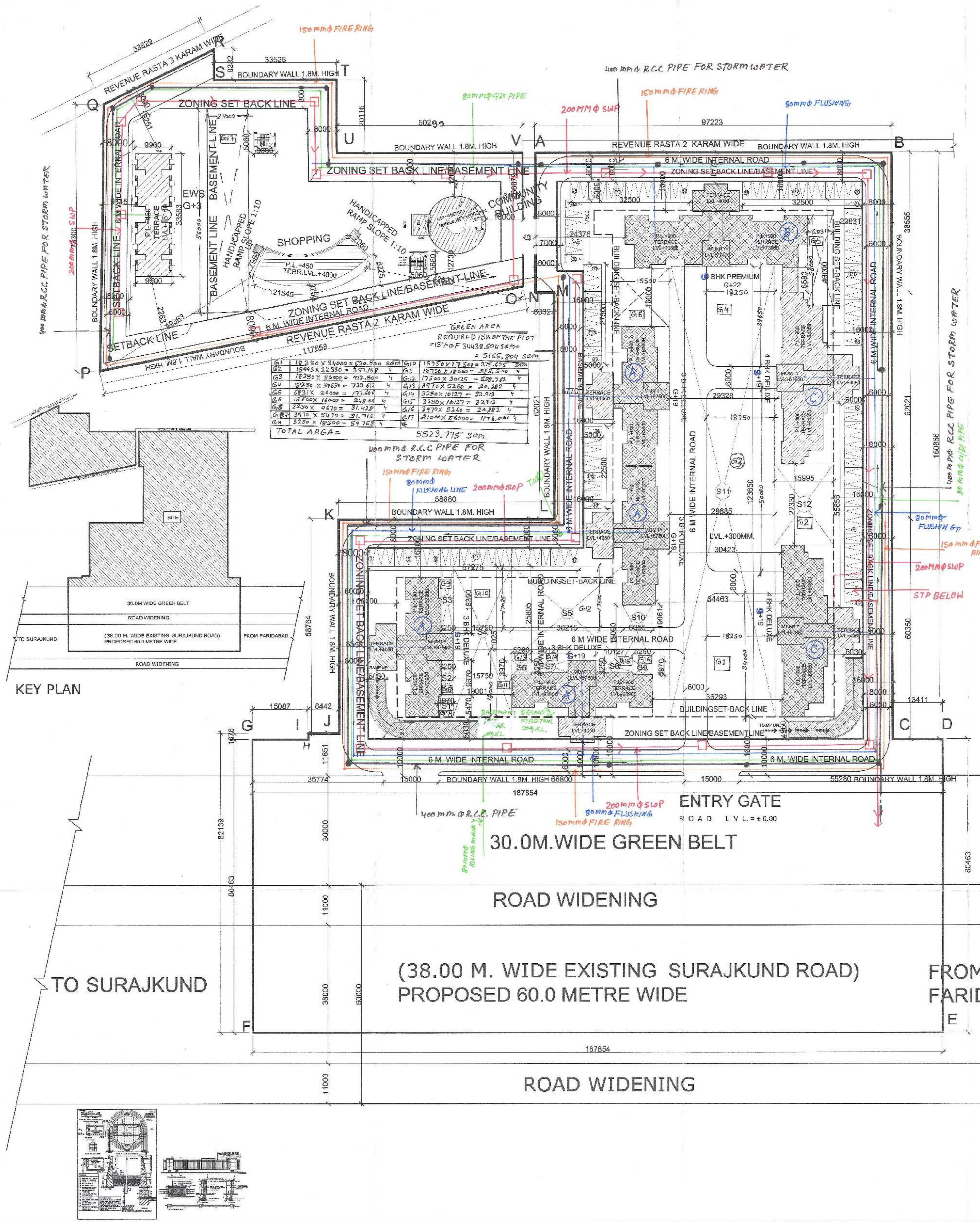
PROJECT TITLE
PROPOSED GROUP HOUSING COLONY
IN SECTOR-39, DISTRICT-FARIDABAD

Table with 2 columns: SHEET TITLE, DATE, DRAWING NO., SCALE, JOB NO., DRAWN BY.

ARCHITECTS:
DESIGN DYNAMICS INDIA PVT. LTD.
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS
108, VIJAY VIHAR, SILOKARA ROAD, SECTOR-30, GURGAON

OWNER'S SIG.
For Krishni Motels Pvt. Ltd.
Authorised Signatory

ARCHITECT'S SIG.
Signature and stamp of the architect.



DETAILS OF AREA STATEMENT
TOTAL AREA OF THE SITE=10.150 ACRES (41075.528 SQ.M.)
TOTAL PLOT OF AREA FOR F.A.R. PURPOSE=34438.694 SQ.M. (8.51 ACRES)
PERMISSIBLE F.A.R.=172% = 60244.075 SQ.M. (174.931%)
PROP. F.A.R. = 60244.075 SQ.M. (174.931%)
PERMISSIBLE SHOPPING AREA 0.5% = 72.193 SQ.M.
PROP. F.A.R. = 171.283 SQ.M. (0.497%)
PER. GROUND FLOOR COV. AREA=35% OF THE PLOT AREA = 12033.543 SQ.M.
AREA STATEMENT (TO BE COUNTED IN FAR):
GROUND FLOOR COV. AREA:
TOWER-1 (REF. DRG.-2,5,9)=1506.042 SQ.M.
COMMUNITY CENTRE (REF. DRG.-14)=477.516 SQ.M.
EWS (REF. DRG.-17)=294.074 SQ.M.
SHOPPING (REF. DRG.-15)=171.283 SQ.M.
FIRST FLOOR COV. AREA:
4BHK-2 (PREMIUM) (REF. DRG.-7)=594.113 SQ.M. SINGLE TOWER=594.113 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10)=474.095 SQ.M. X2 TOWER=948.19 SQ.M.
3BHK-2 (DELUXE) (REF. DRG.-4)=343.593 SQ.M. X4 TOWER=1374.372 SQ.M.
EWS (REF. DRG.-17)=294.074 SQ.M.
4BHK-2 (PREMIUM) (REF. DRG.-7) PERGOLA=13.932 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10) PERGOLA=13.977 SQ.M.
SECOND FLOOR COV. AREA:
4BHK-2 (PREMIUM) (REF. DRG.-7)=594.113 SQ.M. SINGLE TOWER=594.113 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10)=474.095 SQ.M. X2 TOWER=948.19 SQ.M.
3BHK-2 (DELUXE) (REF. DRG.-4)=343.593 SQ.M. X4 TOWER=1374.372 SQ.M.
EWS (REF. DRG.-17)=294.074 SQ.M.
4BHK-2 (PREMIUM) (REF. DRG.-7) PERGOLA=13.932 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10) PERGOLA=13.977 SQ.M.
3rd FLOOR COV. AREA:
4BHK-2 (PREMIUM) (REF. DRG.-7)=594.113 SQ.M. SINGLE TOWER=594.113 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10)=474.095 SQ.M. X2 TOWER=948.19 SQ.M.
3BHK-2 (DELUXE) (REF. DRG.-4)=343.593 SQ.M. X4 TOWER=1374.372 SQ.M.
EWS (REF. DRG.-17)=294.074 SQ.M.
4BHK-2 (PREMIUM) (REF. DRG.-7) PERGOLA=13.932 SQ.M.
4BHK-1 (DELUXE) (REF. DRG.-10) PERGOLA=13.977 SQ.M.
NET F.A.R. AREA = GROUND FLOOR + FIRST FLOOR + SECOND FLOOR + 3rd FLOOR + 4BHK (PREM.) 4th to 20th FLOOR + PENT HOUSES (4BHK PREMIUM-DELUXE)
=2448.915+3238.658+3238.658+3219.956+45362.757+2735.131=60244.075 SQ.M.
AREA FREE OF FAR):
TOTAL STILLT AREA (REF. DWG-2,5,9)=2371.021 SQ.M.
BASEMENT COV. AREA (REF. DWG-13A)=17836.411 SQ.M.
TOTAL COV. AREA=ACHIVED F.A.R. + STILLT AREA + BASEMENT AREA
=60244.075+2371.021+17836.411=80451.507 SQ.M.

OPEN SPACES AREA STATEMENT
S1=3.970X5.470=21.716 SQ.M.
S2=3.250X9.670=31.428 SQ.M.
S3=3.250X18.390=59.768 SQ.M.
S4=15.750X41.025=646.144 SQ.M.
S5=30.215X25.805=779.698 SQ.M.
S6=5.260X3.970=20.882 SQ.M.
S7=10.127X3.250=32.913 SQ.M.
S8=10.127X3.250=32.913 SQ.M.
S9=5.260X3.970=20.882 SQ.M.
S10=8.055X15.090=121.550 SQ.M.
S11=28.685X123.650=3446.90 SQ.M.
S12=15.995X22.330=375.168 SQ.M.
TOTAL=5589.962 SQ.M.

Table with 4 columns: NO. OF UNITS, UNIT TYPE, UNIT PRICE, TOTAL PARKING. Lists units for Tower 1, Tower 2, Tower 3, and Servant quarters.

OPEN PARKING AREA STATEMENT
P=55.855X5.00=279.275 SQ.M.
P1=40.00X5.00=200.00 SQ.M.
P2=32.500X5.00=162.500 SQ.M.
P3=32.500X5.00=162.500 SQ.M.
P4=17.500X5.00=87.500 SQ.M.
P5=27.500X5.00=137.500 SQ.M.
P6=22.500X5.00=112.500 SQ.M.
P7=57.275X5.00=286.375 SQ.M.
TOTAL=1428.150 SQ.M.

PER DENSITY 60PPA TO 250 PPA
PROP. DENSITY 60PPA TO 229.847 PPA
(1956 persons)

AREA STATEMENT OF PARKING
1 TOWER (4BHK PREMIUM) = 42 UNITS X 1 TOWER = 42 UNITS
1 TOWER (4BHK DELUXE) = 36 UNITS X 2 TOWER = 72 UNITS
1 TOWER (3BHK DELUXE) = 38 UNITS X 4 TOWER = 152 UNITS
TOTAL = 266 UNITS
TOTAL DWELLING UNITS + EWS UNITS = 266 + 47 = 313 UNITS
PARKING REQUIREMENT PER UNIT = 1.5 CARS PER UNIT
= 266 X 1.5 = 399 CARS
COVERED PARKING REQUIRED = 75% OF TOTAL PARKING
= 75% OF 399 CARS OR SAY = 300 CARS
OPEN PARKING REQUIRED = 399 - 300 = 99 CARS
TOTAL BASEMENT AREA FOR PARKING = 12446.796 SQ.M.
TOTAL AREA OF BASEMENT FOR PARKING (REF. DWG.-13) = 12446.796 SQ.M.
AREA REQUIRED FOR ONE CAR IN BASEMENT = 35.00 SQ.M.
THEREFORE TOTAL NO. OF CARS IN BASEMENT = 12446.796/35
= 355.623 CARS OR SAY = 355 CARS
TOTAL AREA OF 1 TO 7 TOWER STILLT FOR PARKING (REF. DWG.-1) = 2371.021 SQ.M.
AREA REQUIRED FOR ONE CAR IN STILLT AREA = 30.00 SQ.M.
THEREFORE TOTAL NO. OF CARS IN STILLT AREA = 2371.021/30
= 79.034 CARS OR SAY = 79 CARS
AREA REQUIRED FOR ONE CAR IN OPEN AREA = 25.00 SQ.M.
THEREFORE TOTAL NO. OF CARS IN OPEN AREA = 1428.150/25
= 57.126 CARS OR SAY = 57 CARS
TOTAL COVERED CAR PARKING = CARS IN BASEMENT + STILLTS + OPEN = 355 + 79 + 57 = 491 CARS