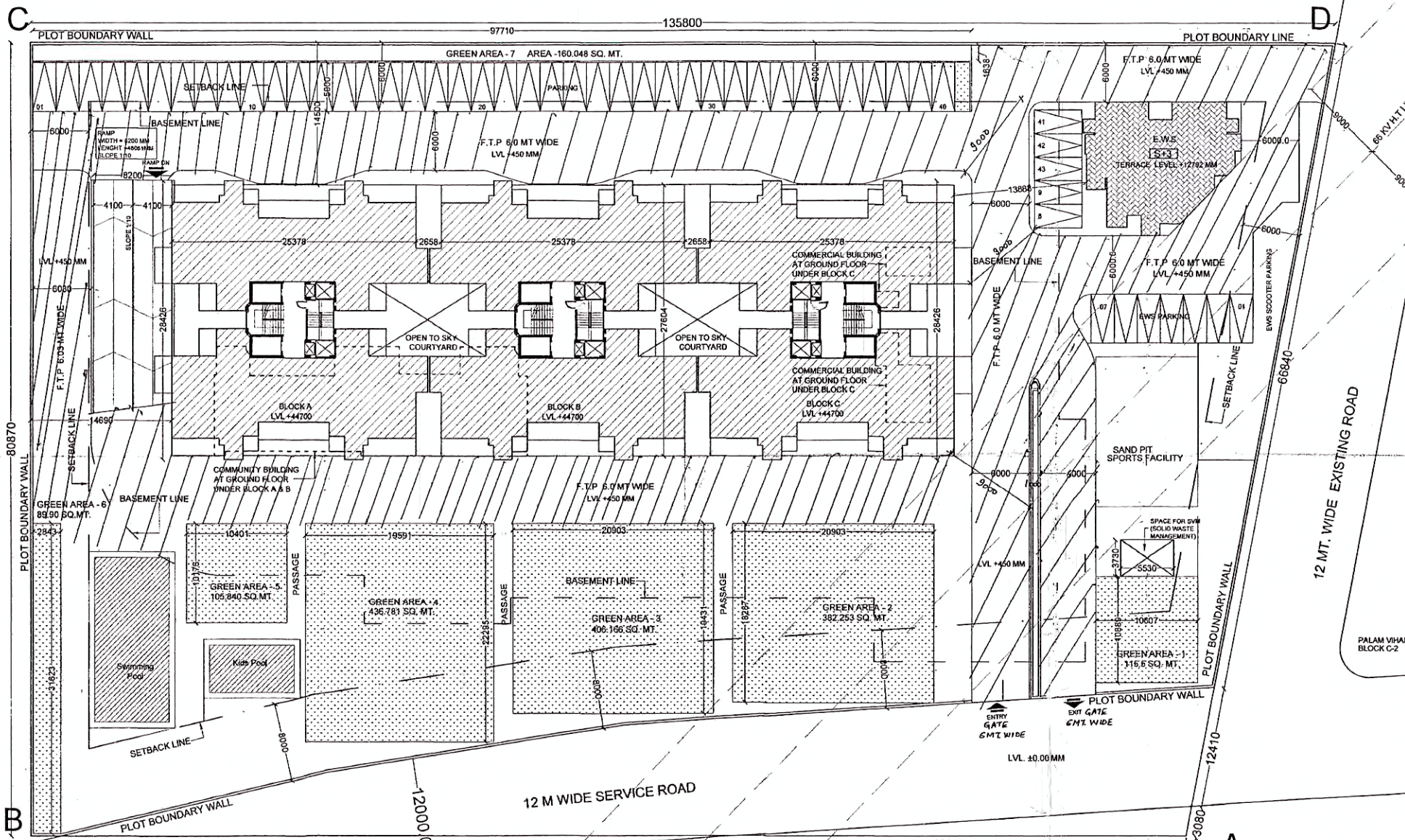


Architect (HO)
 Project Officer (H.O.)
 Sanjay Kumar
 Nishu Chandra
 Ravi Prakash
 Manish Jain



AREA STATEMENT										
PLOT AREA	10335.555 SQ.M	(RAM AVTAR BASSI)	2.5540 ACRES	(BALWANT SINGH)	SD(HQ)					
PERMISSIBLE GR. COVG 35%	3617.479 SQM									
PROPOSED GR. COVG	2228.968 SQM									
PERMISSIBLE FAR @ 175%	18087.396 SQM									
ADDITIONAL PERMISSIBLE FAR @ 3% FOR SOLID WASTE MANAGEMENT	310.070 SQM									
TOTAL PERMISSIBLE FAR (175% + 3%) = 178%	18397.466 SQM									
PERMISSIBLE AREA FOR COMMERCIAL @ 0.7%	51.878 SQM									
NET PERMISSIBLE FAR FOR HOUSING	18387.216	LESS COMMERCIAL COMPONENT	51.878	=	18345.788 SQM					
TOTAL PROPOSED FAR	18397.393 SQM	OR	177.999 %							
PERMISSIBLE DENSITY MAXIMUM	300 PPA	768.200 PERS.								
PERMISSIBLE DENSITY MINIMUM	100 PPA	256.400 PERS.								
MINIMUM GREEN AREA REQU. 15%	1550.348 SQM									
PROPOSED GREEN AREA	1696.488 SQM									
COVERD AREA DETAIL										
	BLOCK-A SQM (2 BHK)	BLOCK-B SQM (2 BHK)	BLOCK-C SQM (2BHK)	EWS BLOCK SQM	COMMUNITY BUILDING	COMMERCIAL	TOTAL SQM			
GROUND COVERAGE	2078.738			152.228		2228.966	21.57%			
STILT AREA (PARKING) NON F.A.R.	1464.110			78.312		1542.422				
F.A.R. DETAIL										
	0 UNIT STILT	0 UNIT STILT	0 UNIT STILT	3 UNIT STILT						
GROUND FLOOR	142.276	84.828	84.828	73.916	306.487	51.664				
1ST FLOOR	483.957	492.951	483.957	144.100						
2ND FLOOR	474.963	474.963	474.963	144.100						
3RD FLOOR	474.963	474.963	474.963	144.100						
4TH FLOOR	474.963	474.963	474.963	144.100						
5TH FLOOR	433.957	492.951	483.957	0.000						
6TH FLOOR	433.957	492.951	483.957	0.000						
7TH FLOOR	474.963	474.963	474.963	0.000						
8TH FLOOR	474.963	474.963	474.963	0.000						
9TH FLOOR	483.957	492.951	483.957	0.000						
10TH FLOOR	433.957	492.951	483.957	0.000						
11TH FLOOR	474.963	474.963	474.963	0.000						
12TH FLOOR	474.963	474.963	474.963	0.000						
TOTAL F.A.R.	5878.352	5874.322	5823.352	506.216	306.487	51.664	18397.393			
MUMTY MACHINE ROOM (NON F.A.R.)				14.968				314.797		
(BASEMENT) (NON F.A.R.)	99.943	99.943	99.943					52786.476	5591.273	
TOTAL NON FAR AREA								84800.973	25481.01	
TOTAL BUILT-UP AREA = FAR + NON FAR AREA										

FROM SECTOR - 5

12 M WIDE SERVICE ROAD

30 MT. WIDE ROAD

TO SECTOR - 23

PARKING REQUIRED = 1.5 ECS X NO. OF MAIN DUS = 1.5 X 128 = 207 ECS
MIN. COVD. PARKING REQ. @ 75 % = 155.25 ECS SAY 155 ECS
MIN OPEN PARKING REQ. @ 25 % = 51.75 ECS SQY 52 ECS
MIN. EWS PARKING @ 5 % OF TOTAL PARKING = 207 X .05 = 10.35 ECS SAY 11 ECS
PROVISION FOR OPEN PARKING
TOTAL OPEN PARKING PROVIDED = (43 + 9) = 52 CARS
EWS OPEN PARKING PROVIDED = 9 CARS
TOTAL AREA UNDER ROAD & PARKING = 2063.165 SQMT.
OPEN PARKING PER ECS = 2063.165 SQMT. / 52 = 39.676 SQMT/ECS
PROVISION FOR COVD. PARKING
STILT PARKING = 1542.422 SQMT / 30 = 51.41 ECS SAY 51 ECS
BASEMENT PARKING = 4485.959 SQMT / 35 = 128 ECS
TOTAL COVD. PARKING PROVIDED = 28 + 128 = 156 CARS
TOTAL PARKING PROVIDED = 52 + 156 = 208 CARS
TOTAL COVD. + OPEN PARKING PROVIDED FOR EWS = 2 + 9 = 11 CARS
TOTAL COVD. + OPEN PARKING PROVIDED FOR MAIN DU = 154 + 43 = 197 CARS

NO. ON MAIN DUS PROVIDED IN BLOCK - A = 48 DUS
NO. ON MAIN DUS PROVIDED IN BLOCK - B = 42 DUS
NO. ON MAIN DUS PROVIDED IN BLOCK - C = 48 DUS
TOTAL NO. ON MAIN DUS PROVIDED = 138 DUS
NO OF EWS REQUIRED = 15% OF MAIN DUS = .15 X 138 = 20.7 SAY 24
NO OF EWS PROVIDED = 24 UNITS
TOTAL NO. OF DUS = 138 + 24 = 162 UNITS
NO. OF SERVANT ROOM REQUIRED = 10% OF TOTAL NO. OF DWELLING UNITS = 138 X .1 = 13.8 SAY 14 NOS.
NO. OF SERVANT ROOMS PROVIDED = 14 NOS.
DENSITY - 100 PPA - 309PPA
TOTAL DENSITY = 138 X 5 + 24 X 2 + 14 X 2 = 766 PERSONS
DENSITY ACHIEVED = 766 / 2.554 PPA = 299.92 PPA

GREEN AREA STATEMENT			
GREEN AREA - 1	10.607 X 10.889	115.5 SQMT.	
GREEN AREA - 2	20.903 X 18.287	382.253 SQMT.	
GREEN AREA - 3	20.903 X 19.431	406.166 SQMT.	
GREEN AREA - 4	19.591 X 22.295	436.781 SQMT.	
GREEN AREA - 5	10.401 X 10.176	105.840 SQMT.	
GREEN AREA - 6	2.843 X 31.823	89.90 SQMT.	
GREEN AREA - 7	97.710 X 1.638	160.048 SQMT.	
GREEN AREA PROPOSED =	1696.488 SQMT	16.414 %	

DWELLING UNIT CALCULATIONS

BLOCK	A (S+12)	B (S+12)	C (S+12)	EWS (S+12)
GR. FL	NIL	NIL	NIL	3
1ST FL	4	4	4	7
2ND FL	4	4	4	7
3RD FL	4	4	4	7
4TH FL	4	3	4	--
5TH FL	4	4	4	--
6TH FL	4	4	4	--
7TH FL	4	3	4	--
8TH FL	4	3	4	--
9TH FL	4	4	4	--
10TH FL	4	4	4	--
11TH FL	4	3	4	--
12TH FL	4	2	4	--
TOTAL	48	42	48	24

SERVANT UNIT CALCULATIONS

BLOCK	A (S+12)	B (S+12)	C (S+12)
GR. FL	0	0	0
1ST FL	0	0	0
2ND FL	2	0	2
3RD FL	2	0	2
4TH FL	0	1	0
5TH FL	0	0	0
6TH FL	0	0	0
7TH FL	0	1	0
8TH FL	0	1	0
9TH FL	0	0	3
10TH FL	0	0	3
11TH FL	0	1	0
12TH FL	0	2	0
TOTAL	04	06	04

PROJECT TITLE
 REVISED BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR - 3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

SCALE NTS
 DATE AUG. 2017
 DEALT NAKUL CHECKED MJ

ARCHITECT
 MANISH JAIN ASSOCIATES
 URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
 A-6, GREATER KAILASH PART-1, NEW DELHI-110048, INDIA
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ARCHITECT'S SIGN

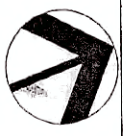
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 (Internal) Service only...
 forwarding letter...
 15/4/17

MANISH JAIN
 B. ARCH. CA/91-13662

APPLICANT'S SIGN

For SANTUR REALTORS PVT. LTD.

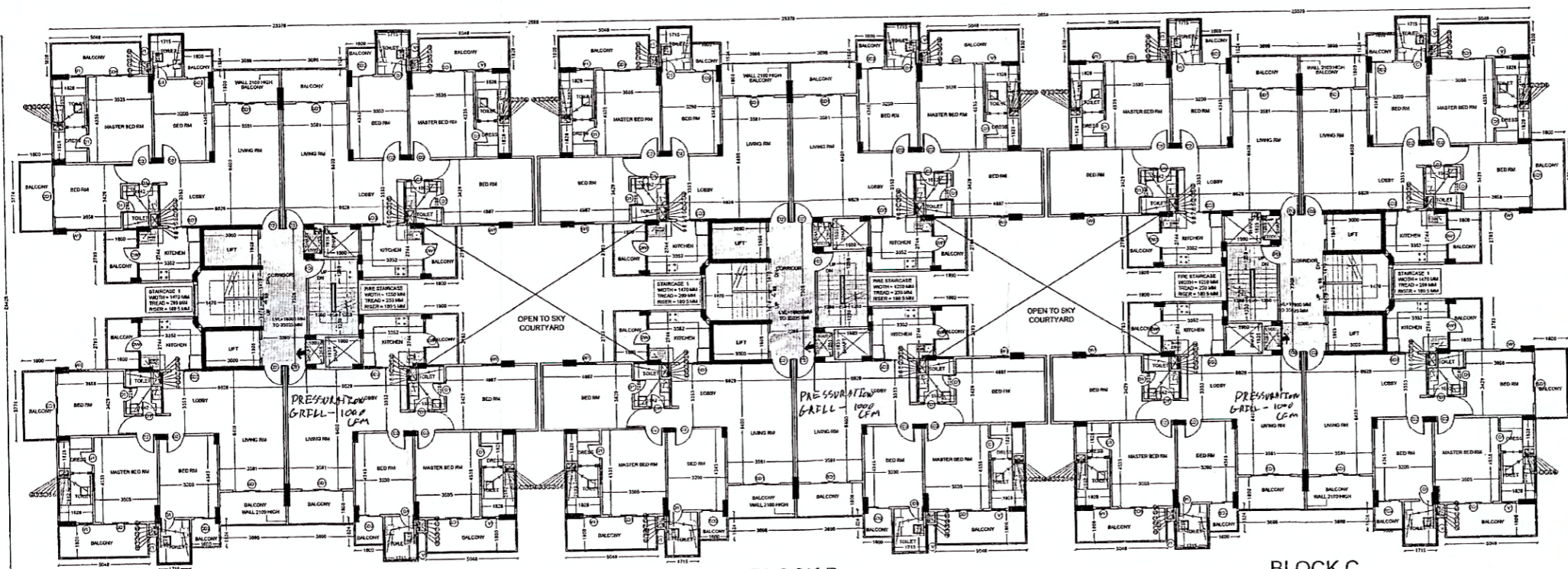
Director



12.51K-6

SUBMISSION DRAWING DRG. NO.
 DRAWING TITLE FLOOR PLANS - 5TH, 6TH, 9TH & 10TH
 (BLOCKS - A, B AND C) S-07

Architect (HQA)
 Urban Local Bodies Dept.
 Haryana, Panchkula



BLOCK A

BLOCK B

BLOCK C

PLAN AT 5TH, 6TH, 9TH & 10TH FL

DOORS & WINDOWS SCHEDULE

TYPE	SILL (MM)	LINTEL (MM)	WIDTH (MM)
D1	0.00	2134	762
D2	0.00	2134	990
SD1	0.00	2438	2134
SD2	0.00	2438	1150
SD3	0.00	2438	1700
W1	914	2134	914
V1	1371	2580	762

5TH, 6TH, 9TH & 10TH FL. F.A.R. CALCULATION - BLOCK A

NO	SHAPE	A	B	H	N	NO	AREA
1	RECTANGLE	1.80	X	5.00	4	11.85 SQM	
2	RECTANGLE	2.40	X	0.75	4	7.20 SQM	
3	RECTANGLE	2.70	X	1.74	2	9.37 SQM	
4	RECTANGLE	1.80	X	1.94	4	13.99 SQM	
5	RECTANGLE	4.55	X	0.30	2	2.73 SQM	
6	RECTANGLE	0.43	X	0.70	2	0.60 SQM	
7	RECTANGLE	0.45	X	0.20	2	0.18 SQM	
8	RECTANGLE	4.87	X	0.30	2	2.92 SQM	
9	RECTANGLE	1.20	X	1.69	2	4.03 SQM	
10	RECTANGLE	3.36	X	0.80	2	5.38 SQM	
11	TRIANGLE	0.50	0.20	0.35	2	0.07 SQM	
12	RECTANGLE	3.07	X	1.00	2	6.14 SQM	
13	RECTANGLE	2.90	X	3.08	1	8.93 SQM	
14	RECTANGLE	2.50	X	1.74	2	8.64 SQM	
15	RECTANGLE	7.92	X	0.51	2	8.05 SQM	
TOTAL						91.89 SQM	

5TH, 6TH, 9TH & 10TH FL. F.A.R. CALCULATION - BLOCK B

NO	SHAPE	A	B	H	N	NO	AREA
1	RECTANGLE	1.80	X	1.85	4	13.32 SQM	
2	RECTANGLE	2.40	X	0.75	4	7.20 SQM	
3	RECTANGLE	2.70	X	1.54	2	8.16 SQM	
4	RECTANGLE	1.80	X	1.94	4	13.99 SQM	
5	RECTANGLE	1.80	X	0.30	2	1.08 SQM	
6	RECTANGLE	0.43	X	0.70	2	0.60 SQM	
7	RECTANGLE	0.45	X	0.20	2	0.18 SQM	
8	RECTANGLE	4.87	X	0.30	2	2.92 SQM	
9	RECTANGLE	1.20	X	1.69	2	4.03 SQM	
10	RECTANGLE	3.36	X	0.80	2	5.38 SQM	
11	TRIANGLE	0.50	0.20	0.35	2	0.07 SQM	
12	RECTANGLE	3.07	X	1.00	2	6.14 SQM	
13	RECTANGLE	2.90	X	3.08	1	8.93 SQM	
14	RECTANGLE	2.50	X	1.74	2	8.64 SQM	
15	RECTANGLE	7.92	X	0.51	2	8.05 SQM	
TOTAL						91.89 SQM	

5TH, 6TH, 9TH & 10TH FL. F.A.R. CALCULATION - BLOCK C

NO	SHAPE	A	B	H	N	NO	AREA
1	RECTANGLE	1.80	X	1.85	4	13.32 SQM	
2	RECTANGLE	2.40	X	0.75	4	7.20 SQM	
3	RECTANGLE	2.70	X	1.54	2	8.16 SQM	
4	RECTANGLE	1.80	X	1.94	4	13.99 SQM	
5	RECTANGLE	1.80	X	0.30	2	1.08 SQM	
6	RECTANGLE	0.43	X	0.70	2	0.60 SQM	
7	RECTANGLE	0.45	X	0.20	2	0.18 SQM	
8	RECTANGLE	4.87	X	0.30	2	2.92 SQM	
9	RECTANGLE	1.20	X	1.69	2	4.03 SQM	
10	RECTANGLE	3.36	X	0.80	2	5.38 SQM	
11	TRIANGLE	0.50	0.20	0.35	2	0.07 SQM	
12	RECTANGLE	3.07	X	1.00	2	6.14 SQM	
13	RECTANGLE	2.90	X	3.08	1	8.93 SQM	
14	RECTANGLE	2.50	X	1.74	2	8.64 SQM	
15	RECTANGLE	7.92	X	0.51	2	8.05 SQM	
TOTAL						91.89 SQM	

(RAMAVTAR BASS) A.D.
 (BALWANT SINGH) SD(HQ)

MANISH JAIN
 B. ARCH. CA/91-13662

LEGEND

S.No	PIPE	Ø
1	WP 100 Ø SOIL & VENT PIPE HCI	100Ø
2	VP 100 Ø WASTE & VENT PIPE HCI	100Ø
3	SP ANTI SIPHONAGE PIPE HCI	100Ø
4	RWP 200/ 150/ 100 Ø	100Ø
5	GI PIPE DOWN(DOMESTIC)- DN TAKE	50/42/20/ 25/20/Ø
6	GI PIPE DOWN TREATED- DN TAKE	50/42/20/ 25/20/Ø
7	GI PIPE RISER (DOMESTIC)- UP	50Ø UP
8	GI PIPE RISER TREATED-UP	50Ø UP
9	HOT WATER SUPPLY	40Ø

PROJECT TITLE
 REVISED BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR -3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

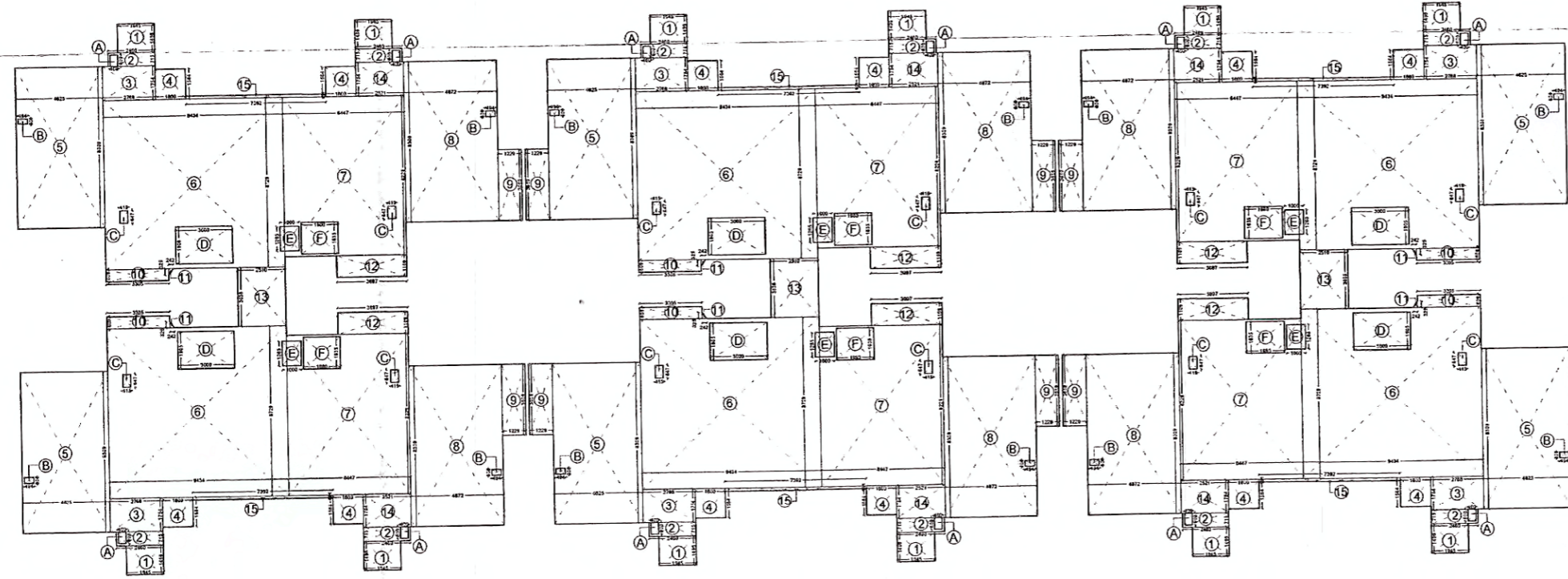
SCALE: NTS
 DATE: AUG. 2017
 DEALT: NAKUL CHECKED: MJ

ARCHITECT: MANISH JAIN ASSOCIATES

URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
 A : E-6, GREATER KAILASH PART-1, NEW DELHI-110048, INDIA
 T : +91 11 46548102 / 46548103 | F : +91 11 46548104 | E : manishjain@sho.com

ARCHITECT'S SIGN
 HUDA, Panchkula.
 MANISH JAIN
 B. ARCH. CA/91-13662

APPLICANT'S SIGN
 For SANTUR REALTORS PVT. LTD.
 Director



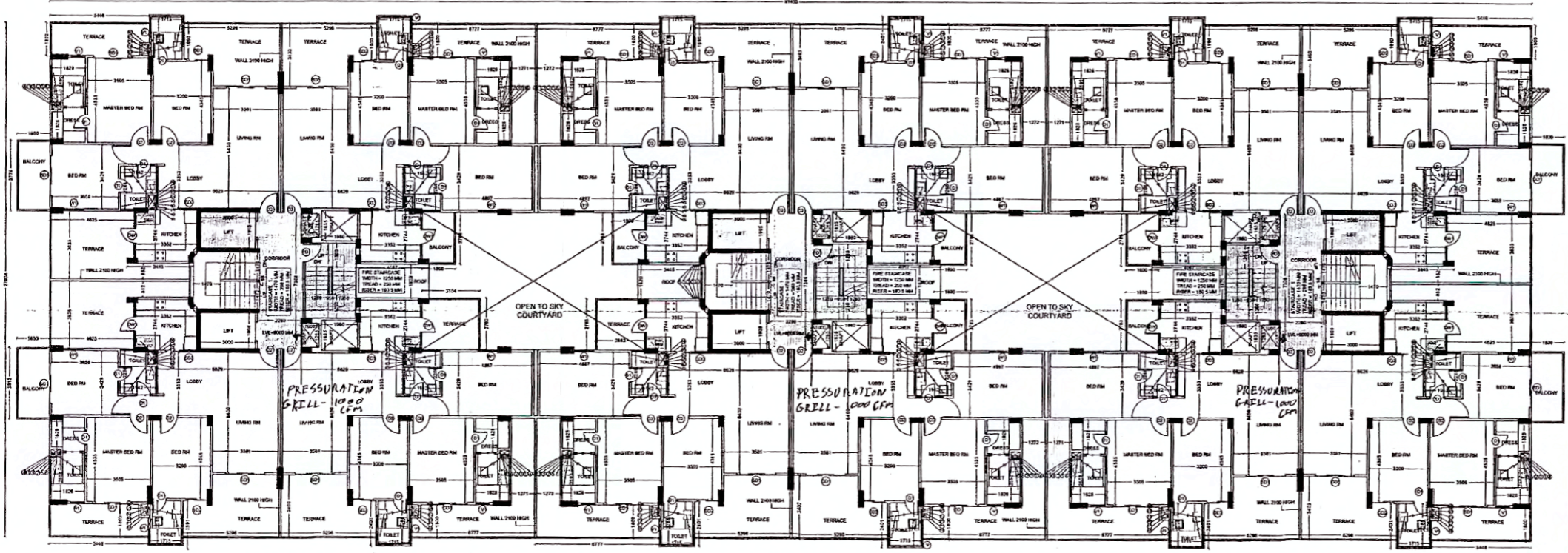
AREA PLAN - BLOCK A

AREA PLAN - BLOCK B

AREA PLAN - BLOCK C

Architect (HQ)
Fire Officer (H.O.)
Urban Local Bodies Dept.
Haryana, Panchkula

(RAMAVAR BASSI) A.D.
(BALWANT SINGH) SD(HQ)



BLOCK A

BLOCK B

BLOCK C

PLAN AT 1ST FL

DOORS & WINDOWS SCHEDULE

TYPE	SILL (MM)	LINTEL (MM)	WIDTH (MM)
D1	0.00	2134	762
D2	0.00	2134	990
SD1	0.00	2438	2134
SD2	0.00	2438	1150
SD3	0.00	2438	1700
W1	914	2134	914
V1	1371	2690	762

1ST FLOOR CALCULATION - BLOCK A

NO	SHAPE	A	B	H	NOES
1	RECTANGLE	1.98	1.66	4	11.835 SQM
2	RECTANGLE	2.45	1.715	4	7.035 SQM
3	RECTANGLE	2.78	1.754	2	8.715 SQM
4	RECTANGLE	1.09	1.984	4	10.015 SQM
5	RECTANGLE	4.55	1.839	2	7.895 SQM
6	RECTANGLE	3.44	1.879	2	9.445 SQM
7	RECTANGLE	6.42	1.879	2	16.105 SQM
8	RECTANGLE	4.97	1.839	2	10.905 SQM
9	RECTANGLE	1.79	1.363	2	8.945 SQM
10	RECTANGLE	3.46	1.839	2	10.905 SQM
11	TRIANGULAR	3.58	0.362	1	0.925 SQM
12	RECTANGLE	3.09	1.190	2	8.075 SQM
13	RECTANGLE	3.19	1.369	1	7.635 SQM
14	RECTANGLE	2.01	1.754	2	8.845 SQM
15	RECTANGLE	2.92	1.156	2	8.845 SQM
16	RECTANGLE	2.92	1.811	2	7.225 SQM
TOTAL					109.81 SQM
LESS AREA					
A	RECTANGLE	0.42	1.811	4	6.925 SQM
B	RECTANGLE	0.41	1.811	4	6.925 SQM
C	RECTANGLE	0.41	1.811	4	6.925 SQM
D	RECTANGLE	3.00	1.165	2	11.435 SQM
E	RECTANGLE	1.76	1.700	2	7.345 SQM
F	RECTANGLE	1.58	1.165	2	8.425 SQM
TOTAL					33.915 SQM
NET FLOOR					143.905 SQM

MANISH JAIN
B. ARCH. CA/91-13662

LEGEND

S.No.	PIPE	Ø
1	WP 100 Ø SOIL & VENT PIPE HCI	100Ø
2	VP 100 Ø WASTE & VENT PIPE HCI	100Ø
3	SP ANTI SIPHONAGE PIPE HCI	100Ø
4	RWP 200/150 100 Ø	100Ø
5	GI PIPE DOWN(DOMESTIC)- DN TAKE	50/42/36/25/20 Ø
6	GI PIPE DOWN TREATED- DN TAKE	50/42/36/25/20 Ø
7	GI PIPE RISER (DOMESTIC)- UP	50Ø UP
8	GI PIPE RISER TREATED-UP	50Ø UP
9	HOT WATER SUPPLY	40Ø

PROJECT TITLE
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR -3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

SCALE NTS
DATE AUG. 2017
DEALT NAKUL CHECKED MJ

ARCHITECT
MANISH JAIN ASSOCIATES

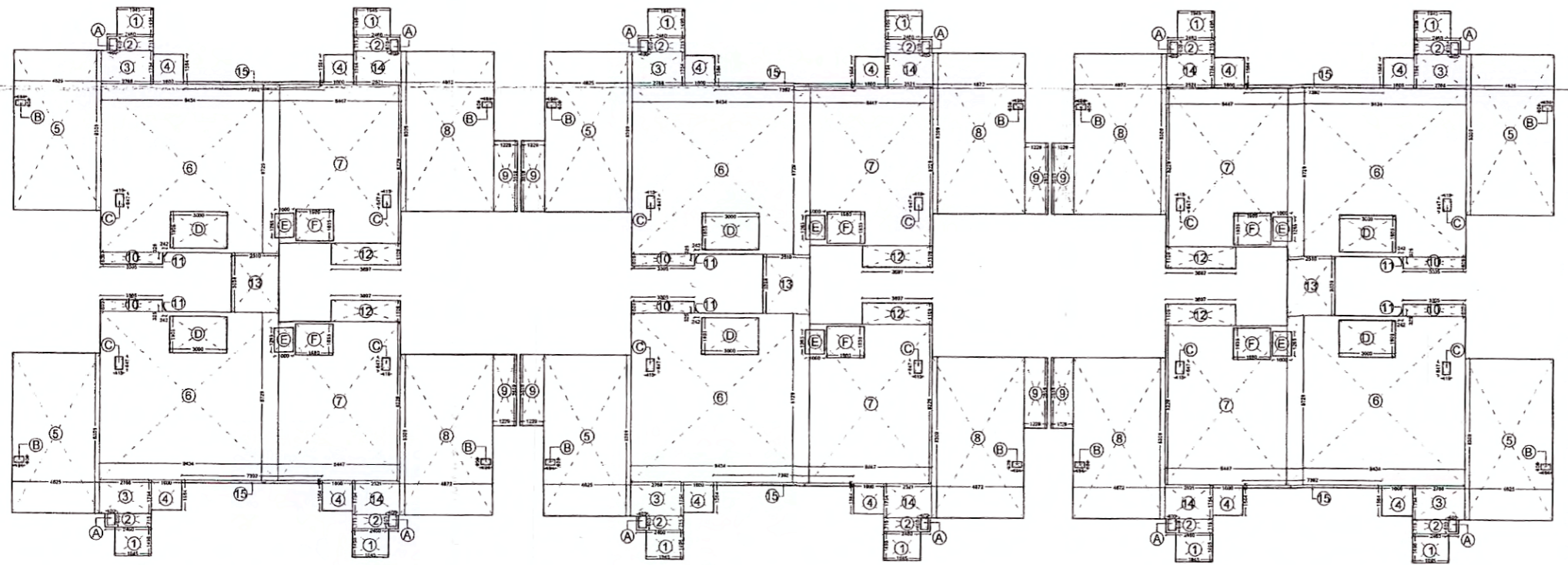
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T : +91.11.46548102 / 46548103
(Internal) Service only subject to comments in forwarding letter No-SE/HQ/134744/19/15

Supertending Engineer (H.O.)
ARCHITECT'S SIGNATURE, Panchkula

MANISH JAIN
B. ARCH. CA/91-13662

APPLICANT'S SIGN

For SANTUR REALTORS PVT. LTD.
Director



AREA PLAN - BLOCK A

AREA PLAN - BLOCK B

AREA PLAN - BLOCK C

1ST FLOOR CALCULATION - BLOCK B

NO	SHAPE	A	B	H	NOES
1	RECTANGLE	1.60	1.60	4	11.520 SQM
2	RECTANGLE	2.40	1.715	4	7.035 SQM
3	RECTANGLE	2.78	1.754	2	8.715 SQM
4	RECTANGLE	1.09	1.984	4	10.015 SQM
5	RECTANGLE	4.55	1.839	2	7.895 SQM
6	RECTANGLE	3.44	1.879	2	9.445 SQM
7	RECTANGLE	6.42	1.879	2	16.105 SQM
8	RECTANGLE	4.97	1.839	2	10.905 SQM
9	RECTANGLE	1.79	1.363	2	8.945 SQM
10	RECTANGLE	3.46	1.839	2	10.905 SQM
11	TRIANGULAR	3.58	0.362	1	0.925 SQM
12	RECTANGLE	3.09	1.190	2	8.075 SQM
13	RECTANGLE	3.19	1.369	1	7.635 SQM
14	RECTANGLE	2.01	1.754	2	8.845 SQM
15	RECTANGLE	2.92	1.156	2	8.845 SQM
16	RECTANGLE	2.92	1.811	2	7.225 SQM
TOTAL					109.81 SQM
LESS AREA					
A	RECTANGLE	0.40	1.811	4	6.925 SQM
B	RECTANGLE	0.41	1.811	4	6.925 SQM
C	RECTANGLE	0.41	1.811	4	6.925 SQM
D	RECTANGLE	3.00	1.165	2	11.435 SQM
E	RECTANGLE	1.76	1.700	2	7.345 SQM
F	RECTANGLE	1.58	1.165	2	8.425 SQM
TOTAL					33.915 SQM
NET FLOOR					143.905 SQM

1ST FLOOR CALCULATION - BLOCK C

NO	SHAPE	A	B	H	NOES
1	RECTANGLE	1.60	1.60	4	11.520 SQM
2	RECTANGLE	2.40	1.715	4	7.035 SQM
3	RECTANGLE	2.78	1.754	2	8.715 SQM
4	RECTANGLE	1.09	1.984	4	10.015 SQM
5	RECTANGLE	4.55	1.839	2	7.895 SQM
6	RECTANGLE	3.44	1.879	2	9.445 SQM
7	RECTANGLE	6.42	1.879	2	16.105 SQM
8	RECTANGLE	4.97	1.839	2	10.905 SQM
9	RECTANGLE	1.79	1.363	2	8.945 SQM
10	RECTANGLE	3.46	1.839	2	10.905 SQM
11	TRIANGULAR	3.58	0.362	1	0.925 SQM
12	RECTANGLE	3.09	1.190	2	8.075 SQM
13	RECTANGLE	3.19	1.369	1	7.635 SQM
14	RECTANGLE	2.01	1.754	2	8.845 SQM
15	RECTANGLE	2.92	1.156	2	8.845 SQM
16	RECTANGLE	2.92	1.811	2	7.225 SQM
TOTAL					109.81 SQM
LESS AREA					
A	RECTANGLE	0.40	1.811	4	6.925 SQM
B	RECTANGLE	0.41	1.811	4	6.925 SQM
C	RECTANGLE	0.41	1.811	4	6.925 SQM
D	RECTANGLE	3.00	1.165	2	11.435 SQM
E	RECTANGLE	1.76	1.700	2	7.345 SQM
F	RECTANGLE	1.58	1.165	2	8.425 SQM
TOTAL					33.915 SQM
NET FLOOR					143.905 SQM

10-510-6

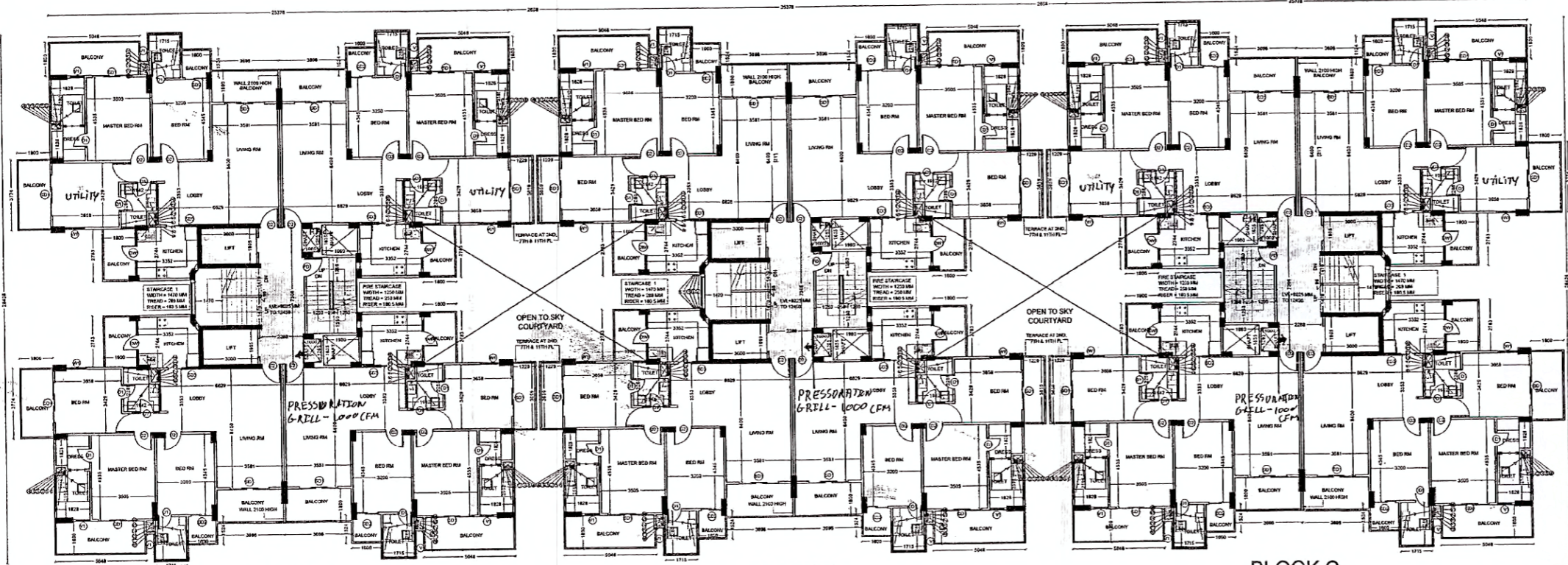
SUBMISSION DRAWING
DRAWING TITLE
FLOOR PLANS - 2ND & 3RD
(BLOCKS - A, B AND C)

DRG. NO.
S-05

Architect (HQ)
Sh. Virender Kumar (Pvt. Ld.)
Local Offices Delhi
Maryana, Panchkula

(KAM AVIAR BASSI) A.D.
(BALVANT SINGH) SD(HQ)

MANISH JAIN
B. ARCH. CA/91-13662



BLOCK A
BLOCK B
BLOCK C
PLAN AT 2ND AND 3RD FL

DOORS & WINDOWS SCHEDULE

TYPE	SILL (MM)	LINTEL (MM)	WIDTH (MM)
D1	0.00	2134	762
D2	0.00	2134	990
SD1	0.00	2438	2134
SD2	0.00	2438	1150
SD3	0.00	2438	1700
W1	914	2134	914
V1	1371	2590	762

2ND & 3RD FL F.A.R. CALCULATION - BLOCK A

NO	SHAPE	A	B	H	NO	AREA	
1	RECTANGLE	1.915	X	1.408	4	11.830 SQM	
2	RECTANGLE	2.408	X	0.775	4	2.979 SQM	
3	RECTANGLE	2.778	X	1.154	2	6.770 SQM	
4	RECTANGLE	1.600	X	1.054	4	10.205 SQM	
5	RECTANGLE	4.425	X	0.309	2	7.848 SQM	
6	RECTANGLE	0.404	X	0.729	2	1.468 SQM	
7	RECTANGLE	0.447	X	0.229	2	1.010 SQM	
8	RECTANGLE	4.872	X	0.309	2	9.095 SQM	
9	RECTANGLE	3.355	X	0.888	2	4.025 SQM	
10	RT ANG TRIANGLE	0.508	0.242	X	0.255	2	0.070 SQM
11	RECTANGLE	3.627	X	1.159	2	8.200 SQM	
12	RECTANGLE	2.513	X	3.038	1	7.625 SQM	
13	RECTANGLE	2.571	X	1.754	2	8.844 SQM	
14	RECTANGLE	7.385	X	0.151	2	2.220 SQM	
TOTAL						48.834 SQM	

LEGEND

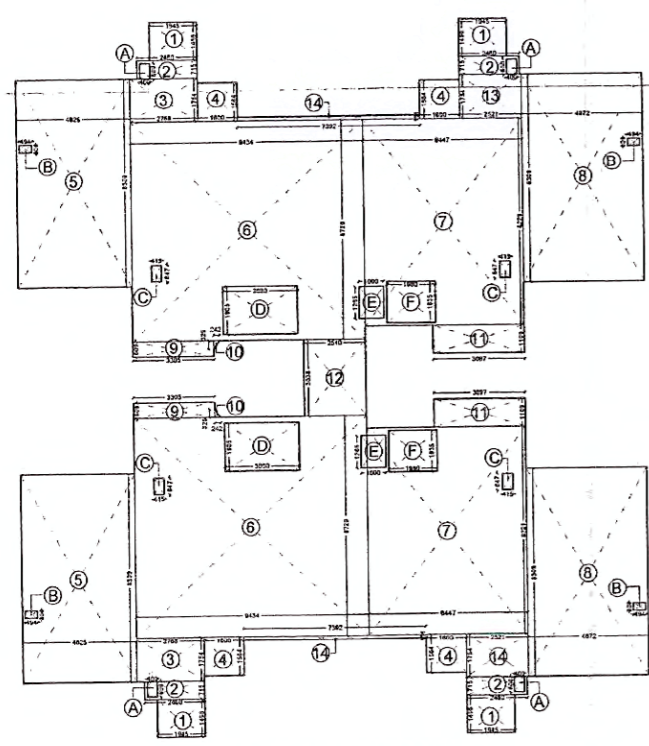
S.No	PIPE	Ø
1	WP 100 Ø SOIL & VENT PIPE HCI	100Ø
2	VP 100 Ø WASTE & VENT PIPE HCI	100Ø
3	SP ANTI SIPHONAGE PIPE HCI	100Ø
4	RWP 200/150/100 Ø	100Ø
5	GI PIPE DOWN(DOMESTIC)- DN TAKE	50/42/38/25/20/Ø
6	GI PIPE DOWN TREATED- DN TAKE	50/42/38/25/20/Ø
7	GI PIPE RISER (DOMESTIC)- UP	50Ø UP
8	GI PIPE RISER TREATED-UP	50Ø UP
9	HOT WATER SUPPLY	40Ø

2ND & 3RD FL F.A.R. CALCULATION - BLOCK B

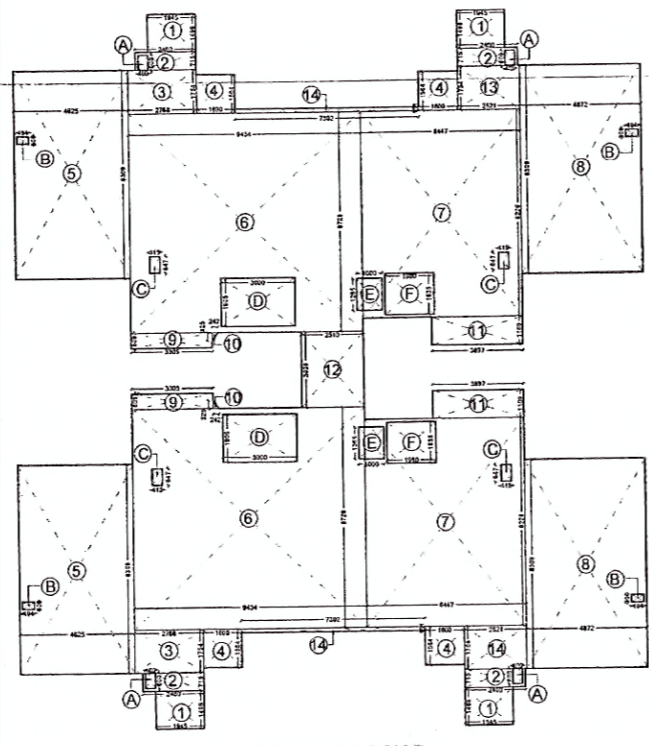
NO	SHAPE	A	B	H	NO	AREA	
1	RECTANGLE	1.915	X	1.408	4	11.830 SQM	
2	RECTANGLE	2.408	X	0.775	4	2.979 SQM	
3	RECTANGLE	2.778	X	1.154	2	6.770 SQM	
4	RECTANGLE	1.600	X	1.054	4	10.205 SQM	
5	RECTANGLE	4.425	X	0.309	2	7.848 SQM	
6	RECTANGLE	0.404	X	0.729	2	1.468 SQM	
7	RECTANGLE	0.447	X	0.229	2	1.010 SQM	
8	RECTANGLE	4.872	X	0.309	2	9.095 SQM	
9	RECTANGLE	3.355	X	0.888	2	4.025 SQM	
10	RT ANG TRIANGLE	0.508	0.242	X	0.255	2	0.070 SQM
11	RECTANGLE	3.627	X	1.159	2	8.200 SQM	
12	RECTANGLE	2.513	X	3.038	1	7.625 SQM	
13	RECTANGLE	2.571	X	1.754	2	8.844 SQM	
14	RECTANGLE	7.385	X	0.151	2	2.220 SQM	
TOTAL						48.834 SQM	

2ND & 3RD FL F.A.R. CALCULATION - BLOCK C

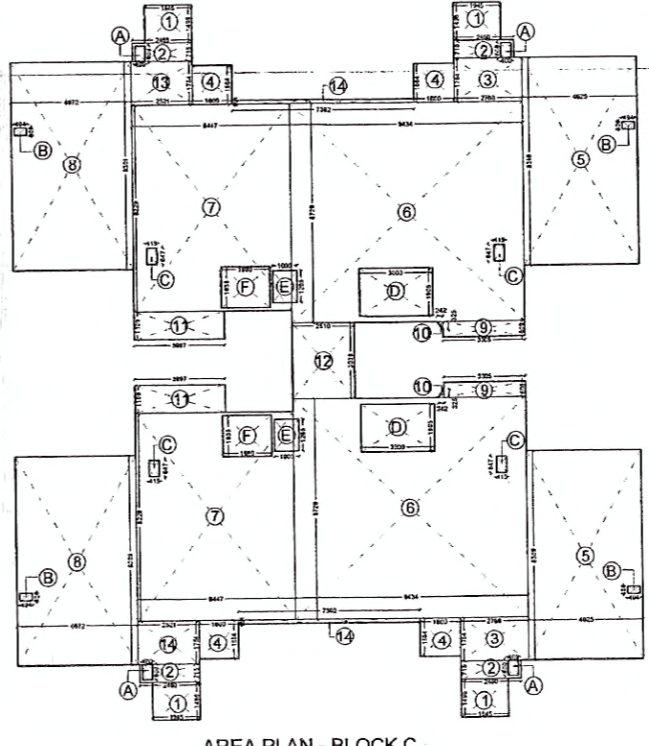
NO	SHAPE	A	B	H	NO	AREA	
1	RECTANGLE	1.915	X	1.408	4	11.830 SQM	
2	RECTANGLE	2.408	X	0.775	4	2.979 SQM	
3	RECTANGLE	2.778	X	1.154	2	6.770 SQM	
4	RECTANGLE	1.600	X	1.054	4	10.205 SQM	
5	RECTANGLE	4.425	X	0.309	2	7.848 SQM	
6	RECTANGLE	0.404	X	0.729	2	1.468 SQM	
7	RECTANGLE	0.447	X	0.229	2	1.010 SQM	
8	RECTANGLE	4.872	X	0.309	2	9.095 SQM	
9	RECTANGLE	3.355	X	0.888	2	4.025 SQM	
10	RT ANG TRIANGLE	0.508	0.242	X	0.255	2	0.070 SQM
11	RECTANGLE	3.627	X	1.159	2	8.200 SQM	
12	RECTANGLE	2.513	X	3.038	1	7.625 SQM	
13	RECTANGLE	2.571	X	1.754	2	8.844 SQM	
14	RECTANGLE	7.385	X	0.151	2	2.220 SQM	
TOTAL						48.834 SQM	



AREA PLAN - BLOCK A



AREA PLAN - BLOCK B



AREA PLAN - BLOCK C

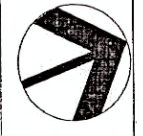
PROJECT TITLE
REVISED BUILDING PLANS FOR GROUP I HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR -3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

SCALE NTS
DATE AUG. 2017
CHECKED MJ

ARCHITECT
MANISH JAIN ASSOCIATES
URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
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ARCHITECT'S SIGN
MANISH JAIN
B. ARCH. CA/91-13662

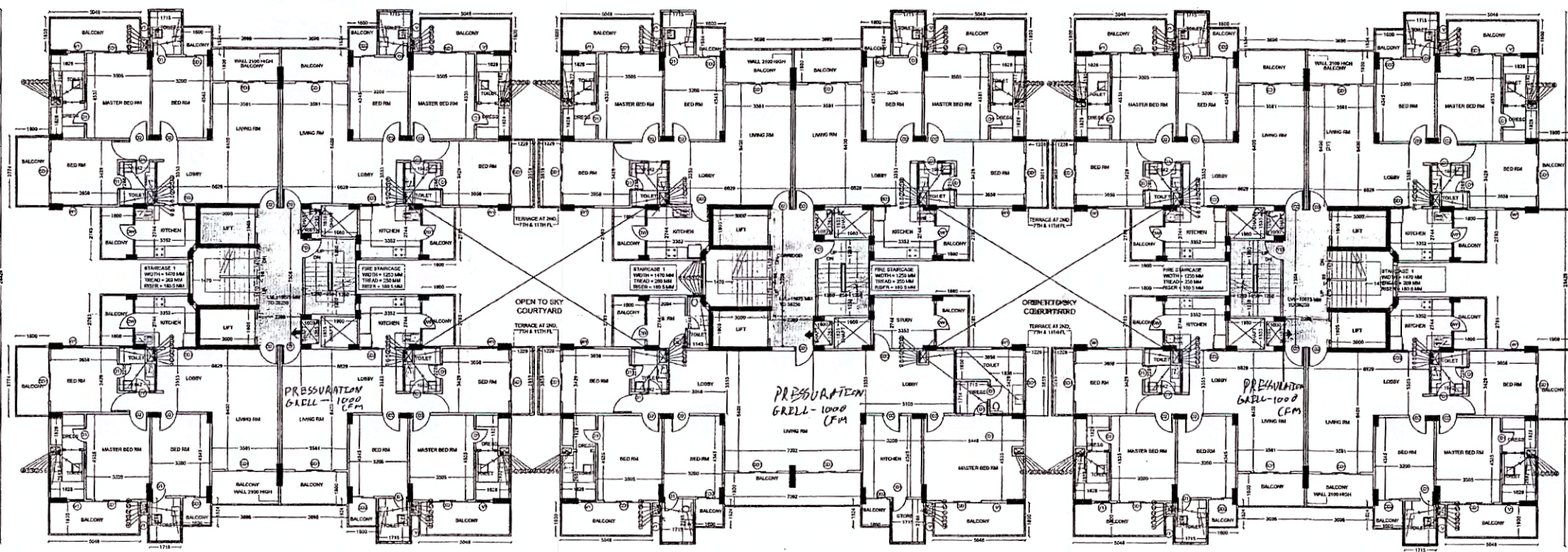
APPLICANT'S SIGN
For SANTUR REALTORS PVT. LTD.
Director



12.5 K.C.

SUBMISSION DRAWING	DRG. NO.
DRAWING TITLE	S-06
FLOOR PLANS - 4TH, 7TH, 8TH & 11TH (BLOCKS - A, B AND C)	

Architect (HQ)
 Fire Officer (H.O.)
 Urban Local Bodies Dept.
 Haryana, Panchkula



BLOCK A

BLOCK B

BLOCK C

PLAN AT 4TH, 7TH, 8TH & 11TH FL

TYPE	SILL (MM)	LINTEL (MM)	WIDTH (MM)
D1	0.00	2134	762
D2	0.00	2134	990
SD1	0.00	2438	2134
SD2	0.00	2438	1150
SD3	0.00	2438	1700
W1	914	2134	914
V1	1371	2590	762

NO	SHAPE	A	B	H	NO'S	AREA
1	RECTANGLE	1.945	X	1.406	4	11.655 SQM
2	RECTANGLE	2.485	X	0.715	4	7.045 SQM
3	RECTANGLE	2.788	X	1.754	2	9.795 SQM
4	RECTANGLE	1.600	X	1.584	4	10.080 SQM
5	RECTANGLE	4.625	X	0.305	2	2.815 SQM
6	RECTANGLE	0.434	X	0.772	2	0.670 SQM
7	RECTANGLE	0.442	X	0.229	2	0.201 SQM
8	RECTANGLE	4.875	X	0.308	2	2.985 SQM
9	RECTANGLE	3.365	X	0.089	2	0.598 SQM
10	RT ANG TRIANGLE	0.520	X	0.325	2	0.845 SQM
11	RECTANGLE	3.067	X	1.109	2	6.785 SQM
12	RECTANGLE	2.511	X	3.018	1	7.575 SQM
13	RECTANGLE	2.521	X	1.754	2	8.845 SQM
14	RECTANGLE	7.232	X	0.031	2	2.232 SQM
TOTAL						68.824 SQM
NET F.A.R.						21.91

NO	SHAPE	A	B	H	NO'S	AREA
1	RECTANGLE	1.945	X	1.406	4	11.655 SQM
2	RECTANGLE	2.485	X	0.715	4	7.045 SQM
3	RECTANGLE	2.788	X	1.754	2	9.795 SQM
4	RECTANGLE	1.600	X	1.584	4	10.080 SQM
5	RECTANGLE	4.625	X	0.305	2	2.815 SQM
6	RECTANGLE	0.434	X	0.772	2	0.670 SQM
7	RECTANGLE	0.442	X	0.229	2	0.201 SQM
8	RECTANGLE	4.875	X	0.308	2	2.985 SQM
9	RECTANGLE	3.365	X	0.089	2	0.598 SQM
10	RT ANG TRIANGLE	0.520	X	0.325	2	0.845 SQM
11	RECTANGLE	3.067	X	1.109	2	6.785 SQM
12	RECTANGLE	2.511	X	3.018	1	7.575 SQM
13	RECTANGLE	2.521	X	1.754	2	8.845 SQM
14	RECTANGLE	7.232	X	0.031	2	2.232 SQM
TOTAL						68.824 SQM
NET F.A.R.						21.91

NO	SHAPE	A	B	H	NO'S	AREA
1	RECTANGLE	1.945	X	1.406	4	11.655 SQM
2	RECTANGLE	2.485	X	0.715	4	7.045 SQM
3	RECTANGLE	2.788	X	1.754	2	9.795 SQM
4	RECTANGLE	1.600	X	1.584	4	10.080 SQM
5	RECTANGLE	4.625	X	0.305	2	2.815 SQM
6	RECTANGLE	0.434	X	0.772	2	0.670 SQM
7	RECTANGLE	0.442	X	0.229	2	0.201 SQM
8	RECTANGLE	4.875	X	0.308	2	2.985 SQM
9	RECTANGLE	3.365	X	0.089	2	0.598 SQM
10	RT ANG TRIANGLE	0.520	X	0.325	2	0.845 SQM
11	RECTANGLE	3.067	X	1.109	2	6.785 SQM
12	RECTANGLE	2.511	X	3.018	1	7.575 SQM
13	RECTANGLE	2.521	X	1.754	2	8.845 SQM
14	RECTANGLE	7.232	X	0.031	2	2.232 SQM
TOTAL						68.824 SQM
NET F.A.R.						21.91

(MANISH JAIN) A.D.
 (BALWANT SINGH) SD(HQ)

MANISH JAIN
 B. ARCH. CA/91-13662

S.No.	PIPE	Ø
1	WP 100 Ø SOIL & VENT PIPE HCI	100Ø
2	VP 100 Ø WASTE & VENT PIPE HCI	100Ø
3	SP ANTI SIPHONAGE PIPE HCI	100Ø
4	RWP 200/150/100 Ø	100Ø
5	GI PIPE DOWN(DOMESTIC)-DN TAKE	50/42/36/25/20Ø
6	GI PIPE DOWN TREATED- DN TAKE	50/42/36/25/20Ø
7	GI PIPE RISER (DOMESTIC)-UP	50Ø UP
8	GI PIPE RISER TREATED-UP	50Ø UP
9	HOT WATER SUPPLY	40Ø

PROJECT TITLE
 REVISED BUILDING PLANS FOR GROUP 1, HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR -3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.

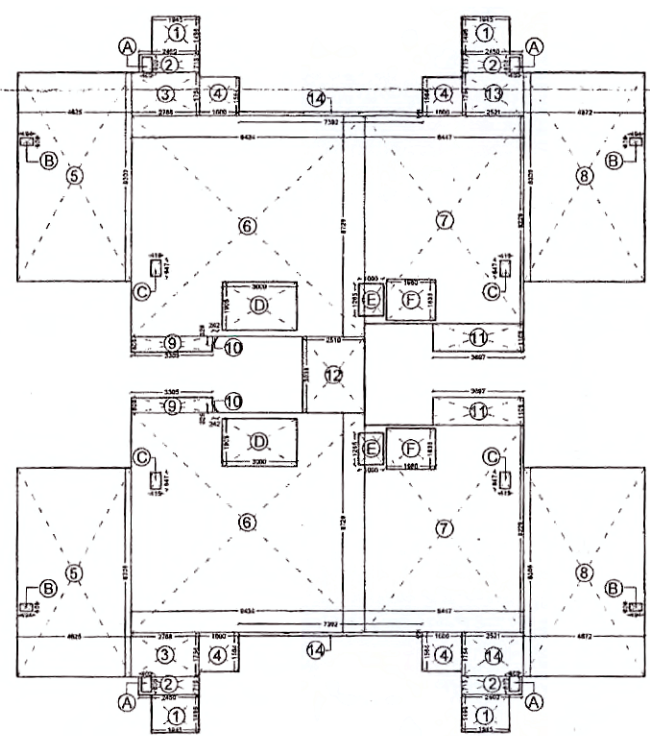
SCALE	NTS
DATE	AUG. 2017
DEALT	NAKUL
CHECKED	MJ

ARCHITECT
 MANISH JAIN ASSOCIATES

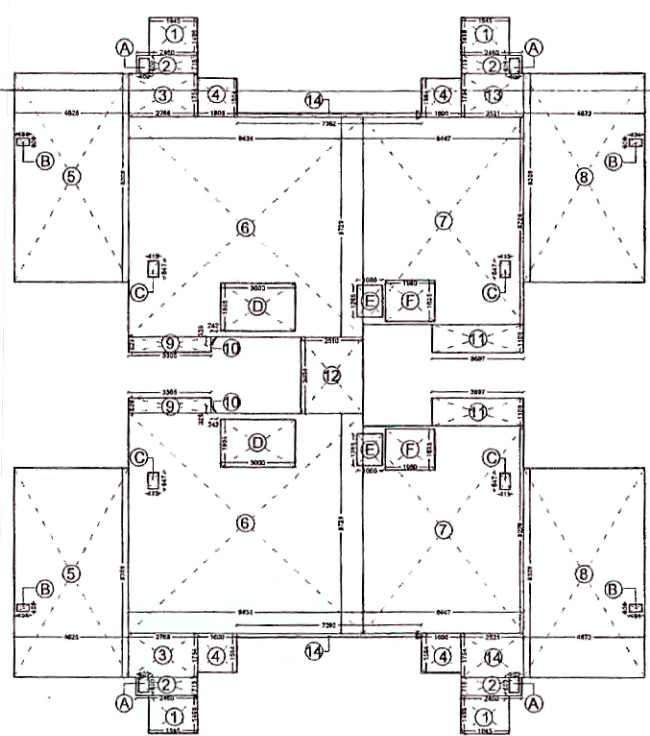
URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIOR | ENGINEERING PROJECT MANAGEMENT
 A: E-6, GREATER KAILASH PART-1, NEW DELHI-110048, INDIA
 T: +91 11 46548102 / 46548103
 (Internal) Service only subject to conditions in forwarding letter No. SE/HC/.../15174/15174

ARCHITECT'S SIGN
 MANISH JAIN
 B. ARCH. CA/91-13662

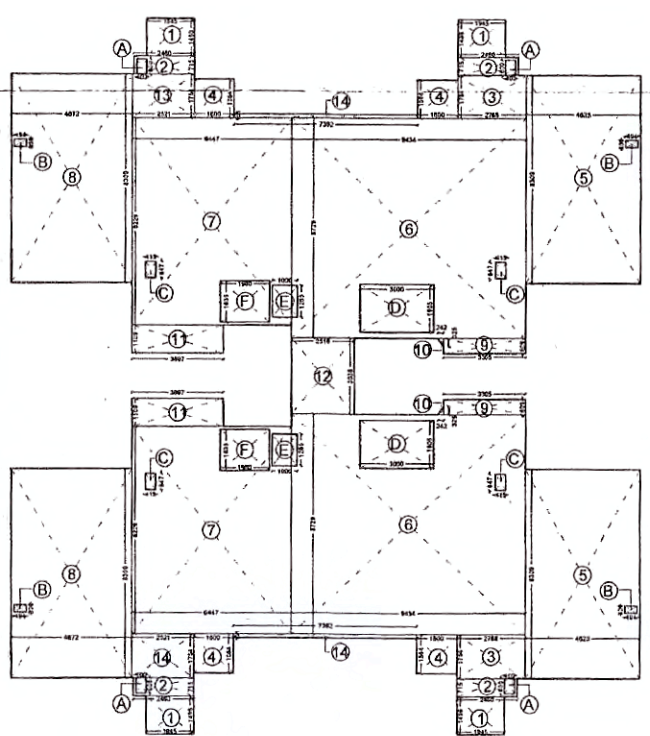
APPLICANT'S SIGN
 For SANTUR REALTORS PVT. LTD.
 Director



AREA PLAN - BLOCK A



AREA PLAN - BLOCK B

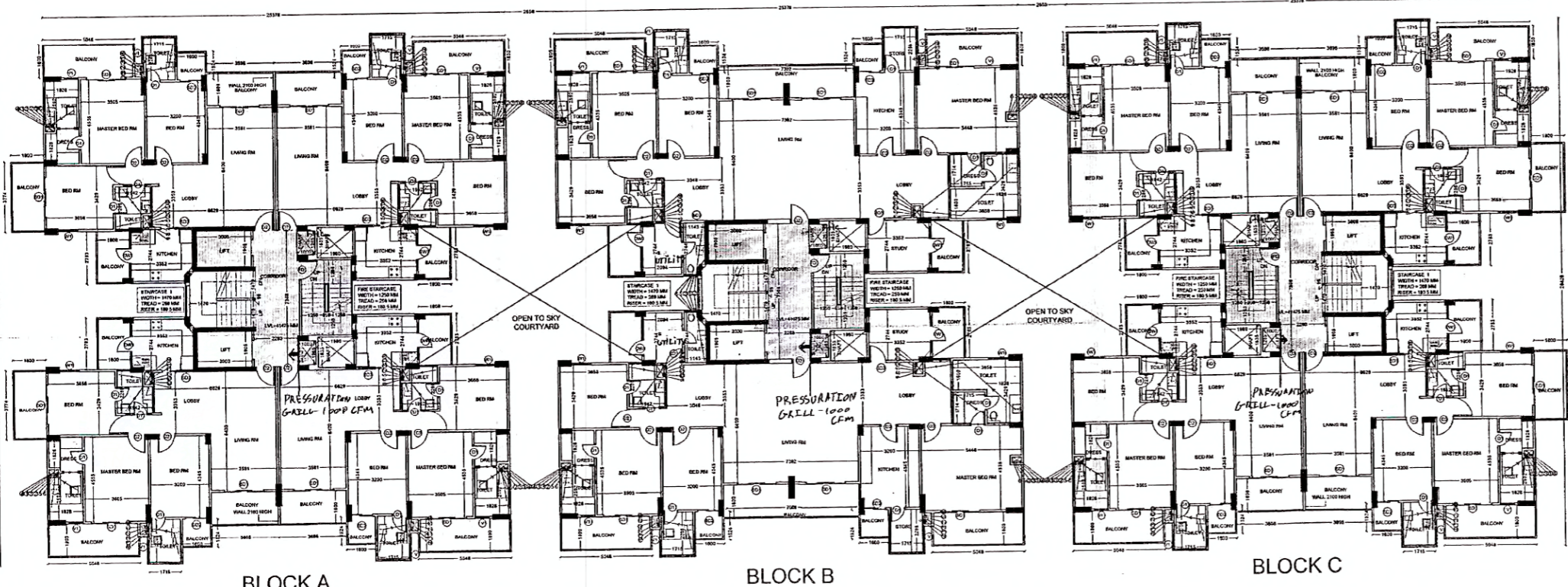


AREA PLAN - BLOCK C

K-5 K.G

SUBMISSION DRAWING	DRG. NO.
DRAWING TITLE	S-08
FLOOR PLANS - 12TH (BLOCKS - A, B AND C)	

Architect (HQ)
 Project Member (H.Q.)
 Urban Planning & Survey Deptt.
 Haryana, Gurgaon



DOORS & WINDOWS SCHEDULE

TYPE	SILL (MM)	LINTEL (MM)	WIDTH (MM)
D1	0.00	2134	762
D2	0.00	2134	990
SD1	0.00	2438	2134
SD2	0.00	2438	1150
SD3	0.00	2438	1700
W1	914	2134	914
V1	1371	2569	762

12TH FL. F.A.R. CALCULATION-BLOCK A

AREA OF RIGHT TRIANGLE = 1/2 * BASE * HEIGHT = 1/2 * A * B

AREA OF RECTANGLE = LENGTH * BREADTH = A * B

NO	SHAPE	A	B	H	NOS	TOTAL AREA
1	RECTANGLE	1.95	1.45	4	11.80 SQM	
2	RECTANGLE	2.40	1.75	4	16.80 SQM	
3	RECTANGLE	2.78	1.59	2	8.78 SQM	
4	RECTANGLE	1.60	1.29	1	2.06 SQM	
5	RECTANGLE	4.62	1.29	1	5.96 SQM	
6	RECTANGLE	4.42	1.23	2	10.84 SQM	
7	RECTANGLE	4.42	1.23	2	10.84 SQM	
8	RECTANGLE	4.87	1.33	2	12.89 SQM	
9	RECTANGLE	3.36	1.03	2	6.92 SQM	
10	RT ANG TRIANGLE	0.59	0.24	2	0.58 SQM	
11	RECTANGLE	2.52	1.13	2	5.67 SQM	
12	RECTANGLE	2.52	1.13	2	5.67 SQM	
13	RECTANGLE	2.52	1.13	2	5.67 SQM	
14	RECTANGLE	7.32	1.03	2	15.06 SQM	
TOTAL					108.28 SQM	
LESS AREA						
A	RECTANGLE	0.42	1.00	4	1.68 SQM	
B	RECTANGLE	0.45	0.70	4	1.26 SQM	
C	RECTANGLE	0.45	0.70	4	1.26 SQM	
D	RECTANGLE	3.02	1.82	2	10.88 SQM	
E	RECTANGLE	1.26	1.00	2	2.52 SQM	
F	RECTANGLE	1.30	1.45	2	3.78 SQM	
TOTAL					23.00 SQM	
NET F.A.R.					448.28 SQM	

(RAM AVTAR BASSI) A.D. (BALWANT SINGH) S.D.(HQ)

MANISH JAIN
 B. ARCH. CA/91-13662

LEGEND

S.No.	PIPE	Ø
1	WP 100 Ø SOIL & VENT PIPE HCI	100Ø
2	VP 100 Ø WASTE & VENT PIPE HCI	100Ø
3	SP ANTI SIPHONAGE PIPE HCI	100Ø
4	RWP 200V 150V 100 Ø	100Ø
5	GI PIPE DOWN(DOMESTIC)- DN TAKE	50/42/35/25/20Ø
6	GI PIPE DOWN TREATED- DN TAKE	50/42/35/25/20Ø
7	GI PIPE RISER (DOMESTIC)- UP	50Ø UP
8	GI PIPE RISER TREATED-UP	50Ø UP
9	HOT WATER SUPPLY	40Ø

12TH FL. F.A.R. CALCULATION-BLOCK B

AREA OF RIGHT TRIANGLE = 1/2 * BASE * HEIGHT = 1/2 * A * B

AREA OF RECTANGLE = LENGTH * BREADTH = A * B

NO	SHAPE	A	B	H	NOS	TOTAL AREA
1	RECTANGLE	1.95	1.45	4	11.80 SQM	
2	RECTANGLE	2.40	1.75	4	16.80 SQM	
3	RECTANGLE	2.78	1.59	2	8.78 SQM	
4	RECTANGLE	1.60	1.29	1	2.06 SQM	
5	RECTANGLE	4.62	1.29	1	5.96 SQM	
6	RECTANGLE	4.42	1.23	2	10.84 SQM	
7	RECTANGLE	4.42	1.23	2	10.84 SQM	
8	RECTANGLE	4.87	1.33	2	12.89 SQM	
9	RECTANGLE	3.36	1.03	2	6.92 SQM	
10	RT ANG TRIANGLE	0.59	0.24	2	0.58 SQM	
11	RECTANGLE	2.52	1.13	2	5.67 SQM	
12	RECTANGLE	2.52	1.13	2	5.67 SQM	
13	RECTANGLE	2.52	1.13	2	5.67 SQM	
14	RECTANGLE	7.32	1.03	2	15.06 SQM	
TOTAL					108.28 SQM	
LESS AREA						
A	RECTANGLE	0.42	1.00	4	1.68 SQM	
B	RECTANGLE	0.45	0.70	4	1.26 SQM	
C	RECTANGLE	0.45	0.70	4	1.26 SQM	
D	RECTANGLE	3.02	1.82	2	10.88 SQM	
E	RECTANGLE	1.26	1.00	2	2.52 SQM	
F	RECTANGLE	1.30	1.45	2	3.78 SQM	
TOTAL					23.00 SQM	
NET F.A.R.					448.28 SQM	

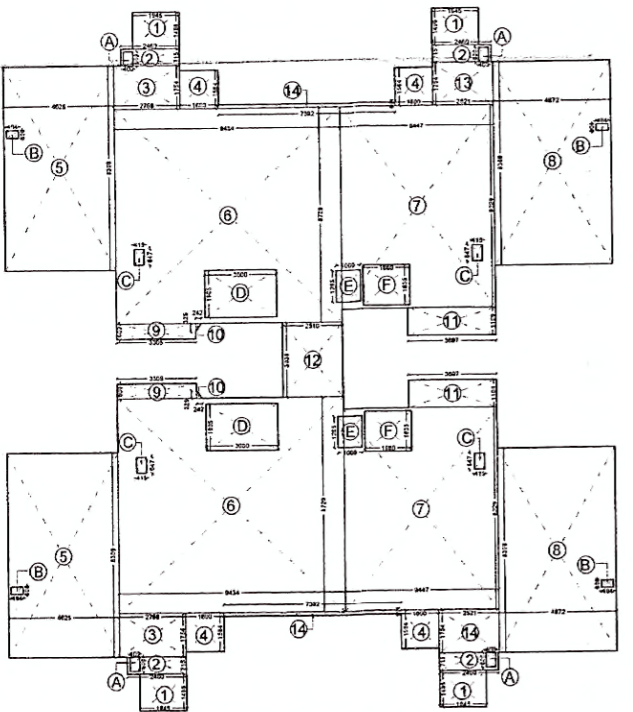
PROJECT TITLE
 [REVISED BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 2.5625 ACRES (LICENCE NO. 50 OF 2014 DATED 18-06-2014) IN SECTOR -3, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIRENDER KUMAR AND OTHERS IN COLLABORATION WITH SANTUR REALTORS PVT. LTD.]

SCALE: NTS
 DATE: AUG. 2017
 CHECKED: MJ

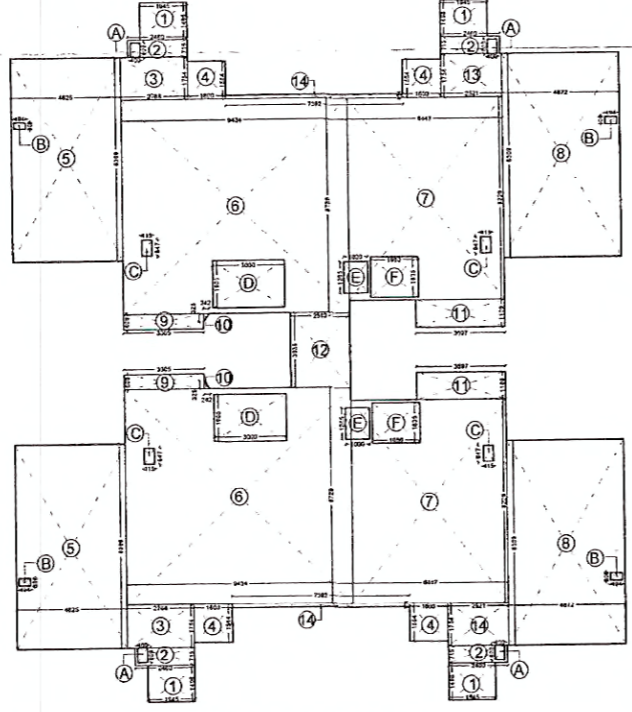
ARCHITECT
MANISH JAIN ASSOCIATES
 URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
 A : E-6, GREATER KAILASH PART-1, NEW DELHI-110048, INDIA
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ARCHITECT'S SIGN
MANISH JAIN
 B. ARCH. CA/91-13662

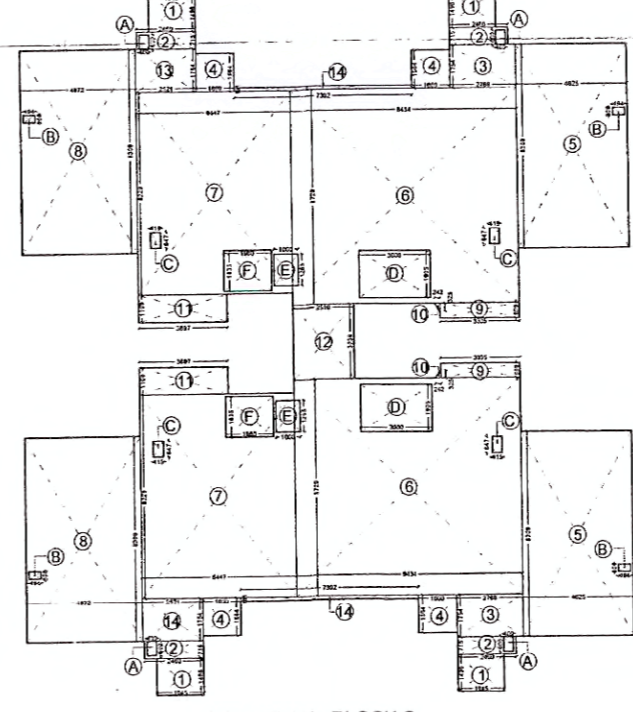
APPLICANT'S SIGN
 For SANTUR REALTORS PVT. LTD.
 Director



AREA PLAN - BLOCK A



AREA PLAN - BLOCK B



AREA PLAN - BLOCK C



SUBMISSION DRAWING	DRG. NO.
DRAWING TITLE	S-11
ELEVATIONS - BLOCK A, B & C	

Architect (HQ)

Fire Officer (H.O.)
Urban Local Bodies Deptt.
Haryana, Panchkula

(RAMANVAR BASSI) A.D.
(BALWANT SINGH) SD(HQ)



ELEVATION - 1

MANISH JAIN
B. ARCH. CA/91-13662

PROJECT TITLE
REVISED BUILDING PLANS FOR GROUP 1
HOUSING COLONY AREA MEASURING 2.5625
ACRES (LICENCE NO. 50 OF 2014 DATED
18-06-2014) IN SECTOR -3, GURGAON
MANESAR URBAN COMPLEX BEING
DEVELOPED BY SH. VIRENDER KUMAR AND
OTHERS IN COLLABORATION WITH SANTUR
REALTORS PVT. LTD.

SCALE	NTS
DATE	AUG. 2017
DEALT	NAKUL
CHECKED	MJ

ARCHITECT
MANISH JAIN ASSOCIATES
URBAN DESIGN (MASTERPLAN) ARCHITECTURE |
INTERIORS (ENGINEERING) PROJECT MANAGEMENT
A: E-4, GREATER KALASH PART-1, NEW DELHI-110048, INDIA.
T: +91.11.46548102/46548103 | F: +91.11.46548104 | E: jainmanish45@yahoo.com

ARCHITECT'S SIGN
MANISH JAIN
B. ARCH. CA/91-13662

APPLICANT'S SIGN
For SANTUR REALTORS PVT. LTD.
Director



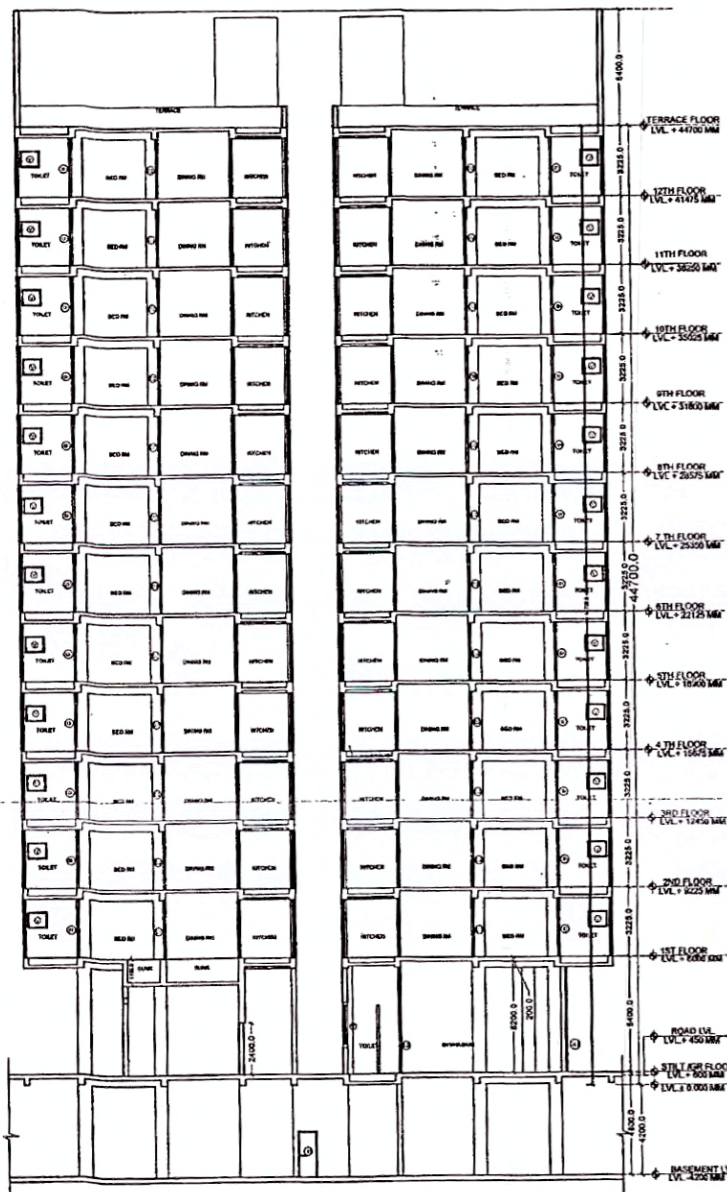
128

SUBMISSION DRAWING	DRG. NO.
DRAWING TITLE	S-10
SECTIONS - BLOCK A, B & C	

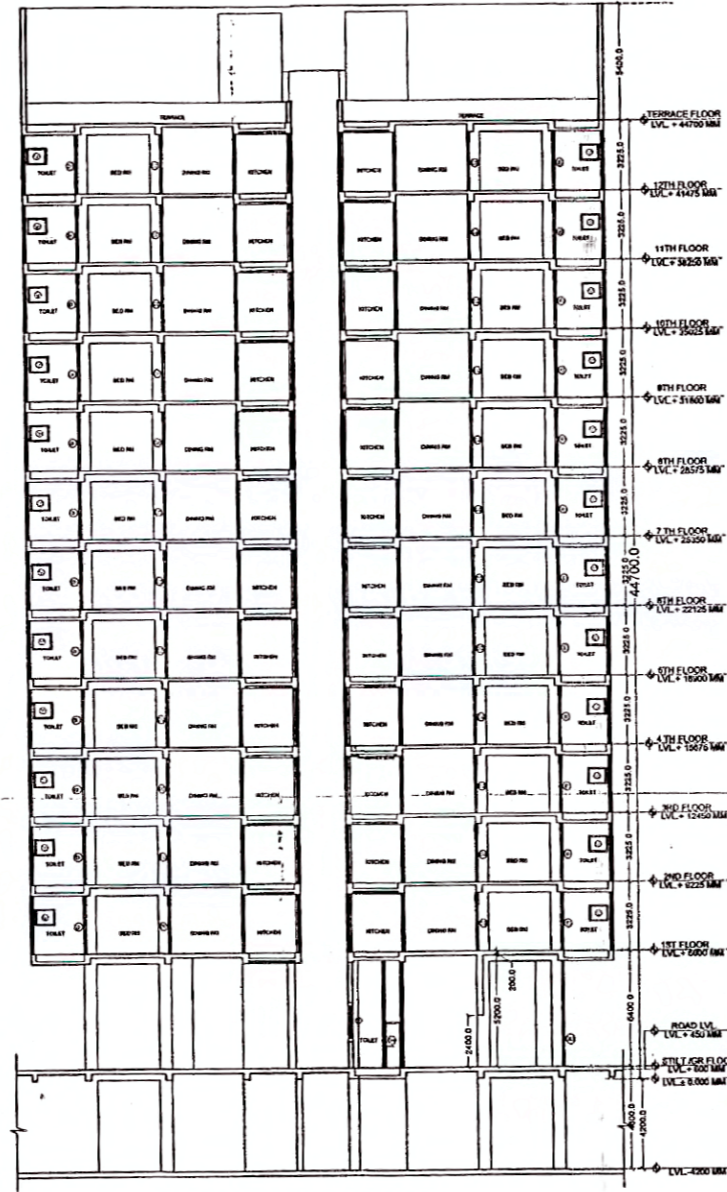
Architect (HQ)
 Fire Officer (H.O.)
 Urban Local Bodies
 Haryana, Panchkula

(RAM AVTAR BASSI) A.D.
 (BALWANT SINGH) SD(HQ)

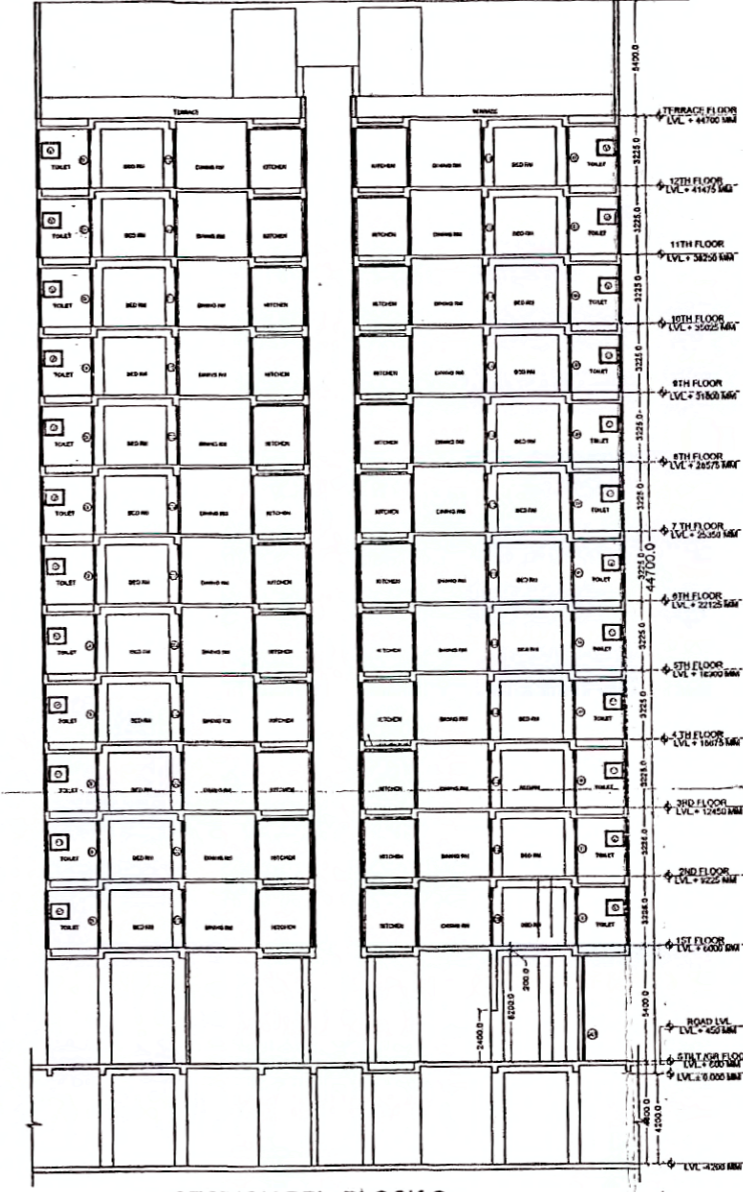
MANISH JAIN
 B. ARCH. CA/91-13662



SECTION BB' - BLOCK A



SECTION BB' - BLOCK B



SECTION BB' - BLOCK C

PROJECT TITLE
 REVISED BUILDING PLANS FOR GROUP 'J',
 HOUSING COLONY AREA MEASURING 2.5625
 ACRES (LICENCE NO. 50 OF 2014 DATED
 18-06-2014) IN SECTOR -3, GURGAON
 MANESAR URBAN COMPLEX BEING
 DEVELOPED BY SH. VIRENDER KUMAR AND
 OTHERS IN COLLABORATION WITH SANTUR
 REALTORS PVT. LTD.

SCALE	NTS
DATE	AUG. 2017
DEALT	NAKUL
CHECKED	MJ

ARCHITECT
 MANISH JAIN ASSOCIATES
 URBAN DESIGN | MASTERPLAN | ARCHITECTURE |
 INTERIORS | EXHIBITION | PROJECT MANAGEMENT |
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ARCHITECT'S SIGN
 MANISH JAIN
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APPLICANT'S SIGN
 For SANTUR REALTORS PVT. LTD.
 Director

