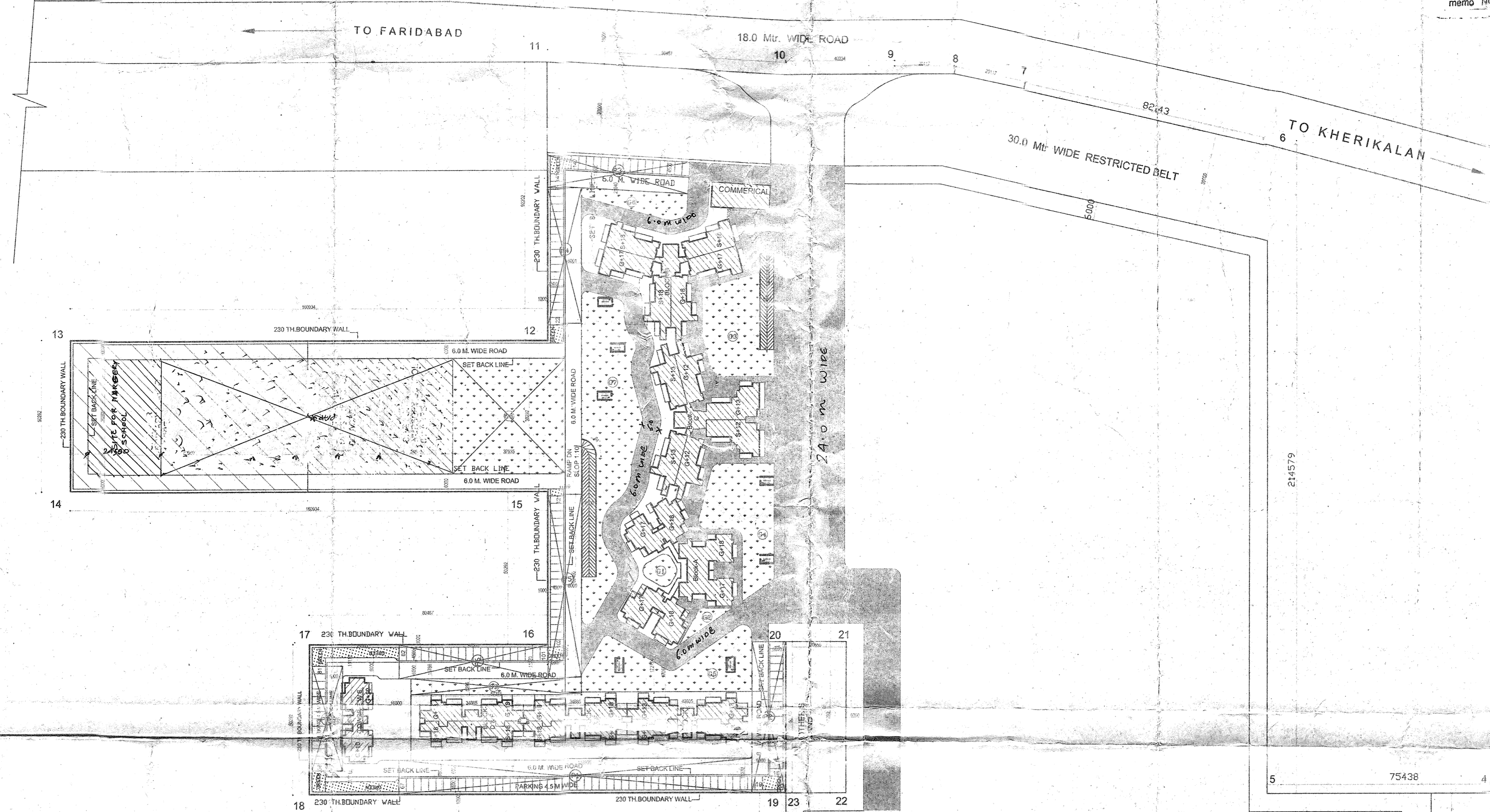


**SANCTIONED**  
 To be read in conjunction with memo No. 317/20 Dtd. 21/01/20  
 Superintending Engineer (HQ)  
 HUDA, Faridabad

**REVENUE RASTA**



**AREA DETAIL OF PHASE II**

S.NO.	G. FLOOR	STILT	I to Xth FLOOR	XI & XII FLOOR	XIII FLOOR	XIV TO XVII FLOOR	XVIII FLOOR	MUMTY	MACHINE ROOM		
1.	TOWER-A	747.896	738.146	738.146	738.146	738.146	738.146	738.146	738.146		
2.	TOWER-B	742.243	332.083	731.421	731.421	731.421	731.421	731.421	731.421		
3.	TOWER-C	801.508	363.744	790.686	790.686	790.686	790.686	790.686	790.686		
4.	TOWER-D	321.795	140.046	313.321	313.321	313.321	313.321	313.321	313.321		
5.	TOWER-E	321.795	140.046	313.321	313.321	313.321	313.321	313.321	313.321		
6.	TOWER-G	374.539	166.418	365.665	365.665	365.665	365.665	365.665	365.665		
7.	TOWER-L E.W.S.	214.142		208.742				14.014	17.634		
8.	COMMERCIAL	153.0295									
9.	BASEMENT AREA								11517.35 SQMT		
10.	TOTAL	3076.9475	1142.317	3461.302 x 10	3252.56X2	2888.786	2096.21X5	1403.99	137.733	147.415	7041.7 5195 SQMT
11.	F.A.R.	3676.9475 - 1142.317	2534.6305	34613.02	6505.12	2888.786	8384.84	1403.99			56330.3865 SQMT

- DETAIL OF GREEN AREA (G1)**
- 1) 1/4(1.5X5.196) = 5.845 SQM.
  - 2) 1/4(0.95X2.364) = 4.8403 SQM.
  - 3) 1/4(1.107X4.103) = 2.271 SQM.
  - 4) 1/4(1.00X1.257) = 5.167 SQM.
  - 5) 1/4(0.82X4.25) = 2.811 SQM.
  - 6) 1/4(0.72X1.257) = 0.452 SQM.
  - 7) 0.65X2.991 = 1.9 SQM.
  - 8) 1/2(2.99X0.4) = 0.9 SQM.
  - 9) 1/4(0.73X1.282) = 0.46 SQM.
  - 10) 4.058X1.096 = 5.171 SQM.
  - 11) 1/4(4.098X1.096) = 2.25 SQM.
  - 12) 1/4(4.243X0.88) = 2.8 SQM.
  - 13) 1/4(4.088X2.36) = 4.923 SQM.
  - 14) 8.918X5.196 = 46.338 SQM.
  - 15) 2X1/4(1.10.655) = 0.6965 SQM.
- TOTAL = 86.716 SQM.

- DETAIL OF GREEN AREA (G2)**
- 1) 1/4(3.0X0.4) = 0.9 SQM.
  - 2) 1/4(5.4X1.14) = 30.3 SQM.
  - 3) 1/4(2.5X5.44) = 8.133 SQM.
  - 4) 1/4(6.2X3.0) = 7.85 SQM.
  - 5) 1/4(7.7X5.233) = 20.322 SQM.
- TOTAL = 67.5 SQM.

- DETAIL OF OPEN PARKING AREA**
- P1=11.270X118.935 = 1340.397 SQ.M.  
 P2=50.060X11.270 = 564.176 SQ.M.  
 P3=10.495X47.300 = 496.728 SQ.M.  
 P4=11.270X44.870 = 505.685 SQ.M.  
 P5=60.450X11.270 = 681.271 SQ.M.  
 P6=11.270X50.200 = 565.754 SQ.M.  
 P7=10.500X35.00 = 367.5 SQ.M.
- TOTAL = 4521.511 SQ.M.
- DETAIL OF GREEN AREA**
- G1) = 86.715 SQ.M.  
 G2) = 67.5 SQ.M.  
 G3) = 627.063 SQ.M.  
 G4) = 891.947 SQ.M.  
 G5) = 779.93 SQ.M.  
 G6) = 240.077 SQ.M.  
 G7) = 1303.242 SQ.M.  
 G8) = 1452.807 SQ.M.  
 G9) = 303.220 SQ.M.
- TOTAL = 6752.307 SQ.M.

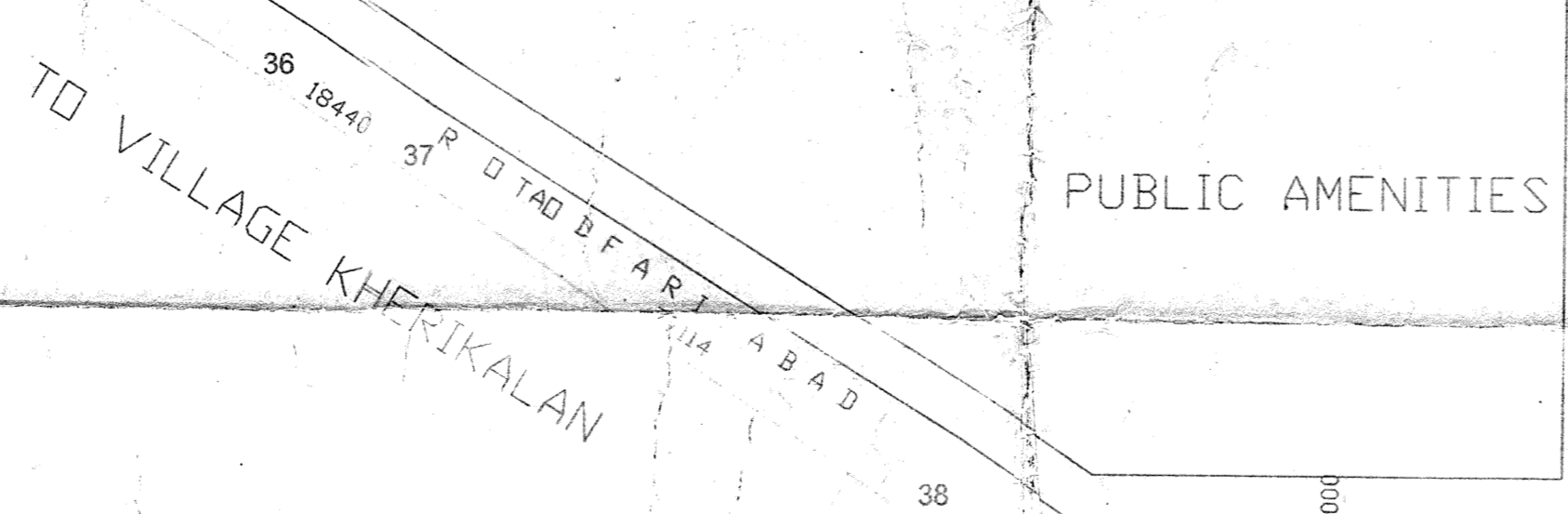
- DETAIL OF GREEN AREA (G3)**
- 1) 1/4(2.435X0.413) = 0.754 SQM.
  - 2) 1/4(1.462X1.932) = 1.431 SQM.
  - 3) 1.932X17.8 = 34.39 SQM.
  - 4) 1/4(17.8X4.77) = 42.453 SQM.
  - 5) 19.285X14.4 = 277.7 SQM.
  - 6) 1/2(5.2X9.4) = 11.844 SQM.
  - 7) 4.83X9.4 = 45.4 SQM.
  - 8) 1/4(6.87X1.033) = 4.716 SQM.
  - 9) 1/4(4.83X3.7) = 8.035 SQM.
  - 10) 11.835X13.11 = 156.467 SQM.
  - 11) 8.77X4.9 = 42.873 SQM.
- TOTAL = 627.063 SQM.

- DETAIL OF GREEN AREA (G4)**
- 1) 1/4(3.65X0.62) = 1.7 SQM.
  - 2) 1/4(2.8X2.223) = 3.223 SQM.
  - 3) 18.37X2.223 = 40.836 SQM.
  - 4) 21.267X15.947 = 339.144 SQM.
  - 5) 1/4(4.275X15.947) = 34.086 SQM.
  - 6) 1/4(4.76X1.175) = 4.194 SQM.
  - 7) 1/4(2.9X3.777) = 5.476 SQM.
  - 8) 11.777X3.777 = 44.481 SQM.
  - 9) 1/4(3X3) - (1/4X4.243X0.88) = 1.7 SQM.
  - 10) 10.867X19.325 = 210.113 SQM.
  - 11) 0.983X16.6 = 16.575 SQM.
  - 12) 1/4(0.883X16.6) = 7.329 SQM.
  - 13) 1/4(1.88X0.235) = 0.331 SQM.
  - 14) 1/4(6.727X9.885) = 33.584 SQM.
- TOTAL = 891.947 SQM.

- DETAIL OF GREEN AREA (G5)**
- 1) 1/4(2.806X0.575) = 1.21 SQM.
  - 2) 1/4(2.715X0.7) = 0.95 SQM.
  - 3) 1/4(7.048X11.775) = 41.5 SQM.
  - 4) 2.715X11.775 = 31.97 SQM.
  - 5) 1.617X18.97 = 30.67 SQM.
  - 6) 1/4(1.617X18.97) = 30.67 SQM.
  - 7) 1/4(20.845X11.555) = 120.432 SQM.
  - 8) 1/4(5.297X1.59) = 6.316 SQM.
  - 9) 1/4(4.675X2.408) = 5.815 SQM.
  - 10) 4.675X13.172 = 61.58 SQM.
  - 11) 57.467X5.893 = 338.65 SQM.
  - 12) (1.617X3.213) - (1/4X3.213X0.51) = 3.966 SQM.
  - 13) 1/4(19X10.88) = 103.17 SQM.
- TOTAL = 779.93 SQM.

- DETAIL OF GREEN AREA (G6)**
- 1) 1/4(1.418X0.29) = 0.306 SQM.
  - 2) 1/4(0.128X1.05) = 0.491 SQM.
  - 3) 35.5X1.06 = 37.142 SQM.
  - 4) 1/4(0.192X1.32) = 0.054 SQM.
  - 5) 35.89X1.32 = 47.368 SQM.
  - 6) 1/4(1.18X0.207) = 0.126 SQM.
  - 7) 1/4(0.1X0.52) = 0.368 SQM.
  - 8) 10.2X0.92 = 9.411 SQM.
  - 9) 1/4(0.93X2.08) = 10.664 SQM.
  - 10) 3.0X2.4787 = 7.431 SQM.
  - 11) 1/4(1.91X3.63) = 32.506 SQM.
  - 12) 3.4X3.1 = 16.654 SQM.
  - 13) 1/4(0.192X3.1) = 0.297 SQM.
  - 14) 1/4(1.05X0.205) = 0.477 SQM.
  - 15) 2.868X1.725 = 4.93 SQM.
  - 16) 1/4(0.8X1.725) = 0.5 SQM.
  - 17) 1/4(2.868X2.045) = 2.922 SQM.
  - 18) 1/4(3.15X0.57) = 1.5 SQM.
- TOTAL = 240.077 SQM.

- DETAIL OF GREEN AREA (G7)**
- 1) 1/4(3.17X0.78) = 1.86 SQM.
  - 2) 1/4(2.18X1.92) = 2.432 SQM.
  - 3) 1/4(7.21X1.932) = 6.984 SQM.
  - 4) 9.728X3.552 = 34.553 SQM.
  - 5) 1/4(2.442X0.655) = 0.8 SQM.
  - 6) 2.442X2.2 = 5.372 SQM.
  - 7) 1/4(2.25X2.9) = 3.226 SQM.
  - 8) 1/4(3.65X0.62) = 1.698 SQM.
  - 9) 14.393X2.33 = 33.511 SQM.
  - 10) (1/4X3.68X9.115) - (1/4X0.702X9.622) = 8.325 SQM.
  - 11) 3.086X4.143 = 12.785 SQM.
  - 12) 1/4(0.387X4.143) = 0.801 SQM.
  - 13) 1/4(4.161X0.727) = 2.288 SQM.
  - 14) 1/4(2.42X2.92) = 3.511 SQM.
  - 15) 17.356X12.853 = 223.076 SQM.
  - 16) 1/4(3.444X12.853) = 22.14 SQM.
  - 17) 19.387X6.15 = 119.1 SQM.
  - 18) 1/4(1.434X6.15) = 4.41 SQM.
  - 19) (1/4X4.983X5.75) - (1/4X7.615X1.475) = 5.93 SQM.
  - 20) 11.875X10.645 = 126.41 SQM.
  - 21) 1/4(5X10.64) = 13.306 SQM.
  - 22) 1/4(2X9.197) = 47.84 SQM.
  - 23) 1/4(5.95X9.197) = 18.187 SQM.
  - 24) 1/4(10.01X1.045) = 7.845 SQM.
  - 25) 1/4(7.92X3.528)X16.392 - (1/4X16.971X3.515) = 49.008 SQM.
  - 26) 3.528X5.017 = 17.7 SQM.
  - 27) 1/4(2.9X5.017) = 7.274 SQM.
  - 28) 6.43X6.0 = 38.58 SQM.
  - 29) 1/4(6.0X6.0) = 9.0 SQM.
  - 30) 4.988X12.635 = 63.023 SQM.
  - 31) 1/4(6.43X11.135) = 35.80 SQM.
  - 32) 3.735X1.198 = 4.474 SQM.
  - 33) 1/4(2.55X2.197) = 1.39 SQM.
  - 34) 1/4(7.35X1.0) = 1.867 SQM.
  - 35) 1/4(3.868X1.483) = 4.296 SQM.
- TOTAL = 1303.242 SQM.



**FIRE SAFETY MEASURES :-**

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed building conforming to the provisions of rules 1965/ nbc 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/IT. 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 chief electrical inspector haryana.

**SOLAR WATER HEATING SYSTEM :-**

The use of solar water heating system as per norms specified by hareda is mandatory and shall be made operational in group housing before applying for an occupation certificate.

The coloniser shall obtain the clearance/noc as per the provisions of the notification NO. S.O.1533 (E) DATED 14-9-2008 issued by ministry of environment and forest, government of india before starting the construction/ execution of development works at site.

**AREA STATEMENT**

TOTAL AREA UNDER SCHEME:- 49.018 ACRES. = 1,08,366.98 SQM.

S.NO.	DESCRIPTION	FERM./REOD.	ALREADY SANCTIONED IN PH-I	PROPOSED IN PH-II	TOTAL	%
1.	GROUND COVERAGE @ 35%	69429.143SQMT.	27937.734	3676.8475	31614.6815	15.84
2.	F.A.R. @ 175	3.47,145.71	290765.8898	58330.3865	347096.2761	174.97
3.	GENERAL FLATS		2296. FLATS	499	2795 NO.	
4.	DENSITY @ 10%	100 - 400 P.P.A			338.54 P.P.A	
5.	DOMESTIC SERVENT @ 10%	230 +50 =280 NO	609 NO	64	673	24.05
6.	E.W.S. @ 15%	405-88=493 NO.	405 NO	88 NO	493	
7.	PARKING 1 CAR / G. UNIT	2795 E.C.S.	4059	541	4645	
8.	COVD. @ 50%	1150+250 E.C.S =1400	2715	374	3089	
9.	STILT	30 SQM / CAR	14695.5/30 (489.85)	1142.317/30 (38.075)	15833.817/30 (528)	
10.	BASEMENT	35 SQM / CAR	77911.29/35 (2226.32)	11517.38/35 (329.09)	89428.67/35 (2556.5)	
11.	SURFACE / OPEN	25 SQM / CAR	33803.63/25 (1352.14)	4521.511/25 (180.88)	38325.141/25 (1533.005)	
12.	NON GREEN AREAS		14394.442	5762.307	20156.749	20.73
13.	POPULATION		13689	2769	16458	
14.	DOM. SERVENT @ 2/ UNIT		1398	128	1526	
15.	EWS @ 2 PERNS / UNIT		810	176	986	
16.	GENERAL FLATS @ 1 / UNIT		11490	2495	13985	
17.	COMMERCIAL @ 0.5%	991.8449 SQMT	830.9225	153.0295	983.95176	
18.	NURSEYR SCHOOL @ 1 NO. 0.20 ACRE EACH		2 NO.	1 NO.	3 NO.	
19.	HIGH SCHOOL @ 1 NO. 5.0 ACRE EACH		1 NO.		1 NO.	
20.	DESPANSARY @ 1 NO. 1.25 ACRE EACH		1 NO.		1 NO.	
21.	COMMUNITY CENTER @ 1 NO. 2.0 ACRE EACH		1 NO.		1 NO.	
22.	POST OFFICE @ 400 SQMT		1 NO.		1 NO.	
23.	RELIGIOUS BUILDING @ 1 NO. 0.2 ACRE EACH		1 NO.		1 NO.	
24.	CRECHE @ 1 NO. 0.2 ACRE EACH		1 NO.		1 NO.	
25.	PRIMARY SCHOOL @ 2 NO. 1.25 ACRE EACH		2 NO.		2 NO.	

Job Title: **ADDITIONAL SANCTION OF PROPOSED VASUNDHRA COMPLEX GROUP HOUSING AT SAVANA COLONY SECTOR-88, FARIDABAD (HARYANA)**

Drng. Title: **LAYOUT PLAN**

Client: **R.P.S INFRASTRUCTURE LTD. A193, OKHLA INDUSTRIAL AREA PH I, NEW DELHI-20**

Architect: **UDAY PANDE CA/57/0855 AITP-86/25**

Scale: **1:750**

Drng. No.: **1**

For RPS Infrastructure Ltd. **Authorized Signatory**

Owner: **Nivedita & Uday Pande Consultants**

Project Team: **R O**

Date: **21/01/20**

Architects: **Nivedita & Uday Pande Consultants**  
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