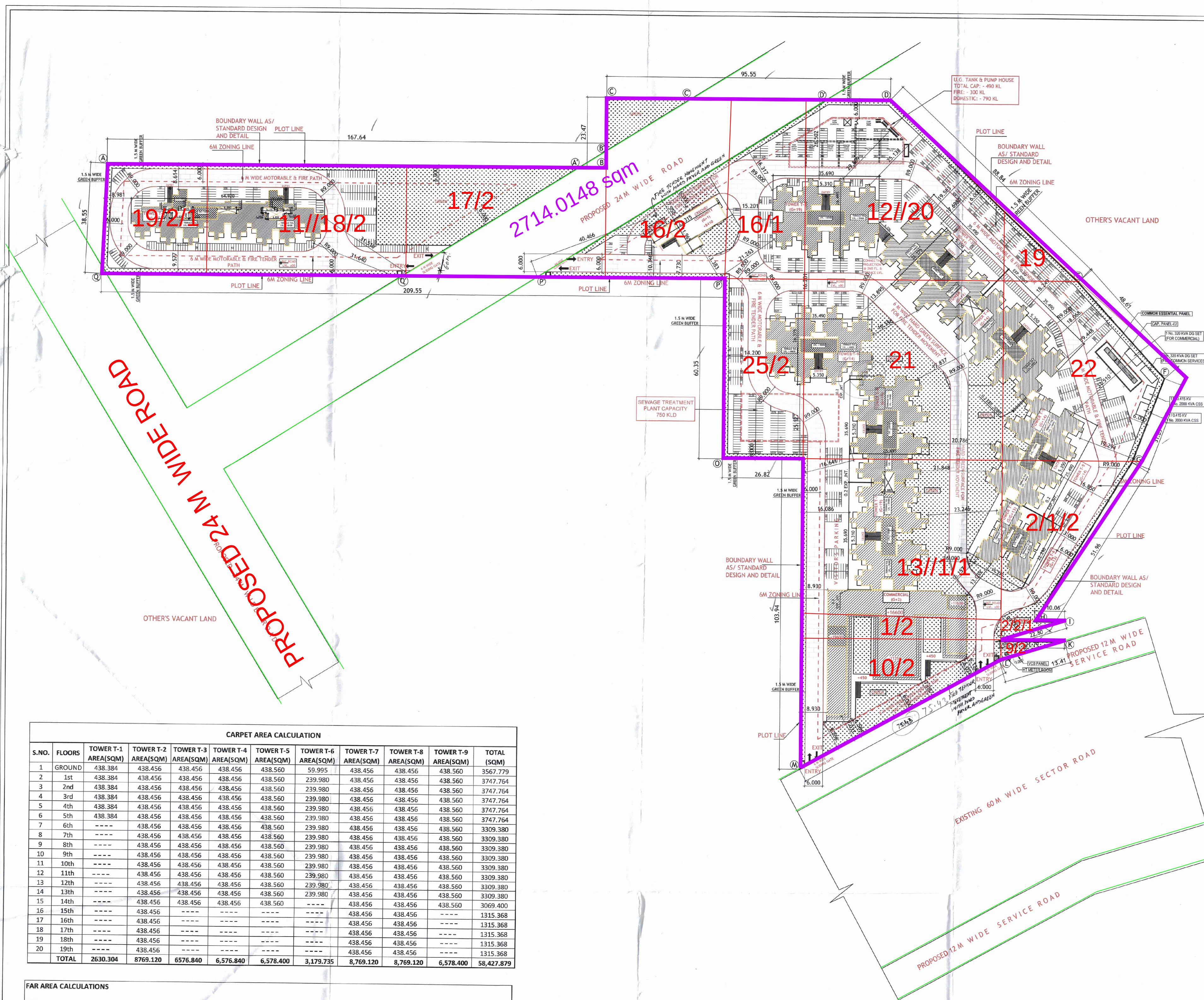




CARPET AREA CALCULATION										
S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOWER T-8 AREA(SQM)	TOTAL (SQM)
1	GROUND	438.384	438.456	438.456	438.456	438.560	59.995	438.456	438.456	3567.779
2	1st	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
3	2nd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
4	3rd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
5	4th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
6	5th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
7	6th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
8	7th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
9	8th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
10	9th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
11	10th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
12	11th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
13	12th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
14	13th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
15	14th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
16	15th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
17	16th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
18	17th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
19	18th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
20	19th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	3747.764
TOTAL		2630.304	8769.120	8769.120	8769.120	8769.120	3179.735	8769.120	8769.120	58,427.879

FAR AREA CALCULATIONS										
S.NO.	FLOORS	TOWER T-1 (SQM)	TOWER T-2 (SQM)	TOWER T-3 (SQM)	TOWER T-4 (SQM)	TOWER T-5 (SQM)	TOWER T-6 (SQM)	TOWER T-7 (SQM)	TOWER T-8 (SQM)	TOTAL (SQM)
1	GROUND	557.351	550.219	544.021	544.021	544.021	121.969	550.219	544.021	4506.061
2	1ST	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
3	2nd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
4	3rd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
5	4th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
6	5th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
7	6th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
8	7th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
9	8th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
10	9th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
11	10th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
12	11th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
13	12th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
14	13th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
15	14th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
16	15th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
17	16th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
18	17th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
19	18th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
20	19th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	497.504	4322.544
TOTAL FAR		3279.881	10119.816	7509.077	7509.077	7509.077	3723.398	10119.816	10119.816	67399.035

TOTAL FAR AREA FOR COMMERCIAL BLOCK	
GROUND FLOOR F.A.R. AREA	927.733
FIRST FLOOR F.A.R. AREA	778.238
SECOND FLOOR F.A.R. AREA	424.238
TOTAL	2130.209 SQ.MT

TOTAL BUILTUP AREA FOR COMMERCIAL BLOCK	
GROUND FLOOR BUILTUP AREA	1077.733
FIRST FLOOR BUILTUP AREA	1122.033
SECOND FLOOR BUILTUP AREA	710.433
TOTAL	2910.200 SQ.MT

DWELLING UNITS (Du's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	TOTAL UNITS IN TOWER	POPULATION PER UNIT	TOTAL
1	TOWER-T-1 (G+5)	2BHK	8	8	5	40	48	5	240
2	TOWER-T-2 (G+19)	2BHK	8	8	19	152	160	5	800
3	TOWER-T-3 (G+14)	2BHK	8	8	14	112	120	5	600
4	TOWER-T-4 (G+14)	2BHK	8	8	14	112	120	5	600
5	TOWER-T-5 (G+14)	2BHK	8	8	14	112	120	5	600
6	TOWER-T-6 (S/G+13)	2BHK+STORE	1	4	13	52	53	5	265
7	TOWER-T-7 (G+19)	2BHK	8	8	19	152	160	5	800
8	TOWER-T-8 (G+19)	2BHK	8	8	19	152	160	5	800
9	TOWER-T-9 (G+14)	2BHK	8	8	14	112	120	5	600
TOTAL UNITS							1061		5305

AREA SUMMARY			
PLOT AREA (A)	ACRES	SQ.M.	
TOTAL PLOT AREA FOR FAR	7.325	29643.176	
PERMISSIBLE COMMERCIAL AREA @ 4.0% PLOT AREA	0.29300	1185.727	
BALANCE PLOT AREA FOR RESIDENTIAL	7.03200	28457.449	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		14821.588	
PROPOSED GROUND COVERAGE	19.902%	5899.461	
FAR			
PERMISSIBLE FAR FOR HOUSING @ 225% /		64029.261	
EXTRA FAR FOR GREEN BUILDING @ 12.00%		3414.88V	
TOTAL PERMISSIBLE FAR FOR HOUSING @ 237%		67444.155	
PROPOSED FAR	236.841%	67399.035	
PERMISSIBLE FAR FOR COMMERCIAL @ 175%		2075.022	
EXTRA FAR FOR GREEN BUILDING @ 12.00%		142.287	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @ 187%		2217.310	
PROPOSED FAR FOR COMMERCIAL	185.490%	2199.369	
PROPOSED BUILT UP AREA			
		79887.239	
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	5274	750 TO 900 PPA
PERMISSIBLE DU'S		1054.8	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	6329	
PROPOSED DENSITY		1061X5	MAX. PERSON
ACHIVED DENSITY	5305/7.032	754.408	PPA
PROPOSED DU'S		1061	Du
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		1061	NOS
PROPOSED TWO WHEELER PARKING		1185	NOS
REQUIRED ECS	1061/2	530.5	ECS
PROPOSED ECS	531	531	ECS
REQUIRED ORGANIZED GREEN @ 15%		4446.476	SQM
PROPOSED GREEN	20.119%	5963.950	SQM
PROVIDED COMMUNITY BUILDING		189.546	SQM
PROVIDED AGRANWADI		185.784	SQM

DENSITY CALCULATION (750 - 900 PPA)							
S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU'S	POPULATION PERSON/UNIT
1	TOWER T-1 (G+5)	1	(G+5)	584.045	3279.881	48	240
2	TOWER T-2 (G+19)	1	(G+19)	550.219	10119.816	160	800
3	TOWER T-3 (G+14)	1	(G+14)	544.021	7509.077	120	600
4	TOWER T-4 (G+14)	1	(G+14)	544.021	7509.077	120	600
5	TOWER T-5 (G+14)	1	(G+14)	544.021	7509.077	120	600
6	TOWER T-6 (S/G+13)	1	(S/G+13)	341.519	3723.398	53	265
7	TOWER T-7 (G+19)	1	(G+19)	544.021	10119.816	160	800
8	TOWER T-8 (G+19)	1	(G+19)	544.021	10119.816	160	800
9	TOWER T-9 (G+14)	1	(G+14)	544.021	7509.077	120	600
10	CRECHE / COMMUNITY BUILDING	1	G+1	210.336	---	---	---
11	COMMERCIAL	1	G+2	927.773	---	---	---
12	GUARD ROOM	2	G	6.003	---	---	---
13	CONNECTING TERRACES/PERGOLA	---	---	15.490	---	---	---
TOTAL		---	---	5899.461	67399.035	1061	5305

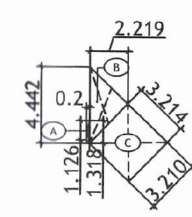
INVENTORY OF UNITS (PROPOSED)						
S.NO.	TOWERS	2BHK TYPE-01 54.364 SQ.M.	2BHK TYPE-02 55.232 SQ.M.	2BHK TYPE-03 54.400 SQ.M.	2BHK TYPE-04 55.336 SQ.M.	2BHK + STUDY 59.995 SQ.M.
1	TOWER-T-1 (G+5)	24	24	---	---	---
2	TOWER-T-2 (G+19)	40	80	40	---	---
3	TOWER-T-3 (G+14)	30	60	30	---	---
4	TOWER-T-4 (G+14)	30	60	30	---	---
5	TOWER-T-5 (G+14)	30	45	30	15	---
6	TOWER-T-6 (S/G+13)	---	---	---	---	53
7	TOWER-T-7 (G+19)	40	80	40	---	---
8	TOWER-T-8 (G+19)	40	80	40	---	---
9	TOWER-T-9 (G+14)	30	45	30	15	---
TOTAL		264	474	240	30	53

GUARD ROOM AREA CALCULATION
AREA OF GUARD ROOM = 4 X 1.725 X 1.740
= 12.006 SQ.M.

GROUND FLOOR AREA FOR COMMERCIAL
GROUND COVERAGE FOR COMMERCIAL
= BUILT UP OF GROUND FLOOR
= 927.723 SQ.M.

TOTAL AREA OF CONNECTING PROJECTION

TOTAL AREA OF CONNECTING PROJECTION					
SR NO.	L	X	B	NO. OF BLOCKS	TOTAL (SQ.M.)
A	1/2 X (1.126+1.318) X 0.20			1	0.244
B	1/2 X 4.442 X 2.219			1	4.928
C	3.214 X 3.210			1	10.317
TOTAL					15.490
TOTAL FOR ALL PERGOLA					15.490



AREA DIAGRAM FOR CONNECTING PROJECTION @ 2ND & TERRACE LEVEL

SUBMISSION DRAWING

CLIENT
M/S. SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED
Signature Global, 1308 Dr. Gopal Das Building
28 Barakhamba Road C.P. New Delhi

PROJECT TITLE
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 7.325 ACRES (LICENCE OF NO 21 OF 2020, DATED 13/08/2020) IN SECTOR-95, GURUGRAM
MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. SANDEEP YADAV S/O SH. B.S. YADAV AND OTHERS IN COLLABORATION WITH STERNA BUILDCON PVT. LTD.

MR Consultant
cespi
Consummate Engineering Services Pvt. Ltd.
G-47, Sector 87, Noida
Dist. Gautam Buddha Nagar
Tel: +91-11-265745007 Fax: +91-11-26547358
E-mail: cespi@consummateindia.com

DR. Consultant
NDC
NDC DESIGN INTERNATIONAL
G-47, Sector 87, Noida
Dist. Gautam Buddha Nagar
Tel: +91-11-265745007 Fax: +91-11-26547358
E-mail: ndc_design@noida.com

R.K. & ASSOCIATES
ARCHITECTS, ENGINEERS & PLANNERS
G-51, GREEN PARK MAIN, NEW DELHI - 110062, INDIA
Tel: +91-11-265745007 Fax: +91-11-26547358
E-mail: rkassociates@gmail.com