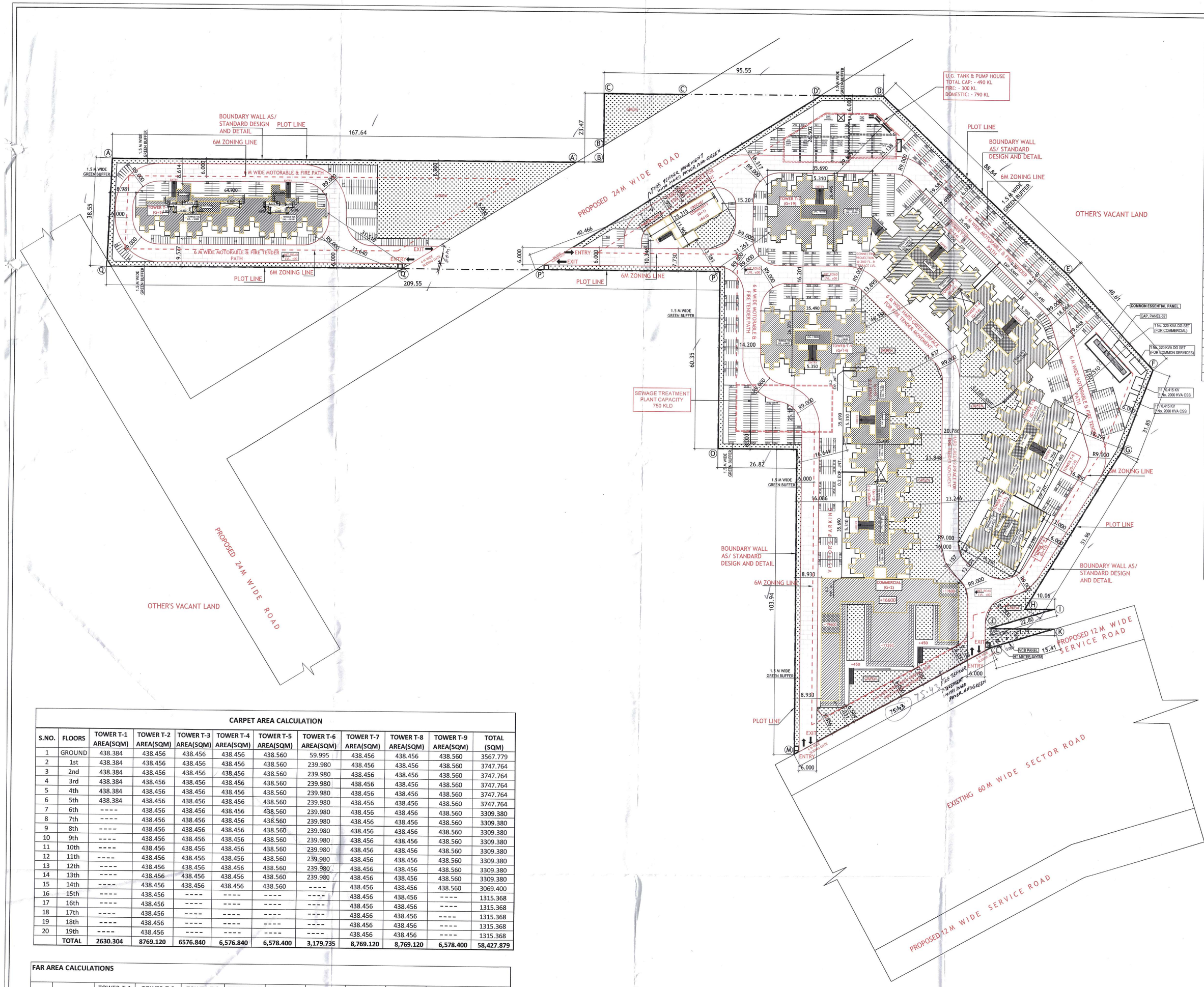


AREA SUMMERY			
	ACRES	SQ.M.	
PLOT AREA (A)	7.325	29643.176	
TOTAL PLOT AREA FOR FAR	7.325	29643.176	
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.29300	1185.727	
BALANCE PLOT AREA FOR RESIDENCIAL	7.03200	28457.449	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	14821.588	
PROPOSED GROUND COVERAGE	19.902%	5899.461	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	64029.261	
EXTRA FAR FOR GREEN BUILDING @	12.00%	3414.894	
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		75987.239	
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	5274	750 TO 900 PPA
PERMISSIBLE DU'S		1054.8	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	6329	
PERMISSIBLE DU'S		1266	MAX.
PROPOSED DENSITY	1061X5	5305	PERSON
ACHIVED DENSITY	5305/7.032	754.408	PPA
PROPOSED Dus		1061	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		1061	NOS
PROPOSED TWO WHEELER PARKING		1185	NOS
REQUIRED ECS	1061/2	530.5	ECS
PROPOSED ECS		541	ECS
REQUIRED ORGANIZED GREEN @	15%	4446.476	SQM
PROPOSED GREEN	20.119%	5963.950	SQM
PROVIDED COMMUNITY BUILDING		189.546	SQM
PROVIDED AAGANWADI		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	5
2	TOWER T-2 (G+19)	1	(G+19)	550.219	10119.816	160	800	5
3	TOWER T-3 (G+14)	1	(G+14)	544.021	7509.077	120	600	5
4	TOWER T-4 (G+14)	1	(G+14)	544.021	7509.077	120	600	5
5	TOWER T-5 (G+14)	1	(G+14)	544.021	7509.077	120	600	5
6	TOWER T-6 (S/G+13)	1	(S/G+13)	341.519	3723.398	53	265	5
7	TOWER T-7 (G+19)	1	(G+19)	544.021	10119.816	160	800	5
8	TOWER T-8 (G+19)	1	(G+19)	544.021	10119.816	160	800	5
9	TOWER T-9 (G+14)	1	(G+14)	544.021	7509.077	120	600	5
10	CRECHE / COMMUNITY BUILDING	1	G+1	210.336	---	---	---	---
11	COMMERCIAL	1	G+2	927.723	---	---	---	---
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.	TOTAL
1	TOWER-T-1 (G+5)	24	24	---	---	---	48
2	TOWER-T-2 (G+19)	40	80	40	---	---	160
3	TOWER-T-3 (G+14)	30	60	30	---	---	120
4	TOWER-T-4 (G+14)	30	60	30	---	---	120
5	TOWER-T-5 (G+14)	30	45	30	15	---	120
6	TOWER-T-6 (S/G+13)	---	---	---	---	53	53
7	TOWER-T-7 (G+19)	40	80	40	---	---	160
8	TOWER-T-8 (G+19)	40	80	40	---	---	160
9	TOWER-T-9 (G+14)	30	45	30	15	---	120
	TOTAL	264	474	240	30	53	1061

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)	TOWER T-9 AREA(SQM)	TOTAL (SQM)
1	GROUND	438.384	438.456	438.456	438.456	438.560	59.995	438.456	438.456	438.560	3567.779
2	1st	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
3	2nd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
4	3rd	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
5	4th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
6	5th	438.384	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3747.764
7	6th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
8	7th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
9	8th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
10	9th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
11	10th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
12	11th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
13	12th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
14	13th	----	438.456	438.456	438.456	438.560	239.980	438.456	438.456	438.560	3309.380
15	14th	----	438.456	438.456	438.456	438.560	----	438.456	438.456	438.560	3069.400
16	15th	----	438.456	----	----	----	----	438.456	438.456	----	1315.368
17	16th	----	438.456	----	----	----	----	438.456	438.456	----	1315.368
18	17th	----	438.456	----	----	----	----	438.456	438.456	----	1315.368
19	18th	----	438.456	----	----	----	----	438.456	438.456	----	1315.368
20	19th	----	438.456	----	----	----	----	438.456	438.456	----	1315.368
	TOTAL	2630.304	8769.120	6576.840	6,576.840	6,578.400	3,179.735	8,769.120	8,769.120	6,578.400	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)	TOWER-T-9 (SQM)	TOTAL (SQM)
1	GROUND	557.351	550.219	544.021	544.021	544.021	121.969	550.219	550.219	544.021	4506.061
2	1ST	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
3	2nd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
4	3rd	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
5	4th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
6	5th	544.506	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	4322.544
7	6th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
8	7th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
9	8th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
10	9th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
11	10th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
12	11th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
13	12th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
14	13th	----	503.663	497.504	497.504	497.504	277.033	503.663	503.663	497.504	3778.038
15	14th	----	503.663	497.504	497.504	497.504	----	503.663	503.663	497.504	3501.005
16	15th	----	503.663	----	----	----	----	503.663	503.663	----	1510.989
17	16th	----	503.663	----	----	----	----	503.663	503.663	----	1510.989
18	17th	----	503.663	----	----	----	----	503.663	503.663	----	1510.989
19	18th	----	503.663	----	----	----	----	503.663	503.663	----	1510.989
20	19th	----	503.663	----	----	----	----	503.663	503.663	----	1510.989
	TOTAL FAR	3279.881	10119.816	7509.077	7509.077	7509.077	3723.398	10119.816	10119.816	7509.077	67399.035

TOTAL FAR AREA FOR COMMERCIAL BLOCK	
GROUND FLOOR F.A.R AREA	927.723
FIRST FLOOR FAR F.A.R AREA	778.218
SECOND FLOOR F.A.R AREA	493.428
TOTAL	2199.369 SQ.MT

TOTAL BUILTUP AREA FOR COMMERCIAL BLOCK	
GROUND FLOOR BUILT UP AREA	927.723
FIRST FLOOR BUILT UP AREA	1112.660
SECOND FLOOR BUILT UP AREA	770.455
MUMTY BUILT UP AREA	72.783
TOTAL	2883.621 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	POPULATION 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

GUARD ROOM AREA CALCULATION

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

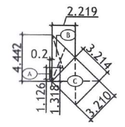
GROUND FLOOR AREA FOR COMMERCIAL

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, 130B 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, DATED13/08/2020) IN SECTOR-95, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. SANDEEP YADAV S/o SH. B.S. YADAV AND OTHERS IN COLLABORATION WITH STERNAL BUILDCON PVT. LTD.

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DRAWING TITLE (SUBMISSION DRAWING):
LAYOUT PLAN

DRG. NO. 01

SCALE - 1:500 | DATE - AUG. 2020