AREA CALCULATION OF MUMTYS & MACH. ROOM- TOWERS-1 to 4							
NOS.	NOS.		L.		B		AREA IN SQM
A	1	X	6.71	X	8.85		59.384
					TOTAL		59.384
TOTAL NOS OF MUMTYS/MACH. RM.				4	59.384		237.534

AREA CALCULATION OF MUMTYS & MACH. ROOM- TOWERS-5&6							
NOS.	NOS.		L.		B		AREA IN SQM
A	1	X	3.05	X	11.7		35.685
B	1	X	2	X	8.1		16.200
					TOTAL		51.885
TOTAL NOS OF MUMTYS/MACH. RM.				2	51.885		103.77

AREA CALCULATION OF STAIR WELL- TOWERS-1 to 4							
J	2	X	4.41	X	2.91		25.666
K	2	X	1.2	X	0.79		1.896
					TOTAL		27.562
TOTAL NOS. OF WELL (FLOOR)			56	X	27.562		1543.4832
TOTAL STAIR WELL AREA OF RESIDENTIAL AREA							1543.4832

AREA CALCULATION OF STAIR WELL- TOWERS-5 & 6							
J	2	X	2.75	X	4.25		23.375
K	2	X	1.2	X	0.7		1.680
					TOTAL		25.055
TOTAL NOS. OF WELL (FLOOR)			25	X	25.055		626.375
TOTAL STAIR WELL AREA OF RESIDENTIAL AREA							626.375

AREA CALCULATION OF MUMTYS (ANGANWARI & COMMUNITY CENTRE)							
NOS.	NOS.		L.		B		AREA IN SQM
A	1	X	7	X	4.1		28.700
					TOTAL		28.7

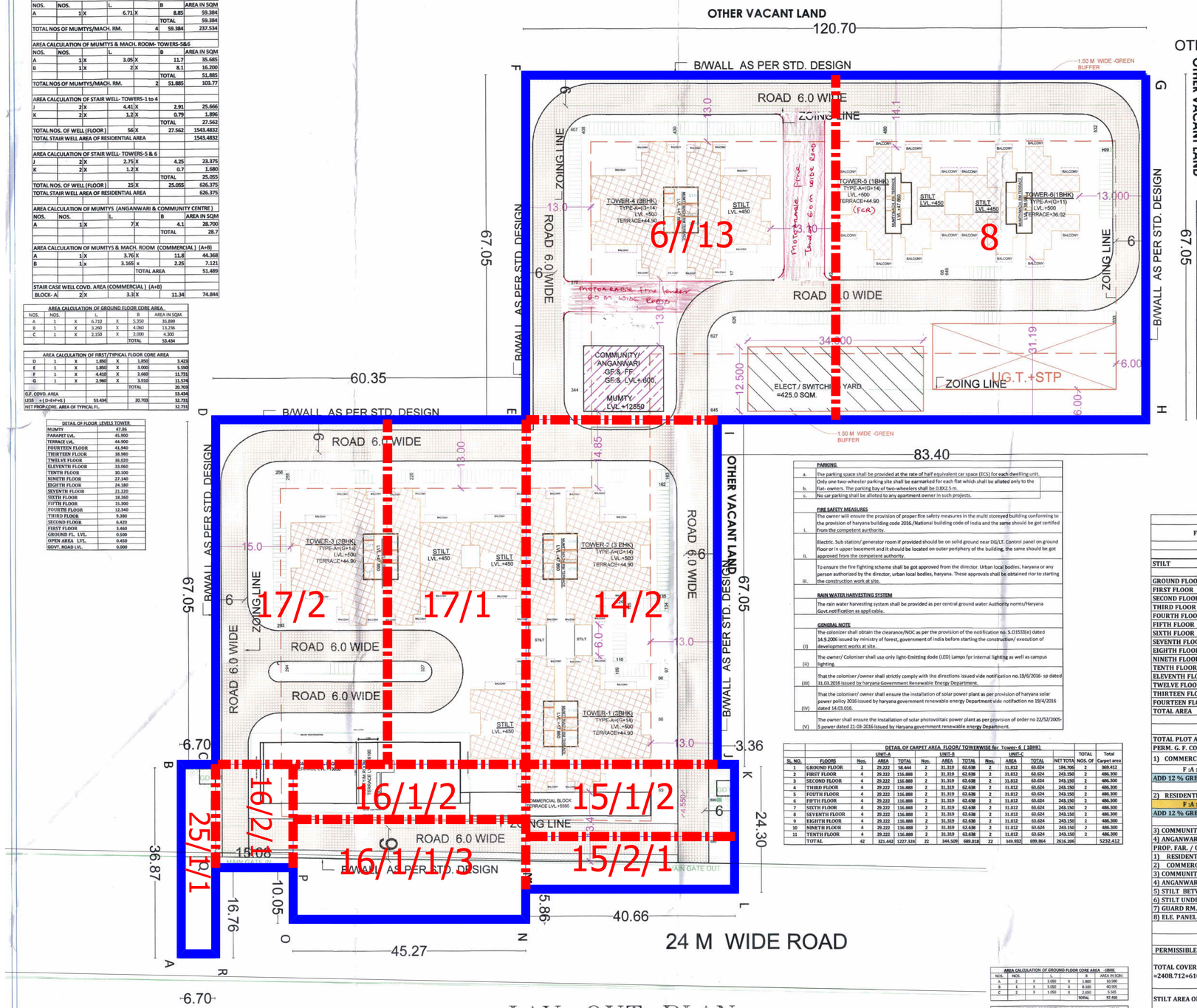
AREA CALCULATION OF MUMTYS & MACH. ROOM (COMMERCIAL) (A+B)							
A	1	X	3.76	X	11.8		44.368
B	1	x	3.165	x	2.25		7.121
				TOTAL AREA			51.489

STAIR CASE WELL COVD. AREA (COMMERCIAL) (A+B)							
BLOCK- A	2	X	3.3	X	11.34		74.844

AREA CALCULATION OF GROUND FLOOR CORE AREA						
NOS.	NOS.		L.		B	AREA IN SQM.
A	1	X	6.710	X	5.350	35.899
B	1	X	3.260	X	4.060	13.236
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.434

AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA						
D	1	X	1.850	X	1.850	3.423
E	1	X	1.850	X	3.000	5.550
F	1	X	4.410	X	2.660	11.731
G	1	X	2.960	X	3.850	11.396
					TOTAL	20.703
G.F. COVD. AREA						53.434
LESS =(D+E+F+G)			53.434		20.703	32.731
NET PROP.CORE AREA OF TYPICAL FL.						32.731

DETAIL OF FLOOR LEVELS TOWER	
MUMTY	47.86
PARAPET LVL.	45.900
TERRACE LVL.	44.900
FOURTEEN FLOOR	41.940
THIRTEEN FLOOR	38.980
TWELVE FLOOR	36.020
ELEVENTH FLOOR	33.060
TENTH FLOOR	30.100
NINETH FLOOR	27.140
EIGHTH FLOOR	24.180
SEVENTH FLOOR	21.220
SIXTH FLOOR	18.260
FIFTH FLOOR	15.300
FOURTH FLOOR	12.340
THIRD FLOOR	9.380
SECOND FLOOR	6.420
FIRST FLOOR	3.460
GROUND FL. LVL.	0.500
OPEN AREA LVL.	0.450
GOVT. ROAD LVL.	0.000



LAY-OUT PLAN

NOTE:- GATE & B/WALL AS PER STD. DESIGN

PARKING	
a.	The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
b.	Only one two-wheeler parking site shall be earmarked for each flat which shall be alloted only to the flat- owners. The parking bay of two-wheelers shall be 0.8X2.5 m.
c.	No car parking shall be alloted to any apartment owner in such projects.

FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed building conforming to the provision of haryana building code 2016./National building code of India and the same should be got certified from the competent authority.

ii. Electric. Sub station/ generator room if provided should be on solid ground near DG/LT. 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 competent authority.

iii. To ensure the fire fighting scheme shall be got approved from the director. Urban local bodies, haryana or any person authorized by the director, urban local bodies, haryana. These approvals shall be obtained rior to starting the construction work at site.

RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per central ground water Authority norms/Haryana Govt.notification as applicable.

GENERAL NOTE

(i) The colonizer shall obtain the clearance/NOC as per the provision of the notification no. S.O1533(e) dated 14.9.2006 issued by ministry of forest, government of india before starting the construction/ execution of development works at site.

(ii) The owner/ Coloniser shall use only light-Emitting diode (LED) Lamps fpr internal lighting as well as campus lighting.

(iii) That the coloniser /owner shall strictly comply with the directions issued vide notification no.19/6/2016- sp dated 31.03.2016 issued by haryana Government Renewable Energy Department.

(IV) That the coloniser/ owner shall ensure the installation of solar power plant as per provision of haryana solar power policy 2016 issued by haryana government renewable energy Department vide notifaction no 19/4/2016 dated 14.03.016.

(V) The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 22/52/2005-S power dated 21-03-2016 issued by Haryana government renewable energy Department.

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 6 (1BHK)													
		UNIT-A			UNIT-B			UNIT-C				TOTAL	Total
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTA	NOS. OF	Carpet area
1	GROUND FLOOR	2	29.222	58.444	2	31.319	62.638	2	31.812	63.624	184.706	2	369.412
2	FIRST FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
3	SECOND FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
4	THIRD FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
5	FOUTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
6	FIFTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
7	SIXTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
8	SEVENTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
9	EIGHTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
10	NINETH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
11	TENTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
	TOTAL	42	321.442	1227.324	22	344.509	689.018	22	349.932	699.864	2636.206		5232.412

AREA CALCULATION OF GROUND FLOOR CORE AREA -1BHK						
NOS.	NOS.		L.		B	AREA IN SQM.
A	2	X	3.050	X	1.800	10.990
B	1	X	5.050	X	8.100	40.905
C	2	X	1.050	X	2.050	5.565
					TOTAL	57.460

AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA -1BHK						
L	2	X	1.470	X	0.660	1.764
M	1	X	0.920	X	1.070	0.984
N	1	X	1.850	X	3.000	5.550
O	1	X	1.850	X	1.850	3.423
					TOTAL	11.721
G.F. COVD. AREA						57.460
LESS =(L to O)			57.460		11.721	46.157
NET PROP.CORE AREA OF TYPICAL FL.						46.157

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)										
		UNIT-A			UNIT-B					
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTAL	TOTAL NOS. OF TOWER	Total Carpet area
1	GROUND FLOOR	2	59.797	119.594	4	59.946	239.784	359.378	4	1437.512
2	FIRST FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
3	SECOND FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
4	THIRD FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
5	FOUTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
6	FIFTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
7	SIXTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
8	SEVENTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
9	EIGHTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
10	NINETH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
11	TENTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
12	ELEVENTH FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
13	TWELVE FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
14	THIRTEEN FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
15	FOURTEEN FLOOR	4	59.797	239.188	4	59.946	239.784	478.972	4	1915.888
	TOTAL	58	896.955	3468.226	60	899.19	3596.76	7064.986		28259.944

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 5 (1BHK)													
		UNIT-A			UNIT-B			UNIT-C				TOTAL	Total
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTA	NOS. OF	Carpet area
1	GROUND FLOOR	2	29.222	58.444	2	31.319	62.638	2	31.812	63.624	184.706	2	369.412
2	FIRST FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
3	SECOND FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
4	THIRD FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
5	FOUTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
6	FIFTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
7	SIXTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
8	SEVENTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
9	EIGHTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
10	NINETH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
11	TENTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
12	ELEVENTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	2	486.300
13	TWELVE FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	1	243.150
14	FIFTH FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	1	243.150
15	FOURTEEN FLOOR	4	29.222	116.888	2	31.319	62.638	2	31.812	63.624	243.150	1	243.150
	TOTAL	58	438.330	1694.876	30	469.785	939.57	30	477.18	954.36	3588.806		6448.162

AREA CALCULATION OF BALCONY UNIT-A -(3BHK)						
NOS.		L.		B		AREA IN SQM.
A	1	6.070	X	1.500	X	9.105
				TOTAL		9.105

AREA CALCULATION OF BALCONY UNIT- B -(3BHK)						
NOS.		L.		B		AREA IN SQM.
A	1	2.300	X	1.500		3.450
B	1	1.000	X	1.500		1.500
C	1	1.370	X	1.500		2.055
				TOTAL		7.005

AREA CALCULATION OF BALCONY UNIT-A, B & C -(1BHK)					
NOS.		L.		B	AREA IN SQM.
A	1	3.300	X	1.500	4.950
B	1	3.500	X	1.500	5.250
C	1	3.300	X	1.500	4.950
				TOTAL	15.150

AREA CALCULATION OF GROUND FLOOR CORE AREA -3BHK						
NOS.	NOS.		L.		B	AREA IN SQM.
A	1	X	6.560	X	8.700	57.072
B	2	X	2.275	X	2.250	10.238
C	2	X	2.410	X	0.075	0.362
					TOTAL	67.671

AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA -3BHK						
L	1	X	3.130	X	0.250	0.783
M	1	X	3.130	X	0.680	1.878
N	1	X	0.520	X	1.070	0.556
O	1	X	1.850	X	3.000	5.550
P	1	X	1.850	X	1.850	3.423
					TOTAL	12.189
G.F. COVD. AREA						67.671
LESS =(L to P)			67.671		12.189	55.482
NET PROP.CORE AREA OF TYPICAL FL.						55.482

LEGEND

- INTERNAL ROAD (FIRE TENDER PATH WITH 9.0 METER WIDE TURNING RADIUS)
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG. SET, GAURD,METER RM.

OTHERS VACANT LAND

OTHER VACANT LAND

DETAIL OF FLATS TOWER & FLOORWISE - SECTOR-70 = 4.335 ACRE--- 3BHK								
SL. NO.	FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOTAL FLATS
		3BHK	3BHK	3BHK	3BHK	1BHK	1BHK	
		G+14	G+14	G+14	G+14	G+14	G+4	
1	GROUND FLOOR	6	6	6	6	6	6	36
2	FIRST FLOOR	8	8	8	8	8	8	48
3	SECOND FLOOR	8	8	8	8	8	8	48
4	THIRD FLOOR	8	8	8	8	8	8	48
5	FOURTH FLOOR	8	8	8	8	8	8	48
6	FIFTH FLOOR	8	8	8	8	8	8	48
7	SIXTH FLOOR	8	8	8	8	8	8	48
8	SEVENTH FLOOR	8	8	8	8	8	8	48
9	EIGHTH FLOOR	8	8	8	8	8	8	48
10	NINETH FLOOR	8	8	8	8	8	8	48
11	TENTH FLOOR	8	8	8	8	8	8	48
12	ELEVENTH FLOOR	8	8	8	8	8	8	48
13	TWELVE FLOOR	8	8	8	8	8		40
14	THIRTEEN FLOOR	8	8	8	8	8		40
15	FOURTEEN FLOOR	8	8	8	8	8		40
	TOTAL FLAT	118	118	118	118	118	94	684

DETAIL OF COVERED AREA & F:A:R	SECTOR - 70= 4.3375 ACRE--- 3BHK/1 BHK						
FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOTAL IN SQM.
	TYPE-A	TYPE-A	TYPE-A	TYPE-A	TYPE-A		
	G+14 (3BHK)	G+14 (3BHK)	G+14 (3BHK)	G+14 (3BHK)	G+14 (1BHK)	G+11 (1BHK)	
STILT	121.54	120.872	120.872	121.54	62.661	62.661	610.146
GROUND FLOOR	458.789	458.789	458.789	458.789	286.778	286.778	2408.712
FIRST FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
SECOND FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
THIRD FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
FOURTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
FIFTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
SIXTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
SEVENTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
EIGHTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
NINETH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
TENTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
ELEVENTH FLOOR	541.179	540.511	540.511	541.179	286.778	286.778	2736.936
TWELVE FLOOR	541.179	540.511	540.511	541.179	286.778		2450.158
THIRTEEN FLOOR	541.179	540.511	540.511	541.179	286.778		2450.158
FOURTEEN FLOOR	541.179	540.511	540.511	541.179	286.778		2450.158
TOTAL AREA	8035.295	8025.943	8025.943	8035.295	4301.670	3441.336	39865.482

	Acre	Sqm in 1 Acre	AREA IN SQM.		
TOTAL PLOT AREA	4.3375	4046.850	17553.212	Sqm.	
PERM. G. F. COVERAGE @50%			8776.606	Sqm.	
1) COMMERCIAL @ 4%	0.1735		702.128	Sqm.	
F :A :R = 175%			1228.725	Sqm.	
ADD 12 % GREEN BUILDING	702.128	12	84.255		
		TOTAL F:A:R	1312.980		
2) RESIDENTIAL@ 96%	4.1640		16851.083	Sqm.	
F :A :R = 225%			37914.938	Sqm.	
ADD 12 % GREEN BUILDING	16851.083	12	2022.130		
		TOTAL F:A:R	39937.068	71.586	
3) COMMUNITY HALL			185.810	Sqm.	
4) ANGANWARI			185.810	Sqm.	
PROP. FAR. / COVD. AREA :-			TOTAL IN SQM.	%AGE	
1) RESIDENTIAL			39865.482	236.575	
2) COMMERCIAL			1312.447	186.924	
3) COMMUNITY HALL (NON-FAR)			197.280		
4) ANGANWARI (NON-FAR)			197.280		
5) STILT BETWEEN TOWER					
6) STILT UNDER TOWER			610.146		
7) GUARD RM. 3.0x3.0x2 =18.0			18.000		
8) ELE. PANEL/ NON-FAR			425.000		
PERMISSIBLE % OF PLOT USED =					

TOTAL COVERED AREA ON GROUND FLOOR=G.F. (TOWER 1TO 6)+ STILT (TOWER-1 to 6) +COMMERCIAL+COMMUNITY +GAURD RM FOR G.F COVERAGE =2408.712+610.146+625.107+197.284+ 18.0 =3859.249 SQM. =21.985 %

STILT AREA ON G.F. (TOWER-1 to 6) = 610.146 SQM

TOTAL COVD. AREA OF MUMTY & M. ROOM (TOWER 1 to 4) + (TOWERS&6)COMMERCIAL & ANGANWARI/COMMU. HALL) = 237.534+103.77+28.7+51.489 = 421.493 SQM. (NON-F:A:R)

TOTAL PROP . COVD. AREA OF INCLU. TOWER (1 to 6) RESI. +STILT+COMMERCIAL+ COMMUNITY & ANGANWADI + ELE. PANAL/ FIRE+GAURD RM. + MUMTY/MACH. RM. +STAIR WELL =RESI. & COMMERCIAL = 39865.422+610.146+1312.447+197.284+197.284+425.0+18.0+421.493+ (STAIR WELL= 2244.702) = 45291.830 SQM.

PARKING DETAIL :-	
TOTAL CAR PARKING REQUIRED	
TOTAL NOS. OF FLATS (0.5 ECS) =684/2 = 342Nos. Cars Required	
PROVIDED PARKING :-	
PROPOSED SUR FACEPARKING =7625.473/23=331 Nos. Of Cars	
UNDER STILT = 610.146 / 28 = 22 NOS CAR	
TOTAL NOS CARs = 353	
TOTAL TWO WHEELER PARKING REQUIRED	
ONE TWO WHEELER FOR PER DEWELING UNTIS	
TOTAL NOS. OF FLATS = 684 Required Two wheelers	
PROVIDED TWO WHEELER = 690 Nos.	
PERM. GREEN AREA = 15% OF PLOT AREA = 17553.212X15/100 = 2632.981 SQM.	
PROP . GREEN AREA = 4113.450 SQM. = 23.434 %	
TOTAL DWELLING UNITS PROVIDED = 684	
TOTAL DENSITY PERMISSIBLE = 750-900 PPA	
TOTAL DENSITY PROPOSED- (684 D.U. X 5 PERSON) / 4.164 ACRE = 821.325 PPA	

Ram Avtar Bassi
AD(HQ)
Member
BPAC

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 4.3375 ACRES. (LICENCE NO.-26 OF 2020 DATED. 25.09.2020) IN SECTOR-70, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PYRAMID DREAM HOMES LLP.

N

DRG. TITLE
SITE PLAN
LAY-OUT PLAN

ENGINEER SIGNATURE

OWNER'S SIGNATURE
For PYRAMID DREAM HOMES LLP
Authorised Signatory

ARCHITECT'S SIGNATURE
VIVEK SINGH RAO
B.Arch. M.C.A. F.I.I.A
C.O.A. Reg. No. CA/99/25048
RAO AND ASSOCIATE
374, U.V. Ph-IV, Gurugram-12
Ph.- 2347706-07, 9811130887

PROJECT NO. RA-5029
SCALE- 1:300
DATE OCT.-2020
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