PYRAMID
DREAMHOMES
LLPIN: AAL-5039 | **GSTIN:** 06AAVFP4202E1ZC

To

Date:-11.01.2021

The Executive Engineer,

HSVP, Division No.- 4

Gurugram.

Subject:- Approval of the Service Plan Estimate of the Affordable Group Housing Colony on the land measuring 4.3375 Acres in Sector- 70, Gurugram being developed by Pyramid Dream Homes LLP.

Dear Sir,

With reference to the above mentioned subject, we hereby submitting Five sets of the service plan estimate for your consideration please.

Kindly do the needful and oblige.

Thanking you,

Yours truly,

For **Pyramid Dream Homes LLP**

For PYRAMID DREAM HOMES LLP

Authorised Signatory

Authorized Signatory

Executive Engineer
HSVP Division No. IV
Gurugram

Cc:- Director, Town & Country Planning, Haryana, Chandigarh

Received
11-1-2021

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SERVICE ESTIMATE, DESIGN REPORT AND CALCULATION OF INTERNAL DEVELOPMENT WORKS

FOR

PROPOSED "AFFORDABLE GROUP HOUSING COLONY AREA MEASURING 4.3375 ACRES (LICENSE NO. 26 OF 2020 DATED 25.09.2020) IN SECTOR – 70, GURUGRAM – MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S PYRAMID INFRATECH PVT.LTD.

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "AFFORDABLE GROUP HOUSING COLONY"AREA MEASURING 4.3375 ACRES (LICENSE No. 26 of 2020 Dated 25.09.2020) IN SECTOR – 70, GURUGRAM – MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S PYRAMID INFRATECH PVT.LTD.

Gurugram town of Haryana State situated on N.H. -8 road at a distance of 35 Km from Delhi. Being in the national capital region, the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi, It has been decided by the Haryana Government to develop various infrastructure facilities in Gurugram Manesar Urban Complex. This report is for a part of service estimate for proposed "Affordable Group Housing Colony" measuring 4.3375 acres (License No. 26 of 2020 dated 25.09.2020) in Sector – 70, Gurugram – Manesar urban complex being developed by M/s Pyramid Infratech Pvt. Ltd. has been prepared with the following provisions which are as under :-

1. **WATER SUPPLY**

The source of water supply in this area is by HSVP Mains. It has been proposed to construct two underground tanks of capacity as per attached details and to location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP based supply, which will feed O.H. tanks on the roof of the Building and has been designed as per the Hazen Williams formula. Presently there is proposed / under execution HSVP W/S in this area. However the provision of tube wells have been taken due to non availability of water but after getting the approval from the competent authority through tube wells / tankers / any other approved source till HSVP W/Swill made available. The proposed tube wells shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer, hence the provision of 1 Nos Tube Wells have been taken in this estimate.

DESIGN

The scheme has been designed for population of 3420 persons and considering @ 5 persons / units for Affordable Group Housing and other provision etc. The combined quantum of water supply (domestic + flushing) per head / day has been taken as 172.50Liters per head per day as per design calculation.

PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any time electricity failure. Generator will be provided separately or added to the capacity of main generator.

2. **SEWERAGE**

The scheme is designed for sewer connecting to the STP and bypass connection to HSVP sewer scheme. The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domestic and flushing water supply shall find its way into the proposed sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

3. **STORM WATER DRAINAGE**

It has been proposed to lay R.C.C pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP drain. The intensity of rain fall has been taken as 6.00mm per hour. A minimum size of 400mm i/d R.C.C pipe for storm water drain will be provided and designed as per manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

4. **ROADS**

Road, Parking and Pavement have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP.

5. **STREET LIGHTING AND ELECTRIFICATION :-**

Provision for external lighting and electrification of proposed area has been made.

6. **HORTICULTURE :-**

Estimate and details of plantation, landscaping, signage etc. have been included.

7. **FIRE FIGHING** :-

Provision of Fire Fighting system has been made.

8. **SPECIFICATIONS**

The work will be carried out in accordance with the standard specifications of PH as laid down by the Haryana Government / HSVP.

9. **RATES**

The estimate has been based on the present market rates.

10. **COST**

The total cost of the scheme including cost of all services works out to Rs. 393.46 Lacs (Rupees Three Crores Ninety Three Lacs Fourty Six Thousand only) including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. 90.72 Lacs.

(Authorized Signatory)

1. DESIGN CALCULATION :-

Total Area of plot (commercial)	= 4.3375 Acres or 17553.212 Sqm
Permissible Ground Coverage 50%	= 8776.606 Sqm
Proposed Ground Floor	= 8776.606 Sqm
Permissible F.A.R. @ 2.25% (Resi.)	= 37914.938 Sqm
Add@12% Green Building	= 2022.130 Sqm
Total F.A.R.	= 39937.068 Sqm
Proposed F.A.R Achieved (Resi.)	= 39865.482 Sqm
Proposed area of commercial (F.A.R)	= 1312.447 Sqm
Community Building	= 197.280 Sqm
Anganwari	= 197.280 Sqm

Detail of Units

No. of Units	No. of Floors	No. of Block	Unit / Block	Total Unit	Density
Tower - 1	G + 14	1	118	118	590
Tower - 2	G + 14	1	118	118	590
Tower - 3	G + 14	1	118	118	590
Tower - 4	G + 14	1	118	118	590
Tower - 5	G + 14	1	118	118	590
Tower - 6	G + 11	1	94	94	470
Total Density				**684**	**3420**

I) Water Requirement :-

Total Population = 3420 Persons
@ 172.50 LPCD = 5,89,950.00 LPD
Commercial & Community Buildings :-

- Commercial = 1312.447 Sqm
  @ 3 Sqm / person = 438 Persons @ 45 LPCD = 19710 LPD
- Community Building (Area 197.280 Sqm)L.S = 10000.00 LPD
- Anganwari (Area 197.280 Sqm) L.S = 10000.00 LPD

Total = 6,29,660.00 LPD Or 630 KLD
Say 650 KLD

II. FIRE DEMAND

(i) Population = 3420 Persons
(p) ½ x 100/1000 = (3.420) ½ x 100 = 184.93 KLD Say 200 KLD

III. Garden Irrigation Requirement (For Total Area) = 60.00 KLD

IV. Total Water Requirement for UGT

(Excluding Fire Demand)
Hence Domestic Water Requirement (67%) = 650 x 67% = 436.00 KLD
Hence Flushing Water Requirement (33%) = 650 x 33% = 214.00 KLD
Half Day Requirement = 230 K.L. for Domestic
= 120 K.L. for Flushing

But it is proposed to construct an UGT 230 K.L. in two compartment for domestic use and 120 K.L. for non potable water in two compartment (at STP) and 200 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT = 230 + 200 = 430.00 KLD
Total Requirement for Flushing at STP = 120.00 KLD

V. Tube Well **For UGT**

a) Yield = 15 K.L. / Hr.
b) Working Hour per day = 16 Hr. / Per Day
c) Total water demand = 436 M3/Day
d) Number of tube well required (Water Demand / Discharge / Hr. working Per day) = 1.82 Nos
e) Add 5% extra = 0.09
Total = 1.91 Nos
Say = 2 Nos

Water to the proposed development is to be supplied by HSVP. However consider 50% T.W.'s it is proposed to install only one no tube well for augmentation / standby purposes and provision has also been taken in the estimates due to non availability of water but after getting the approval from the competent authority.

VI) Pumping Machinery for Tube wells

a) Gross Working Head = 80 Mtr
b) Average fall in S.L = 2 Mtr
c) Depression Head = 6 Mtr
d) Friction loss in main = 10 Mtr
Total = 98 Mtr
e) Discharge = 15000 LPH (Or 4.17 LPS Say 4.50 LPS)
f) Horse Power = 9.80 H.P.
HP = (4.50 x 98) / (75 x 0.60)
Say = 10.00 H.P.

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 98 Mtr head (1W)

VII) Boosting Machinery for domestic water For UGT

Total Water Requirement = 436.00 KLD
Pumping per hour @ 8 hr. pumping / day= 436 /8 KL / hr.
= 54.50 KL / hr.
= 908.33 lpm = 15.14 lps
Say 2 No. 10.00 lps each

Gross working head For UGT
- Suction lift = 5.00 mts.
- Frictional loss in mains & specials = 5.00 mts.
- Clear Head required = 75.00 mts.

Total = 85.00 mts.
Say = 85.00 mts.

Pump HP = (10.00x85)/(75x0.60)
= 18.88 H.P.
Say = 20.00 HP

It is proposed to provide 3 NoS of pumping set of 10.00 lps discharge at 85mts Head each (2W + 1S) for UGT.

VIII) Boosting Machinery for flushing water at STP

Total Water Requirement		**= 214 K.L.D**
Pumping per hour @ 8 hr. pumping / day		= 214 /8 KL / hr.
		= 26.75 KL / hr.
		= 445.83 lpm = 7.43 lps,
		Say 2 No. 5.00 lps each
Gross working head		
- Suction lift		= 5.00 mts.
- Frictional loss in mains & specials		= 5.00 mts.
- Clear Head required		= 75.00 mts.
Total		= 85.00 mts.
Say		= 85.00 mts.
Pump HP		= (5.00 x 85) / (75 x 0.60)
		= 9.44 HP
	Say	= 10.00 HP

It is proposed to provide 3 Nos of pumping set of 5.00 lps discharge at 85 mts Head each (2W + 1S)

IX) Boosting Machinery for Irrigation water

Total Water Requirement		**= 60 KLD**
Pumping per hour @ 5 hr. pumping / day		= 60 /5 KL / hr.
		= 12.00 KL / hr.
		= 200.00 lpm = 3.33 lps
	Say	= 5.00 LPS
Gross working head		
- Suction lift		= 3.00 mts.
- Frictional loss in mains & specials		= 3.00 mts.
- Clear Head required		= 25.00 mts.
Total		= 31.00 mts.
Say		= 31.00 mts.
Pump HP		= (5.00 x 31) / (75 x 0.60)
		= 3.44 HP
	Say	= 5.00 HP

It is proposed to provide 2 No. of pumping set of 5.00 lps discharge at 31 mts Head each (1W + 1S)

X) Boosting Machinery for Fire water

Total Water Requirement

Hydrant pump as per CFO Directive		= 2280 LPM, 95M Head and 80 H.P = 1 Nos
Jockey pump (Hydrant) as per NBC table No. 23		= 180 LPM, 95M Head and 7.50 H.P = 1 Nos
Diesel pump as per CFO Directive		= 2280 LPM, 95 M Head and 80 H.P = 1Nos
Gross working head		
- Suction lift		= 5.00 mts.
- Frictional loss in mains & specials		= 5.00 mts.
- Clear Head required		= 85.00 mts.
Total		= 95.00 mts.
Jockey Pump HP (Fire)		= (3 x 95) / (75 x 0.60)
		= 6.33HP
	Say	= 7.50 HP

XI) DG Set for plumbing

DG Set Requirement	**For UGT**
Submersible Pump (1 x 10)	= 10.00 HP
Domestic Pump (2 x 20)	= 40.00 HP
Flushing Pump at STP (2 x 10)	= 20.00 HP
Street Light and other etc.	= 10.00 HP
Fire Jockey pump	= 7.50 HP
Total pump load	**= 87.50 HP**
	= 87.50 x 0.746 x 1.50
	= 97.91 K.W
Total DG capacity	**= 1 No. 100 KVA**

Hence it is proposed to provide 1 No. D.G. Set of 100 KVA capacity for UGT.

FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = 650 KLD (436 for domestic & 214 KLD for flushing)

i)	80% of total Domestic Water Demand = 80% of 436 KLD	= 348.80 KLD
ii)	75% of total Flushing Water Demand =80% of 214 KLD	= 171.20 KLD
	Total	**= 520.00 KLD**
	Considering 5% marginal factor	= 26.00 KLD
	G. Total	**= 546.00 KLD**

Say 550 KLD

Proposed STP Capacity = 550 KLD Or 0.55 MLD

(Authorized Signatory)

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO.I	WATER SUPPLY SCHEME	123.63
2	SUB WORK NO. II	SEWERAGE SCHEME	93.53
3	SUB WORK NO. III	STORM WATER DRAINAGE	48.69
4	SUB WORK NO. IV	ROAD AND FOOTPATH	57.38
5	SUB WORK NO. V	STREET LIGHTING	6.66
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION &ROAD SIDE TREES)	6.96
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	56.61
		TOTAL	393.46
TOTAL : (Rupees Three Crore Ninety Three Lacs Fourty Six Thousand only)			

Cost Per Acre = Rs.393.46 Lacs / 4.3375 = 90.72 Lacs Per Acre

AUTHORISED SIGNATORY

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SUB WORK NO. 1 (Abstract of cost) **WATER SUPPLY SCHEME**

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	Sub Head No. 01	Head Works	24.15
2	Sub Head No. 02	Pumping Machinery	26.10
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe	16.48
4	Sub Head No. 04	External Fire Hydrants	11.45
6	Sub Head No. 05	Irrigation	2.37
		TOTAL	80.55
		Add 3% contingency & P.H. Services	2.42
		Total	82.97
		Add 49% Department charges + Price Escalation	40.66
		G. Total	123.63
		Say in Lacs	123.63

(C.O. to Final Abstract Of Cost)

/b

SUB WORK NO. I **WATER SUPPLY**
Sub Head No. 01 **Head Works**

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire TanK Including pipes, valve & Specials. 430 KLD @ Rs. 3500/- per K.L.D	1505000
2	Provision for construction of Boosting Station 1 Nos @ Rs. 250000/- each	250000.00
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 120 Mtr complete in all respect. 1 Nos @ Rs. 500000/- each	500000.00
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 80000/- each	80000.00
5	Provision for carriage of material and unforeseen items L.S.	30000.00
6	Provision of specials for tube well & rising main to UGT L.S.	50000.00
	Total	2415000.00
	Say	24.15

(C.O. to Abstract of cost of Sub Work No. I)

SUB WORK NO. 1 **WATER SUPPLY**
Sub Head No. 02 **Pumping Machinery**

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials	
	10.00 lps at 85 mts head - 3 No. (2W+1SB) - @ Rs. 1,00,000/- each Set (20.00HP)	300000
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply at STP	
	5.00 lps at 85 mts head - 3 No. (2W+1SB) @ Rs. 1,00,000/- 1 Set (10.00 HP each)	300000.00
3	Providing and Installing Submersible pump for tube wells with specials	
	4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 80,000/- 1 Set (10HP each)	80000.00
4	Provision for construction of ESS = 1 Nos Shed with foundation @ Rs. 50,000/- each	50000.00
5	Providing and installing pumping sets of following capacities for Fire Protection etc. with foundation complete	
	- 180 lpm at 95 M head 1 No. @ Rs. 80,000/- (7.50 HP each)	80000.00
	- 2280 lpm at 95 M head 1 No. @ Rs. 4,50,000/- (80 HP each) (Hydrant)	450000.00
	- 2280 lpm at 95 M head 1 No. @ Rs. 6,50,000/- (80 HP) (Diesel Engine)	650000.00
6	Provision for D.G. Set for stand by arrangement for all machinery	
	= 1 No. 100 KVA @ Rs. 4,00,000/- each	400000.00
7	Provision for making foundations & erection of pumping machinery	50000.00
8	Provision for pipes, valve & specials inside boosting chamber	100000.00
9	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	100000.00
10	Provision for carriage of materials and other unforeseen items L.S.	50000.00
	Total	**2610000.00**
	Say	**26.10**

(C.O. to Abstract of cost of Sub Work No. I)

SUB WORK NO. 1 **WATER SUPPLY**

Sub Head No. 03 **Water Supply Distribution & Rising Main Pipe**

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects	
i)	100mm dia D.I. Pipe 791 Mtr @ Rs. 600/- Per Mtr	474600.00
ii)	150mm i/d D.I. Pipes - 850 Mtr @ Rs. 800/- Per Mtr	680000.00
iii)	200mm i/d D.I. Pipes -20 Mtr @ Rs. 1200/- per mtr	24000.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	
	a) 100mm i/d 12 No. @ Rs. 7500/- each	90000.00
	b) 150mm i/d 15 No. @ Rs. 10000/- each	150000.00
	c) 200mm i/d 2 No. @ Rs. 15000/- each	30000.00
3	Providing and fixing indicating plates for sluice valve 29 No. @ Rs. 1000/-	29000.00
4	Provision for carriage of materials and other unforeseen items	20000.00
5	Provision for making connection with HSVP Pipe & T.W's etc.	100000.00
6	Provision for cutting the road and making good the same	50000.00
	Total	1647600.00
	Say	16.48

(C.O. to Abstract of cost of Sub Work No. I)

SUB WORK NO. 01 **WATER SUPPLY**

SUB HEAD.NO. 04 **EXTERNAL FIRE HYDRANTS**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing Heavy Class M.S. Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect	
a)	100mm dia - 200 M @ Rs. 600/- Per Mtr	120000.00
b)	150mm dia -847 M @ Rs. 900/- Per Mtr	762300.00
2	Providing and fixing fire Hydrant with accessories 25 No. @ Rs. 7500/- each	165000
3	Provision for Security Services for Fire Arrangement L.S.	50000.00
4	Providing and fixing indicating plate -25 No. @ Rs. 1000/- each	22000.00
6	Provision for carriage of material L.S.	25000.00
	Total	**1144300.00**
	Say	**11.45**

(C.O. to Abstract of cost of Sub Work No. I)

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SUB WORK NO. 01 **WATER SUPPLY**

SUB HEAD NO. 05 **IRRIGATION**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	
a)	25mm dia - 240 M @ Rs. 300/- Per Mtr	72000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 30 Nos @ Rs. 3000/- each	90000.00
3	Provision for carriage of materials and other unforeseen items L.S.	20000.00
4	Provision for indicating plate with safety box etc. complet in all respect	25000.00
6	Provision for road cutting and making it condition as original L.S.	30000.00
	Total	**237000**
	Say	**2.37**

(C.O. to Abstract of cost of Sub Work No. I)

SUB WORK NO. II **SEWERAGE SCHEME**

Sr. NO.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete	
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 190 M @ Rs. 1200/- per Mtr	228000.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 275 M @ Rs. 1300/- per Mtr	357500.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 90 M @ Rs. 1500/- per Mtr	135000.00
	d) SW Pipe 400mm i/d avg depth 3.00 M 12 M @ Rs. 1800/- per Mtr	21600.00
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 200mm dia Heavy Class DI pipes (overfow for STP)	
	a) 200MM i/d D.I. Pipe - 210 M @ Rs. 1200/- Per Mtr	252000.00
3	Provision of lighting and watching etc.	30000.00
4	Provision for cartage of material	20000.00
5	Provision for making connection with HSVP	50000.00
1	Provision for construction of Sewerage Treatment Plant (STP) including the cost of tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect. = 550 KLD or (0.55 MLD) Capacity L.S.	5000000.00
		6094100.00
	Add 3% contingency & P.H. Services	182823
	Total	**6276923**
	Add 49% Department charges + Price Escalation	3075692
	G. Total	**9352615**
	Say	**93.53**

(C.O. to Final Abstract of Cost)

SUB WORK NO. III **STORM WATER DRAINAGE SCHEME**

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint,	
	a) RCC Np3 pipe 400mm i/d = 761M @ Rs. 2000/- Per Mtr	1522000.00
2	Provision for Rain Water Harvesting arrangement including the cost of screening chamber and pit with all type of pipes and other material etc. complete in all respect as per standard drawing and bore upto requirement of site etc. 4 Nos RWH @ Rs. 2,50,000/- each	1000000.00
2	Provision for road gulley & pipe with connection	300000.00
3	Provision for lighting and watching	50000.00
4	Provision for timbering and shoring	50000.00
5	Provision for cartage of material	50000.00
6	Provision for making connection with HUDA storm water drain	200000.00
	Total	**3172000**
	Add 3% contingency & P.H. Services	95160
	Total	**3267160**
	Add 49% Department charges + Price Escalation	1600908
	G. Total	**4868068**
	Say	**48.69**

(C.O. to Final Abstract of Cost)

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Sub Work No. IV **ROAD AND FOOTPATH**

1	Provision for leveling & earth filling as per site conditions	Per Acre	4.3375	80000	347000
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	5918	300	1775400
3	Provision for kerbs & channels of C.C. 1.2:4	Metre	967	340	328780
4	Provision for arrangement of guide map and indicating board etc.	LS			50000
5	Provision for parking arrangement with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and 150mm thick RMC Grade M-40 or Bituminous road with 250mm GSB, 300mm WMM, 50mm thick DBM & 40mm thick BC etc. as per requirement of site for surface car parking and approach to Tower / Blocke etc. complete in all respect	Sqm	4750	250	1187500
5	Provision for carriage of material	LS			50000
	Sub Total				**3738680**
	Add 3% contingencies & PH Services				112160
	Sub Total				**3850840**
	Add 49% Departmental Charges + Price Escalation				1886912
	Total				**5737752**
	Say Rs. In Lacs				**57.38**

(C.O. to Final Abstract of cost)

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Sub Work No. V **STREET LIGHTING**

1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	4.3375	10000	43375.00
	Add 3% contingencies & PH Services				1301.25
	Total				**44676.25**
	Add 49% Departmental Charges + Price Escalation				21891.36
	Total				**66567.61**
	Say Rs. In Lacs				**6.66**

(C.O. to Final Abstract of cost)

Sub Work No. VI **HORTICULTURE**

1	**Development of Lawn Areas**				
a.	Trenching of ordinary soil upto depth of 60 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure with all fitting and valve etc. complete				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in eighter direction				
d	organized green 4113.45 Sqm Or 1.02 Acres (As per detail given in green park area calculation)	Acre	1.02	250000	255000
2	Providing and planting trees along boundary @ 6 m interval (Length appx 967M) = 967/6 =162 Nos Say No. of trees = 162 Nos Cost details : Excavation = Rs. 73 Manure = Rs. 300 Tree Plant = Rs. 850 Total Rs. = Rs. 1223				
		Each	162	1223	198126
	Total				**453126**
	Add 3% contingencies & PH Services				13594
	Total				**466720**
	Add 49% Departmental Charges + Price Escalation				228693
	Total				**695413**
	Say Rs. In Lacs				**6.96**

(C.O. to Final abstract of cost)

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Sub Work No. VII **Mtc. Of services & Resurfacing of Road**

1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects 4.3375 acres @ Rs. 1.00 lacs per acre	Acre	4.3375	100000	433750
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thiCK BM including leveling coarse and 25mm BC as per crust design whichever is safer	Sqm	5918	250	1479500
3	2nd phase after next five years of 1st phase (50mm DBM & 25mm BC or as per crust design whichever is safer	Sqm	5918	300	1775400
	Sub Total				**3688650**
	Add 3% contingencies & PH Services				110660
	Sub Total				**3799310**
	Add 49% Departmental Charges				1861662
	Total				**5660971**
	Say Rs. In Lacs				**56.61**

(C.O. to Final abstract of cost)

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	3420	Persons
2	Total Water Requirement (Domestic)	436	KLD
3	Total Water Requirement (Flushing)	214	KLD
4	Total Water Requirement (Horticulture)	60	KLD
5	U. G Tank (Domestic)	1	No.
6	U.G.T (Fire) 200 KLD	1	No.
7	No. of Domestic WS pumps for UGT	2+1	Set
8	No. of Flushing pumps at STP	2+1	No.
9	No. of submersible pumps	1	No.
10	Main Fire Hydrant electrical pumps	1	No.
11	Diesel fire pumps	1	No.
12	Jockey fir pumps	1	No.
13	Generating sets for UGT	1	100 KVA
14	S.T.P. (550 K.L.)	1	No.

TOTAL MATERIAL STATEMENT FOR WATER SUPPLY i.e. DOMESTIC, FLUSHING & RISING MAIN ETC. 27

S. No.	Description	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	162M	586M	12M
2	Flushing	384M	264M	8M
3	Rising Main	245	–	–
	Total	**791M**	**850M**	**20M**

MATERIAL STATEMENT (DOMESTIC WATER SUPPLY)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200MM	150MM	100MM
1	UGT	A	200	12	12	-	-
2	A	B	150	70	-	70	-
3	B	C	150	32	-	32	-
4	C	D	150	36	-	36	-
5	D	E	100	126	-	-	126
6	A	F	150	50	-	50	-
7	F	G	150	112	-	112	-
8	G	H	150	70	-	70	-
9	H	I	150	98	-	98	-
10	I	E	100	36	-	-	36
11	C	H	150	28	-	28	-
12	D	I	150	90	-	90	-
	Total			**760**	**12**	**586**	**162**

200mm i/d Pipe Length **12 Mtr**
150mm i/d Pipe Length **586 Mtr**
100mm i/d Pipe Length **162 Mtr**

MATERIAL STATEMENT (FLUSHING WATER SUPPLY)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200mm	150mm	100mm
1	STP	a	200	8	8	-	-
2	a	b	150	53	-	53	-
3	b	c	150	32	-	32	-
4	c	d	100	36	-	-	36
5	d	e	100	26	-	-	26
6	a	f	150	67	-	67	-
7	f	g	150	112	-	112	-
8	g	h	100	70	-	-	70
9	h	i	100	98	-	-	98
10	i	e	100	36	-	-	36
11	c	h	100	28	-	-	28
12	d	i	100	90	-	-	90
	Total			**656**	**8**	**264**	**384**

200mm i/d Pipe Length **8 Mtr**
150mm i/d Pipe Length **264 Mtr**
100mm i/d Pipe Length **384 Mtr**

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND HUDA MAIN

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100mm	150mm	200mm
1	T.W.	UGT	100	35	35	-	-
3	HSVP Line	UGT	100	210	210	-	-
	Total			**245**	**245**	**0**	**0**

MATERIAL STATEMENT FOR SEWERAGE SCHEME

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Av. Depth	Length in Mtr			
						200mm i/d	250mm i/d	300mm i.d	400mm i.d
	From	To				0 to 2.00 Mtr	0 to 2.00 Mtr	0 to 2.50 Mtr	0 to 3.00 Mtr
1	A	B	115	200	1.33	115	-	-	-
2	B1	B	75	200	1.22	75	-	-	-
3	B	C	40	250	1.81	-	40	-	-
4	C1	C	75	250	1.20	-	75	-	-
5	C	D	30	300	2.01	-	-	30	-
6	D	E	60	300	2.15	-	-	60	-
7	E2	E1	95	250	1.18	-	95	-	-
8	E1	E	65	250	1.44	-	65	-	-
9	E	STP	12	400	2.36	-	-	-	12
10	STP - HSVP / Sewer By Pumping 200mm i/d D.I. Pipe = 160 Mtr								
	Total		567			190	275	90	12

200mm i/d Pipe Length 190 Mtr
250mm i/d Pipe Length 275 Mtr
300mm i/d Pipe Length 90 Mtr
400mm i/d Pipe Length 12 Mtr
200mm i/d D.I. Pipe (By Pumping) = 210 Mtr

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MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe Length in Mtr
	From	To	
1	A	B	105
2	B	C	70
3	C1	C	55
4	C	D	30
5	D1	D	140
6	D	E	36
7	E1	E	85
8	E	F	40
9	F2	F1	65
10	F1	F	85
11	F	Master SWD (HSVP)	50
	Total Length		**761**

Total Length 400mm i/d RCC Np3 pipe = 761 Mtr

Total Rain Water Harvesting (RWH) = 4 Nos

Material Statement of Road Works

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Sr. No.	Road No.	Length	Width	Area	
1	1 (6m)	175.00	6.00	1050.00	Sqm
2	2 (6m)	125.00	6.00	750.00	Sqm
3	3 (6m)	85.00	6.00	510.00	Sqm
4	4 (6m)	90.00	6.00	540.00	Sqm
5	5 (6m)	82.00	6.00	492.00	Sqm
6	6 (6m)	115.00	6.00	690.00	Sqm
7	7 (6m)	84.00	6.00	504.00	Sqm
8	8 (24m)	110.00	7.00	770.00	Sqm
9	9 (6m)	32.00	6.00	192.00	Sqm
10	10 (6m)	23.00	6.00	138.00	Sqm
	G. Total	**921.00**	6.00	**5636.00**	Sqm
Add 5% extra for curves				282	Sqm
Total				**5918**	**Sqm**

ii) Kerbs & Channels

i) 6 Mtr wide Road 811.00 Mtr

ii) 24 Mtr wide Road (1 x 110Mtr) 110.00 Mtr (Part one Lane to be Constructed)

Total **921.00 Mtr**

Add. 5% Extra for Curves 46.00 Mtr

G. Total **967.00 Mtr**

II) PARKING :-

(i) Surface Car Parking = 331 Nos

Area = 331 Nos x 2.50 Mtr x 5.00 Mtr = 4137.50 Sqm

ii) Approach of Towers L.S. = 500.00 Sqm

Total = 4637.50 Sqm Say 4750.00 Sqm.

MATERIAL STATEMENT (FIRE FIGHTING)

S. No.	Line Reference		Length in Mtr	Size of M.S. Pipe 150mm i/d Fire Rising	Remarks
	From	To		150mm	
1	UGT	A	10	10	
2	A-A'	B	70	70	
3	B	C	70	70	
4	C	D	140	140	
5	D	E	45	45	
6	E	F	40	40	
7	F	G	60	60	
8	G-G'	H	67	67	
9	H	I	120	120	
10	A	J	15	15	
11	J	I	40	40	
12	C	E	95	95	
13	A'	H	40	40	
14	B	G'	35	35	
	Total		847	847	

i) Length of 150mm i/d M.S. Pipe = 847 Mtr

ii) Length of 100mm i/d F.H. = 22 X 8 = 200 Mtr

iii) Nos of F.H. = 25 Nos

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SUBHEAD : IRRIGATION WATER SUPPLY SCHEME - DESIGN CALCULATION (HORTICULTURE)

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommend (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line	60000 (60 K.L)	-	-	25.00	25	-	-	240	-	-	-

Note :- 60 Nos connections are to be done from flushing water supply line i.e. 30 Nos x 8 Mtr/each = 240 Mtr for 25mm i/d

HYDRAULIC STATEMENT OF WATER SUPPLY (DOMESTIC)

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Tower No.	Flat / Unit			Population @ 5 Person per flat	Water Requirement @ 172.50 LPCD	Other Water Requirement i.e. Commercial / Community Centre and Anganwadi	Total Water Requirement in LPD	Water Requirement @ 67% of total water requirement	Peak Flow in LPH	Velocity (m/s)	Size of the pipe in (mm)	Total Friction Loss in M/M	Length in (M)	Loss of Head in Line (M)	Formation Level at Lower End	Available Head at Lower end (M)	Terminal Head (M)	Remarks
	From	To		Self	Branch	Total			In LPD												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	UGT	A	1 to 6	0	684	684	3420	589950	39710	629660	421872	158206	0.68	200	0.004	12	0.05	232.15	317.15	85.00	Formation Level at Water Works i.e. UGT = 232.20 M Boosting Head = 85.00 M Hydraulic Head = 317.20 M
2	A	B	1 to 5	118	236	354	1770	305325	14710	320035	214423	80411	0.62	150	0.005	70	0.35	232.10	316.80	84.70	
3	B	C	1,2,3	0	236	236	1180	203550	14710	218260	146234	54839	0.43	150	0.003	32	0.09	232.05	316.71	84.66	
4	C	D	1,2,3	0	177	177	885	152663	4710	157373	105440	39541	0.38	150	0.002	36	0.07	231.95	316.64	84.69	
5	D	E	1	59	0	59	295	50888	4710	55598	37250	13969	0.39	100	0.003	126	0.37	231.80	316.27	84.47	
6	A,	F	2 to 6	47	283	330	1650	284625	25000	309625	207449	77795	0.62	150	0.005	50	0.25	232.30	316.90	84.60	
7	F	G	2,3,4,5,6	165	118	283	1415	244088	25000	269088	180289	67610	0.43	150	0.003	112	0.33	232.15	316.57	84.42	
8	G	H	2,3	0	118	118	590	101775	25000	126775	84939	31853	0.29	150	0.001	70	0.07	232.00	316.50	84.50	
9	H	I	2,3	118	0	118	590	101775	15000	116775	78239	29340	0.29	150	0.001	98	0.09	231.85	316.41	84.56	
10	I	E	-	0	0	0	0	0	15000	15000	10050	3769	0.39	100	0.003	36	0.10	231.80	316.31	84.51	
11	G	H	-	0	0	0	0	0	10000	10000	6700	2513	0.29	150	0.001	28	0.03	232.00	316.68	84.68	
12	D	I	1,2,3	177	0	177	885	152663	0	152663	102284	38357	0.29	150	0.001	90	0.09	231.85	316.55	84.70	

HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING) RECYCLING OF TREATED SEWAGE WATER

SUBHEAD : FLUSHING WATER SUPPLY SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Tower No.	Unit / Flat			Population @ 5 Person per flat	Water Requirement @ 172.50 LPCD	Other Water Requirement i.e. Commercial, Community Centre / Anganwadi in LPD	Total Water Requirement in LPD	Water Requirement @ 33% of total water requirement	Peak Flow in LPH	Velocity (m/s)	Size of the pipe in (mm)	Total Friction Loss in M/M	Length in (M)	Loss of Head in Line (M)	Formation Level at Lower End	Available Head at Lower end (M)	Terminal Head (M)	Remarks
	From	To		Self	Branch	Total															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	STP	a	1 to 6	0	684	684	3420	589950	39710	629660	207788	77920	0.61	200	0.003	8	0.02	232.75	317.18	85.03	Formation Level at STP = 232.20 M
2	a	b	1 to 5	118	236	354	1770	305325	14710	320035	105612	39604	0.43	150	0.003	53	0.16	232.10	317.02	84.92	Boosting Head = 85.00 M
3	b	c	1,2,3	0	236	236	1180	203550	14710	218260	72026	27009	0.29	150	0.001	32	0.03	232.05	316.99	84.94	Flushing Hydraulic Head at STP = 317.20 M
4	c	d	1,2,3	0	177	177	885	152663	4710	157373	51933	19475	0.47	100	0.005	36	0.18	231.95	316.81	84.86	
5	d	e	1	59	0	59	295	50888	4710	55598	18347	6880	0.23	100	0.001	126	0.13	231.80	316.68	84.88	
6	a	f	2 to 6	47	283	330	1650	284625	25000	309625	102176	38316	0.43	150	0.003	67	0.20	232.30	316.98	84.68	
7	f	g	2 to 6	165	118	283	1415	244088	25000	269088	88799	33299	0.38	150	0.002	112	0.22	232.15	316.76	84.61	
8	g	h	2,3	0	118	118	590	101775	25000	126775	41836	15688	0.39	100	0.003	70	0.21	232.00	316.55	84.55	
9	h	i	2,3	118	0	118	590	101775	15000	116775	38536	14451	0.39	100	0.003	98	0.29	231.85	316.26	84.41	
10	i	e	-	0	0	0	0	0	15000	15000	4950	1856	0.23	100	0.001	36	0.04	231.80	316.22	84.42	
11	c	h	-	0	0	0	0	0	10000	10000	3300	1237	0.23	100	0.001	28	0.03	232.00	316.98	84.98	
12	d	i	1,2,3	177	0	177	885	152663	0	152663	50379	18892	0.47	100	0.005	90	0.45	231.85	316.76	84.91	

DESIGN STATEMENT OF SEWERAGE SCHEME

SUBHEAD : SEWERAGE SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Tower No.	Unit / Flat			Population @ 5 Person per flat	Water Requirement @ 172.50 LPCD	Other Requirement i.e. comm. / community building / Anganwadi	Total water requirent LPD	Sew. Quantity after evaporation losses @ 20% (in LPD)	Sewerage Discharge Peak Flow (m3/sec)	Size of pipe in (mm)	Gradient in (m)	Velocity (m/sec)	Carrying capacity of pipe (m/sec)	Length in Mtr	Fall + Extra Fall in line due to slope (m)	Ground Level		Formation Level		Invert Level		Depth		
	From	To		Self	Branch	Total										m3 /sec			Start	End	Start	End	Start	End	Start	End	Average
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1	A	B	1	59	0	59	295	50685	19710	70395	56478	0.0020	200	225	0.76	0.012	115	0.51	231.30	231.75	231.80	231.95	230.80	230.29 230.26	1.00	1.66	1.33
2	B1	B	1,2,3	177	0	177	885	757663	0	152063	122130	0.0042	200	225	0.76	0.012	75	0.33	231.45	231.75	231.85	231.95	230.85	230.52	1.00	1.43	1.22
3	B1	C	1,2,3	0	236	236	1180	209550	19710	223260	178608	0.0062	250	305	0.76	0.019	40	0.13	231.75	231.85	231.95	232.05	230.26	230.13 230.10	1.69	1.92	1.81
4	C1	C	2,3	118	0	118	590	101775	10000	111775	89420	0.0031	250	305	0.76	0.019	75	0.24	231.60	231.85	231.90	232.05	230.90	230.66	1.00	1.39	1.20
5	C	D	1,2,3	0	354	354	1770	306825	39710	346535	276028	0.0096	300	385	0.76	0.027	30	0.07	231.85	231.90	232.05	232.10	230.10	230.03	1.95	2.07	2.01
6	D	E	1 to 5	118	354	472	2360	407100	39710	446810	357448	0.0124	300	385	0.76	0.027	60	0.15	231.90	231.90	232.10	232.15	230.03	229.88 229.88	2.07	2.22	2.15
7	E2	E3	4,5,6	165	0	165	825	142313	0	142313	113850	0.0039	250	305	0.76	0.019	95	0.31	231.90	231.95	232.15	232.20	231.15	230.84	1.00	1.36	1.18
8	E1	E	4,5,6	47	165	212	1060	182850	0	182850	146280	0.0051	250	305	0.76	0.019	65	0.21	231.95	231.90	232.20	232.15	230.84	230.63	1.36	1.52	1.44
9	E	STP	1 to 6	0	684	684	3420	589950	39710	629660	503728	0.0174	400	570	0.76	0.049	12	0.02	231.90	231.90	232.15	232.20	229.88	229.81	2.32	2.39	2.35
10	STP	HSVP Sewer		By Pumping (Recycling) D.I. Pipe 200mm i/d = 210 Mtr													210	0.60	231.90	231.40	232.20	231.60	230.20	229.60	2.00	2.00	2.00

DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENCITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0 6

S. No.	Name of Node		Area (Self)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall	Discharge @ 17.36 LPS/ Hector	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks
	From	To	IN SQM	In Acre	In Acre	In Acre	In Hector	mm / hr.	IN LPS	In Mtr	In mm	In Mtr	IN m/sec	IN LPS	IN Mtr	Start	End	Start	End	Start	End	Start	End		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
1	A	B	2600	0.64	0	0.64	0.26	6.00	4.50	105	400	570	0.76	98.57	0.18	231.95	231.90	232.30	232.35	231.10	230.92	1.20	1.23	1.22	RWH - 1
2	B	C	1400	0.35	0.64	0.99	0.40	6.00	6.96	70	400	570	0.76	98.57	0.12	231.90	231.80	232.15	232.00	230.92	230.80	1.23	1.20	1.22	
3	C1	C	1375	0.34	0	0.34	0.14	6.00	2 39	55	400	570	0.76	98.57	0.10	231.60	231.80	231.90	232.00	231.00	230.90	0.90	1.10	1.00	
4	C	D	900	0.22	1.33	1.55	0.63	6.00	10.89	30	400	570	0.76	98.57	0.05	231.80	231.85	232.00	232.05	230.80	230.75	1.20	1.30	1.25	
5	D1	D	3500	0.86	0	0.86	0.35	6.00	6.04	140	400	570	0.76	98.57	0.25	231.95	231.85	232.30	232.05	231.10	230.85	1.20	1.20	1.20	RWH - 2
6	D	E	720	0.18	2.41	2.59	1 05	6.00	18.20	36	400	570	0.76	98.57	0.06	231.85	231.75	232.05	231.95	230.75	230.69	1.30	1.26	1.28	RWH - 3
7	E1	E	2550	0.63	0	0.63	0.26	6.00	4.43	85	400	570	0.76	98.57	0.15	231.45	231.75	232 85	231.95	230.85	230.70	1.00	1.25	1.13	
8	E	F	800	0.20	3.22	3.42	1.38	6.00	23.96	40	400	570	0.76	98.57	0.07	231.75	231.50	231.95	231.90	230.69	230.62	1.26	1.28	1.27	
9	F2	F1	865	0.21	0	0.21	0.09	6 00	1.56	65	400	570	0.76	98.57	0.11	231.60	231.50	231.90	231.80	231.00	230.89	0.90	0.91	0.91	
10	F1	F	1275	0.32	0.21	0.53	0.21	6.00	3.64	85	400	570	0.76	98 57	0.15	231.30	231.50	231.80	231.90	230.89	230.74	0.91	1.16	1.04	
11	F	Master SWD (HSVP)	200	0.05	3.95	4 00	1.62	6.00	28.12	50	400	570	0.76	98.57	0.09 + 0.50 = 0.59	231.50	231.40	231.90	231.60	230.62	230.04 / 229.50	1.28	1.57	1.43	RWH - 4

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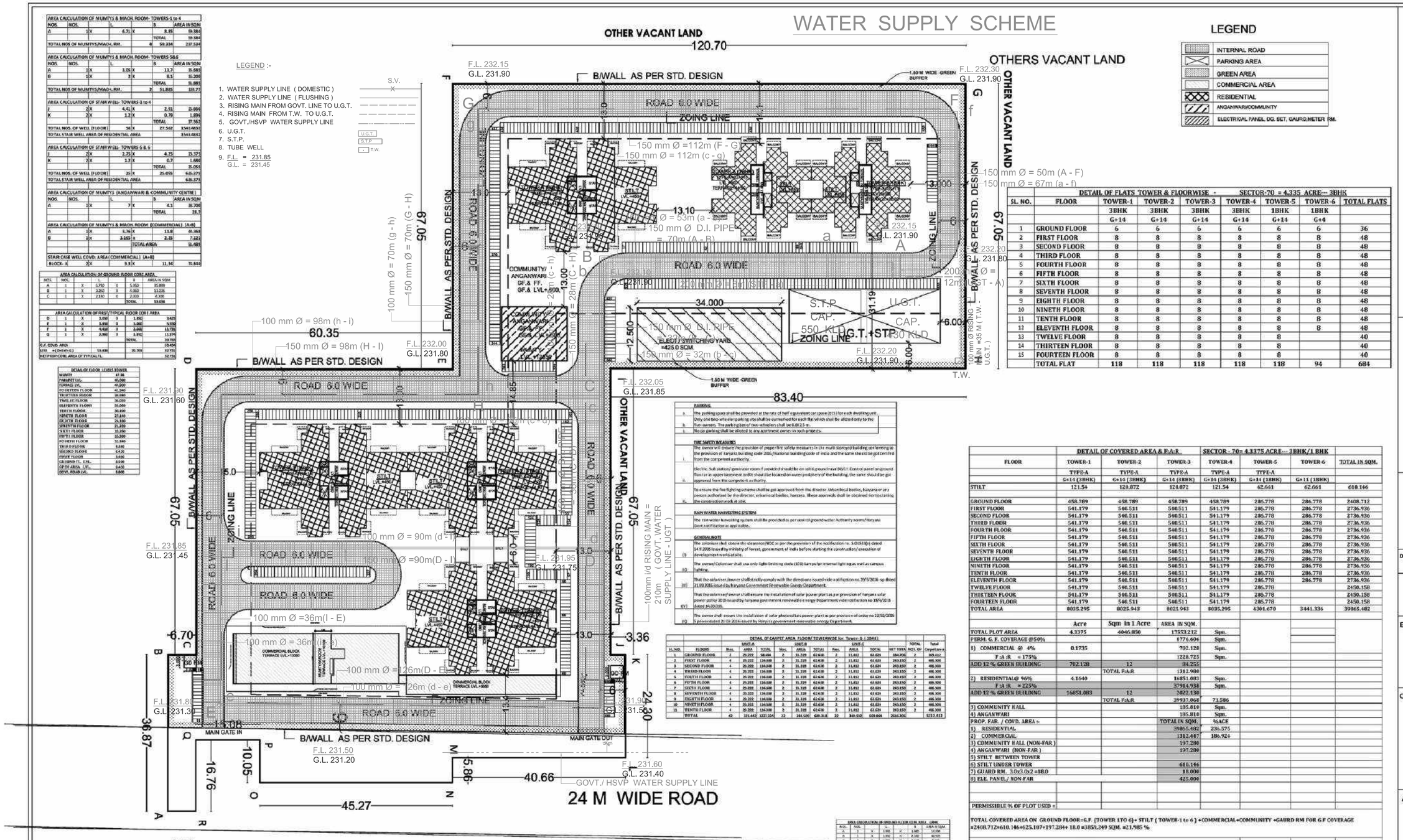
WATER SUPPLY SCHEME



LEGEND :-

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN FROM GOVT. LINE TO U.G.T.
4. RISING MAIN FROM T.W. TO U.G.T.
5. GOVT./HSVP WATER SUPPLY LINE
6. U.G.T.
7. S.T.P.
8. TUBE WELL
9. F.L. = 231.85 G.L. = 231.45

LEGEND

	INTERNAL ROAD
	PARKING AREA
	GREEN AREA
	COMMERCIAL AREA
	RESIDENTIAL
	ANGANWARI/COMMUNITY
	ELECTRICAL PANEL, DG SET, GAURD,METER RM.

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	4301.679	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%			1228.723	Sqm.			
ADD 12 % GREEN BUILDING	702.128	12	84.255				
		TOTAL FAR	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 FAR	39937.068	71.286			
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 NUMTY & M. ROOM (TOWER 1 to 4) + (TOWER5&6)COMMERCIAL & ANGANWARI/COMMU. HALL) = 237.534+103.77+28.7+51.489 = 421.493 SQM. (NON-FAR)

TOTAL PROP . COVD. AREA OF INCLU. TOWER (1 to 6) RESI. +STILT+COMMERCIAL+ COMMUNITY & ANGANWADI + ELE. PANAL/ FIRE+GAURD RM. + MUNTY/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) = 45293.830 SQM.

PARKING DETAIL :-
TOTAL CAR PARKING REQUIRED
TOTAL NOS. OF FLATS (0.5 ECS) =684/2 = 342Nos. Cars Required
PROVIDED PARKING :-
PROPOSED SHR FACEPARKING =7625.471/23=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

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

ARCHITECT'S SIGNATURE

PROJECT NO.	RA-5029
DRG. NO.	A-1/12
NORTH	N
SCALE- 1:300	
DATE	OCT.-2020
AO	
DRAWN BY-RISHI	CKD. BY - W.S. RAO

ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) - 2347705, 2347707 FAX 0124 - 2347707

LAY-OUT PLAN

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

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)									
		UNIT-A			UNIT-B			TOTAL	
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET 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	53	896.955	3468.226	60	899.19	3596.76	7064.986		28259.944

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 5 (3BHK)												
		UNIT-A			UNIT-D			UNIT-C			TOTAL	Total
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTAL	NOS. OF	Carpet area
1	GROUND FLOOR	2	59.122	118.244	2	31.319	62.638	2	31.812	63.624	184.706	2	369.412
2	FIRST FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
3	SECOND FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
4	THIRD FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
5	FOURTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
6	FIFTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
7	SIXTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
8	SEVENTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
9	EIGHTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
10	NINETH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
11	TENTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
	TOTAL	42	591.443	2227.324	22	344.509	689.018	22	349.932	699.864	3916.306		7833.412

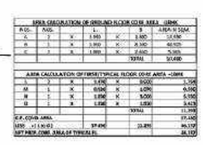
DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 6 (3BHK)												
		UNIT-A			UNIT-B			UNIT-C			TOTAL	Total
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTAL	NOS. OF	Carpet area
1	GROUND FLOOR	2	59.122	118.244	2	31.319	62.638	2	31.812	63.624	184.706	2	369.412
2	FIRST FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
3	SECOND FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
4	THIRD FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
5	FOURTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
6	FIFTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
7	SIXTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
8	SEVENTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
9	EIGHTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
10	NINETH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
11	TENTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
12	ELEVENTH FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
13	TWELVE FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
14	THIRTEEN FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
15	FOURTEEN FLOOR	4	59.122	236.488	2	31.319	62.638	2	31.812	63.624	363.150	2	726.300
	TOTAL	58	638.3376	3094.800	30	469.785	939.57	30	477.18	954.36	5988.800		6448.162

AREA CALCULATION OF BALCONY UNIT-A, B & C (3BHK)					
NOS.		L.		B	AREA IN SQM.
A	1	3.300	X	1.700	5.610
B	1	3.500	X	1.500	5.250
C	1	3.300	X	1.200	4.050
				TOTAL	14.910

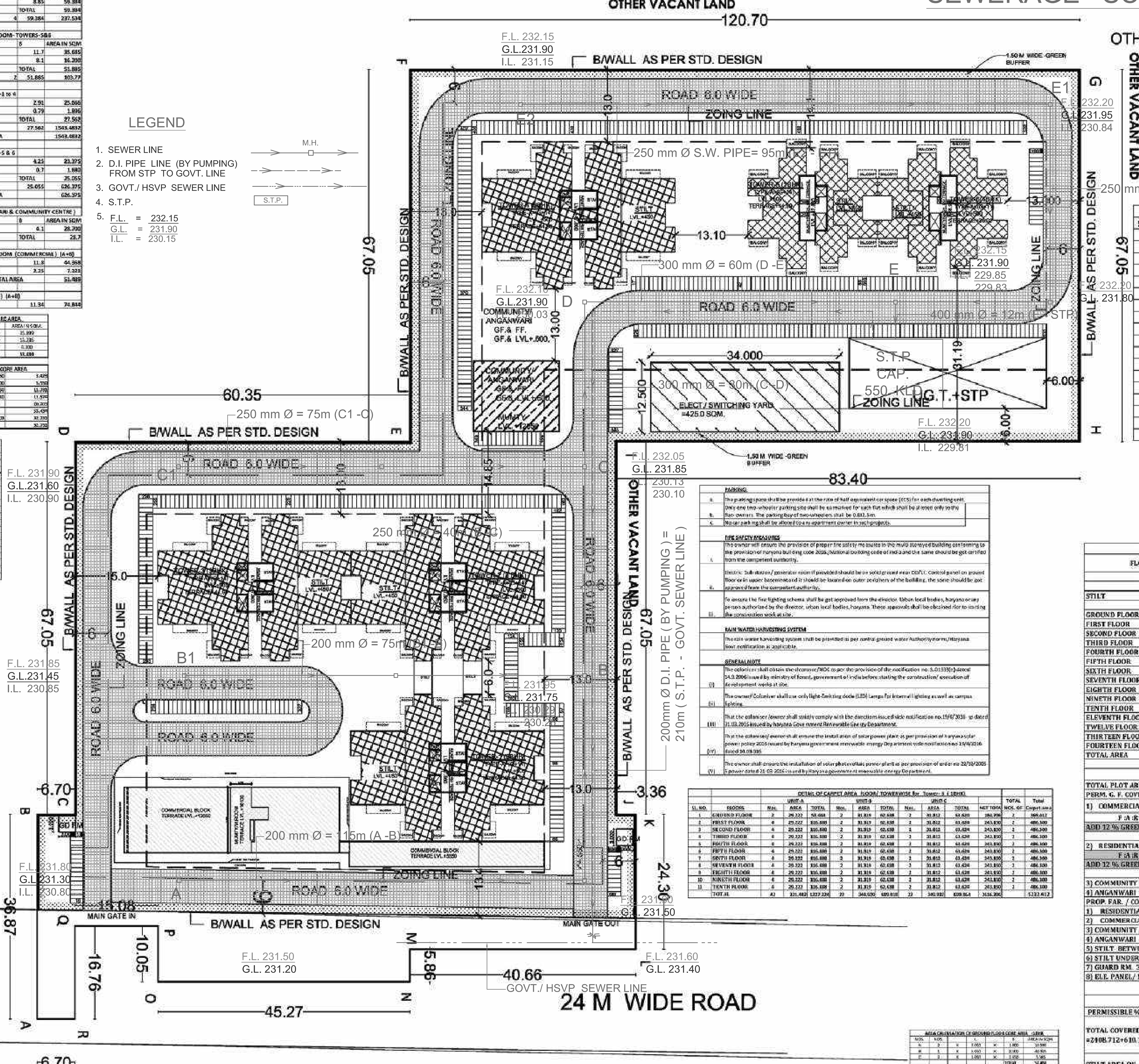
AREA CALCULATION OF BALCONY UNIT-D (3BHK)					
NOS.		L.		B	AREA IN SQM.
A	1	3.300	X	1.500	4.950
B	1	1.800	X	1.500	1.500
C	1	1.370	X	1.500	2.055
				TOTAL	7.505

AREA CALCULATION OF BALCONY UNIT-A, B & C (3BHK)					
NOS.		L.		B	AREA IN SQM.
A	1	3.300	X	1.700	5.610
B	1	3.500	X	1.500	5.250
C	1	3.300	X	1.200	4.050
				TOTAL	14.910

AREA CALCULATION OF BALCONY UNIT-D (3BHK)					
NOS.		L.		B	AREA IN SQM.
A	1	3.300	X	1.500	4.950
B	1	1.800	X	1.500	1.500
C	1	1.370	X	1.500	2.055
				TOTAL	7.505



SEWERAGE SCHEME



LEGEND

1. SEWER LINE
2. D.I. PIPE LINE (BY PUMPING) FROM STP TO GOVT. LINE
3. GOVT./ HSVP SEWER LINE
4. S.T.P.
5. F.L. = 232.15, G.L. = 231.90, I.L. = 230.15

LEGEND

- INTERNAL ROAD
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG SET, GAURD,METER RM.

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	5.160	35.890
B	1	X	3.260	X	4.000	13.236
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.490

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

	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 allotted only to the flat owners. The parking bay of two-wheelers shall be 0.8X1.5m.
c.	No car parking shall be allotted 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 authorised by the director, urban local bodies, haryana. These approvals shall be obtained prior 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 coloniser shall obtain the clearance/NOC as per the provision of the notification no. S.O.1533(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 for 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- 5p 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 notification no 19/4/2016 dated 14.03.2016
(v)	The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 22/52/2005-5 power dated 21.03.2016 issued by Haryana government renewable energy Department.

FLOOR	DETAIL OF COVERED AREA & F.A.R.		SECTOR - 70= 4.3375 ACRE--- 3BHK/1 BHK				
	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
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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			185.010	Sqm.
4) ANGANWARI			185.810	Sqm.
PROP. FAR. / COVD. AREA :-			TOTAL IN SQM.	%ACE
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) + (TOWER5&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

LAY-OUT PLAN

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

		DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)								
		UNIT-A			UNIT-B				TOTAL	
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET 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 TOTAL	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	THIRTEEN 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		6445.162

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

ARCHITECT'S SIGNATURE

PROJECT NO. RA-5029	DRG. NO. A-1/12	NORTH → N
SCALE- 1:300	DATE OCT.-2020	A0
DRAWN BY-RISHI	CKD. BY – V.S. RAO	

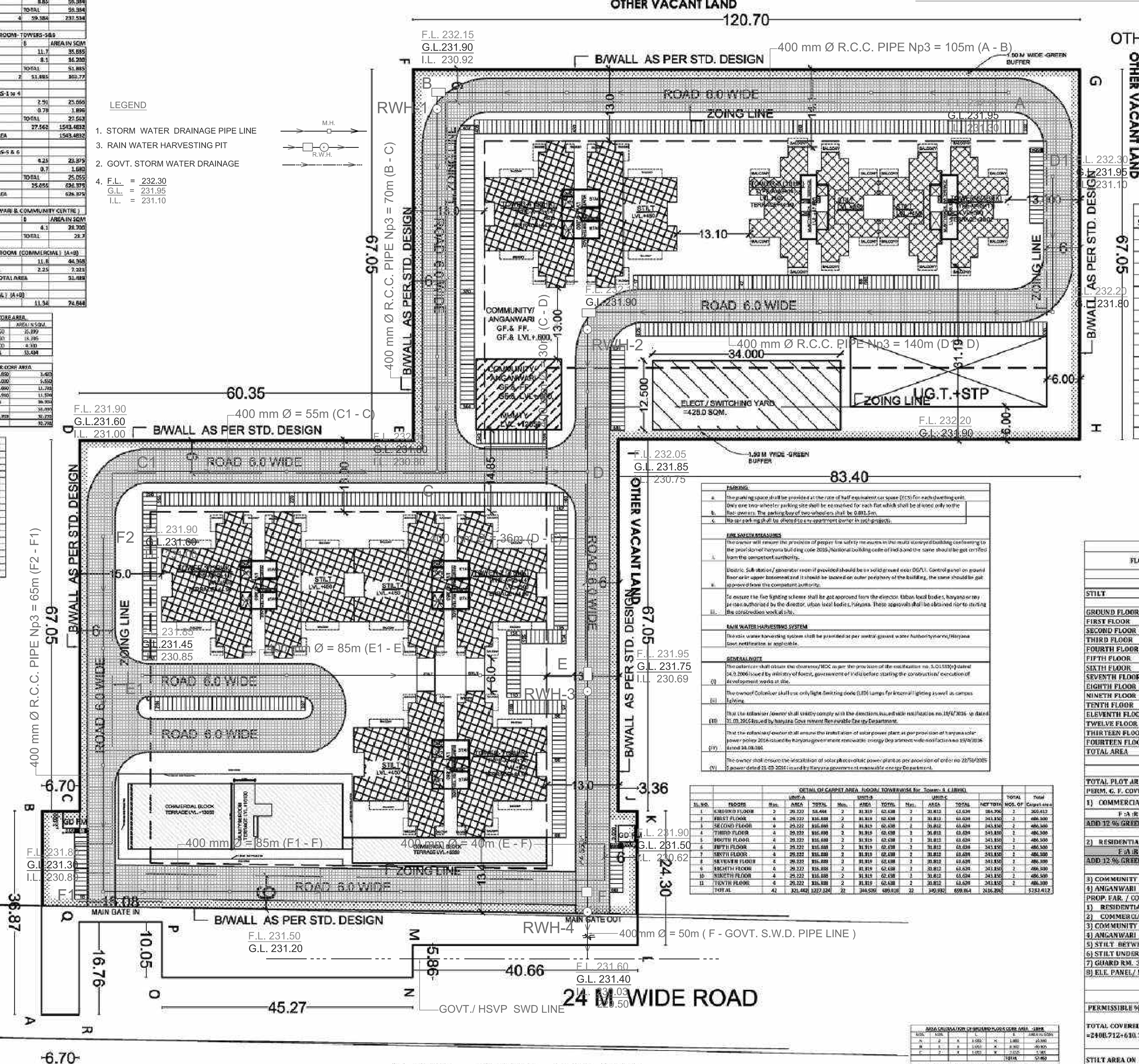
ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) – 2347708, 2347707 FAX 0124 – 2347707

STORM WATER DRANAGE SCHEME

AREA CALCULATION OF MUMTY'S & 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 MUMTY'S & 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 MUMTY'S (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 MUMTY'S & 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

LEGEND

1. STORM WATER DRAINAGE PIPE LINE
3. RAIN WATER HARVESTING PIT
2. GOVT. STORM WATER DRAINAGE
4. F.L. = 232.30
G.L. = 231.95
I.L. = 231.10



LEGEND

- INTERNAL ROAD
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG. SET, GAURD,METER RM.

	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

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.

	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 allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8X1.5m.
c.	No car parking shall be allotted 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 authorised by the director, urban local bodies, Haryana. These approvals shall be obtained prior 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 coloniser shall obtain the clearance/NOC as per the provision of the notification no. S.O.1533(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 for internal lighting as well as campus lighting.
(III)	That the coloniser /owner shall strictly comply with the directions issued vide notification no.19/4/2016- 5p 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 notification no 19/4/2016 dated 14.03.2016.
(V)	The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 22/52/2005 5 power dated 21-03-2016 issued by Haryana government renewable energy Department.

FLOOR	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
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ADD 12 % GREEN BUILDING	702.128	12	84.255				
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ADD 12 % GREEN BUILDING	16851.083	12	2022.130				
		TOTAL F.A.R	39937.068	71.586			
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PROP. FAR. / COVD. AREA :-			TOTAL IN SQM.	%AGE			
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8) ELE. PANEL/ NON-FAR			425.000				
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TOTAL DENSITY PROPOSED- (684 D.U. X 5 PERSON) / 4.164 ACRE = 821.325 PPA

	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 TOTAL	NOS. OF	Carpet area
1	GROUND FLOOR	2	29.222	58.444	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	FIRST FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	SECOND FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	THIRD FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	FOUTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	FIFTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	SIXTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	SEVENTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	EIGHTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	NINETH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11	TENTH FLOOR	4	29.222	116.888	2	31.819	62.638	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	TOTAL	42	321.442	1227.324	22	344.509	689.018	22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LAY-OUT PLAN

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

		DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)								
		UNIT-A			UNIT-B				TOTAL	
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET 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	836.955	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 TOTAL	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	THIRTEEN 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	1694.976	30	469.785	939.57	30	477.18	954.36	3588.906		6448.162

N

DRG. TITLE SITE PLAN

LAY-OUT PLAN

ENGINEER SIGNATURE

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

PROJECT NO. RA-5029	DRG. NO. A-1/12	NORTH → N
SCALE- 1:300	DATE OCT.-2020	AD
DRAWN BY-RISHI	CKD. BY - V.S. RAO	

ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707

ROADS

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	2.93	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

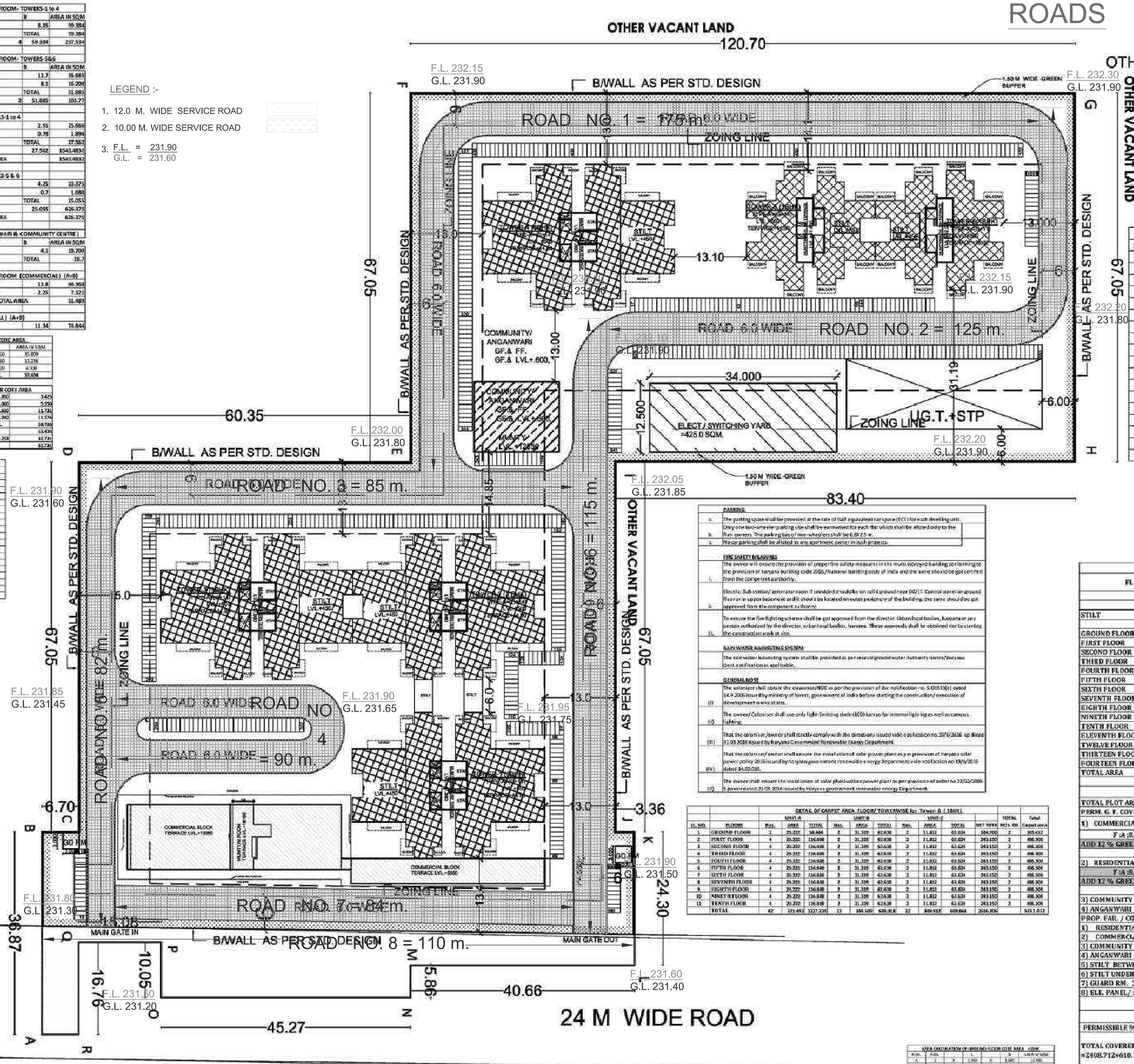
AREA CALCULATION OF MUMTYS (ANGANWARI & COMMUNITY CENTRE)						
NOS.	NOS.		L		B	AREA IN SQM
A	1	X	7	X	4.1	28.700
					TOTAL	28.7

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

LEGEND :-

1. 12.0 M. WIDE SERVICE ROAD
2. 10.00 M. WIDE SERVICE ROAD
3. F.L. = 231.90 / G.L. = 231.60



LEGEND

- INTERNAL ROAD
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG. SET, GAURD,METER RM.

	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

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

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 allotted only to the flat owners. The parking bay of two-wheelers shall be 0.8 X 2.5 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 [illegible]

iii. To ensure the fire fighting scheme shall be got approved from the director Urban local bodies, haryana or any person authorised by the director, urban local bodies, haryana. These approvals shall be obtained prior 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 [illegible] before starting the construction/ execution of development works at site.

(ii) The owner/ Colonizer shall use only light-Emitting diode (LED) lamps for internal lighting as well as campus lighting.

(iii) [illegible] issued by haryana Government Renewable Energy Department.

(iv) [illegible]

(v) [illegible] issued by Haryana government renewable energy Department.

FLOOR	DETAIL OF COVERED AREA & F.A.R.			SECTOR - 70= 4.3375 ACRE--- 3BHK/1 BHK			
	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	4304.670	2441.336	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) + (TOWER5&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 UNITS
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

LAY-OUT PLAN

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

		DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)								
		UNIT-A			UNIT-B				TOTAL	
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET 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
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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 TOTAL	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
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14	THIRTEEN 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

DRG. TITLE SITE PLAN

LAY-OUT PLAN

ENGINEER SIGNATURE

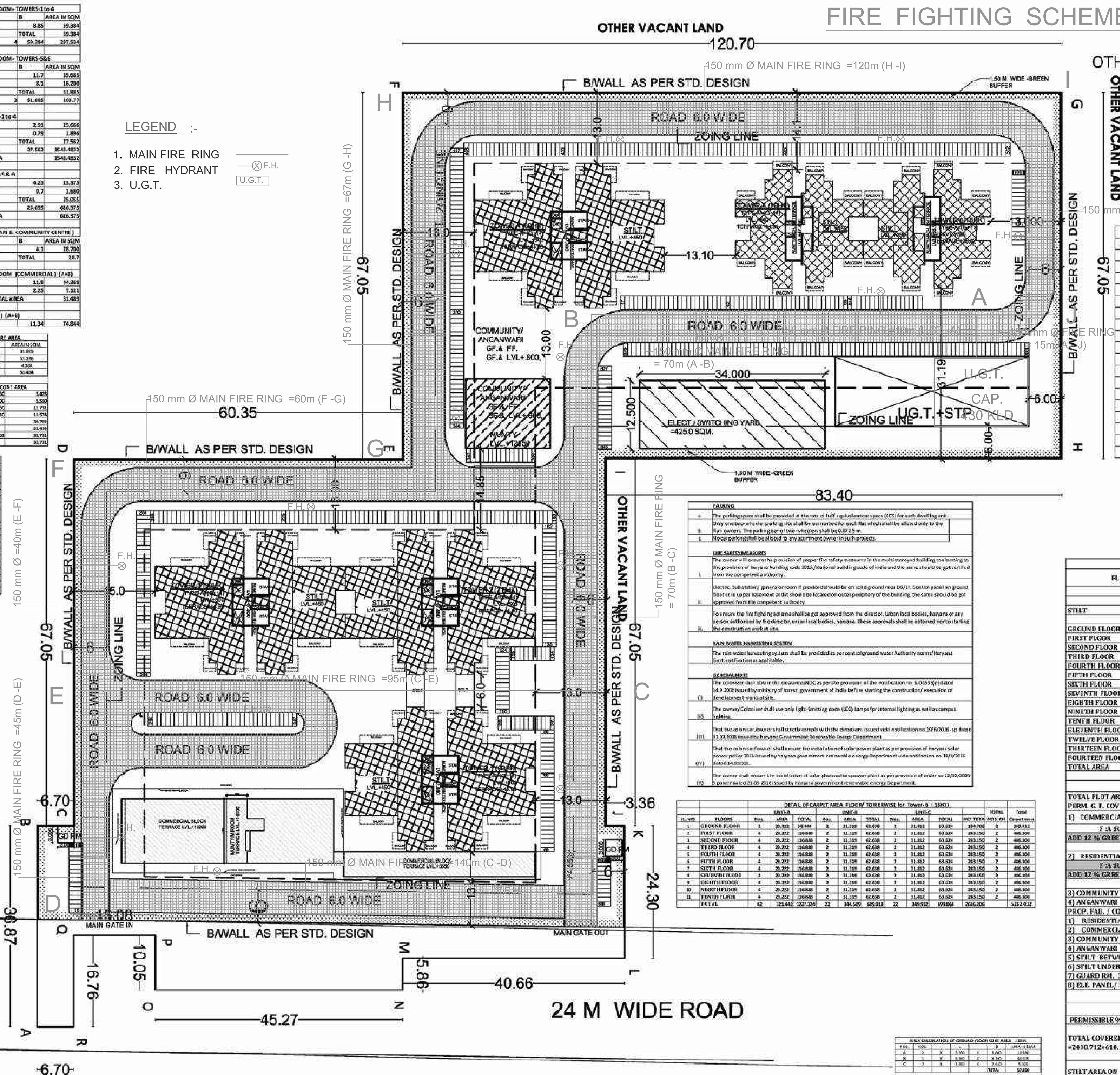
OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

PROJECT NO. RA-5029	DRG. NO. A-1/12	NORTH → N
SCALE- 1:300	DATE OCT.-2020	A0
DRAWN BY-RISHI	CKD. BY - V.S. RAO	

ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707

FIRE FIGHTING SCHEME



LEGEND

- INTERNAL ROAD
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG. SET, GAURD,METER RM.

LAY-OUT PLAN

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

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	4.250	X	3.080	13.249
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.448

AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA						
D	1	X	1.850	X	1.850	3.425
E	1	X	1.850	X	3.000	5.550
F	1	X	4.850	X	2.300	11.73
G	1	X	2.900	X	3.990	11.574
					TOTAL	32.279
G.F. COVD. AREA						53.448
SDS =(D+E+F+G)		53.448		26.700		32.731
NET PROP.CORE AREA OF TYPICAL FL.						32.731

DETAIL OF BLOCK LEVELS TOWER	
MUMTY	47.00
PARAPET LVL.	45.000
TERRACE LVL.	44.000
FOURTEEN FLOOR	41.000
THIRTEEN FLOOR	38.000
TWELVE FLOOR	36.000
ELEVENTH FLOOR	33.000
TENTH FLOOR	30.300
NINETH FLOOR	27.300
EIGHTH FLOOR	24.300
SEVENTH FLOOR	21.200
SIXTH FLOOR	18.250
FIFTH FLOOR	15.300
FOURTH FLOOR	12.300
THIRD FLOOR	9.600
SECOND FLOOR	6.420
FIRST FLOOR	3.450
GROUND FL. LVL.	0.450
OPEN AREA LVL.	0.450
GOVT. ROAD LVL.	0.000

	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 allotted 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 prior 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.O.1533(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/ Colonizer shall use only light-Emitting diode (LED) lamps for internal lighting as well as campus lighting.
(iii)	That the colonizer /owner shall strictly comply with the directions issued vide notification no. 19/6/2016-5p dated 31.03.2016 issued by haryana Government Renewable Energy Department.
(iv)	That the colonizer/ 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 notification on 14/3/2016 dated 14.03.2016.
(v)	The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 12/50/2005-5 power dated 21.03.2016 issued by Haryana government renewable energy Department.

SL. NO.	FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOTAL FLATS
DETAIL OF FLATS TOWER & FLOORWISE - SECTOR-70 = 4.335 ACRE-- 3BHK								
		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

FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOTAL IN SQM.
DETAIL OF COVERED AREA & F.A.R. SECTOR - 70= 4.3375 ACRE--- 3BHK/1 BHK							
	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			105.810	Sqm.			
4) ANGANWARI			105.810	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

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	NET TOTAL	TOTAL NOS. OF TOWER	Total Carpet area
DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 4 (3BHK)										
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

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	UNIT-C Nos.	UNIT-C AREA	UNIT-C TOTAL	NET TOTAL	TOTAL NOS. OF	Total Carpet area
DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 5 (1BHK)													
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	THIRTEEN 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	1694.806	30	469.785	939.57	30	477.18	954.36	3588.906		6448.162

SL. NO.	FLOORS	UNIT-A Nos.	UNIT-A AREA	UNIT-A TOTAL	UNIT-B Nos.	UNIT-B AREA	UNIT-B TOTAL	UNIT-C Nos.	UNIT-C AREA	UNIT-C TOTAL	NET TOTAL	TOTAL NOS. OF	Total Carpet area
DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 6 (1BHK)													
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
	TOTAL	42	[illegible]	[illegible]	22	[illegible]	[illegible]	22	[illegible]	[illegible]	[illegible]		[illegible]

AREA CALCULATION OF BALCONY UNIT-A (3BHK)						
NOS.		L		B		AREA IN SQM.
A	1	[illegible]	X	[illegible]		[illegible]
					TOTAL	[illegible]

AREA CALCULATION OF BALCONY UNIT-B (3BHK)						
NOS.		L		B		AREA IN SQM.
A	1	[illegible]	X	[illegible]		[illegible]
B	1	[illegible]	X	[illegible]		[illegible]
C	1	[illegible]	X	[illegible]		[illegible]
					TOTAL	[illegible]

AREA CALCULATION OF BALCONY UNIT-A, B & C (1BHK)						
NOS.		L		B		AREA IN SQM.
A	1	1.500	X	2.100		[illegible]
B	1	1.500	X	3.500		5.250
C	1	1.500	X	3.500		5.250
					TOTAL	15.150

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

ARCHITECT'S SIGNATURE

PROJECT NO. RA-5029	DRG. NO. A-1/12	NORTH N
SCALE- 1:300	DATE OCT.-2020	A0
DRAWN BY-RISHI	CKD. BY - V.S. RAO	

ARCHITECTS
RAO AND ASSOCIATE
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