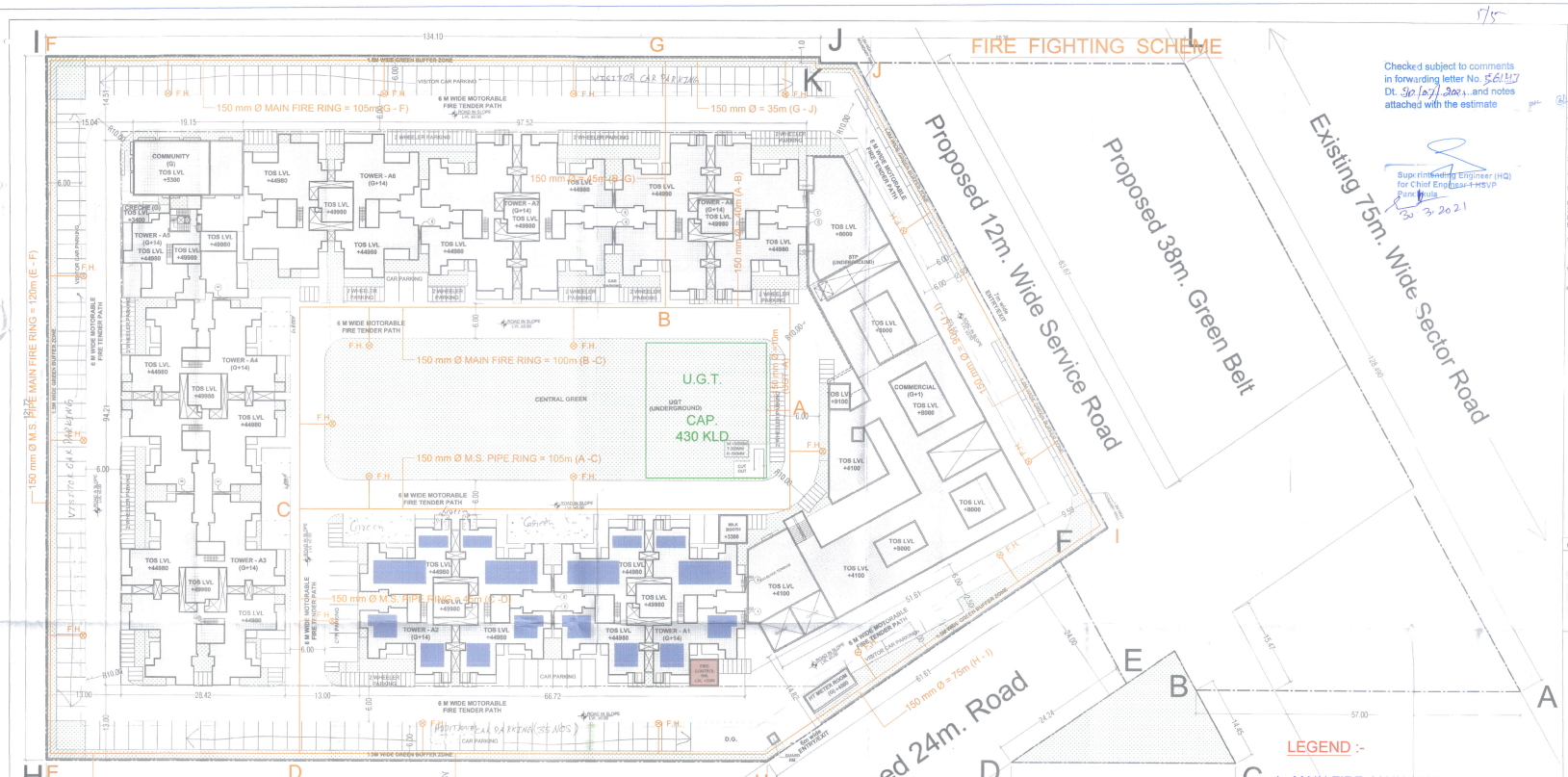

MASTER PLAN- TERRACE LEVEL

Checked subject to comments in forwarding letter No. 561147 Dt. 30/07/2021 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer I HSVP Panchkula 30.7.2021

LEGEND :-

1. MAIN FIRE MAIN RING
2. FIRE HYDRANT — (X) F.H.
3. U.G.T. — U.G.T.

AREA CHART FOR AFFORDABLE GROUP HOUSING COLONY

TOTAL PLOT AREA	=	6.4675 ACRES	OR	26175.063 Sqm.
NET PLANNED AREA FOR FAR & GROUND COVERAGE	=	5.8567 ACRES	OR	23701.186 Sqm.
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR@ 50% OF 5.8567 acres			=	11850.593 Sqm.
PERMISSIBLE LAND AREA FOR COMMERCIAL DEVELOPEMNT FOR FAR CALCULATIONS	=	0.2343 ACRES	OR	948.176 Sqm.
PERMISSIBLE LAND AREA FOR RESIDENTIAL DEVELOPEMNT FOR FAR CALCULATIONS	=	5.6224 ACRES	OR	22753.009 Sqm.
PERMISSIBLE FAR= 175 FOR COMMERCIAL DEVELOPMENT OF LAND AREA 0.2343			=	1659.308 Sqm.
ADDITIONAL F.A.R. FOR GREEN BUILDING= 15% OF PLOT AREA 0.2343 Acres			=	142.226 Sqm.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL DEVELOPEMENT			=	1801.534 Sqm.
PERMISSIBLE F.A.R.= 225 FOR AFFORDABLE GROUP HOUSING OF 5.6224 Acres			=	51194.271 Sqm.
ADDITIONAL F.A.R. FOR GREEN BUILDING= 15% OF PLOT AREA 5.6224 Acres			=	3412.951 Sqm.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL DEVELOPMENT			=	54607.222 Sqm.
PROPOSED TOTAL GROUND COVERAGE	=	6635.065 Sqm.	OR	28.0 %
PROPOSED F.A.R. FOR COMMERCIAL DEVELOPMENT	=	1793.202 Sqm.		
PROPOSED F.A.R. FOR RESIDENTIAL DEVELOPMENT	=	54569.333 Sqm.	OR	99.931 %

EXPANSION JOINT AREA (GROUND COVERAGE)

TAG	Length (in mts.)	Width (in mts.)	Nos.	AREA (sqm)	UNIT
A	2.310	0.350	1	0.810	SQ.M.
B	3.199	0.350	9	10.077	SQ.M.
C	3.199	0.150	2	0.960	SQ.M.
TOTAL AREA				11.847	SQ.M.

GROUND COVERAGE CALCULATIONS

S.NO.	BLOCK	GROUND COVERAGE IN Sqm.
1	BLOCK - A1	653.038
2	BLOCK - A2	653.038
3	BLOCK - A3	653.038
4	BLOCK - A4	653.038
5	BLOCK - A5 + CRECHE CUM AGANWADI	312.744
6	BLOCK - A6	575.306
7	BLOCK - A7	653.038
8	BLOCK - A8	653.038
9	COMMERCIAL BUILDING	1404.133
10	COMMUNITY BUILDING	185.804
11	MILK & VEG. BOOTH	25.000
13	ESS	143.659
14	HT METER RM	31.850
15	FIRE CONTROL ROOM	23.500
16	GUARD RM	2.993
17	EXPANSION JOINTS	11.847
TOTAL GROUND COVERAGE		6635.065

FAR CALCULATION FOR AFFORDABLE GROUP HOUSING

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	F.A.R. PER BLOCK IN Sqm.	TOTAL F.A.R. IN Sqm.
1	A1,A2,A4,A8	G+14	4	7420.850	29681.400
2	A3, A7	G+14	2	7800.635	15601.270
3	A5	G+14	1	2551.555	2551.555
4	A6	G+14	1	6733.107	6733.107
		GRAND TOTAL	8		54569.333

FAR CALCULATION FOR COMMERCIAL COMPONENT

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	PERMISSIBLE F.A.R. IN Sqm.	PROPOSED F.A.R. IN Sqm.
1	COMMERCIAL BLOCK	G+1	1	1801.534	1793.202
		GRAND TOTAL	1		1793.202

GREEN AREA CALCULATION

NET PLANNED AREA FOR DEVELOPMENT	23701.186	SQM
REQUIRED GREEN AREA @ 15% OF NET PLANNED AREA	3555.178	SQM
GREEN AREA PROVIDED	3566.464	SQM
GREEN AREA IN %AGE	15.046	%

POPULATION CALCULATION

NO OF DWELLING UNITS	846	NOS
NO OF PEOPLES IN 1 UNIT	5	PERSONS
POPULATION	4230	PERSONS
TOTAL POPULATION FOR CURRENT DEVELOPMENT	4230	PERSONS
ACHIVED DENSITY FOR CURRENT DEVELOPMENT	750.56B	PERSONS PER ACRE
PERMISSIBLE DENSITY	750 to 900	PERSONS PER ACRE

DWELLING UNIT COUNT

S.NO.	BLOCK	3BHK UNIT	2-BHK + UTILITY UNIT	2-BHK UNIT TYPE-1	2-BHK UNIT TYPE-2
1	BLOCK - A1	56	56	0	0
2	BLOCK - A2	56	56	0	0
3	BLOCK - A3	60	58	0	0
4	BLOCK - A4	56	56	0	0
5	BLOCK - A5	0	0	28	14
6	BLOCK - A6	0	0	60	58
7	BLOCK - A7	60	58	0	0
8	BLOCK - A8	56	56	0	0
TOTAL		344	340	88	72
			TOTAL DWELLING UNITS		846

PARKING CALCULATION

TOTAL NO OF DU'S	846
REQUIRED PARKING SPACE PROVISION @ 0.5 E.C.S. FOR EACH DU	422
REQUIRED TWO WHEELER PARKING @ 1 NO. FOR EACH DU	846
PROPOSED TWO WHEELER PARKING	864
AREA REQUIRED FOR 1 E.C.S. IN OPEN	23
AREA REQUIRED FOR 1 E.C.S. IN STILT	28
PROPOSED PARKING AREA IN OPEN	8517.305
8517.305 / 23	370.32
SAY	370 ECS
PROPOSED PARKING AREA IN STILT	2429.528
2429.528 / 28	86.769
SAY	87 ECS
TOTAL PROPOSED E.C.S.	370 + 87= 457
ADDITIONAL ECS (457 - 422)	35 ECS

BUILT UP AREA CALCULATION FOR RESIDENTIAL DEVELOPMENT

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	B.U.A. PER BLOCK IN Sqm.	TOTAL BUILTUP AREA IN Sqm.
1	A1,A2,A4,A8	G+14	4	9710.105	38840.421
2	A3, A7	G+14	2	9710.105	19420.211
3	A5 + CRECHE CUM AGANWADI	G+14	1	3620.126	3620.126
4	A6	G+14	1	8544.126	8544.126
5	COMMERCIAL BUILDING	G+1	1	1898.922	1898.922
6	ESS	G	1	143.659	143.659
7	HT METER RM	G	1	31.85	31.850
8	FIRE CONTROL RM	G	1	23.5	23.500
9	GUARD CABINS	G	1	2.993	2.993
10	COMMUNITY BUILDING	G	1	201.05	201.050
11	MILK & VEG. BOOTH	G	1	25.000	25.000
			GRAND TOTAL IN SQM.		77884.019

For Service Plan Estimate only

Executive Engineer HSVP Division No.V, Gurugram

Addl. Chief Engineer HSVP, Gurugram

Director Town & Country Planning Haryana, Chandigarh

Key Plan

Notes

1. ALL LIFTS SHALL HAVE 100% POWER BACK UP
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
3. FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS
4. BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT
5. MAIN ENTRY & BOUNDARY WALL AS PER STANDARD DESIGN
6. PLOT BOUNDARY
7. BOUNDARY WALL
8. STRIBE LINE
9. KITCHEN & TOILET EXHAUST FANS PROVIDED MECHANICALLY LIT & VENTILATED
10. THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NOTIFIED - HARYANA GOVT. REFER SEPARATE LAYOUT SHEET.
11. SOLAR WATER HEATING SYSTEM SHALL BE PROVIDED AS PER HAREDA NORMS.
12. ADDITIONAL PARKING

Architech Signature

Owner's Signature

Client: M/S PRIME INFRADEVELOPERS PRIVATE LIMITED

Architech: Arcop Associates Pvt. Ltd.

Job Title: Proposed Building Plan of Affordable Group Housing colony on land measuring 6.4675 Acres (license no. 28 of 2020 dated 20-11-20) in Sector 99A, Gurugram Haryana being developed by Prime Infradevelopers Private Limited.

Drawing No.: SITE PLAN

MASTER AREA STATEMENT

Drawing No.: A-01

Date: 28.11.2020

Sheet size: A0 (1189X841)

FIRE FIGHTING SCHEME

Prime Infradevelopers Pvt. Ltd. 7th Floor, Global Foyer Tower, M.G. Road, Gurugram-122002