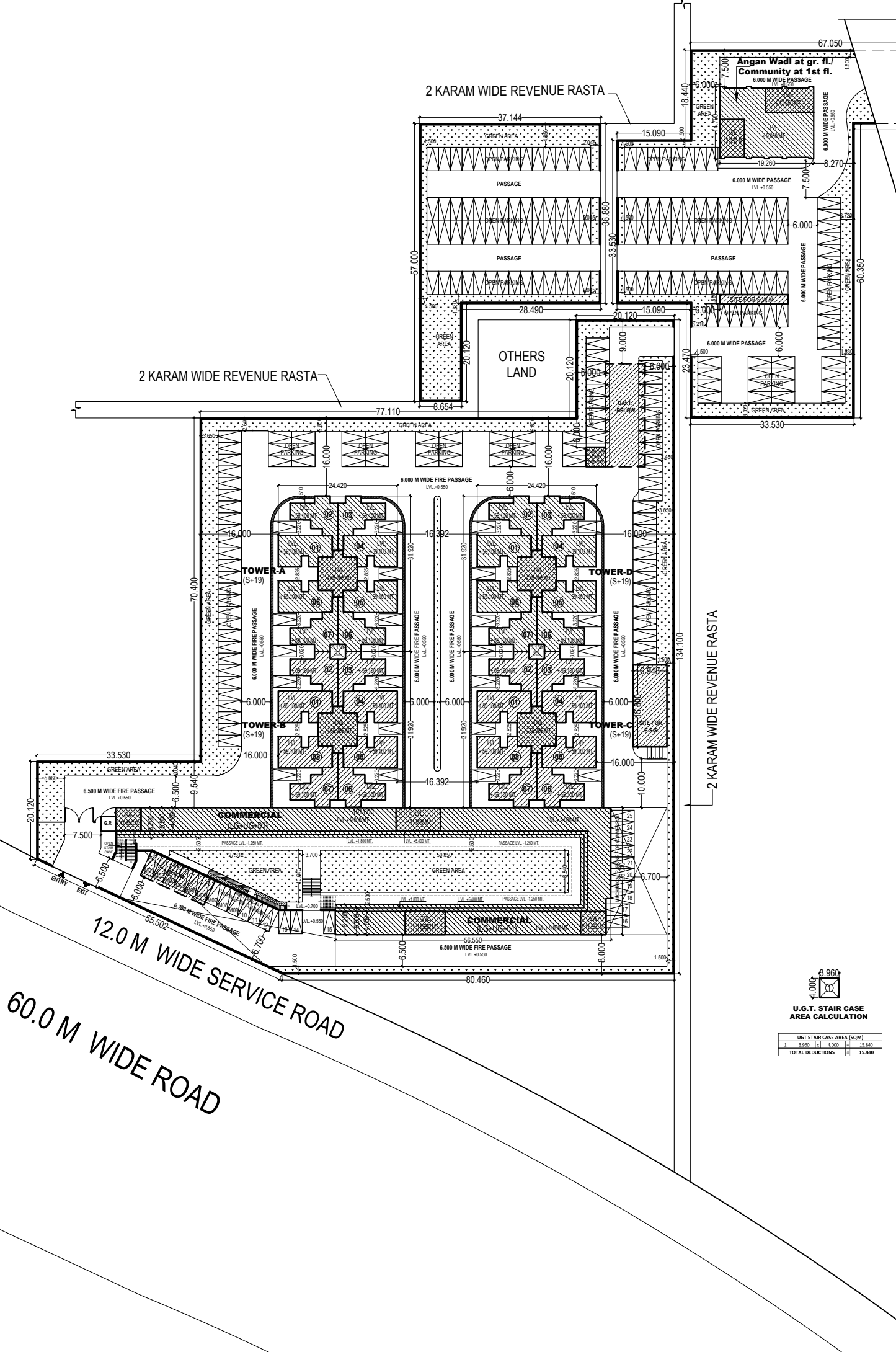


NOTES:

- SOLAR POWER SHALL BE PROVIDED AS PER PROVISION OF HARYANA SOLAR POWER POLICY 2016.
- GARBAGE COLLECTION CENTER SHALL BE PROVIDED.
- THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISION OF THE NATIONAL BUILDING CODE AND THE RELEVANT I.S. CODE LATEST AMENDMENTS) INCLUDING I.S. CODES FOR STRUCTURES RESISTANT OF EARTHQUAKES AND OTHER NATURAL HAZARDOUS. THE LOCAL SOIL CONDITIONS, ITS LOAD BEARING CAPACITY AND THE UNDER GROUND WATER TABLE ECT. HAVE BEEN KEPT IN VIEW WHILE DESIGNING THE SAME.
- R.W.H. SHALL BE PROVIDED.
- NO PARKING SHALL BE RENTED.
- PROVISION OF LETTER BOX EACH DWELLING UNIT AT GROUND FLOOR.
- EXHAUST FAN SHALL BE PROVIDED IN ALL KITCHEN & TOILETS.



Total Plot Area	4.30625 acres	4048.85 sqm.	17426.748 Sqm.
Plot Area for Residential FAR	3.96175 acres		16032.608 Sqm.
FAR for Residential (2.25) (a)			36073.368 Sqm.
Incentive FAR of Green Building (0.12) (b)			1923.913 Sqm.
Total Permissible FAR for Residential (c) = (a + b) (2.37)			37997.281 Sqm.
Plot Area for Commercial FAR	0.34450 acres		1394.141 Sqm.
FAR for Commercial (1.75) (a)			2439.746 Sqm.
Incentive FAR of Green Building (0.12) (b)			167.297 Sqm.
Total Permissible FAR for Commercial (c) = (a + b) (1.87)			2607.043 Sqm.
Density (750 PPA) With 5 persons per D.U. (MINIMUM)			694 DUs
Density (900 PPA) With 5 persons per D.U. (MAXIMUM)			713 DUs
Density achieved	698 x 5 x 3.96175		767 PPA
Permissible ground coverage @ 50% of 4.30625 Acres			8713.374 Sqm.
Proposed ground coverage	19.92%		3471.493 Sqm.

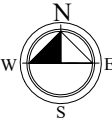
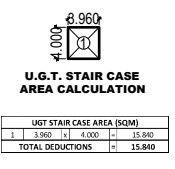
TOTAL BUILTUP AREA CALCULATION		
S.NO.	AREA	(IN SQ.MT.)
1	FAR AREA	37994.544
2	STILT AREA	1899.600
3	FIRE STAIRCASE	2003.588
4	COMMERCIAL	2602.187
5	ANGAN WADI	275.945
6	COMMUNITY	272.335
7	M/R MUMTY	657.553
TOTAL BUILTUP AREA		45705.752

TOTAL FAR, GROUND COVERAGE & STILT AREA DETAILS										
Tower	Reference Sheet No.	Height	FAR AREA	Ground Coverage	Stilt area	Staircase	Community	Angan Wadi	M/R, mummy	Nos. of units
Tower - A	S-04_05	S + 19	9498.636	531.600	474.900	500.897			115.615	152
Tower - B	S-04_05	S + 19	9498.636	531.600	474.900	500.897			115.615	152
Tower - C	S-04_05	S + 19	9498.636	531.600	474.900	500.897			115.615	152
Tower - D	S-04_05	S + 19	9498.636	531.600	474.900	500.897			115.615	152
Total (i)			37994.544	2128.400	1899.600	2003.588	0.000	0.000	462.460	608
Commercial	S-06 to 09 UG+LG+D		2602.187	1053.308					99.840	
Angan Wadi (Ground floor)	S-10		275.945					275.945	79.413	
Community (First floor)	S-10					272.335				
Stair case at Gr. Floor	S-01			15.840					15.840	
Total (ii)			2602.187	1345.093	0.000	0.000	272.335	275.945	195.083	0
Grand Total (i) + (ii)			40596.731	3471.493	1899.600	2003.588	272.335	275.945	657.553	608
				19.92%						

UNIT DETAIL TOWER WISE				
TOWER NOS.	UNIT CARPET AREA IN (SQ.MT.)	UNIT TYPES		TOTAL UNITS / TOWER
		2B + 2T + ST	2B + 2T	
		53.200	59.996	
	BALCONY AREA IN (SQ.MT.)	10.612	11.573	
TOWER - A				152
TOWER - B				152
TOWER - C				152
TOWER - D				152
TOTAL UNITS IN NOS.		304	304	608
GRAND TOTAL				608

Plot Area	=	4.30625 acres	x	4048.85 Sqm	=	17426.748 Sqm.
PLOT AREA FOR RESIDENTIAL FAR (3.96175 Acres)	=				=	16032.608 Sqm.
FAR FOR RESIDENTIAL (2.25) (a)	=				=	36073.368 Sqm.
INCENTIVE FAR OF GREEN BUILDING (0.12) (b)	=				=	1923.913 Sqm.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL (C) = (a) + (b) (2.37)	=				=	37997.281 Sqm.
PROPOSED FAR (2.369)	=				=	37994.544 Sqm.
PLOT AREA FOR COMMERCIAL FAR (0.34450 Acres)	=				=	1394.141 Sqm.
FAR FOR COMMERCIAL 1.75 (a)	=				=	2439.746 Sqm.
INCENTIVE FAR OF GREEN BUILDING (0.12) (b)	=				=	167.297 Sqm.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL (C) = (a) + (b) (1.87)	=				=	2607.043 Sqm.
PROPOSED FAR (1.867)	=				=	2602.187 Sqm.
PERMISSIBLE DENSITY (750 TO 900 PPA.)	=				=	750 TO 900 PPA.
PROPOSED DENSITY [(DUS X 5) / 4.30625 Acres]	=				=	767.338 PPA.
PERMISSIBLE GROUND COVERAGE @ 50% of 4.30625 Acres	=				=	8713.374 Sqm.
PROPOSED GROUND COVERAGE (19.920 %)	=				=	3471.493 Sqm.
PARKING REQUIRED (MAIN DUS x 0.5)	=				=	304 ECS
PARKING PROPOSED	=				=	355 ECS
GREEN AREA REQUIRED (@ 15 % plot area) (ref. S-02)	=				=	2614.012 Sqm.
GREEN AREA PROPOSED (16.504 %)	=				=	2876.079 Sqm.

FLOOR WISE AREA CHART													
	Tower - A	Tower - B	Tower - C	Tower - D	Total FAR (i)	Commercial (ii)	Grand Total FAR = (i) + (ii)	Stilt area	Angan Wadi	Community	Staircase	M/R, mummy	No. of units
Stilt Floor	56.700	56.700	56.700	56.700	226.800	2602.187	2828.987	1899.600	275.945				
First Floor	496.944	496.944	496.944	22.044	1512.876		1512.876			272.335	105		32
Second Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Third Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Fourth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Fifth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Sixth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Seventh Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Eighth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Ninth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Tenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Eleventh Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Twelfth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Thirteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Fourteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Fifteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Sixteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Seventeenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Eighteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
Nineteenth Floor	496.944	496.944	496.944	22.044	1512.876		1512.876				105		32
M/R, Mummy												657.553	
Grand Total	9498.636	9498.636	9498.636	475.536	28971.444	2602.187	31573.631	1899.600	275.945	272.335	2003.588	657.553	608



PROJECT TITLE:
BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY ON THE LAND MEASURING 4.30625 ACRES IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR SECTOR-79, DISTRICT, GURUGRAM, STERLING INFRASTRUCTURE LLP & KJS COLONIZER LLP C/O STERLING INFRASTRUCTURE LLP.

DRAWING TITLE:-
LAYOUT PLAN
DRG. NO. S-01

SCALE 1:500
DATE
DEALT
JOB NO.

Architects:
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ARCHITECT'S SIGN

OWNER'S SIGN