



AREA STATEMENT		ALL READY SANCTIONED	ADDITIONAL AREA	TOTAL		
PLOT AREA		20234.250	4173.314	24407.564	SQM	
		5.000	1.03125	6.031	ACRES	
PERMISSIBLE GR. COVG 50%		10117.125	2086.657	12203.782	SQM	
PROPOSED GROUND COVERAGE		5769.690	2297.946	8067.636	SQM	33.05%
COMMERCIAL AREA DETAIL						
PERMISSIBLE AREA FOR COMMERCIAL 4 %		809.370	166.933	976.303	SQM	4.00%
		0.200	0.041	0.241	ACRES	
PERMISSIBLE F.A.R FOR COMMERCIAL 175		1416.399	292.132	1708.529	SQM	
COMMERCIAL AREA SANCTIONED		141.153			SQM	
PROPOSED COMMERCIAL		250.648	1090.711	360.783	SQM	174.35%
NET AREA FOR HOUSING		19424.880	4006.382	23431.262	SQM	
		4.800	0.990	5.790	ACRES	
HOUSING AREA CALCULATION						
PERMISSIBLE F.A.R FOR HOUSING 225		43705.980	9014.358	52720.338	SQM	
ADD 3 % FOR COMPOST PLANT ON 5.79 ACRES			702.938	702.938	SQM	
NET PERML. FAR FOR HOUSING				53423.276	SQM	228.00%
LESS FAR ALREADY SANCTIONED		43670.379				
BALANCE FAR FOR AVAILABLE FOR SANCTION				9752.897	SQM	
PROPOSE F.A.R			9605.122		SQM	
NET PROPOSED FAR				53275.501	SQM	227.37%
DENSITY CALCULATION						
PERMISSIBLE DENSITY MAXIMUM @ 900PPA		5211.000	PERSONS	1042.200	DU'S	
PERMISSIBLE DENSITY MINIMUM @ 750 PPA		4344.000	PERSONS	868.600	DU'S	
PROPOSED DENSITY / DWELLING UNITS						
NO. OF UNITS		818.000	132.000	950.000	UNITS	
DENSITY		4090.000	660.000	4750.000	PERSONS PPA	
GREEN AREA CALCULATION						
MINIMUM GREEN AREA REQ. 15%		3661.435	SQM			
PROPOSE GREEN AREA		4102.121	SQM			16.84%
COVERD AREA DETAIL						
	BLOCK -20 SQM.(3 BHK)	BLOCK -21 SQM.(3 BHK)	BLOCK -22 SQM.(3BHK)	BLOCK -23 SQM.(3BHK)	TOTAL SQM	
GROUND COVERAGE	319.611	319.611	319.611	319.611		
STLT AREA (PARKING) NON F.A.R	71.542	71.542	71.542	71.542	286.168	
F.A.R DETAIL						
GROUND FLOOR	248.068	248.068	248.068	248.068		
1 ST. FLOOR	287.095	287.095	287.095	287.095		
2 ND FLOOR	287.095	287.095	287.095	287.095		
3 RD FLOOR	287.095	287.095	287.095	287.095		
4 TH FLOOR	287.095	287.095	287.095	287.095		
5 TH FLOOR	287.095	287.095	287.095	287.095		
6 TH FLOOR	287.095	287.095	287.095	287.095		
7 TH FLOOR	287.095	287.095	287.095	287.095		
8 TH FLOOR	287.095	287.095	287.095	287.095		
TOTAL F.A.R	2544.828	2544.828	2544.828	1970.638	9605.122	1702.13%
MUMTY MACHINE ROOM (NON F.A.R)						
	38.216	38.216	38.216	38.216	152.864	
PROPOSED UNIT ON GROUND/ FLOOR	3.000	3.000	3.000	3.000		
PROPOSED UNIT ON TYPICAL FLOOR	4.000	4.000	4.000	4.000		
NO. OF FLOOR	8.000	8.000	8.000	8.000		
TOTAL NO UNITS IN TYPICAL FLOOR	32.000	32.000	32.000	24.000		
TOTAL NO UNITS PER BLOCK	35.000	35.000	35.000	27.000	132	
HIGHT OF BUILDING	27.000	27.000	27.000	21.100		
PROPOSED DENSITY	175.000	175.000	175.000	135.000	660	
PARKING AREA CALCULATION						
REQUIRED PARKING @ 5 ECS PER UNIT	818.000	+	132.000	950.000	X 5	475 ECS
PROPOSED PARKING PARKING IN STILT	2182.460	+	286.168	2468.628	/ 28	88 ECS
ROAD REA FOR ECS PLOT AREA - (GROUND COVERAGE + GREEN AREA) 24407.768 - (8087.638+102.121) = 12238.009				12238.009	/ 23	532 ECS
TOTAL NO. OF SCOOTERS (REQ.) @ 1 PER UNIT						950 SCDS

PERFECT B (GARDEN H CALCULATI	
SR. NO.	N
1	
2	
3	
4	G
5	G
6	
7	
8	
9	
10	G
11	G
12	
13	
14	
15	G
16	GH
17	GH

GREEN AREA DETAIL						
1	24.167	X	23.773		574.522	SQM
2	25.583	X	79.567		2035.563	SQM
3	7.690	X	62.140		477.857	SQM
4	8.947	X	15.760		141.005	SQM
5	6.530	X	2.850	X13	241.937	SQM
6	2.330	X	24.480		57.038	SQM
7	162.905	X	1.500		244.358	SQM
8	219.895	X	1.500		329.843	SQM
			TOTAL		4102.121	SQM

PERFECT BUILDWELL SEC-104 (GARDEN HYDRENT CALCULATION)				
SR. NO.	NODE FROM TO	LENTH 50ø	LENTH 32ø	LENTH 25ø
1	STP,1	20		
2	1,GH-1	3		
3	1 ,GH-2	68		
4	GH-2,GH-3	40		
5	GH-3,GH-4	50		
6	GH-4,2		7	
7	2,3		51	
8	3, GH-5		38	
9	3, GH-6		68	
10	GH-6, GH-7			68
11	GH-7, GH-8			35
12	2,4		36	
13	4,5		42	
14	5,GH-9		3	
15	GH-9,GH-10			60
16	GH-10,GH-11			60
17	GH-11,GH-12			37
	TOTAL	181	245	260

DRAWING TITLE	Checked and found (Internal) Service only	DRC. No.
SUBMISSION DRAWING		SE/HQ Date: 18/07/2016 11:33
LAYOUT PLAN	Superintended by HUDA, Patna	(S) 8/3/16 S - 01

This is a "PROVISIONAL APPROVED BUILDING PLAN"
only for purpose of inviting
objection from the general public

[Signature]
Assistant M.O.
Directorate of Town and Country Planning,
Maryana, Chandigarh.

[Signature]
Member Secretary
B.P.C.

S.P. (K)
B.P.C.

S.P. (H)
Chairman
B.P.C.

[Signature]
J.D.

[Signature]
P.A.

[Signature]
A.T.P.

DORMITORIES & APARTMENTS (A-3)

(PART-3) ABOVE 35 MT. BUT NOT EXCEEDING 45 MT. IN HEIGHT

1. HOSE REEL
2. WET TIRE SYSTEM
3. SPRINKLER RISER FOR STILT AND BASEMENT & II
4. AUTOMATIC SPRINKLER SYSTEM IN BASEMENT AND STILT
5. MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM
6. UNDER GROUND TANK CAPACITY - 75,000 Ltr.
7. OVER HEAD TANK CAPACITY - 10,000 Ltr. EACH
8. ELECTRIC FIRE PUMPS - 1600 lpm HEAD - 80 M.
9. DIESEL PUMP - 1620 lpm HEAD - 80 M.
10. JOCKEY PUMP - 1600 lpm HEAD - 35 M.
11. 0 KG CAPACITY WATER COZ TYPE FIRE EXTINGUISHER AS ISI 2191
12. 4 KG CAPACITY COZ TYPE FIRE EXTINGUISHER AS PER ISI 2191
13. FIRE STAIRCASE AND FIRE ESCAPE AS PER NBC NORMS.
14. M-BEET KAPAS AS PER NBC NORMS
15. SMOKE DETECTOR AND SMOKE VENTILATION AS NBC NORMS
16. STRUCTURAL SAFETY FIRE CONTROL ROOM AS PER GROUND FLOOR
17. FIRE MEN LIFT WITH MAN POWER SWITCH
18. WET HYDRANT SET BACK AS PER NBC NORMS
19. 4WAY FIRE BRIGADE OUTLET CONNECTION.
20. 4WAY FIRE BRIGADE OUTLET CONNECTION.
21. ALTERNATE SOURCE OF ELECTRIC SUPPLY.
22. FIRE PUMP HOUSE ESTABLISHED UNDER BASEMENT.

PROJECT TITLE
PROPOSED ADDITION ALTERATION AND REVISION FOR AFFORDABLE HOUSING COLONY ON AREA MEASURING (5 ACRES + 6.03125 ACRES)
ADDITIONAL AREA MEASURING 1.03125 ACER (LICENSE NO.96 DATED 8.11.2017) IN ADDITION TO ALREADY LICENSE AREA 5.0 (LICENSE NO. 12 OF 2014 DATED 14.06.2014 IN SECTOR 104, GUANAJAY URBAN COMPLEX BEING DEVELOPED BY PERFECT

SCALE	NTS	
DATE	JAN. 2018	
DEALT		CHECKED VG

ARCHITECT

Design Axis

architects

T-154, JAM BAGHI PARK HOUSE, SHAMSHI TALAB
NEAR ANDHERIA MOWA, NEW DELHI - 110030
phone / fax: +91-11-26644811, 26648186

ARCHITECT'S SIGN.

7-134A, Aam Bagh Farm House,
Near Shamshi Talab Andheria Moha,
New Delhi-110030

APPLICANT'S SIGN.

For Perfect Buildwell Pvt. Ltd.

 Authorized Signatory