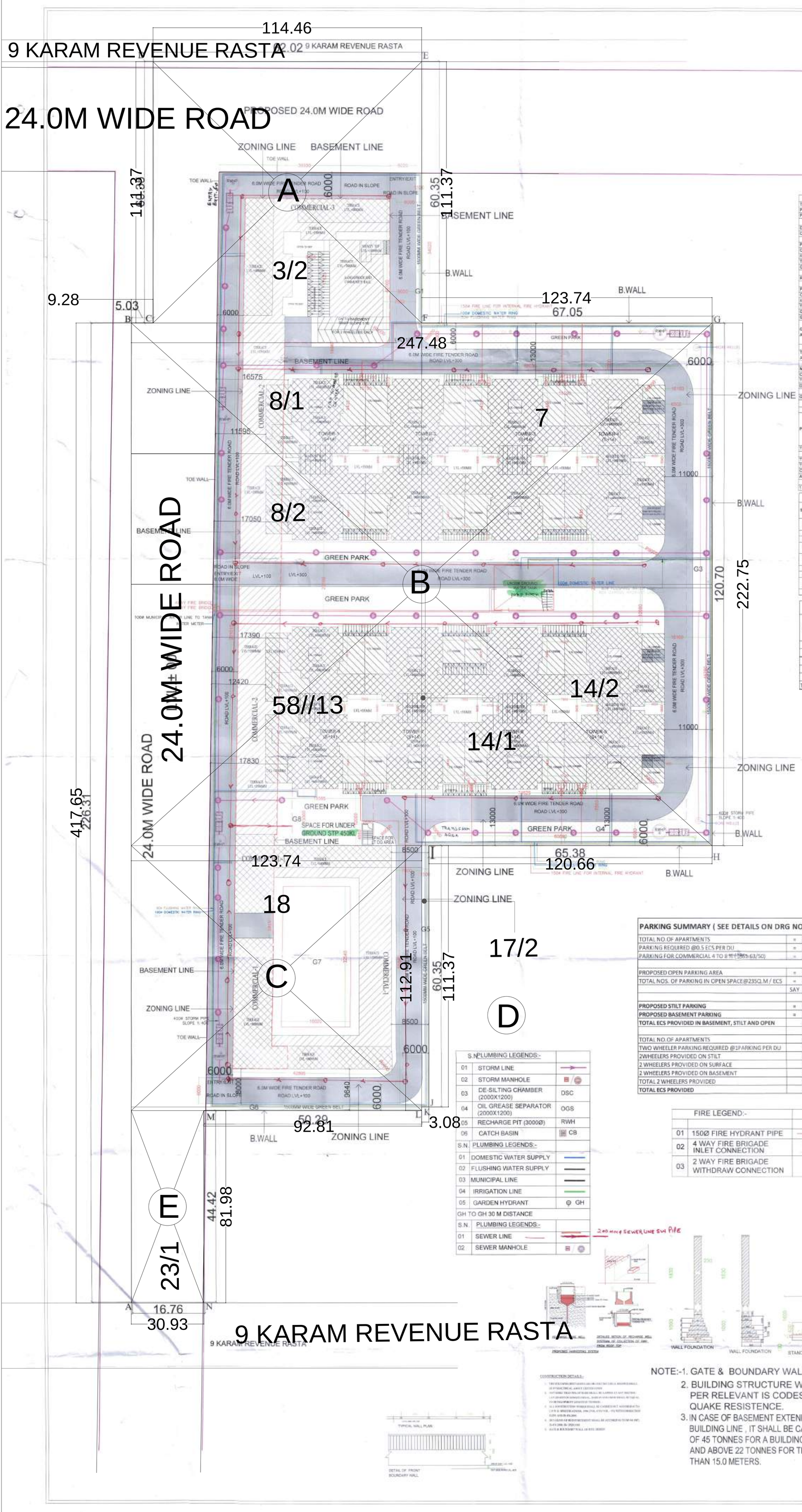


SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED:

Ram Avtar Bassi
AD(HQ)

DDA(T)
MEMBER
BPAC

J.D. P.A. A.T.P.

AREA STATEMENT					
TOTAL PLOT AREA	6.1500 ACRES	24888.1275	SQ. MTRS.		
PERMISSIBLE COMMERCIAL@8%	0.4920 ACRES	1991.0502	SQ. MTRS.		
PERMISSIBLE RESIDENTIAL@92%	5.6580 ACRES	22897.0773	SQ. MTRS.		
		PERMISSIBLE/REQUIRED		PROPSOED	
DENSITY REQUIRED		750-900	PPA	756.451	PPA
COMMERCIAL PLOT AREA		0.4921	ACRES		
		1991.0502	SQ. MTRS.		
PERMISSIBLE FAR ON COMMERCIAL		1.75		1.869	
COMMERCIAL FAR AREA		3484.3379	SQ. MTRS.	3721.5600	SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		238.926	SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		3723.2639	SQ. MTRS.		
GROUND COVERAGE FOR COMMERCIAL				2713.230	SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		5.668	ACRES		
		22897.0773	SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL		2.25		2.366	
COVERED AREA FOR RESIDENTIAL		51618.4239	SQ. MTRS.	54184.680	SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		2747.6493	SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		54366.0732	SQ. MTRS.		
GROUND AREA				5837.54	SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL				5837.54	SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA)		12644.5638	SQ. MTRS.	8769.13	SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
		50	%	35.2	%
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY				75235.380	SQ. MTRS.
NO. OF UNITS		549-1018	PPA	856	UNITS
OCCUPANCY PER DWELLING UNIT		5		5	PERSON PER UNIT
TOTAL POPULATION		4242.6-8061.12	PERSONS	4280	PERSONS
DENSITY		750-900	PPA	756.451	PPA
GREEN AREA		15	% OF THE PLOT	15.043	% OF THE PLOT
		3733.219	SQ. MTRS.	3743.879	SQ. MTRS.
PARKING		0.5/3	ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
TWO WHEELER PARKING REQUIRED		1	PER DWELLING UNIT	856	TWO WHEELERS
		856	TWO WHEELERS		
TOTAL PARKING SPACE		479	ECS	428	ECS
TOTAL AREA FOR PARKING				23500.000	SQ. MTRS.
COMMERCIAL PARKING (ECS) REQUIRED	1661.63	50	37	ECS	
ADDITIONAL ECS PARKING		478-465		14	ECS
1 NO. OF AANGANWADI		185.810	SQ.MTRS.	218.350	SQ.MTRS.

PROPOSED AREA FOR HOUSING														
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(ground +typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	(S+14)	1st. To 9th	9	8	72	102	50.59	508.01	4561.09	5571.18	647.06	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			397.9	1999.50					
2	2	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
3	3	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
4	4	(S+14)	1st. To 9th	9	8	72	102	50.59	508.01	4561.09	5571.18	772.39	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			397.9	1999.50					
5	5	(S+14)	1st. To 9th.	9	8	72	102	50.59	508.01	4561.09	5571.18	772.39	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			397.9	1999.50					
6	6	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
7	7	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
8	8	(S+14)	1st. To 9th.	9	8	72	102	50.59	508.01	4561.09	5571.18	647.06	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			397.9	1999.50					
	TOTAL						856				54184.68	5837.54		404.72	66344.20

PROPOSED AREA FOR COMMERCIAL										
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		BUILTUP AREA
								BASEMENT	MUMTY	
1	COMMERCIAL-1	2713.23	1008.73	(G+1) 2	3721.96	2713.23	13.65	2706.95	4.6	6433.51
	TOTAL				3721.96	2713.23		2706.95	4.6	
								NON FAR AREA		
4	AANGANWADI OR CRECHE NON FAR AREA					218.35		218.350		218.350
5	COMMUNITY HALL NON FAR AREA							218.350	20.97	239.320
TOTAL						2931.58		436.70	25.57	6891.18

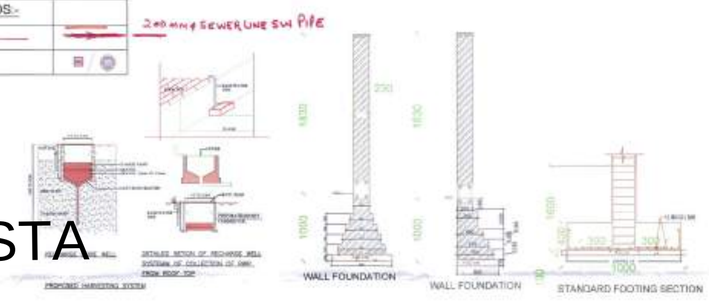
UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BAL.CONY/ TERRACE AREA	TOTAL CARPET AREA
1	TOWER-1	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
2	TOWER-2	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
3	TOWER-3	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
4	TOWER-4	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
5	TOWER-5	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
6	TOWER-6	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
7	TOWER-7	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
8	TOWER-8	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
			856			47760.72

PARKING SUMMARY (SEE DETAILS ON DRG NO.-2)			
TOTAL NO.OF APARTMENTS	=	856	
PARKING REQUIRED @0.5 ECS PER DU	=	428	ECS
PARKING FOR COMMERCIAL 4 TO 8 ECS (1661.63/50)	=	37	ECS
PROPOSED OPEN PARKING AREA	=	5905.87	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@235Q.M / ECS	=	256.78	ECS
	SAY	257	ECS
PROPOSED STILT PARKING	=	**194**	**ECS**
PROPOSED BASEMENT PARKING	=	**28**	**ECS**
TOTAL ECS PROVIDED IN BASEMENT, STILT AND OPEN		**479**	ECS
TOTAL NO.OF APARTMENTS		856	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		856	
2WHEELERS PROVIDED ON STILT		388	NO.S
2 WHEELERS PROVIDED ON SURFACE		514	NO.S
2 WHEELERS PROVIDED ON BASEMENT		56	NO.S
TOTAL 2 WHEELERS PROVIDED		958	NO.S
TOTAL ECS PROVIDED		**479**	**NO.S**

S.N	PLUMBING LEGENDS:-	
01	STORM LINE	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000Ø)	RWH
06	CATCH BASIN	CB
S.N.	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	FLUSHING WATER SUPPLY	
03	MUNICIPAL LINE	
04	IRRIGATION LINE	
05	GARDEN HYDRANT	GH
GH TO GH 30 M DISTANCE		
S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE	200 mm ø SEWER LINE SW PIPE
02	SEWER MANHOLE	

FIRE LEGEND:-		
01	150Ø FIRE HYDRANT PIPE	
02	4 WAY FIRE BRIGADE INLET CONNECTION	
03	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	

NORTH :



NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
3. IN CASE OF BASEMENT EXTENDING BEYOND THE BUILDING LINE , IT SHALL BE CAPABLE OF TAKING LOAD OF 45 TONNES FOR A BUILDING OF HEIGHT 15.0 METERS AND ABOVE 22 TONNES FOR THE BUILDING HEIGHT LESS THAN 15.0 METERS.

CLIENT:-
SH. JAGDISH S/O SH. LAXMI NARAYAN AND OTHERS IN COLLABORATION WITH RISEONIC REALITY PVT. LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 6.15 ACRE(LICENCE NO.03 OF2022 DATED 07.01.2022) IN SECTOR-70, GURUGRAM BEING DEVELOPED BY SH. JAGDISH S/O SH. LAXMI NARAYAN AND OTHERS IN COLLABORATION WITH RISEONIC REALITY PVT. LTD.

ARCHITECTS
Pyramids Architects Pvt Ltd.
338, SECTOR 14, GURGAON HARYANA

SCALE : 1:100

DRAWING NAME
SITE PLAN

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No."ACE(HQ)" Dt.
Additional Chief Engineer (HQ) HSVP, Panchkula

DRAWING NO.

Riseonic Realty Pvt. Ltd.
Authorised Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
338, Sector-14, Gurgaon
ARCHITECT'S SIGN