

PROJECT TITLE: PROPOSED BUILDING PLAN OF COMMERCIAL COLONY ON THE LAND MEASURING 3.0125 ACRES (LICENSE NO. 126 OF 2012 DATED 20/12/2012) IN THE REVENUE ESTATE OF VILLAGE BAUGHERA, SECTOR-114, GURGAON BEING DEVELOPED BY M/S Y.B. BUILDERS PVT. LTD.

DRA WING TITLE: GROUND FLOOR & SITE PLAN (SUBMISSION DRAWING)

ARCHITECTS SIGNATURE: *[Signature]*

 OWNER'S SIGNATURE: *[Signature]*

 SCALE: 1:200

CHECKED: *[Signature]*

 DATE: 12/01/2024

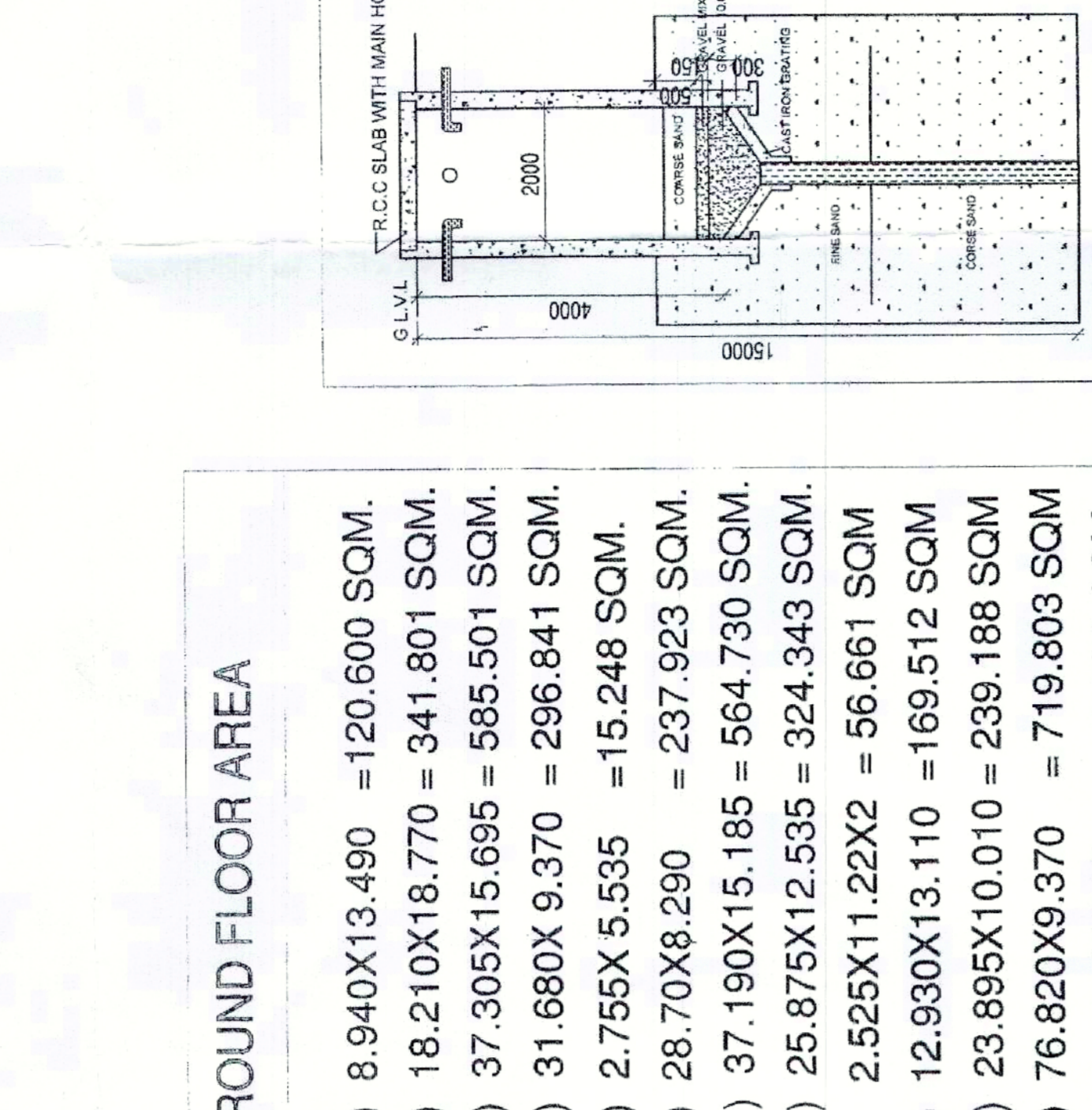
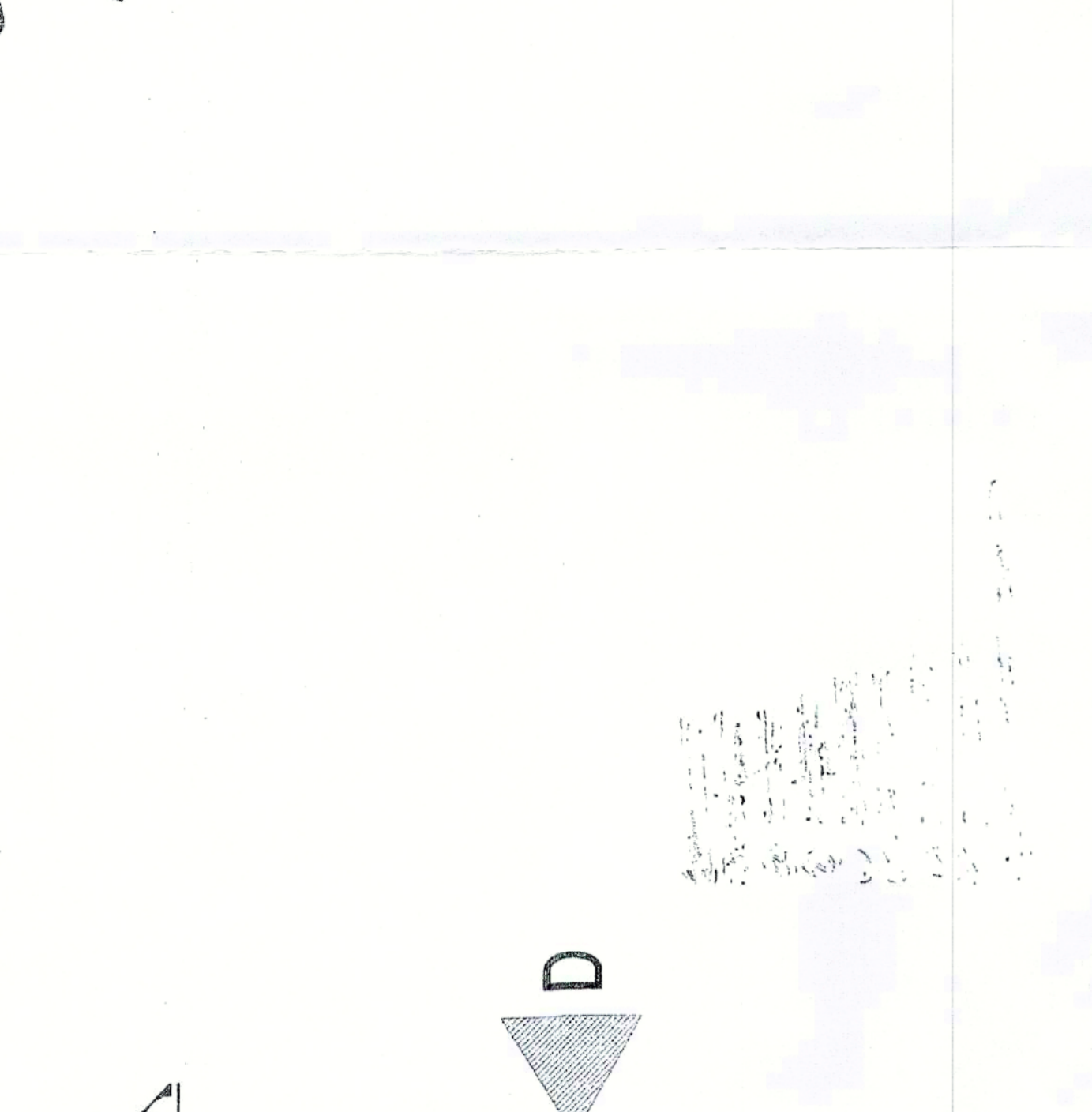
DEALT: WATER SUPPLY SCHEME

KRISHNA GAUR & ASSOCIATES

 ARCHITECTS ENGINEERS & INTERIORS DESIGNERS

 F.F. - 301, H. Subram, Arcade, Gurugram

 P.H. - 124, 4047680.



GROUND FLOOR AREA

 A.) 8.940X13.490 = 120.600 SQM.

 B.) 18.210X18.770 = 341.801 SQM.

 C.) 37.305X15.695 = 585.501 SQM.

 D.) 31.680X9.370 = 296.841 SQM.

 E.) 2.755X5.535 = 15.248 SQM.

 F.) 28.70X8.290 = 237.923 SQM.

 G.) 37.190X15.185 = 564.730 SQM.

 H.) 25.875X12.535 = 324.343 SQM.

 I.) 2.525X11.22X2 = 56.661 SQM.

 J.) 12.930X13.110 = 169.512 SQM.

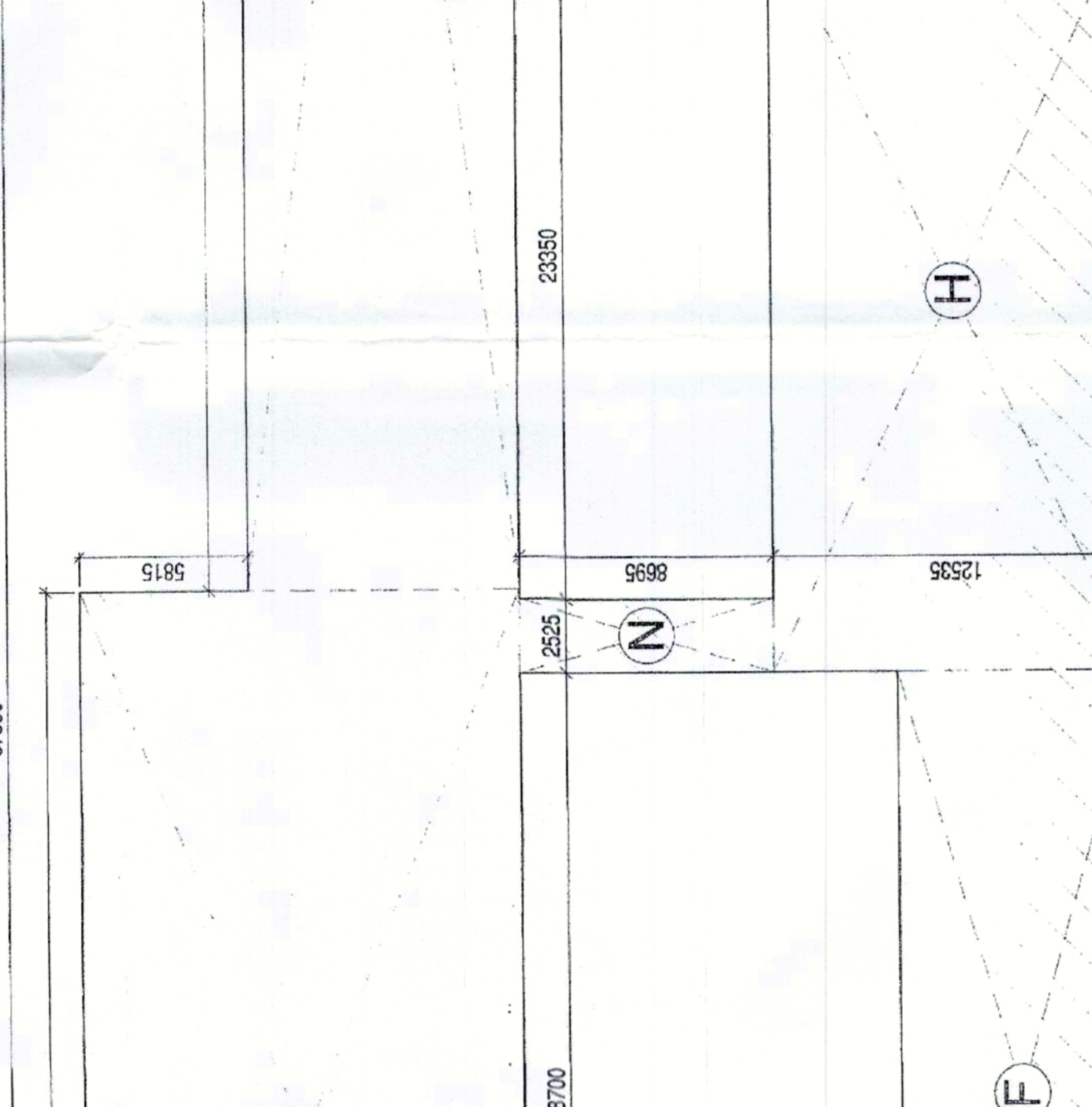
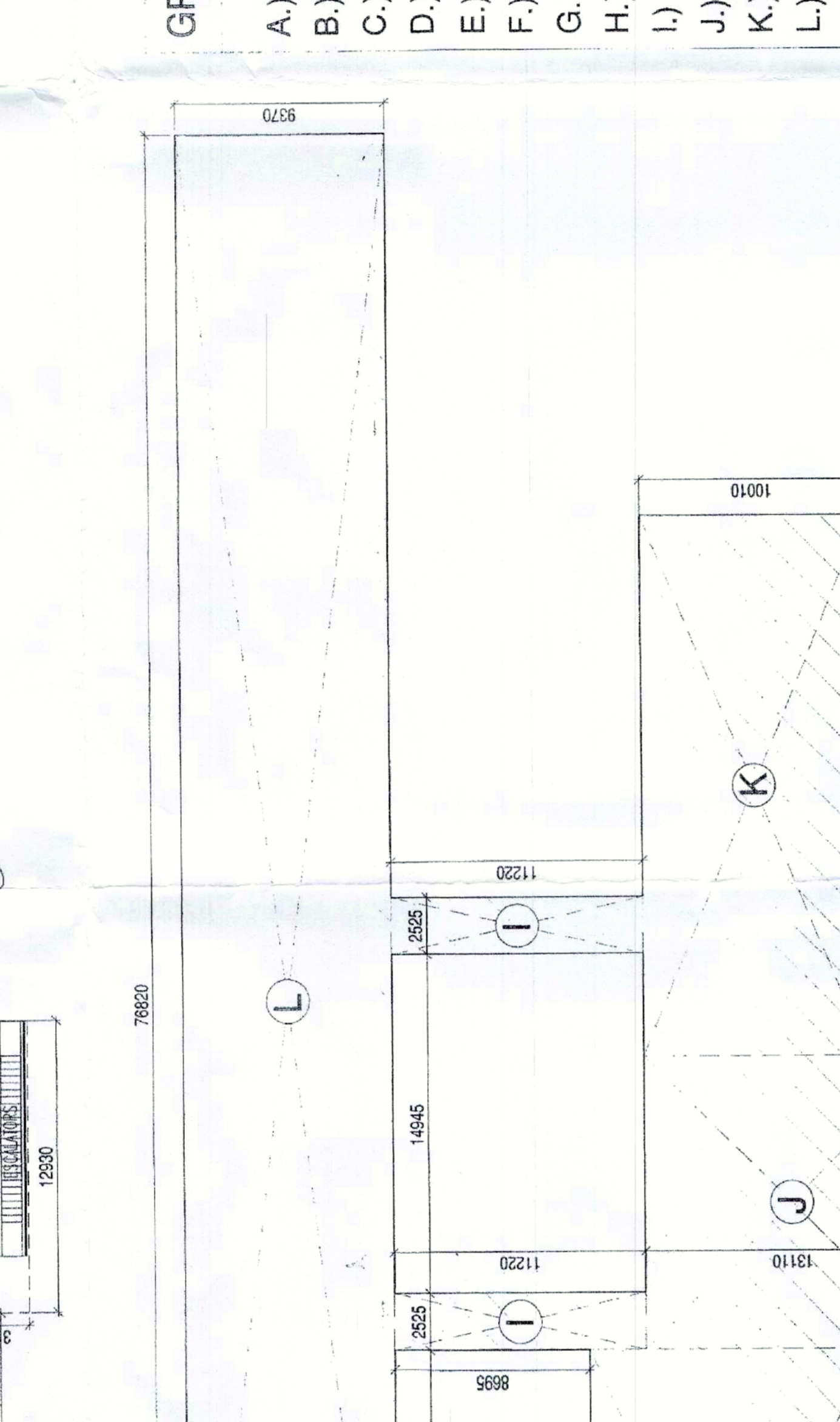
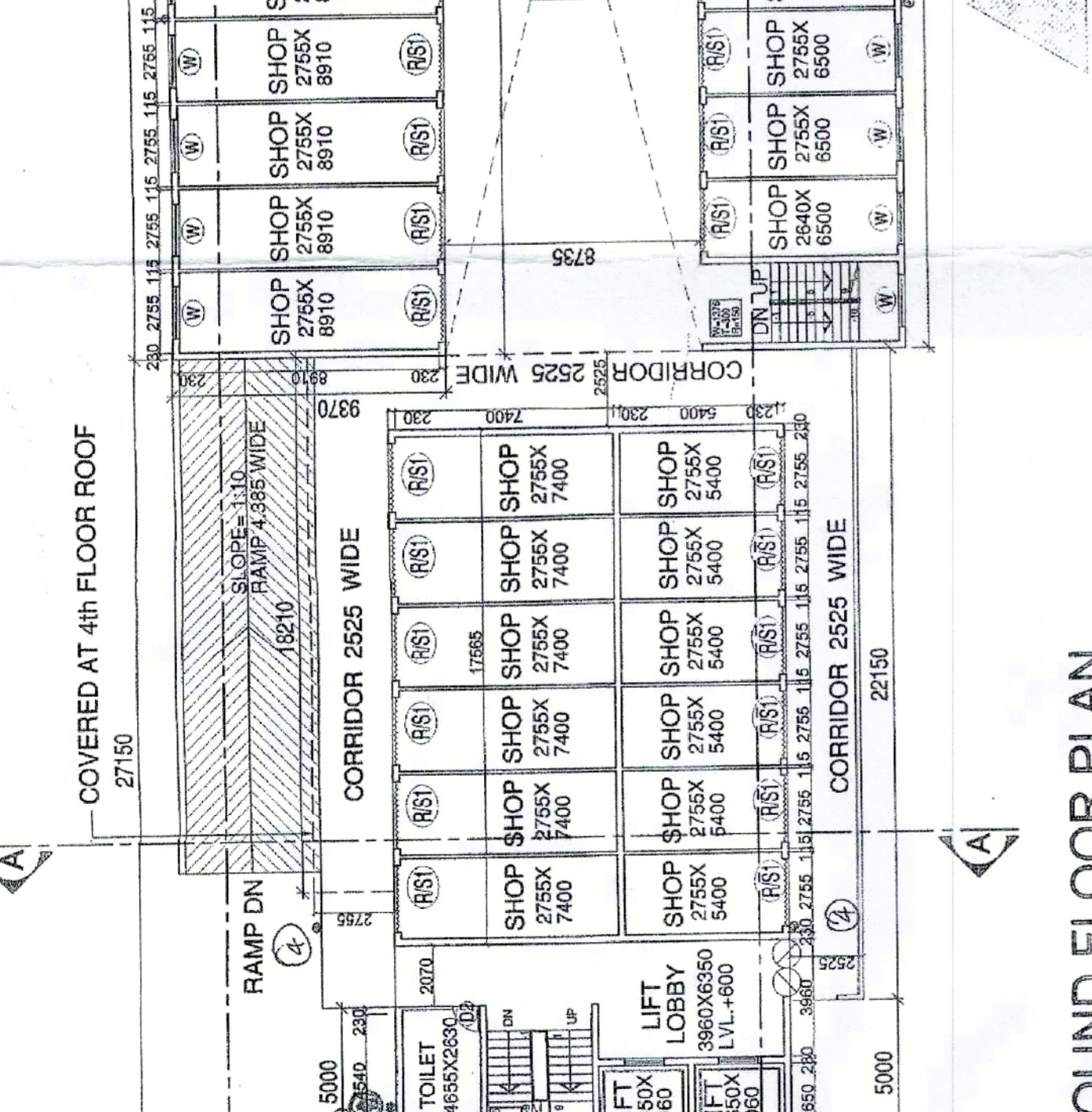
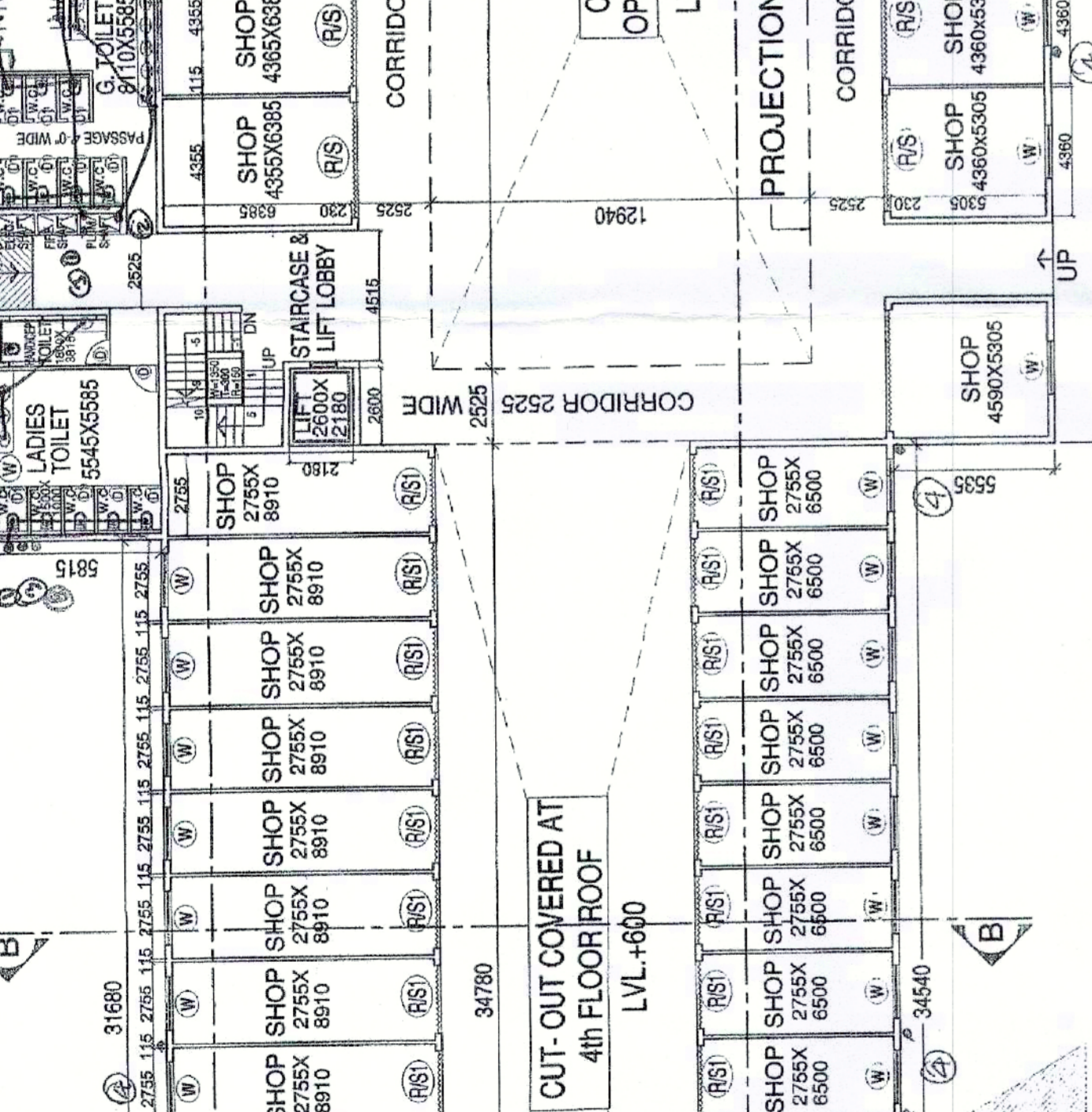
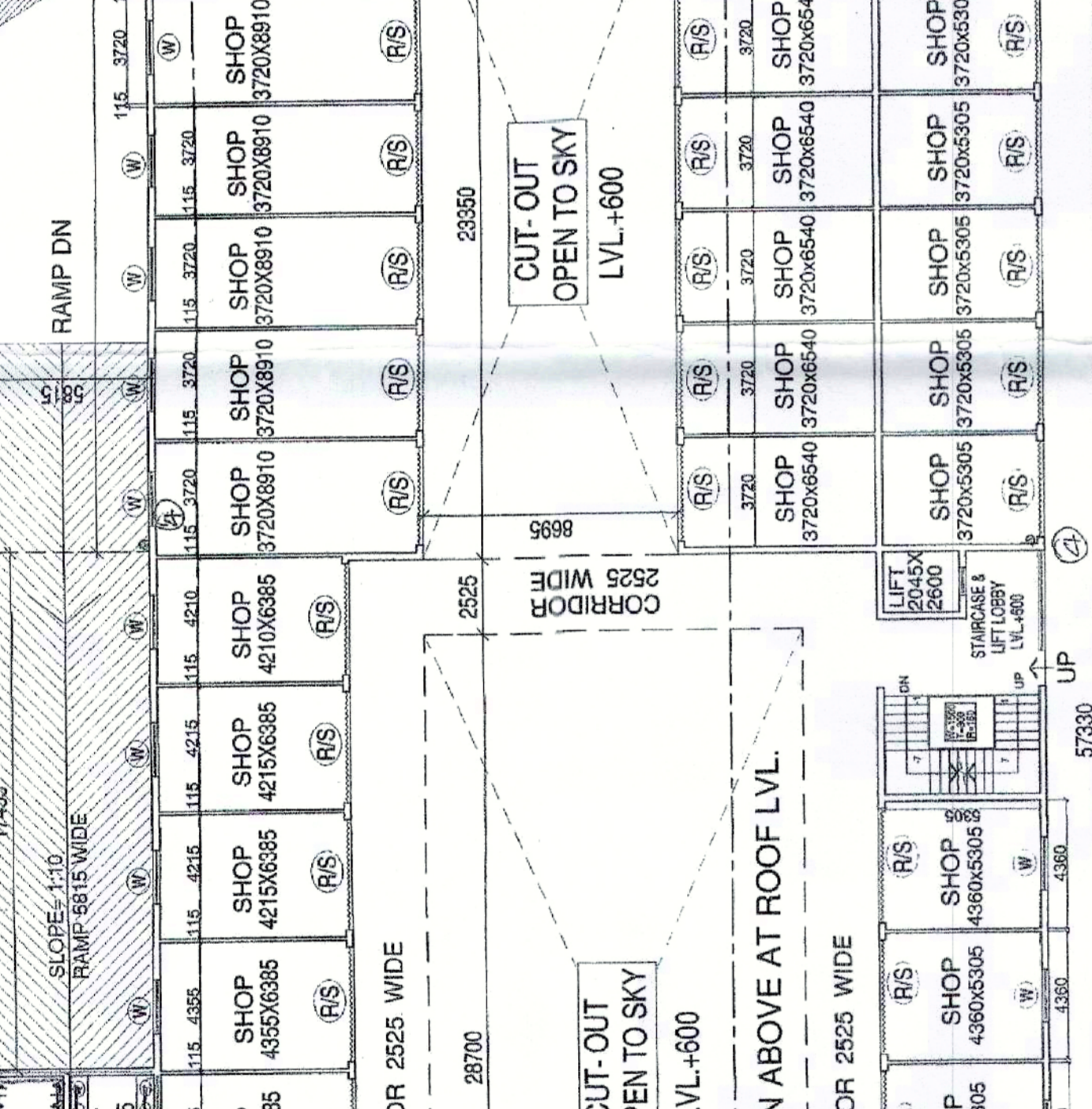
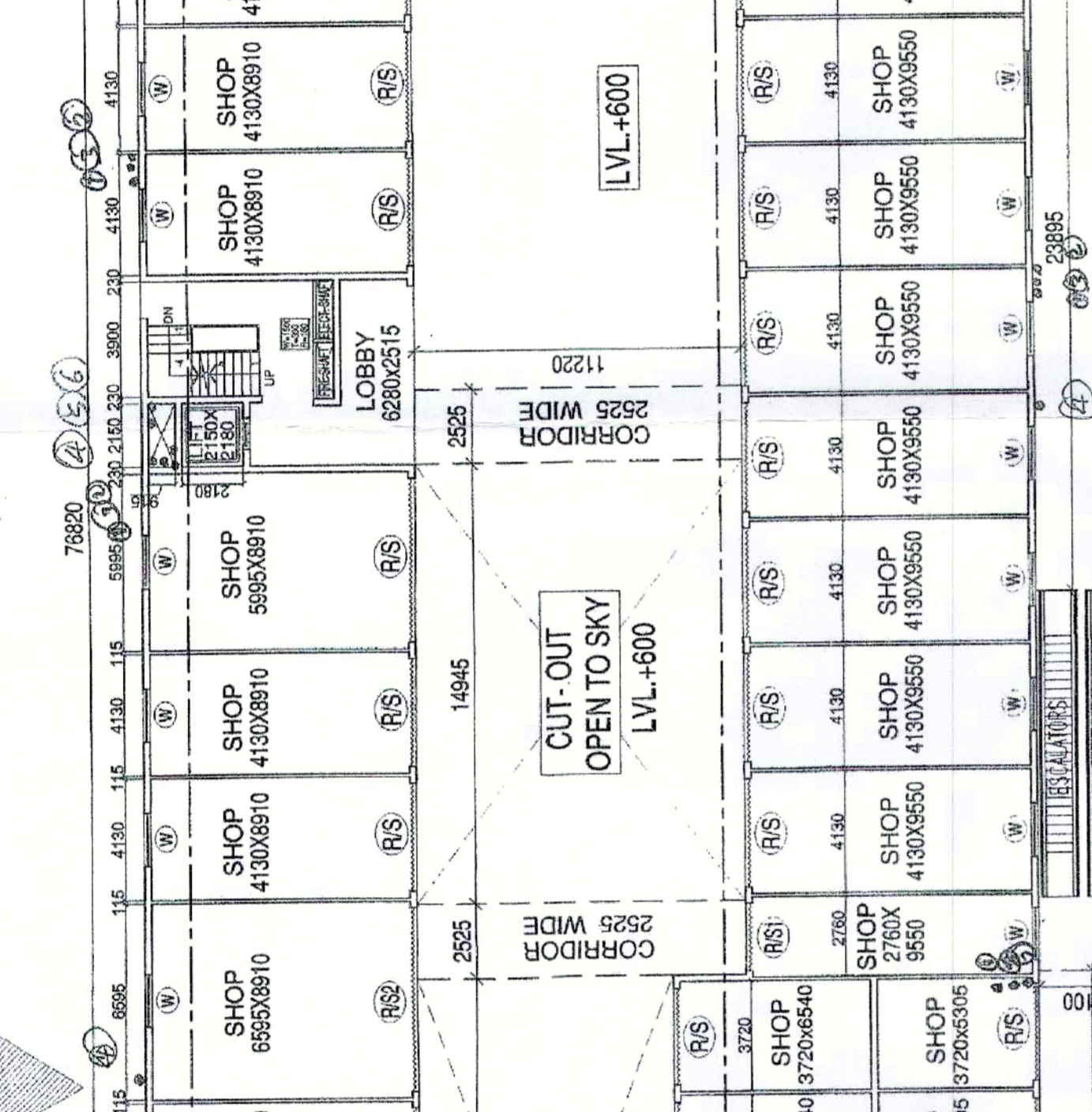
 K.) 23.895X10.010 = 239.188 SQM.

 L.) 76.820X9.370 = 719.803 SQM.

 M.) 4.170X2.525 = 10.529 SQM.

 N.) 2.585X8.695 = 21.954 SQM.

TOTAL AREA = 3704.634 SQM.



PARKING DETAILS

- 1st BASEMENT PARKING COVERED AREA = 4874.005 SQM.
 - = 35 SQM PER CAR = 139.543 SAY 134 CARS
- 2nd BASEMENT PARKING COVERED AREA = 4674.005 SQM.
 - = 35 SQM PER CAR = 133.543 SAY 134 CARS
- 3rd BASEMENT PARKING COVERED AREA = 4674.005 SQM.
 - = 35 SQM PER CAR = 133.543 SAY 134 CARS
- TOTAL PARKING TO BE REQUIRED @ 100% OF PERM. FAR = 139.543 SAY 134 CARS
- 1 CAR PER 50 SQM OF BUILT UP AREA
- TOTAL COVD UP AREA = 19031.907 SQM.
- TOTAL CARS REQUIRED = 380.638 SAY 381 CARS
- OPEN PARKING TO BE REQUIRED AT SURFACE @ 15% OF TOTAL REQUIRED PARKING = 57 CARS

PARKING PROVIDED:

1st BASEMENT	115
2nd BASEMENT	115
3rd BASEMENT	115
SURFACE LVL.	59
TOTAL	409

DOOR/WINDOW SCHEDULE

S.NO.	TYPE	SIZE	S.L.V.L.	L.L.V.L.
1	D	1000X2600	-	2100
2	D1	750X2100	-	2100
3	D2	900X2100	900	2600
4	W	1800X1700	900	2600
5	RS	3755X2600	-	2600
6	RS1	2300X2600	-	2600
7	RS2	6100X2600	-	2600
8	WT	1800X1200	1700	2600

SITE COVERAGE AND FAR

 A) MAXIMUM PERMISSIBLE FAR SHALL BE 175% ON THE AREA OF 2.689756 ACRES

 B) THE PROPORTION UP TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS SHALL NOT EXCEED 40% ON THE AREA OF 2.68975 ACRES.

PERMISSIBLE AREA

 TOTAL AREA OF PLOT = 3.0125 ACRES = 12191.135 SQM

 AREA OF PLOT I.e. 2.68975 ACRES OR 2.68975 x 40/100 = 10885.014 sqm.

PERMISSIBLE AREA @ 1.75% = 10885.014 X 1.75 = 19048.774 sqm.

GROUND COVERAGE @ 40% OF 10885.014 Sq Mtrs. = 4354.005 Sq.Mtrs.

FAR @ 175% ON 10885.014 Sqm. 19048.774 Sq.Mtrs.

PROPOSED AREA

1) PROPOSED COVD. AREA ON GROUND FLOOR = 3704.634 SQM.

 2) PROPOSED COVD. AREA ON ALL FLOORS (GROUND TO 9th FLOOR) = 19031.907 SQM.

 SO FAR ACHIEVED ON GROUND TO 9th FLOOR = 19031.907 SQM.

PROPOSED COVD. AREA OF BASEMENT, = 4885.846 SQM.

 1st basement + 2nd basement + 3rd basement = 4885.846 X 3 = 14657.538 SQM.

PROPOSED COVD AREA OF MUMTY & MACHINE ROOM = (1+2+3+4) = 4611.35+49.684+34.592+50.477 = 150.999 SQM.

SO TOTAL COVD AREA OF THE BUILDING WITH BASEMENT, MUMTY & MACHINE ROOM (1+2+3+4) = 19031.907 + 14657.538 + 150.999 = 33840.444 SQM.

TOTAL PROPOSED COVERED AREA DETAILS (FLOORWISE)

LEVELS	BUILDING AREA (SQM.)
Ground Floor Area	3704.634
1st Floor Area	3289.188
2nd Floor Area	3108.282
3rd Floor Area	2820.25
4th Floor Area	1468.009
5th Floor Area	960.018
6th Floor Area	925.879
7th Floor Area	925.879
8th Floor Area	925.879
9th Floor Area	925.879
TOTAL AREA	19031.907

NOTES

 1. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

 2. The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

 3. The solar/water shall use only Compact Fluorescent Lamps fittings for internal lighting as well as compact lighting.

 4. NOTE:- THE MALA OF THE CONSTRUCTION SHALL BE REMOVED MERELY BASIS IF THE SAME IS NOT DONE IN THAT CASE THE LOCAL BODY SHALL REMOVE THE MALA AND COST SHALL BE BORNE BY THE OWNER OF PLOT.

 5. DURING CONSTRUCTION IT IS MANDATORY ON THE PART OF THE OWNER TO PROPERLY SECURE THE CONSTRUCTION SITE OF MAIN ROAD BY MEANS OF CREATING A SCREEN WALL NOT LESS THAN 8'-0" IN HEIGHT FROM GROUND LEVEL WHICH IS TO BE PAINTED TO AVOID IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS A NET OR SAME TYPE OF OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY OTHER RELATED ACTIVITIES WILL NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT AFTER 10 PM.

 6. THE LEFT AND INSURE ROOM SHALL BE AS PER U.S. STANDARD.

STRUCTURAL STABILITY CERTIFICATE

 THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL BE CARRIED OUT AND PROVISIONS INCORPORATED IN ACCORDANCE WITH NATIONAL BUILDING CODES OF INDIA WITH RESPECT TO CONSTRUCTION PRACTICES AND SAFETY NORMS FROM NATURAL HAZARDS INCLUDING EARTHQUAKES BASED ON PLOTS SOIL CONDITIONS.

I) CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS SPECIFIED IN THE NATIONAL BUILDING CODES OF INDIA.

 2) THE INFORMATION GIVEN HEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

 3) NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

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