



dtp gurugram <dtpggn.buildingplan@gmail.com>

Approval of Revised Building Plans of Plot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 (Type-B), Plot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 (Type-A) and Plot No. 1, 2, 3, 4, 5 (Type-C), Total A + B + C = 83 Plots in Affordable Residential Plotted Colony in Sector-37D, Gurugram - License No. 111 of 2021 dated 17.12.2021 - Rose Building Solution Pvt. Ltd.

1 message

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Thu, May 5, 2022 at 10:28 AM

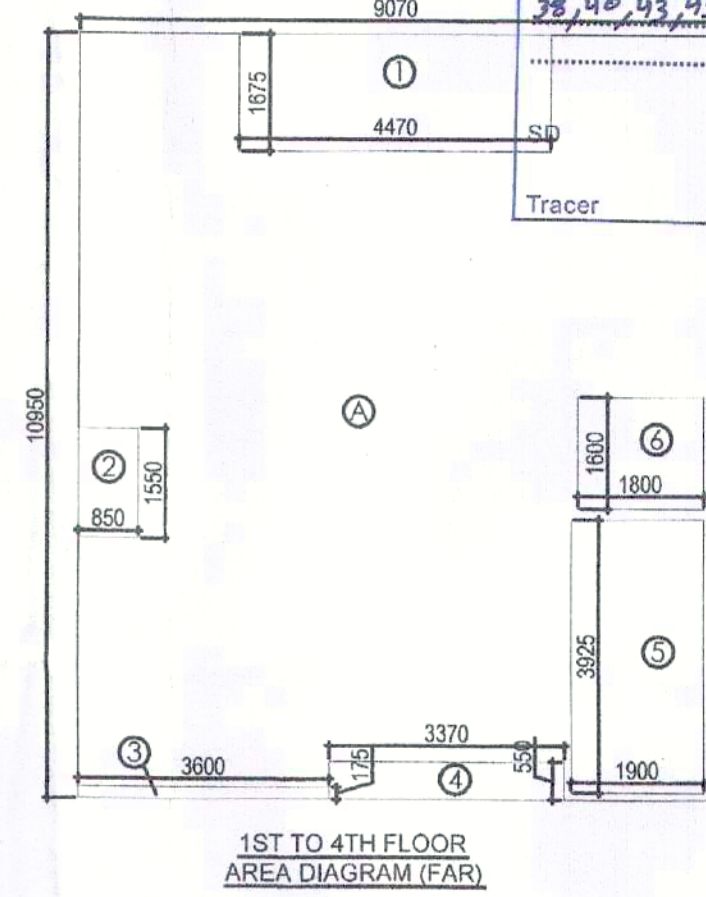
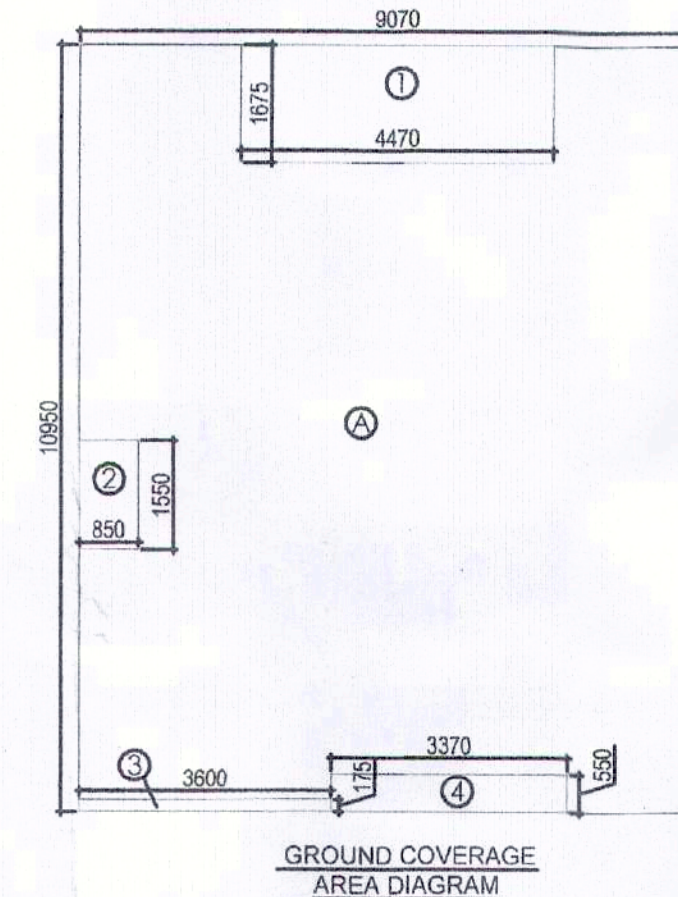
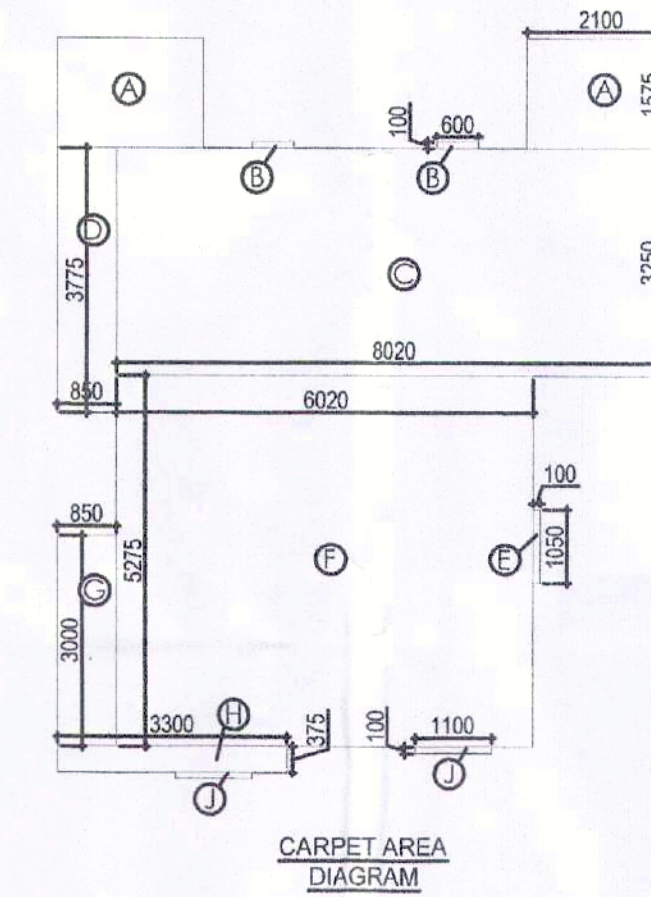
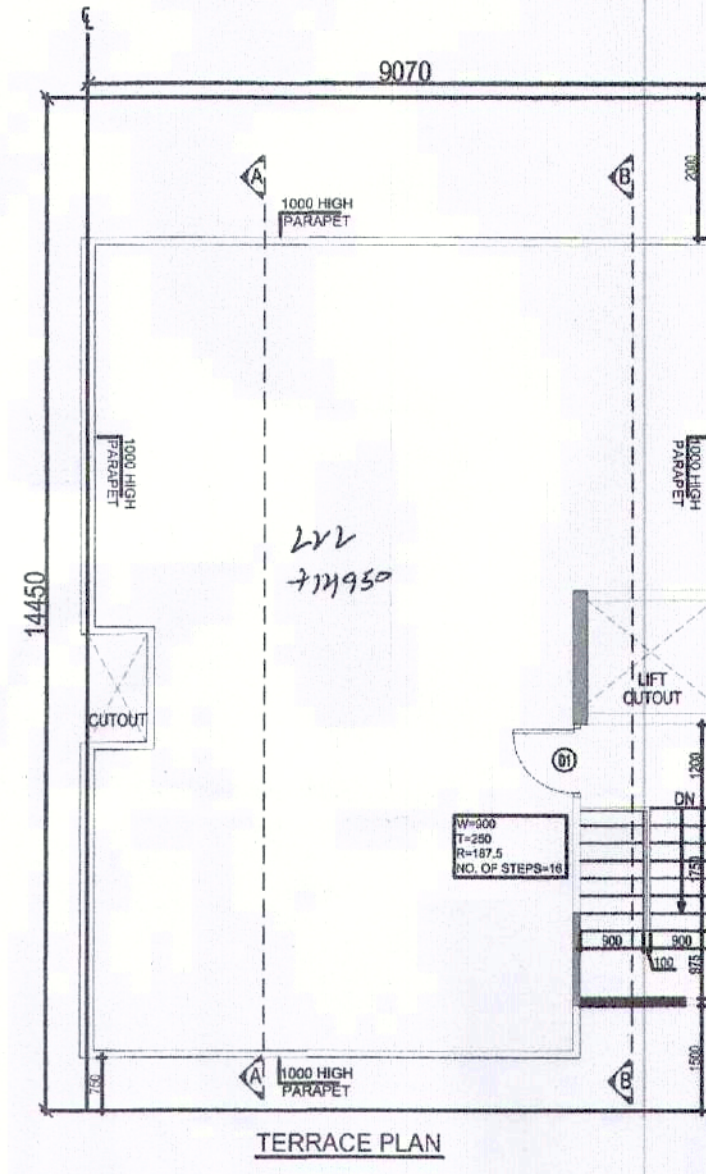
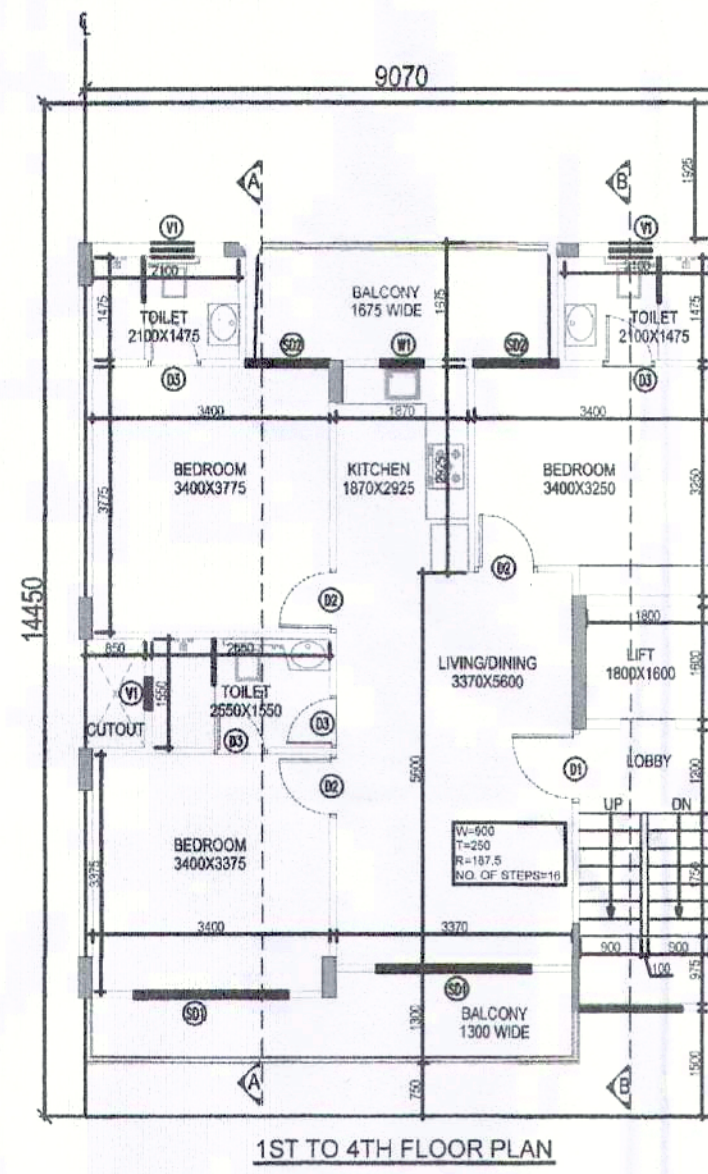
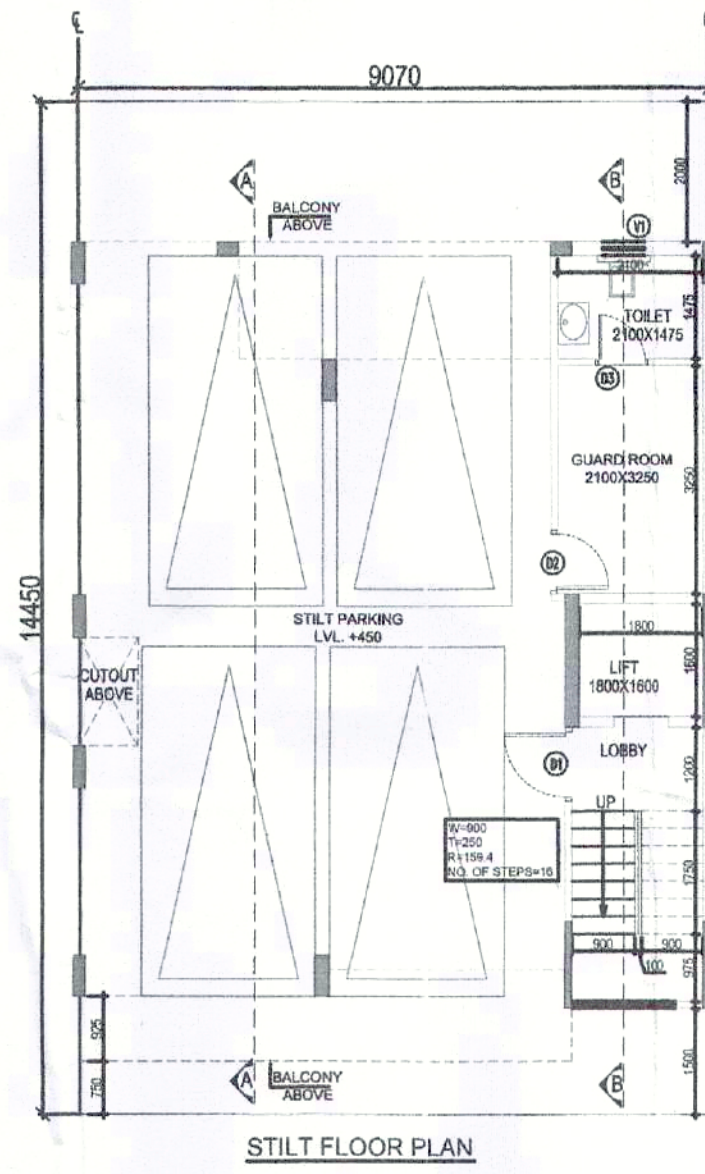
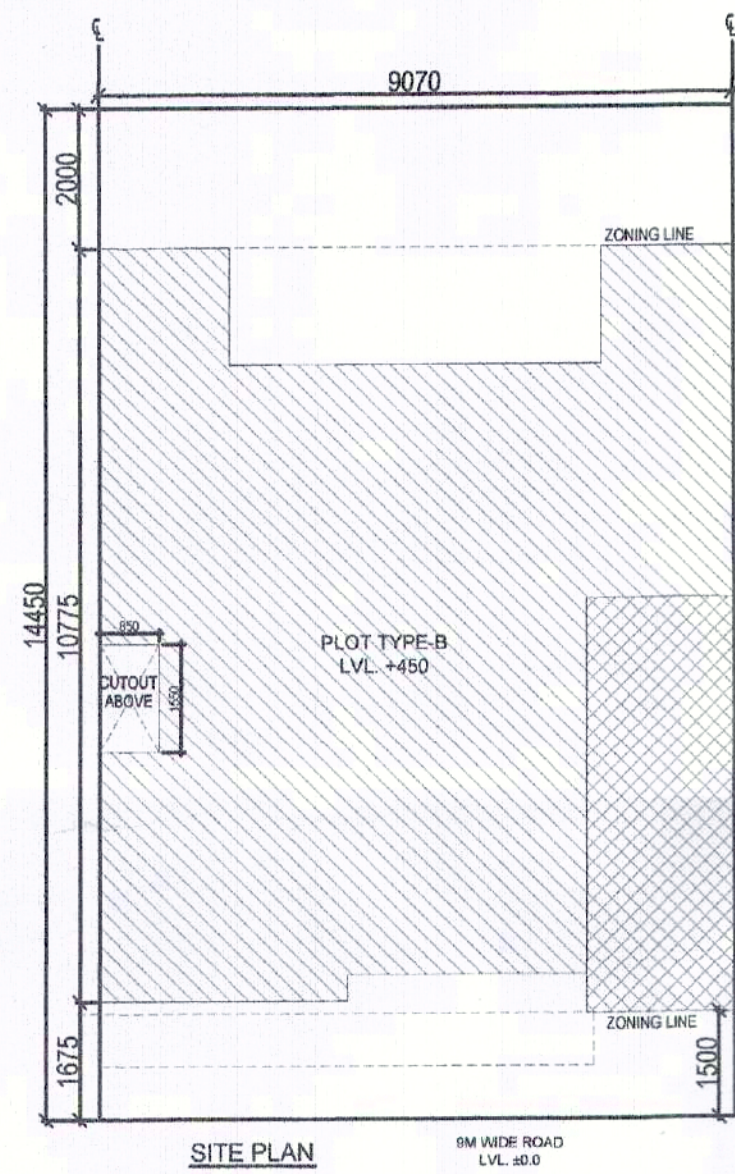
To: praveen.verma@signatureglobal.in, vijay.pal@signatureglobal.in, compliance@signatureglobal.in

Dear Architect,

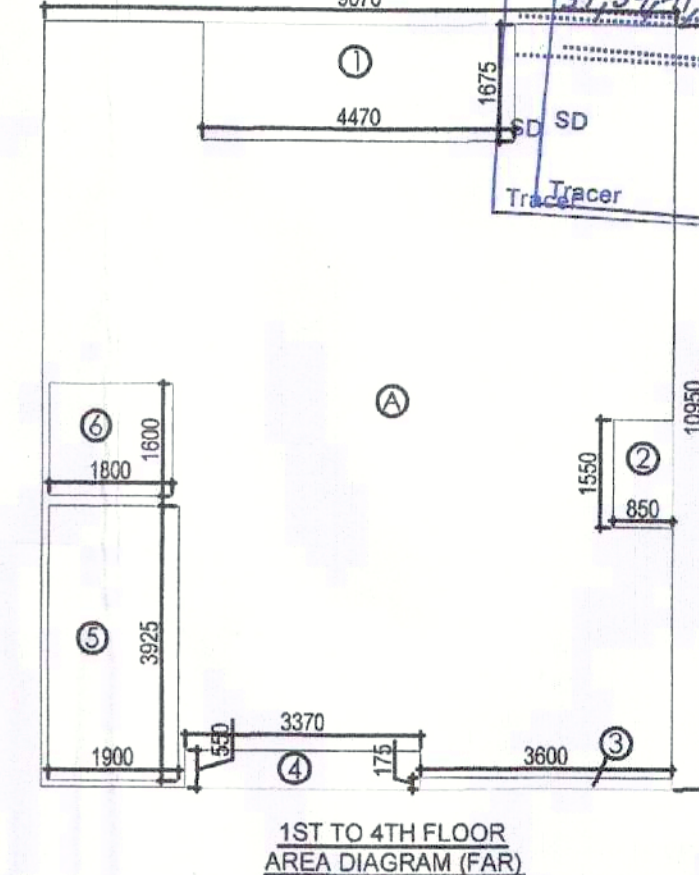
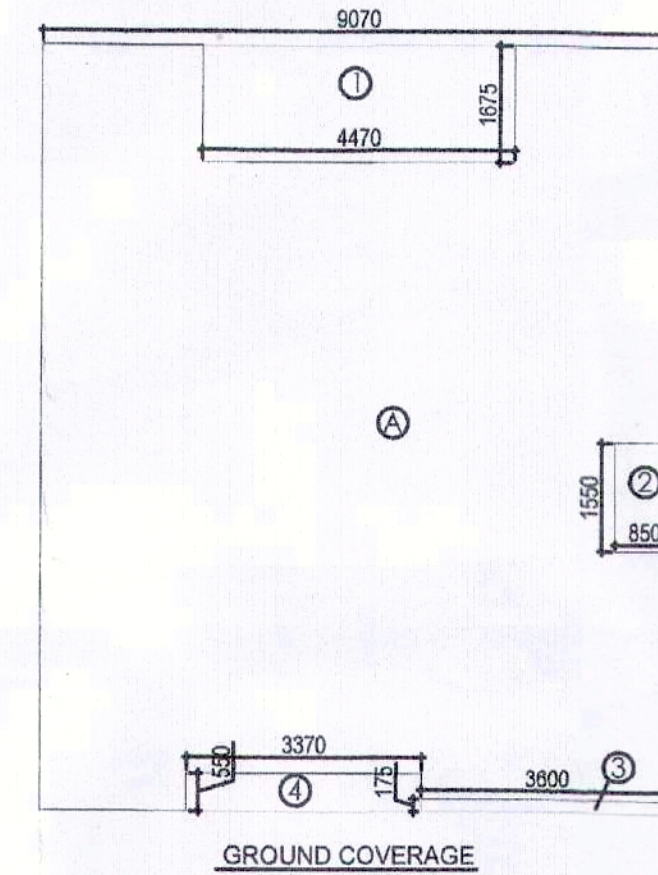
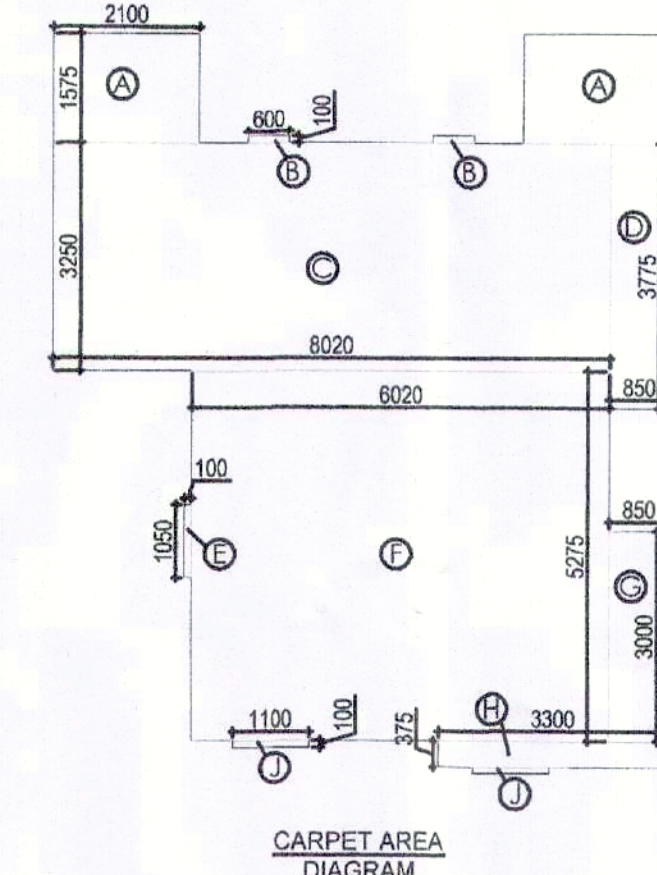
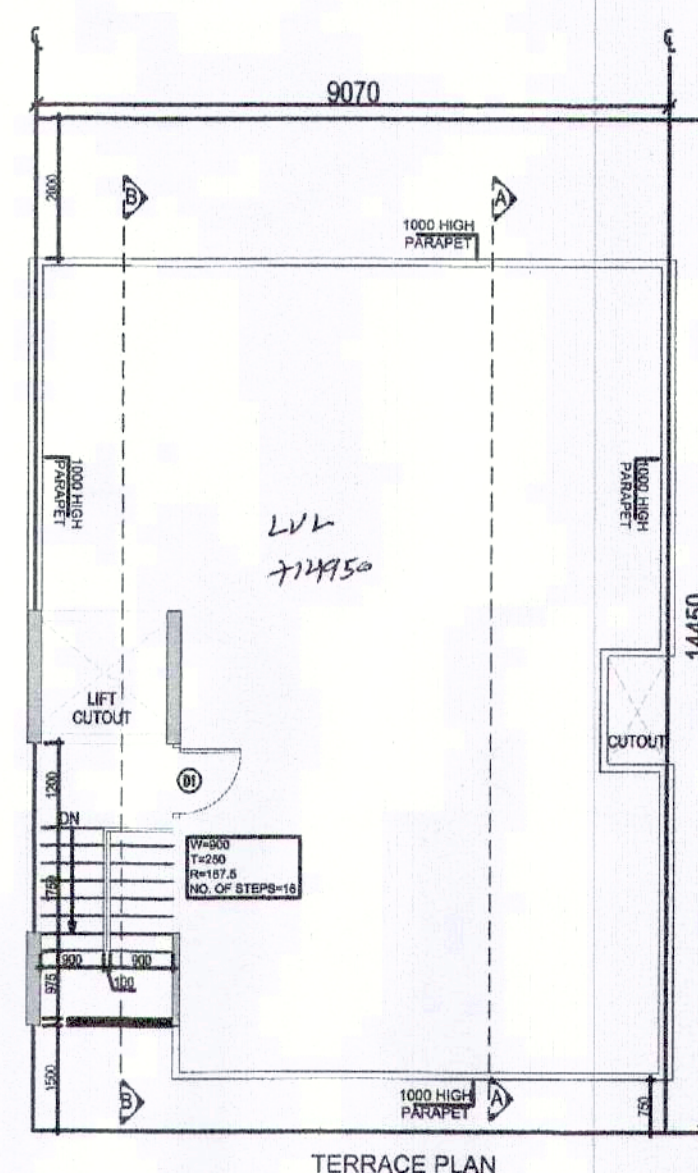
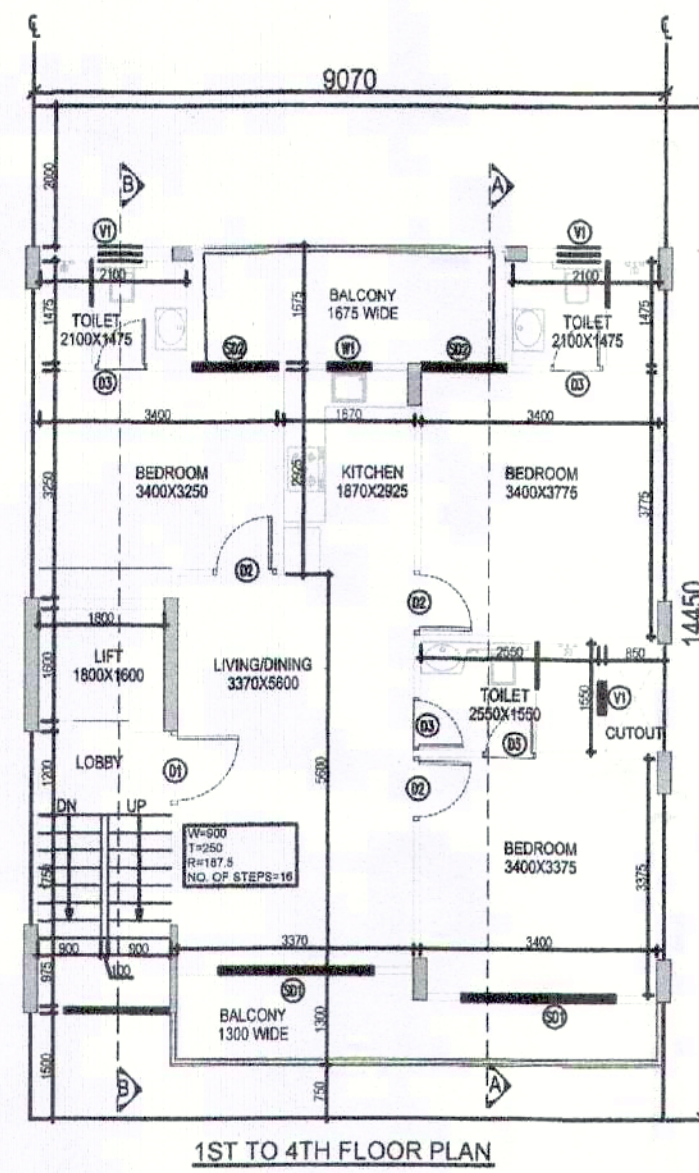
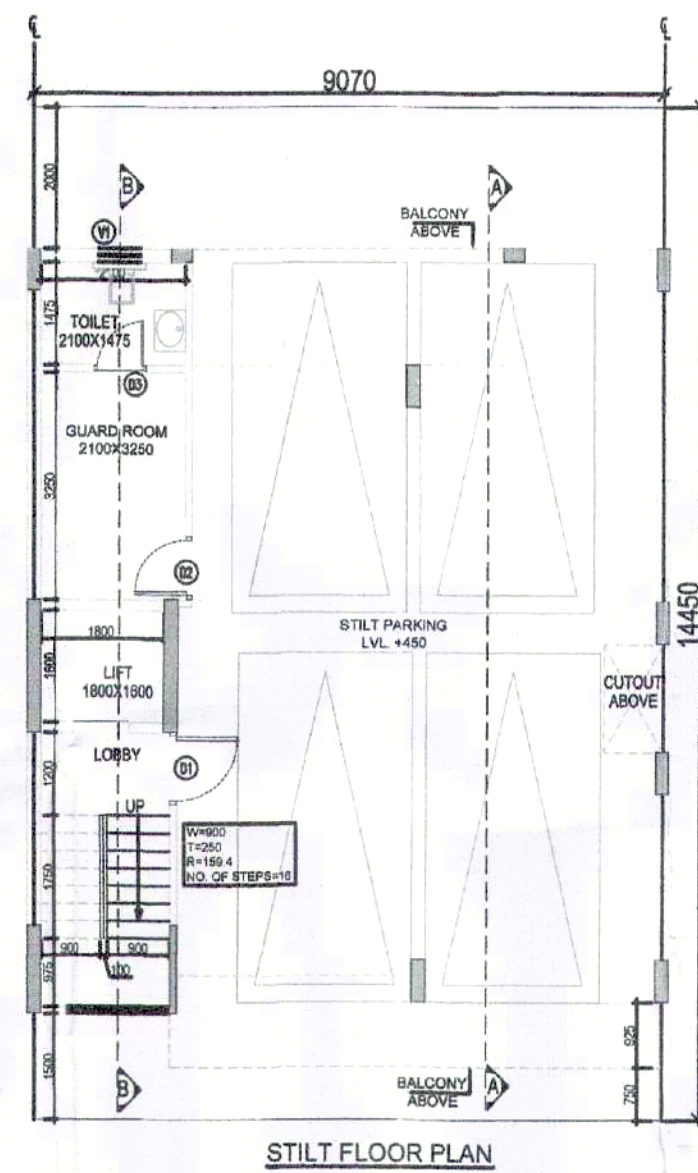
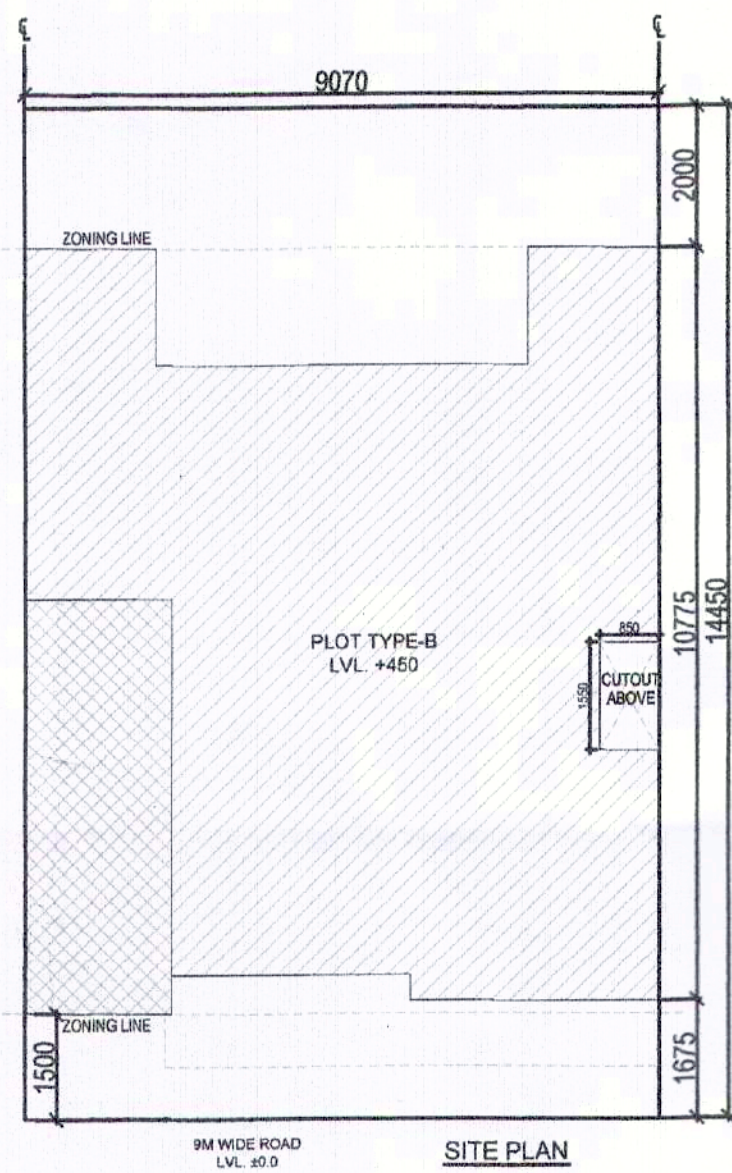
The revised residential building plans under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

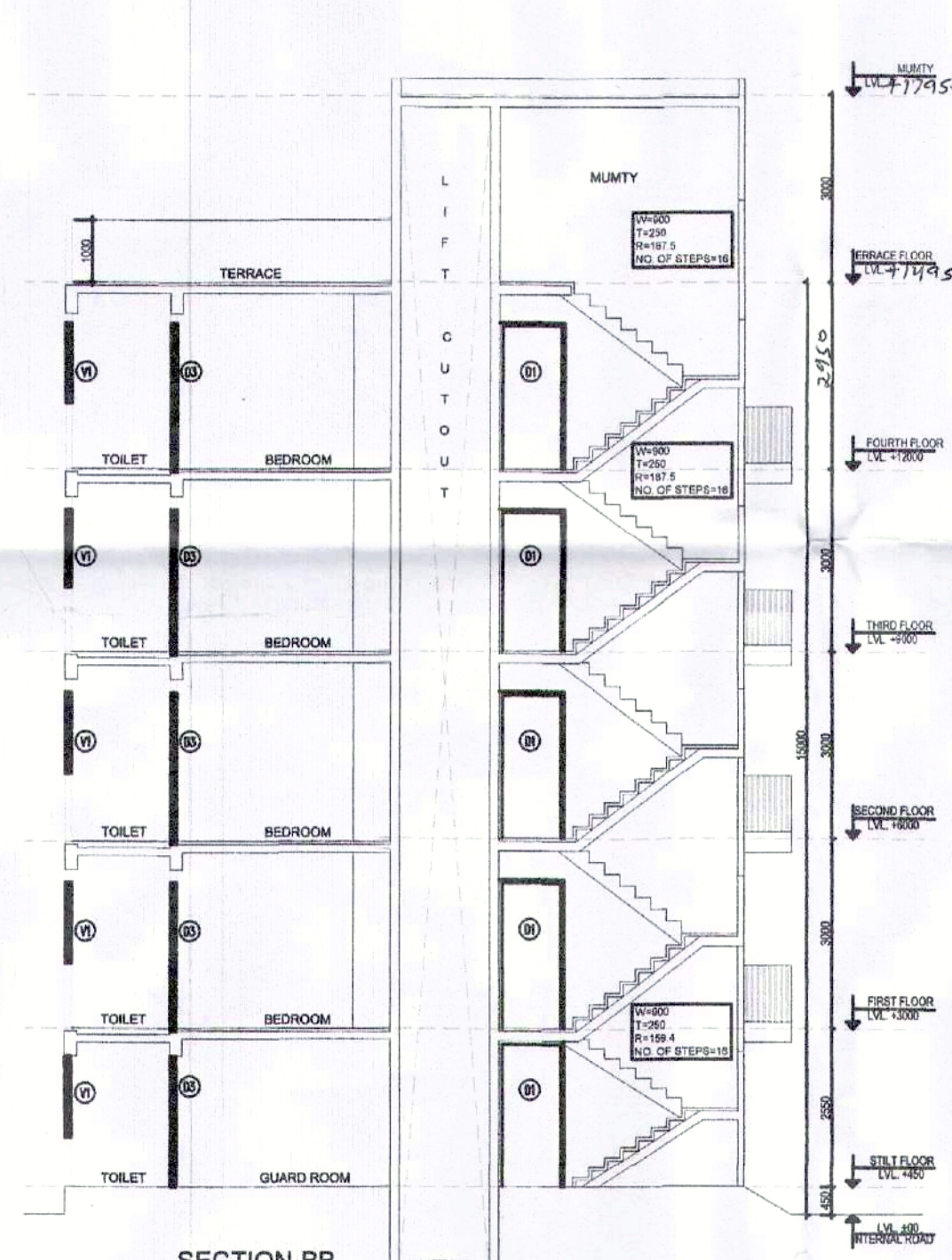
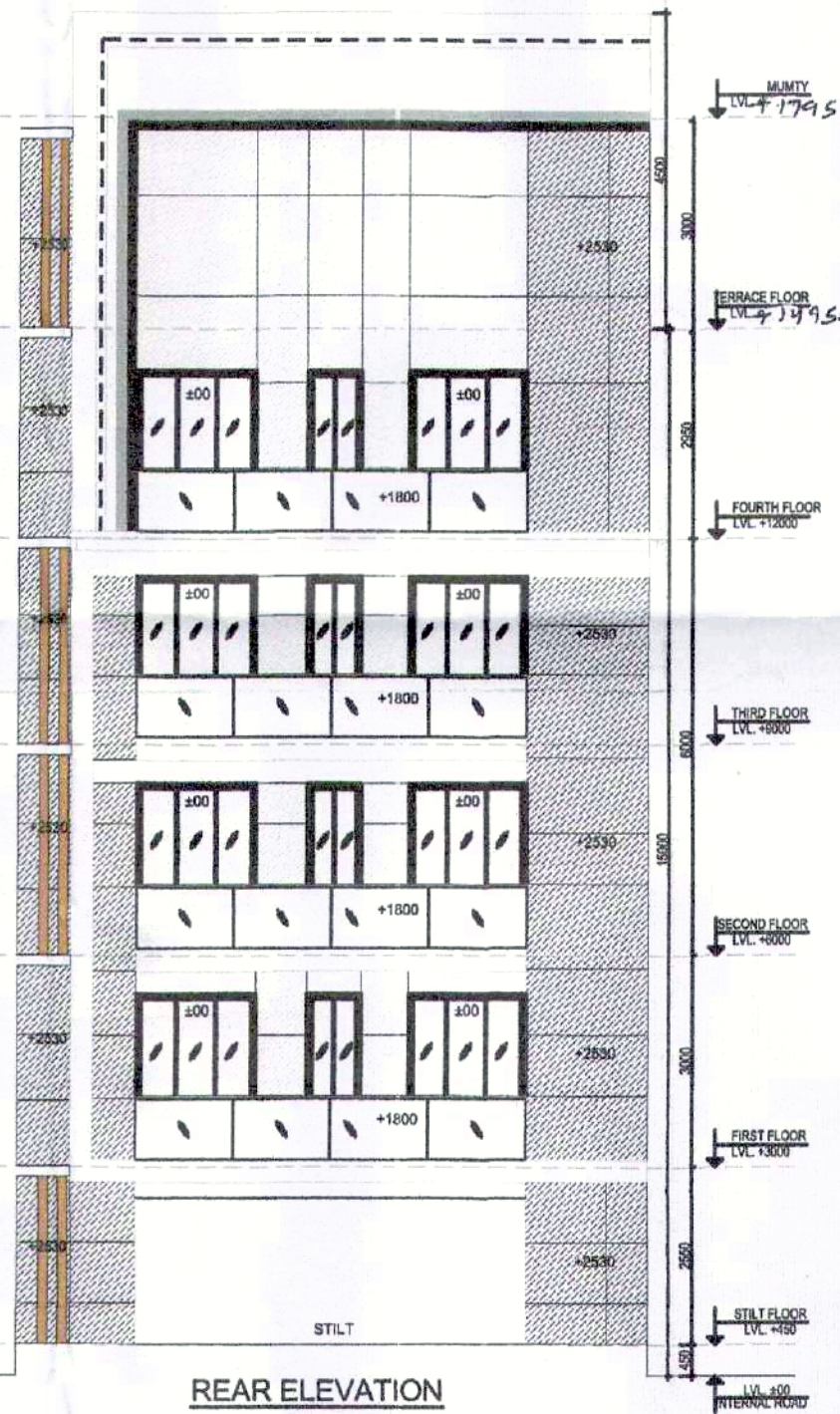
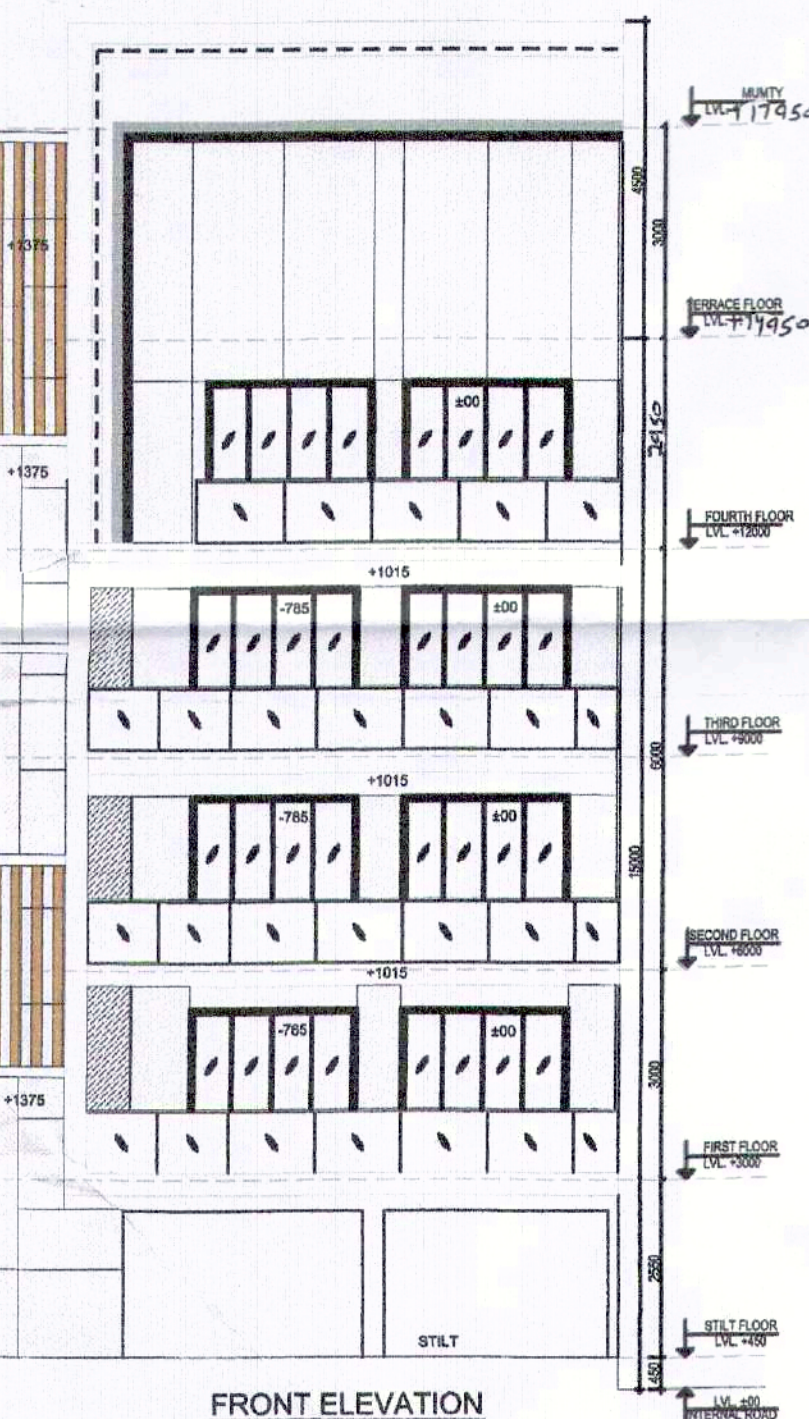
- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 25.04.2022. Any enhanced FAR shall be got approved for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.
- 3 That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4 The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5 50 % plots are frozen by the Department in the layout plan.
- 6 That you shall not create any Third Party Rights in the 50% freezed area as per Directorate Order issued vide Endst. No. ZP-1243/AD(NK)/2019/18618 dated 05.08.2019.
- 7 The subject cited approval is valid for two years.
- 8 This plan is being approved without prejudice to the validity of the license of the colony.
- 9 You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 10 That you shall get occupation certificate from the competent authority before occupying the above said building.
- 11 That you shall provide rain water harvesting system as proposed in the building plan.
- 12 That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 13 That the basement setback shall be minimum 2.4 mtr from the common wall in the event the adjoining plot is built- up without basement.



FOUND AS PER SELF CERTIFICATION POLICY
Plot No. 13, 5, 7, 9, 11, 13, 15, 17, 25, 27, 29, 35, 40, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 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3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133



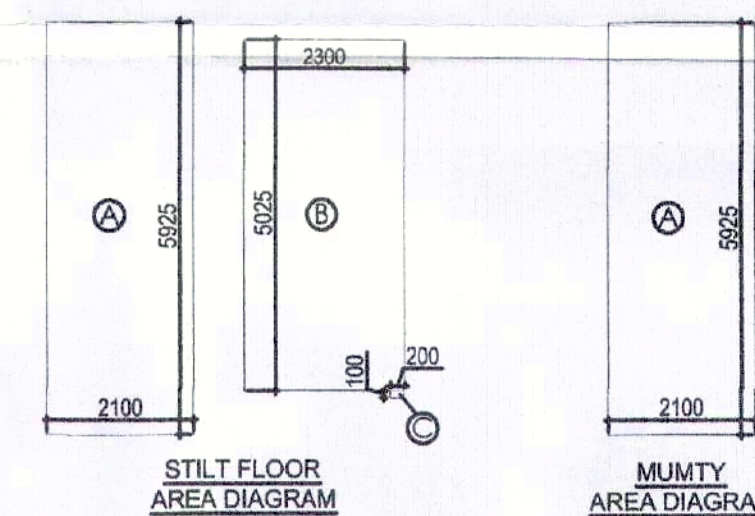
FOUND FOR BEGSEER DEPARTMENT
Plot No. 2, 4, 6, 8, 10, 12, 14, 16, 24, 26, 28, 37, 39, 41, 42, 44, 46, 48, 50, 52, 54 TYPE-B, FOR PLOTTED COLONY UNDER DDJAY, SECTOR-37D, GURGAON, OVER AN AREA OF 5.620 ACRES BEING DEVELOPED BY ROSE BUILDING SOLUTIONS PVT LTD



AREA CALCULATION				AREA	UNIT
TOTAL PLOT AREA (8.07X14.45)				131.062	SQ.M.
PERMISSIBLE FAR@ 2.0				262.123	SQ.M.
TOTAL FAR INCLUDING PURCHASABLE @ 2.64				346.002	SQ.M.
PROPOSED FAR @ 2.854				334.783	SQ.M.
PERMISSIBLE GR. COV. @ 75.0%				98.296	SQ.M.
PROPOSED GROUND COVERAGE @ 87.17%				88.028	SQ.M.
FAR OF STILT FLOOR					
A	2.100	X	5.925	X	1 = 12.443
B	2.300	X	6.025	X	1 = 11.558
C	0.200	X	0.100	X	1 = 0.020
TOTAL				24.020	SQ.M.
TOTAL FAR OF STILT FLOOR				24.020	SQ.M.
FAR OF TYPICAL FLOOR (1ST TO 4TH)					
A	9.070	X	10.950	X	1 = 99.317
TOTAL				99.317	SQ.M.
DEDUCTION					
1	4.470	X	1.675	X	1 = 7.487
2	0.850	X	1.850	X	1 = 1.318
3	3.600	X	0.175	X	1 = 0.630
4	3.370	X	0.550	X	1 = 1.854
5 (STAIRCASE)	1.900	X	3.925	X	1 = 7.458
6 (LIFT WELL)	1.800	X	1.600	X	1 = 2.880
TOTAL				21.626	SQ.M.
TOTAL FAR OF TYPICAL FLOOR				77.691	SQ.M.
TOTAL FAR ON ALL FLOORS					
(AREA OF STILT + AREA OF TYPICAL FLOOR X 4)				334.783	SQ.M.

GROUND COVERAGE				AREA OF TYPICAL FLOOR + LIFT WELL + STAIRCASE	
TOTAL GROUND COVERAGE				1.900	X
5 (STAIRCASE)				3.925	X
6 (LIFT WELL)				1.600	X
TOTAL				7.458	SQ.M.
GROUND COVERAGE				1.800	X
TOTAL				2.880	SQ.M.
TOTAL GROUND COVERAGE				88.028	SQ.M.
AREA OF MUMTY					
A	2.100	X	5.925	X	1 = 12.443
TOTAL				12.443	SQ.M.
AREA OF STILT PARKING					
GROUND COVERAGE - FAR AT STILT FLOOR				64.008	SQ.M.
TOTAL BUILT UP AREA					
TOTAL AREA OF STILT FLOOR				88.028	SQ.M.
FAR OF FIRST FLOOR + STAIRCASE				85.148	SQ.M.
FAR OF SECOND FLOOR + STAIRCASE				85.148	SQ.M.
FAR OF THIRD FLOOR + STAIRCASE				85.148	SQ.M.
FAR OF FOURTH FLOOR + STAIRCASE				85.148	SQ.M.
TOTAL BUILT UP AREA				441.054	SQ.M.
CARPET AREA					
A	2.100	X	1.575	X	2 = 6.615
B	0.850	X	0.100	X	2 = 0.170
C	0.200	X	0.100	X	2 = 0.040
D	0.850	X	3.775	X	1 = 3.205
E	0.100	X	1.050	X	1 = 0.105
F	0.020	X	5.275	X	1 = 0.105
G	0.850	X	3.000	X	1 = 2.550
H	3.300	X	0.375	X	1 = 1.238
J	1.100	X	0.100	X	2 = 0.220
TOTAL CARPET AREA				71.877	SQ.M.

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	SILL LVL.	FINISH LVL.	REMARKS
D1	1050	2350	+0.00	2350	ENTRANCE
D2	900	2350	+0.00	2350	BEDROOMS
D3	750	2350	+0.00	2350	TOILETS
D4	2250	2350	+0.00	2350	LIVING BEDROOM
D5	1350	2350	+0.00	2350	BEDROOM
W1	600	1300	1050	2350	KITCHEN
V1	600	1300	1050	2350	TOILETS



NOTE: 1. WALLS WILL BE BLOCK WORK AND 100/200 MM THICK
2. TOILET WILL BE MECHANICALLY VENTILATED
3. ADJACENT PLOTS WILL BE AS MIRROR LAYOUT.

PROJECT: **Rose Building**
PROPOSED BUILDING PLAN OF PLOT NO.- 2, 4, 6, 8, 10, 12, 14, 16, 24, 26, 28, 37, 39, 41, 42, 44, 46, 48, 50, 52, 54 TYPE-B, FOR PLOTTED COLONY UNDER DDJAY, SECTOR-37D, GURGAON, OVER AN AREA OF 5.620 ACRES BEING DEVELOPED BY ROSE BUILDING SOLUTIONS PVT LTD
OWNER'S NAME: **M/S ROSE BUILDING SOLUTIONS PVT LTD**

ARCHITECT: **gpm**
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 | F 46599512
E : info@gpmindia.com | W : www.gpmindia.com

DRAWING TITLE:
TYPE-B - FLOOR PLANS WITH AREA CALCULATION,
ELEVATIONS & SECTIONS (S+4) - LEFT SIDE

ARCHITECT'S SIGN: **GIAN P. MATHUR**
AUTHORIZED SIGN: **gpm**
Building Solutions PVT LTD