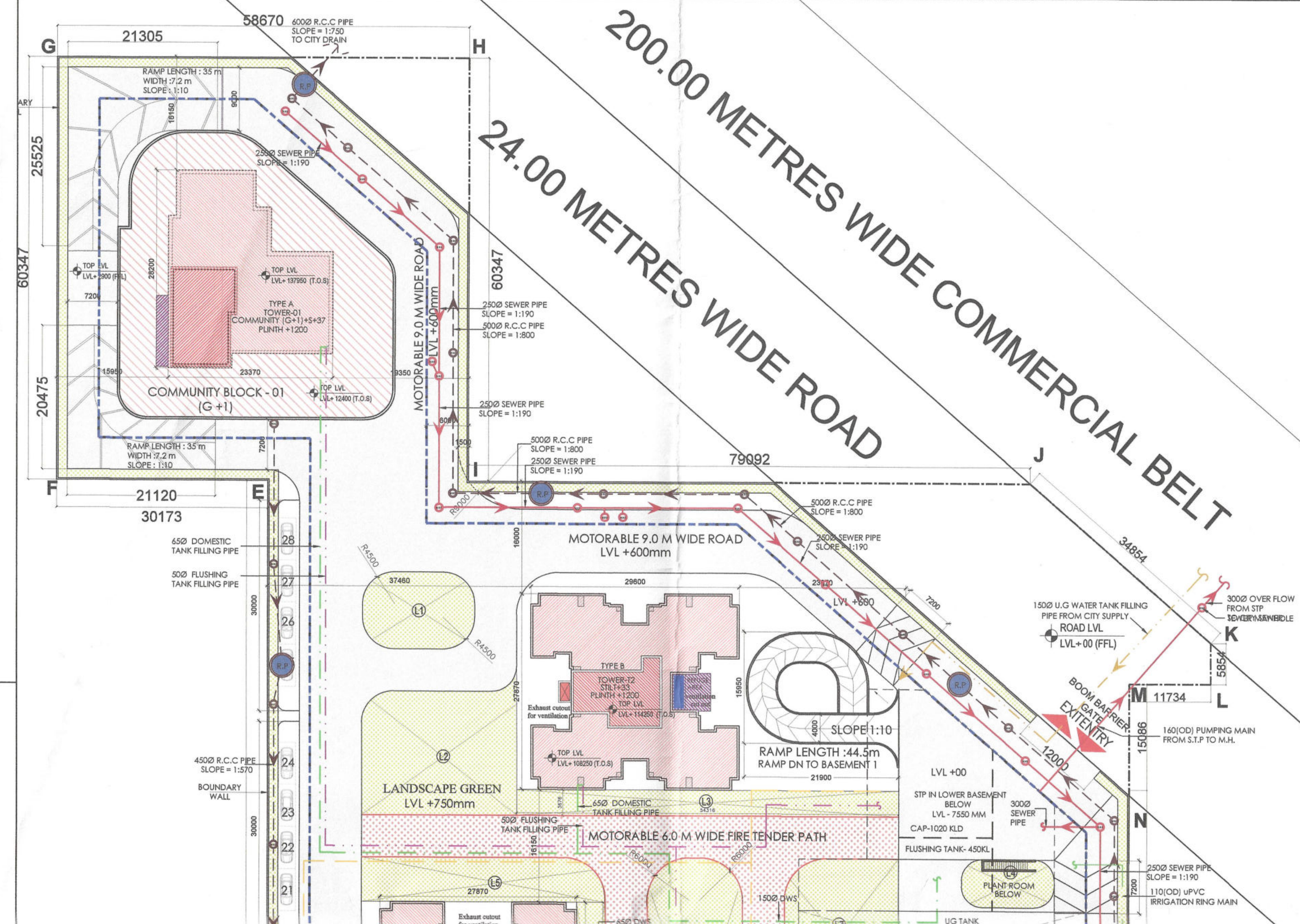
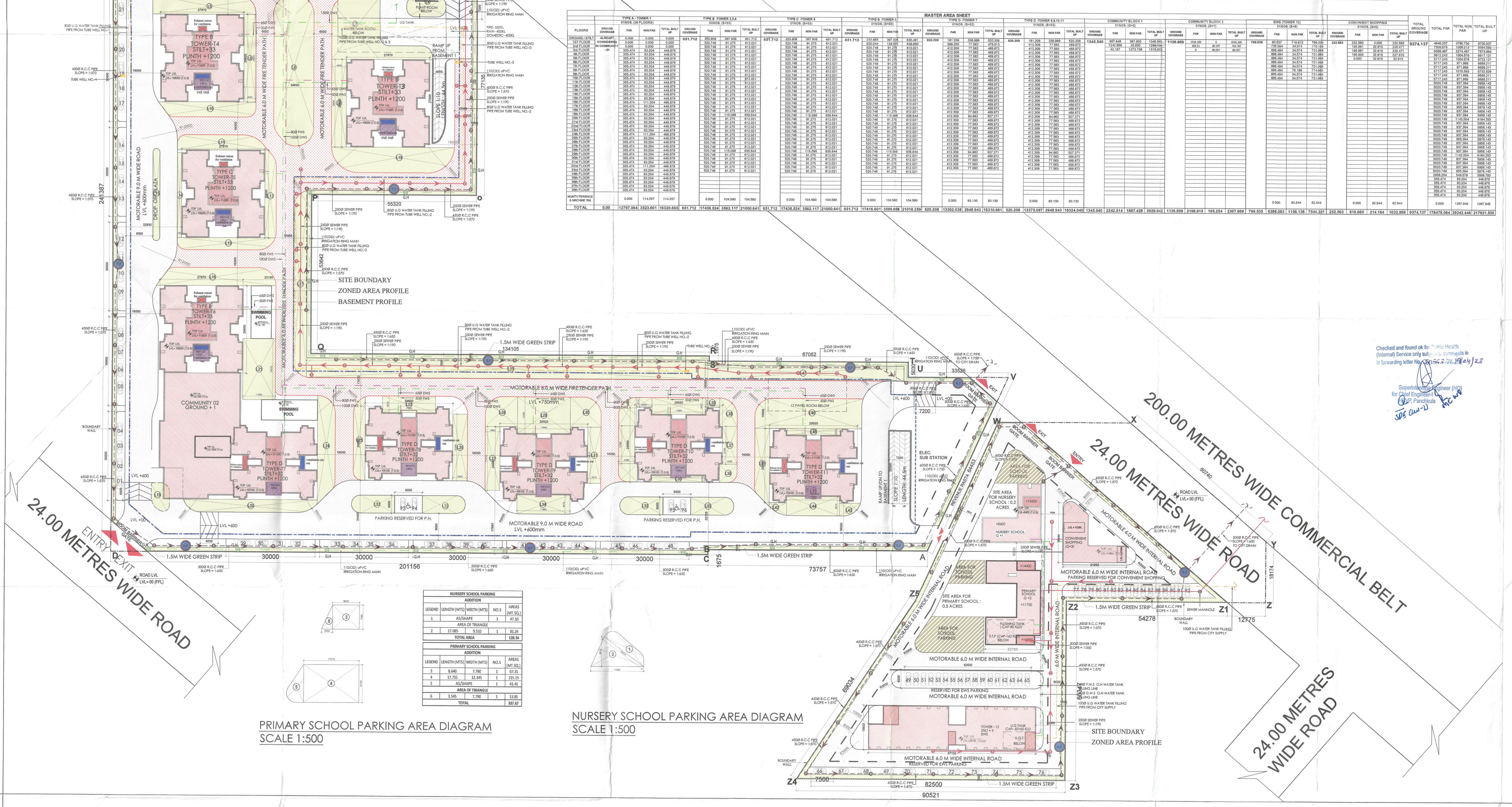

ABSTRACT OF AREA CALCULATION

Total site area	12.61175	Acres	51038.1506	Sq.mt
	Permissible		Proposed	
Ground Coverage@40%	20415.26	Sq.mt	10148.01	Sq.mt
F.A.R. @3.5	178633.53	Sq.mt	178478.08	Sq.mt

AREA STATEMENT FOR PRIMARY SCHOOL		
SITE PROPOSED FOR PRIMARY SCHOOL	0.5	ACRES
GROUND COVERAGE PERMISSIBLE @ 35%	708.20	Sq.mt
FAR PERMISSIBLE @150	3035.15	Sq.mt
GROUND COVERAGE PROPOSED	501.391	Sq.mt
FAR PROPOSED	1404.094	Sq.mt

AREA STATEMENT FOR NURSERY SCHOOL		
SITE PROPOSED FOR SCHOOL	0.2	ACRES
GROUND COVERAGE PERMISSIBLE @ 35%	283.28	Sq.mt
FAR PERMISSIBLE @150	1214.06	Sq.mt
GROUND COVERAGE PROPOSED	272.48	Sq.mt
FAR PROPOSED	521.30	Sq.mt

AREA STATEMENT FOR CONVENIENT SHOPPING (G+3) (part of 3.5 far)		
PERMISSIBLE AREA FOR SHOPPING @.5% OF SITE AREA	255.19	Sq.mt
PERMISSIBLE GROUND COVERAGE @100%	255.19	Sq.mt
PERMISSIBLE FAR @3.5 OF 0.5% OF SITE AREA	893.17	Sq.mt
PROPOSED GROUND COVERAGE	232.56	Sq.mt
PROPOSED AREA FOR SHOPPING	818.69	Sq.mt

TOTAL FAR PERMISSIBLE (3.5FAR + school)	182882.730	Sq.mt
TOTAL FAR PROPOSED	180403.48	Sq.mt

BASEMENT AREA STATEMENT		
BASEMENT 1		
TOTAL BASEMENT AREA	30014.97	Sq.mt
AREA FOR SERVICES	2526.445	Sq.mt
AREA FOR PARKING	27488.524	Sq.mt
ECS PROPOSED	859	ECS
ACTUAL NO. OF CARS	585	CARS
BASEMENT 2		
TOTAL BASEMENT AREA	31234.51	Sq.mt
AREA FOR SERVICES	3745.987	Sq.mt
AREA FOR PARKING	27488.524	Sq.mt
ECS PROPOSED	859	ECS
ACTUAL NO. OF CARS	596	CARS

POPULATION CHART

S.No.	Block Type	No. of DU/ floor	No. of floors	No. of Typical floors	No. of DU/ Tower	No. of Towers	Total No. of DU	Main Population @5 person/DU	Service Population @2 person/DU	Total Population
	BUILDING DISCRIPTION							POPULATION STATEMENT		
2	TOWER - 1_TYPE -A_ RESIDENTIAL BLOCK (36)	1	39	36	36	1	36	180	72.00	252
3	TYPE B (S + 33) TOWER - 2,3,4	4	34	33	132	3	396	1980		1980
4	TYPE C (S + 33) TOWER - 5	4	34	33	132	1	132	660	264.00	924
5	TYPE B (S + 33) TOWER - 6	4	34	33	132	1	132	660		660
6	TYPE D (S + 32) TOWER - 7	4	33	32	128	1	128	640		640
6	TYPE D (S + 32) TOWER - 8,9,10,11	4	33	32	128	4	512	2560		2560
7	TYPE E (S+9) TOWER - 12	1ST FLOOR = 28 2ND- 9TH FLOOR = 26	10	9	236	1	236		472	472
	Total						1572	6680	808.00	7488

PARKING STATEMENT

SNO.	TYPLOGY	CARPET AREA (IN SQM)	ECS AS/ NORMS	NO. OD DU	ECS REQ.
REQUIREMENT					
1	TYPE A	298.97 SQM	1.5 ECS FOR MORE THAN 150	36	54
2	TYPE B + TYPE C	101.2 SQM	1.0 ECS BETWEEN 100 - 150 SQM	660	660
3	TYPE D	80.08 SQM	0.5 ECS UPTO 100 SQM	640	320
A	TOTAL ECS FOR MAIN DWELLING UNITS			1336	1034
B	EWS Unit (@ 5% OF TOTAL CAR PARKING)		5% OF TOTAL CAR PARKING	236	52
C	CONVINIENT SHOPPING	329.46 SQM			7
TOTAL					1093

SNO.	TYPLOGY	AREA IN SQM	NORMS	ECS	ACTUAL NO. CARS
PARKING STRATEGY					
A.	MAIN DWELLING UNITS				
1	UPPER BASEMENT	27489	1 ECS : 32 SQM (BASEMENT)	859	585
2	LOWER BASEMENT	27489	1 ECS : 32 SQM (BASEMENT)	859	596
3	SURFACE (1 - 48)		1 ECS : 23 SQM (SURFACE)		48
TOTAL				1718	1229
B.	EWS				
1	SURFACE (49 - 76)		1 ECS : 23 SQM (SURFACE)		28
2	STILT (1-28)		1 ECS : 28 SQM (STILT)		28
TOTAL					56
C.	CONVINIENT SHOPPING				
1	SURFACE (77 -92)		1 ECS : 23 SQM (SURFACE)		16
D.	PARKING FOR PRIMARY SCHOOL				
1	15% OF THE SITE AREA (.5 ACRE) = 303 SQM			13	
E.	PARKING FOR NURSERY SCHOOL				
1	15% OF THE SITE AREA (.2 ACRE) = 121 SQM			5	
F.	PARKING FOR SPECIALLY ABLED (93-96)				4
TOTAL				1736	1305

SNO.	PARTICULARS	ECS	ACTUAL NO. CARS
PARKING SUMMARY			
1	PARKING IN BASEMENT	1718	1181
2	PARKING ON SURFACE		96
3	PARKING PROPOSED IN STILT (EWS TOWER)		28
TOTAL		1736	1305

ABSTRACT OF AREA CALCULATION

SITE AREA	12.6118	Acres	51038.151	Sq.mt
GREEN AREA REQUIRED 15% OF THE TOTAL SITE	1.892	Acres	7655.72	Sq.mt
GREEN AREA PROPOSED	1.913	Acres	7740.54	Sq.mt

GREEN AREA CALCULATION

LEGEND	LENGTH (MTS)	WIDTH (MTS)	NO.S	AREAS (MT.SQ.)
	ADDITION			
L1	AS/SHAPE		1	157.10
L2	AS/SHAPE		1	387.76
L3	54.30	3.67	1	199.28
L4	AS/SHAPE		1	82.59
L5	AS/SHAPE		1	213.11
L6	AS/SHAPE		1	649.37
L7	AS/SHAPE		1	418.68
L8	4.00	29.60	1	118.40
L9	4.90	29.60	1	145.04
L10	AS/SHAPE		1	155.13
L11	AS/SHAPE		1	140.59
L12	AS/SHAPE		1	107.46
L13	AS/SHAPE		1	126.81
L14	0.45	28.58	1	12.86
L15	AS/SHAPE		1	71.32
L16	AS/SHAPE		1	223.34
L17	AS/SHAPE		1	271.12
L18	AS/SHAPE		1	321.07
L19	AS/SHAPE		1	50.94
L20	AS/SHAPE		1	180.24
L21	11.00	20.57	1	226.27
L22	17.84	5.61	1	100.08
L23	134.10	5.54	1	742.91
L24	AS/SHAPE		1	192.19
L25	AS/SHAPE		1	103.05
L26	2.95	22.46	1	66.26
L27	4.95	21.52	1	106.50
L28	AS/SHAPE		1	101.33
L29	17.85	12.38	1	220.92
L30	AS/SHAPE		1	97.38
L31	4.52	18.91	1	85.38
L32	AS/SHAPE		1	166.60
L33	AS/SHAPE		1	166.60
L34	17.90	6.47	1	115.78
L35	17.89	2.16	1	38.64
L36	AS/SHAPE		1	34.30
L37	4.95	12.79	1	63.29
L38	AS/SHAPE		1	48.57
L39	4.86	3.21	1	15.60
L40	AS/SHAPE		1	356.67
L41	AS/SHAPE		1	117.45
L42	AS/SHAPE		1	18.33
L43	AS/SHAPE		1	23.67
L44	17.84	6.58	1	117.30
L45	4.70	3.69	1	17.34
L46	17.89	2.20	1	39.36
L47	67.06	4.87	1	326.56
	TOTAL AREA			7740.54

MASTER AREA SHEET

FLOORS	TYPE A - TOWER 1 01NOS. (36 FLOORS) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TYPE B -TOWER 2,3,4 03NOS. (S+33) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TYPE C -TOWER 5 01NOS. (S+33) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TYPE B -TOWER 6 01NOS. (S+33) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TYPE D -TOWER 7 01NOS. (S+32) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TYPE D -TOWER 8,9,10,11 01NOS. (S+32) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	COMMUNITY BLOCK 1 01NOS. (G+2) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	COMMUNITY BLOCK 2 01NOS. (G+1) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	EWS (TOWER 12) 01NOS. (S+9) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	CONVINIENT SHOPPING 01NOS. (G+3) GROUND COVERAGE	FAR	NON FAR	TOTAL BUILT UP	TOTAL GROUND COVERAGE	TOTAL FAR	TOTAL NON FAR	TOTAL BUILT UP
GROUND / STILT	ALREADY CONSIDERED IN COMMUNITY -01	0.000	0.000	0.000	651.712	253.906	397.806	651.712	651.712	253.906	397.806	651.712	651.712	232.885	397.606	630.491	520.208	181.209	338.999	520.208	520.208	181.209	338.999	520.208	1345.540	957.648	387.892	1345.540	1136.899	1535.105	0	1535.105	799.535	80.537	719.813	799.350	232.563	232.563	0.000	232.563	9374.137	4840.207	4790.730	9730.937
TOTAL	0.00	12797.064	3523.601	16320.665	651.712	17438.524	3562.117	21000.641	651.712	17438.524	3562.117	21000.641	651.712	17416.601	3599.658	21016.259	520.208	13362.038	2948.943	16310.981	520.208	13375.097	2948.943	16324.040	1345.540	2242.514	1687.428	3929.942	1136.899	2198.615	169.254	2367.869	799.535	6388.083	1156.138	7544.221	232.563	818.685	214.184	1032.869	9374.137	178478.084	39343.446	217821.530

NURSERY SCHOOL PARKING				
LEGEND	LENGTH (MTS)	WIDTH (MTS)	NO.S	AREAS (MT.SQ.)
ADDITION				
1	AS/SHAPE		1	47.10
	AREA OF TRIANGLE			
2	17.085	9.510	1	81.24
TOTAL AREA				128.34

PRIMARY SCHOOL PARKING				
LEGEND	LENGTH (MTS)	WIDTH (MTS)	NO.S	AREAS (MT.SQ.)
ADDITION				
3	8.640	7.790	1	67.31
4	17.715	12.145	1	215.15
5	AS/SHAPE		1	41.41
	AREA OF TRIANGLE			
6	3.545	7.790	1	13.81
TOTAL				337.67

PRIMARY SCHOOL PARKING AREA DIAGRAM
SCALE 1:500

NURSERY SCHOOL PARKING AREA DIAGRAM
SCALE 1:500

Authority Signatory

D.T.P (HQ) Member B.P.A.C. — S.T.P (HQ) Member Secretary B.P.A.C. — S.T.P (G, C.T.P, Hr.) Member B.P.A.C — Chairman B.P.A.C

ATP(HQ) — (Dinesh Kumar) PA(HQ) — JD. — P.A. — A.T.P. — DT (HQ) Member BPAC

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

NOTES:

1. SPRINKLERS ARE INCORPORATED AS/NBC 2016 VOL.I_CLAUSE 5.1.3(PAGE NO. 57)
2. COMPARTMENTATION HAS BEEN DONE IN ACCORDANCE TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_4.5(PAGE 38)
3. STAIRCASE TRAVEL DISTANCE IS ACCORDING TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_Clause-4.4.2.4.3.1&2_page N0 33 & 34&49
4. OPENABLE PANEL IN GLAZING AFTER EVERY 10M AS PER NBC CLAUSE NO 3.4.10.2
5. ALL BUILDINGS ARE MECHANICALLY VENTILATED AS/NORMS.
6. LIGHT AND VENTILLATION WILL BE PROVIDED MECHANICALLY 100% POWER BACKUP.

PLUMBING NOTES:

* W.C TO VERTICAL SOIL STACK 100Ø SOIL PIPE
* F.T TO VERTICAL WASTE STACK 100Ø WASTE PIPE * FLOOR DRAIN TO FLOOR TRAP 50Ø WASTE PIPE
* WASH BASIN TO FLOOR TRAP 32Ø WASTE PIPE
* SINK TO FLOOR TRAP 40Ø WASTE PIPE

LEGEND FOR PLUMBING
- MANHOLE FOR SEWERAGE
- MANHOLE FOR DRAINAGE
- G.H GARDEN HYDRANT
- 250 & 300 Ø SEWERAGE PIPE
- 450Ø,500Ø & 600Ø R.C.C PIPE
- 80 & 100 Ø U.G WATER TANK FILLING PIPE FROM TUBE WELL
- 80/150Ø U.G WATER TANK FILLING PIPE FROM CITY SUPPLY
- 110(OD) uPVC IRRIGATION RING MAIN
- 40Ø F.W.S O.H WATER TANK FILLING PIPE
- 50Ø D.W.S O.H WATER TANK FILLING PIPE
- RECHARGE WELL

LEGEND
- SITE BOUNDARY
- ZONED AREA PROFILE
- BASEMENT LINE
- FRESH AIR CUTOUT
- EXHAUST CUTOUT

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 80563 Dt. 19.04.23
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

OWNER SIGN
For A & D Estates Private Limited
Authorized Signatory

ARCHITECT SIGN
Ar. VINEETA GOYAL CA/2011/51662 H.No. 739/2, P... Nagar, Gurugram

Clients:
M/S A&D Estates Pvt. Ltd.
Plot No. 77
Sector - 44
Gurugram, Haryana 122003

Project Title :
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 12.61175 (LICENCE NO. 195 OF 2008 DATED 22.11.2008 GRANTED FOR 11.418 ACRES) AND LICENCE NO. 15 OF 2023 DATED 30.01.2023 GRANTED FOR 1.19375 ACRES (UNDER TOD ZONE) IN SECTOR-83, GURGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY A & D ESTATES PVT. LTD. AND OTHERS.

Drawing Title :
SUBMISSION DRAWINGS
SITE_PLAN

Scale :	1:500	Drawing No :	MP-A-001A
Date :	FEB-2023		
Drawn By :	O.K		
Checked By :	A.S		
Sheet Size :	A 0		