

AREA DETAIL:

S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (MT)	F.A.R. AT GROUND FLOOR (MT)	F.A.R. AT TYPICAL FLOOR (MT)	TOTAL F.A.R. IN TOWER (MT)	NO. OF DWELLING UNITS ON GROUND FL.	NO. OF DWELLING UNITS ON TYP. FL.	TOTAL NO. OF DWELLING UNITS ON ALL FLOORS	POPULATION	REMARKS
1	TYPE A	1 (1)	S+11	94.196	51.138	537.357	592.063	STLT	66	66	606-330	REFER DRG NO BAWALSD-28
2	TYPE B	1 (2)	S+11	478.432	102.656	432.088	455.794	STLT	55	55	550-275	REFER DRG NO BAWALSD-19
3	TYPE C	2 (3+4)	S+11	586.8323	51.0302	532.3022	586.0302	STLT	132	132	1236-480	REFER DRG NO BAWALSD-20
4	E.W.S.	-	S+4	429.438	211.415	469.190	266.538	STLT+7 D.U.	96	103	1032-206	REFER DRG NO BAWALSD-24
5	COMMUNITY BUILDING	-	G+1	395.549	385.540	324.897	680.136	-	-	-	-	REFER DRG NO BAWALSD-26
6	SER. PERSONAL	-	TOWER 3 & 4 26 NOS., 2nd FLOOR TO 6th FLOOR	-	-	-	-	-	-	-	26X26-52	REFER DRG NO BAWALSD-17 TO 19
7	SHOPS	-	G	165.654	183.650	-	163.450	-	-	-	-	REFER DRG NO BAWALSD-29
8	SWIMMING POOL	-	G	108.000	-	-	-	-	-	-	-	REFER DRG NO BAWALSD-28
9	GUARD ROOM, METER ROOM	-	G	32.380	32.880	-	32.880	-	-	-	-	REFER DRG NO BAWALSD-28
TOTAL				3394.525	1028.531	2767.226	26163.797			243 D.U. 103 E.W.S., 26 SER. PERG.	1529 PERSONS	

DENSITY CALCULATION

TOTAL NOS. OF DU = 253
 POPULATION = 253X5 = 1265
 SER. PERSONAL REQUIRED = 10% OF TOTAL OF DUS = 10% OF 253 = 25.3 SAY 26 NOS
 NOS. OF SER. PERSONAL PROVIDED = 26 DUS (IN TOWER-3&4)
 POPULATION = 26X26 = 676
 E.W.S UNIT REQUIRED = 15% OF TOTAL NOS. OF DUS. + TOTAL NOS. OF E.W.S PROVIDED = 25.3X15% + 44.54, SAY 45 NOS
 NOS. OF E.W.S UNIT PROVIDED = 45 NOS
 TOTAL POPULATION = 103.2 + 266 NOS. = 269.2 NOS
 DENSITY = 269.2/208 = 1.29 NOS
 NURSERY SCHOOL REQUIRED = 18.65 SAY 18 PERSONS PER ACRE
 NURSERY SCHOOL PROVIDED = 18 NOS
 PERMISSIBLE SHOPPING AREA = NIL
 PROPOSED SHOPPING AREA = 0.5% OF SCHEME AREA = 0.5% X 2704.618 = 13.523 SQ.MT.
 = 183.65 SQ.MT.

AREA STATEMENT

AREA OF THE SITE = 9.600 ACS OR 38849.790 SQ. MT.
 AREA UNDER GREEN BELT = 3.037 ACS OR 12280.293 SQ.MT.
 BALANCE AREA = 6.563 ACS OR 26569.478 SQ.M.
 AREA FOR F.A.R. CALCULATION AS PER ZONING = 6.0915 ACS OR 23704.618 SQ.M.
 PERMISSIBLE F.A.R. = 175% = 57233.081 SQ.MT.
 ACHIEVED F.A.R. = 26163.797 SQ.MT. = 80.05%
 PROPOSED GROUND COVERAGE = 35% OF 2704.618 = 1146.616 SQ.MT.
 PROPOSED GROUND COVERAGE = 3394.525 SQ.MT. = 10.35 %
 REQUIRED AREA FOR TOTOLOTS = (15% OF PLANNED AREA) = 3.851 ACS = 15115.988 SQ.MT.
 AREA PROVIDED IN TOTOLOTS = 2767.226 SQ.MT. = 2398.365 SQ.MT.
 AREA PROVIDED IN STILT (TYPE A) = 537.357 SQ.MT.
 (TYPE B) = 376.608 SQ.MT.
 (TYPE C) = 1097.084 SQ.MT.
 (E.W.S.) = 212.620 SQ.MT.
 TOTAL STILT AREA = 2233.669 SQ.MT.
 PROP. COVID AREA IN BASEMENT (1) = 6842.524 SQ.MT. REF. DRG NO BAWALSD-28

PARKING DETAIL

REQUIRED NOS. OF CAR PARKING = 1.5 ECS OF TOTAL NOS. OF DUS = 1.5 OF 253 = 379.50 SAY 380 NOS.
 REQUIRED NOS. OF COVERED CAR PARKING = 75% OF TOTAL NOS. OF ECS = 75% OF 380 = 285 NOS
 PROPOSED COVID CAR PARKING IN STILT
 TYPE A (TOWER-1) = 553.060 X 1 = 553.060 SQ.MT./18 NOS = 30.725 SQ.M PER ECS
 TYPE B (TOWER-2) = 376.608 X 1 = 376.608 SQ.MT./12 NOS = 31.383 SQ.M PER ECS
 TYPE C (TOWER-3,4) = 548.547 X 2 = 1097.094 SQ.MT./72 NOS = 34.284 SQ.M PER ECS
 (E.W.S) = 212.620 SQ.MT./7 NOS = 30.374 SQ.M PER ECS
 TOTAL PARKING IN STILT = 69 NOS
 PROP. COVID CAR PARKING IN BASEMENT (1) = 218 NOS (REFER DRG NO BAWALSD-28)
 TOTAL COVID CAR PARKING = 287 NOS
 PROPOSED NOS. OF SURFACE CAR PARKING = 88 NOS.
 PROPOSED TOTAL CAR PARKING = 386 NOS.

NOTE: * GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
 * CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS. OF REQUIRED CAR PARKING = 5% OF 380 = 19 NOS.
 * PROVIDED 7 NOS IN E.W.S. STILT AND 12 NOS FROM 43 TO 64 SURFACE PARKING

COVERED CAR PARKING DETAIL

BLOCK	NO. OF CAR
BASEMENT-1	218
STILT	69
TOTAL	287

LEGEND:-

DRAIN
STORM WATER DRAINAGE LINE
CATCH BASIN 500x450mm
MANHOLE WITH PERFORATED COVER
RECHARGE PIT

DRAINAGE LAYOUT PLAN

PROJECT: REVISED BUILDING PLANS OF GROUP HOUSING SCHEME FOR AREA 9.60 ACS AT SECTOR-04/BANGALWAL, DISTT. NEWARI (BUSINESS NO- 9 OF 2008 DATED: 14/03/2008)
 OWNER: M/S CHOICE REAL ESTATE DEVELOPERS PVT. LTD.
 CLIENTS SIGN: Per Choice Real Estate Developers Pvt. Ltd. Director/ Auth. Signatory
 ARCHITECT SIGN: VINOD KUMAR (B. Arch. M.C.A.)
 SHEET TITLE: SITE PLAN
 AREA DETAILS: AREA DETAILS
 SCALE: 1:500
 DRAWN BY: D.S. VADAV
 CHECKED BY: BABITA
 DATE: DEC-2013
 PROJECT NO: BAWALSD-01
 ARCHITECT: VIPUL LIMITED
 VPUL TECH SQUARE, GOLF COURSE ROAD, SECTOR-43, GURGAON - 122008



D.T.P. (D) Member Secretary B.P.C. M
 S.P. (D) Member Secretary B.P.C. M
 S.P. (D) Member Secretary B.P.C. M
 S.P. (D) Member Secretary B.P.C. M

AREA DETAIL:

S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (MF)	F.A.R. AT GROUND FLOOR (MF)	F.A.R. AT TYPICAL FLOOR (MF)	TOTAL F.A.R. IN TOWER (MF)	NO. OF DWELLING UNITS ON GROUND FL.	TOTAL NO. OF DWELLING UNITS ON ALL FLOORS	POPULATION	REMARKS
1	TYPE-A	1 (1)	S+11	604.198	51.108	537.357	592.063	STILT	66	6665-330	REFER DRG NO BAWAL/SD-8
2	TYPE-B	1 (2)	S+11	473.432	102.626	433.688	485.794	STILT	55	5552-275	REFER DRG NO BAWAL/SD-13
3	TYPE-C	2 (3+4)	S+11	596.0302 +1193.356	51.10302 +102.272	532.3022 +104.004	596.6302 +1193.2916	STILT	132	13235-660	REFER DRG NO BAWAL/SD-20
4	E.W.S.	-	S+6	425.438	211.416	489.190	286.535	STILT+7 D.U.	96	10025-206	REFER DRG NO BAWAL/SD-24
5	COMMUNITY BUILDING	-	G+1	365.549	365.549	324.697	690.198	-	-	-	REFER DRG NO BAWAL/SD-26
6	SER. PERSONAL	-	TOWER (3 & 4) 28 NOS. 2nd FLOOR TO 6th FLOOR	-	-	-	-	-	-	28325-52	REFER DRG NO BAWAL/SD-17 TO 19
7	SHOPS	-	G	163.654	163.650	-	163.650	-	-	-	REFER DRG NO BAWAL/SD-28
8	SWIMMING POOL	-	G	109.000	-	-	-	-	-	-	REFER DRG NO BAWAL/SD-28
9	GUARD ROOM METER ROOM	-	G	32.880	32.880	-	32.880	-	-	-	REFER DRG NO BAWAL/SD-30
	TOTAL			3351.525	1029.531	2167.208	26183.797		253 D.U. NO E.W.S. 28 SER. PERS.	1523 PERSONS	

DENSITY CALCULATION

TOTAL NOS. OF D.U. = 253
 POPULATION = 25305
 SER. PERSONAL REQUIRED = 10% OF TOTAL OF D.U.S = 25.3
 = 10% OF 253 = 25.3 SAY 26 NOS

NOS. OF SER. PERSONAL PROVIDED = 28 DUS IN TOWER (3&4)
 POPULATION = 28325
 E.W.S UNIT REQUIRED = 15% OF TOTAL NOS. OF D.U.S + TOTAL NO. OF E.W.S. PROVIDED
 = 25305 * 15% + 1029.531 = 4454.5 SAY 45 NOS

NOS. OF E.W.S UNIT PROVIDED = 193 NOS
 POPULATION = 19371 = 205 NOS
 TOTAL POPULATION = 19371 + 28325 = 47696

DENSITY = 193 NOS / 1029.531 MF = 188.45 SAY 188 PERSONS PER ACRE
 NURSERY SCHOOL REQUIRED = NIL
 NURSERY SCHOOL PROVIDED = NIL

PERMISSIBLE SHOPPING AREA = 0.5% OF SCHEME AREA = 0.5% X 32704.618 = 163.523 SQ.MT.
 PROPOSED SHOPPING AREA = 163.65 SQ.MT.

AREA STATEMENT

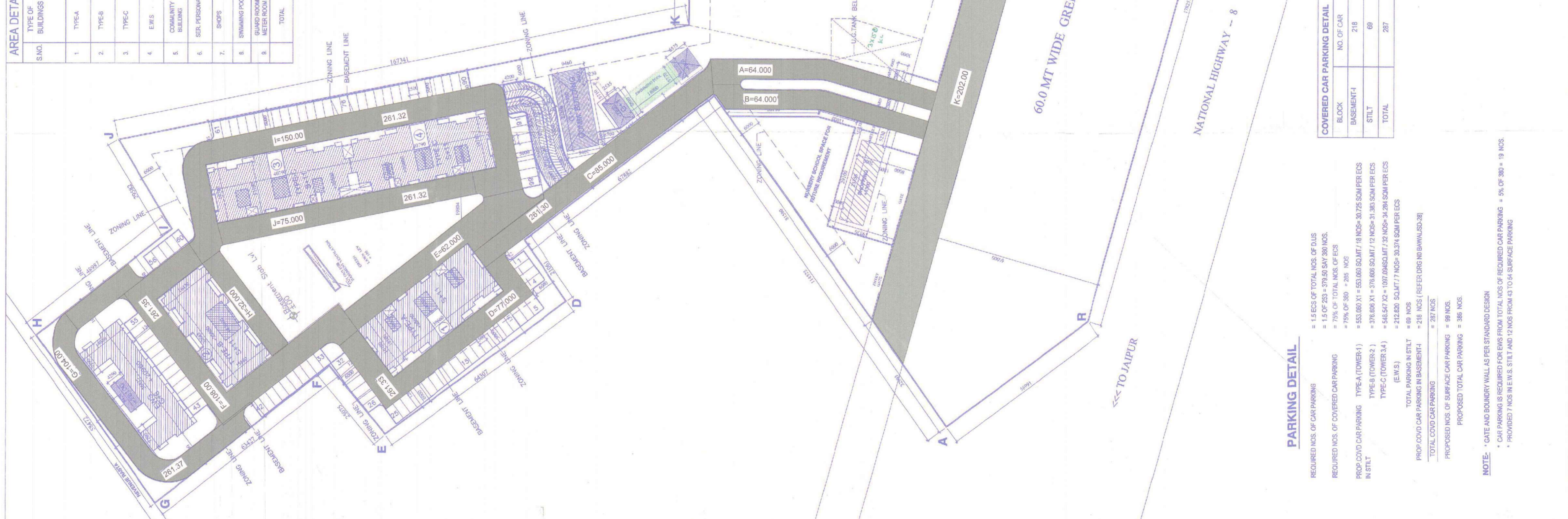
AREA OF THE SITE = 9.800 ACS OR 38849.760 SQ. MT.
 AREA UNDER GREEN BELT = 3.037 ACS OR 12290.283 SQ.MT.
 BALANCE AREA = 6.763 ACS OR 26559.476 SQ.M.

AREA FOR F.A.R. CALCULATION AS PER ZONING = 8.0815 ACS OR 32704.618 SQ.M.
 PERMISSIBLE F.A.R. = 175% = 57233.061 SQ.MT.
 ACHIEVED F.A.R. = 26183.797 SQ.MT. = 80.06%
 PERMISSIBLE GROUND COVERAGE = 35% OF 32704.618 = 11446.616 SQ.MT.
 PROPOSED GROUND COVERAGE = 3384.525 SQ.MT. = 10.35 %

REQUIRED AREA FOR TLOTS = (15% OF PLANNED AREA) = 3167 ACS
 = (15% 15988.104 SQ.MT = 2388.366 SQ.MT
 = 2797.398 SQ.MT = 17.49 %
 (REF DRG NO BAWAL/SD-20)

AREA PROVIDED IN TLOTS (TYPE-A) = 553.060 SQ.MT.
 (TYPE-B) = 376.636 SQ.MT.
 (TYPE-C) = 1097.694 SQ.MT.
 (E.W.S.) = 212.629 SQ.MT.

TOTAL STILT AREA = 2229.390 SQ.MT.
 PROP. COVID AREA IN BASEMENT-1 = 6642.524 SQ.MT. REF DRG NO BAWAL/SD-26



PARKING DETAIL

REQUIRED NOS. OF CAR PARKING = 1.5 ECS OF TOTAL NOS. OF D.U.S = 15.0 OF 253 = 379.50 SAY 380 NOS.
 REQUIRED NOS. OF COVERED CAR PARKING = 75% OF TOTAL NOS. OF ECS = 75% OF 380 = 285 NOS

PROP COVID CAR PARKING IN STILT
 TYPE-A (TOWER-1) = 553.060 X 1 = 553.060 SQ.MT / 18 NOS = 30.725 SQ.M PER ECS
 TYPE-B (TOWER-2) = 376.636 X 1 = 376.636 SQ.MT / 12 NOS = 31.386 SQ.M PER ECS
 TYPE-C (TOWER-3,4) (E.W.S.) = 546.547 X 2 = 1097.094 SQ.MT / 32 NOS = 34.284 SQ.M PER ECS
 = 212.820 SQ.MT / 7 NOS = 30.374 SQ.M PER ECS

TOTAL PARKING IN STILT = 66 NOS
 PROP COVID CAR PARKING IN BASEMENT-1 = 218 NOS (REFER DRG NO BAWAL/SD-26)
 TOTAL COVID CAR PARKING = 287 NOS

PROPOSED NOS. OF SURFACE CAR PARKING = 99 NOS.
 PROPOSED TOTAL CAR PARKING = 386 NOS.

COVERED CAR PARKING DETAIL

BLOCK	NO. OF CAR
BASEMENT-1	218
STILT	68
TOTAL	287

TO DELHI

NATIONAL HIGHWAY - 8

TO JAIPUR

ROAD LAYOUT PLAN

PROJECT: REVISED BUILDING PLANS OF GROUP HOUSING SCHEME FOR AREA 6.90 ACS AT SECTOR-10A, BAWAL, DISTT. REWARI (REFERENCE NO-9 OF 2008 (GATED) - H-033098)

OWNER: MS CHOICE REAL ESTATE DEVELOPERS PVT. LTD.

CLIENT'S SIGN: *[Signature]*

Per Choice Real Estate Developers Pvt. Ltd.
 Director/ Auth. Signatory

ARCHITECT SIGN: *[Signature]*
 RASHMI KALSI (B. Arch. M.C.A.)
 No. CA/55/19528

MEMBER SECRETARY: *[Signature]*
 S.T.P. (S) Member B.P.C.

CHAIRMAN: *[Signature]*
 O.T.P. (H) Chairman B.P.C.

DATE: DEC-2013

NOTE: GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
 * CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS OF REQUIRED CAR PARKING = 5% OF 380 = 19 NOS
 * PROVIDED 7 NOS IN E.W.S. STILT AND 12 NOS FROM 13 TO 64 SURFACE PARKING

AREA DETAILS

SCALE: 1:500
 DATE: DEC-2013

SITE PLAN

PROJECT: BAWAL/SD-01

CLIENTS SIGN: *[Signature]*

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 S.T.P. (S) Member B.P.C.

CHAIRMAN: *[Signature]*
 O.T.P. (H) Chairman B.P.C.

DATE: DEC-2013

PROJECT: BAWAL/SD-01

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AREA DETAIL:

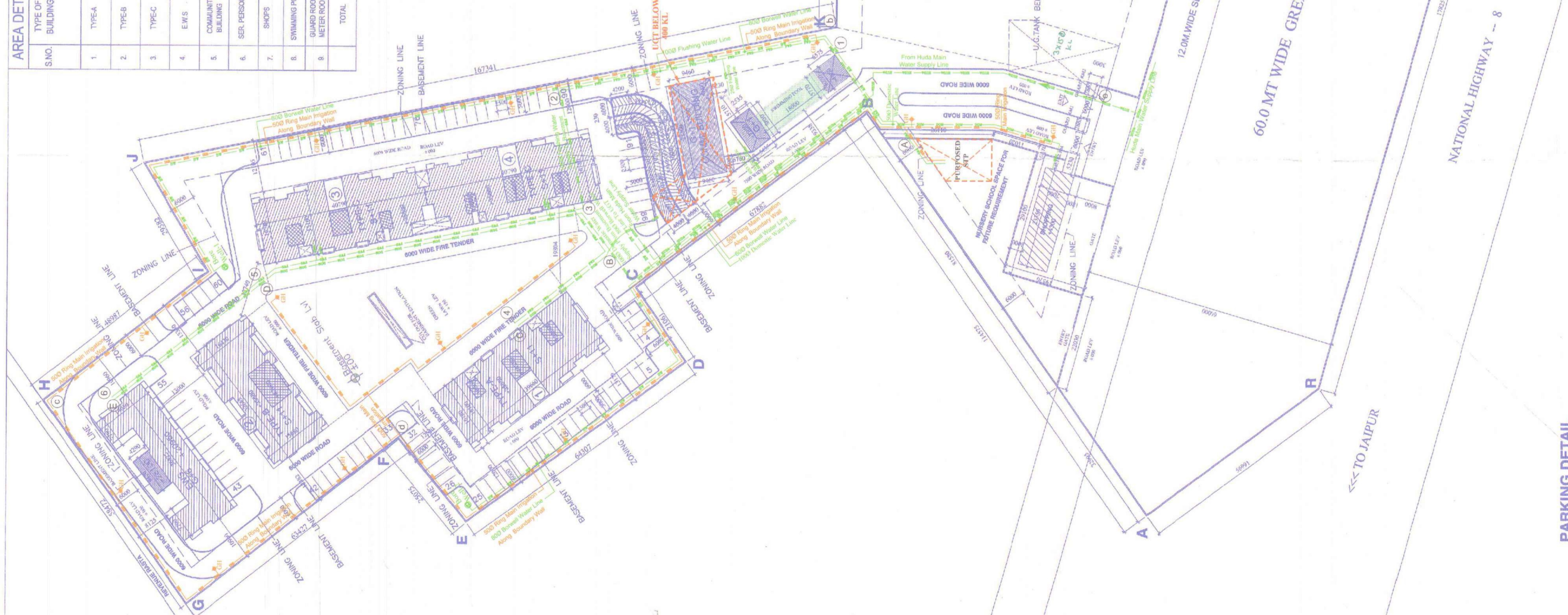
S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (MF)	F.A.R. AT TYPICAL FLOOR (MF)	F.A.R. IN TOWER (MF)	NO. OF DWELLING UNITS ON GROUND FL.	TOTAL NO. OF DWELLING UNITS ON ALL FLOORS	POPULATION	REMARKS
1.	TYPE-A	1 (1)	5+11	604.08	51.195	597.957	597.957	66	6805-830	REFER DRG NO BAWALSD-58
2.	TYPE-B	1 (2)	5+11	478.432	432.088	4657.794	4657.794	55	5505-275	REFER DRG NO BAWALSD-59
3.	TYPE-C	2 (3+4)	5+11	569.8072	511.9572	5806.4502	5806.4502	132	13203-460	REFER DRG NO BAWALSD-20
4.	E.W.S.	-	5+8	428.438	211.418	2666.558	2666.558	103	10302-036	REFER DRG NO BAWALSD-24
5.	COMMUNITY BUILDING	-	G+1	385.549	385.549	690.136	690.136	-	-	REFER DRG NO BAWALSD-26
6.	SEA PERSONAL	-	TOWER (3+4), 26 NOS.	2nd FLOOR TO 6th FLOOR	-	-	-	-	-	REFER DRG NO BAWALSD-17 TO 19
7.	SHOPS	-	G	165.654	165.654	165.654	165.654	26	2602-52	REFER DRG NO BAWALSD-28
8.	SWIMMING POOL	-	G	108.000	-	-	-	-	-	REFER DRG NO BAWALSD-28
9.	GUARD ROOM, METER ROOM	-	G	32.880	32.880	32.880	32.880	-	-	REFER DRG NO BAWALSD-30
	TOTAL			3384.525	1226.531	2787.826	2787.826	233 D.U. (103 E.W.S. + 28 SER. PERIS)	1523 PERSONS	

DENSITY CALCULATION

TOTAL NOS. OF D.U. = 233
 POPULATION = 2535
 SER. PERSONAL PROVIDED = 10% OF TOTAL D.U.S = 23.3 (IN TOWER-3&4)
 NOS. OF SER. PERSONAL PROVIDED = 26 D.U.S (IN TOWER-3&4)
 POPULATION = 2602-52
 E.W.S UNIT PROVIDED = 10% OF TOTAL NOS. OF D.U.S + TOTAL NOS. OF E.W.S PROVIDED = 23.3+196 = 219.3 NOS
 NOS. OF E.W.S UNIT PROVIDED = 103 NOS
 TOTAL POPULATION = 10302 + 260 = 10562 NOS
 DENSITY = 10562/200 = 52.81 NOS/HA
 NURSERY SCHOOL PROVIDED = 12000 NOS
 NURSERY SCHOOL PROVIDED = 12000 NOS
 PERMISSIBLE SHOPPING AREA = 10% OF TOTAL NOS. OF D.U.S = 23.3 NOS
 PROPOSED SHOPPING AREA = 103.45 SQ.MT.

AREA STATEMENT

AREA OF THE SITE = 9.860 ACS OR 36849.790 SQ. MT.
 AREA UNDER GREEN BELT = 3.077 ACS OR 11290.233 SQ.MT.
 BALANCE AREA = 6.783 ACS OR 25559.476 SQ.M.
 AREA FOR F.A.R. CALCULATION AS PER ZONING = 8.0815 ACS OR 32704.618 SQ.M.
 PERMISSIBLE F.A.R. = 179% = 57233.081 SQ.MT.
 ACHIEVED F.A.R. = 25183.797 SQ.MT. = 80.05%
 PERMISSIBLE GROUND COVERAGE = 35% OF 32704.618 = 11446.816 SQ.MT.
 PROPOSED GROUND COVERAGE = 3384.525 SQ.MT. = 10.35%
 REQUIRED AREA FOR TOTLOTS = (15% OF PLANNED AREA) = 3.861 ACS = (15% 15989.104 SQ.MT = 2398.365 SQ.MT (REFER DRG NO BAWALSD-20)
 AREA PROVIDED IN TOTLOTS = 553.060 SQ.MT.
 AREA PROVIDED IN STILL (TYPE-A) = 376.606 SQ.MT.
 (TYPE-B) = 1097.094 SQ.MT.
 (E.W.S.) = 212.620 SQ.MT.
 TOTAL STILL AREA = 2239.390 SQ.MT.
 PROP. COVID AREA IN BASEMENT-1 = 6642.624 SQ.MT. REFER DRG NO BAWALSD-28



PARKING DETAIL

REQUIRED NOS. OF CAR PARKING = 13 ECS OF TOTAL NOS. OF D.U.S = 15 OF 233 = 379.50 SAY 380 NOS.
 REQUIRED NOS. OF COVERED CAR PARKING = 75% OF TOTAL NOS. OF ECS = 75% OF 380 = 285 NOS
 PROP. COVID CAR PARKING IN STILL = 553.080 X 1 = 553.080 SQ.MT./18 NOS = 30.725 SQ.M. PER ECS = 376.898 X 1 = 376.898 SQ.MT./12 NOS = 31.383 SQ.M. PER ECS = 548.547 X 2 = 1097.094 SQ.MT./32 NOS = 34.284 SQ.M. PER ECS (E.W.S.) = 212.620 SQ.MT./71 NOS = 30.374 SQ.M. PER ECS
 TOTAL PARKING IN STILL = 68 NOS
 PROP. COVID CAR PARKING IN BASEMENT-1 = 218 NOS (REFER DRG NO BAWALSD-28)
 TOTAL COVID CAR PARKING = 287 NOS
 PROPOSED NOS. OF SURFACE CAR PARKING = 68 NOS
 PROPOSED TOTAL CAR PARKING = 355 NOS

COVERED CAR PARKING DETAIL

BLOCK	NOS. OF CAR
BASEMENT-1	218
STILT	69
TOTAL	287

LEGEND :- WATER SUPPLY

BW	BOREWELL
GH	GARDEN HYDRANT
IR	IRRIGATION LINE
HM	HUDA MAIN WATER SUPPLY LINE
FW	FLUSHING WATER SUPPLY
DM	DOMESTIC WATER SUPPLY

WATER SUPPLY LAYOUT

PROJECT: REVISED BUILDING PLANS OF GROUP HOUSING SCHEME FOR AREA 9.86 ACS AT SECTOR-10A, BAWAL, DISTT. REWARI (LICENSE NO. 54 OF 2008 DATED: 14/03/2008)

CLIENT'S SEAL: For Choice Real Estate Developers Pvt. Ltd. Director/ Auth. Signatory

ARCHITECT SIGN: RAJESH KALSI (B. Arch. M.C.A.)

SHEET TITLE: SITE PLAN AREA DETAILS
 DATE: 05.10.2020
 SCALE: 1:500
 DRAWN BY: SUDHAKAR
 CHECKED BY: SUDHAKAR
 DATE: DEC-2013
 PROJECT NO: BAWALSD-01
 CLIENT: VIPUL LIMITED
 V.P. TECH. SQUARE, GOLF COURSE ROAD, SECTOR-43, GURGAON - 122008

NOTE: * GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
 * CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS. OF REQUIRED CAR PARKING = 5% OF 380 = 19 NOS.
 * PROVIDED 7 NOS IN E.W.S. STILT AND 12 NOS FROM 43 TO 54 SURFACE PARKING