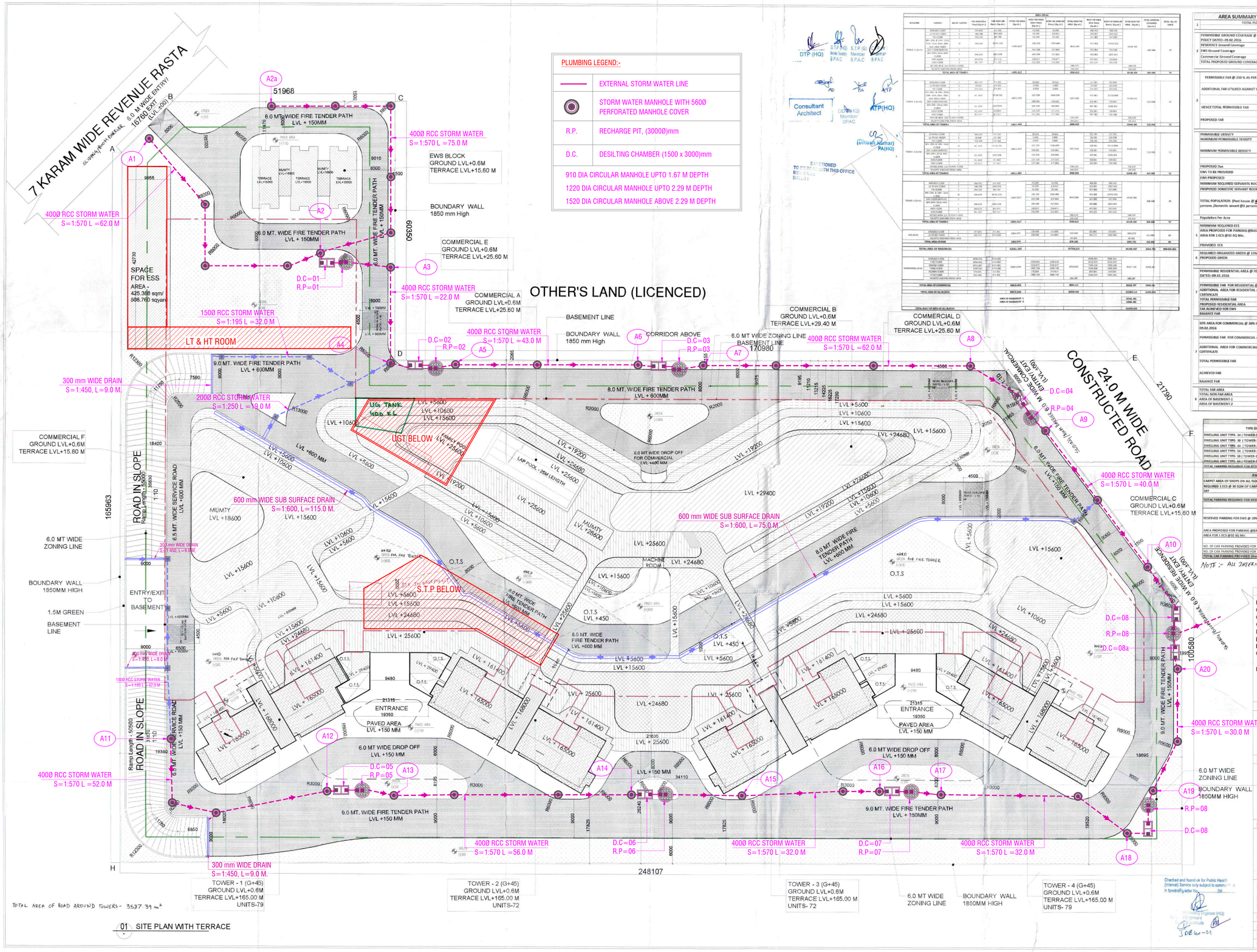


| PLUMBING LEGEND:- | |
|---|---|
| | EXTERNAL STORM WATER LINE |
| | STORM WATER MANHOLE WITH 560Ø PERFORATED MANHOLE COVER |
| R.P. | RECHARGE PIT, (300ØØ)mm |
| D.C. | DESILTING CHAMBER (1500 x 3000)mm |

910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

DTP (HQ) S.T.P (HQ) Member Society BPAC S.T.P (G) Member BPAC Chairman BPAC
Consultant Architect (DDMHQ) Member BPAC ATP(HQ) (Dilivesh Kumar) PA(HQ)
TO BE SANCTIONED MEETING WITH THIS OFFICE DATED:

| AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY | | | |
|---|---|---|---|
| 1 | TOTAL PLOT AREA | 8.34375 i.e. | ACRES / SQ MTRS. 33765.905 |
| 2 | PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:-09.02.2016 | = | 20259.543 SQ MTRS. |
| | RESIDEIVCE Ground Coverage | = | 2060.872 SQ MTRS. |
| | EWS Ground Coverage | = | 423.891 SQ MTRS. |
| | Commercial Ground Coverage | = | 8988.205 |
| | TOTAL PROPOSED GROUND COVERAGE | = | 11463.028 SQ MTRS. |
| | | | 33.919 % PERCENT |
| 3 | PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016 | = | 84414.762 SQ MTRS. |
| | ADDITIONAL FAR UTILISED AGAINST IGBC CERTIFICATE NO - GHZ300319 | = | 15 % |
| | | | 5064.886 SQ MTRS. |
| | HEVICTOTAL PERMISSIBLE FAR | = | 89479.647 SQ MTRS. |
| | | | 265 % PERCENT |
| | PROPOSED FAR | = | 89374.688 SQ MTRS. |
| | | | 264.689 % PERCENT |
| | PERMISSIBLE DENSITY | = | 430 PPA (± 10%) PPA |
| | MAXIMUM PERMISSIBLE DENSITY | = | 473 PPA |
| | | = | 2763 |
| | MINIMUM PERMISSIBLE DENSITY | = | 387 PPA |
| | | = | 2260 |
| | PROPOSED Dus | = | 306 DUS |
| | EWS TO BE PROVIDED | = | 54 * 15/85 |
| | EWS PROPOSED | = | 50 EWS |
| | MINIMUM REQUIRED SERVANTS ROOM @ 10% | = | 30 |
| | PROPOSED DOMESTIC SERVANT ROOMS | = | 306 |
| | TOTAL POPULATION (Pent house @ 5 Units @ 5 persons, EWS @ 2 persons ,Domestic sevant @2 persons | UNITS=> 306X5 / EWS= 50X 2 / SERVANT = 30X 2 / TOTAL | 1530 / 100 / 60 / 2690 PERSONS |
| | Population Per Acre | | 319.389 |
| 4 | MINIMUM REQUIRED ECS | = | 826 ECS |
| | AREA PROPOSED FOR PARKING @BASEMENT | = | 26698.095 SQ MTRS. |
| 5 | AREA FOR 1 ECS @50 SQ Mtr. | = | 1668.631 ECS |
| | | Say | 1668 ECS |
| | PROVIDED ECS | = | 1432 ECS |
| 6 | REQUIRED ORGANIZED GREEN @ 15% = | = | 5064.886 SQ MTRS. |
| | PROPOSED GREEN | = | 5706.334 SQ MTRS. |
| | | | 16.9009% % PERCENT |
| 7 | PERMISSIBLE RESIDENTIAL AREA @ 70% OF FAR AS PER TOD POICY DATED:-09.02.2016 | = | 23636.133 SQ MTRS. 5.840625 ACRES |
| | PERMISSIBLE FAR FOR RESIDENTIAL @ 250 | = | 59090.333 SQ MTRS. |
| | ADDITIONAL AREA FOR RESIDENTIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE | = | 8545.420 |
| | TOTAL PERMISSIBLE FAR | = | 62635.753 |
| | PROPOSED RESIDENTIAL AREA | = | 62501.065 |
| | FAR ACHIEVED FOR EWS | = | 1354.575 |
| | BALANCE FAR | | 74.161 |
| 8 | SITE AREA FOR COMMERCIAL @ 30% OF FAR AS PER TOD POLICY DATED:-09.02.2016 | = | 10129.771 SQ MTRS. |
| | PERMISSIBLE FAR FOR COMMERCIAL @ 250 | = | 25324.429 SQ MTRS. |
| | ADDITIONAL AREA FOR COMMERCIAL @ 15% OF FAR AGAINST IGBC CERTIFICATE | = | 1519.466 SQ MTRS. |
| | TOTAL PERMISSIBLE FAR | = | 26843.894 SQ MTRS. |
| | ACHIEVED FAR | = | 26813.496 SQ MTRS. |
| | BALANCE FAR | = | 30.398 SQ MTRS. |
| | TOTAL FAR AREA | = | 89374.688 SQ MTRS. |
| | TOTAL NON FAR AREA | = | 32339.451 SQ MTRS. |
| | AREA OF BASEMENT-1 | = | 15241.433 SQ MTRS. |
| | AREA OF BASEMENT-2 | = | 14909.492 SQ MTRS. |

| PARKING REQUIRED FOR RESIDENTIAL | | | | |
|---|---|---|---|---|
| TYPE OF UNIT | CARPET AREA | NO. OF FLATS | ECS REQD/UNIT | TOTAL ECS REQD |
| DWELLING UNIT TYPE- 1A ( TOWER-1&4) | 150.186 | 84 | 1.5 | 126 |
| DWELLING UNIT TYPE- 1B ( TOWER-1&4) | 153.921 | 70 | 1.5 | 105 |
| DWELLING UNIT TYPE- 4A ( TOWER-2 &3) | 183.603 | 140 | 1.5 | 210 |
| DWELLING UNIT TYPE- 5A ( TOWER-1&4) | 274.369 | 2 | 1.5 | 3 |
| DWELLING UNIT TYPE- 5B ( TOWER-1&4) | 271.844 | 2 | 1.5 | 3 |
| DWELLING UNIT TYPE- 6A ( TOWER-2&3) | 337.040 | 6 | 1.5 | 13 |
| TOTAL PARKING REQUIRED FOR RESIDENTIAL | | = | | 458 |

| PARKING REQUIRED FOR COMMERCIAL | | | | |
|---|---|---|---|---|
| CARPET AREA OF SHOPS ON ALL FLOORS | = | 18649.920 | SQM | |
| REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS | = | 372.998 | ECS | |
| SAY | | 373 | ECS | |
| TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL | = | 458+373 | | 831.000 |
| | = | 831 | ECS | |
| | Say | 832 | ECS | |
| RESERVED PARKING FOR EWS @ 10% | = | 83.2 | | |
| | Say | 84 | ECS | |
| AREA PROPOSED FOR PARKING @BASEMENT | = | 26698.095 | SQ MTRS. | |
| AREA FOR 1 ECS @32 SQ Mtr. | = | 1668.631 | ECS | |
| | Say | 1668 | ECS | |
| NO. OF CAR PARKING PROVIDED FOR RESIDENTIAL (Stack Parking) | = | 700 | Nos. | 850 ECS |
| NO. OF CAR PARKING PROVIDED FOR COMMERCIAL (Stack Parking) | = | 732 | Nos. | 458 ECS |
| TOTAL CAR PARKING PROVIDED (Stack Parking) | = | 1432 | Nos. | 1308 ECS |

NOTE :- ALL INTERNAL/EXTERNAL WALL OF RCC WITH 150 MM THICKNESS

PROJECT TITLE

PROPOSED BUILDING PLANS FOR MIXED LAND USE COLONY (70% RESIDENTIAL COMPONENT & 30% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT POLICY (TOD)FOR THE AREA MEASURING 8.34375 ACRES (LICENSE NO. 127 OF 2023 DATED 16/06/2023 IN SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GANGA GLOBAL HOMES PVT.LTD.

LC -4946

OWNERS' SIGNATURE

ARCHITECTS' SIGNATURE

DRAWING TITLE

**SITE PLAN WITH TERRACE**

STORM LAYOUT

| ARCHITECT | NORTH |
|---|---|
| **GANGA REALTY - DESIGN TEAM**<br>GANGA REALTY<br>Vatika Tower, Golf Course Road<br>Gurugram, Haryana | N |

| | | |
|---|---|---|
| DATE | SEPT.2023 | |
| SCALE | 1:100 | |
| DEALT | AG | **S - 101** |
| CHECKED | DA | |

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ..... Dt/.....
Executive Engineer (HQ) Public Health Department