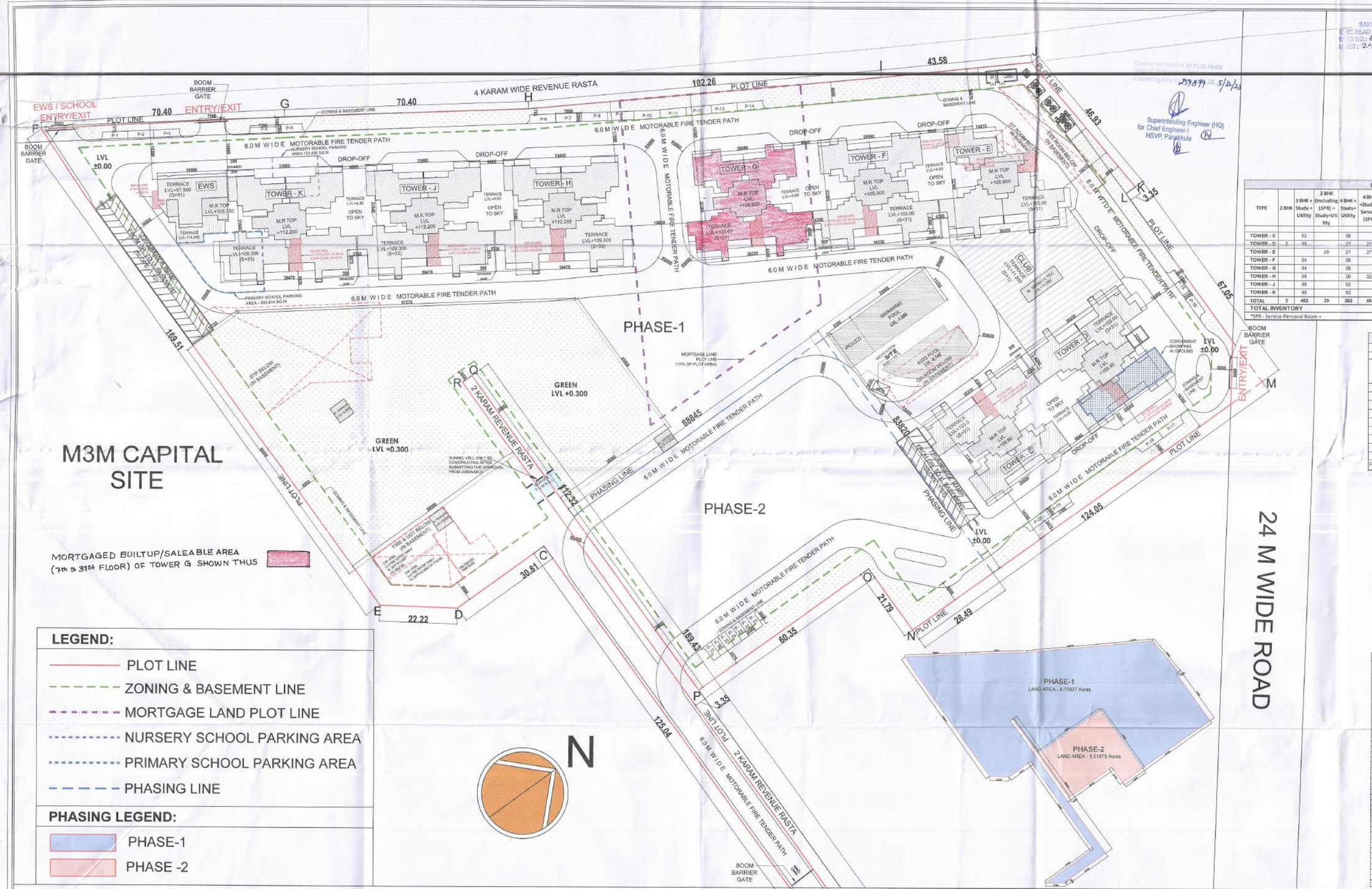


SANCTIONED
CTS TO BE READ WITH THIS OFFICE
MEMO NO.: 631H
DATED: 21/02/2024

Checked and found ok for Public Health & Engineering Work
Superintending Engineer (HQ) for Chief Engineer-1 HSVP, Panchkula
29/8/24 5/9/24

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER - C	724.784
TOWER - D	467.286
TOWER - E	724.784
TOWER - F	724.784
TOWER - G	724.784
TOWER - H	834.398
TOWER - J	791.886
TOWER - K	747.738
EWS	92.979
NURSERY SCHOOL	306.167
PRIMARY SCHOOL	83.456
CLUB	1791.443
TOTAL	**7674.632**

INVENTORY OF UNITS										
TYPE	2 BHK	3 BHK + Study + Utility	3 BHK (including 15%Ri + Study+Utility)	4 BHK + Study+ Utility	4 BHK +Study + servant (SPR)	5bhk + study + utility (Penthouse)	4bhk +Utility (Penthouse)	4bhk +Servant (SPR)(Penthouse)	5bhk +Servant (SPR)(Penthouse)	5bhk +Utility (Penthouse)
TOWER - C	62		56		1	1				
TOWER - D	54		27	27	1		1			
TOWER - E		29	27	27				1		
TOWER - F	54		56			1				
TOWER - G	54		56			1				
TOWER - H	68		30	32					1	
TOWER - J	68		62							1
TOWER - K	68		62							1
TOTAL	2 482	29	382	86	2	3	2	1		2
TOTAL INVENTORY										961
*SPR - Service Personal Room										118

SCHOOLS		
	Primary School	Nursery School
Population Norms	One for Every 5000 Population	One for Every 2500 Population
Area Required in Acres for Each	0.50	0.20
Required No. of Schools	1	1
Total Plot Area Required (in Acres)	0.50	0.20
Total Plot Area Required (in Sq.m)	2023.425	809.370
Permissible FAR	1.500	1.500
Permissible FAR (in Sq.m)	3035.138	1214.055
Proposed FAR (in Sq.m)	848.607	303.605
Proposed FAR (%age)	27.96%	25.01%

FAR in Schools are free, considered as NON-FAR

GROUP HOUSING COLONY SECTOR-113, GURUGRAM AREA SUMMARY			
	ACRES		Sq.M.
TOTAL SITE AREA	10.225		41379.041
Area under 30M Green Belt including 12.0M wide Service Road (0.060+0.81)	0.151|90		611.074
NET PLANNED AREA (NPA) for FAR Calculation	10.1495		41073.504
FAR			
PERMISSIBLE FAR in TOD	3.500		FAR (in Sq.m) 143797.264
PERMISSIBLE FAR in TOD @ RESIDENTIAL		99.50%	143035.478
PERMISSIBLE FAR in TOD @ COMMERCIAL		0.50%	718.786
ADDITIONAL APPLIED RESIDENTIAL FAR in TDR TDR Certi. No. 1-460 of 16/2022 (Part of 1-701 of 109/2023)	0.369		15176.51
TOTAL FAR (TOD + TDR)	3.869		158973.774
NET PLANNED AREA			142848.92
FAR OF GRIHA @ 45for Rating (12.0% FAR as ~~Site Area~~ Regis. No. 6/8/2/31/2009	0.129		4926.76
PERMISSIBLE FAR in GRIHA @ RESIDENTIAL		99.50%	4901.93
PERMISSIBLE FAR in GRIHA @ COMMERIOAL		0.50%	24.66
TOTAL PERMISSIBLE FAR (TOD + TDR + GRIHA)	3.989		163823.694
PERMISSIBLE FAR in RESIDENTIAL (TOD + TDR + GRIHA)		16419.14	163035.11
PERMISSIBLE FAR in COMMERCIAL (TOD + GRIHA)		763.68	788.58
PHASE-1			
RESIDENTIAL TOWERS (C, D, E, F, G, H, J, K)			152542.621
EWS			9929.661
CLUB			3040.533
CLUB (Comm. Component)			492.103
CONVENIENT SHOPPING			312.622
TOTAL PROPOSED FAR IN PHASE-1 (TOD + TDR + GRIHA)	3.935	(A)	161615.590
PROPOSED FAR IN PHASE-1 (TOD)	3.500	(B)	143743.103
PROPOSED FAR IN PHASE-1 Residential (TOD)		99.50%	143038.478
PROPOSED FAR IN PHASE-1 Commercial (TOD)		0.49%	704.625
PROPOSED FAR IN PHASE-1 (GRIHA)	0.120	(C)	4940.658
PROPOSED FAR IN PHASE-1 Residential (GRIHA)		99.50%	4940.658
PROPOSED FAR IN PHASE-1 Commercial (GRIHA)		0.00%	0.000
PROPOSED FAR IN PHASE-1 Residential (TDR)	0.315	(A) - (B+C)	12931.020
			12,931
BALANCE FAR in Commercial (TOD+GRIHA)			58.905
BALANCE FAR in Residential (TDR)			2244.560
BUILT-UP (FAR + NON FAR + BALCONY)			
PROPOSED FAR			161615.590
PROPOSED NON FAR			15693.290
PROPOSED BALCONY / CORRIDOR AREA			38682.535
PROPOSED BASEMENT NON FAR			67431.533
TOTAL PROPOSED BUILT-UP AREA			284433.498
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	60.000%		24864.102
PROPOSED GROUND COVERAGE OF BUILDING	18.694%		7674.632
GREEN			
REQUIRED GREEN	15.000%		6161.926
PROPOSED GREEN	15.115%		6205.930
DENSITY			
PERMISSIBLE DENSITY @ 600 ±10% on the area of 10.0885 sq.m acres	660 PPA (MAX)		6653
	540 PPA (MIN.)		5453
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	961	4805
PROPOSED SERVICE PERSONAL ROOM (SPR)	2 Person / Un	118	237
EWS	2 Person / Un	217	434
TOTAL PROPOSED DENSITY			5476
REQUIRED SERVICE PERSONAL ROOM (SPR) as per Norms		96.10	97 (Say)
REQUIRED EWS as per Norms		169.09	172 (Say)
PARKING			
REQUIRED ECS			1189
PROPOSED ECS			1445

DTP (HQ) — S.T.P. (HQ) Member Secretary BPAC — S.T.P. (G) Member BPAC — ATP(HQ)

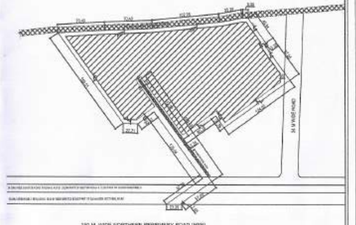
Consultant Architect

ATP(HQ) — ATP (Plan Out) JD(HQ)

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL STRUCTURAL, MEP DRAWINGS.
2. ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
3. THE DRAWING SHALL NOT BE SCALED, ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
4. THE FINISHED FLOOR LEVELS GIVEN IN THIS DRAWING ARE WITH RESPECT TO THE CENTRE LINE OF THE FRONT ROAD AT THE MIDDLE OF PLOT AS ± 0.0M.
5. PLEASE FOLLOW SERVICES DRAWING FOR ELECTRICAL AND SERVICES SHAFT DETAIL.
6. FOR STAIRCASE, LIFT LOBBY, TOILET, KITCHEN, RAILING AND BALCONY PLEASE FOLLOW DETAIL DRAWING.

KEY PLAN



| DU CALCULATION_ FLOOR WISE OF ALL BLOCKS | | | | | | | | | |