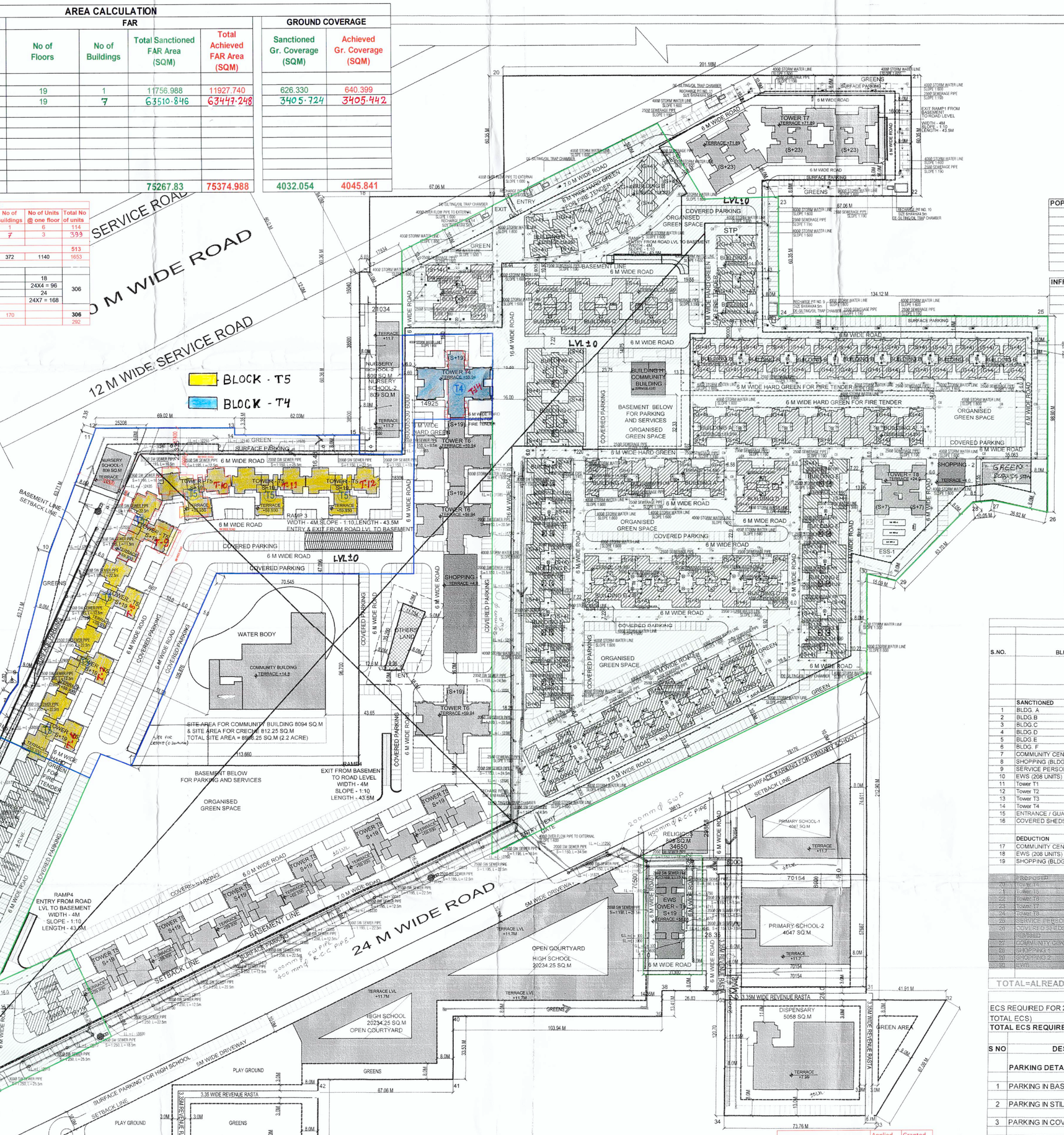
AREA CALCULATION

Buildings	FAR: No of Floors	FAR: No of Buildings	FAR: Total Sanctioned FAR Area (SQM)	FAR: Total Achieved FAR Area (SQM)	GROUND COVERAGE: Sanctioned Gr. Coverage (SQM)	GROUND COVERAGE: Achieved Gr. Coverage (SQM)
BLOCK-T4	19	1	11756.988	11927.740	626.330	640.399
BLOCK-T5	19	7	63510.846	63447.248	3405.724	3405.442
GRAND TOTAL			75267.83	75374.988	4032.054	4045.841

DETAIL OF DWELLING UNIS

Buildings	No of Floors	No of Buildings	No of Units @ one floor	Total No of units
BLOCK-T4 (TOWER-14)	B + 19	1	6	114
BLOCK-T5 (TOWER-T6,T7,T8,T9,T10,T11-T12)	B + 19	7	3	399
Total Units				513
OC Granted DU	370 398 372 1140			1653
Tower T9 - (EWS)				
OC Granted on Ground Floor	G		18	306
OC Granted on 1st to 4th floor	4		24X4 = 96	
OC Granted on 5th floor	1		24	
OC Granted Part of 6th floor to 12th floor	7		24X7 = 168	
Total Units	66 70 170			306
Req. EWS for 1653 unit				292



AREA CALCULATION FOR FACILITIES: DESCRIPTION	GROUND COVERAGE(SQ.MTS)	% GROUND COVERAGE	TOTAL FAR(SQ.MTS)	TOTAL % OF FAR
NURSERY SCHOOL-1	254.53	32.71	730.85	0.97
NURSERY SCHOOL-2	251.11	32.28	709.43	0.99
NURSERY SCHOOL-3	267.11	32.38	738.43	0.98
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
PRIMARY SCHOOL-1	1349.90	33.29	4022.45	0.99
PRIMARY SCHOOL-2	1349.53	33.32	4026.54	1.00
GEN SCHOOL	535.33	24.95	1547.32	0.72
COMMUNITY CENTRE	1810.72	22.27	5448.88	0.30
CRECHE	268.33	33.17	732.88	0.91
SHOPPING	350.10		350.00	
DISPENSARY	1642.50	32.47	2178.82	0.43
RELIGIOUS	169.22	24.60	1328.74	0.49
TOTAL	13047.27		26828.21	

ONE SUB POST IN 22KM ERECTAL

SERVICE PERSONNEL DETAILS

DETAIL OF SERVICE PERSONNEL
TOTAL NO OF UNITS REQUIRED=262
UNITS ALREADY SANCTIONED
IN TOWER C = 80 UNITS
IN TOWER T2= 36 UNITS
TOTAL SANCTIONED = 80+36 = 116 UNITS
PROPOSED
IN TOWER T6 = 38 UNITS
IN TOWER T8 = 108 UNITS
TOTAL NO OF PROPOSED UNITS = 38+108 = 146 UNITS
TOTAL NO OF UNITS ACHIEVED = SANCTIONED + PROPOSED
= 116+146 UNITS
= 262 UNITS

CALCULATIONS FOR POPULATION, INFRASTRUCTURE & FACILITIES

POPULATION			Permissible	Sanctioned		Sanctioned		Proposed		Proposed		Total	
	Population of Main units	@	5 person per unit	1160 UNITS	5800	persons	1453 UNITS	7265	persons	2613 units	13065		
	Population of EWS units	@	2 person per unit	208 UNITS	416	persons	254 UNITS	508	persons	462 units	924		
	Population of Service Personal	@	2 person per unit	116 UNITS	232	persons	146 UNITS	292	persons	262 units	524		
	TOTAL POPULATION	=			6448	persons		8065	persons	3343 units	14513		
	TOTAL DENSITY	=	100 PPA(Minimum) to 300 PPA(Maximum)		133	PPA		167	PPA	300	PPA		

INFRASTRUCTURE	Required		Sanctioned		Deduction	Required	Proposed	Total	
Convenient shopping @0.5% of the total site area	980	sq.m	750.66	sq.m	750.66 sq.m	980	980 sq.m	980	sq.m

TOTAL ORGANISED GREEN AREA	MANDATORY REQUIREMENTS											
	=	15.00% OF SITE AREA										
	=	29427.48			25898.55	sq.m	3766.5	sq.m	32 664.05	sq.m		
PROVISION OF NURSERY SCHOOL(809 SQ.M) =	6	NOS	2	NOS	2	NOS	2	NOS	4	NOS		
PROVISION OF PRIMARY SCHOOL(4047 SQ.M) =	2	NOS	1	NOS	1	NOS	1	NOS	2	NOS		
PROVISION OF HIGH SCHOOL (20234.25 SQ.M)=	1	NOS	0	NOS	1	NOS	1	NOS	1	NOS		
PROVISION OF CRECHE(809 SQ.M) =	1	NOS	1	NOS	1	NOS	1	NOS	1	NOS		
PROVISION OF DISPENSARY (5058 SQ.M)=	1	NOS	0	NOS	1	NOS	1	NOS	1	NOS		
PROVISION OF COMMUNITY CENTRE(8094 SQ.M) =	1	NOS	0	NOS	1	NOS	1	NOS	1	NOS		
PROVISION OF RELIGIOUS BUILDING (809 SQ.M)=	1	NOS	0	NOS	1	NOS	1	NOS	1	NOS		
PROVISION OF SHOPPING (980 SQ.M) =	1	NOS	1	NOS	1	NOS	1	NOS	1	NOS		

OC ALREADY GRANTED

OC APPLIED

SITE AREA CALCULATIONS

ABSTRACT

TOTAL SITE AREA	197559.12	SQ.M	48.818	Acres
Effective Site Area A=	196183.19	sq.m	48.476	Acres

PARAMETERS FOR HOUSIN	PERMISSIBLE		SANCTIONED		DEDUCTION		PROPOSED		REVISED		TOTAL	
FAR	175 %		67.03		3.00		103.34		103.34		173.88	
BUILTUP AREA	343320.59		131505.028	sq.m	5890.581	sq.m	203276.151	sq.m	197776.582	sq.m	341115.12	sq.m
GROUND COVERAGE	35 %		13.20	%	1.16	%	14.53	%	13.95	%	28.49	%
	68664.12		25895.36	sq.m	2283.673	sq.m	28513.03	sq.m	26229.36	sq.m	54742.39	sq.m
NO. OF UNITS(MAIN)			1160	units		units	1453	units		units	2613	units
NO. OF UNITS(SERVICE	10% OF MAIN UNITS=		116	units		units	146	units		units	262	units
NO. OF UNITS(EWS)	17.65% OF MAIN UNITS=		208	units	208	units	254	units		units	462	units

AREA AND POPULATION STATEMENT

S.NO.	BLDG. TYPE	BUILDING DESCRIPTION: NO. OF FLOORS	BLDG. HT. TERRACE LVL.	BLDG. HT. MUMTY LVL.	NO. OF BLDGS (A)	NO. OF APPTS. (B)	AREA CALCULATION: GROUND COVERAGE (IN SQM) OF ONE BLDG. (C)	OF END WALLS	TOTAL (A x C)+ENDWALLS	FAR, (IN SQM): GROUND FAR. (D)	OF ONE BLDG.	AREA OF END WALLS	TOTAL (A x D)+END WALLS	OF ONE BUILDING (F)	STILT AREA (IN SQM) TOTAL (AXF)	POPULATION STATEMENT: MAIN POPULATION (@ 5 PERSONS/UNIT) (F)	E.W.S / SERVICE PERSONNAL POPULATION (@ 2 PERSONS / UNIT) (G)	TOTAL (F + G)
	SANCTIONED																	
1	BLDG. A	G+4	14.950	19.870	10	180	298.899	8.556	2997.546	167.015	1336.356	38.502	13402.085	131.885	1318.850	900	0	900
2	BLDG.B	G+4	14.950	19.870	10	180	364.622	11.325	3657.545	197.491	1628.991	50.963	16340.877	167.131	1671.310	900	0	900
3	BLDG.C	S+4	14.990	19.870	5	80	482.093	6.702	2417.167	39.215	1942.265	26.809	9738.132	442.878	2214.390	400	0	400
4	BLDG.D	S+4	14.990	19.870	10	160	445.778	10.053	4497.833	34.704	1794.027	40.213	17960.484	408.373	4083.730	800	0	800
5	BLDG.E	S+4	14.990	19.870	9	144	394.785	6.702	3559.767	43.438	1595.989	26.809	14390.710	350.495	3154.455	720	0	720
6	BLDG. F	S+14	44.980	49.860	1	56	546.774		546.774	61.776	7554.241	-	7554.241	483.000	483.785	280	0	280
7	COMMUNITY CENTER (BLDG. H)	G	3.940	-	1	0	320.070		320.070		288.120		288.120			0	0	0
8	SHOPPING (BLDG. I)	G	4.000	-	1	0	750.657		750.657		750.657		750.657			0	0	0
9	SERVICE PERSONNAL (116 UNITS)					116										-	232	232
10	EWS (208 UNITS)	G+3	12.850	15.400	2	208	606.475	-	1212.946	606.475	2425.902		4851.804	-	-	-	416	416
11	Tower T1	S+19	59.940	62.530	2	114	405.112		810.224	49.665	7545.976	-	15091.952	355.706	711.412	570	0	570
12	Tower T2	S+14	44.980	49.860	1	84	626.329		626.329	66.407	8672.891	-	8672.891	559.397	559.397	420	0	420
13	Tower T3	S+19	59.940	62.530	2	114	466.383	-	932.766	52.814	8713.613	-	17427.226	413.591	827.182	570	0	570
14	Tower T4	S+8			1	48	626.33	-	626.33	65.41	4983.969	-	4983.969	559.397	559.397	240	0	240
15	ENTRANCE / GUARD HOUSE	G	-	-	1		31.900		31.900		31.900		31.900			0	0	0
16	COVERED SHEDS FOR PARKING								2937.500									
	ALREADY SANCTIONED								25895.355				131505.028		15583.908			6448
	DEDUCTION																	
17	COMMUNITY CENTER (BLDG. H)	G	3.940	-	1	0	320.070		320.070		288.120		288.120			0	0	0
18	EWS (208 UNITS)	G+3	12.850	15.400	2	208	606.475	-	1212.946	606.475	2425.902		4851.804	-	-	-	416	416
19	SHOPPING (BLDG. I)	G	4.000		1	0	750.657		750.657		750.657		750.657			0	0	0
	DEDUCTION								**2283.673**				**5890.581**					**416**
	PROPOSED																	
20	[illegible]	G+19	[illegible]	[illegible]	1	38	[illegible]	[illegible]	0.000		972.019		972.019		0.000	32	0	32
21	Tower T6	S+19	59.940	62.530	1	741	476.522		1524.910	76.176	3072.978	-	31798.174	213.353	3202.030	3705	0	3705
22	Tower T8	S+19	59.000	62.300	3	342	633.933		1902.914	78.076	11708.556	-	35715.763	247.242	1742.726	1710	0	1710
23	Tower T7	S+23	71.190	74.430	1	216	1172.815		1172.815	225.150	28213.200		28213.200	1502.460	1502.460	1080	0	1080
24	Tower T3	S+7	24.000	27.520	1	28	466.660		466.660	51.181	3027.974		3027.974	424.704	424.704	140	0	140
25	SERVICE PERSONNAL (0 UNITS)					146							0.000			0	292	292
26	COVERED SHEDS FOR PARKING								6825.000									
	ADDED																	
27	COMMUNITY CENTER (BLDG.H)	G+1	7.810	9.980	1	0	371.513		371.513	203.692	571.751		571.751			0	0	0
28	SHOPPING-2	G	4.000		1	0	750.163		750.163		750.163		750.163			0	0	0
29	SHOPPING-3	G	4.000		1	0	193.835		193.835		193.835		193.835			0	0	0
30	EWS	G+19			1	254	1259.000		1259.000	503.676	11258.101		11258.101			0	254	254
									18969.097				215500.673		9031.564			8481
	TOTAL=ALREADY SANC +PROPOSED+REVISED -DEDUCTION					2613			42580.779				341115.120		24615.472			14513

ECS CALCULATION

			ALREADY TOTAL S-C	
ECS REQUIRED FOR 2613 UNITS	2613	1.5 ECS/MAIN UNIT	3919.5	
TOTAL ECS)		0.05*3919.5	196.0	
TOTAL ECS REQUIRED			**4115.5**	

S NO	DESCRIPTION: PARKING DETAIL ACCORDING TO ECS	AREA(MTRS) SANCTIONED	ADDITIONAL	REQUIRED	SANCTIONED	ADDITIONAL		
1	PARKING IN BASEMENT(COVERED)	28418.42	40231.348	@35 SQ.MT PER ECS	811.95	1149.47	1961.42	ECS
2	PARKING IN STILTS(COVERED)	15583.91	9031.56	@30 SQ.MT PER ECS	519.46	301.05	820.52	ECS
3	PARKING IN COVERED SHEDS	2937.50	6250	@30 SQ.MT PER ECS	97.92	208.33	306.25	ECS
5	COVERED CAR PARKS (75%of 4115.5)			**3086.6**	1429.34	**1658.85**	**3088.19**	ECS
6	PARKING ON SURFACE			@25 SQ.MT PER ECS	315	**712.31**	**1027.31**	ECS
7	**TOTAL PARKING ECS**				-	-	**4115.5**	ECS

DETAIL OF CAR PARKING	NOS
PARKING IN STILTS	759
COVERED SHEDS	735
PARKING IN BASEMENT	1961
TOTAL COVERED PARKING	3455
SURFACE PARKING	660
TOTAL PARKING = COVERED +SURFACE	4115 NOS

	Applied	Granted
NO OF DU APPLIED FOR	513	1140
REQUIRE CAR PARKING	770	
NO OF DU OC GRANTED	1140	
TOTAL REQUIRE CAR PARKING	2480	
PARKING DETAILS (GRANTED)		
STILT		744
COVERED SHED		144
BASEMENT		1694
SURFACE		
TOTAL PARKING	0	2582

Currently the company is in NCLT and the appointed Resolution Professional is CA Ajit Gyanchand Jain, # 204 Wall Street-1, Nr Gujarat College, Ellis Bridge, Ahmedabad – 6. Development Manager : M/s Dhoot Infrastructure Projects Limited, 934 – 907 Time Tower, Sector – 28, Gurugram, Haryana.

Checked and ok for Public Health Engg. subject to comments in Diary No. SE(HO) 533 Dt. 21/8/11
Supervising Engineer (HO)
Superintending Engineer (HQ)

N

Superimposed Building Plan for Part Completion of Grouphousing Colony Area Measuring 48.818 Acres (License no. 44 of 2009 dated 14/08/2009 & 68 of 2011 dated 21/07/2011) situated at revenue estate of village Wazirpur & Mewka, Sector-92, Gururam Manesar Urban Complex , Distt. Gurugram, Haryana

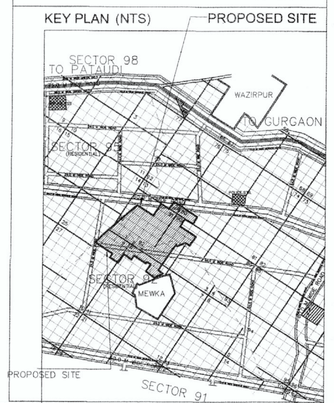
SE (HQ) Member Secretary B.P.C. | S.T.P. (G) Member B.P.C. | C.T.P. (HQ) Chairman B.P.C.

ARCHITECT
RAJIV KHANNA & ASSOCIATES(P). LTD.
727 Sec-15 (II), Gurgaon
TELE / FAX : 0124-4035727
e-mail: sobeena@studiokia.com

GENERAL NOTES

LEGENDS
STORM WATER PIPE
SEWER PIPE
BASEMENT LINE
SETBACK
~~ALREADY SANCTIONED~~
~~[illegible]~~
~~PROPOSED~~

KEY PLAN (NTS) PROPOSED SITE



OWNER:
M/S. SA INFRACON PVT. LTD. AND OTHERS
C-10, C BLOCK MARKET,
VASANT VIHAR,
NEW DELHI

OWNER SIGNATURE
For S. A. Infracon Pvt. Ltd.
Authorised Signatory

ARCHITECT SIGNATURE
Architects SUNAINA PUNIA CA/2022/147929

SCALE - 1:750

DRAWING TITLE
SITE LAYOUT

DRAWING NO.
SB-020