TABLE-6
GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

GROSS –A								
G33	2	X	5.500	X	2.900	=	31.900	SQM
G34	0.5	X	17.317	X	14.715	=	127.410	SQM
G37	0.5	X	4.815	X	3.656	=	8.802	SQM
G38	1	X	30.055	X	3.650	=	109.851	SQM
G39	1	X	5.800	X	3.400	=	19.720	SQM
G40	1	X	7.030	X	3.150	=	22.145	SQM
G41	1	X	3.600	X	0.880	=	3.344	SQM
G42	1	X	0.965	X	2.350	=	2.259	SQM
				TOTAL		=	325.410	SQM

TOTAL OC GRANTED GREEN AREA	=	GROSS - A	+	GROSS – B	+	GROSS – C	-	GROSS – D
	=	325.410	+	8.177	+	539.609	-	9.296
	=	863.901						

GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

ARC AREA GROSS –B																	
POCKET NO.	][	X	(r2)	X	(°/360)	-	0.5	(r-Cord Length)	X	Height	=	Area					
G38	3.14	X	5.000	X 5.000	X 74	/ 360	-	0.5	X 5.000	1.020	X	0.945	=	4.107	SQM		
G56	3.14	X	4.630	X 4.630	X 72	/ 360	-	0.5	X 4.630	0.915	X	1.560	=	3.789	SQM		
G52	3.14	X	1.300	X 1.300	X 90	/ 360	-	0.5	X 1.300	0.300	X	1.840	=	0.480	SQM		
												TOTAL	=	8.177	SQM		

GREEN AREA(DEDUCTION)(OC GRANTED)

ARC AREA GROSS – D															
POCKET NO.	][	X	(r2)	X	(°/360)	-	0.5	(r-Cord Length)	X	Height	=	Area			
d3	3.14	X	11.950	X 11.950	X 56	/ 360	-	0.5	X 11.950	1.280	X	10.360	=	9.296	SQM
											TOTAL		=	9.296	SQM

GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

NO.	A	+	B	+	C	/	2	=	s	AREA OF +S(S-A)(S-B)(S-C)	Area	
GROSS - C												
G35	13.960	+	17.334	+	22.724	/	2	=	27	14611.256	120.877	SQM
G43	6.476	+	11.495	+	11.815	/	2	=	14.9	1311.087	36.209	SQM
G44	11.815	+	2.720	+	10.617	/	2	=	12.6	184.783	13.593	SQM
G45	10.617	+	12.342	+	3.656	/	2	=	13.3	333.639	18.266	SQM
G46	4.028	+	12.342	+	14.647	/	2	=	15.5	485.697	22.039	SQM
G47	14.646	+	10.379	+	11.931	/	2	=	18.5	3754.518	61.274	SQM
G49	11.692	+	5.538	+	9.983	/	2	=	13.6	261.593	27.597	SQM
G50	9.983	+	11.931	+	18.705	/	2	=	20.3	2819.413	53.098	SQM
G51	18.705	+	4.700	+	22.601	/	2	=	23	727.443	26.971	SQM
G53	1.838	+	22.601	+	23.124	/	2	=	23.8	405.048	20.126	SQM
G54	23.124	+	4.494	+	20.954	/	2	=	24.3	1861.045	43.140	SQM
G56	20.954	+	7.945	+	17.448	/	2	=	23.2	4484.534	66.967	SQM
G57	17.448	+	5.652	+	13.349	/	2	=	18.2	867.437	29.452	SQM
										TOTAL	539.609	SQM

GUARD ROOM AREA

GROSS - A							
G1	3	X	3.048	X	2.925	=	8.915 SQM
G2	3	X	3.475	X	2.030	=	8.918 SQM
				TOTAL		=	16.833 SQM

3460 3475

GAURD ROOM AREA CALCULATION
PHASE 2 & 3

OCCUPATION GRANTED VIDE MEMO NO. ZP-837AD(AD(RA) 2018/12196 DATED 19-04-2018

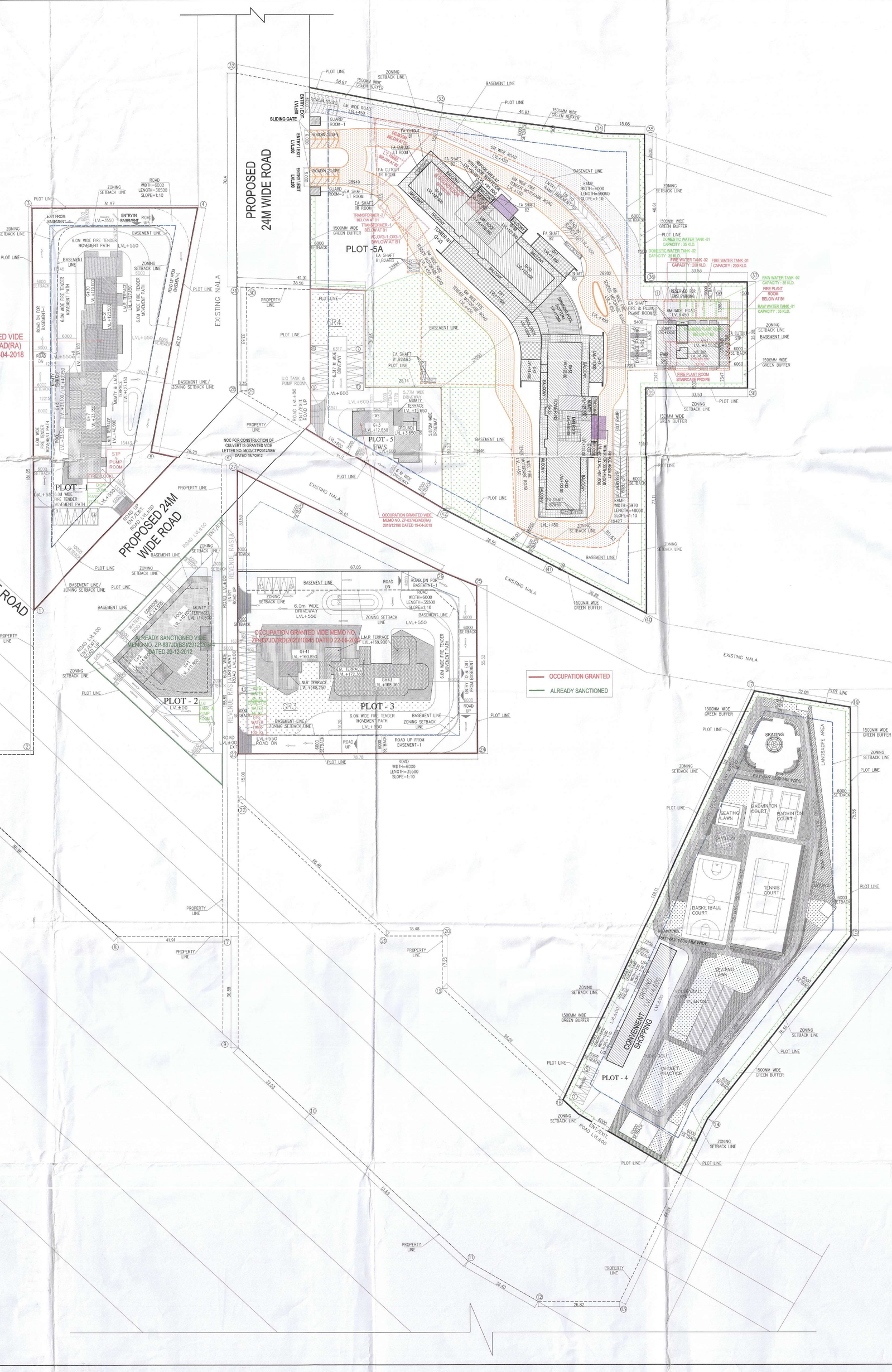

TABLE-3
PHASE-2&3

	TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR/ FLOOR	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOOR	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONEL ROOM IN ALL TOWERS
PLOT-5A	TOWER – N1	GROUND FLOOR	1	415.506	415.506	19614.235	811.607	811.607	21866.835	811.607	49	28
		1ST FLOOR	1	43.459	43.459		137.327	137.327				
		2ND FLOOR	1	30.834	30.834		149.705	149.705				
		TYPICAL (3RD TO 15TH,17TH TO 24TH & 26TH TO 31ST)FLOOR	27	616.878	16709.706		607.240	17745.480				
		16TH & 25TH FLOOR	2	616.878	1237.756		692.643	1385.686				
		32ND FLOOR	1	625.180	625.180		663.542	663.542				
		33RD FLOOR	1	546.784	546.784		610.041	610.041				
		MUMTY/ MACHINE ROOM	1				342.647	342.647				
	TOWER – N2	GROUND FLOOR	1	399.314	399.314	19070.296	818.039	818.039	21866.706	818.039	49	27
		1ST FLOOR	1	45.195	45.195		152.117	152.117				
		2ND FLOOR	1	36.390	36.390		143.194	143.194				
		TYPICAL (3RD TO 15TH,17TH TO 24TH & 26TH TO 31ST)FLOOR	27	616.878	16709.706		657.240	17745.480				
		16TH & 25TH FLOOR	2	616.878	1237.756		692.643	1385.686				
		32ND FLOOR	1	625.180	625.180		663.542	663.542				
		33RD FLOOR	1	546.784	546.784		610.041	610.041				
		MUMTY/ MACHINE ROOM	1				342.647	342.647				
	EWS	GROUND FLOOR	1	232.727	232.727	486.457	328.511	328.511	629.236	328.511	18	-
		1ST FLOOR	1	253.710	253.710		265.374	265.374				
		MUMTY/MACHINE ROOM	1			-	35.351	35.351				
	COMMUNITY BUILDING (UNDER TOWER-N1 & N2)	GROUND FLOOR	1	941.908	941.908	1950.816	941.908	941.908	2259.868	729.486	-	-
		1ST FLOOR	1	305.575	305.575		871.640	871.640				
		2ND FLOOR	1	203.733	203.733		448.711	448.711				
PLOT-4	CONVENIENT SHOPPING	GROUND FLOOR	1	200.764	200.764	200.764	200.764	200.764	200.764	200.764	-	-
PLOT-5A	GUARD ROOM		1	19.869	19.869	19.869	19.869	19.869	19.869	19.869	-	-
	BASEMENT -01	-	-	-	-	-	7535.963	7535.963	7535.963	-	-	-
	BASEMENT -02	-	-	-	-	-	7861.563	7861.563	7861.563	-	-	-
	BASEMENT -03	-	-	-	-	-	8795.834	8795.834	8795.834	-	-	-
TOTAL		-	-	-	-	41842.437	-	-	69029.438	2908.276	138	55

LICENCSED AREA OF SITE	=	14.365625		ACRES	
AREA OF SITE FOR FAR,GROUND COVERAGE & DENSITY AS PER ZONING	=	12.586125		ACRES OR 50934.160	SQM.
PERMISSIBLE FAR @ 175%(A)	=	89134.780		SQM.	
LAND AREA OF SITE FOR GREEN BUILDING FAR	=	4.26875		ACRES OR 17274.991	SQM.
ADDITIONAL PERMISSIBLE GREEN BUILDING FAR @ 15% FOR IGBC PRE CERTIFICATION(B)	=	2591.249		SQM.	
TOTAL PERMISSIBLE FAR(A)+(B)	=	91726.029	SQM.		
ALREADY SANCTIONED & OC GRANTED FAR(REFER TABLE-1)	=	48573.682	SQM.		
PROPOSED FAR(REFER TABLE-3)	=	41842.437	SQM.		
TOTAL FAR (Already Sanctioned & OC Granted + Proposed)	=	90416.119			
PERMISSIBLE GROUND COVERAGE @ 25%	=	12733.540	SQM.		
Already Sanctioned & OC Granted Ground Coverage(REFER TABLE-1)	=	2793.129	SQM.		
PROPOSED GROUND COVERAGE(REFER TABLE-3)	=	2908.276	SQM.		
Total GROUND COVERAGE (Already Sanctioned & OC Granted + Proposed)	=	5701.405		SQM. OR	11.194 %
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5%	=	254.671		SQM.	
PROPOSED AREA OF CONVENIENT SHOPPING(REFER TABLE-3)	=	200.764		SQM. OR	0.394 %
PERMISSIBLE POPULATION ON DENSITY @ 300 TO 112 PPA	=	1410			
OC GRANTED POPULATION	=	664			
PROPOSED POPULATION	=	746			
TOTAL (OC Granted + Proposed) POPULATION / DENSITY	=	1410		PERSONS OR	112 PPA
POPULATION CALCULATION(OC GRANTED)					
MAIN UNITS(REFER- TABLE-1)	=	122	X 5	= 610 PERSONS	
EWS(REFER- TABLE-1)	=	27	X 2	= 54 PERSONS	
TOTAL OC GRANTED POPULATION	=			664 PERSONS	
POPULATION CALCULATION(PROPOSED)					
PROPOSED MAIN UNITS(REFER TABLE-3)	=	120	X 5	= 600 PERSONS	
EWS(REFER TABLE-3)	=	18	X 2	= 36 PERSONS	
SERVICE PERSONEL ROOMS(REFER TABLE-3)	=	55	X 2	= 110 PERSONS	
TOTAL PROPOSED POPULATION	=			746 PERSONS	
REQUIRED PUBLIC AMENITIES	=	NONE			
REQUIRED EWS	=	15% OF TOTAL UNITS (MAIN+EWS)			
	=	15	X 287	(PROPOSED +OCCUPATION GRANTED)	/ 100
	=	43	NOS.		
OC GRANTED EWS UNITS(REFER TABLE-1)	=	27	NOS.		
PROPOSED EWS UNITS(REFER TABLE-3)	=	18	NOS.	OR	
TOTAL EWS UNITS (OC Granted + Proposed)	=	45	X	100 / 287	15.679 %
REQUIRED SERVICE PERSONEL ROOMS (OC Granted + Proposed)	=	10% OF MAIN UNITS			
	=	10	X	242 / 100	
	=	24	NOS.		
PROPOSED SERVICE PERSONEL ROOMS	=	55	NOS.	OR	
	=	55	X	100 / 242	
	=	23	%		
CAR PARKING CALCULATION					
REQUIRED CAR PARKING FOR MAIN UNITS(OC GRANTED+PROPOSED)	=	242	X	1.5	ECS PER MAIN UNITS
	=	363	ECS		
OC GRANTED CAR PARKING FOR MAIN UNITS(Refer Table-2 & 5)	=	229	ECS		
PROPOSED CAR PARKING FOR MAIN UNITS(Refer Table-4)	=	323	ECS		
TOTAL CAR PARKING FOR MAIN UNITS(OC GRANTED+PROPOSED)	=	552	ECS		
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS	=	5% OF	363	ECS = 18.150 OR SAY 18 ECS	
OC GRANTED CAR PARKING FOR EWS (Refer Table-5)		12	ECS		
PROPOSED CAR PARKING FOR EWS UNITS(Refer Table-4A)	=	9	ECS		
TOTAL PARKING TO BE AVAILABLE TO EWS UNITS(OC GRANTED+PROPOSED)	=	21	ECS		
REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PROPOSED DEVELOPEMENT OF 12.58125 ACRES.	=	7640.124	SQM		
Proposed Organized open space i.e. tot lots and play ground(Refer Table-7)	=	6788.700	SQM		
OC Granted Organized open space i.e. tot lots and play ground(Refer Table-6)	=	863.901	SQM		
Total (proposed +OC Granted) Organized open space i.e. tot lots and play ground	=	7652.601	SQM		

TABLE-1
AREA STATEMENT FOR FAR,GROUND COVERAGE,MAIN UNITS & EWS (ALREADY SANCTIONED+OCCUPATION GRANTED)

	BLOCK	FAR(SQM)	GROUND COVERAGE	UNITS MAIN UNITS	UNITS EWS
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-1	33386.390	761.504	38	27
	PLOT-5(EWS)	646.295	258.955		
TOTAL		34032.684	1020.459	38	27
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 22-06-2020	PLOT-3	33019.853	1035.092	84	-
TOTAL		33019.853	1035.092	84	-
ALREADY SANCTIONED VIDE MEMO NO. ZP-837/AD(RA)/2012/16344 DATED 05-12-2012	PLOT-2 (COMMUNITY CENTER)	1521.195	766.658	-	-
TOTAL		1521.195	766.658	-	-
GRAND TOTAL		68573.682	2793.129	122	27

TABLE-2
BASEMENT AREA & PARKING STATEMENT(OCCUPATION GRANTED)

	BLOCK	FLOOR	BASEMENT AREA	PARKING PROVIDED
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-1	UPPER BASEMENT	2566.862	23
		LOWER BASEMENT	2837.064	25
TOTAL			5403.926	48
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2020/10645 DATED 22-06-2020	PLOT-3	BASEMENT-1	3147.843	58
		BASEMENT-2	3275.988	47
		BASEMENT-3	3275.988	57
TOTAL			9699.819	162

SURFACE PARKING STATEMENT(OCCUPATION GRANTED)
TABLE-5

OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-1	SURFACE	-	6
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2020/10645 DATED 22-06-2020	PLOT-3	SURFACE		13
TOTAL	-	-		19
GRAND TOTAL		-	11947.902	229
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-5(EWS)	SURFACE		12
TOTAL	-	-	-	12

SURFACE PARKING STATEMENT(OCCUPATION GRANTED)
TABLE-5

OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-1	SURFACE	-	6
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2020/10645 DATED 22-06-2020	PLOT-3	SURFACE		13
TOTAL	-	-		19
GRAND TOTAL		-	11947.902	229
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)2018/12196 DATED 19-04-2018	PLOT-5(EWS)	SURFACE	-	12
TOTAL	-	-	-	12

PROPOSED CAR PARKING TOWERS
Table-4

BASEMENTS	NET AREA	-	SERVICE AREA	=	PARKING AREA OF BASEMENT	/	32	=	CAPACITY	NOS. OF PARKING PROVIDED
BASEMENT-01	7653.732	-	1577.803	=	5925.929	/	32	=	178 ECS	54
BASEMENT-02	7861.563	-	1722.891	=	6138.672	/	32	=	192 ECS	112
BASEMENT-03	8765.834	-	1587.305	=	5728.529	/	32	=	179 ECS	113
DRIVEL ED PARKING(SURFACE)										
TOTAL										283

PROPOSED CAR PARKING EWS
Table-4A

SURFACE	SURFACE PARKING AREA	/	23	=	CAPACITY	NOS. OF PARKING
EWS	247.500	/	23	=	11	9
TOTAL						9

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 9306(1) Dt. 29/1/2024

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST

This is a " PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

DTP (HQ) | S.T.P (HQ) Sector Society B.P.A.C. | S.T.P (G) Member B.P.A.C. | (HK) Chairman B.P.A.C.

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

Consultant Architect | ATP(HQ) | Ram Avtar Bisla JD(HQ)

PROJECT

PROPOSED(ADDITION / ALTERATION) BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.365625 ACRES (LICENCE NO. 74 OF 2012 DATED 31-07-2012 FOR 10.096875 ACRES AND LICENCE NO. 186 OF 2023 DATED 12-09-2023 FOR 4.2687S ACRES) IN SECTOR -2 GWAL PAHARI BEING DEVELOPED BY FANTASY BUILDWELL PVT. LTD . AND OTHERS.

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ARCHITECTS SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

Name : AVINASH DEY
COA No. CA/2014/65401

OCT. 2023. | Scale : 1:500 | Drawing No:- ST-01

Drawing Title:- SITE PLAN

PARAS-GWAL PAHARI