AREA AS PER SANCTION MEMO NO. LC-2384-JE(B) 2012 / 6952 DATED 3-09-2-12

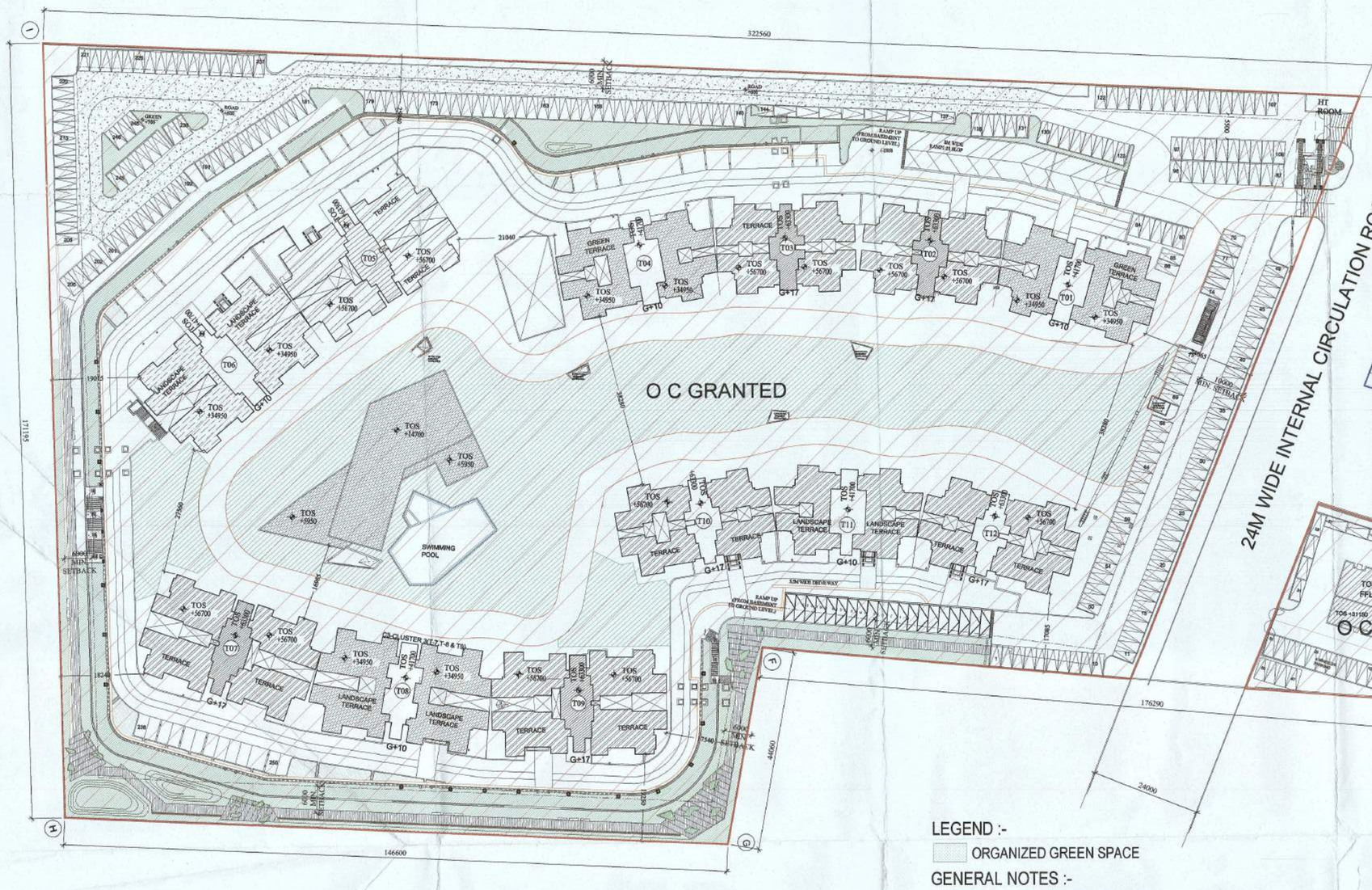
Area Statement as per sanction					
S.No.	Description	Required		Proposed / Provided	
		Nos.	Area (Sqm)	Area (Sqm)	Nos. / Percentage
1	Total Plot Area	----	66934.486	----	----
2	Permissible FAR @1.75	----	117135.350	117130.468	174.99%
3	Permissible Ground Coverage @35%	----	23427.070	11246.192	16.80%
4	Convenient Shopping @ 5% of the total Site Area	----	334.672	----	----
5	FAR for convenient shopping @1.00	----	334.672	334.204	----
6	Ground Coverage for Convenient Shopping @100% of shopping area	----	334.672	334.204	99.860
7	FAR left for Group Housing	----	116800.677	----	----
8	Permissible Density	100 PPA - 300 PPA	----	296.860	4910.000
				PPA	
9	Total Number of Main Dwelling Units				880.000
10	Main Dwelling Without Domestic Servants	----	----	----	781.000
11	Main Dwelling With Domestic Servants (Domestic Servants units to be provided @10% of the number of main dwelling units minimum)	88.000	----	----	99.000
12	No. of EWS required @15% of the total total number of dwelling units having minimum area of 200 sft	156	----	3955.550	156
13	F.A.R of Community Building	----	----	1294.822	----
14	ECS required @1.5 Equivalent car space for each dwelling unit	1320.000	----	----	1326.000
15	Covered Parking to be Provided @75% of total required ECS	990	----	----	995.000
16	Balance Surface Parking @25% of total required ECS	330	----	----	331.000
17	Parking for EWS @5% of total ECS	66	----	1568.482	66
18	Required Organized Green Space @15% of the total site area	----	10040.173	11835.000	17.68%

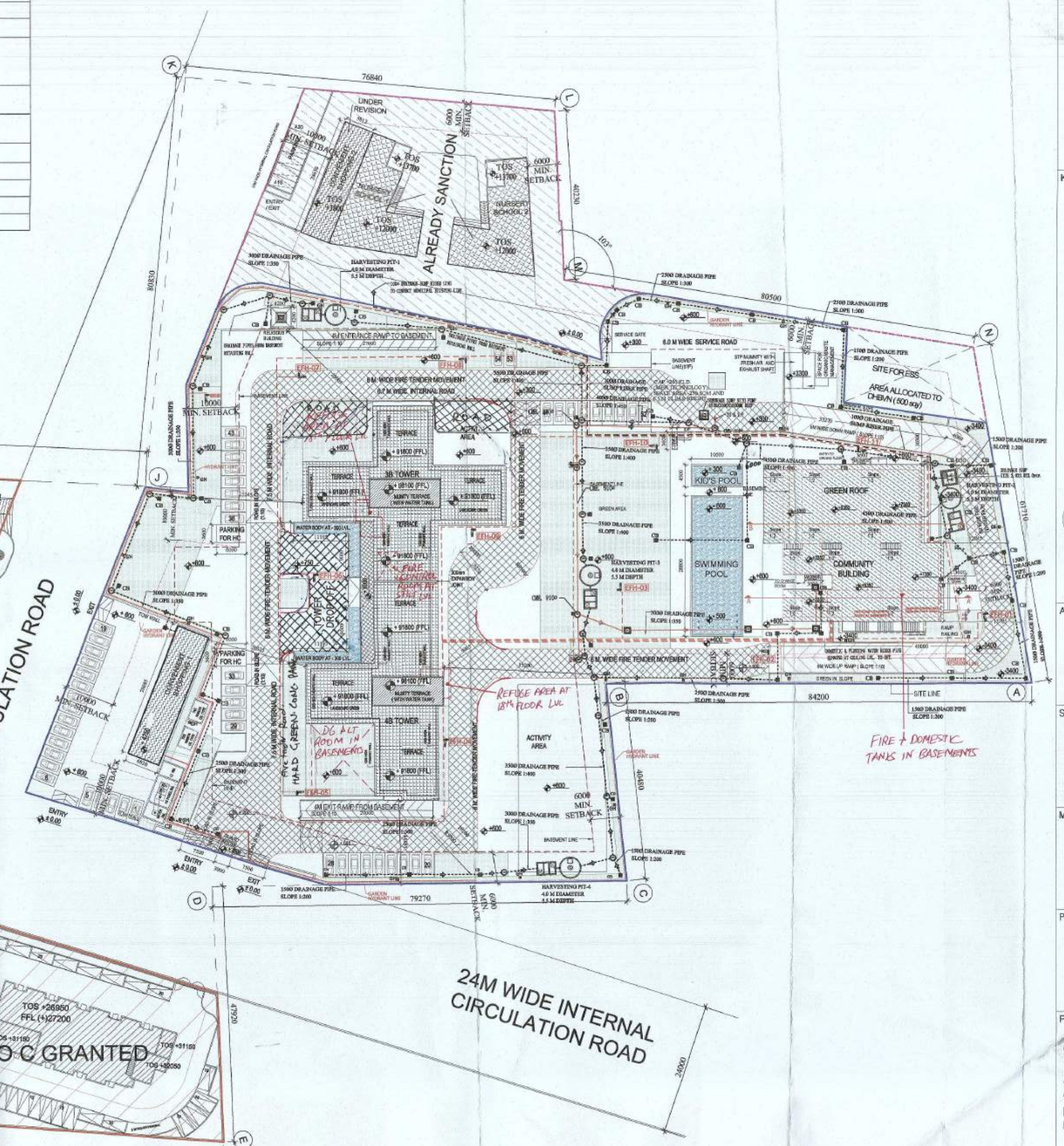
AREA AS PER OC MEMO NO. ZP-739/JD(RD)2019 / 23968 DATED 20-09-2-19

S.No.	Description	Required		OC+Propose		AS PER OC GRANTED		Propose		Extra FAR for IGBC
		Nos.	Area (Sqm)	Area (Sqm)	Nos. / Percentage	Area (Sqm)	Nos. / Percentage	Area (Sqm)	Nos. / Percentage	
1	Total Plot Area	----	66934.486	----	----					*
2	Permissible FAR @1.75	----	117135.350	118853.850	177.57%	92035.583	137.50%	26818.267		
3	Permissible Ground Coverage @35%	----	23427.070	11164.734	16.68%	8399.246	12.55%	2765.488	4.13%	
4	Convenient shopping	----	334.672	334.660		----	----	334.660		
5	Permissible Density	100 PPA - 300 PPA	----	296.073	4697.000	----	4022.000		875.000	
				PPA						
6	Total Number of Main Dwelling Units				881.000		706.000		175.000	
7	Main Dwelling Without Domestic Servants	----	----	----	791.000		616.000		175.000	
8	Main Dwelling With Domestic Servants (Domestic Servants units to be provided @10% of the number of main dwelling units minimum)	88.100	----	----	90.000		90.000			
9	No. of EWS required @15% of the total total number of dwelling units having minimum area of 200 sft.	156	----	3955.550	156	3955.550	156			
10	F.A.R of Community Building	----	----	2125.578	----	1291.168		835.410		
11	ECS required @1.5 Equivalent car space for each dwelling unit	1321.500	----	----	1352		900		452.000	
12	Covered Parking to be Provided @75% of total required ECS	991	----	----	1050		652		398.000	
13	Balance Surface Parking @25% of total required ECS	330	----	----	302		248		54.000	
14	Parking for EWS @5% of total ECS	66	----	1568.482	66	1568.482	60.000			
15	Required Organized Green Space @15% of the total site area	----	10040.173	10060.491	15.03%	7356.562		2703.929		

* Extra FAR for IGBC

A - BALANCE FAR =PERMISSIBLE TOTAL FAR- USED FAR IN OC GRANTED = (1,17,135.350 - 92,035.583) = 25099.767 SQM
B - PLOT AREA OF REVISED SITE= 25,099.767 / 1.75 = 14,342.724 SQM
C - EXTRA FAR FOR IGBC (GOLD CATEGORY) @ 12% OF PLOT AREA = 4,342.724 X 0.12 = 1721.126 SQM
D- TOTAL FAR (BALANCE FAR + EXTRA FAR FOR IGBC) = 25,099.767 + 1,721.126 = 26,820.893 SQM





LEGEND :-

ORGANIZED GREEN SPACE

GENERAL NOTES :-

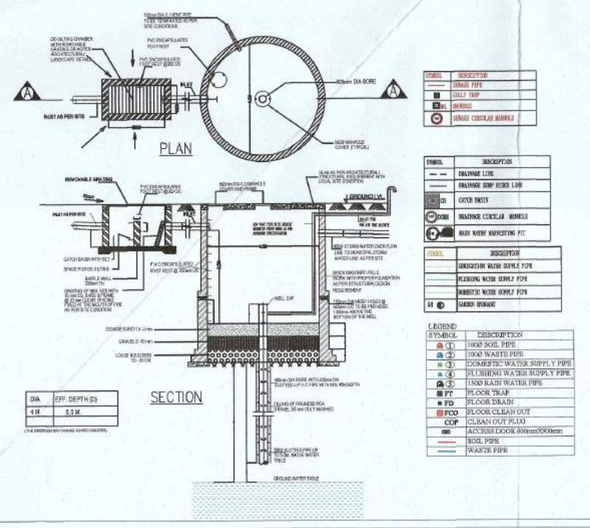
1) TWO Nos. PARKING RESERVE FOR HANDICAPPED
2) ALL LIFTS SHALL HAVE 100% POWER BACK UP
3) ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER NBC PROVISIONS
4) FIRE FIGHTING/SAFETY PROVISIONS WILL BE AS PER PREVALENT NBC PROVISIONS
5) ROOF SLAB OF BASEMENT IS DESIGNED TO TAKE FIRE TENDER LOAD
6) ALL HANDICAP RAMP ARE PROVIDED WITH HAND RAILING

LEGEND : -

OC GRANTED VIDE MEMO NO. ZP-739/JD(RD)2019 / 23968 DATED 20-09-2-19

ALREADY SANCTION VIDE MEMO NO. LC-2384-JE(B) 2012/6952 DATED 3-09-2-12 NOW NO CHANGE PROPOSE

REVISED APPLIED SANCTION



Area and Population Statement									
S.No.	Building type	No. of Floors		No. of Buildings	Ground Coverage		FAR		Population	
					Per Building	Total	Per Building	Total	Per Building	Total
1	32H-K TOWER	B+25		1.000	835.913	835.913	13549.319	13549.319	500.000	500.000
2	48H-K TOWER	B+25		1.000	792.355	792.355	12281.258	12281.258	375.000	375.000
3	COMMUNITY BUILDING	G+1		1.000	784.600	784.600	835.410	835.410	---	---
4	RELIGIOUS BUILDING	G		1.000	17.640	17.640	17.640	17.640	---	---
5	CONVENIENT SHOPPING-1	G		1.000	191.510	191.510	191.510	191.510	---	---
6	CONVENIENT SHOPPING-2	G		1.000	143.150	143.150	143.150	143.150	---	---
	Total	---		---	---	2785.468	---	30818.287	---	875.000
						4.132%				

32 TOWER - FAR Area		
S.No.	Floor Description	FAR Area
1.000	STILT	75.286
2.000	Typical Floor (24 floor)	13263.484
3.000	Refuge floor (1 floor)	221.567
	Sub-Total	13549.319
	Total	13549.319

32 TOWER- Population Calculation									
S.No.	Unit Type	Floors					No. of Units	Main population @ 5 persons / Unit	Service Population @ 3 Persons / Unit
		Ground Floor	Typical Floor (1-25th)						
1.000	Unit Type 3BHK	0.000	80.000	0.000	0.000	0.000	80.000	400.000	---
2.000	Unit Type 3BHK	0.000	2.000	0.000	0.000	0.000	2.000	10.000	---
	Sub-Total	0.000	82.000	0.000	0.000	0.000	100.000	500.000	0.000
	Total	0.000	82.000	0.000	0.000	0.000	100.000	500.000	0.000

48 TOWER - FAR Area		
S.No.	Floor Description	FAR Area
1.000	STILT	75.286
2.000	Typical Floor (24 floor)	11,928.71
3.000	Refuge floor (1 floor)	480.259
	Sub-Total	12281.258
	Total	12281.258
	Grand Total	25829.577

48 TOWER- Population Calculation									
S.No.	Unit Type	Floors					No. of Units	Main population @ 5 persons / Unit	Service Population @ 3 Persons / Unit
		Ground Floor	Typical Floor (1-25th)						
1.000	Unit Type 4BHK	0.000	50.000	0.000	0.000	0.000	50.000	250.000	
2.000	Unit Type 3BHK	0.000	25.000	0.000	0.000	0.000	25.000	125.000	
	Sub-Total	0.000	75.000	0.000	0.000	0.000	75.000	375.000	0.000
	Total	0.000	75.000	0.000	0.000	0.000	75.000	375.000	0.000
	Grand Total	0.000	0.000	0.000	0.000	0.000	0.000	875.000	0.000

MAQSUD AHMAD
M.Tech (Structural Engineering)
Member (Structural)
AMIE (India)

AUTHORITY STAMP :

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

STP(HQ) Member Secretary SFAC
STP(HQ) Member SFAC
STP(HQ) Member SFAC

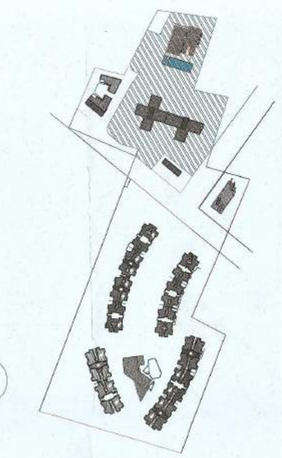
TO BE READ WITH THE OFFICE MEMO NO.:
DATED :

Ram Avtar Bassi
JD(HQ)

J.D. P.A. A.T.P.

STP(HQ) Member of SFAC

KEY PLAN :



ARCHITECT:-

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new delhi - 110019
tel: 011- 40526848
website: www.rajeevagarwal.com

STRUCTURE

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CONSULTING STRUCTURAL ENGINEERS
G-76, 2nd FLOOR, JANAKPURI PLAZA, NEAR KALINDI KUNJ MAIN SARITA VIHAR ROAD, OKHLA, NEW DELHI-110025
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MEP Consultants

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PROJECT LANDSCAPE CONSULTANTS

Oracles | Plural Design Consultants
G 98 Kalkaji New Delhi 110 019 | India | +91 11 2648 1630 | +91 9811 20950

PROJECT TITLE

Approval of revised building plans of Group Housing Colony area measuring 16.54 acres(license no. 67 of 2011 dated 16.07.2011), sector-77 Gurugram being developed by Janpriya Build Estate Pvt.Ltd. & Others C/o Umang Realtech Pvt.Ltd.

ARCHITECT'S SIGNATURE / STAMP :

RAJEEV KUMAR AGARWAL
ARCHITECT CA/89/11915

OWNER SIGNATURE / STAMP :

Checked and found ok for Public Health (Internal) Service only subject to comments in Inspection Note No. 2024 dated 6/1/22
Sr. Executive Engineer (HQ)

FOR JANPRIYA BUILDESTATE PVT. LTD.

Authorised Signatory

DRAWING TITLE :

SITE PLAN (ROOF LEVEL)

SCALE
1:500

DATE
5 - JAN - 2022

DRAWING NO.
1/31

RELEASED FOR :
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