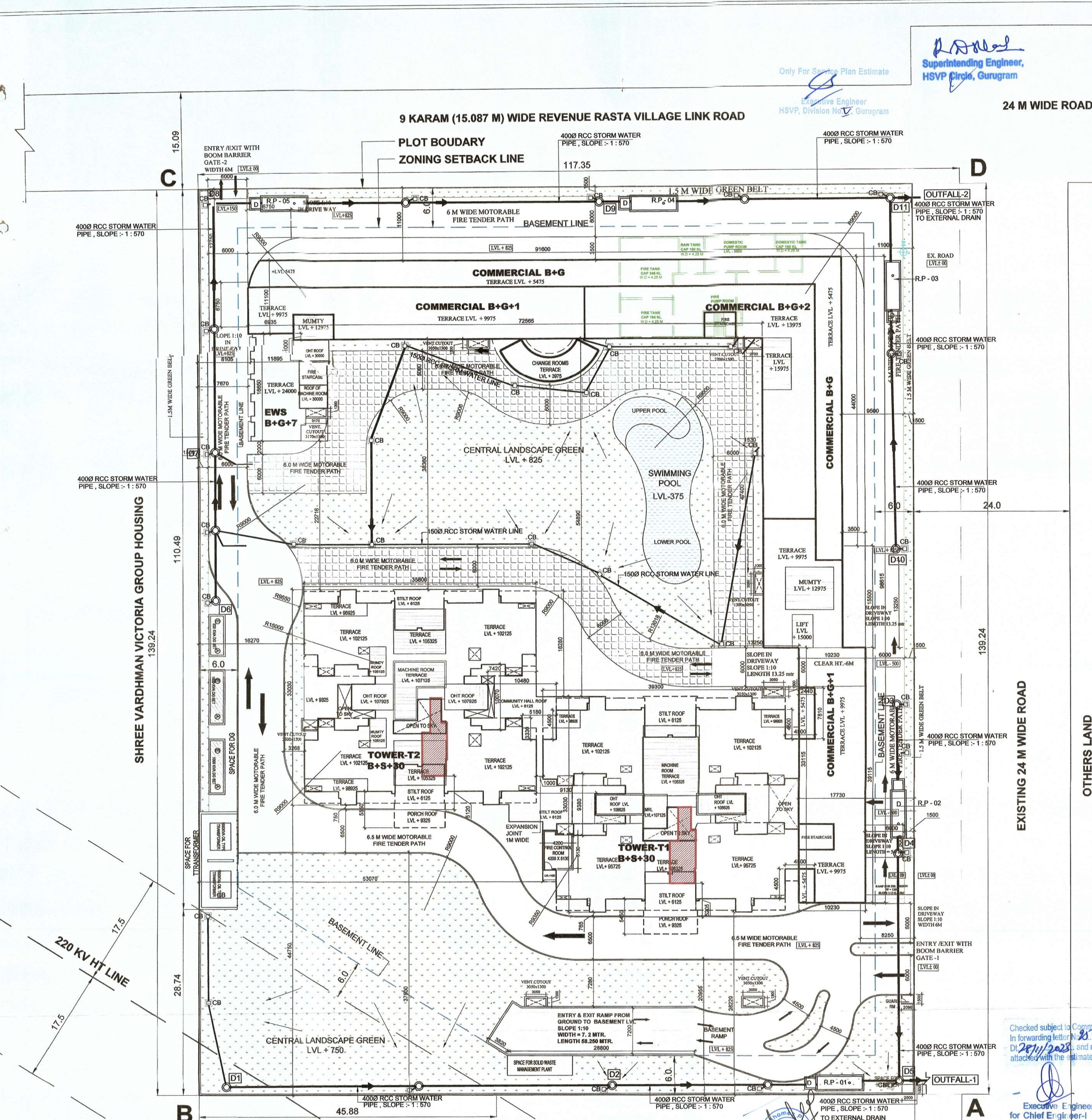




NOTE:-
 1) EXHAUST FAN WILL BE PROVIDED IN KITCHENS AND TOILETS.
 2) 100% POWER BACKUP SHALL BE PROVIDED FOR LIFTS & SERVICE AREAS.
 3) PROPER FIRE SAFETY MEASURE CONFIRMING TO THE PROVISION OF HARYANA BUILDING CODE 2017 / NATIONAL BUILDING CODE OF INDIA 2016 SHALL BE PROVIDED IN THE BUILDING.
 4) RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS / HARYANA GOVERNMENT NOTIFICATION.

- LEGEND :-
- STORM WATER LINE
 - CATCH BASIN
 - INVERT LEVEL
 - CONNECTION LEVEL
 - LENGTH IN METER
 - RECHARGE PIT (7.0X2.0X3.0) M
 - DESILTING CHAMBER

OTHER LAND
 GIAN P. MATHUR
 ARCHITECT
 B. Arch, M.C.A. I.I.A.
 CA No. 80/5769

Checked subject to Comments
 in forwarding letter No. 28/11/2023, and notes
 attached with the estimate
 Executive Engineer (M)
 for Chief Engineer-I
 HSVP, Panchkula

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY			
Sl. No.	DESCRIPTION	4.0375 ACRES	SQ. METERS
1	TOTAL PLOT AREA	4.0375	16339.157
2	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED-09.02.2016	2422.545	9755.894
3	PROPOSED GROUND COVERAGE	25.808	10364.894
4	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED-09.02.2016	40847.892	16339.157
5	ADDITIONAL FAR UTILISED AGAINST TOD CERTIFICATE NO.1 TO 10% PART OF TOD CERTIFICATE 01-540 OF 30/03/2023	3000.000	12141.591
6	ADDITIONAL FAR @ 50% OF SITE AREA ON ACCOUNT OF SOLID WASTE MANAGEMENT	490.173	19684.375
7	HENCE TOTAL PERMISSIBLE FAR = [X]	44338.065	175125.324
8	PROPOSED FAR	44332.324	175045.094
9	PERMISSIBLE RESIDENTIAL FAR @ .5% OF SITE AREA - (A)	81.696	3268.400
10	ADDITIONAL FAR UTILISED AGAINST TOD CERTIFICATE NO.1 TO 10% PART OF TOD CERTIFICATE 01-540 OF 30/03/2023 (FOR COMMERCIAL USE) - (B)	3000.000	12141.591
11	HENCE, TOTAL PERMISSIBLE SHOPPING AREA - Y = (A+B)	3081.696	12350.091
12	PROPOSED SHOPPING AREA	3072.655	12284.600
13	PERMISSIBLE RESIDENTIAL FAR = TOTAL PERMISSIBLE FAR - PERMISSIBLE FAR OF COMMERCIAL - Y	41256.371	163084.729
14	PROPOSED RESIDENTIAL FAR	41253.669	163043.500
15	DENSITY CALCULATIONS		
16	LAND AREA FOR RESIDENTIAL @ 99.5% OF SITE AREA	4.0173	16214.894
17	PERMISSIBLE DENSITY MINIMUM @ 430-10%	387	PPA
18	PERMISSIBLE DENSITY MAXIMUM @ 430-10%	473	PPA
19	PROPOSED DENSITY	387.324	PPA
20	PROPOSED DUS	228	DUS
21	EWS TO BE PROVIDED	228	* 15/85
22	EWS PROVIDED	40	EWS
23	MINIMUM REQUIRED SERVANTS ROOM @ 10%	23	
24	PROPOSED DOMESTIC SERVANTS ROOMS	168	
25	TOTAL POPULATION (Population @ 5 persons, EWS @ 2 persons, Domestic servant @ 2 persons)	1540	
26	MAIN DUS = 228X 5	1140	
27	SERVANT = 168 X 2	336	
28	TOTAL	1556	
29	MINIMUM REQUIRED ECS	278	ECS
30	PROPOSED ECS	315	ECS
31	REQUIRED ORGANIZED GREEN @ 15%	2432.974	SQ. METERS
32	PROPOSED GREEN	4332.324	SQ. METERS
33	PROPOSED GREEN	26.027%	% PERCENT
34	TOTAL FAR AREA	44332.324	SQ. METERS
35	TOTAL NON FAR AREA	2741.591	SQ. METERS
36	AREA OF BASEMENT	11940.131	SQ. METERS
37	STILT AREA	1444.046	SQ. METERS
38	TOTAL BUILT UP AREA	60458.094	SQ. METERS

DU CALCULATIONS OF EACH BUILDING BLOCKS

FLOOR	TOWER-01	TOWER-02
1st to 30th	2nd to 30th	
G.FLR	0	0
1st FLR	4	0
2nd FLR	4	4
3rd FLR	4	4
4th FLR	4	4
5th FLR	4	4
6th FLR	4	4
7th FLR	4	4
8th FLR	4	4
9th FLR	4	4
10th FLR	4	4
11th FLR	4	4
12th FLR	4	4
13th FLR	4	4
14th FLR	4	4
15th FLR	4	4
16th FLR	4	4
17th FLR	4	4
18th FLR	4	4
19th FLR	4	4
20th FLR	4	4
21st FLR	4	4
22nd FLR	4	4
23rd FLR	4	4
24th FLR	4	4
25th FLR	4	4
26th FLR	4	4
27th FLR	4	4
28th FLR	4	4
29th FLR	4	4
30th FLR	2	2
TOTAL	114	114

GRAND TOTAL 228

NOS OF DOMESTIC SERVANTS ROOM			
FLOOR	TOWER-1	TOWER-2	
G.FLR	0	0	
1st FLR	4	0	
2nd FLR	4	2	
3rd FLR	4	2	
4th FLR	4	2	
5th FLR	4	2	
6th FLR	4	2	
7th FLR	4	2	
8th FLR	4	2	
9th FLR	4	2	
10th FLR	4	2	
11th FLR	4	2	
12th FLR	4	2	
13th FLR	4	2	
14th FLR	4	2	
15th FLR	4	2	
16th FLR	4	2	
17th FLR	4	2	
18th FLR	4	2	
19th FLR	4	2	
20th FLR	4	2	
21st FLR	4	2	
22nd FLR	4	2	
23rd FLR	4	2	
24th FLR	4	2	
25th FLR	4	2	
26th FLR	4	2	
27th FLR	4	2	
28th FLR	4	2	
29th FLR	4	2	
30th FLR	0	0	
TOTAL	112	56	168

PARKING REQUIRED FOR RESIDENTIAL			
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS/UNIT
DWELLING UNIT TYPE-A (TOWER-1)	146.813	56	1.0
DWELLING UNIT TYPE-B (TOWER-1)	146.461	56	1.0
DWELLING UNIT TYPE-C (TOWER-2)	127.841	56	1.0
DWELLING UNIT TYPE-D (TOWER-2)	126.883	56	1.0
DWELLING UNIT TYPE-E (TOWER-2)	226.994	2	1.5
TOTAL PARKING REQUIRED FOR RESIDENTIAL			315

PARKING REQUIRED FOR COMMERCIAL			
CARPET AREA OF SHOPS ON ALL FLOORS			
REQUIRED 1 ECS @ 50 SQ.M OF CARPET AREA OF SHOPS	47.749	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	230.000		47.749
TOTAL NORMAL CAR PARKING PROVIDED IN BASEMENT	277.740	ECS	
TOTAL MECHANICAL (STACK) PARKING PROVIDED IN BASEMENT	278	ECS	
RESERVED PARKING FOR EWS @ 5%	13.80		
TOTAL	14	ECS	

PARKING CALCULATION (PROVIDED)			
TOTAL NORMAL CAR PARKING PROVIDED IN BASEMENT	277		
TOTAL MECHANICAL (STACK) PARKING PROVIDED IN BASEMENT	88		
TOTAL ECS PROVIDED	315		

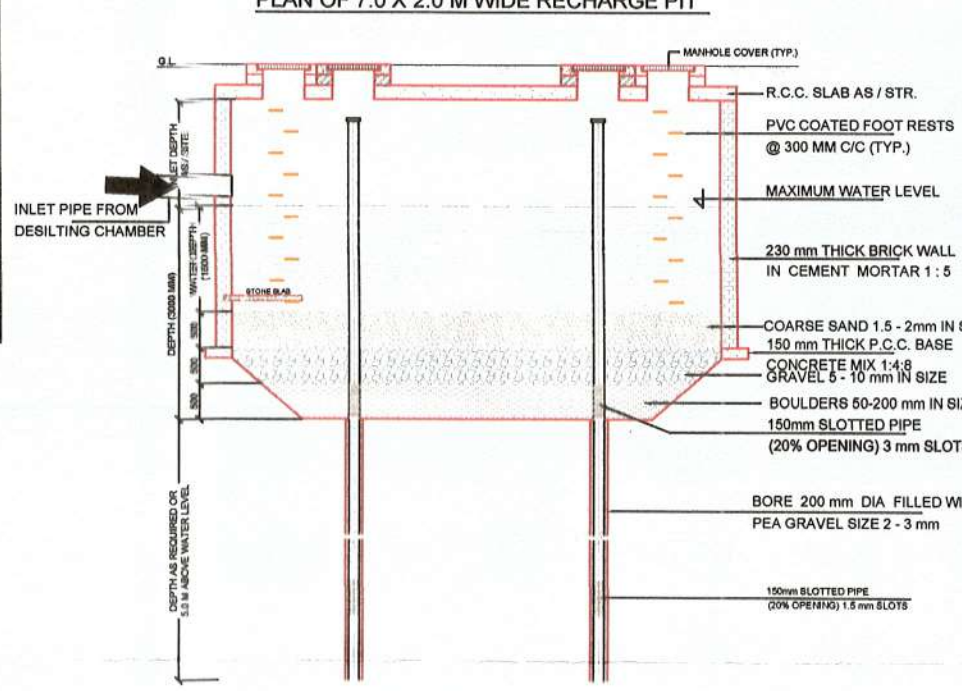
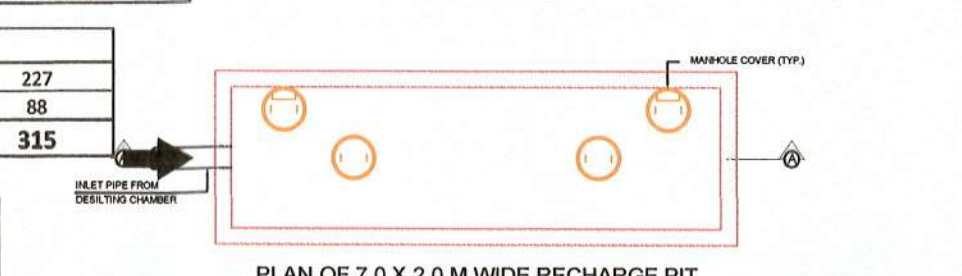
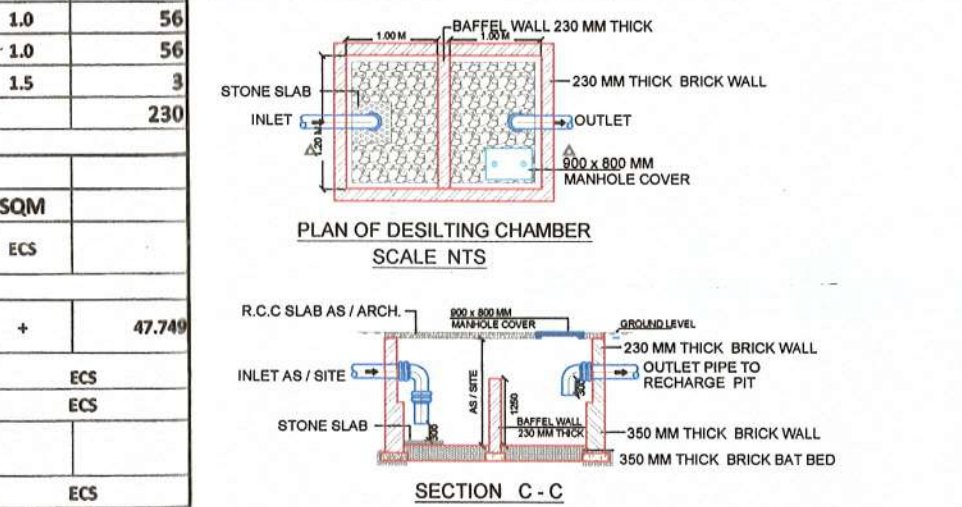
DENSITY CALCULATIONS			
TOTAL PLOT AREA	4.0375	ACRES	
LAND AREA FOR RESIDENTIAL @ 99.5 % OF PLOT AREA	4.0173	ACRES	
PERMISSIBLE DENSITY	430 PPA ± 10%		
MINIMUM DENSITY	430-10%	PPA	
MAXIMUM DENSITY	430-10%	PPA	
PROPOSED DENSITY	387.324	PPA	
MINIMUM REQUIRED SERVANTS ROOM @ 10%	23		
PROPOSED DOMESTIC SERVANTS ROOMS	168		
TOTAL POPULATION (Population @ 5 persons, EWS @ 2 persons, Domestic servant @ 2 persons)	1556		
DENSITY PROVIDED	387.324	PPA	

EWS CALCULATIONS			
TOTAL NO. OF MAIN DUS	228		
REQUIRED EWS @ 15% OF MAIN DUS	40.235		
EWS PROVIDED	40		
GROUND	5		
FIRST FLOOR	5		
SECOND FLOOR	5		
THIRD FLOOR	5		
FOURTH FLOOR	5		
FIFTH FLOOR	5		
SIXTH FLOOR	5		
SEVENTH FLOOR	5		
TOTAL	40	NOS	

DOMESTIC SERVANTS CALCULATION			
TOTAL NO. OF MAIN DUS	228		
MINIMUM REQUIRED SERVANT @ 10%	22.800		
DOMESTIC SERVANTS PROVIDED	168		
TOTAL NO. OF SERVANT ROOM PROVIDED	168		

TOTAL POPULATION			
TYPE	NO. OF UNITS	PERSONS/UNIT	TOTAL
MAIN UNITS	228	5	1140
EWS	40	2	80
DOMESTIC SERVANTS	168	2	336
TOTAL POPULATION			1556

TOTAL BUILT UP AREA CALCULATION			
TOTAL FAR	TOTAL NON FAR	BASEMENT	STILT AREA
44332.324	2741.591	11940.131	1444.046
TOTAL	60458.094		



OWNER:
 DECENT BUILDHOMES PRIVATE LIMITED
 PREVIOUSLY KNOWN AS BNB LAND DEVELOPERS
 PRIVATE LIMITED ADDRESS- 301, 3rd FLOOR
 INDRAPRAKASH BUILDING 21, BARAKHAMBHA ROAD,
 NEW DELHI 110001

PROJECT:
 PROPOSED BUILDING PLANS OF GROUP HOUSING
 COLONY FOR AN AREA MEASURING 4.0375 ACRES
 UNDER TOD POLICY DATED 09.02.2016 (LICENSE NO 40
 OF 2022 DATED 12.04.2022 IN SECTOR-70, GURUGRAM
 MANESAR URBAN COMPLEX BEING DEVELOPED BY
 DECENT BUILD HOMES PVT. LTD.

TITLE:
 SITE PLAN & AREA CALCULATION
 STORM WATER LAYOUT
 DRG. NO.-SITE-01
 ARCHITECTS: GIAN P. MATHUR AND ASSOCIATES (P) LTD.
 C-55, East of Kailash, New Delhi-110055
 GIAN P. MATHUR ARCHITECT
 B. Arch, M.C.A. I.I.A.
 CA No. 80/5769
 OWNERS SIGN: GIAN P. MATHUR ARCHITECT
 DATE: APR 2023
 DRAWN: SANDHYA
 CKD BY: PRITI