FAR CALCULATION

BUILDING BLOCKS	FAR (OC GRANTED) CLUSTER A	CLUSTER B	CLUSTER C	CLUSTER D	CLUSTER E	CLUSTER F	CLUSTER G	FAR (ALREADY APPROVED Phase-2) CLUSTER -H,I,J,K,M	CLUSTER- L	CLUSTER N	FAR (PROPOSED) CLUSTER -O	CLUSTER - P	CLUSTER - Q
	G+14	G+14	G+14	G+14	G+14	G+11	G+11	G+13	G+14	S+10	G+14	G+13	G+3
TOTALNO. OF BLOCKS	1	1	1	1	1	1	1	5	1	1	1	1	1
FLOORS													
GROUND	418.828	357.659	455.186	455.186	455.186	465.200	233.228	524.925	524.925	85.708	532.510	532.510	164.533
1st FLR	447.307	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832
2ND FLR	447.307	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832
3rd FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	77.444
4th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
5th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
6th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
7th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
8th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
9th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
10th FLR	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	
11th FLR	475.441	475.441	475.441	475.441	475.441	459.694	210.559	491.950	491.950		497.899	497.899	
12th FLR	475.441	475.441	475.441	475.441	475.441			491.950	491.950		497.899	497.899	
13th FLR	475.441	475.441	475.441	475.441	475.441			491.950	491.950		497.899	497.899	
14TH FLR	459.694	459.169	459.694	459.694	459.694				491.950		255.874	0.000	
	7002.986	6997.561	7095.613	7095.613	7095.613	5664.174	2639.618	6920.273	7412.223	2776.587	7261.064	7005.190	529.640
TOTAL AREA / BLOCK	7002.986	6997.561	7095.61	7095.61	7095.61	5664.17	2639.62	34601.37	7412.22	2776.59	7261.06	7005.19	529.64
TOTAL FAR	43591.168 SQ.M.							44790.175			14795.895		

DENSITY ---- 750-900 PPA (OC GRANTED- Phase-1)

BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUID COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUs	POPULATION	
CLUSTER A	1	GROUND+14	458.564	7002.986	119	595	(5 persons)
CLUSTER B	1	GROUND+14	377.778	6997.561	118	590	(5 persons)
CLUSTER C	1	GROUND+14	486.698	7095.613	120	600	(5 persons)
CLUSTER D	1	GROUND+14	486.698	7095.613	120	600	(5 persons)
CLUSTER E	1	GROUND+14	486.698	7095.613	120	600	(5 persons)
CLUSTER F	1	GROUND+11	486.698	5664.170	96	480	(5 persons)
CLUSTER G	1	GROUND+11	239.699	2639.62	36	180	(5 persons)
COMMUNITY BUILDING		GROUND FLOOR	190.249	-----	-----	-----	-----
AAGANWARDI (REVISED)		GROUND FLOOR	189.642	-----	-----	-----	-----
COMMERCIAL		GROUND+2	596.693	1429.494	-----	-----	-----
TOTAL	7		3999.419	43591.176	729	3645	

DENSITY ---- 750-900 PPA (SANCTIONED- Phase-2)

BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER	POPULATION	
CLUSTER -H,I,J,K,M	5	GROUND+13	2624.625	34601.37	560	2800	(5 persons)
CLUSTER- L	1	GROUND+14	524.925	7412.22	120	600	(5 persons)
CLUSTER N	1	STILT+10	313.893	2776.59	40	200	(5 persons)
COMMERCIAL		GROUND+1	896.615	-----	-----	-----	-----
TOTAL	7		4369.058	44790.175	720	3600	

DENSITY ---- 750-900 PPA (PROPOSED- Phase-3)

BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER	POPULATION	
CLUSTER -O	1	GROUND+14	532.510	7261.06	116	580	(5 persons)
CLUSTER -P	1	GROUND+13	532.510	7005.19	112	560	(5 persons)
CLUSTER -Q	1	GROUND+3	165.860	529.64	7	35	(5 persons)
COMMERCIAL	1	GROUND+1	192.312	-----	-----	-----	-----
COMMUNITY BUILDING	1	GROUND FLOOR	200.609	-----	-----	-----	-----
AAGANWARDI	1	FIRST FLOOR	200.609	-----	-----	-----	-----
TOTAL	6		1824.409	14795.895	235		1175

TOTAL BUILT UP AREA FOR PHASE - 3

ATTRIBUTE	AREA	UNIT
FAR RESIDENTIAL	14795.9	SQM
RESIDENTIAL MACHINE RM AND WATER TANK	120	SQM
RESIDENTIAL MUMTY	112.988	SQM
FAR COMMERCIAL	473.929	SQM
MUMTY	112.988	SQM
MACHINE RM/WATER TANK	160	SQM
TOTAL BULTUP AREA	15768.4	SQM
AAGANWARDI	200.609	SQM
COMMUNITY	200.609	SQM
TOTAL BUILTUP AREA	16177.03	SQM

PLOT AREA SUMMARY

TOTAL PLOT AREA	11.6625	47196.388	SQM
	AREA IN ACRES		
PERMISSIBLE PLOT AREA FOR COMMERCIAL @ 8.0 % OF TOTAL PLOT AREA	0.933	3775.711	SQM
PERMISSIBLE COMMERCIAL FAR @1.78 (INCLUDING 3% FOR SOLID WASTE MANAGEMENT)		6720.766	SQM
PROPOSED TOTAL FAR FOR COMMERCIAL		3360.975	SQM
PLOT AREA UTILIZED FOR COMMERCIAL	0.4666	1888.188	SQM
BALANCE PLOT AREA FOR RESIDENTIAL	11.196	45308.200	SQM
Ground Coverage SUMMARY			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	23598.194	
GROUND COVERAGE (OC GRANTED)		3999.419	SQM
GROUND COVERAGE (SANCTIONED)		4360.058	SQM
GROUND COVERAGE (PROPOSED)		1824.409	SQM
PROPOSED TOTAL GROUND COVERAGE	21.58%	10183.886	SQM
FAR SUMMARY - Residential			
BALANCE PLOT AREA FOR RESIDENTIAL	96.00%	45308.633	SQM
PERMISSIBLE FAR FOR HOUSING @	225%	101944.20	SQM
3% FAR FOR SWM RESIDENCE	3%	1359.256	SQM
NET PERMISSIBLE RESIDENTIAL FAR	228.00%	103303.451	SQM
FAR (OC GRANTED)		43591.176	SQM
FAR (SANCTIONED)		44790.175	SQM
FAR (PROPOSED)		14795.895	SQM
PROPOSED TOTAL RESIDENTIAL FAR	227.72%	103177.246	SQM
FAR SUMMARY - Commercial			
PROPOSED TOTAL COMMERCIAL PLOT AREA	4.00%	1887.855	SQM
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3303.746	SQM
3% FAR FOR SWM COMMERCIAL SITE	3%	56.635	SQM
NET PERMISSIBLE COMMERCIAL FAR	178%	3360.381	SQM (PERMISSIBLE)
FAR (OC GRANTED)		1425.494	SQM
FAR (SANCTIONED)		1457.552	SQM
FAR (PROPOSED)		473.929	SQM
PROPOSED TOTAL COMMERCIAL FAR	178.00%	3360.975	SQM
Population Density SUMMARY			
PERMISSIBLE DENSITY @	MIN. 750 PPA	8397	750 TO 900 PPA
PERMISSIBLE DU'S		1679	MINIMUM
PERMISSIBLE DENSITY	MAX. 900 PPA	10076	900 PPA
PERMISSIBLE DU'S		2015	MAXIMUM
DENSITY (OC GRANTED+SANCTIONED)	=	7245	PERSONS
Dus (OC GRANTED + SANCTIONED)	=	1449	Dus
DENSITY (PROPOSED)		1175	PERSONS
Dus (PROPOSED)	=	235	Dus
PROPOSED TOTAL DENSITY	=	8420	PERSONS
PROPOSED TOTAL Dus	=	1684	Dus
Parking - SUMMARY			
REQUIRED RESIDENTIAL ECS @	0.5 X Dus	842	ECS
RISIDENTIAL ECS (OC GRANTED)	=	372	ECS
RISIDENTIAL ECS (SANCTIONED)	=	364	ECS
RISIDENTIAL ECS (PROPOSED)		123	ECS
PROPOSED TOTAL ECS		860	Dus
GREEN - SUMMARY			
REQUIRED MINI. GREEN AREA @	15%	7079.46	SQM
GREEN (OC GRANTED)		3051.57	
GREEN (SANCTIONED)		3057.85	SQM
GREEN (PROPOSED)		1156.83	SQM
TOTAL GREEN AREA	15.39%	7266.25	SQM
PROVIDED COMMUNITY HALL-1(OC GRANTED)	=	191.075	SQM
COMMUNITY HALL-2(PROPOSED)	=	200.609	SQM
PROVIDED AAGANWADI-1(OC GRANTED)	=	191.075	SQM
PROVIDED AAGANWADI-2 (PROPOSED)	=	200.609	SQM

INVENTORY OF UNITS (OC GRANTED)

		2BHK (TYPE-01)	2BHK (TYPE-02)	1BHK (TYPE-03)	1BHK (TYPE-04)	1BHK+STUDY (TYPE-05)	3BHK (TYPE-01)	3BHK (TYPE-02)	3BHK (TYPE-03)	TOTAL
1	TOWER-A	54	60	5						119
2	TOWER-B	58	59		1					118
3	TOWER-C	59	59		1	1				120
4	TOWER-D	59	59		1	1				120
5	TOWER-E	59	59		1	1				120
6	TOWER-F	47	48		1					96
7	TOWER-G						12	12	12	36
		336	344	5	5	3	12	12	12	729

INVENTORY OF UNITS(SANCTIONED)

		2BHK (TYPE-01)	2BHK (TYPE-02)	2BHK (TYPE-03)	2BHK (TYPE-04)	3BHK (TYPE-01)	TOTAL
CARPET AREA		50.244	56.325	55.843	53.531	59.583	
BALCONY AREA		7.3825	7.1785	7.070	7.458	11.178	
1	TOWER-H	28	28	28	28		112
2	TOWER-I	28	28	28	28		112
3	TOWER-J	28	28	28	28		112
4	TOWER-K	28	28	28	28		112
5	TOWER-L	30	30	30	30		120
6	TOWER-M	28	28	28	28		112
7	TOWER-N					40	40
		170	170	170	170	40	720

INVENTORY OF UNITS (PROPOSED)

		2BHK (TYPE-01)	2BHK (TYPE-02)	2BHK (TYPE-03)	2BHK (TYPE-04)	2BHK+STORE (TYPE-05)	TOTAL
CARPET AREA		50.244	56.325	55.843	53.531	59.419	
BALCONY AREA		7.3825	7.1785	7.070	7.458	9.254	
1	TOWER-O	30	28	28	30	-	116
2	TOWER-P	28	28	28	28	-	112
3	TOWER-Q					7	7
		58	56	56	58	7	235

PUMP DETAILS

TAG NO.	PUMPS DESCRIPTION	CAPACITY	HEAD	PRIME MOVER
F1	FIRE PUMP TWO SETS	2850 LPM	120 M	DIESEL ENGINE (STAND BY) CUT IN = 8.15 kg / sq² CUT OUT = MANUAL
F2	MAIN FIRE HYDRANT PUMP TWO SETS	2850 LPM	120 M	ELECTRIC MOTOR CUT IN = 9.15 kg / sq² CUT OUT = MANUAL
F3	JOCKEY PUMP TWO SETS	180 LPM	120 M	ELECTRIC MOTOR CUT IN = 10.15 kg / sq² CUT OUT = 10.50 kg / sq²

NOTE :-
IF PUMPS IN FIRST SET DOES NOT START IN 30 SECONDS ALTERNATE PUMP IN 2nd SET WOULD OPERATE

DU CALCULATION

FLOOR	DU'S (OC GRANTED) CLUSTER A	CLUSTER B	CLUSTER C	CLUSTER D	CLUSTER E	CLUSTER F	CLUSTER G	DU'S (ALREADY APPROVED) TOWER-H,I,J,K,M	TOWER-L	TOWER-N	DU'S (PROPOSED) TOWER-O	TOWER-P	TOWER-Q
	G+14	G+14	G+14	G+14	G+14	G+11	G+11	G+13	G+14	S+10	G+14	G+13	G+3
NO. OF BLOCKS	1	1	1	1	1	1	1	5	1	1	1	1	1
FLOORS													
GROUND FLR	7	6	8	8	8	8	3	8	8	-	8	8	2
1st FLR	8	8	8	8	8	8	3	8	8	4	8	8	2
2nd FLR	8	8	8	8	8	8	3	8	8	4	8	8	2
3rd FLR	8	8	8	8	8	8	3	8	8	4	8	8	1
4th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
5th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
6th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
7th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
8th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
9th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
10th FLR	8	8	8	8	8	8	3	8	8	4	8	8	
11th FLR	8	8	8	8	8	8	3	8	8		8	8	
12th FLR	8	8	8	8	8			8	8		8	8	
13th FLR	8	8	8	8	8			8	8		8	8	
14TH FLR	8	8	8	8	8				8		4		
TOTAL	119	118	120	120	120	96	36	112	120	40	116	112	7
TOTAL	119	118	120	120	120	96	36	560	120	40	116	112	7

PLUMBING SEWER LEGEND :-
- SEWER / STORM MANHOLE
- SEWER / STORM BRANCH MANHOLE (900 x 900 x 750 MM)
- SEWER BRANCH LINE
- SEWER MAIN LINE
- 150Ø RCC STORM WATER BRANCH LINE
- 400Ø / 450Ø RCC STORM WATER MAIN LINE
- 2.0 x 1.5 Mtr DESILTING CHAMBER
- 7.0 x 2.0 x 3.0 MT RECHARGE PIT
- CB 1 CATCH BASIN (600 x 600 MM)
- FLUSHING WATER SUPPLY BURIED IN GROUND
- DOMESTIC WATER SUPPLY BURIED IN GROUND
- VALVE WITH CHAMBER

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

S.T.P. (HQ) Member B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | S.T.P (G) Member B.P.A.C. | (H Sharma B.P.A.C.

Consultant Architect | ATP (HQ) | (Dinesh Kumar) PA(HQ)

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

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.PA/SP3/2018/13769/3027

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

DDT (HQ) Member BPAC

Key Plan

NOTE:- ALL DIMENSION & LEVELS ARE IN MM.

PROPOSED AREA
ALREADY SANCTIONED
OC GRANTED

PLUMBING CONSULTANTS

SONI CONSULTANTS
Plumbing & Fire Suppression Consultants
B-2A/139, Janak Puri, New Delhi - 110058
PH - 011 - 45501699 , 41403781
e-mail : info@soniconsultants.in
Website : www.soniconsultants.in

ARCHITECTS:

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

CLIENT :

SIGNATURE BUILDERS PVT.LTD
Signature Global, 1102, Tower-A
Signature Towers, Gurugram-122001

JOB TITLE :

REVISED SUBMISSION DRAWING

PROJECT :

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.8625 ACRES (LICENCE NO- 162 OF 2023 DATED - 11/08/2023) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 10.0 ACRES (LICENSE NO. 1 OF 2016 DATED 04.02.2016 AND 51 OF 2019 DATED - 09/03/2019) TOTAL AREA 11.6625 ACRES IN SECTOR-93, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s SIGNATURE BUILDERS PVT. LTD.

DRAWING TITLE :

SITE PLAN
SEWERAGE , STORM WATER SUPPLY & FIRE LAYOUT

JOB NO. 2064	DRAWING NO. SG/A/MP/01
SCALE :- 1:400	
DATE : 30 -06-2023	
DEALT - VARUN	CHECKED BY : REVISION NO.
GURUGRAM AUTHORITY :-	

ARCHITECT'S SIGN | OWNER'S SIGN

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

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

SIGNATURE BUILDERS PVT. LTD.