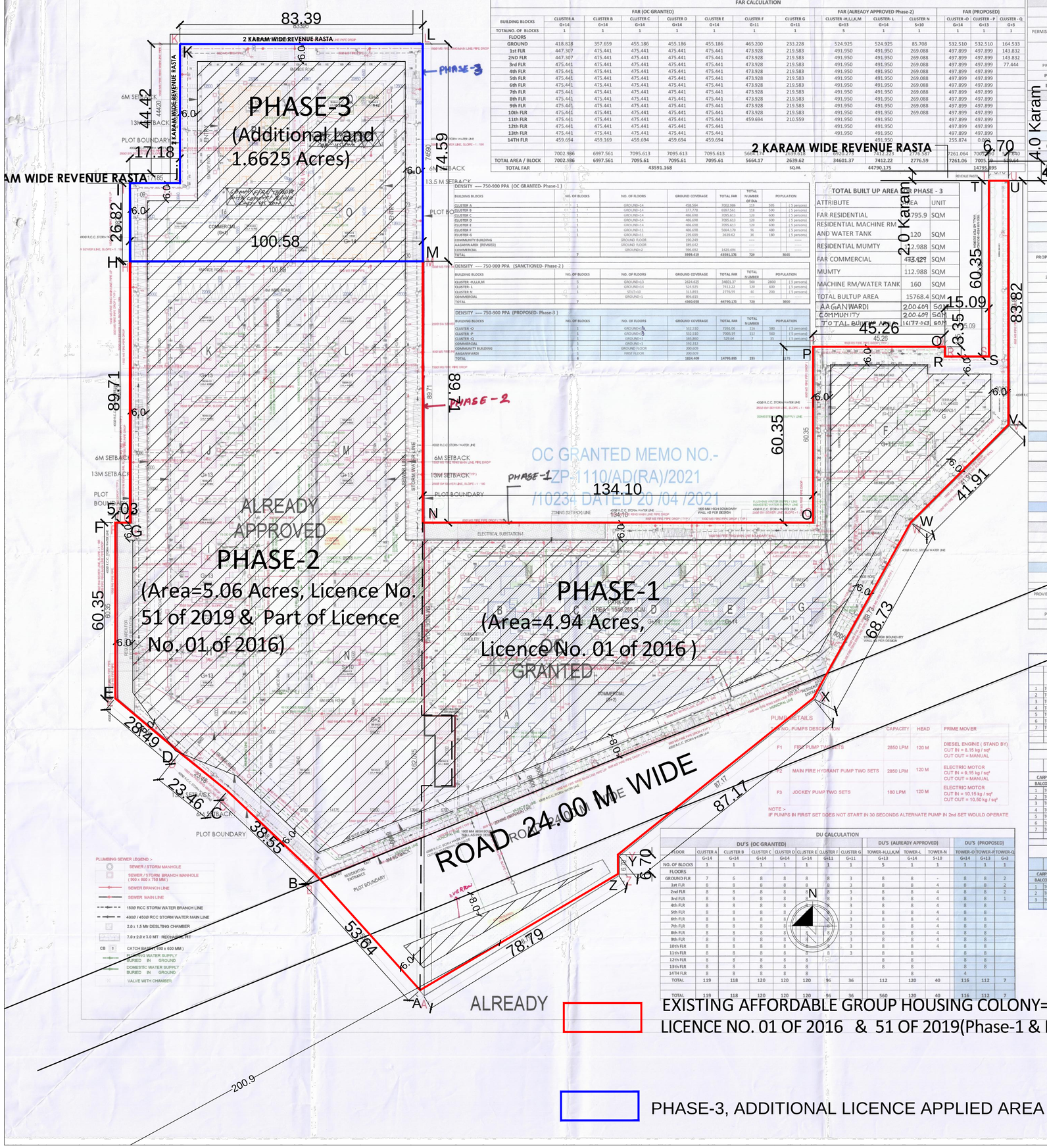


## FAR CALCULATION

| BUILDING BLOCKS | CLUSTER A G+14 | CLUSTER B G+14 | CLUSTER C G+14 | CLUSTER D G+14 | CLUSTER E G+14 | CLUSTER F G+11 | CLUSTER G G+11 | CLUSTER -H,I,J,K,M G+13 | CLUSTER- L G+14 | CLUSTER N 5+10 | CLUSTER -O G+14 | CLUSTER - P G+13 | CLUSTER - Q G+3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | FAR (OC GRANTED) | | | | | | | FAR (ALREADY APPROVED Phase-2) | | | FAR (PROPOSED) | | |
| 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 | 7005.240 | 1156.830 |
| 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 | 7005.24 | 1156.84 |
| TOTAL FAR | 43591.168 | | | | | | | 44790.175 | | | 14795.895 | | |
| | SQ.M. | | | | | | | | | | | | |

## 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** | | | |
| PERMISSIBLE FAR AREA FOR RESIDENTIAL | 2.25 | 106167.873 | SQM |
| | | 44790.175 | SQM |
| | | 14795.895 | SQM |
| 3% FAR FOR SWM RESIDENCE | 3% | 1355.256 | SQM |
| NET PERMISSIBLE RESIDENTIAL FAR | 228.00% | 103163.452 | 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% | 3302.746 | SQM |
| 3% FAR FOR SWM COMMERCIAL SITE | 3% | 56.635 | SQM |
| NET PERMISSIBLE COMMERCIAL FAR | 178% | 3360.781 | SQM (PERMISSIBLE) |
| FAR (OC GRANTED) | | 1429.494 | 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 | 10075 | 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 | SQM |
| 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 |

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

| BUILDING BLOCKS | NO. OF BLOCKS | NO. OF FLOORS | GROUND COVERAGE | TOTAL FAR | TOTAL NUMBER OF DUs | POPULATION | |
|---|---|---|---|---|---|---|---|
| CLUSTER A | 1 | GROUND+14 | 458.564 | 7002.986 | 116 | 595 | ( 5 persons) |
| CLUSTER B | 1 | GROUND+14 | 377.278 | 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 | 219.669 | 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 | 580 | 2800 | ( 5 persons) |
| CLUSTER - L | 1 | GROUND+14 | 524.925 | 7412.22 | 120 | 600 | ( 5 persons) |
| CLUSTER N | | 5To1+10 | 313.893 | 2776.59 | 40 | 200 | ( 5 persons) |
| COMMERCIAL | | GROUND+1 | 896.615 | | ------ | | ------ |
| TOTAL | 7 | | 4360.058 | 44790.175 | 739 | | 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 | 7005.15 | 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 OF 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 BUILT UP AREA | 16177.63 | SQM |

## PUMP DETAILS

| 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 | CLUSTER A G+14 | CLUSTER B G+14 | CLUSTER C G+14 | CLUSTER D G+14 | CLUSTER E G+14 | CLUSTER F G+11 | CLUSTER G G+11 | TOWER-H,I,J,K,M G+13 | TOWER-L G+14 | TOWER-N 5+10 | TOWER-O G+14 | TOWER-P G+13 | TOWER-Q G+3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DU'S (OC GRANTED) | | | | | | | DU'S (ALREADY APPROVED) | | | DU'S (PROPOSED) | | |
| 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 |

## 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 | 28 | - | | | | 116 |
| 2 TOWER-P | 28 | 28 | 28 | 28 | - | | | | 112 |
| 3 TOWER-Q | | | | | 7 | | | | 7 |
| | 58 | 56 | 56 | 58 | 7 | | | | 235 |

EXISTING AFFORDABLE GROUP HOUSING COLONY=10 ACRES
LICENCE NO. 01 OF 2016 & 51 OF 2019(Phase-1 & Phase-2)

PHASE-3, ADDITIONAL LICENCE APPLIED AREA (1.6625 Acres)

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

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
ARCHITECTS & PLANNERS
T : 46599559 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 1.6625 ACRES (LICENCE NO.- 162 OF 2023 DATED - 11/09/2023 ) 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
SCALE :- 1:400
DATE : 30 -06-2023
DRAWING NO. SG/A/MP/01
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