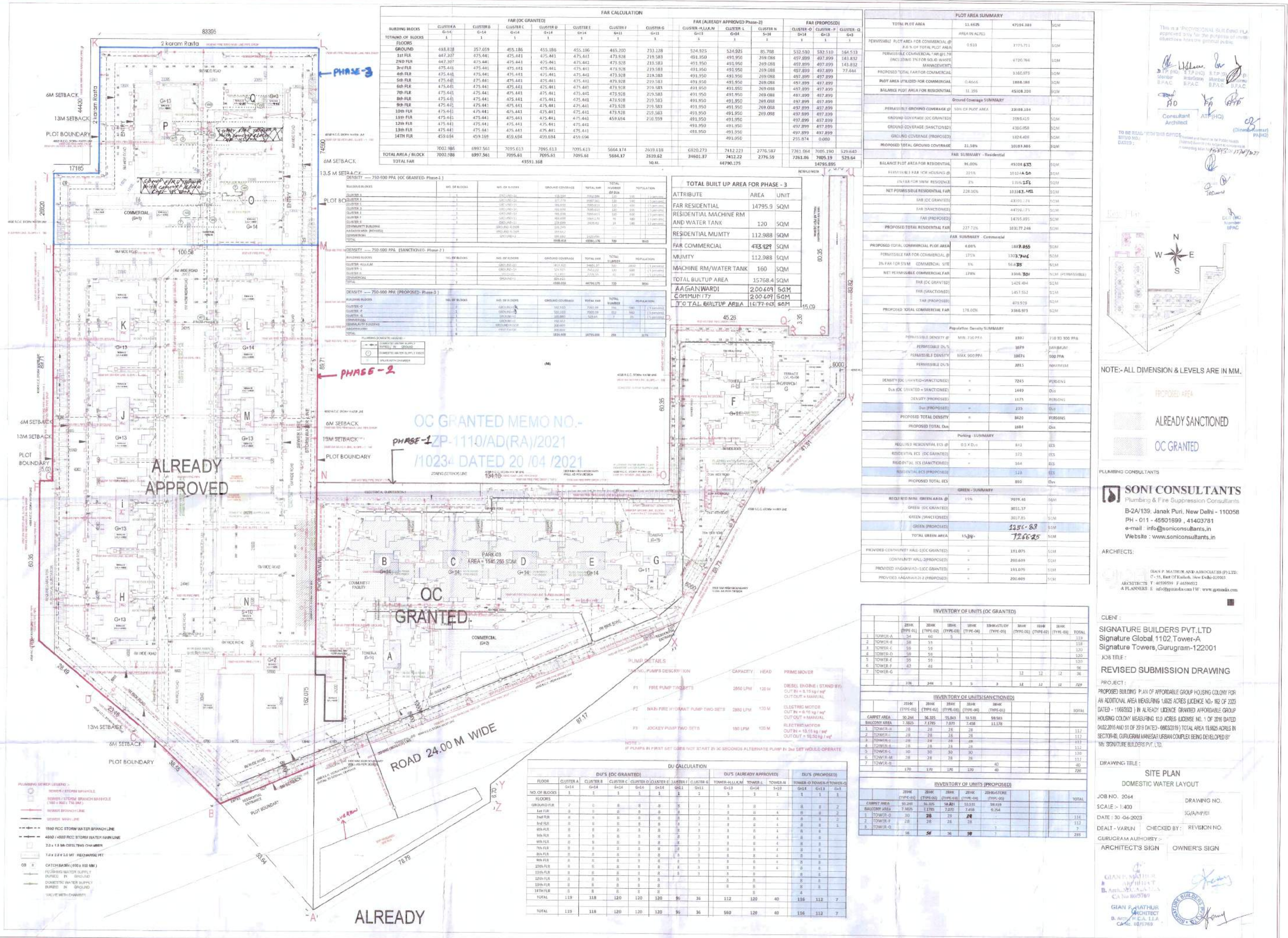
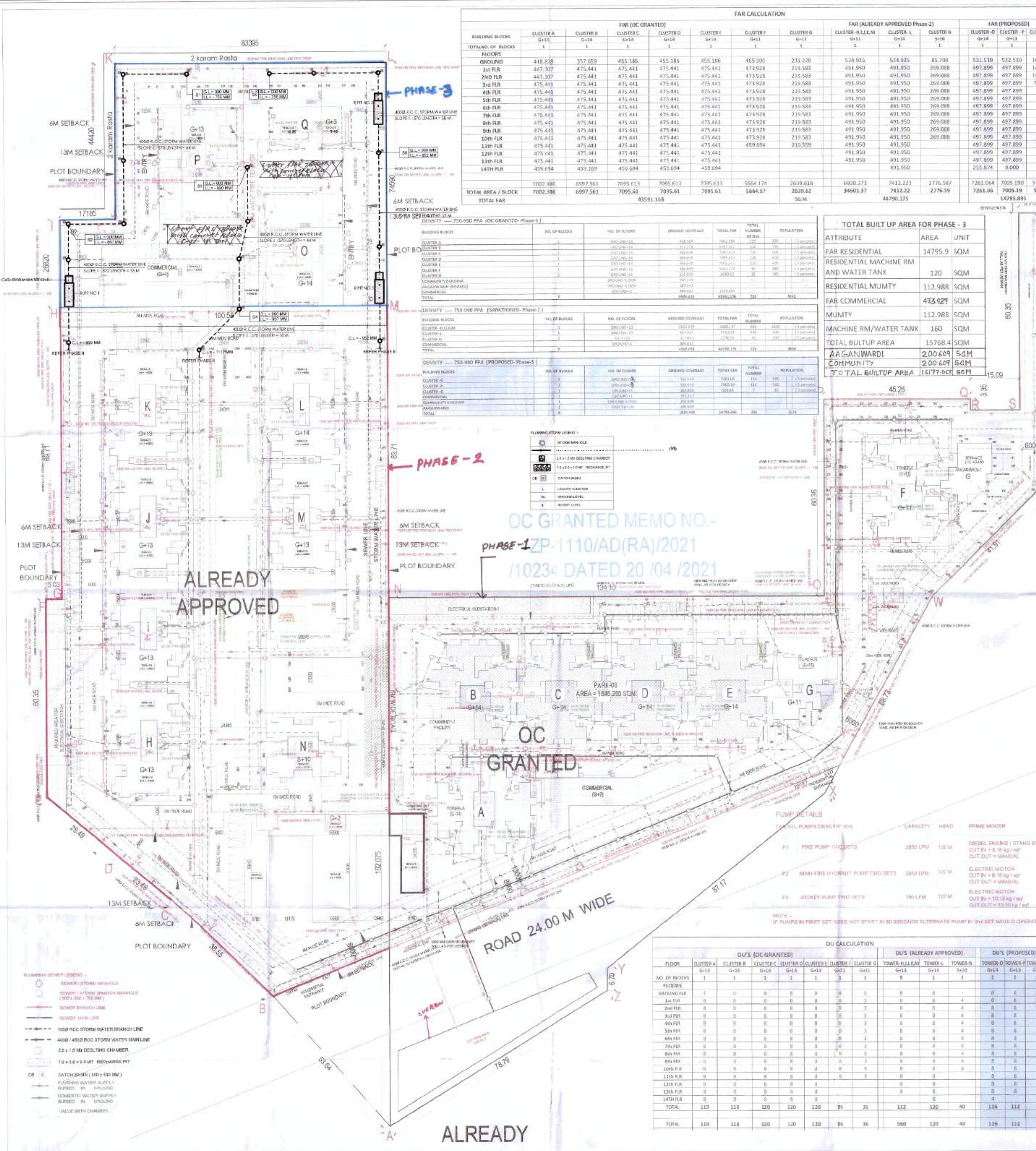






		PLOT AREA SUMMARY		
TOTAL PLOT AREA		11.6625	47199.188	SQM
AREA IN ACRES				
PERMISSIBLE PLOT AREA FOR COMMERCIAL @ 8.6 % OF TOTAL PLOT AREA	0.933	3775.711	SQM	
PERMISSIBLE COMMERCIAL FAR @1.78 (INCLUDING 3% FOR SOLID WASTE MANAGEMENT)		6720.766	SQM	
PROPOSED TOTAL FAR FOR COMMERCIAL		3363.975	SQM	
PLOT AREA UTILIZED FOR COMMERCIAL	0.4566	1868.188	SQM	
BALANCE PLOT AREA FOR RESIDENTIAL	11.399	45308.203	SQM	
Ground Coverage SUMMARY				
PERMISSIBLE GROUND COVERAGE @ 10% OF PLOT AREA		23998.194	SQM	
GROUND COVERAGE (OC GRANTED)		5969.415	SQM	
GROUND COVERAGE (SANCTIONED)		4366.058	SQM	
GROUND COVERAGE (PROPOSED)		1624.407	SQM	
PROPOSED TOTAL GROUND COVERAGE	21.58%	10163.885	SQM	
FAR SUMMARY - Residential				
BALANCE PLOT AREA FOR RESIDENTIAL	86.00%	45308.433	SQM	
PERMISSIBLE FAR FOR HOUSES @ 22%		10194.433	SQM	
5% FAR FOR SWM RESERVE	3%	1356.25%	SQM	
NET PERMISSIBLE RESIDENTIAL FAR	228.00%	103863.451	SQM	
FAR (OC GRANTED)		43391.173	SQM	
FAR (SANCTIONED)		44708.173	SQM	
FAR (PROPOSED)		14793.885	SQM	
PROPOSED TOTAL RESIDENTIAL FAR	327.72%	103177.248	SQM	
FAR SUMMARY - Commercial				
PROPOSED TOTAL COMMERCIAL PLOT AREA	4.00%	1897.855	SQM	
PERMISSIBLE FAR FOR COMMERCIAL @ 17.5%		3303.746	SQM	
3% FAR FOR SWM COMMERCIAL SITE	3%	564.35	SQM	
NET PERMISSIBLE COMMERCIAL FAR	19.8%	3868.091	SQM (PERMISSIBLE)	
FAR (OC GRANTED)		1429.694	SQM	
FAR (SANCTIONED)		1457.352	SQM	
FAR (PROPOSED)		473.229	SQM	
PROPOSED TOTAL COMMERCIAL FAR	176.00%	3360.975	SQM	
Population Density SUMMARY				
PERMISSIBLE DENSITY @ MAX. 500 PPA		8397	750 TO 1000 PPA	
PERMISSIBLE DENSITY		1679	750 PPA	
PERMISSIBLE DENSITY	MAX. 900 PPA	10075	900 PPA	
PERMISSIBLE DENSITY		2015	MAXIMUM	
DENSITY (OC GRANTED+SANCTIONED)	=	7245	PERSONS	
Dens (OC GRANTED + SANCTIONED)	=	1440	Dens	
DENSITY (PROPOSED)		1375	PERSONS	
Dens (PROPOSED)	=	210	Dens	
PROPOSED TOTAL DENSITY	=	8420	PERSONS	
PROPOSED TOTAL Dens		1884	Dens	
Parking - SUMMARY				
REQUIRED RESIDENTIAL ICS @ 0.5 X Dens		842	ICRS	
RESIDENTIAL ICS (OC GRANTED)		372	ICRS	
RESIDENTIAL ICS (SANCTIONED)	=	464	ICRS	
RESIDENTIAL ICS (PROPOSED)		128	ICRS	
PROPOSED TOTAL ICS		860	Dens	
GREEN - SUMMARY				
REQUIRED MIN. GREEN AREA @ 15%		7079.46	SQM	
GREEN (OC GRANTED)		3051.57	SQM	
GREEN (SANCTIONED)		8057.85	SQM	
GREEN (PROPOSED)		7256.83	SQM	
TOTAL GREEN AREA	15.39%	7266.25	SQM	
PROVIDED COMMUNITY HALL-1 (OC GRANTED)	=	181.675	SQM	
COMMUNITY HALL-2 (PROPOSED)		200.869	SQM	
PROVIDED AGARWAD-1 (OC GRANTED)	=	191.075	SQM	
PROVIDED AGARWAD-2 (PROPOSED)	=	200.609	SQM	

INVENTORY OF UNITS (OC GRANTED)									
	2018H (TYPE-A)	2018H (TYPE-E)	2018H (TYPE-B)	2018H (TYPE-D)	2018H+TUDY (TYPE-S)	2018H (TYPE-C)	2018H (TYPE-G)	2018H (TYPE-F)	TOTAL
1. TOWER-A	34	60	5						119
2. TOWER-B	58	59							117
3. TOWER-C	58	59	5		1				120
4. TOWER-D	55	59	5		1				120
5. TOWER-E	59	59			5	1			120
6. TOWER-F	87	68	5				12	12	96
7. TOWER-G									
	336	344	5	5	3	12	12		729

INVENTORY OF UNITS(SANCTIONED)									
	2018H (TYPE-A)	2018H (TYPE-E)	2018H (TYPE-B)	2018H (TYPE-D)	2018H (TYPE-S)	2018H (TYPE-C)	2018H (TYPE-G)	2018H (TYPE-F)	TOTAL
CARPET AREA	50,244	56,325	53,863	53,531	58,263				
BALCONY AREA	7,1825	7,1769	7,025	7,458	11,179				
1. TOWER-A	28	28	28	28					112
2. TOWER-B	28	28	26	28					112
3. TOWER-C	28	28	28	28					112
4. TOWER-D	28	28	28	28					112
5. TOWER-E	30	30	30	30					120
6. TOWER-F	38	38	38	38					152
7. TOWER-G					82				82
	170	170	170	170	82				720

INVENTORY OF UNITS (PROPOSED)									
	2018H (TYPE-A)	2018H (TYPE-E)	2018H (TYPE-B)	2018H (TYPE-D)	2018H+TUDY (TYPE-S)	2018H (TYPE-C)	2018H (TYPE-G)	2018H (TYPE-F)	TOTAL
CARPET AREA	50,244	56,325	53,863	53,531	58,135	58,135			
BALCONY AREA	7,1825	7,1769	7,025	7,458	9,254				
1. TOWER-A	30	28	28						116
2. TOWER-B	28	28	28						112
3. TOWER-C					7				7
	58	56	56	50					210

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

DTP (HQ) Member B.P.A.C.
S.T.P. (HQ) Secretary B.P.A.C.
S.T.P. (D) Member B.P.A.C.
B Chairman B.P.A.C.

Consultant Architect
ATP (HQ)

(Chief Engineer) RA (HQ)

TO BE READ WITH THESE DIRECTIONS:
 1. To be read and heard as far Public Health
 2. (Wherever) Same may apply to Government
 3. In accordance with the provisions of the Act.

NOTED NO. DATED:
REMARKS: 11/10/2022

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 PVT. LTD.
 C- 55, East of Kailash, New Delhi-110065
 ARCHITECTS T: 46593959 F: 46593512
 & PLANNERS 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 1.0225 ACRES (LICENSE NO.- 162 OF 2023 DATED - 11/09/2023) IN ALREADY LICENSE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 10.9 ACRES (LICENSE NO. 1 OF 2016 DATED 04/02/2016 AND S1 OF 2019 DATED - 06/03/2019). TOTAL AREA 11.9225 ACRES IN SECTOR-45, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY MR SIGNATURE BUILDERS PVT. LTD.

DRAWING TITLE :

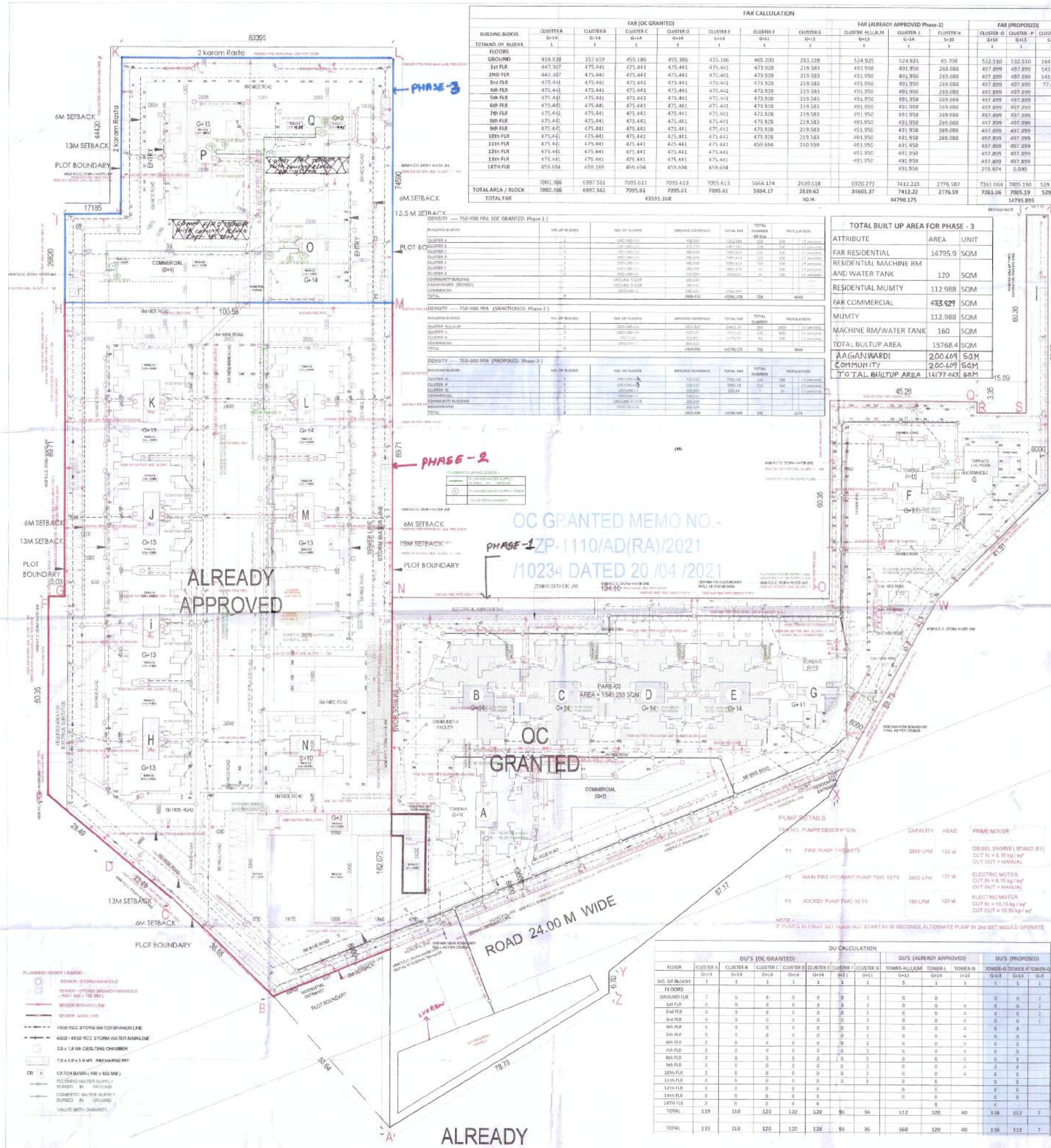
SITE PLAN
EXTERNAL DRAINAGE LAYOUT

JOB NO. 2064	DRAWING NO.
SCALE 1:400	SG/(M/P/O)
DATE : 30 -04-2023	
DEALT - VARUN	CHECKED BY :
GURUGRAM AUTHORITY :-	REVISION NO.
ARCHITECT'S SIGN	OWNER'S SIGN

GIAN P. MATHUR
 ARCHITECT
 B. Arch., M.C.A., A.A.A., CA No. BU9789

GIAN P. MATHUR
 ARCHITECT
 B. Arch., M.C.A., L.I.A., CA No. 98/769

SIGNATURE BUILDERS PVT. LTD.



FAR CALCULATION														
FAR (OC GRANTED)					FAR (ALREADY APPROVED Phase-2)					FAR (PROPOSED)				
BUILDING BLOCKS	CLUSTER A	CLUSTER B	CLUSTER C	CLUSTER D	CLUSTER E	CLUSTER F	CLUSTER G	CLUSTER H	CLUSTER I	CLUSTER J	CLUSTER K	CLUSTER L	CLUSTER M	CLUSTER N
TOTAL NO. OF BLOCKS	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FLOORS	418.838	357.659	455.186	455.186	455.186	465.200	233.228	524.925	85.708	532.530	532.530	164.533	143.832	143.832
1st FLE	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	143.832
2nd FLE	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	143.832
3rd FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
4th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
5th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
6th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
7th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
8th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
9th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
10th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
11th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
12th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
13th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
14th FLE	475.441	475.441	475.441	475.441	475.441	473.928	219.583	491.950	491.950	269.088	497.899	497.899	143.832	143.832
TOTAL AREA / BLOCK	7002.986	6997.561	7005.633	7005.633	7005.633	5664.174	2639.62	6320.273	7412.223	2776.587	7261.064	7005.190	529.640	529.640
TOTAL FAR	7002.986	6997.561	7005.633	7005.633	7005.633	5664.174	2639.62	6320.273	7412.223	2776.587	7261.064	7005.190	529.640	529.640

PLOT AREA SUMMARY			
TOTAL PLOT AREA	11.6425	47196.188	SQM
PERMISSIBLE PLOT AREA FOR COMMERCIAL @ 2% OF TOTAL PLOT AREA	0.931	1775.711	SQM
PERMISSIBLE COMMERCIAL FAR @ 2% (INCLUDING 2% FOR SOIL WASTE MANAGEMENT)		6732.766	SQM
PROPOSED TOTAL FAR FOR COMMERCIAL		3365.975	SQM
PLOT AREA UTILIZED FOR COMMERCIAL	0.4664	1888.188	SQM
BALANCE PLOT AREA FOR RESIDENTIAL	11.1761	45308.200	SQM

Ground Coverage Summary			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA		23598.194	SQM
GROUND COVERAGE (OC GRANTED)		3999.429	SQM
GROUND COVERAGE (SANCTIONED)		4360.958	SQM
GROUND COVERAGE (PROPOSED)		1824.409	SQM
PROPOSED TOTAL GROUND COVERAGE	33.54%	10188.885	SQM

FAR SUMMARY - Residential			
BALANCE PLOT AREA FOR RESIDENTIAL	96.00%	45308.633	SQM
PERMISSIBLE FAR FOR RESIDENTIAL @ 125%		56634.236	SQM
THE FAR FOR SWIM RESIDENCE	3%	1356.254	SQM
NET PERMISSIBLE RESIDENTIAL FAR	238.00%	105163.443	SQM
FAR (OC GRANTED)		43191.176	SQM
FAR (SANCTIONED)		44760.175	SQM
FAR (PROPOSED)		14795.895	SQM
PROPOSED TOTAL RESIDENTIAL FAR	217.70%	103177.246	SQM

FAR SUMMARY - Commercial			
PROPOSED TOTAL COMMERCIAL PLOT AREA	4.00%	1832.855	SQM
PERMISSIBLE FAR FOR COMMERCIAL @ 125%		1503.744	SQM
2% FAR FOR SWIM COMMERCIAL @ 3%		16.25	SQM
NET PERMISSIBLE COMMERCIAL FAR	126%	1300.508	SQM (PERMISSIBLE)
FAR (OC GRANTED)		1425.404	SQM
FAR (SANCTIONED)		1453.552	SQM
FAR (PROPOSED)		473.500	SQM
PROPOSED TOTAL COMMERCIAL FAR	178.00%	3366.975	SQM

Population Density Summary			
PERMISSIBLE DENSITY @ MIN. 750 PPA		8397	110 TO 100 PPA
PERMISSIBLE DENSITY		1079	MINIMUM
PERMISSIBLE DENSITY MAX. 900 PPA		10075	900 PPA
PERMISSIBLE DENSITY		3055	AGRICULTURE
DENSITY (OC GRANTED)		7245	PERSONS
Density (OC GRANTED) - SANCTIONED		1483	Dens
DENSITY (PROPOSED)		1175	PERSONS
Dens (PROPOSED)		213	Dens
PROPOSED TOTAL DENSITY		8429	PERSONS
PROPOSED TOTAL Dens		3684	Dens

GREEN SUMMARY			
REQUIRED MIN. GREEN AREA @ 15%		7079.46	SQM
GREEN (OC GRANTED)		8651.17	SQM
GREEN (SANCTIONED)		3057.85	SQM
GREEN (PROPOSED)		1195.83	SQM
TOTAL GREEN AREA	11.31%	7266.85	SQM

INVENTORY OF UNITS (OC GRANTED)			
2BHK (TYPE-01)	2BHK (TYPE-02)	2BHK (TYPE-03)	2BHK (TYPE-04)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
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42	42	42	42
43	43	43	43
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97	97	97	97
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99	99	99	99
100	100	100	100

INVENTORY OF UNITS (PROPOSED)			
2BHK (TYPE-01)	2BHK (TYPE-02)	2BHK (TYPE-03)	2BHK (TYPE-04)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
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100	100	100	100

