

ALREADY APPROVED AREA STATEMENT
MEMO NO. ZP-1712/PA(DK)/2023/9627 Dated 05-04-2023

AREA STATEMENT			
Total Land Area	2630.453	Sq.m	0.65 Acre
Total Land Area (As per record)	2630.453	Sq.m	0.65 Acre
Permissible FAR @ 1.75	4603.293	Sq.m	
Total Permissible FAR @ 1.75	4603.293	Sq.m	
Achieved FAR	4057.438	Sq.m	
% age of achieved FAR	1.542		
Maximum Permissible Ground Coverage	60%		
	1578.272		
GROUND COVERAGE CALCULATIONS			
BLOCK A	727.979		
BLOCK B	361.684		
TOTAL GROUND COVERAGE ACHIEVED	1089.663		41.425%
FAR CALCULATION :			
FAR ACHIEVED	4057.438		
NON FAR AREA	1012.608		
BUILT UP AREA	1012.608		
1	Ground Floor	1089.663	1089.663
2	First Floor	976.195	113.467
3	Second Floor	663.860	64.120
4	Third Floor	663.860	64.120
5	Fourth Floor	663.860	64.120
6	Mummy	132.499	132.499
7	Basement-1	994.210	994.210
8	Basement-2	1012.608	1012.608
Achieved FAR	4057.438		6502.580
Parking Calculation			
REQUIRED ECS = 1.0 ECS for every 50 square metres area	81.148756		
Proposed ECS	82		
Basement 1	22	32X2	44
Basement 2	7+16	27+15X2	39
TOTAL	82		83
REQUIRED ECS BASEMENT AREA	(22+23)X32	1448.000	SQ.M
TOTAL BASEMENT AREA PROPOSED		1611.326	SQ.M
TOTAL ECS ACHIEVED	83		ECS

GREEN AREA CALCULATION					
S.NO.	WIDTH (M)	HEIGHT (M)	NO.s	AREA (SQ M)	
G1	3365	X	8250	1	8.807
G2	3365	X	4200	1	7.048
G3	3365	X	4200	1	7.048
G4	5030	X	3000	1	15.090
TOTAL					37.993

PLUMBING LEGEND:			
—	IRIGATION WATER SUPPLY LINE		
—	GARDEN HYDRANT		

ADDITIONAL GREEN AREA DETAIL BLOCK A					
S.NO.	WIDTH (M)	HEIGHT (M)	NO.s	FORMULA	AREA (SQ M)
G5	AS/SIZE		2		7.725
TOTAL GREEN AREA					15.45

PLUMBING LEGEND

- 200 MM Ø SEWER LINE SW PIPE
- 400 MM Ø STORM WATER LINE R.C.C. PIPE
- DOMESTIC WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE

Checked subject to Comments in forwarding letter No. 4454 of 04-01-2024 and notes attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

GENERAL NOTES :-

BUILDING FULLY MECHANICALLY VENTILATED WITH 100 % BACKUP.
BASEMENT WILL BE TREATED WITH FIRE NORMS AS PER NBC PROVISIONAL BUILDING PLAN approved only for the purpose of inviting objections from the general public

2.T.P. (HQ) S.T.P. (HQ) S.T.P. (G) S.T.P. (Hr.)
Member Member Secretary Member Chairman
B.P.A.C. B.P.A.C. B.P.A.C. B.P.A.C.

Co-ordinator Architect ATP (HQ) DDT (HQ) Member BPAC

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

JD. P.A. A.T.P. (Dinesh Kumar) PA (HQ)

Director
Town & Country Planning
Haryana, Chandigarh

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- APPROVED LAYOUT
- NEW ADDITIONAL LAYOUT

REVISED/ ADDITIONAL AREA STATEMENT									
	0.65 ACRE (ALREADY APPROVED)	0.375 ACRE (REVISED/ ADDITIONAL)	TOTAL 1.025 ACRE						
Total Land Area	2630.453	1517.569	4148.022	Sq.m					
Permissible FAR @ 1.75	4603.293	2655.745	7259.038	Sq.m					
Additional FAR for IGBC (Gold rating) 12% of Total Land Area (IGBC No. - NB0230175)			497.763	Sq.m					
Total Permissible FAR @ 1.87			7756.801	Sq.m					
Achieved FAR	4057.438	3694.132	7751.570	Sq.m					
% age of achieved FAR	1.542	2.434	1.869						
Balance FAR	545.855		5.231	Sq.m					
Maximum Permissible Ground Coverage	60%	60%	60%						
	1578.272	910.541	2488.813						
GROUND COVERAGE CALCULATIONS									
BLOCK A	727.979	910.249	1638.228						
BLOCK B	361.684	0.000	361.684						
TOTAL GROUND COVERAGE ACHIEVED	1089.663	910.249	1999.912						
FAR CALCULATION :									
	FAR ACHIEVED	0.375 ACRE (REVISED/ ADDITIONAL)	TOTAL 1.025 ACRE	0.65 ACRE (ALREADY APPROVED)	0.375 ACRE (REVISED/ ADDITIONAL)	TOTAL 1.025 ACRE	0.65 ACRE (ALREADY APPROVED)	0.375 ACRE (REVISED/ ADDITIONAL)	TOTAL 1.025 ACRE
	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)
1	Ground Floor	1089.663	910.249	1999.912	0.000	0.000	1089.663	910.249	1999.912
2	First Floor	976.195	874.951	1851.147	113.467	35.298	148.765	1089.663	910.249
3	Second Floor	663.860	874.951	1538.811	64.120	35.298	99.418	727.979	910.249
4	Third Floor	663.860	874.951	1538.811	64.120	35.298	99.418	727.979	910.249
5	Fourth Floor	663.860	159.030	822.890	64.120	0.000	64.120	727.979	159.030
6	Mummy	0.000	0.000	0.000	132.499	39.560	172.059	132.499	39.560
7	Basement-1	0.000	0.000	0.000	994.210	910.249	1904.459	994.210	910.249
8	Basement-2	0.000	0.000	0.000	1012.608	149.188	1161.795	1012.608	149.188
Achieved FAR	4057.438	3694.132	7751.570	2445.142	1204.891	3650.033	6502.580	4899.023	11401.602
Parking Calculation									
REQUIRED ECS = 1.0 ECS for every 50 square metres area	81.148756	73.88264	155.031396						
Proposed ECS	82	73	155						
Basement 1	22	36	58						
Basement 2	(16*2)+7	0	(16*2)+7						
TOTAL ECS ACHIEVED	(22+24)+39=83	(36*2)=72	155						
ECS BASEMENT AREA (BALANCE AREA AFTER SERVES AREA /32*2	100.71	53.49	154.195 (say 155)						
TOTAL BASEMENT AREA PROPOSED	1611.326	855.801	2467.127						

PROJECT TITLE

REVISED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 0.375 ACRE (LICENCE NO. 189 OF 2023 DATED 15/09/23) FOR COMMERCIAL COLONY (UNDER LEFT OVER POCKET POLICY) FOR AN AREA MEASURING 0.65 ACRES (LICENCE NO. 204 OF 2022 DATED 13/12/2022) THERE BY MAKING TOTAL SITE AREA 1.025 (0.65 + 0.375) IN SECTOR-45, GURUGRAM BEING DEVELOPED BY SH. MAHENDER SINGH AND OTHERS IN COLLABORATION WITH UDAY BUILDWELL PVT. LTD.

OWNERS' SIGNATURE

For Service Plan Estimate Only

ARCHITECTS' SIGNATURE

Executive Engineer
HSVP Panchkula, Gurugram

DRAWING TITLE

For UDAY BUILDWELL PVT. LTD.
Authorised Signatory

SITE PLAN

IRRIGATION LAYOUT

ARCHITECT

GANGA REALTY - DESIGN TEAM

GANGA REALTY
Valika Tower, Golf Course Road
Gurugram, Haryana

DATE

SCALE

DEALT

CHECKED

SEPT, 2023

1:100

AV

NKM

DWG. NO.

S-101