

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
Dt. 04-01-2024 and notes
attached with the estimate

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

Director
Town & Country Planning
Haryana, Chandigarh

GENERAL NOTES :-

BUILDING FULLY MECHANICALLY VENTILATED
WITH 100 % BACKUP.

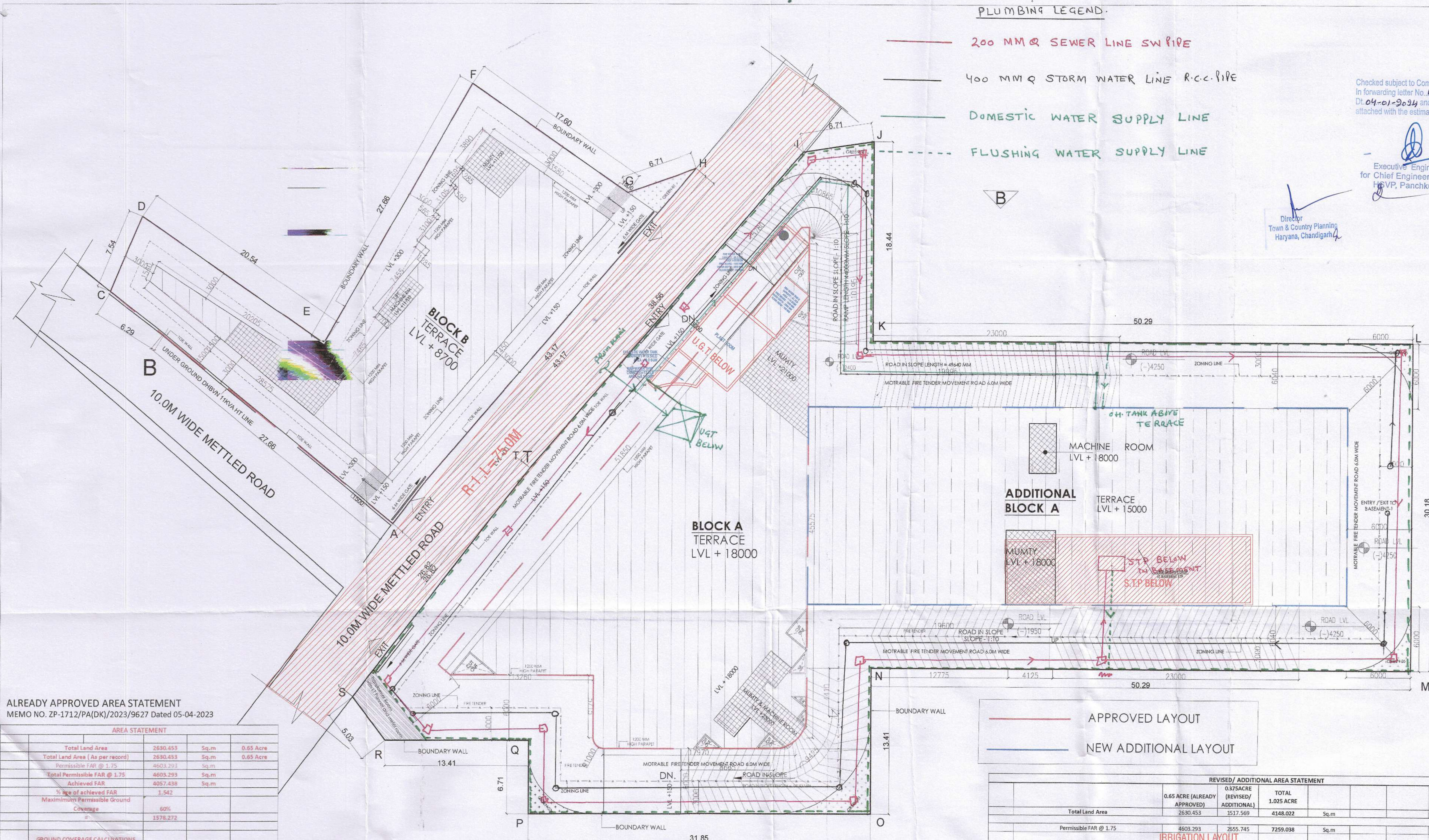
BASEMENT WILL BE TREATED WITH FIRE NORMS
AS PER NBC PROVISIONAL BUILDING PLAN
approved only for the purpose of inviting
objections from the general public

2.T.P. (H) S.T.P. (H) 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.

Consultant Architect ATP (HQ) DDT (HQ) Member BPAC

(Dinesh Kumar) PA (HQ)

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



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	NON FAR AREA	BUILT UP AREA
	(sq.m)	(sq.m)	(sq.m)
1. Ground Floor	1089.663		1089.663
2. First Floor	976.196	53.467	1089.663
3. Second Floor	663.860	64.120	727.979
4. Third Floor	663.860	64.120	727.979
5. Fourth Floor	663.860	64.120	727.979
6. Mummy	0.000	0.000	0.000
7. Basement-1	994.210		994.210
8. Basement-2			1012.608

Achieved FAR	4057.438	6502.580
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Parking Calculation			
REQUIRED ECS = 1.0 ECS for every 50 square metres area	81.148756		
Proposed ECS	82		
Basement 1	22	22X2	44
Basement 2	7+16	27X16X2	39
TOTAL			83
REQUIRED ECS BASEMENT AREA	(22+23)X32	1440.000	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	3355	X	6250	1	8.807
G2	3355	X	4200	1	7.046
G3	3355	X	4200	1	7.046
G4	5030	X	3000	1	15.090
TOTAL					37.989

ADDITIONAL GREEN AREA DETAIL BLOCK A						
S.NO.	WIDTH (M)		HEIGHT (M)	NO.s	FORMULA	AREA (SQ M)
G5		AS/SIZE		2		7.72
TOTAL GREEN AREA						15.4

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	2555.745	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		5231	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 :									
	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	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)
F1			F1+F2	NF1		NF1+N2	F1+N2		F1+N2
1. Ground Floor	1089.663	910.249	1999.912	0.000	0.000	0.000	1089.663	910.249	1999.912
2. First Floor	976.196	874.951	1851.147	113.467	35.298	148.765	1089.663	910.249	1999.912
3. Second Floor	663.860	874.951	1538.811	64.120	35.298	99.418	727.979	910.249	1638.228
4. Third Floor	663.860	874.951	1538.811	64.120	35.298	99.418	727.979	910.249	1638.228
5. Fourth Floor	663.860	159.030	822.890	64.120	0.000	64.120	727.979	159.030	887.009
6. Mummy	0.000	0.000	0.000	132.499	39.560	172.059	132.499	39.560	172.059
7. Basement-1	0.000	0.000	0.000	994.210	910.249	1904.459	994.210	910.249	1904.459
8. Basement-2	0.000	0.000	0.000	1012.608	149.188	1161.795	1012.608	149.188	1161.795
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						
say	82	73	155						
Already Approved ECS	22	36	58						
Basement 1	(16*2)+7	0	(16*2)+7						
Basement 2									
TOTAL ECS ACHIEVED	(22+44)+39= 83	(36*2)= 72	155						
ECS BASEMENT AREA	100.71	53.49	154.195 (say 155)						
BASEMENT AREA AFTER SERVES AREA /32*2									
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 Circle, Gurugram

For UDAY BUILDWELL PVT. LTD.
Authorized Signatory

DRAWING TITLE
SITE PLAN
ROAD LAYOUT

ARCHITECT
GANGA REALTY - DESIGN TEAM
GANGA REALTY
Valley Tower, Golf Course Road
Gurugram, Haryana

DATE
SEPT, 2023

SCALE
1:100

DEALT
AV

CHECKED
NKM

DWG. NO.
S-101