

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  
HSVP, Panchkula

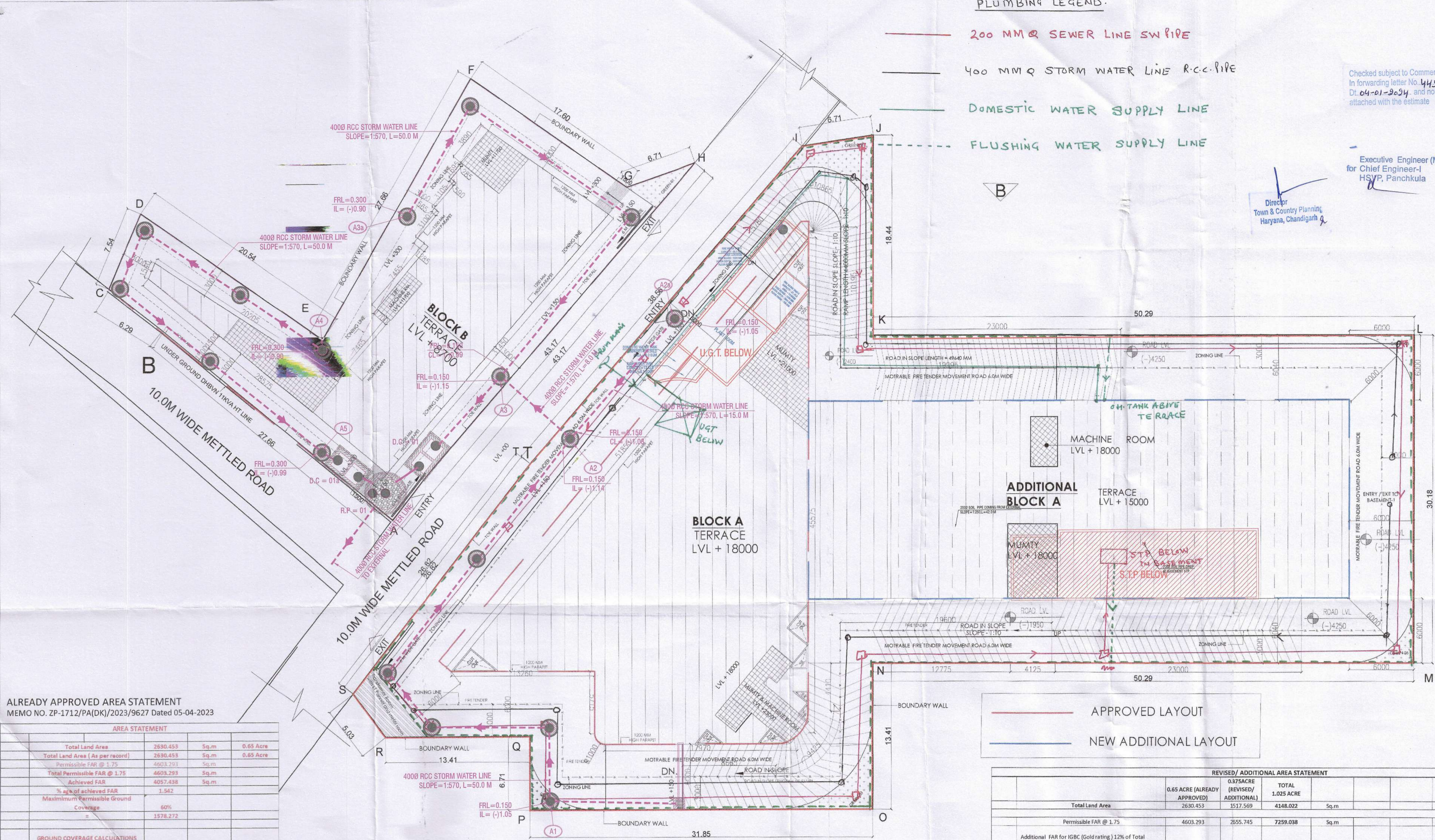
Director  
Town & Country Planning,  
Haryana, Chandigarh

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

*(Signature)*  
S.T.P. (HQ) Member Secretary B.P.A.C.  
S.T.P. (HQ) Member Secretary B.P.A.C.  
S.T.P. (G) Member Secretary B.P.A.C.  
S.T.P. (Hr) Member Secretary B.P.A.C.

*(Signature)* Architect  
*(Signature)* ATP (HQ)  
*(Signature)* DDT (HQ) Member BPAC  
*(Signature)* (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	
% of achieved FAR	1.542		
Maximum Permissible Ground Coverage	60%		
	1578.272		
<b>GROUND COVERAGE CALCULATIONS</b>			
BLOCK A	727.979		
BLOCK B	361.684		
TOTAL GROUND COVERAGE ACHIEVED	1089.663		41.425%
<b>FAR CALCULATION :</b>			
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	113.467	1089.663
3 Second Floor	663.860	64.326	727.979
4 Third Floor	663.860	64.326	727.979
5 Fourth Floor	663.860	64.326	727.979
6	112.552	112.552	
7 Basement-1	994.210	994.210	
8 Basement-2	1012.608	1012.608	
Achieved FAR	4057.438	6502.580	

GREEN AREA CALCULATION			
S.NO.	WIDTH (M)	HEIGHT (M)	AREA (SQ M)
G1	3355	X	5250
G2	3355	X	4200
G3	3355	X	4200
G4	5030	X	3000
TOTAL			37.988

01 SITE PLAN

PLUMBING LEGEND:-	
<span style="color: red;">—</span>	EXTERNAL STORM WATER LINE
<span style="color: blue;">—</span>	STORM WATER MANHOLE WITH 5600 PERFORATED MANHOLE COVER
<span style="color: green;">—</span>	D.T. DISPERSION TRENCH (2500 x 4000)mm
<span style="color: purple;">—</span>	D.C. DESILTING CHAMBER (1000 x 2000)mm
<span style="color: red;">○</span>	910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
<span style="color: blue;">○</span>	1230 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
<span style="color: green;">○</span>	1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

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

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					
% 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						
<b>GROUND COVERAGE CALCULATIONS</b>									
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						
<b>FAR CALCULATION :</b>									
	FAR ACHIEVED	NON FAR AREA	BUILT UP AREA						
	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)			
1 Ground Floor	F1	F2	F1+F2	NF1	NF2	NF1+NF2	F1+NF1	F2+NF2	F1+NF1+F2+NF2
2 First Floor	1089.663	910.249	1999.912	0.000	0.000	1089.663	910.249	1999.912	
3 Second Floor	976.196	874.951	1851.147	113.467	35.298	148.765	1089.663	910.249	1999.912
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	874.951	1538.811	64.120	35.298	99.418	727.979	910.249	1638.228
6 Mainly	159.030	822.890	64.120	0.000	0.000	64.120	727.979	159.030	887.009
7 Basement-1	0.000	0.000	0.000	132.499	39.560	172.059	132.499	39.560	172.059
8 Basement-2	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	155.091396						
Proposed ECS	82	73	155						
Already Approved ECS	22	36							
Proposed ECS									
Basement 1	22	36							
Basement 2	116*2=22	0	(116*2)=22						
TOTAL ECS ACHIEVED	(22*2+44)=90	83	(38*2)=72	155					155
ECS BASEMENT AREA (BALANCE AREA AFTER SERVES AREA /32*2	100.71	53.49	154.195 (say 155)						
TOTAL BASEMENT AREA PROPOSED	1613.326	855.801	2469.127						

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, SURGRAM BEING DEVELOPED BY SH. MAHENDER SINGH AND OTHERS IN COLLABORATION WITH UDAY BUILDWELL PVT. LTD.

OWNERS SIGNATURE  
*(Signature)*  
For Service Plan Estimate Only

ARCHITECTS SIGNATURE  
*(Signature)*  
Executive Engineer  
HSVP Divn. No. 1  
Gurgaon

*(Signature)*  
Superintending Engineer,  
HSVP Circle, Gurgaon

DRAWING TITLE  
SITE PLAN  
STORM LAYOUT  
For UDAY BUILDWELL PVT. LTD.  
Authorised Signatory

ARCHITECT  
GANGA REALTY - DESIGN TEAM  
GANGA REALTY  
Vishva Tower, Golf Course Road  
Gurgaon, Haryana

DATE: SEPT, 2023  
SCALE: 1:100  
DEALT: AV  
CHECKED: NKM

DWG. NO.  
S-101