

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. 04-01-2023 and notes
attached with the estimate

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

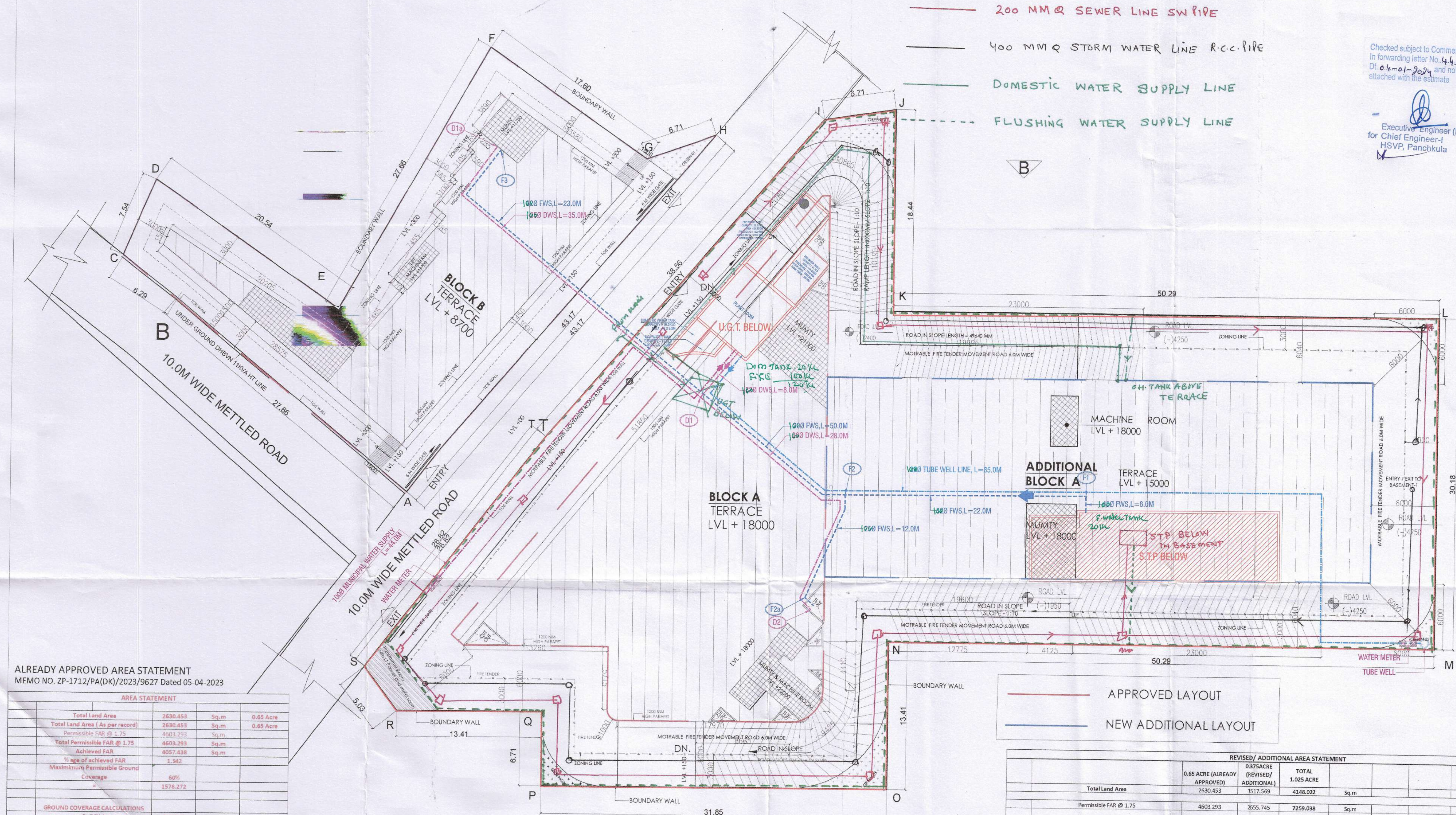
GENERAL NOTES :-

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

Member B.P.A.C. Member Secretary B.P.A.C. Member B.P.A.C. Member B.P.A.C.
ATP(HQ) DDT(HQ) Member BPAC
PA(HQ)

TO BE READ WITH THIS OFFICE
MEMO NO. DATED :

Director
Town & Country Planning
Haryana, Chandigarh



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	1.942			
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	1089.663			
BUILT UP AREA	1089.663			
1	Ground Floor	1089.663		
2	First Floor	976.195		
3	Second Floor	663.860		
4	Third Floor	663.860		
5	Fourth Floor	663.860		
6	Mummy	132.439		
7	Basement-1	994.210		
8	Basement-2	1012.508		
Achieved FAR	4057.438			
Parking Calculation				
REQUIRED ECS = 1.0 ECS for every 50 square metres area	81.148756			
Proposed ECS	82			
Basement 1	22			
Basement 2	7+16			
REQUIRED ECS BASEMENT AREA	1440.000			
TOTAL BASEMENT AREA PROPOSED	1611.326			
TOTAL ECS ACHIEVED	83			

GREEN AREA CALCULATION				
S.NO.	WIDTH (M)	HEIGHT (M)	NO.s	AREA (SQ M)
G1	3355	X	5250	8.807
G2	3355	X	4200	7.048
G3	3355	X	4200	7.048
G4	5030	X	3000	15.090
TOTAL				37.993

01 SITE PLAN

PLUMBING LEGEND:-				
	DOMESTIC WATER SUPPLY LINE			
	FLUSHING WATER SUPPLY LINE			
	MUNICIPAL WATER SUPPLY			

ADDITIONAL GREEN AREA DETAIL BLOCK A				
S.NO.	WIDTH (M)	HEIGHT (M)	NO.s	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	457.569	4148.022	Sq.m					
Permissible FAR @ 1.75	4603.293	2555.745	7159.038	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	1.52	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 :									
	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)		
F1									
1	Ground Floor	1089.663	1089.663		1089.663	1089.663	2179.326		
2	First Floor	976.195	976.195		976.195	976.195	1952.390		
3	Second Floor	663.860	663.860		663.860	663.860	1327.720		
4	Third Floor	663.860	663.860		663.860	663.860	1327.720		
5	Fourth Floor	663.860	663.860		663.860	663.860	1327.720		
6	Mummy	132.439	132.439		132.439	132.439	264.878		
7	Basement-1	994.210	994.210		994.210	994.210	1988.420		
8	Basement-2	1012.508	1012.508		1012.508	1012.508	2025.016		
Achieved FAR	4057.438	3694.132	7751.570		4057.438	3694.132	7751.570		
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*2)+(44)+39=83	(36*2)=72	155						
ECS BASEMENT AREA	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 Divn. No. VI
Gurgaon

DRAWING TITLE
SITE PLAN
WATER SUPPLY LAYOUT

ARCHITECT
GANGA REALTY - DESIGN TEAM
Ganga Realty
Vallu Tower, Golf Course Road
Gurgaon, Haryana

DATE
SCALE
DEALT
CHECKED
SEPT, 2023
1:100
AV
NKM
DWG. NO.
S-101