AREA STATEMENT OF PROPOSED DEVELOPMENT

TOTAL SITE AREA		%		50002.879 SQM	12.356 ACRES	
PLOT AREA FOR FAR PURPOSE				49803.925 SQM	11.9856 ACRES	
PERMISSIBLE GROUND COVERAGE		35.00 %		16976.374 SQM		
PROPOSED GROUND COVERAGE		9.95 %		4825.366 SQM		
PERMISSIBLE F. A. R.		175.00 %		84681.869 SQM		
PROPOSED F.A.R.		150.07 %		76671.216 SQM		
PERMISSIBLE/REQUIRED GREEN AREA		15.00 %		7275.599 SQM		
PROPOSED GREEN AREA		17.86 %		8663.185 SQM		
REQUIRED CAR PARKING (@ 1.5 ECS/MAIN DU)		208	MAIN DU Nos. X 1.5 =	312 ECS		
PROPOSED CAR PARKING				361 ECS		
MINIMUM PERMISSIBLE DENSITY	100 P.P.A.		100 X 11.9856 =	1198.56 PERSONS		
MAXIMUM PERMISSIBLE DENSITY	120 P.P.A.		120 X 11.9856 =	1438.27 PERSONS		
ACHIEVED POPULATION IN PROPOSED RESIDENTIAL DEVELOPMENT		208	MAIN DU X 5 =	1040 PERSONS		
		43	EWS X 2 =	86 PERSONS		
		24	SERVICE PER. X 2 =	48 PERSONS		
			TOTAL ACHIEVED POPULATION	1174 PERSONS		
TOTAL ACHIEVED DENSITY				97.951 P.P.A		

MINIMUM & MAXIMUM PERMUSSIBLE DENSITY WILL BE ACHIEVED IN PROPOSED FUTURE TOWER

RESIDENTIAL TOWERS SURFACE CAR PARKING AREA DETAIL @ 23

BLOCK NAME	NOS. OF BLOCK	LENGTH	WIDTH	AREA	UNITS	No. OF ECS AS / AREA CALCULATION (EQUI. CAR SPACE)	No. OF CARS PROVIDED AT SITE
P1	1	11.000	22.500	247.500	SQM.	10.761	9
P2	1	7.500	11.000	82.500	SQM.	3.300	3
AREA & CAR PARKING NOS.=				330.000	SQM.	14.061	12

RESIDENTIAL EWS SURFACE CAR PARKING AREA DETAIL @23

BLOCK NAME	NOS. OF BLOCK	LENGTH	WIDTH	AREA	UNITS	No. OF ECS AS / AREA CALCULATION (EQUI. CAR SPACE)	No. OF CARS PROVIDED AT SITE
P3	1	10.045	15.000	150.675	SQM.	6.551	6
P4	1	2.500	9.590	23.975	SQM.	0.998	1
P5	1	5.648	9.590	54.088	SQM.	2.164	1
P6	1	2.500	9.590	23.975	SQM.	0.998	1
P7	1	10.095	17.500	176.663	SQM.	7.067	7
AREA & CAR PARKING NOS.=				429.375	SQM.	17.699	16

UNITS CALCULATION CHART (PROPOSED DEVELOPMENT)

TOWER TYPE	TYPE OF UNITS	NO. OF FLOORS ABOVE FROUND / STILT FLOOR	NO. OF UNITS AT GROUND FLOOR	NO. OF UNITS AT TYPICAL FLOOR	NO. OF TYPICAL FLOORS	NO. OF UNITS IN SINGLE TOWER	NO. OF TOWERS	NO. OF SERVICE PERSONNEL	TOTAL DWELLING UNITS
1. TOWER 1	4 Bedroom	22	0	2	18	36	1	0	40
(Ground/Stilt+22)	6 Bedroom (Penthouse)			2	2	4			
2. TOWER 2	4 Bedroom	32	0		32	0	1	12	64
(Ground/Stilt+32)						0	1		
3. TOWER 3	4 Bedroom	22	0	2	18	36	1	0	40
(Ground/Stilt+22)	6 Bedroom (Penthouse)			2	2	4			
4. TOWER 4	4 Bedroom	32	0	2	32	64	1	12	64
(Ground/Stilt+32)						0	1		
TOTAL NOS. OF MAIN DWELLING UNITS =									208
REQUIRED Nos. OF SERVICE PERSONNEL = 10%OF MAIN DWELING UNITS = 21 Nos.									
PROPOSED Nos. OF SERVICE PERSONNEL (TOWER 2 & 4 ONLY) on 1st,2nd,3rd,4th,17th & 25th FLOORS.									24
5. EWS (Ground/Stilt+4)		3	10	4	43	1			43
TOTAL NOS. OF EWS UNITS =									43
NO. OF EWS UNITS REQD. = 17.64% OF MAIN DWELLING UNITS =									36.6912

TO BE READ WITH THIS OFFICE MEMO NO.: 6681 DATED: 22.02.2024

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

DTP (HQ) — Member Secretary, S.T.P. (HQ), B.P.A.C. — Member, S.T.P. (HQ), B.P.A.C.

DTP (HQ) — Addl. Member, S.T.P. (HQ), B.P.A.C. — Member, JD(HQ), B.P.A.C.

Checked and found ok for Public Health (Internal) Service are subject to comments in forwarding letter No. 272726 dt. 22.12.23

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DTP (HQ) Member BPAC

The following units are mortgage in Tower-1 and tower-3:-

	Sr. no.	Unit/tower	Unit no. / tower	Carpet area (SqM)	Collector rate for the year 2023-24	Circle at 130% per sq. ft.
A	1.	Tower 1-0201	0-0201	3291.617	3300	10861936.1
	2.	Tower 1-0202	0-0202	3291.617	3300	10861936.1
	3.	Tower 1-0301	0-0301	3291.617	3300	10861936.1
	4.	Tower 1-0401	0-0401	3291.617	3300	10861936.1
	5.	Tower 1-0402	0-0402	3291.617	3300	10861936.1
B	6.	Tower 1-0502	0-0502	3291.617	3300	10861936.1
	7.	Tower 1-0802	0-0802	6484.05	3300	21397365
	8.	Tower 1-1501	0-1501	3291.617	3300	10861936.1
	9.	Tower 1-1601	0-1601	3291.617	3300	10861936.1
	10.	Tower 1-1701	0-1701	3291.617	3300	10861936.1
	11.	Tower 1-1801	0-1801	3291.617	3300	10861936.1
	12.	Tower 1-2002	0-2002	3291.617	3300	10861936.1
	13.	Tower 1-2101	0-2101	6484.05	3300	21397365
C	14.	Tower 1-2102	0-2102	6484.05	3300	21397365
D	15.	Tower 3-0802	0-0802	6484.05	3300	21397365
	16.	Tower 3-1401	0-1401	3291.617	3300	10861936.1
				65435.104		215974609.20

CAR PARKING

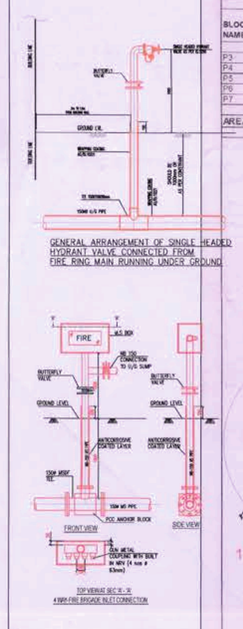
Required no. of car parking @1.5 ECS /main DU		312	ECS
Required EWS. Car parking @5% of Total car parking		15.6	ECS
TOTAL REQUIRED CAR PARKING		328	ECS
PROPOSED CAR PARKING			
Surface car parking for EWS. (ECS)		16	ECS
Total Surface visitors car parking		12	ECS
Car Parking AS / ECS			
Total Car Parking Area IN BASEMENT-1 @32 ECS	15031.389	470	ECS
Total Car Parking Area IN BASEMENT-2 @32 ECS	3377.321	105	ECS
Total Car Parking (Basement 1 & Basement 2)	18408.71/32	575	ECS
Car parking AS/ COUNT. Provided			
Car parking provided in Basement 1		290	
Car parking provided in Basement 2		43	
Total Car parking Provided		361	Nos.

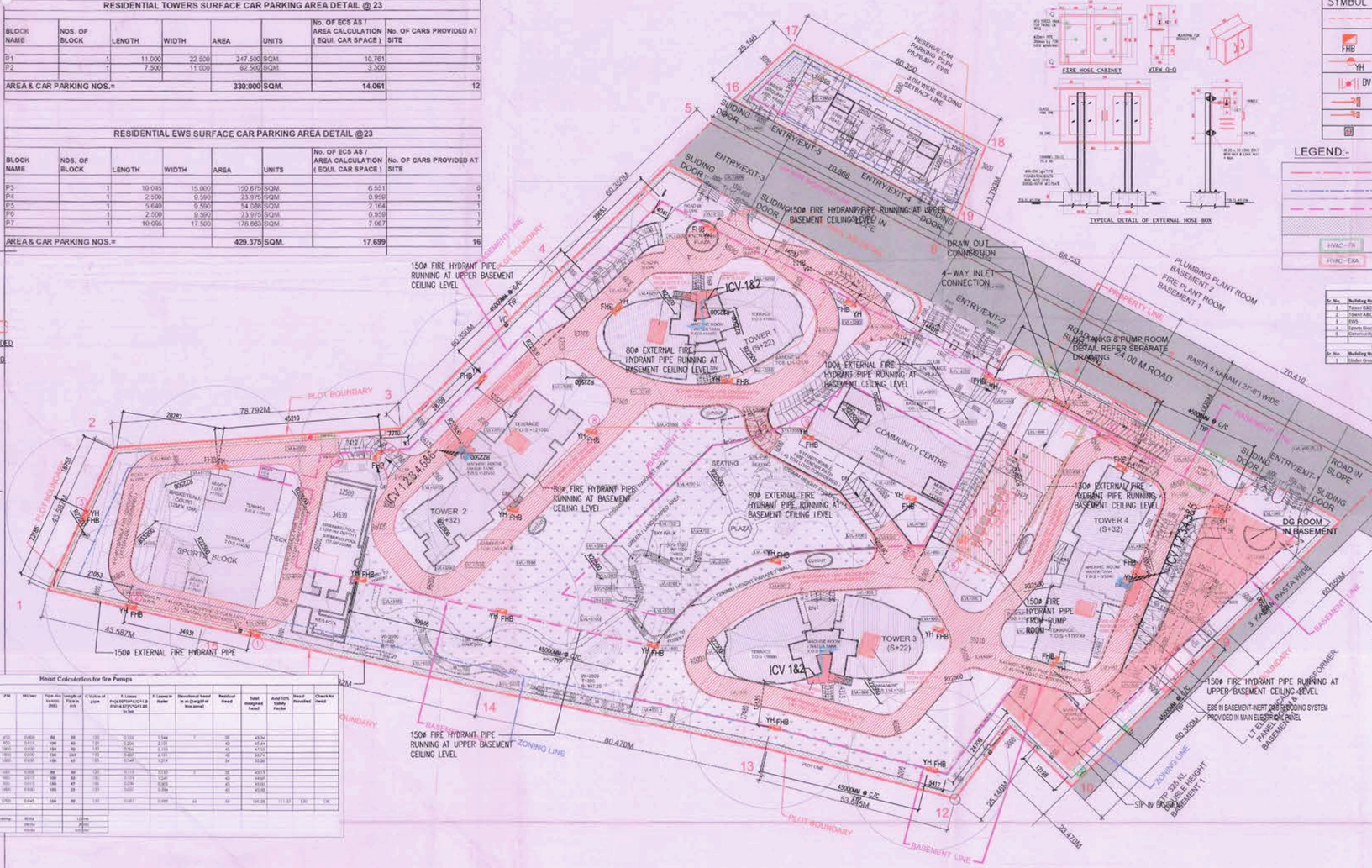
LEGEND

SYMBOL	DESCRIPTION
	FIRE PIPE FOR EXTERNAL HYDRANTS
FHB	FIRE HOSE BOX WITH 2 NOS HOSE PIPES AND BRANCH PIPES WITH NOZZLE
YH	YARD HYDRANT VALVE (SH 45 M MAXIMUM
BV	BUTTERFLY VALVE
	4 WAY FIRE BRIGADE INLET CONNECTION
	DRAWOUT CONNECTION
	VALVE CHAMBER

LEGEND:-

	PROPERTY LINE
	ZONING LINE
	BASEMENT LINE
	GREEN AREA
HVAC - FA	BASEMENT FRESH AIR SHAFT
HVAC - EXA	BASEMENT EXHAUST SHAFT





Head Calculation for fire Pumps

S.No.	Description	Flow of one hydrant	Cumulative flow requirement	LPM	M3/sec	Pipe dia in mm (ND)	Length of Pipe in m	C Value of pipe	K Loss= K*Q*Q*Q*Q/1.e5 in Mtr	K Loss/m Meter	Equivalent head in m (Length of line panel)	Residual head	Total designed head	Add 10% safety factor	Head Provided	Check for head
1.0	FIRE HYDRANT PUMP															
1.1	FIRE HYDRANT Pump for inner ring location -102															
	Pumps Capacity (M3/Sec) as per NBC															
	BANK 1															
	1.2	420	420	420	0.025	80	30	120	0.006	1.344	1	30	40.34			
	2.3	420	840	840	0.050	100	50	120	0.004	2.304		30	69.12			
	3.4		840	1680	0.100	150	50	120	0.014	7.200		30	216.00			
	4.5		840	1680	0.100	150	50	120	0.057	4.032		30	120.96			
	5.6		840	1680	0.100	150	50	120	0.057	4.032		30	120.96			
	1.2	420	420	420	0.025	80	30	120	0.012	1.152	1	30	40.13			
	2.3	420	840	840	0.050	100	50	120	0.008	1.920		30	67.87			
	3.4	420	840	1680	0.100	150	50	120	0.028	3.600		30	130.00			
	4.5	420	840	1680	0.100	150	50	120	0.028	3.600		30	130.00			
	4.11		2940	6720	0.0245	200	20	120	0.007	0.056	20	30	145.26	111.87	120	OK
		Total pipe length as per drawing														

BLOCK CONFIGURATION AND AREAS (PROPOSED DEVELOPMENT)

BLOCK NAMES & TOWER NUMBERS	TOWER 1		TOWER 2		TOWER 3		TOWER 4		EWS		SPORTS BLOCK		COMMUNITY CENTRE		BASEMENT NON FAR		
No. OF FLOORS	(S + 22) FAR.	(S + 22) NON FAR.	(S + 32) FAR.	(S + 32) NON FAR.	(S + 22) FAR.	(S + 22) NON FAR.	(S + 32) FAR	(S + 32) NON FAR	(G+4) FAR	(G+4) NON FAR	(G+1) FAR	(G+1) NON FAR	(B1+G) FAR	(B1+G) NON FAR			
BASEMENT - 1 FLOOR			58.633				16.108						835.020	84.907	19537.939		
BASEMENT - 2 FLOOR															5434.642		
GROUND / STILT FLOOR		206.555	164.746	531.972	206.555	639.865	164.746	531.972	114.205	179.046	692.398	6.442	745.534				
1st FLOOR		753.074	184.748	39.470	753.074	46.694	614.548	39.470	253.657	27.166	521.570	82.071					
2nd FLOOR		753.074	614.548	39.470	753.074	46.694	611.462	39.470	253.657	27.166							
3rd FLOOR		753.074	611.462	39.470	753.074	46.694	611.462	39.470	253.657	27.166							
4th FLOOR		753.074	611.462	39.470	753.074	46.694	611.462	39.470	253.657	27.166							
5th FLOOR		753.074	611.462	39.470	753.074	46.694	611.462	39.470									
6th FLOOR		753.074	611.462	39.470	753.074	46.694	611.462	39.470									
7th FLOOR		753.074	611.462	39.470	753.074	46.694	611.462	39.470									
8th FLOOR	LOWER PENTHOUSE	767.454	611.462	39.470	LOWER PENTHOUSE	767.454	611.462	39.470									
9th FLOOR	UPPER PENTHOUSE	657.839	611.462	39.470	UPPER PENTHOUSE	657.839	611.462	39.470									
10th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
11th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
12th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
13th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
14th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
15th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
16th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
17th FLOOR		753.074	606.199	39.470		753.074	606.199	39.470									
18th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
19th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
20th FLOOR		753.074	611.462	39.470		753.074	611.462	39.470									
21st FLOOR	LOWER PENTHOUSE	767.454	611.462	39.470	LOWER PENTHOUSE	767.454	611.462	39.470									
22nd FLOOR	UPPER PENTHOUSE	657.839	611.462	39.470	UPPER PENTHOUSE	657.839	611.462	39.470									
23rd FLOOR			611.462	39.470			611.462	39.470									
24th FLOOR			611.462	39.470			611.462	39.470									
25th FLOOR			606.199	39.470			606.199	39.470									
26th FLOOR			611.462	39.470			611.462	39.470									
27th FLOOR			611.462	39.470			611.462	39.470									
28th FLOOR			611.462	39.470			611.462	39.470									
29th FLOOR			611.462	39.470			611.462	39.470									
30th FLOOR			611.462	39.470			611.462	39.470									
31st FLOOR			611.462	39.470			611.462	39.470									
32nd FLOOR			611.462	39.470			611.462	39.470									
MUMTY				160.758				138.300		73.451		88.491		41.025			
WATER TANK & MACHINE ROOM				160.758				138.300									
NET TOTAL FAR		16612.463	19782.730		16612.463		19740.205		1128.832		1213.968		1580.554			76671.216	TOTAL FAR AREA
NET NON-FAR AREA				1988.639				2071.612		361.163		177.004		125.932	24972.581	33757.182	TOTAL NON FAR AREA
TOTAL BUILT UP AREA		18601.102	21854.342		18601.102		21811.817		1489.995		1390.972		1706.486		24972.581	110428.397	TOTAL BUILT UP AREA

* ALL AREAS IN SQMT.

Checked subject to Comments in forwarding letter No. 1787-77 Dated 7.2.2024 and notes recorded on the plan/site

Director Town & Country Planning Haryana, Chandigarh — Executive Engineer (M) Chief Engineer-I HSVP, Panchkula

21 TOTAL FAR IN TOWER 1 & 3

FLOORS	NO OF UNITS/ FLOOR	NO OF FLOORS	NON FAR AREA	UNITS FAR AREA	CIRCULATION FAR AREA	TOTAL FAR ON SINGLE FLOOR	TOTAL FAR
GROUND FLOOR	1	1	639.865	0.000	206.555	206.555	206.555
TYPICAL FLOOR (1st to 7th & 10th to 20th FLOOR)	2	18	840.484	336.815	79.444	753.073	13555.320
LOWER PENTHOUSE (8th & 21st FLOOR)	2	2	93.387	344.005	79.444	787.454	1534.908
UPPER PENTHOUSE (9th & 22nd FLOOR)		2	93.387	306.524	44.791	657.840	1315.680
MUMTY	0	1	160.758	0.000	0.000	0.000	0.000
MACHINE ROOM	0	1	160.758	0.000	0.000	0.000	0.000
TOTAL			1988.639				16612.463
						SINGLE TOWER FAR	16612.463
						NO. OF TOWERS	2
						TOTAL FAR OF TOWER 1 & 3	33224.927

34 TOTAL FAR IN TOWER 2

FLOORS	NO OF UNITS/ FLOOR	NO OF FLOORS	NON FAR AREA	UNITS FAR AREA	CIRCULATION FAR AREA	TOTAL FAR ON SINGLE FLOOR	TOTAL FAR
BASEMENT	1	1	0.000	0.000			58.633
GROUND FLOOR	1	1	531.972		0.000	184.748	184.748
FIRST FLOOR	2	1	39.470	272.237	70.075	342.312	614.548
SECOND FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
THIRD FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
FOURTH FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
5TH TO 16TH ,18 TO 24TH & 26TH TO 32TH TYPICAL FLOOR	2	26	1028.220	270.694	70.075	611.462	15896.018
TYPICAL 17TH & 25TH FLOORS	2	2	78.940	270.694	64.812	606.199	1212.398
MUMTY	0	1	138.300	0.000	0.000	0.000	0.000
WATER TANK & MACHINE ROOM	0	1	138.300	0.000	0.000	0.000	0.000
TOTAL			2071.612				19782.730

35 TOTAL FAR IN TOWER 4

FLOORS	NO OF UNITS/ FLOOR	NO OF FLOORS	NON FAR AREA	UNITS FAR AREA	CIRCULATION FAR AREA	TOTAL FAR ON SINGLE FLOOR	TOTAL FAR
BASEMENT	1	1	0.000	0.000			16.108
GROUND FLOOR	1	1	531.972	0.000	0.000	184.748	184.748
FIRST FLOOR	2	1	39.470	272.237	70.075	342.312	614.548
SECOND FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
THIRD FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
FOURTH FLOOR	2	1	39.470	270.694	70.075	340.769	611.462
5TH TO 16TH ,18 TO 24TH & 26TH TO 32TH TYPICAL FLOOR	2	26	1028.220	270.694	70.075	611.462	15898.018
TYPICAL 17TH & 25TH FLOORS	2	2	78.940	270.694	64.812	606.199	1212.398
MUMTY	0	1	138.300	0.000	0.000	0.000	0.000
WATER TANK & MACHINE ROOM	0	1	138.300	0.000	0.000	0.000	0.000
TOTAL			2071.612				19740.205

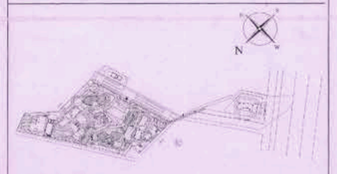
SERVICE PERSONNEL ROOM CALCULATION

Floor	Tower 1 (S + 22)	Tower 2 (S + 32)	Tower 3 (S + 22)	Tower 4 (S + 32)
Stilt Floor	0	0	0	0
1st Floor	0	2	0	2
2nd Floor	0	2	0	2
3rd Floor	0	2	0	2
4th Floor	0	2	0	2
5th Floor	0	0	0	0
6th Floor	0	0	0	0
7th Floor	0	0	0	0
8th Floor	0	0	0	0
9th Floor	0	0	0	0
10th Floor	0	0	0	0
11th Floor	0	0	0	0
12th Floor	0	0	0	0
13th Floor	0	0	0	0
14th Floor	0	0	0	0
15th Floor	0	0	0	0
16th Floor	0	0	0	0
17th Floor	0	2	0	2
18th Floor	0	0	0	0
19th Floor	0	0	0	0
20th Floor	0	0	0	0
21st Floor	0	0	0	0
22nd Floor	0	0	0	0
23rd Floor	0	0	0	0
24th Floor	0	0	0	0
25th Floor	0	2	0	2
26th Floor	0	0	0	0
27th Floor	0	0	0	0
28th Floor	0	0	0	0
29th Floor	0	0	0	0
30th Floor	0	0	0	0
31st Floor	0	0	0	0
32nd Floor	0	0	0	0
TOTAL	0	12		12
TOTAL		24		

TOTAL GROUND COVERAGE

Floor	Tower 1	Tower 2	Tower 3	Tower 4	EWS	SPORT BLOCK	COMMUNITY CENTRE	TOTAL AREA	SQMT
GROUND	852.409	696.718	852.409	696.718	293.251	698.84	745.534	4835.879	SQMT
TOTAL	852.409	696.718	852.409	696.718	293.251	698.84	745.534	4835.879	SQMT

ARCHITECTS:-
C. P. KUKREJA ARCHITECTS
ASHIRWAD BUILDING
D-1, GREEN PARK,
NEW DELHI - 110016,
PHONE:- 26863953 FAX:- 26865770,
EMAIL:-cpka@cpkukreja.com



KEY PLAN

SUBMISSION DRAWINGS

REVISED BUILDING PLAN FOR GROUP HOUSING COLONY BEING DEVELOPED, OVER LAND ADMEASURING 12.356 ACRES SITUATED IN SECTOR-2, GWAL PAHARI, HARYANA, UNDER LICENSE NO. 98 of 2011 DATED 11.11.2011, BY ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED.

Only For Service Plan Estimate
Executive Engineer HSVP, Division No. V, Gurgaon

Superintending Engineer, HSVP Circle I, Gurugram

OWNER'S SIGN. | ARCHITECT'S SIGN.

SCALE 1:600 | DATE DECEMBER-2023

DRAWING TITLE
SITE PLAN
PROPOSED DEVELOPMENT

FIRE FIGHTING LAYOUT

DRG. NO. 1/54