AREA STATEMENT OF PROPOSED DEVELOPMENT

TOTAL SITE AREA	%		50002.979 SQM		12.356 ACRES
PLOT AREA FOR FAR PURPOSE			40503.925 SQM		11.9656 ACRES
PERMISSIBLE GROUND COVERAGE	35.00 %		18976.374 SQM		
PROPOSED GROUND COVERAGE	9.95 %		4835.366 SQM		
PERMISSIBLE F. A. R.	175.00 %		84881.869 SQM		
PROPOSED F.A.R.	158.07 %		76671.216 SQM		
PERMISSIBLE/REQUIRED GREEN AREA	15.00 %		7275.589 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 11.9656 =	1196.56 PERSONS		
MAXIMUM PERMISSIBLE DENSITY 120 P.P.A.		120 X 11.9656 =	1435.27 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					

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

DTP (HQ)

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

DTP (HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.2737736 dt. 22.12.23

Superintending Engineer (HQ) for Chief Engineer-1 HSVP, Panchkula

DTP (HQ) Member BPAC

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

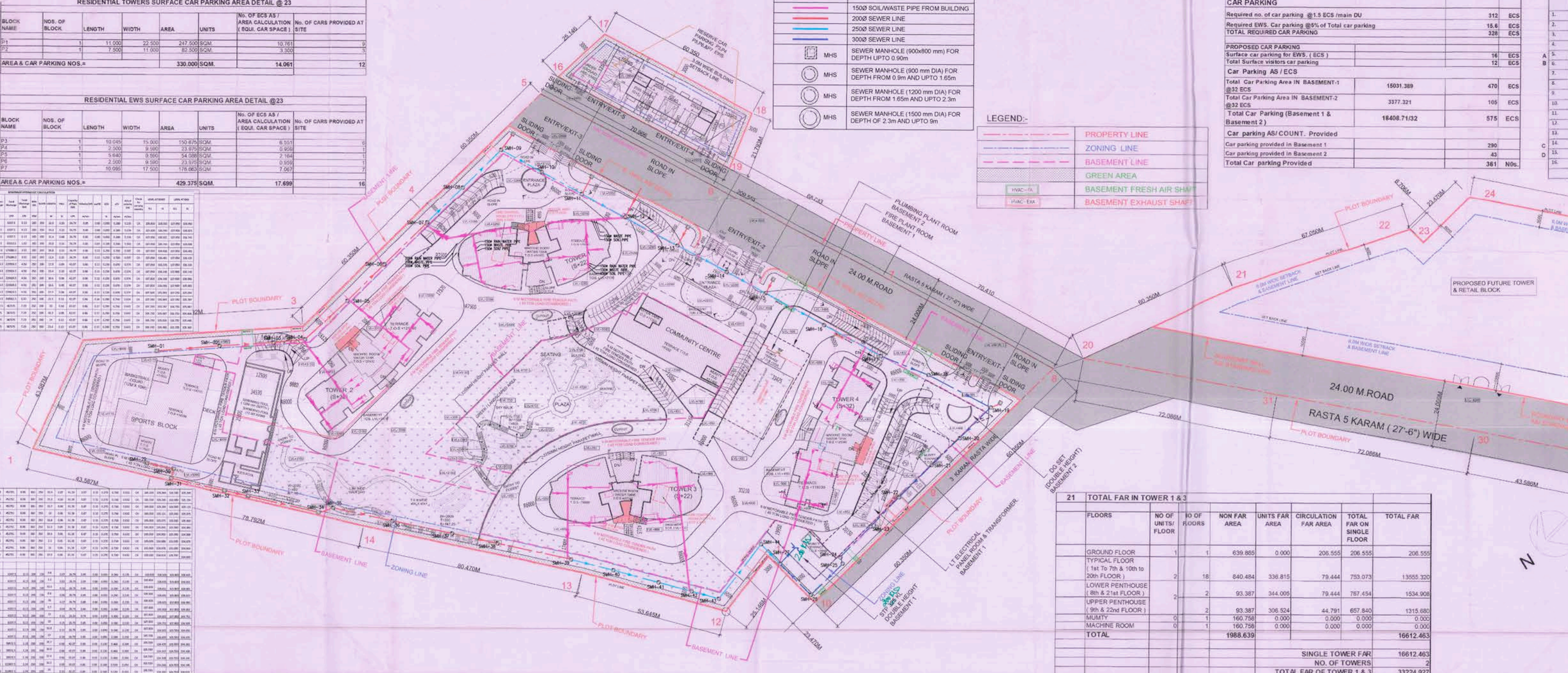
BLOCK NAME	NOS. OF BLOCK	LENGTH	WIDTH	AREA	UNITS	No. OF ECS AS / AREA CALCULATION (EQUI. CAR SPACE)	No. OF CARS PROVIDED AT SITE
P3	1	10.045	15.000	150.675	SQM.	6.551	6
P4	1	2.000	9.000	23.975	SQM.	0.958	1
P5	1	5.940	9.550	54.088	SQM.	2.164	1
P6	1	2.500	9.500	23.575	SQM.	0.559	1
P7	1	10.095	17.500	176.063	SQM.	7.067	7
AREA & CAR PARKING NOS.=				429.375	SQM.	17.699	16

PLUMBING LEGEND:-

SYMBOL	DESCRIPTION
	150Ø SOIL/WASTE PIPE FROM BUILDING
	200Ø SEWER LINE
	250Ø SEWER LINE
	300Ø SEWER LINE
MHS	SEWER MANHOLE (900x800 mm) FOR DEPTH UPTO 0.90m
MHS	SEWER MANHOLE (900 mm DIA) FOR DEPTH FROM 0.9m AND UPTO 1.65m
MHS	SEWER MANHOLE (1200 mm DIA) FOR DEPTH FROM 1.65m AND UPTO 2.3m
MHS	SEWER MANHOLE (1500 mm DIA) FOR DEPTH OF 2.3m AND UPTO 9m

LEGEND:-

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



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.

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

Sr. no.	Unit/tower	Unit no. / tower	Carpet area (Sqft)	Collector rate for the year 2023-24	Circle at 8300 per sq. ft.
1.	Tower 1 -0201	D-0201	3291.617	3300	10863236.1
2.	Tower 1 -0202	D-0202	3291.617	3300	10863236.1
3.	Tower 1-0301	D-0301	3291.617	3300	10863236.1
4.	Tower 1-0401	D-0401	3291.617	3300	10863236.1
5.	Tower 1-0402	D-0402	3291.617	3300	10863236.1
6.	Tower 1 -0502	D-0502	3291.617	3300	10863236.1
7.	Tower 1 -0602	D-0602	6484.05	3300	21397365
8.	Tower 1 -1501	D-1501	3291.617	3300	10863236.1
9.	Tower 1 -1601	D-1601	3291.617	3300	10863236.1
10.	Tower 1 -1701	D-1701	3291.617	3300	10863236.1
11.	Tower 1 -1801	D-1801	3291.617	3300	10863236.1
12.	Tower 1 -2002	D-2002	3291.617	3300	10863236.1
13.	Tower 1 -2101	D-2101	6484.05	3300	21397365
14.	Tower 1 -2102	D-2102	6484.05	3300	21397365
15.	Tower 3 -0802	D-0802	6484.05	3300	21397365
16.	Tower 3 -1601	D-1601	3291.617	3300	10863236.1
			65435.004		215937409.20

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				16.105						835.030	84.907	19537.939	
BASEMENT - 2 FLOOR															5434.642	
GROUND / STILT FLOOR	206.555	839.865	164.746	531.972	206.555	839.865	164.746	531.972	114.205	179.046	692.398	6.442	745.534			
1st FLOOR	753.074	46.694	614.548	39.470	753.074	46.694	614.548	39.470	253.657	27.166	521.570	82.071				
2nd FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470	253.657	27.166						
3rd FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470	253.657	27.166						
4th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470	253.657	27.166						
5th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
6th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
7th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
8th FLOOR	LOWER PENTHOUSE 767.454	46.694	611.462	39.470	LOWER PENTHOUSE 767.454	46.694	611.462	39.470								
9th FLOOR	UPPER PENTHOUSE 657.839	46.694	611.462	39.470	UPPER PENTHOUSE 657.839	46.694	611.462	39.470								
10th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
11th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
12th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
13th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
14th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
15th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
16th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
17th FLOOR	753.074	46.694	606.199	39.470	753.074	46.694	606.199	39.470								
18th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
19th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
20th FLOOR	753.074	46.694	611.462	39.470	753.074	46.694	611.462	39.470								
21st FLOOR	LOWER PENTHOUSE 767.454	46.694	611.462	39.470	LOWER PENTHOUSE 767.454	46.694	611.462	39.470								
22nd FLOOR	UPPER PENTHOUSE 657.839	46.694	611.462	39.470	UPPER PENTHOUSE 657.839	46.694	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		160.758		138.300		73.451		98.491		41.023		
WATER TANK & MACHINE ROOM		160.758		138.300		160.758		138.300								
NET TOTAL FAR	16612.463		19782.730		16612.463		19740.205		1126.832		1213.968		1580.564			76671.215 TOTAL FAR AREA
NET NON-FAR AREA		1988.639		2071.612		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		1488.995		1390.972		1706.466		24972.581	110428.397 TOTAL BUILT UP AREA

* ALL AREAS IN SQMT.

Checked subject to Comments in forwarding letter No. 1726-29 Dt. 02.02.2024 and notes Attached with the estimate.

Director Town & Country Planning Haryana, Chandigarh

Executive Engineer (M) for Chief Engineer-1 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	767.454	1534.908
UPPER PENTHOUSE (9th & 22nd FLOOR)	2	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	164.746	164.746
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	1026.220	270.694	70.075	611.462	15898.019
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			16.105
GROUND FLOOR	1	1	531.972	0.000	0.000	164.746	164.746
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	1026.220	270.694	70.075	611.462	15898.019
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:-
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ASHIRWAD BUILDING
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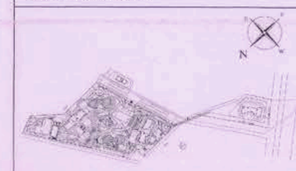
NEW DELHI - 110016,
PHONE:- 26863953 FAX:- 26865770,
EMAIL -cpka@cpkukreja.com



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.

Superintending Engineer, HSVP Circle-1, Gurugram

OWNER'S SIGN | ARCHITECTS SIGN

SCALE	1:600	DATE	DECEMBER 2023

DRAWING TITLE
SITE PLAN
PROPOSED DEVELOPMENT

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

SEWERAGE LAYOUT

DWG NO. 1/54