AREA STATEMENT OF PROPOSED DEVELOPMENT

TOTAL SITE AREA			50002.879	SQM	12.356	ACRES
PLOT AREA FOR FAR PURPOSE			48503.925	SQM	11.9856	ACRES
PERMISSIBLE GROUND COVERAGE	35.00	%	16976.374	SQM		
PROPOSED GROUND COVERAGE	9.95	%	4825.365	SQM		
PERMISSIBLE F. A. R.	175.00	%	84881.969	SQM		
PROPOSED F.A.R.	158.07	%	76671.215	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 11.9856 =	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.	0.959	1
P5	1	5.640	9.590	54.088	SQM.	2.164	2
P6	1	2.500	9.590	23.975	SQM.	0.959	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 B.P.A.C. — Member B.P.A.C.

DTP (HQ) — Chief Architect — Dam Avtar Bassi JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.273736 Dtd. 22.12.23

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

DDP (HQ) Member BPAC

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

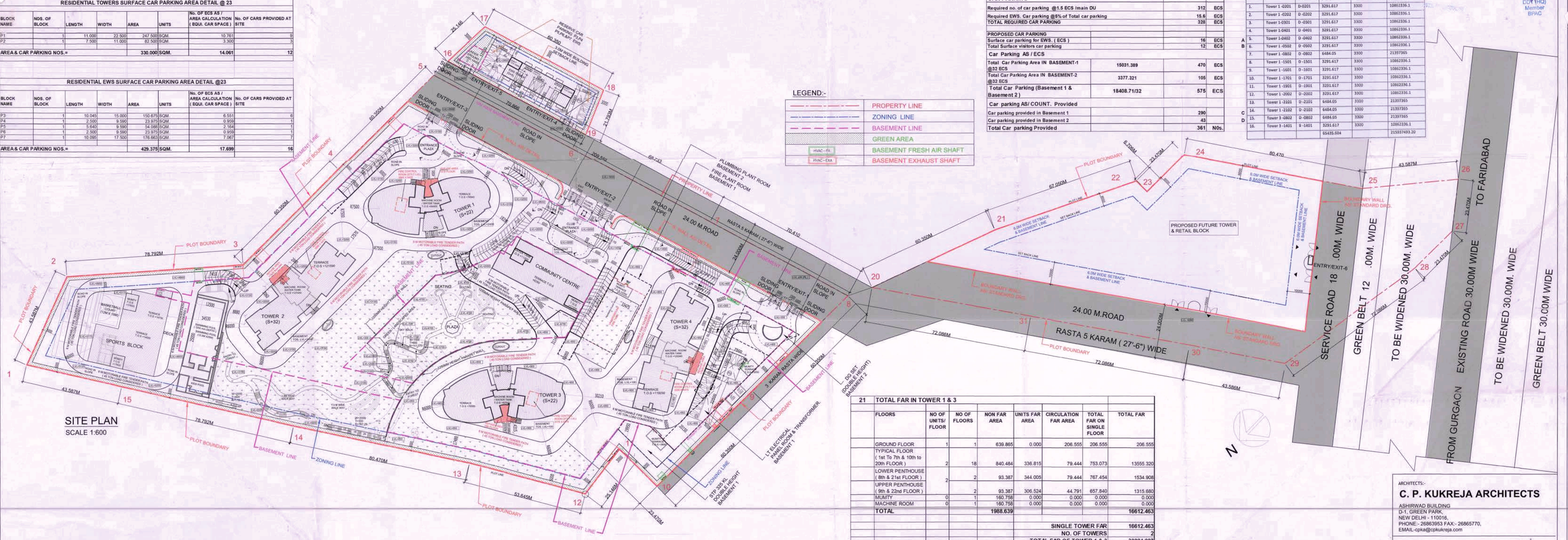
Sr. no.	Unit/tower	Unit no./ tower	Carpet area (Sqft)	Collector rate for the year 2023-24	Circle at 3300 per sq. ft.	
1.	Tower 1 -0201	D-0201	3291.617	3300	10862336.1	
2.	Tower 1 -0202	D -0202	3291.617	3300	10862336.1	
3.	Tower 1-0301	D -0301	3291.617	3300	10862336.1	
4.	Tower 1-0401	D -0401	3291.617	3300	10862336.1	
5.	Tower 1-0402	D -0402	3291.617	3300	10862336.1	
6.	Tower 1 -0502	D -0502	3291.617	3300	10862336.1	
7.	Tower 1 -0802	D -0802	6484.05	3300	21397365	
8.	Tower 1 -1501	D -1501	3291.617	3300	10862336.1	
9.	Tower 1 -1601	D -1601	3291.617	3300	10862336.1	
10.	Tower 1 -1701	D -1701	3291.617	3300	10862336.1	
11.	Tower 1 -1901	D -1901	3291.617	3300	10862336.1	
12.	Tower 1 -2002	D -2002	3291.617	3300	10862336.1	
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 -1401	B -1401	3291.617	3300	10862336.1	
			65435.604		215937493.20	

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 (A)
Total Surface visitors car parking		12	ECS (B)
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	(C)
Car parking provided in Basement 2		43	(D)
Total Car parking Provided		361	NOs.

LEGEND:-

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



SITE PLAN
SCALE 1:600

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	840.464	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	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	15898.018
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	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 33TH TYPICAL FLOOR	2	26	1026.220	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		

BLOCK CONFIGURATION AND AREAS (PROPOSED DEVELOPMENT)

BLOCK NAMES & TOWER NUMBERS / No. OF FLOORS	TOWER 1 (S + 22) FAR.	TOWER 1 (S + 22) NON FAR.	TOWER 2 (S + 32) FAR.	TOWER 2 (S + 32) NON FAR.	TOWER 3 (S + 22) FAR.	TOWER 3 (S + 22) NON FAR.	TOWER 4 (S + 32) FAR	TOWER 4 (S + 32) NON FAR	EWS (G+4) FAR	EWS (G+4) NON FAR	SPORTS BLOCK (G+1) FAR	SPORTS BLOCK (G+1) NON FAR	COMMUNITY CENTRE (B1+G) FAR	COMMUNITY CENTRE (B1+G) NON FAR	BASEMENT 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	639.865	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	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										
11th FLOOR			753.074	46.694	611.462	39.470										
12th FLOOR			753.074	46.694	611.462	39.470										
13th FLOOR			753.074	46.694	611.462	39.470										
14th FLOOR			753.074	46.694	611.462	39.470										
15th FLOOR			753.074	46.694	611.462	39.470										
16th FLOOR			753.074	46.694	611.462	39.470										
17th FLOOR			753.074	46.694	606.199	39.470										
18th FLOOR			753.074	46.694	611.462	39.470										
19th FLOOR			753.074	46.694	611.462	39.470										
20th FLOOR			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			606.199	39.470			606.199	39.470								
25th FLOOR			611.462	39.470			611.462	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		88.491		41.025		
WATER TANK & MACHINE ROOM		160.758		138.300		160.758		138.300								
NET TOTAL FAR	16612.463		19782.730		16612.463		19740.205		1128.832		1213.968		1580.554			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		1489.995		1390.972		1706.486		24972.581	110428.397 TOTAL BUILT UP AREA

* ALL AREAS IN SQMT.

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
D-1, GREEN PARK,
NEW DELHI - 110016.
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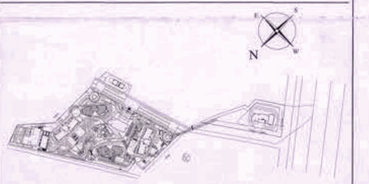

KEY PLAN

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.

OWNER'S SIGN. — ARCHITECTS SIGN.

SCALE 1:600 — DATE DECEMBER-2023

DRAWING TITLE
SITE PLAN
PROPOSED DEVELOPMENT

DRG. NO. 1/54