AREA SUMMERY FOR REVISED PLOT AREA- 5.444 ACRES		
	ACRES	SQ.M.
PREVIOUS PLOT AREA (A)	5	20234.230
ADDITIONAL LAND AREA(B)	0.444	1796.69
TOTAL PLOT AREA FOR FAR	5.444	22030.921
PREVIOUS PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA(A)	0.20000	809.370
PERMISSIBLE COMMERCIAL ON ADDITIONAL LAND AREA @20% B	0.08872	359.066
TOTAL BALANCE PLOT AREA FOR RESIDENTIAL	5.20544	21062.497
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	10531.249
PROPOSED GROUND COVERAGE	18.908	8202.780
FAR		
PERMISSIBLE FAR FOR HOUSING @	225%	47429.055
ADDITIONAL FAR FOR DEC DEV CHARGES @	17.85%	3758.312
TOTAL PERMISSIBLE FAR FOR HOUSING @	242%	50955.311
ALREADY SANCTIONED FAR		46000.047
PROPOSED FAR		2955.148
TOTAL PROPOSED FAR	155.85%	48955.195
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3843.950
ADDITIONAL FAR FOR DEC DEV CHARGES @	12.85%	2821.774
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	6665.724
ALREADY SANCTIONED FAR		5348.862
PROPOSED FAR		1771.918
PROPOSED FAR FOR COMMERCIAL	186.92%	7120.780
ALREADY SANCTIONED BUILT UP AREA		92000.09
PROPOSED BUILT UP AREA		4653.187
TOTAL PROPOSED BUILT UP AREA		96653.277
DENSITY		
PERMISSIBLE DENSITY(750 TO 900 PPA	MIN. 750 PPA	1500 / 750 TO 900 PPA
PERMISSIBLE DU'S		300 / MAX.
PERMISSIBLE DENSITY	MAX. 900 PPA	4320
PERMISSIBLE DU'S		864 / MAX
ALREADY SANCTION DU'S		708
PROPOSED DU'S		54
TOTAL PROPOSED Dus		762
PROPOSED DENSITY	762DU	1524 / 762DU
ACHIEVED DENSITY	762DU/5.444	140
PARKING & GREEN AREA		
REQUIRED TWO WHEELER PARKING		762 / NOS
PROPOSED TWO WHEELER PARKING	762	762 / NOS
REQUIRED ECS	762/2	381 / ECS
PROPOSED ECS		381 / ECS
REQUIRED ORGANIZED GREEN @	15%	3095.188 / SQM
PROPOSED GREEN	20.18%	4044.215 / SQM
PROVIDED COMMUNITY BUILDING		216.060 / SQM
PROVIDED AAGANWADI		313.305 / SQM

AREA SUMMERY FOR ALREADY SANCTIONED-5 ACRES		
	ACRES	SQ.M.
PLOT AREA (A)	5	20234.230
TOTAL PLOT AREA FOR FAR	5	20234.230
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.20000	809.370
BALANCE PLOT AREA FOR RESIDENTIAL	4.80000	19424.860
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	9712.125
PROPOSED GROUND COVERAGE	19.998%	8029.180
FAR		
PERMISSIBLE FAR FOR HOUSING @	225%	43706.080
EXTRA FAR FOR GREEN BUILDING @	12.00%	2330.966
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	46037.046
PROPOSED FAR	236.83%	46000.047
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3416.398
EXTRA FAR FOR GREEN BUILDING @	12.00%	2339.184
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	3755.582
PROPOSED FAR FOR COMMERCIAL	186.78%	3707.072
PROPOSED BUILT UP AREA		93453.42
DENSITY		
PERMISSIBLE DENSITY	MIN. 750 PPA	1500 / 750 TO 900 PPA
PERMISSIBLE DU'S		300 / MAX.
PERMISSIBLE DENSITY	MAX. 900 PPA	4320
PERMISSIBLE DU'S		864 / MAX
PROPOSED DENSITY	730DU	1460 / 730DU
ACHIEVED DENSITY	150DU/5	730.000 / PPA
PROPOSED Dus		730 / Dus
PARKING & GREEN AREA		
REQUIRED TWO WHEELER PARKING		730 / NOS
PROPOSED TWO WHEELER PARKING		731 / NOS
REQUIRED ECS	730/2	365 / ECS
PROPOSED ECS		365 / ECS
REQUIRED ORGANIZED GREEN @	15%	3035.138 / SQM
PROPOSED GREEN	20.18%	4044.215 / SQM
PROVIDED COMMUNITY BUILDING		216.060 / SQM
PROVIDED AAGANWADI		313.305 / SQM

SUBMISSION DRAWING

CLIENT

M/S. SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED
Signature Global, 1308 Dr. Gopal Das Building
28 Barakhamba Road C.P. New Delhi

PROJECT TITLE

PROPOSED REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.444 ACRES (LICENCE NO. 89 OF 2019 DATED 02/08/2019 & LICENNCE NO 02 OF 2022 DATED 06.01.2022) IN SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASTHA SARE LAND HOLDING COMPANY ONE PVT. LTD. AND OTHERS IN COLLABORATION WITH SIGNATURE GLOBAL INDIA PVT. LTD.

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Tel : 26 96 43 8 & 26 51 47 5 1 , 26 56 - 73 5 7
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ARCHITECT'S SIGNATURE — NIHIT GARG CA/94/17808

OWNER'S SIGNATURE

DRAWING TITLE: EXTERNAL DRAINAGE SYSTEM

DRG. NO. SG / SP / E8 / 03

SCALE - 1: 450 DATE - AUG 2022

DETAILS OF DRAIN LINES

Catch Pit No. From	Catch Pit No. To	Length (m)	Dia. (mm)	Slope 1 in	C.P. Top Level (m)	Invert Level (m)	Depth (m)	C.P. Top Level (m)	Invert Level (m)	Depth (m)
					Upper End			Lower End		
D1	D2	28	400	500	0.30	-1.10	1.40	0.30	-1.16	1.46
D2	D3	30	400	500	0.30	-1.16	1.46	0.30	-1.22	1.52
D3	D6	37	400	500	0.30	-1.22	1.52	0.30	-1.29	1.59
D4	D5	17	400	500	0.30	-1.10	1.40	0.30	-1.13	1.43
D5	D6	31	400	500	0.30	-1.13	1.43	0.30	-1.20	1.50
D6	D9	38	400	500	0.30	-1.29	1.59	0.30	-1.37	1.67
D7	D8	30	400	500	0.30	-1.10	1.40	0.30	-1.16	1.46
D8	D9	13	400	500	0.30	-1.16	1.46	0.30	-1.19	1.49
D9	D10	29	400	500	0.30	-1.37	1.67	0.30	-1.42	1.72
D10	D12	40	400	500	0.30	-1.42	1.72	0.30	-1.50	1.80
D11	D12	24	400	500	0.30	-1.10	1.40	0.30	-1.15	1.45
D12	D14	47	400	500	0.30	-1.50	1.80	0.30	-1.60	1.90
D13	D14	19	400	500	0.30	-1.10	1.40	0.30	-1.14	1.44
D14	OUT-01	10	400	500	0.30	-1.60	1.90	0.30	-1.62	1.92
D15	D16	54	400	500	0.30	-1.10	1.40	0.30	-1.21	1.51
D16	D17	26	400	500	0.30	-1.21	1.51	0.30	-1.26	1.56

DETAILS OF DRAIN LINES

Catch Pit No. From	Catch Pit No. To	Length (m)	Dia. (mm)	Slope 1 in	C.P. Top Level (m)	Invert Level (m)	Depth (m)	C.P. Top Level (m)	Invert Level (m)	Depth (m)
					Upper End			Lower End		
D17	D18	13	400	500	0.30	-1.26	1.56	0.30	-1.29	1.59
D18	D19	27	400	500	0.30	-1.29	1.59	0.30	-1.34	1.64
D19	D22	41	400	500	0.30	-1.34	1.64	0.30	-1.42	1.72
D20	D21	20	400	500	0.30	-1.10	1.40	0.30	-1.14	1.44
D21	D22	9	400	500	0.30	-1.14	1.44	0.30	-1.16	1.46
D22	D26	15	400	500	0.30	-1.42	1.72	0.30	-1.45	1.75
D23	D24	26	400	500	0.30	-1.10	1.40	0.30	-1.15	1.45
D24	D25	33	400	500	0.30	-1.15	1.45	0.30	-1.22	1.52
D25	D26	30	400	500	0.30	-1.22	1.52	0.30	-1.28	1.58
D26	D27	42	400	500	0.30	-1.45	1.75	0.30	-1.54	1.84
D27	D31	37	400	500	0.30	-1.54	1.84	0.30	-1.61	1.91
D28	D29	45	400	500	0.30	-1.10	1.40	0.30	-1.19	1.49
D29	D30	45	400	500	0.30	-1.19	1.49	0.30	-1.28	1.58
D30	D31	34	400	500	0.30	-1.28	1.58	0.30	-1.35	1.65
D31	OUT-2	10	400	500	0.30	-1.61	1.91	0.30	-1.63	1.93

COMMERCIAL FAR AREA					
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	606.683	-----	-----	606.683
2	2	379.39	351.152	-----	730.542
3	3	182.000	140.146	122.556	444.702
TOTAL					1781.728

COMMERCIAL BUILT UP AREA						
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	798.633	-----	-----	-----	798.633
2	2	379.39	372.686	-----	-----	752.076
3	3	222.625	205.596	186.215	24.82	641.260
TOTAL						2193.969

COMMERCIAL GROUND COVERAGE		
S.NO.	POCKET	GROUND COVERAGE
1	1	798.377
2	2	379.39
3	3	224.306
TOTAL		1402.073

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	C.P.	CATCH PIT
2.		UNDER GROUND DRAIN
3.		RAIN WATER HARVESTING

INVENTORY OF UNITS (PROPOSED)

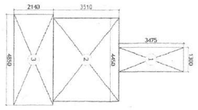
S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.681 SQ.M.	2BHK TYPE-03 55.576 SQ.M.	2BHK TYPE-04 54.828 SQ.M.	2BHK TYPE-05 54.651 SQ.M.	2BHK TYPE-06 52.860 SQ.M.	2BHK TYPE-6A 52.410 SQ.M.	2BHK TYPE-07 52.741 SQ.M.	1BHK TYPE-01 33.587 SQ.M.	1BHK TYPE-02 32.524 SQ.M.	1BHK TYPE-03 33.548 SQ.M.	2BHK + STORE 59.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+8)	-----	-----	-----	-----	2	-----	-----	-----	-----	-----	-----	34	36
2	TOWER-T-2 (G+19)	60	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	180
3	TOWER-T-3 (G+19)	60	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	180
4	TOWER-T-4 (G+19)	60	60	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	160
5	TOWER-T-5 (S+25/26)	52	100	52	-----	-----	-----	-----	-----	-----	-----	-----	-----	204
6	TOWER-T-6(G+9)	-----	-----	-----	-----	-----	96	8	8	-----	-----	-----	-----	32
7	TOWER-T-7 (G+5)	-----	-----	-----	-----	-----	-----	-----	-----	20	6	4	-----	30
	TOTAL	172	300	172	40	2	16	8	8	20	6	4	34	782

GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 2 X 1.725 X 1.740
= 6.003 SQ.M.

REFUGE AREA REQUIREMENT CALCULATION			
NO. OF UNITS ON TWO CONSECUTIVE FLOOR AFTER	PERSON/ DU	AREA PER PERSON (SQ.M.)	TOTAL AREA (SQ.M.)
16	5	0.3	24
ONE WHEELCHAIR SPACE FOR EVERY 200 OCCUPANTS			0.9
TOTAL REFUGE AREA			24.9
SAY			25

REFUGE AREA CALCULATION (TOWER T-5)



S.NO	S.NO	S.NO	S.NO	TOTAL
1	1.300	X	3.475	4.517 SQ.M.
2	4.450	X	3.510	15.619 SQ.M.
3	4.850	X	2.140	10.379 SQ.M.
TOTAL				30.515 SQ.M.

CONNECTING TERRACE/BEAMS AREA CALCULATION

T1 = 2.030 X 6.765 = 13.733 SQ.M.
T2 = 2.400 X 3.510 = 8.424 SQ.M.
B = 2.400 X 0.23 = 0.552 SQ.M.
TOTAL AREA OF CONNECTING TERRACE/BEAMS = T1+ (2XT2) + (3XB)
= 13.733 + 16.848 + 1.656
= 32.237 SQ.M.

DWELLING UNITS (Du's) CALCULATIONS

S.NO.	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	NON TYPICAL FLOOR	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-1 (G+8)	2BHK+STORE	4	4	8	32	------	36	5	180
2	TOWER-T-2 (G+19)	2BHK	8	8	19	152	------	160	5	800
3	TOWER-T-3 (G+19)	2BHK	8	8	19	152	------	160	5	800
4	TOWER-T-4 (G+19)	2BHK	8	8	19	152	------	160	5	800
5	TOWER-T-5 (S+25/26)	2BHK	-----	8	25	200	4	204	5	1020
6	TOWER-T-6 (G+9)	2BHK	-----	4	8	32	------	32	5	160
7	TOWER-T-7 (S+5)	1BHK	-----	6	4	24	6	30	5	150
		TOTAL UNITS						782		3910

DENSITY CALCULATION ---------(750 - 900 PPA)

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION	POPULATION/UNIT
1	TOWER T-1 (G+8)	1	(G+8)	305.944	2510.464	36	180	5
2	TOWER T-2 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
3	TOWER T-3 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
4	TOWER T-4 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
5	TOWER T-5 (S+25/26)	1	(S+25/26)	613.215	13092.881	204	1020	5
6	TOWER T-6 (G+9)	1	(G+9)	102.831	2290.959	32	160	5
7	TOWER T-7 (G+5)	1	(S+5)	180.584	1412.190	30	150	5
8	CRECHE / COMMUNITY BUILDING	1	G+1	196.583	-----	-----	-----	-----
9	COMMERCIAL	3	G/G+1/ G+2	1402.073	-----	-----	-----	-----
10	GUARD ROOM	2	G	6.003	-----	-----	-----	-----
11	CONNECTING TERRACES/BEAMS	-----	-----	32.237				
12	REFUGE AREA IN TOWER T-5	1	AT 21st FLOOR	30.515				
	TOTAL			4492.289	49703.196	782	3910	

FAR CALCULATION OF TOWER 6 & 7

FAR AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1	TOWER-T-2	TOWER-T-3	TOWER-T-4	TOWER-T-5	TOWER-T-6	TOWER-T-7	TOTAL (SQM)
1	GROUND	305.944	540.768	540.768	540.768	74.281	89.215	65.202	2155.946
2	1ST	275.565	504.814	504.814	504.814	509.646	6.896	139.568	2446.117
3	2nd	275.565	504.814	504.814	504.814	509.646	274.356	139.568	2713.577
4	3rd	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
5	4th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
6	5th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
7	6th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
8	7th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
9	8th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
10	9th	------	504.814	504.814	504.814	509.646	274.356	------	2298.444
11	10th	------	504.814	504.814	504.814	509.646	------	------	2024.088
12	11th	------	504.814	504.814	504.814	509.646	------	------	2024.088
13	12th	------	504.814	504.814	504.814	509.646	------	------	2024.088
14	13th	------	504.814	504.814	504.814	509.646	------	------	2024.088
15	14th	------	504.814	504.814	504.814	509.646	------	------	2024.088
16	15th	------	504.814	504.814	504.814	509.646	------	------	2024.088
17	16th	------	504.814	504.814	504.814	509.646	------	------	2024.088
18	17th	------	504.814	504.814	504.814	509.646	------	------	2024.088
19	18th	------	504.814	504.814	504.814	509.646	------	------	2024.088
20	19th	------	504.814	504.814	504.814	509.646	------	------	2024.088
21	20th	------	------	------	------	509.646	------	------	509.646
22	21st	------	------	------	------	509.646	------	------	509.646
23	22nd	------	------	------	------	509.646	------	------	509.646
24	23rd	------	------	------	------	509.646	------	------	509.646
25	24th	------	------	------	------	509.646	------	------	509.646
26	25th	------	------	------	------	509.646	------	------	509.646
27	26th	------	------	------	------	277.450	------	------	277.450
	TOTAL FAR	2510.464	10132.234	10132.234	10132.234	13092.881	2290.959	1412.190	49703.196

CARPET AREA CALCULATION OF TOWER 6 & 7

CARPET AREA CALCULATION

S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM)	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOTAL (SQM)
1	GROUND	229.210	438.049	438.049	437.902	STILT	COMMERCIAL	STILT	1543.210
2	1st	239.816	438.049	438.049	437.902	437.902	COMMERCIAL	99.698	2091.416
3	2nd	239.816	438.049	438.049	437.902	437.902	210.871	99.698	2302.287
4	3rd	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
5	4th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
6	5th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
7	6th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
8	7th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
9	8th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
10	9th	------	438.049	438.049	437.902	437.902	210.871	------	1962.773
11	10th	------	438.049	438.049	437.902	437.902	------	------	1751.902
12	11th	------	438.049	438.049	437.902	437.902	------	------	1751.902
13	12th	------	438.049	438.049	437.902	437.902	------	------	1751.902
14	13th	------	438.049	438.049	437.902	437.902	------	------	1751.902
15	14th	------	438.049	438.049	437.902	437.902	------	------	1751.902
16	15th	------	438.049	438.049	437.902	437.902	------	------	1751.902
17	16th	------	438.049	438.049	437.902	437.902	------	------	1751.902
18	17th	------	438.049	438.049	437.902	437.902	------	------	1751.902
19	18th	------	438.049	438.049	437.902	437.902	------	------	1751.902
20	19th	------	438.049	438.049	437.902	437.902	------	------	1751.902
21	20th	------	------	------	------	437.902	------	------	437.902
22	21st	------	------	------	------	437.902	------	------	437.902
23	22nd	------	------	------	------	437.902	------	------	437.902
24	23rd	------	------	------	------	437.902	------	------	437.902
25	24th	------	------	------	------	437.902	------	------	437.902
26	25th	------	------	------	------	437.902	------	------	437.902
27	26th	------	------	------	------	219.178	------	------	219.178
	TOTAL	2147.738	8760.980	8760.980	8,758.040	11,166.728	1,686.968	1,001.076	42,282.510

Consummate Engg. Services Pvt Ltd
B-67, Sec-67, Noida
3/3, Vibhuti Kh., Gomti Nagar, Lko.
Consulting Engineers

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

ATP (HQ) Member B.P.A.C. | S.T.P.(HQ) Member Jammu B.P.A.C. | S.T.P.(G) Member B.P.A.C. | Member B.P.A.C.

PA | ATP | Consultant Architect | ATP(HQ) | DDT(HQ) Member BPAC

Checked and found fit for Public Hearing (Behind the Tehsil) subject to certain rules in forwarding clear NOC

(Dileep Kumar) PA(HQ)

Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula

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