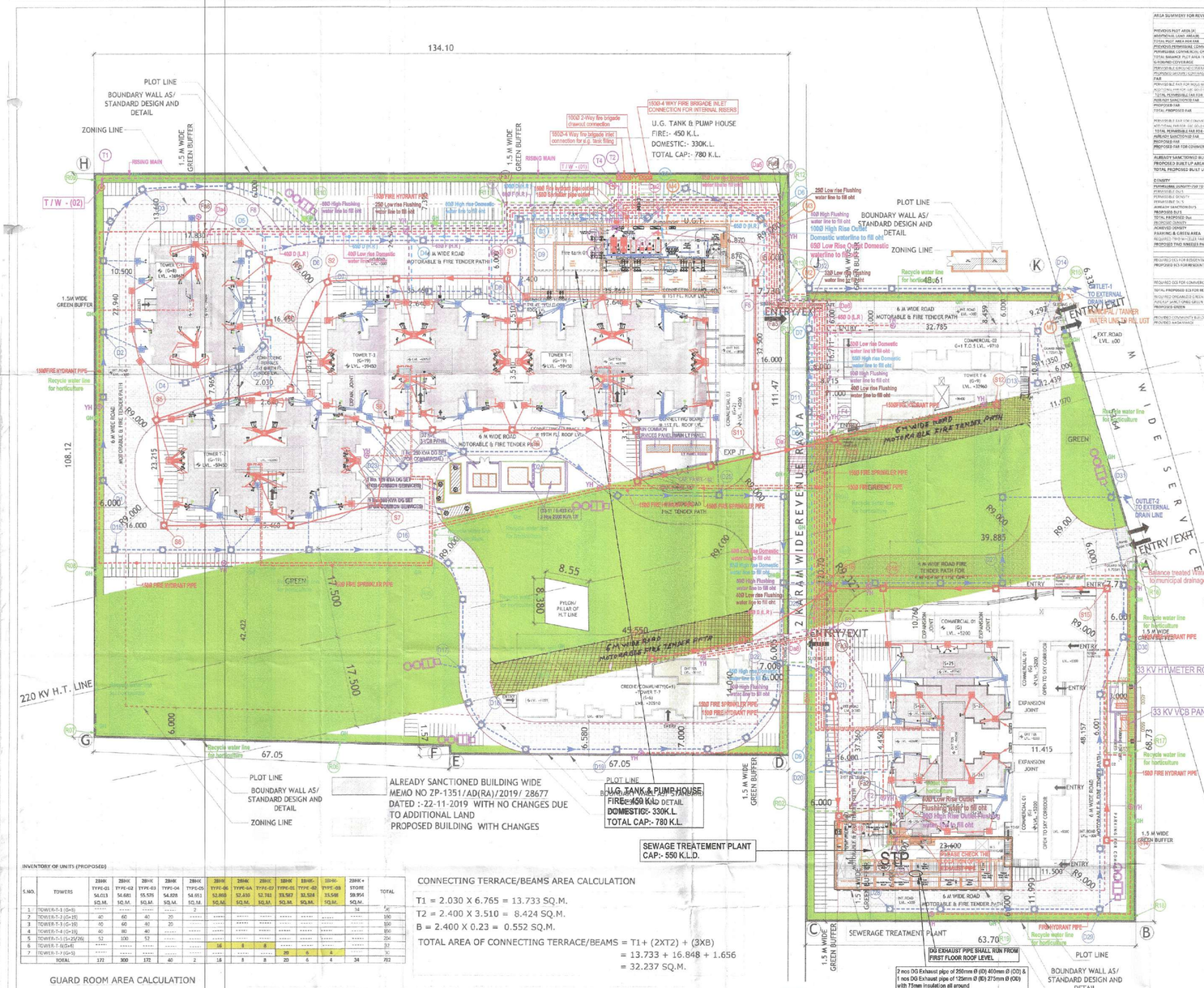


ALREADY SANCTIONED BUILDING WIDE MEMO NO ZP-1351/AD(RA)/2019/ 28677 DATED :-22-11-2019 WITH NO CHANGES DUE TO ADDITIONAL LAND PROPOSED BUILDING WITH CHANGES

PLOT LINE
BOUNDARY WALL AS/ STANDARD DESIGN AND DETAIL
ZONING LINE

U.G. TANK & PUMP HOUSE
FIRE:- 450 K.L.
DOMESTIC:- 330K.L.
TOTAL CAP:- 780 K.L.

SEWAGE TREATEMENT PLANT CAP:- 550 K.L.D.

DG EXHAUST PIPE SHALL RUN FROM FIRST FLOOR ROOF LEVEL

2 nos DG Exhaust pipe of 250mm Ø (ID) 400mm Ø (OD) & 1 nos DG Exhaust pipe of 125mm Ø (ID) 275mm Ø (OD) with 75mm insulation all around

PLOT LINE
BOUNDARY WALL AS/ STANDARD DESIGN AND DETAIL
ZONING LINE

AREA SUMMERY FOR REVISED PLOT AREA- 5.444 ACRES			
		ACRES	SQ.MT.
PREVIOUS PLOT AREA (A)	A	5	20234.250
ADDITIONAL LAND AREA(B)	B-441	1.444	5844.250
TOTAL PLOT AREA FOR FAR	A+B	6.444	26078.500
PREVIOUS PERMISSIBLE COMMERCIAL AREA(B-0.25 PLOT AREA)(A)	0.25000	1.250	5058.563
PERMISSIBLE COMMERCIAL ON ADDITIONAL LAND AREA (B)*0.25	0.25000	0.3611	1461.063
TOTAL BALANCE PLOT AREA FOR RESIDENTIAL		5.2889	21407.937
G-GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	2.6444	10703.969
PROPOSED GROUND COVERAGE	33.94%	1.8304	7408.565
FAR			
PERMISSIBLE FAR FOR HOUSING @	400%	21.7629	88071.937
ADDITIONAL FAR FOR GREEN BUILDING @	50.00%	10.8814	44035.968
TOTAL PERMISSIBLE FAR FOR HOUSING @	450%	32.6443	132107.905
ALREADY SANCTIONED FAR			48009.249
PROPOSED FAR			170104.649
TOTAL PROPOSED FAR		23.8103	96376.649
PERMISSIBLE FAR FOR COMMERCIAL @	275%		44631.062
ADDITIONAL FAR FOR GREEN BUILDING @	22.50%		9104.391
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	297%		53735.453
ALREADY SANCTIONED FAR			16885.059
PROPOSED FAR			39149.496
PROPOSED FAR FOR COMMERCIAL	19.52%		7901.708
ALREADY SANCTIONED BUILT UP AREA			53618.43
PROPOSED BUILT UP AREA			142283.837
TOTAL PROPOSED BUILT UP AREA			195902.267
DENSITY			
PERMISSIBLE DENSITY-250 TO 900 PPA	MIN. 750 PPA	1606	
PERMISSIBLE DU'S		796.372	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	1944	
PERMISSIBLE DU'S		963.746	MAX.
ALREADY SANCTIONED DU'S		708	
PROPOSED DU'S		782	
TOTAL PROPOSED Dut		782	
PROPOSED DENSITY	302PPA	387	PERSON
ALREADY SANCTIONED DENSITY	305.5 PPA	768.89	PPA
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		782	NOS
PROPOSED TWO WHEELER PARKING		782	NOS
		OUT OF WHICH 782 ECS ALREADY APPROVED IN PREVIOUS BUILDING PLAN	
PROPOSED ECS FOR RESIDENTIAL	782	391	ECS
PROPOSED ECS FOR RESIDENTIAL		391	ECS
		OUT OF WHICH 391 ECS ALREADY APPROVED IN PREVIOUS BUILDING PLAN	
REQUIRED ECS FOR COMMERCIAL (1.5% OF COMMERCIAL FAR)	39149.496	587.24	ECS
TOTAL PROPOSED ECS FOR RESIDENTIAL AND COMMERCIAL		978.4	ECS
REQUIRED ORGANIZED GREEN @	15%	3444.015	SQM
PUBLICAT SANCTIONED GREEN AREA		4140.213	SQM
PROPOSED GREEN	21.18%	3645.898	SQM
PROVIDED COMMUNITY BUILDING		150.00	SQM
PROVIDED AARAMVIHAR		184.00	SQM

AREA SUMMERY FOR ALREADY SANCTIONED-5 ACRES			
		ACRES	SQ.MT.
PLOT AREA (A)		5	20234.250
TOTAL PLOT AREA FOR FAR		5	20234.250
PERMISSIBLE COMMERCIAL AREA @ 4.5% PLOT AREA	0.20000		850.170
BALANCE PLOT AREA FOR RESIDENTIAL	4.80000		19414.080
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA		10117.125
PROPOSED GROUND COVERAGE	32.898%		8328.535
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%		43553.980
EXTRA FAR FOR GREEN BUILDING @	12.00%		23310.984
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%		46210.964
PROPOSED FAR	230.85%		46000.849
PERMISSIBLE FAR FOR COMMERCIAL @	175%		2436.208
EXTRA FAR FOR GREEN BUILDING @	12.00%		97.126
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%		2533.322
PROPOSED FAR FOR COMMERCIAL	186.780%		2530.672
PROPOSED BUILT UP AREA			93330.43
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3600	750 TO 900 PPA
PERMISSIBLE DU'S		720	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4320	
PERMISSIBLE DU'S		864	MAX.
PROPOSED DENSITY	739PPA	3600	PERSON
PROPOSED DENSITY	303PPA	1459.00	PPA
PROPOSED Dus		720	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		720	NOS
PROPOSED TWO WHEELER PARKING		720	NOS
REQUIRED ECS	720/2	360	ECS
PROPOSED ECS		360	ECS
REQUIRED ORGANIZED GREEN @	15%	3015.138	SQM
PROPOSED GREEN	20.18%	4042.715	SQM
PROVIDED COMMUNITY BUILDING		216.000	SQM
PROVIDED AARAMVIHAR		216.000	SQM

COMMERCIAL FAR AREA					
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	606.483	-----	-----	606.483
2	2	379.39	351.151	-----	730.541
3	3	312.000	140.144	122.556	574.702
TOTAL					1911.726

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	372.486	-----	-----	751.876
3	3	222.425	209.996	186.219	24.82	643.260
TOTAL						2195.989

COMMERCIAL GROUND COVERAGE		
S.NO.	POCKET	GROUND COVERAGE
1	1	798.377
2	2	379.39
3	3	224.304
TOTAL		1402.071

SUBMISSION DRAWING

CLIENT

M/S. SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED
Signature Global, 1308 Dr. Gopal Das Building
28 Barakhambo 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.

MEP Consultant:
Consummate Engineering Services Pvt. Ltd.
B - 67, Sector 67, Noida.
Uttar Pradesh - 201301
Tel : +91-0120 - 2302800
E-mail: mep@cesplin

Structure Consultant:
NNC DESIGN INTERNATIONAL
Gr-13, 2nd floor, Jawahar Plaza, Main Banka Vihar Road
Qarma, Indra Delhi - 110009
Tel.: +91-11-26467734/5/6/7 Fax: +91-11-26846738
E-mail: nnc_consultants@hotmail.com

R.K.& ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
G-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel.: 2696-3158, 3051-6781, 2656-7357
Fax: 0111-2696-2540 E-mail: rka.architects@gmail.com

ARCHITECT'S SIGNATURE — NITIT GARG CA/94/11558

OWNER'S SIGNATURE

DRAWING TITLE: SERVICES CO-ORDINATION PLAN

DRG. NO. SG-SP / ES / 01

SCALE - 1: 450 | DATE - AUG 2022

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H	MANHOLE
2.		SEWER LINE
3.		BYPASS SEWER LINE
4.	C.P	CATCH PIT
5.		UNDER GROUND DRAIN
6.		DOMESTIC WATER LINE TO FILL OHT (HIGH RISE)
7.		DOMESTIC WATER LINE TO FILL OHT (LOW RISE)
8.		FLUSHING WATER LINE TO FILL OHT (HIGH RISE)
9.		FLUSHING WATER LINE TO FILL OHT (LOW RISE)
10.		RECYCLED WATER SUPPLY PIPE LINE FOR HORTICULTURE
11.		MUNICIPAL / TANKER WATER SUPPLY PIPE LINE
12.		PROPOSED TUBE WELL
13.		RAIN WATER HARVESTING

LEGEND : FIRE SYSTEM

S. No.	SYMBOL	DESCRIPTION
1.		FIRE LINE
2.		FIRE BRIGADE CONNECTION
3.		BUTTERFLY VALVE
4.		NONRETURN VALVE (CHECK VALVE)
5.		ISOLATING VALVE WITH MASONARY CHAMBER
6.	YH	YARD HYDRANT 63 M.M. DIA. SINGLE HEADED HYDRANT VALVE WITH 2 NOS. 15 M. LONG, 63 M.M. DIA. FIRE HOSE PIPE & 1 NO. BRANCH PIPE WITH NOZZLE

INVENTORY OF UNITS (PROPOSED)

S.NO.	TOWERS	2BHK TYPE-01 56.013 SQ.M.	2BHK TYPE-02 56.681 SQ.M.	2BHK TYPE-03 55.570 SQ.M.	2BHK TYPE-04 54.829 SQ.M.	2BHK TYPE-05 54.951 SQ.M.	2BHK TYPE-06 52.860 SQ.M.	2BHK TYPE-6A 52.810 SQ.M.	2BHK TYPE-07 52.781 SQ.M.	1BHK TYPE-01 38.987 SQ.M.	1BHK TYPE-02 35.584 SQ.M.	1BHK TYPE-03 35.584 SQ.M.	2BHK + STORE 58.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+8)	-----	-----	-----	-----	2							34	36
2	TOWER-T-2 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	180
3	TOWER-T-3 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	180
4	TOWER-T-4 (G+19)	60	80	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	180
5	TOWER-T-5 (S+25/26)	52	100	52	-----	-----	-----	-----	-----	-----	-----	-----	-----	204
6	TOWER-T-6(G+9)	-----	-----	-----	-----	-----	16	8	8	-----	-----	-----	-----	32
7	TOWER-T-7 (S+5)	-----	-----	-----	-----	-----	-----	-----	-----	20	6	4	34	30
	TOTAL	172	300	172	40	2	16	8	8	20	6	4	34	782

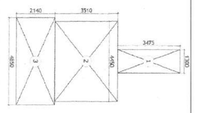
GUARD ROOM AREA CALCULATION

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	4.650	X	3.510	15.619 SQ.M.
3	4.650	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 (G+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	2156.946
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 373, Vibhuti Kh. Gautam 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. | B.T.P.(HQ) Member B.P.A.C. | B.T.P.(C) Member B.P.A.C.

JD | PA | ATP

Consultant Architect | ATP(HQ) | DDA Member BPAC

(Dinesh Kumar) PA(HQ)

Checked and found ok for Public Hearing Between ... subject to comments in ... for forwarding, clear for ... Dy. ...

Superintending Engineer (HQ) for Chief Engineer-II HUDA Gurugram

THE PLAN WITH THIS OFFICE NO. ... DATED: ...