AREA SUMMERY FOR REVISED PLOT AREA: 5.444 ACRES			
		ACRES	SQ.MT.
PREVIOUS PLOT AREA (A)			19734.292
ADDITIONAL LAND AREA(B)	1.369		5540.695
TOTAL PLOT AREA FOR FAR	5.540		22420.282
PREVIOUS (R-RESIDENTIAL/ COMMERCIAL) AREA @ 40% PLOT AREA(A)	2.20000		8029.717
PERMISSIBLE COMMERCIAL ON ADDITIONAL LAND AREA @FAR 0	0.68492		2771.763
TOTAL BALANCE PLOT AREA FOR RESIDENTIAL	3.33508		13618.802
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA		11210.141
PROPOSED GROUND COVERAGE	37.44%		8397.000
FAR			
PERMISSIBLE FAR FOR HOUSING @	250%		56052.705
EXTRA FAR FOR GREEN BUILDING @	12.00%		26905.386
TOTAL PERMISSIBLE FAR FOR HOUSING @	262.00%		58758.091
PROPOSED FAR	231.81%		51990.867
PERMISSIBLE FAR FOR COMMERCIAL @	100%		22420.282
ADDITIONAL FAR FOR FSI ON ADDITIONAL @	68.49%		15360.000
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	168.49%		37780.282
ALREADY SANCTIONED FAR			2888.093
PROPOSED FAR	100.00%		22420.282
PROPOSED FAR FOR COMMERCIAL	100.00%		22420.282
ALREADY SANCTIONED BUILT UP AREA			74108.42
PROPOSED BUILT UP AREA			74379.337
TOTAL PROPOSED BUILT UP AREA			148487.759
DENSITY			
PERMISSIBLE DENSITY (750 TO 900 PPA)	MIN. 750 PPA	3700	
PERMISSIBLE DU'S		741.272	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4500	
PERMISSIBLE DU'S		1124	MAX.
ALREADY SANCTION DU'S		750	
PROPOSED DU'S		741	
TOTAL PROPOSED DU'S		1491	
PROPOSED DENSITY	750.91	3600.4	PPH(DU)
ALREADY SANCTIONED DENSITY	1000.00	4800	PPA
PROPOSED DENSITY	750.91	3600	PPH(DU)
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING (1 PER 100 SQ.M. OF PLOT AREA)		224	NOS
PROPOSED TWO WHEELER PARKING		280	NOS
	OUT OF WHICH 280 ALREADY APPROVED IN PREV. OUT BUILDING PLAN		
REQUIRED ECS FOR RESIDENTIAL	741.2	741	ECS
PROPOSED ECS FOR RESIDENTIAL		741	ECS
	OUT OF WHICH 741 ECS ALREADY APPROVED IN PREVIOUS BUILDING PLAN		
REQUIRED ECS FOR COMMERCIAL (1 ECS OF COMMERCIAL)	2220.28	2220	ECS
TOTAL PROPOSED ECS FOR RESIDENTIAL AND COMMERCIAL	3961.15	3961	ECS
REQUIRED GREEN AREA (10% OF PLOT AREA)	10%	2244.028	SQM
ALREADY SANCTIONED GREEN AREA		1870.375	SQM
PROPOSED GREEN	20.78%	3620.358	SQM
PROVIDED COMMUNITY BUILDING		174.418	SQM
PROVIDED ANGANWADI			SQM

AREA SUMMERY FOR ALREADY SANCTIONED-5 ACRES			
		ACRES	SQ.MT.
PLOT AREA (A)		5	20234.230
TOTAL PLOT AREA FOR FAR		5	20234.230
PERMISSIBLE COMMERCIAL AREA @ 40% PLOT AREA	0.20000		809.370
BALANCE PLOT AREA FOR RESIDENCIAL	4.80000		19424.860
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA		9817.115
PROPOSED GROUND COVERAGE	18.99%		4028.520
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%		45525.960
EXTRA FAR FOR GREEN BUILDING @	12.00%		2730.960
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%		48255.960
PROPOSED FAR	232.18%		46990.867
PERMISSIBLE FAR FOR COMMERCIAL @	175%		3539.200
EXTRA FAR FOR GREEN BUILDING @	12.00%		97.320
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%		3636.522
PROPOSED FAR FOR COMMERCIAL	186.76%		3778.872
PROPOSED BUILT UP AREA			93438.42
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3600	750 TO 900 PPA
PERMISSIBLE DU'S		722	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4500	
PERMISSIBLE DU'S		864	MAX.
PROPOSED DENSITY	720.91	3600	PPH(DU)
ALREADY SANCTIONED DENSITY	900.01 @	750.083	PPA
PROPOSED DU'S		720	Dwu
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%	3035.135	SQM
PROPOSED GREEN	20.18%	4084.215	SQM
PROVIDED COMMUNITY BUILDING		216.063	SQM
PROVIDED ANGANWADI		212.305	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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R.K.& ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
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ARCHITECT'S SIGNATURE: ROHIT GARG CA/94/17868
OWNER'S SIGNATURE

DRAWING TITLE: EXTERNAL SEWERAGE SYSTEM
DRG. NO. SG / SP / ES / 02
SCALE - 1: 450
DATE - AUG 2022

DETAILS OF SEWER LINES											
Manhole No.		Length	Dia.	Slope	MH Top Level	Invert Level	Depth	MH Top Level	Invert Level	Depth
					Upper End			Lower End		
From	To	(m)	(mm)	1 in	(m)	(m)	(m)	(m)	(m)	(m)
S1	S2	35.000	200.000	200.000	0.38	-1.03	1.40	0.38	-1.20	1.58
S2	S4	11.000	200.000	200.000	0.38	-1.20	1.58	0.38	-1.26	1.64
S3	S4	20.000	200.000	200.000	0.38	-1.03	1.40	0.38	-1.13	1.51
S4	S5	34.000	200.000	250.000	0.38	-1.26	1.64	0.38	-1.40	1.78
S5	S6	21.000	200.000	250.000	0.38	-1.40	1.78	0.38	-1.48	1.86
S6	S7	42.000	250.000	300.000	0.38	-1.53	1.91	0.38	-1.67	2.05
S7	S8	14.000	250.000	300.000	0.38	-1.67	2.05	0.38	-1.72	2.10
S8	S9	24.000	250.000	300.000	0.38	-1.72	2.10	0.38	-1.80	2.18
S9	S11	47.000	250.000	300.000	0.38	-1.80	2.18	0.38	-1.96	2.34
S10	S11	32.000	200.000	200.000	0.38	-1.03	1.40	0.38	-1.19	1.57
S11	S13	14.000	250.000	300.000	0.38	-1.96	2.34	0.38	-2.01	2.39
S12	S13	34.000	200.000	200.000	0.38	-1.03	1.40	0.38	-1.20	1.58
S13	S18	26.000	250.000	300.000	0.38	-2.01	2.39	0.38	-2.10	2.48
S14	S15	53.000	200.000	200.000	0.38	-1.03	1.40	0.38	-1.29	1.67
S15	S16	43.000	200.000	200.000	0.38	-1.29	1.67	0.38	-1.51	1.89
S16	S18	11.000	200.000	200.000	0.38	-1.51	1.89	0.38	-1.57	1.95
S17	S18	36.000	200.000	200.000	0.38	-1.63	2.00	0.38	-1.81	2.19
S18	S19	44.000	250.000	300.000	0.38	-2.10	2.48	0.38	-2.32	2.70
S19	STP	5.000	250.000	200.000	0.38	-2.32	2.70	0.38	-2.35	2.73

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H	MANHOLE
2.		SEWER LINE
3.		BYPASS SEWER LINE

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	351.153	-----	730.543
3	3	383.000	140.146	122.356	644.502
TOTAL					1981.528

COMMERCIAL BUILT UP AREA						
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	798.533	-----	-----	-----	798.533
2	2	379.39	372.686	-----	-----	752.076
3	3	222.125	209.596	196.219	24.82	643.260
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

INVENTORY OF UNITS (PROPOSED)

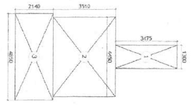
S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.681 SQ.M.	2BHK TYPE-03 55.176 SQ.M.	2BHK TYPE-04 54.828 SQ.M.	2BHK TYPE-05 54.651 SQ.M.	2BHK TYPE-06 52.800 SQ.M.	2BHK TYPE-6A 52.438 SQ.M.	2BHK TYPE-07 52.791 SQ.M.	1BHK TYPE-01 33.587 SQ.M.	1BHK TYPE-02 32.514 SQ.M.	1BHK TYPE-03 31.548 SQ.M.	2BHK + 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	-----	-----	-----	-----	-----	-----	-----	-----	160
3	TOWER-T-3 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	160
4	TOWER-T-4 (G+19)	40	80	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	160
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 (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.)
36	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	4.460	X	3.510	15.619 SQ.M.
3	4.860	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
								PERSON/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	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-87 Sec-67 Noida 3/3, Vibhuti Khand Gomti Nagar Lko-K

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

ATP (HQ) Member B.P.A.C. | ATP (HQ) Member B.P.A.C. | ATP (HQ) Member B.P.A.C.

JD | PA | ATP

Consultant Architect | ATP(HQ) | DCP (HQ) Member BPAC

(Dileep Kumar) PA (HQ)

Checked and found ok for Public Health (Water Supply & Sanitary installations in a building site) ..... Dt. .....

Superintending Engineer (HQ) for Chief Engineer I Irrigation Punjabsala

THE ROAD WIDENING OFFICE