AREA CHART

	(IN ACRES)	(IN SQ.MT.)
TOTAL SITE AREA	34.0229	137685.5729
NET PLANNED AREA FOR GC & FAR	**33.95945**	**137428.800**
PLOT AREA IN INTENSE ZONE	32.5224	131613.274
PLOT AREA IN TRANSITION ZONE	1.437	5815.323

DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	PROPOSED (IN SQ.MT.)	REMARKS
GROUND COVERAGE	54971.520	20165.834	2432.823 Sq.m. Already Sanctioned Phase-2 Refer Table-1 + 5142.031 Sq.m. Already Sanctioned Phase-2 Refer Table-2 + 612.656 Sq.m. Already Sanctioned Phase-2 Refer Table-3 + 4836.880 Sq.m. Already Sanctioned Phase-1 Refer Table-4 + 7141.424 Sq.m. Proposed Area Phase-4 (As/New Phasing) Refer Table-5
	40.00%	14.67%	
INTENSE ZONE	392865.624		
ON 99.50% OF 32.5224 ACRES	99.50%		
TRANSITION ZONE	14465.617		
ON 99.50% OF 1.437 ACRES	99.50%		

TABLE -4 (ALREADY SANCTIONED)

BUILDING PLAN ALREADY SANCTIONED 28.10.2021

TABLE - 5 (PROPOSED)

TABLE - 1 (Already Sanctioned)

PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

Block Type	Floors	No. of Floors	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower	Total Builtup/All Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Building Height Excd. Machine Room (in Meters)
Community Building-2	Ground Floor	1	1231.442	1231.442	2432.498	2432.498	1231.442	1231.442	13.800
	1st Floor	1	600.528	600.528					
	2nd Floor	1	600.528	600.528					
High School	Ground Floor	1	980.481	980.481	2561.703	2561.703	980.481	980.481	13.800
	1st Floor	1	790.611	790.611					
	Mummty & M. Room	1	790.611	790.611					
Religious Building	Ground Floor	1	220.900	220.900	220.900	220.900	220.900	220.900	
						5215.101		**2432.823**	

TABLE - 2 (Already Sanctioned)

PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

TABLE - 3 (Already Sanctioned)

GENERAL NOTES:-

- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- TOILETS ARE NATURALLY OR MECHANICALLY VENTILATED AND ARTIFICIALLY LIT WHEREVER REQUIRED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA ZONING NORMS.
- ALL HANDICAP RAMPS WITH RAILING.
- ALL DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.

PROJECT

REVISED BUILDING PLANS FOR PHASE-2 TO 6 OF GROUP HOUSING COLONY UNDER TOD POLICY DATED 09.02.2016 OVER AN AREA MEASURING 34.0229 ACRES (LICENSE 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 & 67 OF 2012 DATED 21.06.2012 & LICENSE NO. 43 & 44 OF 2014 DATED 16.06.2014), IN SECTOR - 104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS.

NORTH:

ARCHITECT'S SEAL & SIGNATURE | OWNER/AUTH. SIGN.

HEMANT SINGH GARG
REG. NO. CA/99/23569

For Juventus Estate Limited
Authorised Signatory

Scale : 1 : 500

Drawing Title:- SITE PLAN (ARCH. & FIRE)

Drawing No.:- A-01.1