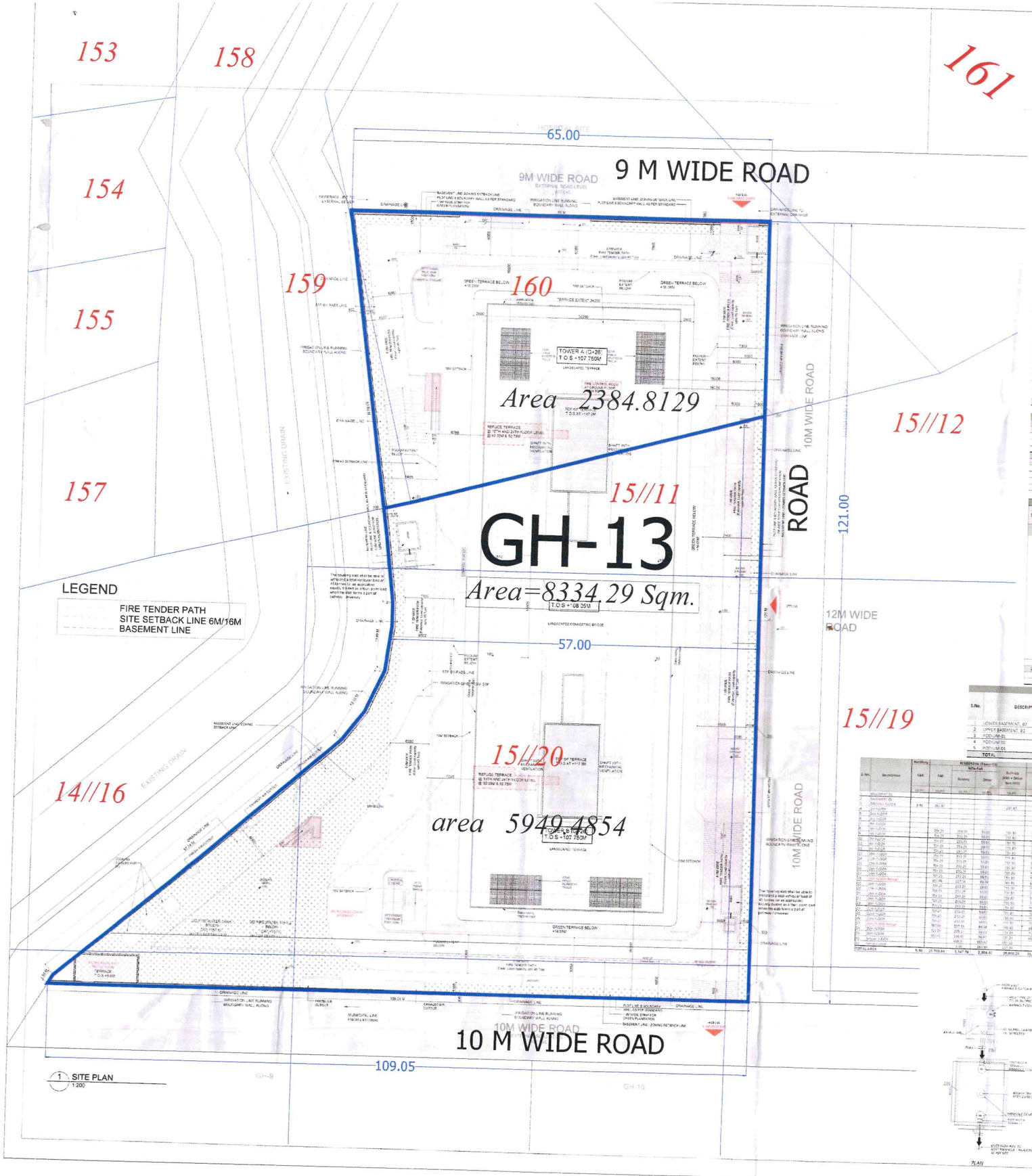


1 SITE PLAN
1:200

S.No.	DESCRIPTION	Factor	Site Area Percentage			
	AREA STATEMENT					
1	SITE AREA			2.0594 (Acres)		
2	PERMISSIBLE FAR			8,334.2984 (Sq.mt.)		
2.1	TOD	2.5	200%	20,835.75 (Sq.mt.)		
2.2	TOD	1.5	100%	12,501.45 (Sq.mt.)		
2.3	GR-HA	0.12	200%	1,000.12 (Sq.mt.)		
	TOTAL PERMISSIBLE FAR	4.12		34,337.31		
3	Proposed Residential Sale Areas		66.66%	7,221.47 (Sq.mt.)		
4	Proposed Commercial Sale Areas		33.33%	3,612.83 (Sq.mt.)		
	PERMISSIBLE AREA				**PROPOSED AREA**	
5	Residential					
5.1	TOD	2.5	66.66%	18,064.27 (Sq.mt.)		
5.2	Green (GR-HA)	0.12	66.66%	866.60 (Sq.mt.)		
5.3	TDR	1.5	100.00%	12,504.45 (Sq.mt.)		
	Total FAR			31,432.32 (Sq.mt.)	3.77	31,417.18 (Sq.mt.)
6	Commercial					
6.1	TOD	1.5	33.33%	2,781.57 (Sq.mt.)		
6.2	Green (GR-HA)	0.12	33.33%	133.57 (Sq.mt.)		
	Total FAR			2,915.15 (Sq.mt.)	0.350	2,912.84 (Sq.mt.)
	TOTAL PERMISSIBLE FAR			34,347.47 (Sq.mt.)	4.12	34,330.02 (Sq.mt.)
6	Convenient Shops	0.5%		43.81 (Sq.mt.)	0.28%	23.93 (Sq.mt.)
7	GREEN AREA	15%		1,250.19 (Sq.mt.)	10.09%	1,237.26 (Sq.mt.)
8	GROUND COVERAGE	60%		5,000.38 (Sq.mt.)	33.77%	4,481.13 (Sq.mt.)

SANCTIONED
Valid for Five Years
Sub-To Condonation of Deviations
For ESTATE OFFICER
HSVP, GURUGRAM

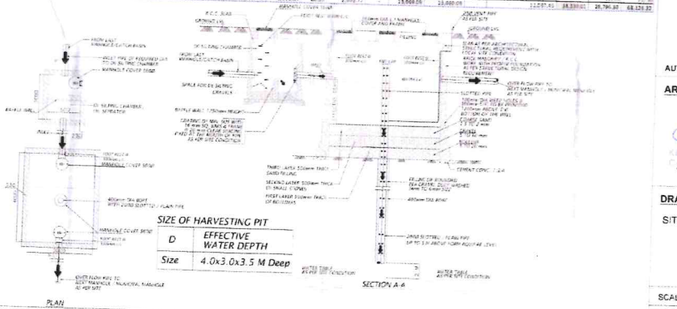
S.No.	DESCRIPTION	No. Of Units	FAR (IN SQ. M)		NON FAR (IN SQ. M)		TOTAL BUA (Excluding Balcony Area) (IN SQ. M)	NO. OF FLOORS	TOTAL HEIGHT (in Mts.)
	RESIDENTIAL			Balcony		Others			
1	Tower A	86.00	11,703.99	5,547.78	2,304.42		19,556.19	28 Floors + 2 Podium	116.3
2	Tower B	86.00	11,703.80	5,547.78	2,304.42		19,556.20	28 Floors + 2 Podium	116.3
3	Ancillary Blocks (Guard Room)		9.46				9.46		
	TOTAL	172.00	23,417.18	11,095.55	4,608.84		39,121.85		
	COMMERCIAL								
4	Convenient Shops		23.93				23.93		
5	Commercial (BG+Ground Floor)		1,012.79				1,012.79		
6	Commercial (Sixth Floor)		1,915.84			80.93	1,995.06		
	TOTAL		2,952.56			80.93	3,033.77		
	TOTAL AREA		26,369.82		4,689.77		42,155.62		

A	PERMISSIBLE			
S.No.	DESCRIPTION	ZONE	POPULATION	
1	Maximum Density as per zoning	TOD	450.00	pph
		TOH	150.00	pph
	Total Density	TOD + TDR	580.0	PPH
B	PROPOSED			
S.No.	DESCRIPTION	NO. OF UNITS	PEOPLE PER UNIT	POPULATION
1	Population of main units (BR persons)	172	5	860.00 people
2	Ancillary	16	2	32.00 people
	Total Population			892 Nos.
	Density			582.1 PPH

S.No.	DESCRIPTION	TYPE OF UNITS		No. of floors	NO. OF UNITS	Carpet Area / DU in sqm.	Parking requirement as per TOD	
							ECS/DU	Total ECS
1	RESIDENTIAL							
	Tower 01	Type - A	3BHK Sky Duplex	2	2.00	328.889	1.0	2
		Type - B	3BHK	21	42.00	328.889	1.0	42
			4BHK	20	20.00	343.429	1.5	30
		Type - C	4BHK (Service Penthouse)	9	18.00	303.429	1.5	27
		Type - D	3BHK-Refuge	2	2.00	346.360	2.0	4
		Type - E	Lower Penthouse	2	2.00	338.540	1.5	3
			Upper Penthouse					
	Tower 02	Type - A	3BHK Sky Duplex	2	2.00	328.889	1.0	2
		Type - B	3BHK	21	42.00	328.889	1.0	42
			4BHK	20	20.00	343.429	1.5	30
		Type - C	4BHK (Service Penthouse)	9	18.00	303.429	1.5	27
		Type - D	3BHK-Refuge	2	2.00	346.360	2.0	4
		Type - E	Lower Penthouse	2	2.00	338.540	1.5	3
			Upper Penthouse					
	TOTAL				172.00			222
2	COMMERCIAL							
	Commercial	1 car per 30 sqm of GAR						
	TOTAL PARKING							92
								292

S.No.	DESCRIPTION	Total Area (A)	Deductions/ outsouts (B)	Deductions profile (B-SD1+SK2+SD1+GA)	Built Up AREA (C=A-B)	SERVICE AREA (D)	RAMP AREA (E)	PARKING AREA (A-D-E-B)	Per ECS Area consideration	No. of ECS achieved in basement and podium level
1	LOWER BASEMENT, B2	5678.183	0	0	5,678.18	1,648.67	957.195	3,682.42	37	111
2	UPPER BASEMENT, B1	5806.173	448.305	0	5,357.86	1,830.41	714.293	3,287.69	33	231
3	PODIUM-01	4532.909	176.545	95.640	4,356.36	651.21	429.751	3,276.90	33	232
4	PODIUM-02	4532.909	176.545	95.640	4,356.36	651.64	429.751	3,324.67	33	131
5	PODIUM-03	4532.909	176.545	95.640	4,356.36	628.35	205.294	3,441.28	34	171
	TOTAL	25,083.08	978.54	286.35	24,105.54	5,410.29	2,735.98	17,009.96		883

S.No.	Description	Building	FAR			RESIDENTIAL (Tower-01) NON-FAR			FAR	RESIDENTIAL (Tower-02) NON-FAR			FAR	COMMERCIAL NON-FAR			FAR	PODIUM NON-FAR			FAR	BASEMENT NON-FAR			Total Per Floor		
				Balcony	Other	Built-up (FAR + Other Non FAR)	FAR	Built-up (FAR + Other Non FAR)		Balcony	Other	Built-up (FAR + Other Non FAR)		Built-up (FAR + Other Non FAR)	FAR	Built-up (FAR + Other Non FAR)		Built-up (FAR + Other Non FAR)	FAR	Built-up (FAR + Other Non FAR)	FAR	Built-up (FAR + Other Non FAR)	FAR	Built-up (FAR + Other Non FAR)	NON-FAR (Other)	Built-up (FAR + Other Non FAR)
			(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)	(Sq. m.)
	BASEMENT B2																										
	BASEMENT B1																										
	GROUND FLOOR	3 Nos	382.82																			1500.264	1500.264		1500.264	1500.264	
1	1st FLOOR					291.87	291.87					293.07	293.07									1079.38	1079.38		1079.38	1372.250	
2	2nd FLOOR																									1372.25	
3	3rd FLOOR																	4356.361	1413.349						4356.361	5769.710	
4	4th FLOOR																	4356.361	1413.349						4356.361	5769.710	
5	5th FLOOR																	4356.361	1413.349						4356.361	5769.710	
6	6th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
7	7th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
8	8th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
9	9th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
10	10th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
11	11th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
12	12th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
13	13th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
14	14th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
15	15th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
16	16th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
17	17th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
18	18th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
19	19th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
20	20th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
21	21st FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
22	22nd FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
23	23rd FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
24	24th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
25	25th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
26	26th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
27	27th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
28	28th FLOOR	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
	29th FLOOR-Refuge	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
	Lower Penthouse	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
	Upper Penthouse	386.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80	706.25	258.79	55.60	191.80														
	Stairs (Upto Roof)		22.57	4.85	16.72	41.27	22.57	4.85	16.72																		
	TOTAL AREA	9,46	6,379.84	1,347.78	3,304.41	18,031.28	11,705.88	2,547.78	2,304.42	18,006.28	11,705.88	2,547.78	2,304.42	18,006.28	2,612.84	80.93	2,693.77	19,569.09	10,000.09		11,097.41	28,559.61	20,791.10	68,123.32			



DRAWING NO: S01

CHAIRMAN
Building Plan Committee
Group Housing Societies
HSVP, Gurugram

STP
HSVP
GURUGRAM

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

NOTES:

1. All fixture provided in toilets are as per N.B.C
2. All Toilets are naturally or mechanically ventilated & artificially lit wherever required as per –NBC CODE 2017
3. Basement will be mechanically ventilated
4. All spaces (parking basement, services basement etc.) Will be artificially lit.
5. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
6. Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
7. All external walls are 100mm and all internal walls are 100mm/75mm thick in RCC. (Valid for all drawings)
8. Common wall between two units is 150mm thk. in RCC
9. Common Area shall be Artifically lit and Mechanically ventilated.
10. Building Structure shall be designed as per relevant IS Code for Earthquake resistance.

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KEY PLAN

PROJECT
Proposed Building Plan of GH Site no. 13 in Sector-56, Urban Estate Gurgaon II under HSVP TOD Policy (Under mix land use)

DEVELOPER
JHS Estate Private Limited

DEVELOPER'S SIGNATURE :
For JHS ESTATE PRIVATE LIMITED
Authorised Signatory

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

DRAWING NAME :
SITE PLAN

SCALE	1:200
DATE	07.06.2024