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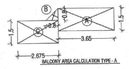
AREA CALCULATION OF GROUND FLOOR CORE AREA						
NOS.	NOS.		L		B	AREA IN SQM.
A	1	X	6.710	X	5.350	35.899
B	1	X	3.260	X	4.060	13.236
C	1	X	2.150	X	2.000	4.300
				TOTAL		53.434

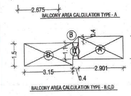
AREA CALCULATION OF FIRST/TYPICAL FLOOR CORE AREA						
D	1	X	1.850	X	1.850	3.423
E	1	X	1.850	X	3.000	5.550
F	1	X	4.410	X	2.660	11.731
G	1	X	2.960	X	3.910	11.574
				TOTAL		20.703
G.F. COVD. AREA						53.434
LESS = (D+E+F+G)			53.434		20.703	32.731
NET PROP.CORE. AREA OF TYPICAL FL.						32.731

AREA CALCULATION OF BALCONY UNIT-A					
NOS.		L		B	AREA IN SQM.
A	1	3.650	X	1.500	5.475
B	0.5	0.800	X	0.800	0.320
C	1	2.675	X	1.500	4.013
				TOTAL	9.808



BALCONY AREA CALCULATION TYPE - A

AREA CALCULATION OF BALCONY UNIT-B, C & D					
NOS.				B	AREA IN SQM.
A	1	2.900	X	1.500	4.350
B	0.5	0.400	X	0.400	0.080
C	1	0.400	X	1.100	0.440
D	1	3.150		1.500	4.725
				TOTAL	9.595



BALCONY AREA CALCULATION TYPE - B,C,D

DETAIL OF FLATS TOWER & FLOORWISE - -									
SL. NO.	FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOTAL FLATS
		2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	
		G+14	G+14	G+14	G+14	G+14	G+14	G+1	
1	GROUND FLOOR	6	6	6	6	6	6	6	42
2	FIRST FLOOR	8	8	8	8	8	8	8	56
3	SECOND FLOOR	8	8	8	8	8	8		48
4	THIRD FLOOR	8	8	8	8	8	8		48
5	FOURTH FLOOR	8	8	8	8	8	8		48
6	FIFTH FLOOR	8	8	8	8	8	8		48
7	SIXTH FLOOR	8	8	8	8	8	8		48
8	SEVENTH FLOOR	8	8	8	8	8	8		48
9	EIGHTH FLOOR	8	8	8	8	8	8		48
10	NINETH FLOOR	8	8	8	8	8	8		48
11	TENTH FLOOR	8	8	8	8	8	8		48
12	ELEVENTH FLOOR	8	8	8	8	8	8		48
13	TWELVE FLOOR	8	8	8	8	8	8		48
14	THIRTEEN FLOOR	8	8	8	8	8	8		48
15	FOURTEEN FLOOR	8	8	8	8	8	8		48
	TOTAL FLAT (2BHK)	118	118	118	118	118	118	14	722

DETAIL OF FLOOR LEVELS TOWER	
MUMTY	47.86
PARAPET LVL.	45.900
TERRACE LVL.	44.900
FOURTEEN FLOOR	41.940
THIRTEEN FLOOR	38.980
TWELVE FLOOR	36.020
ELEVENTH FLOOR	33.060
TENTH FLOOR	30.100
NINETH FLOOR	27.140
EIGHTH FLOOR	24.180
SEVENTH FLOOR	21.220
SIXTH FLOOR	18.260
FIFTH FLOOR	15.300
FOURTH FLOOR	12.340
THIRD FLOOR	9.380
SECOND FLOOR	6.420
FIRST FLOOR	3.460
GROUND FL. LVL.	0.500
OPEN AREA LVL.	0.450
GOVT. ROAD LVL.	0.000

AREA CALCULATION OF MUMTYS & MACH. ROOM- TOWERS-1 to 7						
NOS.	NOS.		L		B	AREA IN SQM.
A	1	X	6.710	X	5.350	35.899
B	1	X	3.260	X	4.060	13.236
C	1	X	2.150	X	2.000	4.300
					TOTAL	53.434
TOTAL NOS OF MUMTYS/MACH. RM.				7	53.434	374.039

AREA CALCULATION OF STAIR WELL- TOWERS-1 to 7					
P	1	X	1.200	X	0.770	0.924
Q	1	X	4.410	X	2.660	11.731
R	1	X	2.960		3.910	11.574
					TOTAL	24.228
TOTAL NOS. OF TOWER			7	X	24.228	169.597
TOTAL NOS. OF WELL (FLOOR)			85	X	24.228	2059.397
TOTAL STAIR WELL AREA OF RESIDENTIAL AREA						2059.397

AREA CALCULATION OF MUMTYS (ANGANWARI & COMMUNITY CENTRE)						
NOS.	NOS.		L.		B	AREA IN SQM.
A	1	X	6.460	X	4.060	26.228
					TOTAL	26.228

AREA CALCULATION OF MUMTYS & MACH. ROOM (COMMERCIAL)						
A	2	X	8.000	X	3.700	59.200
B	1	X	4.250	X	2.850	12.113
					TOTAL AREA	71.313

STAIR CASE WELL COVD. AREA (COMMERCIAL)						
F.F. & S.F.	2	X	3.3	X	7.600	50.160
F.F. & S.F.	2	X	3.300	X	6.900	45.540
	2	x	0.900	x	1.500	2.700
					TOTAL AREA	98.400

DETAIL OF CARPET AREA FLOOR/ TOWERWISE for Tower- 1 to 7 (2BHK)																
		UNIT-A			UNIT-B			UNIT-C			UNIT-D				TOTAL NOS.	
SL. NO.	FLOORS	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	Nos.	AREA	TOTAL	NET TOTAL	OF TOWER	Total Carpet area
1	GROUND FLOOR	2	54.919	109.838	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	327.032	7	2289.224
2	FIRST FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	7	3058.09
3	SECOND FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
4	THIRD FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
5	FOUTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
6	FIFTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
7	SIXTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
8	SEVENTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
9	EIGHTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
10	NINETH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
11	TENTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
12	ELEVENTH FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
13	TWELVE FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
14	THIRTEEN FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
15	FOURTEEN FLOOR	4	54.919	219.676	2	53.933	107.866	1	53.723	53.723	1	55.605	55.605	436.870	6	2621.22
	TOTAL	58	823.785	3185.302	30	808.995	1617.99	15	805.845	805.845	15	834.075	834.075	6443.212		39423.174
	TOTAL CORPET AREA OF TOWER 1 to 7															

DETAIL OF COVERED AREAS & F.A.R. --								
FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOTAL IN SQM.
	TYPE-A	TYPE-A	TYPE-A	TYPE-A	TYPE-A	TYPE-A	TYPE-A	
	G+14 (2BHK)	G+14 (2BHK)	G+14 (2BHK)	G+14 (2BHK)	G+14 (2BHK)	G+14 (2BHK)	G+1 (2BHK)	
STILT	112.887	112.887	112.887	112.887	112.887	112.887	113.817	791.139
GROUND FLOOR	402.237	402.237	402.237	402.237	402.237	402.237	402.237	2815.659
FIRST FLOOR	479.684	479.684	479.684	479.684	479.684	479.684	480.614	3358.718
SECOND FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
THIRD FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
FOURTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
FIFTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
SIXTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
SEVENTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
EIGHTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
NINETH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
TENTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
ELEVENTH FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
TWELVE FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
THIRTEEN FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
FOURTEEN FLOOR	479.684	479.684	479.684	479.684	479.684	479.684		2878.104
TOTAL AREA	7117.813	7117.813	7117.813	7117.813	7117.813	7117.813	882.851	43589.729

AREA DETAIL							
	Acre	Sqm in 1 Acre	AREA IN SQM.				
TOTAL PLOT AREA	5.00000	4046.850	20234.250	Sqm.			
PERM. G. F. COVERAGE @50%			10117.125	Sqm.			
PERMISSIBLE AREA / FAR :-					TOTAL G.F. COVERAGE RESI. +STILT, COMMR. + COMMU. ELE./FIRE. GUARD. METER	TOTAL MUMTY & MACH. RM. + STAIR WELL AREA	TOTAL PROP. COVD. AREA OF F:A:R+ STILT+COMM. + ANGANWARI +COMMU. + BASEMENT+ MUMTY/MACH. RM.+ STAIR WELL
1) COMMERCIAL @ 4%	0.200		809.370	Sqm.	2815.659	374.039	43589.729 Resi. F:A:R
F :A :R = 175%			1416.398	Sqm.	791.139	26.228	839.668 Stilt
2) RESIDENTIAL@ 96%	4.800		19424.880	Sqm.	687.927	71.313	1410.450 Comm. F:A:R
F :A :R = 225%			43705.980	Sqm.	202.234		202.234 Community
3) COMMUNITY HALL			185.810	Sqm.	147.00		193.303 Anganwari
4) ANGANWARI			185.810	Sqm.	48.529	471.580	147.00 Ele. Panel,Fire,G.
PROP. FAR. / COVD. AREA :-			TOTAL IN SQM.	%AGE	4692.488	STAIR WELL	471.580 Mumtys
1) RESIDENTIAL			43589.729	224.402	23.191	2059.397	2157.797 Stair well
2) COMMERCIAL			1410.450	174.265	.%	98.400	
3) COMMUNITY HALL (NON-FAR)			202.234				
4) ANGANWARI (NON-FAR)			193.303	395.537		2157.797	49011.761 SQM
5) ELE. PANEL/FIRE CONTROL RM/GUARD. METER RM. NON-FAR			147.000				

PERMISSIBLE % OF PLOT USED =

TOTAL COVERED AREA ON GROUND FLOOR + STILT (TOWER-1 to 7) FOR G.F COVERAGE =2815.659+791.139+48.529 + 687.927+200.234+147.0 =4692.488 SQM. =23.191 %

STILT AREA ON G.F. (TOWER-1 to 7) = 791.139 +48.529= 839.668 SQM

TOTAL COVD. AREA OF MUMTY & M. ROOM (TOWER 1 to 7) + COMMERCIAL & ANGANWARI/COMMU. HALL) = 374.039+26.228+71.752 = 471.58 SQM. (NON-FAR)

TOTAL PROP . COVD. AREA OF INCLU. TOWER 1 to 7) +STILT+COMMERCIAL+ COMMUNITY & ANGANWADI + MUMTY/MACH. RM. +STAIR WELL +RESI. & COMMERCIAL = 43589.729+(791.139+48.529)++1410.45+395.537+ 147.0+(MUMTY =471.58)+ (STAIR WELL= 2157.797) = 49011.761 SQM.

PARKING DETAIL :-							
TOTAL CAR PARKING REQUIRED							
TOTAL NOS. OF FLATS (0.5 ECS) =722/2 = 361 Nos. Cars Required							
PROVIDED PARKING :-							
PROPOSED SUR FACEPARKING =8786.628/23 = 382 Nos. Of Cars							
UNDER STILT = 841.83 / 28 = 30 NOS CAR							
TOTAL NOS CARS = 412							
TOTAL TWO WHEELER PARKING REQUIRED							
ONE TWO WHEELER FOR PER DEWELING UNTIS							
TOTAL NOS. OF FLATS = 722 Required Two wheelers							
PROVIDED TWO WHEELER = 750 Nos.							
PERM. GREEN AREA = 15% OF PLOT AREA + 20335.421X15/100 = 3050.313 SQM.							
PROP. GREEN AREA = 4055.178 SQM. = 20.04 %							
TOTAL NOS. DWELLING UNTS REQUIRED = 720							
TOTAL DWELLING UNITS PROVIDED = 722							
TOTAL DENSITY PERMISSIBLE = 750-900 PPA							
TOTAL DENSITY PROPOSED- (722 D.U. X 5 PERSON) / 4.80 ACRE = 752.08 PPA							

NOTE:-

THE RESPONSIBILITY TO THE STRUCTURAL DESIGN AND STRUCTURAL STABILITY OF THE BUILDING BLOCK SHALL BE SOLELY OF THE ARCHITECT/STRUCTURE ENGINEERS/OWNER.

NOTE :- THE BUILDING ABOVE 30.0 METRES HEIGHT, MACHANICAL VENTILATION SYSTEM SHALL BE INSTALLED ON VENTILATION SHAFT WITH 100 % POWER BACK UP.

PARKING

a. The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
b. Only one two wheeler parking site shall be earmarked for each flat which shall be allotted only to the flat owners. The parking bay of two wheelers shall be 0.80 X 1 m.
c. No car parking shall be allowed in any apartment owner or public projects.

FIRE SAFETY MEASURES

a. The owner will ensure the provision of proper fire safety measures in the multi storeyed building conforming to the provision of Haryana building code 2016 /National building code of India and the same should be got certified from the competent authority.
b. Electric Sub station/ generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer perimeter of the building, the same should be got approved from the competent authority.
c. To ensure the fire fighting scheme shall be got approved from the director, Urban local bodies, haryana or any person authorized by the director, urban local bodies, haryana. These approvals shall be obtained prior to starting the construction work at site.

RAIN WATER HARVESTING SYSTEM

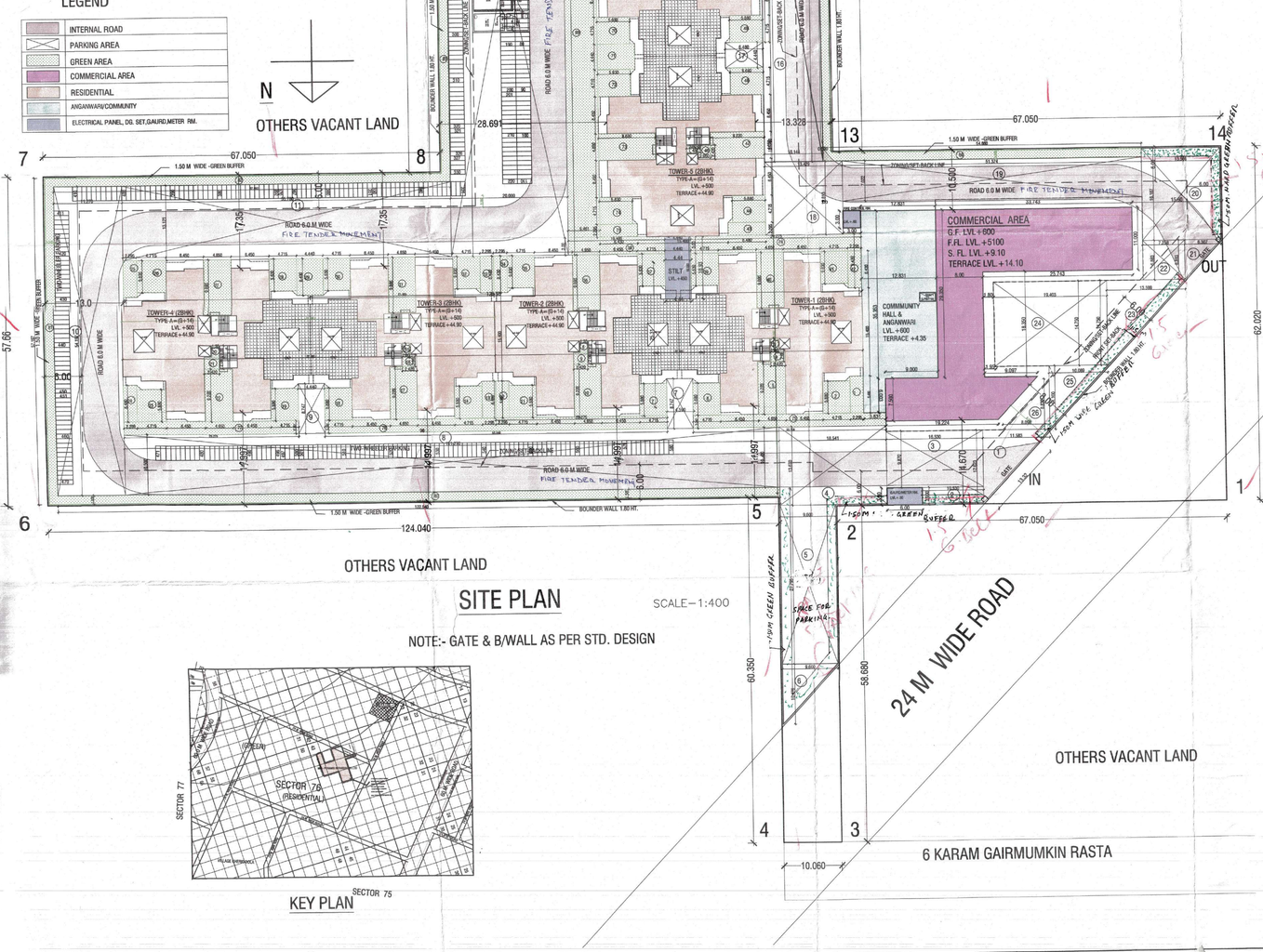
The rain water harvesting system shall be provided as per central ground water Authority norms/Haryana Govt.notification as applicable.

ADDITIONAL NOTE

(i) The developer shall obtain the clearance/NOC as per the provision of the notification no. S.O.1533(E) dated 14.9.2006 issued by ministry of forest, government of india before starting the construction/ execution of development works at site.
(ii) The owner/ Developer shall use only light emitting diode (LED) Lamps for internal lighting as well as campus lighting.
(iii) That the colonizer/ owner shall strictly comply with the directions issued vide notification no.23/6/2010- sp dated 15.03.2014 issued by haryana Government Re-newable Energy Department.
(iv) That the colonizer/ owner shall ensure the installation of solar power plant as per provision of haryana solar power policy 2016 issued by haryanagovernment in renewable energy Departments vide notification no 19/4/2014 dated 14.08.016.
(v) The owner shall ensure the installation of solar photovoltaic power plant as per provision of order no 22/12/2009-3 power dated 21-03-2014 issued by Haryana government renewable energy Department.

LEGEND

- INTERNAL ROAD
- PARKING AREA
- GREEN AREA
- COMMERCIAL AREA
- RESIDENTIAL
- ANGANWARI/COMMUNITY
- ELECTRICAL PANEL, DG. SET,GAURD.METER RM.



SITE PLAN

SCALE—1:400

NOTE:- GATE & B/WALL AS PER STD. DESIGN

KEY PLAN

DINESH KUMAR
ETP (HQ)
A.D.F.O. (HQ)
DFS PKL
Member

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.00 ACRES (LIC. No.26 Dated. 25.02.2019) IN SECTOR-76, GURUGRAM BEING DEVELOPED BY SMT. MANESH YADAV W/D SH. RAVI YADAV, HEMADRI REAL ESTATE DEVELOPERS PVT LTD C/O M/S- PYRAMID INFRATECH PVT. LTD.

DRG. TITLE

SITE PLAN

DETAIL OF AREA

ENGINEER SIGNATURE

OWNER'S SIGNATURE

For Pyramid Infratech Pvt. Ltd.

ARCHITECT'S SIGNATURE

Checked not found ok for Public Health (Internal) Act/Rules only subject to comments in forwarding letter No. SE/HQ/ ... Dt. ... 29/3/19
Superintending Engineer (HQ) HSVP, Panchkula

VIVEK SINGH RAO
B.Arch, M.C.A., F.I.I.A.
C.O.A. Reg. No. CA/99/5040
RAO AND ASSOCIATE
374, U.V., Ph-IV, Gurgaon-15
Ph:- 2347706-07, 9811130867

PROJECT NO.	DRG. NO.	NORTH
RA-5022	A-1/9	
SCALE- 1:400	DATE MARCH- 2019	
DRAWN BY- RAMBABU	CKD. BY - V.S. RAO	

ARCHITECTS
RAO AND ASSOCIATE
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR,PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707

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