

FORM BR-III  
(See Code 4.2 (4))  
Form of Sanction

From Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, SCO-71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To Smt. Manesh Yadav Wd/o Sh. Ravi Yadav,  
Hemadri Real Estate Developers Pvt. Ltd.  
C/o Pyramid Infratech Pvt. Ltd.,  
H-38, Ground Floor, M2K White House,  
Sector-57, Gurugram-122002.

Memo No. ZP-1299/SD(DK)/2019/ 11324 Dated:- 08-05-2019

Subject: Approval of building plans of Affordable Group Housing Colony measuring 5.00 acres (Licence No. 26 of 2019 dated 25.02.2019) in Sector-76, Gurugram being developed by Smt. Manesh Yadav Wd/o Sh. Ravi Yadav, Hemadri Real Estate Developers Pvt. Ltd. C/o Pyramid Infratech Pvt. Ltd.

Reference your letter dated 18.03.2019 for permission to erect the buildings in Affordable Group Housing Colony measuring 5.00 acres (Licence No. 26 of 2019 dated 25.02.2019) in Sector-76, Gurugram Manesar Urban Complex in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 5 years from the date of issuance of sanction, subject to validity of license granted for this scheme. However, you shall complete the project as per stipulation in Affordable Group Housing Policy issued vide Notification No. PF-27/48921 dated 19.08.2013.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.

- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
  5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
  6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
  7. The revenue Rasta if any passing through the site shall be kept unobstructed.
  8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
  9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
  10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
    - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
    - (ii) A clearance from Fire Safety point of view from the competent authority.
  11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
  12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group

housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.

13. You shall comply with the conditions laid down in the Memo No. 59647 dated 29.03.2019 of Superintending Engineer (HQ), HSVP, Panchkula and Assistant Divisional Fire Officer (HQ) DULB Panchkula vide memo no. 20636 dated 22.04.2019 (copies enclosed).

14. GENERAL: -

- (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
- (iii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
- (viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (xi) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xii) That you shall follow provisions of section 46 of The Persons with Disabilities (Equal Opportunities, protection of Rights and full

Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

- (xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
  - (xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
  - (xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
  - (xvii) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at [URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](http://www.tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
  - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
  - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
  - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
  - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.

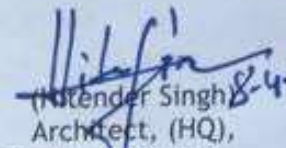
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated

10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

16. As per the condition no. 2 (r) of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
17. You shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*

DA/As above & One set of Building Plans

  
Hitender Singh  
Architect, (HQ),


For: Chief Town Planner, Haryana-cum- Chairman,  
Building Plan Approval Committee.

Endst. No. ZP-1299/SD(DK)/2019/\_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

**Encl: as above**

  
(Hitender Singh)  
Architect, (HQ),  
For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

AREA CALCULATION OF GROUND FLOOR CORE AREA table with columns: NO., NO., X, Y, AREA IN SQM.

AREA CALCULATION OF FIRST TYPICAL FLOOR CORE AREA table with columns: NO., NO., X, Y, AREA IN SQM.

AREA CALCULATION OF BALCONY UNIT-A table with columns: NO., NO., X, Y, AREA IN SQM.

AREA CALCULATION OF BALCONY UNIT-B, C & D table with columns: NO., NO., X, Y, AREA IN SQM.

DETAIL OF FLATS, TOWER & FLOORWISE table with columns: SL. NO., FLOOR, TOWER-1, TOWER-2, TOWER-3, TOWER-4, TOWER-5, TOWER-6, TOWER-7, TOTAL FLATS.

AREA CALCULATION OF MUMTYS & MACH. ROOM- TOWERS-1 to 7 table with columns: NOS., NOS., X, Y, AREA IN SQM.

AREA CALCULATION OF STAIR WELLS- TOWERS-1 to 7 table with columns: NOS., NOS., X, Y, AREA IN SQM.

AREA CALCULATION OF MUMTYS (ANGANWARI & COMMUNITY CENTRE) table with columns: NOS., NOS., X, Y, AREA IN SQM.

AREA CALCULATION OF MUMTYS & MACH. ROOM (COMMERCIAL) table with columns: NOS., NOS., X, Y, AREA IN SQM.

STAIR CASE WELL COVD. AREA (COMMERCIAL) table with columns: F.F. & S.F., X, Y, AREA IN SQM.

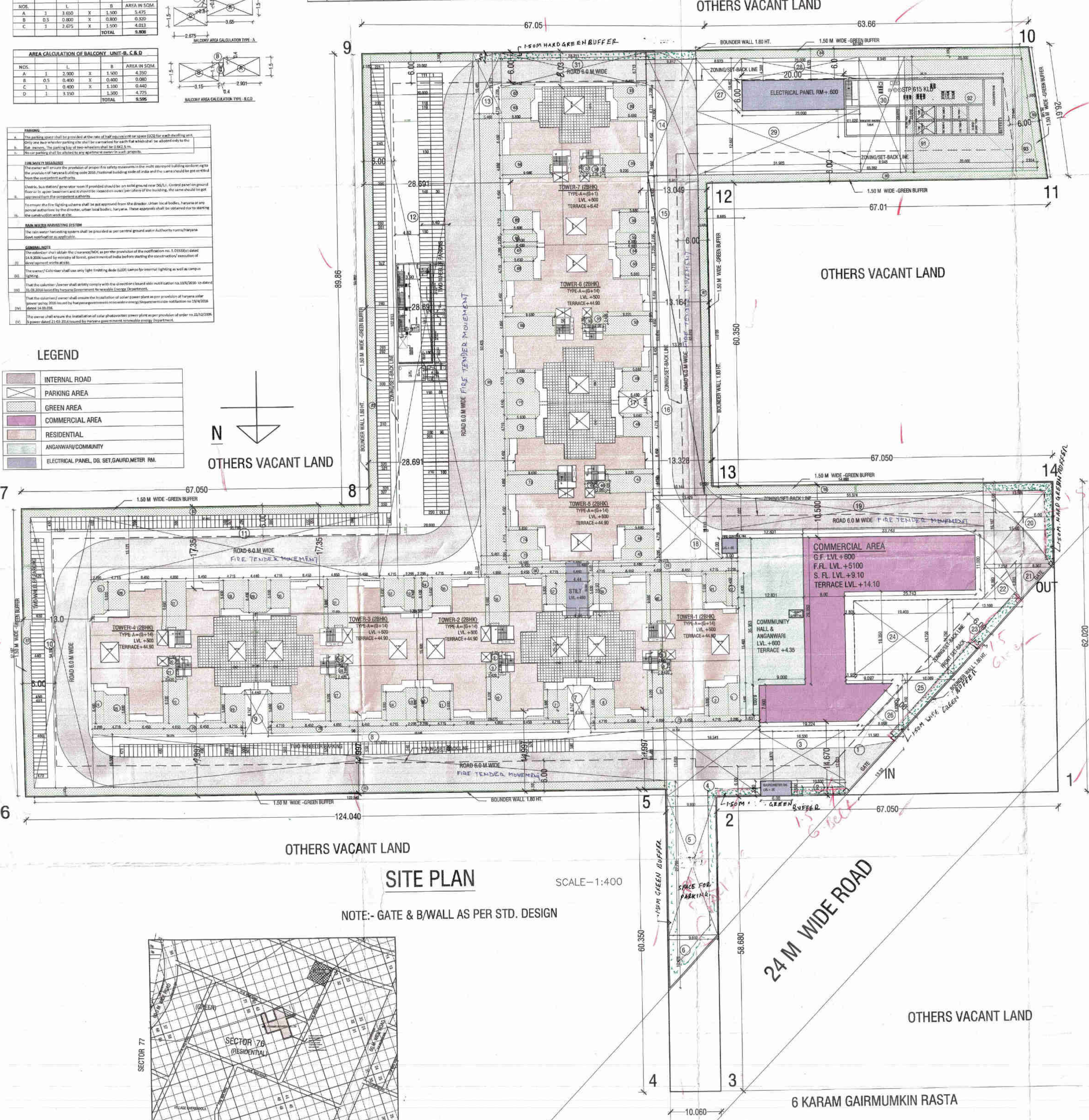
DETAIL OF FLOOR LEVELS TOWER table with columns: MUMTY, PARAPET LVL., TERRACE LVL., FOURTEEN FLOOR, THIRTEEN FLOOR, TWELVE FLOOR, ELEVENTH FLOOR, TENTH FLOOR, NINTH FLOOR, EIGHTH FLOOR, SEVENTH FLOOR, SIXTH FLOOR, FIFTH FLOOR, FOURTH FLOOR, THIRD FLOOR, SECOND FLOOR, FIRST FLOOR, GROUND FL. LVL., OPEN AREA LVL., GOVT. ROAD LVL.

DETAIL OF GARRET AREA, FLOOR/TOWERWISE FOR TOWER-1 to 7 (2BHK) table with columns: SL. NO., FLOOR, UNIT-A, UNIT-B, UNIT-C, UNIT-D, TOTAL, NET TOTAL, TOTAL CORPET AREA.

DETAIL OF COVERED AREAS & F.A.R. table with columns: FLOOR, TOWER-1, TOWER-2, TOWER-3, TOWER-4, TOWER-5, TOWER-6, TOWER-7, TOTAL IN SQM.

NOTES section containing technical specifications and design requirements for the site plan.

LEGEND section defining symbols for INTERNAL ROAD, PARKING AREA, GREEN AREA, COMMERCIAL AREA, RESIDENTIAL, ANGANWARI/COMMUNITY, and ELECTRICAL PANEL OR SET/GAUGEMETER RM.



SITE PLAN SCALE-1:400

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



KEY PLAN

DINESH KUMAR A.D.F.C.(IND) D.P.S.(IND) ARCHITECTS

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

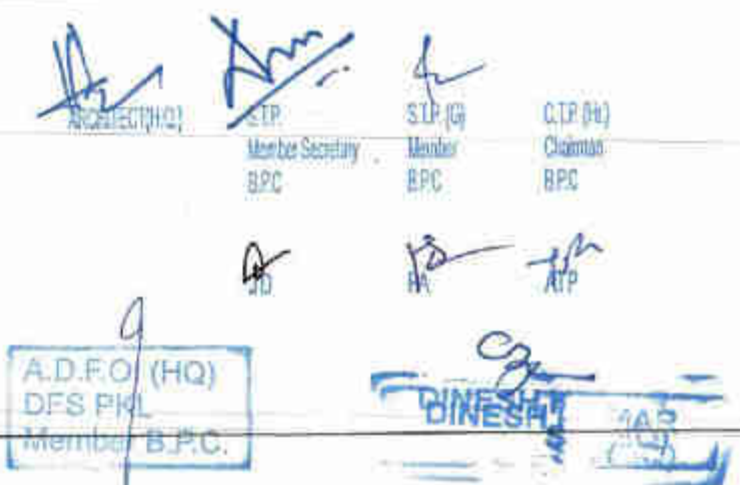
ENGINEER SIGNATURE

OWNER'S SIGNATURE For Pyramid Infotech Pvt. Ltd.

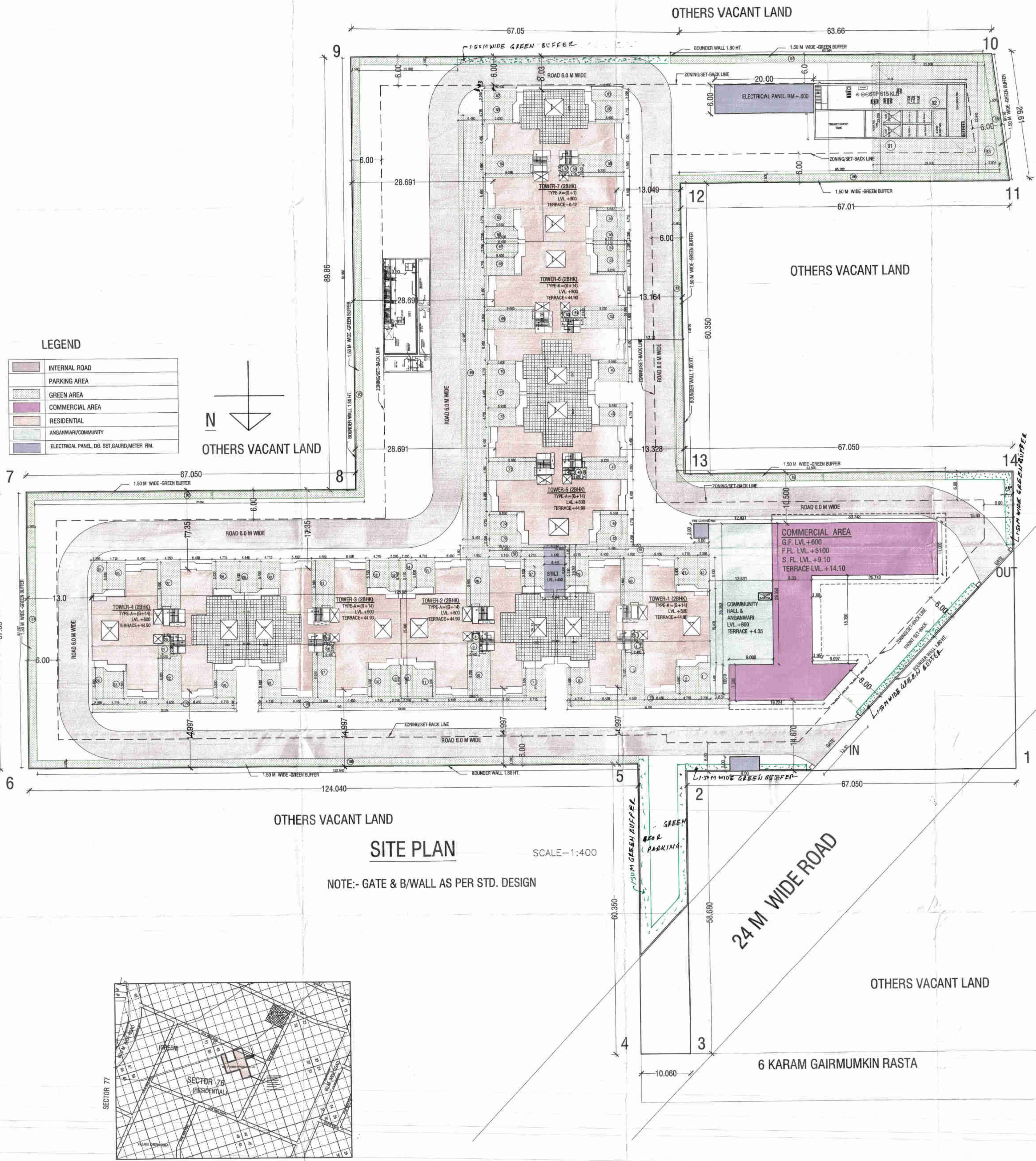
ARCHITECT'S SIGNATURE

Checked and found ok for Public Health Engineering Department, Sector 75, Gurugram, Haryana. RAO AND ASSOCIATE 374, U.V. Ph-II, Gurgaon-16

PROJECT NO. RA-5022 DRS. NO. A-1/9 NORTH SCALE-1:1400 DATE MARCH - 2019 ARCHITECTS RAO AND ASSOCIATE



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 INFRA TECH PVT. LTD.



**GREEN AREA CALCULATION:-**

RECT. NOS	L	B	AREA IN SQM.
1	2.295	X	6.480
2	4.715	X	5.680
3	1.300	X	2.000
4	2.420	X	2.060
5	4.650	X	9.220
6	4.715	X	5.680
7	4.715	X	5.680
8	1.300	X	2.000
9	2.420	X	2.060
10	4.650	X	9.220
11	4.715	X	5.680
12	2.295	X	6.480
13	2.295	X	6.480
14	4.715	X	5.680
15	1.300	X	2.000
16	2.420	X	2.060
17	4.650	X	9.220
18	4.715	X	5.680
19	4.715	X	5.680
20	1.300	X	2.000
21	2.420	X	2.060
22	4.650	X	9.220
23	4.715	X	5.680
24	2.295	X	6.680
25	2.295	X	6.680
26	4.715	X	5.630
27	4.650	X	9.680
28	4.715	X	5.630
29	4.440	X	6.430
30	4.715	X	5.630
31	4.650	X	9.680
32	4.715	X	5.630
33	2.295	X	6.430
34	2.295	X	6.430
35	4.715	X	5.630
36	4.650	X	9.680
37	4.715	X	5.630
38	16.485	X	3.000
39	4.715	X	5.630
40	4.650	X	9.680
41	4.715	X	5.630
42	2.295	X	6.430
43	4.715	X	6.480
44	4.715	X	5.680
45	2.000	X	1.300
46	2.060	X	2.420
47	9.220	X	4.650
48	5.680	X	4.715
49	5.680	X	4.715
50	2.000	X	1.300
51	2.060	X	2.420
52	9.220	X	4.650
53	5.680	X	4.715
54	6.480	X	2.295
55	6.480	X	2.295
56	5.680	X	4.715
57	2.000	X	1.300
58	2.060	X	2.420
59	9.220	X	4.650
60	5.680	X	4.715
61	6.480	X	2.295
62	6.430	X	2.295
63	5.630	X	4.715
64	9.680	X	4.650
65	5.630	X	4.715
66	6.430	X	2.295
67	6.430	X	2.295
68	5.630	X	4.715
69	9.680	X	4.650
70	5.630	X	4.715
71	5.630	X	4.440
72	5.630	X	4.715
73	9.680	X	4.650
74	5.630	X	4.715
75	6.430	X	2.295
76	29.275	X	3.000
77	29.275	X	2.267
78	28.550	X	2.267
79	33.106	X	2.267
80	122.540	X	1.500
81	57.197	X	1.500
82	67.050	X	1.500
83	1.500	X	89.862
84	19.993	X	1.505
85	63.584	X	1.500
86	1.500	X	24.654
87	65.282	X	1.500
88	1.500	X	62.310
89	53.167	X	1.500
90	5.461	X	92.421
91	23.000	X	23.019
92	23.000	X	22.945
93	2.914	X	22.945
<b>TOTAL</b>			<b>4055.178</b>

DRG. TITLE SITE PLAN  
DETAIL OF GREEN AREA

ENGINEER SIGNATURE  
OWNER'S SIGNATURE

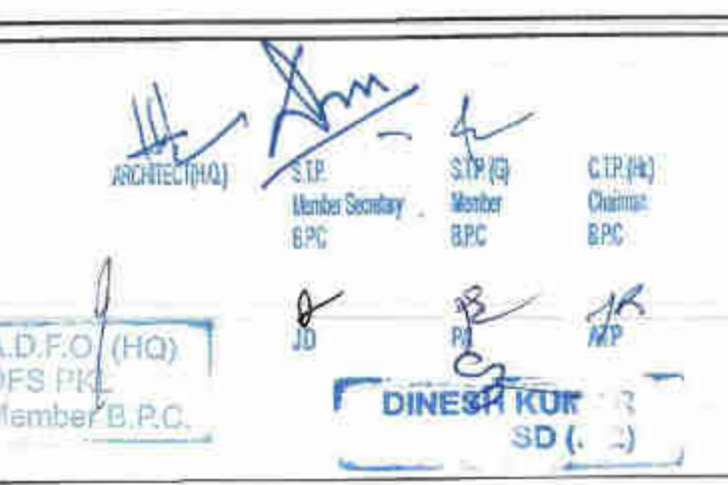
For Pyramid Infracore Pvt. Ltd.  
Authorized Signatory

ARCHITECT'S SIGNATURE  
Checked and found ok for Public Health  
RAO AND ASSOCIATE  
374, U.V. Park, Gurgaon-15  
Ph: 2347707-07, 991130887

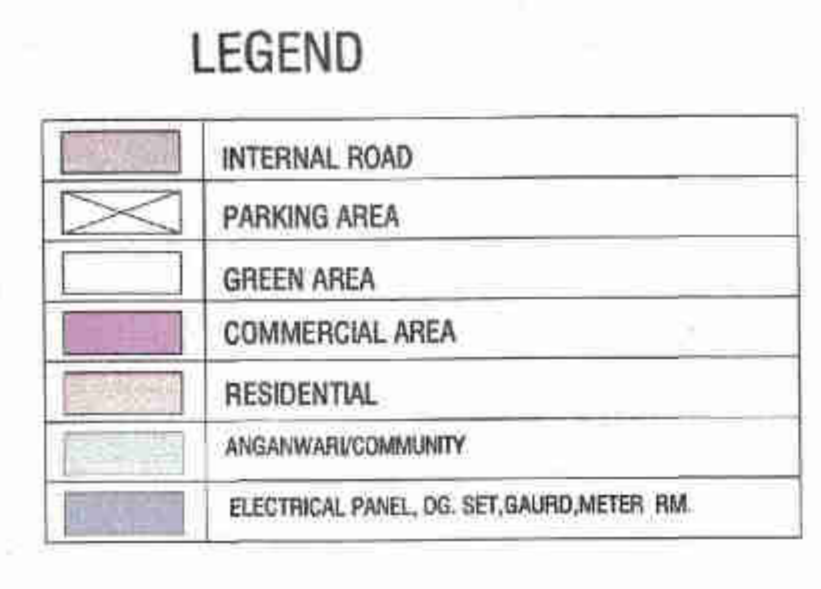
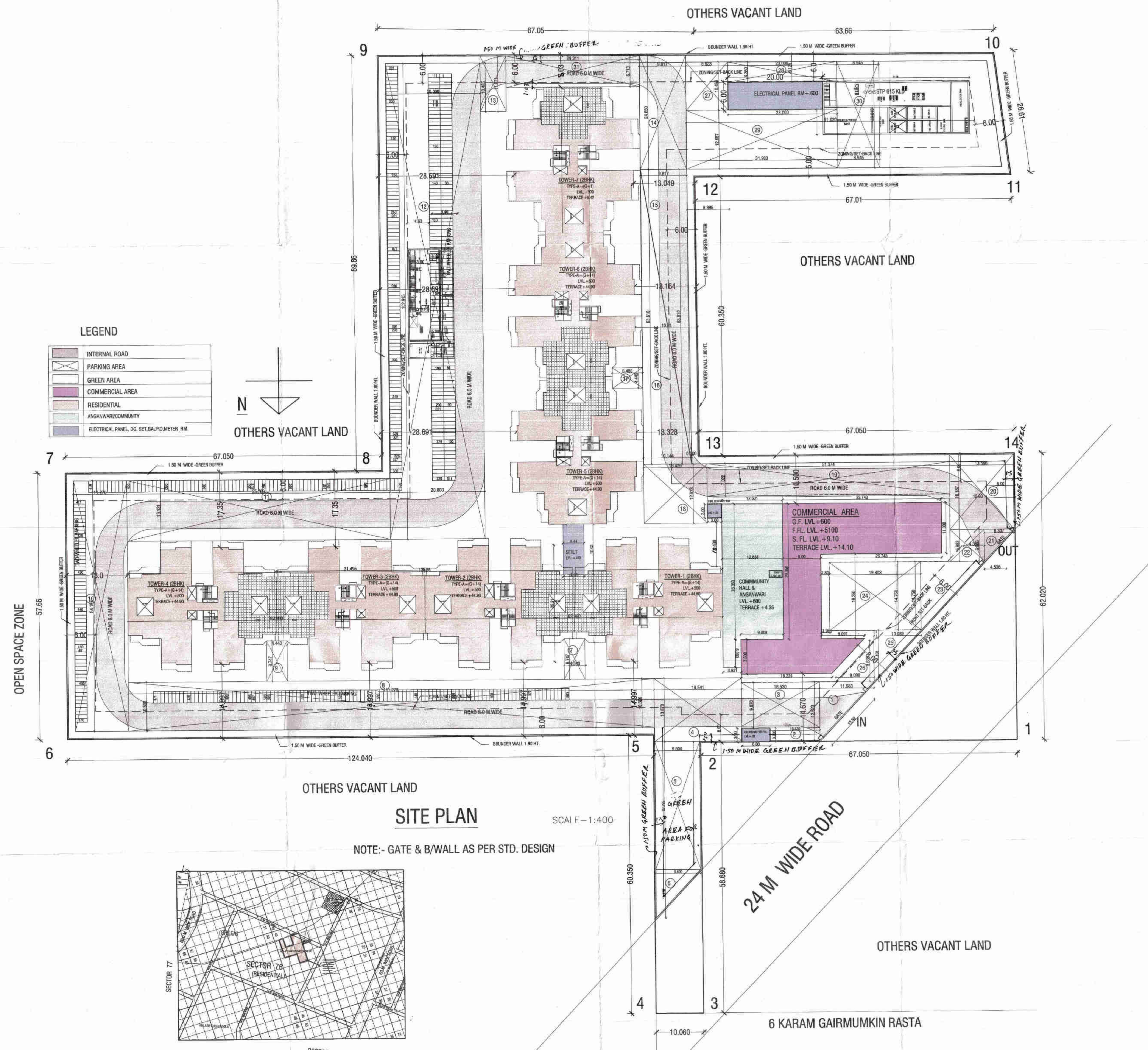
PROJECT NO. RA-5022 DRG. NO. A-2/9 NORTH  
SCALE- 1:400 DATE MARCH- 2019  
DRAWN BY- RAMBABU CKD. BY - V.S. RAO

ARCHITECTS  
**RAO AND ASSOCIATE**  
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS  
374, U.V. Park, PHASE-4, SEC-18 GURGAON, HARYANA (INDIA)  
Ph: (0124) - 2347706, 2347707 FAX 0124 - 2347707





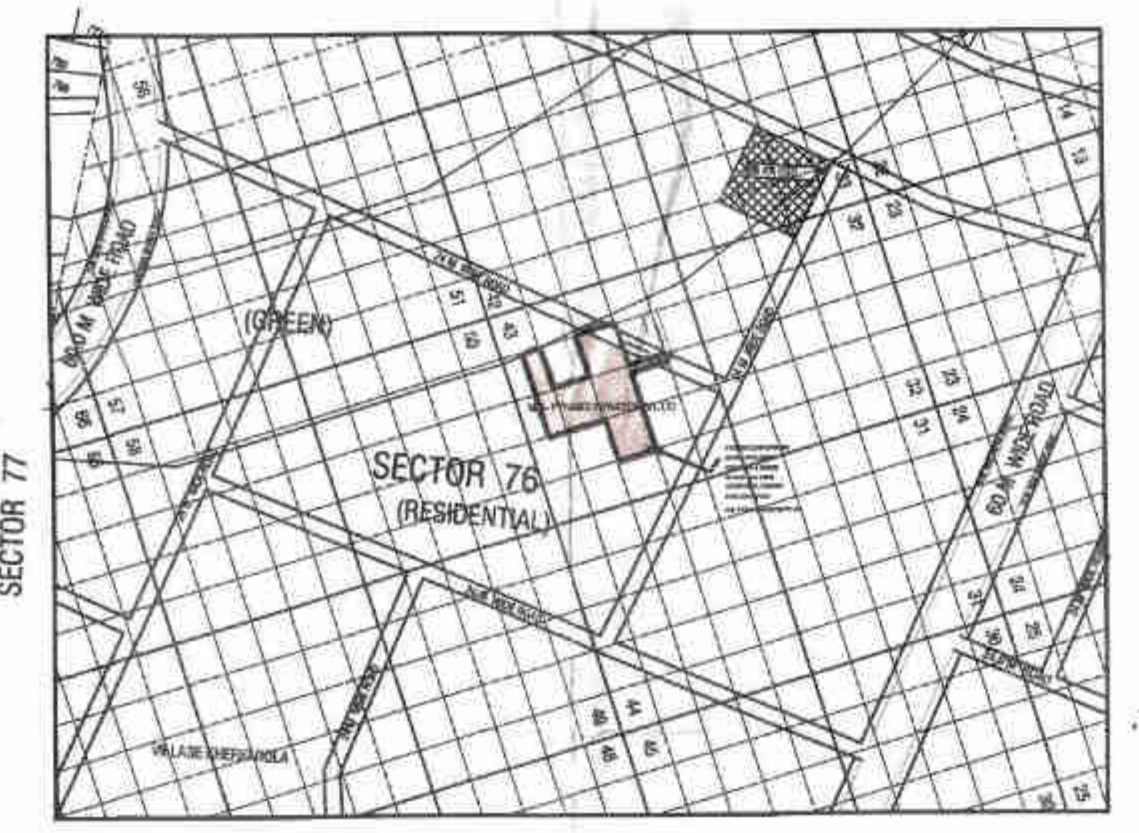
PROPOSED BUILDING PLAN OF  
AFFORDABLE GROUP HOUSING  
COLONY OVER AN AREA  
MEASURING -5.00 ACRES  
(LIC. No.26 Dated. 25.02.2019)  
IN SECTOR-76, GURUGRAM  
BEING DEVELOPED BY  
SMT. MANESH YADAV W/D SH. RAVI  
YADAV, HEMADRI REAL ESTATE  
DEVELOPERS PVT LTD C/O  
M/S- PYRAMID INFRA TECH PVT. LTD.



**SITE PLAN**

SCALE - 1:400

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



**KEY PLAN**

OPEN CAR PARKING AREA CALCULATION					
RECT. NO.	NOS.	L	B	AREA IN SQM.	
1	0.5	11.583	X	12.623	73.106
2	1	10.533	X	3.000	31.599
3	1	16.530	X	9.870	163.151
4	1	18.541	X	13.670	253.455
5	1	9.600	X	27.795	266.832
6	0.5	9.600	X	10.476	50.285
7	1	4.590	X	8.747	40.149
8	1	111.270	X	10.500	1168.335
9	1	4.440	X	8.747	38.837
10	1	11.270	X	54.197	610.800
11	1	55.780	X	13.121	731.889
12	1	20.000	X	102.913	2058.260
13	1	5.461	X	11.971	65.374
14	1	9.817	X	24.650	241.989
15	0.5	9.817	X	63.810	313.211
16	0.5	10.144	X	63.810	323.644
17	1	6.480	X	4.440	28.771
18	1	13.429	X	12.813	172.066
19	1	51.374	X	7.022	360.748
20	1	13.566	X	16.187	219.593
21	0.5	6.307	X	6.883	21.706
22	1	7.258	X	6.883	49.957
23	0.5	13.599	X	14.750	100.293
24	1	19.403	X	14.750	286.194
25	1	10.089	X	11.100	111.988
26	0.5	8.098	X	8.836	35.777
27	1	8.923	X	10.463	93.361
28	1	23.000	X	4.360	100.280
29	1	31.923	X	12.687	405.007
30	1	8.945	X	20.019	179.070
31	1	28.311	X	6.743	190.901
				<b>TOTAL</b>	<b>8786.628</b>

DRG. TITLE **SITE PLAN**

**DETAIL OF PARKING**

ENGINEER SIGNATURE

OWNER'S SIGNATURE

For Pyramid Infracore Pvt. Ltd.  
Authorised Signatory

ARCHITECT'S SIGNATURE

VIVEK SINGH RAO  
A. C.A. Reg. No. CASS05040  
RAO AND ASSOCIATE  
374, U.V. Ph-W, Gurgaon-15  
Ph- 2347706-07, 9811330867

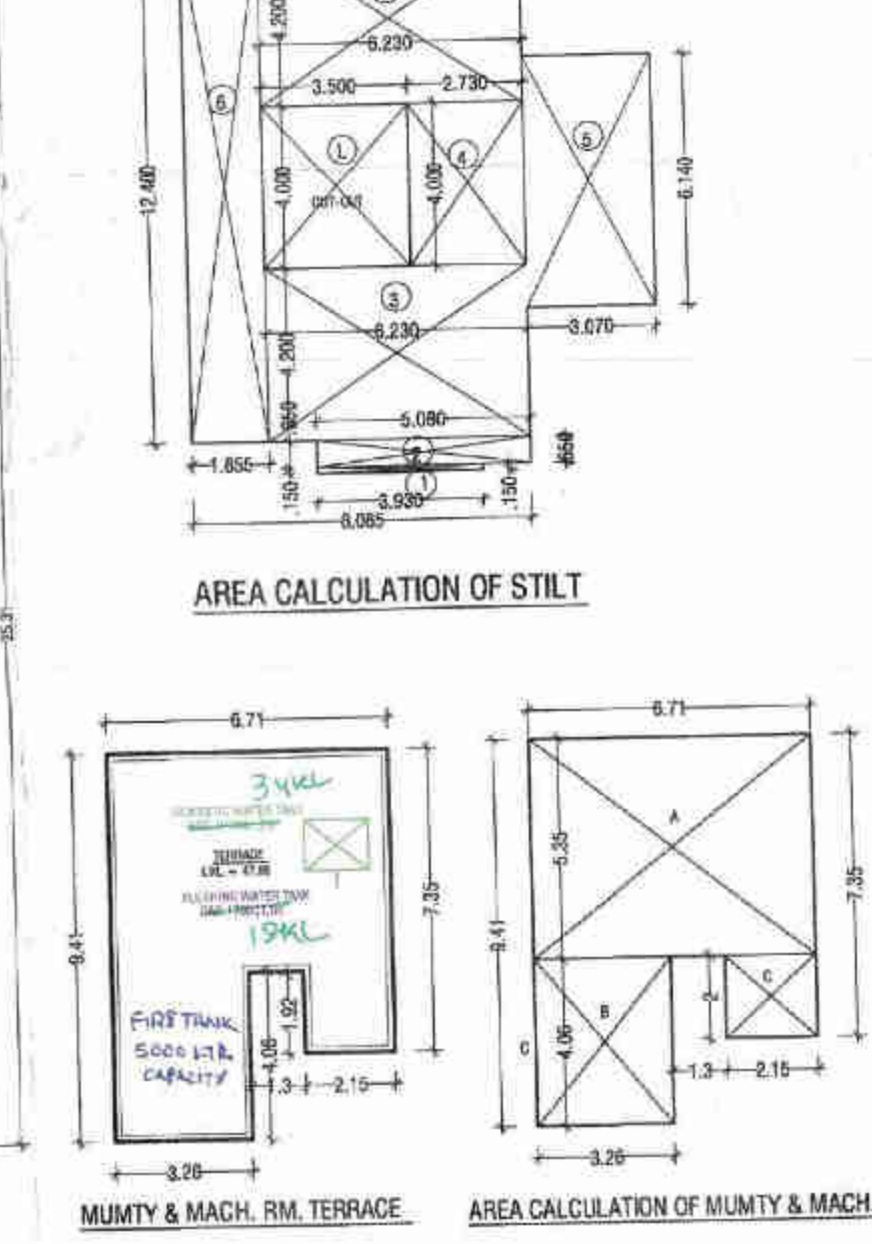
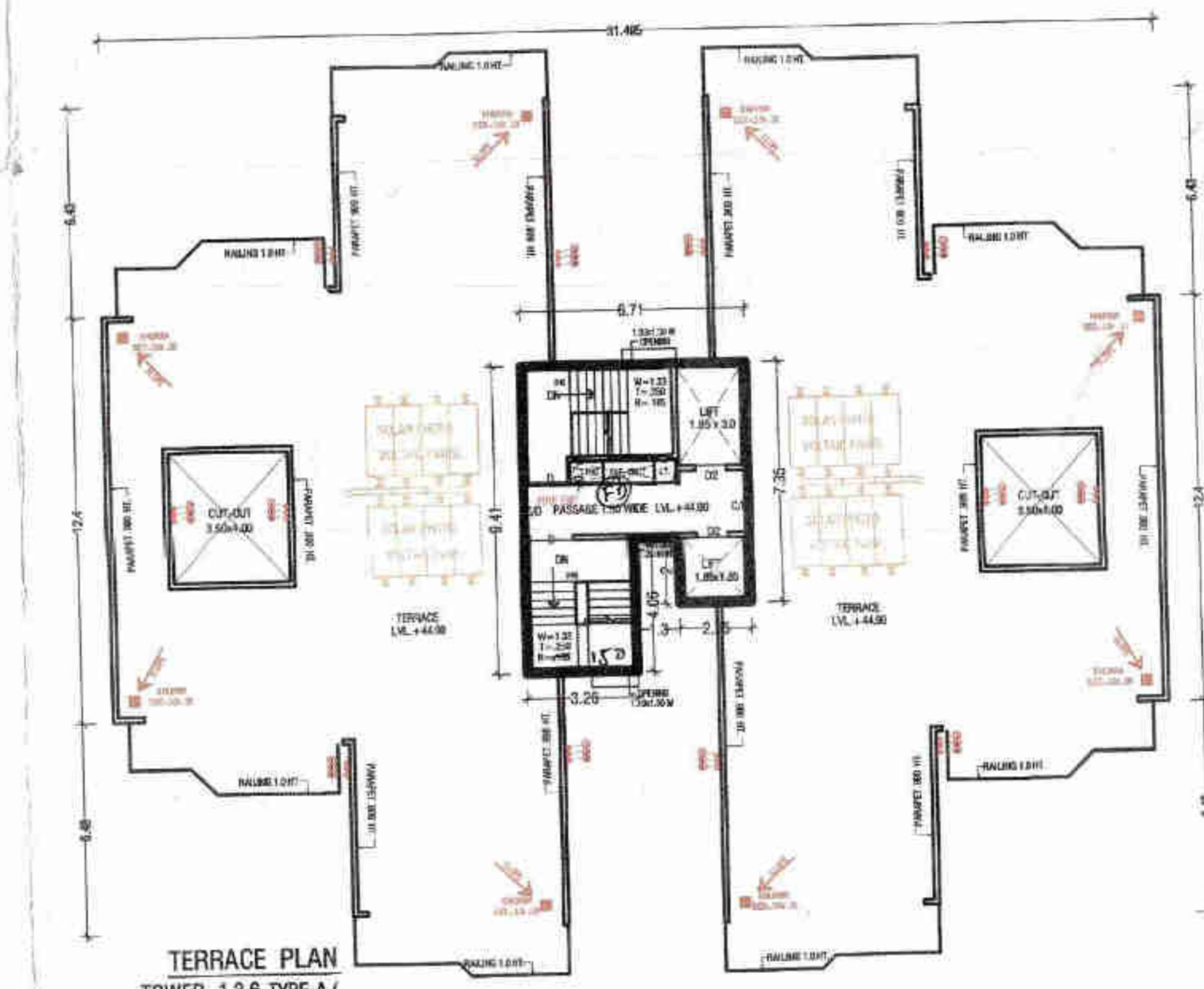
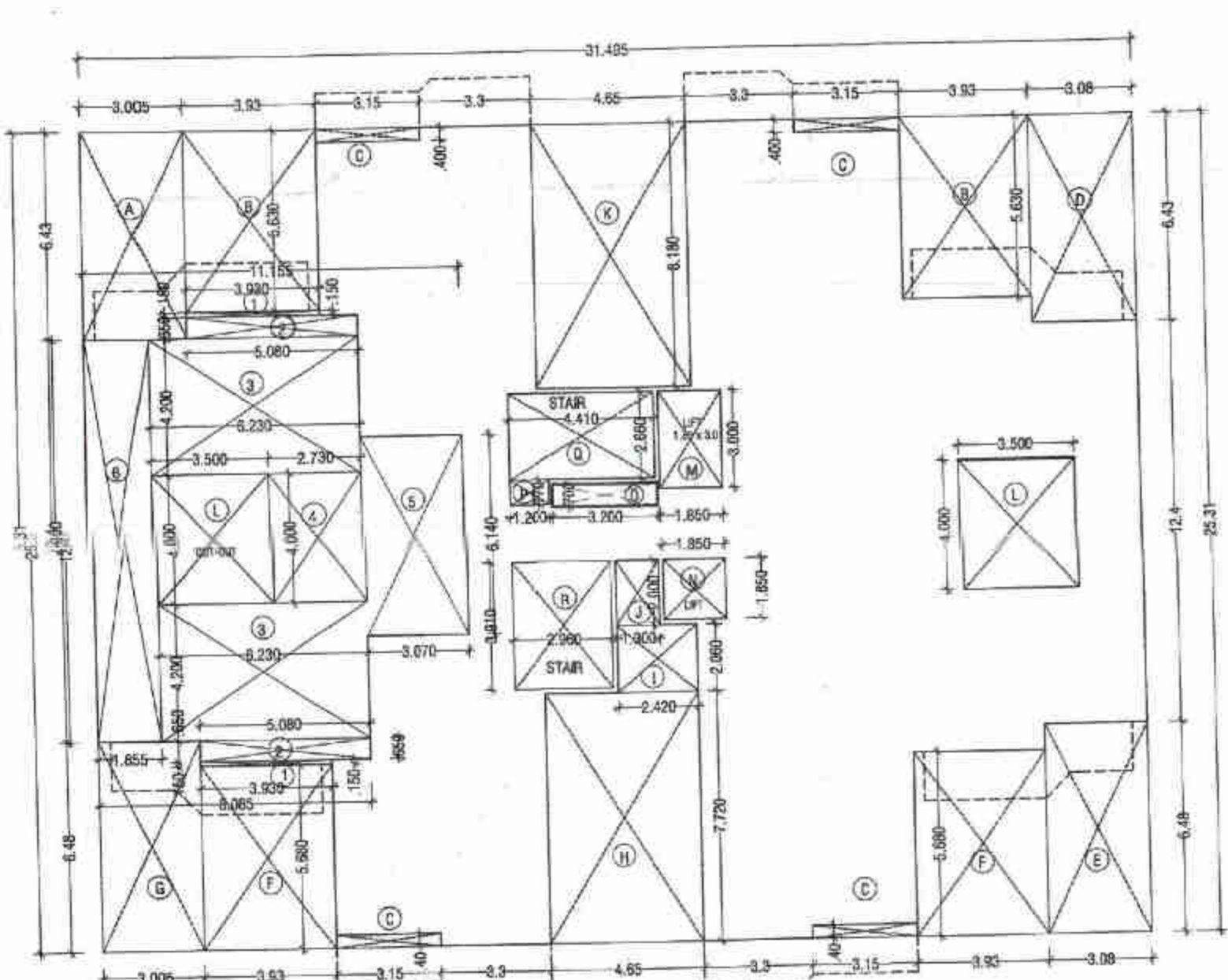
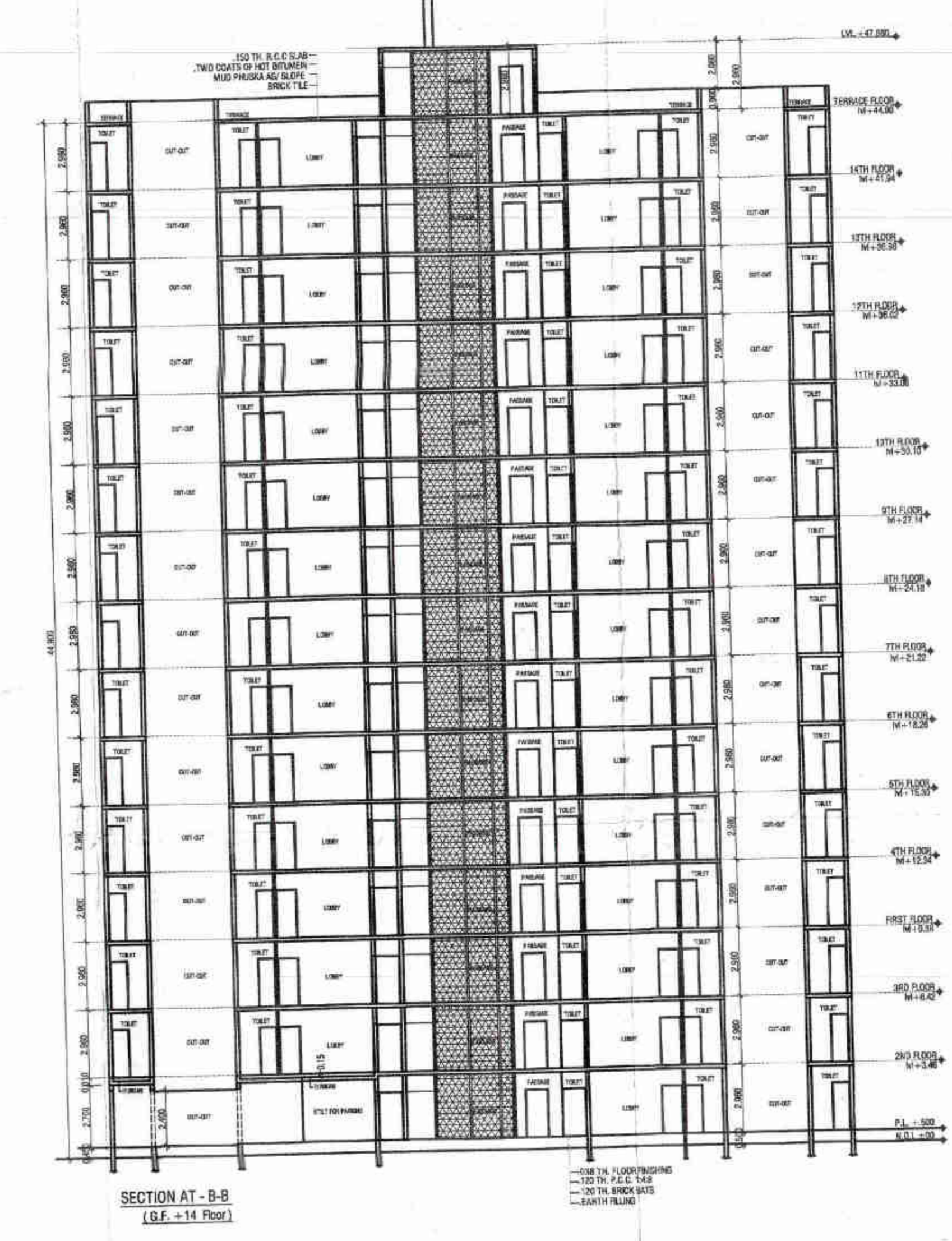
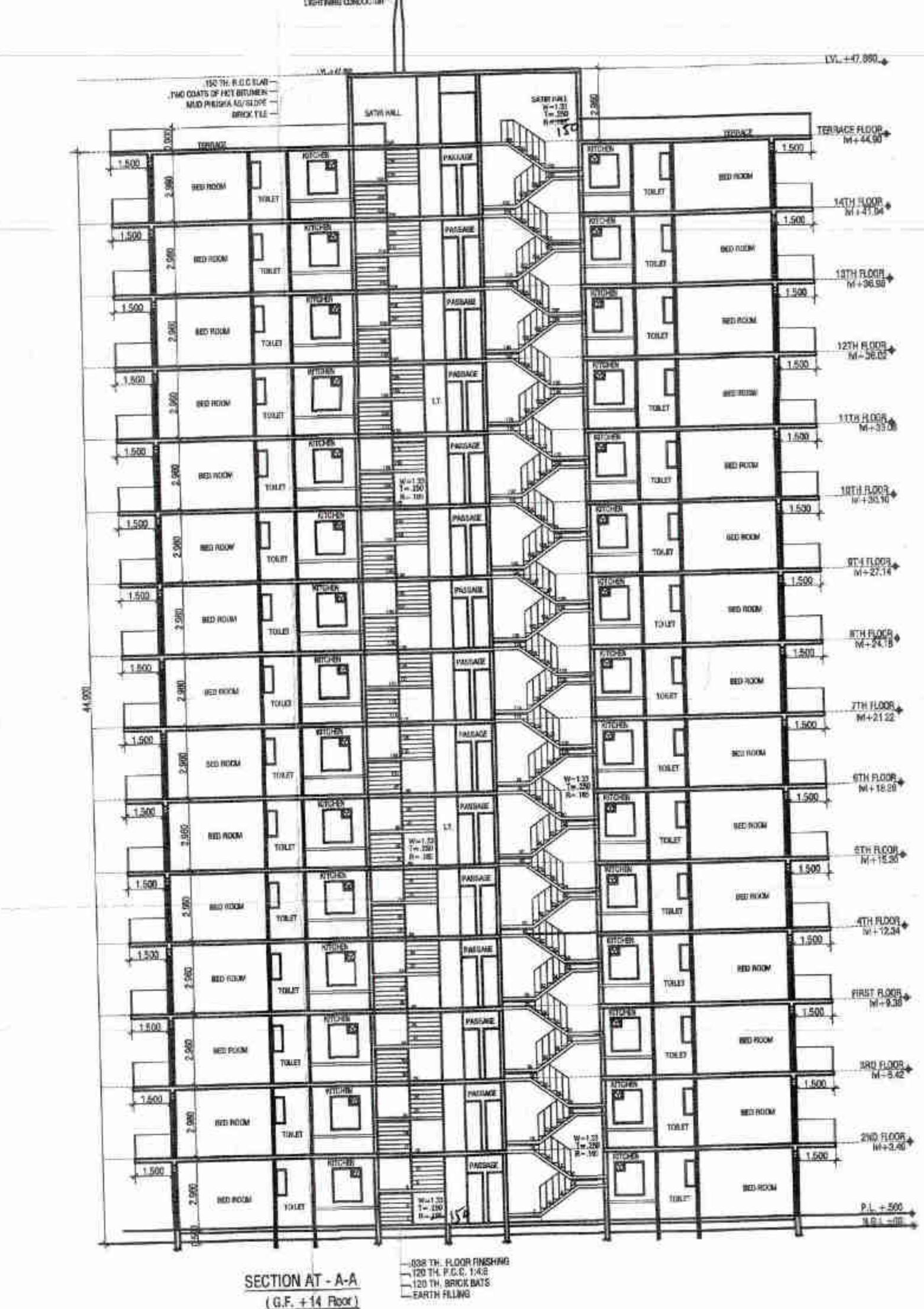
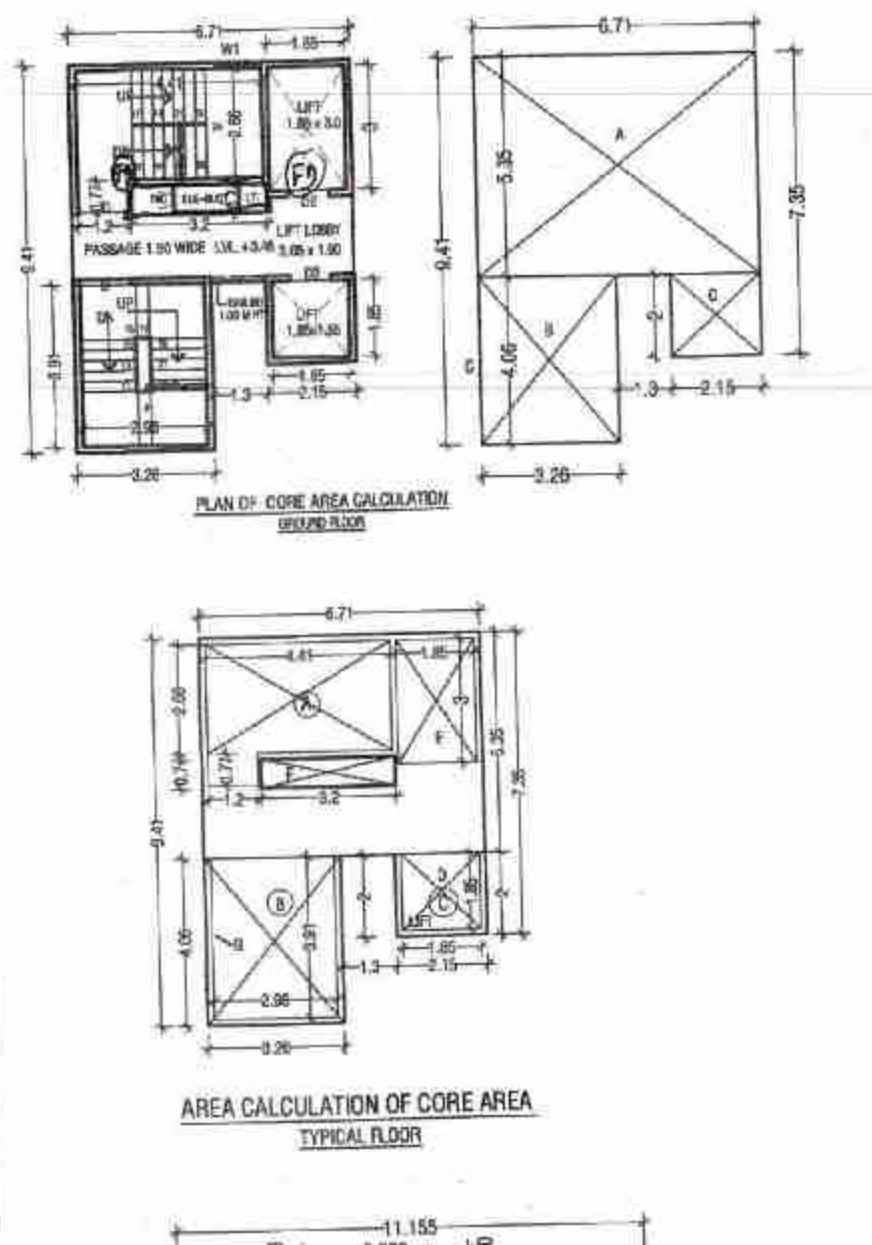
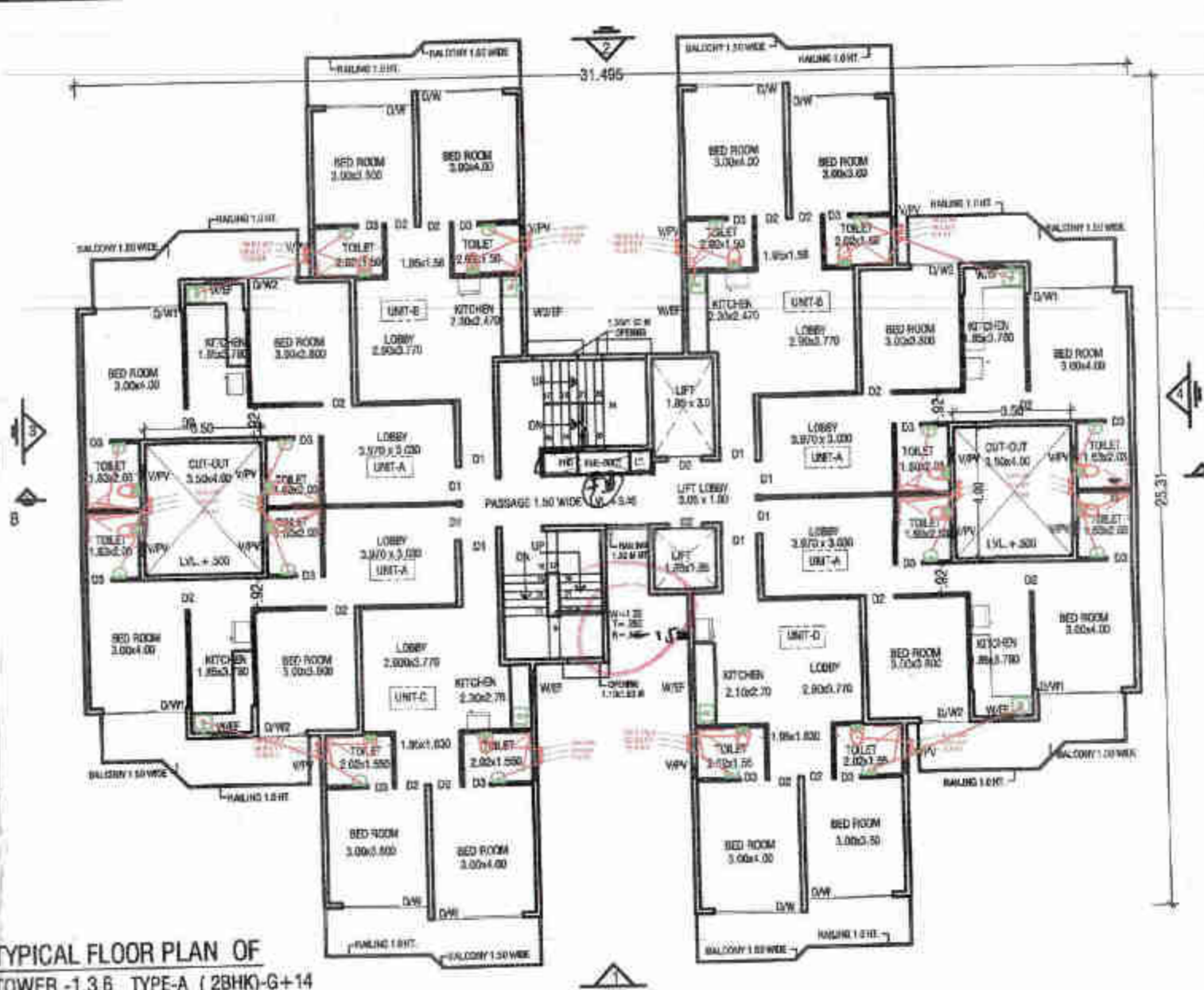
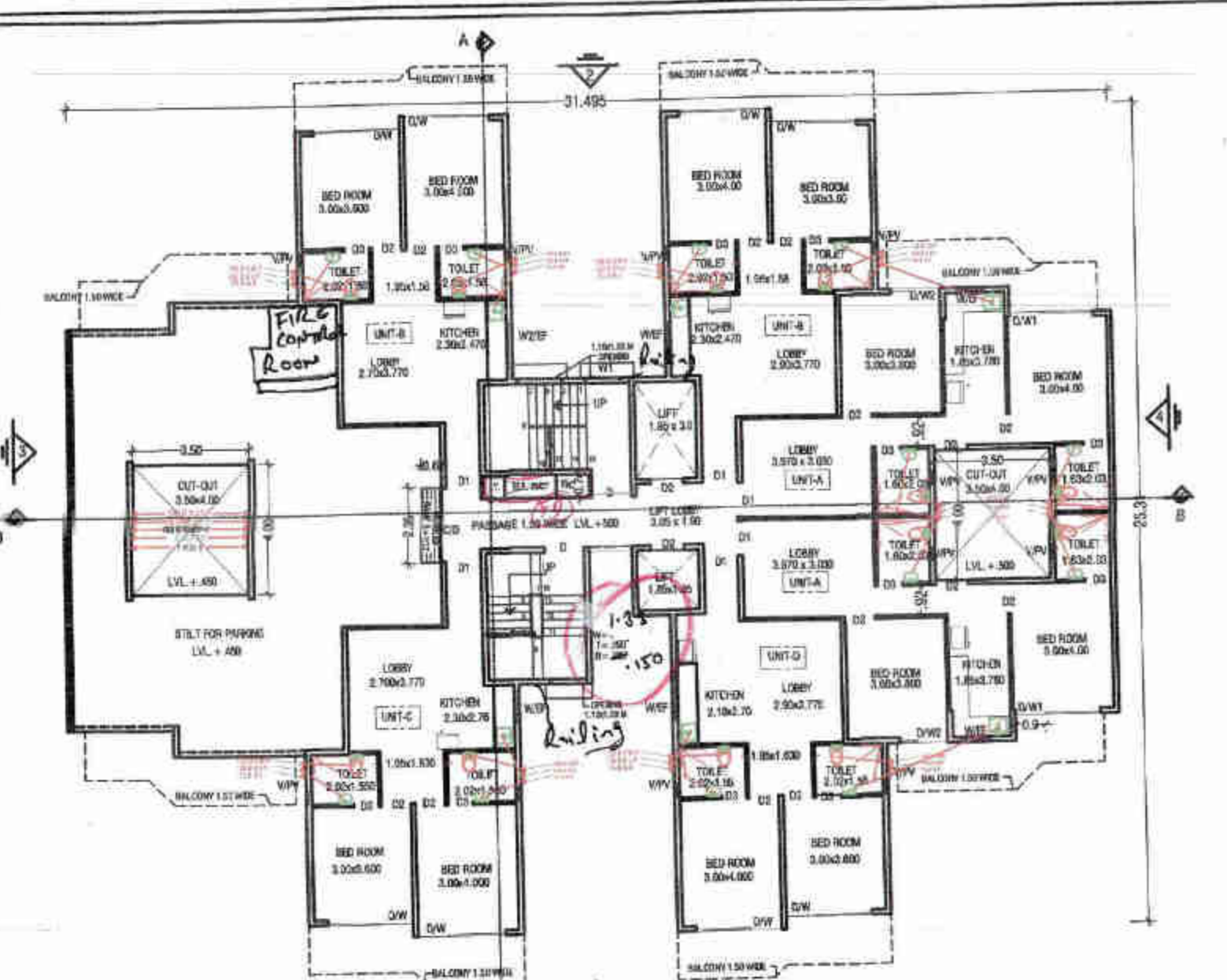
PROJECT NO. RA-5022 DRG. NO. A-3/9 NORTH  
SCALE- 1:400 DATE MARCH - 2019  
DRAWN BY- RAMANUJ CDD. BY - V.S. RAO

**ARCHITECTS**  
**RAO AND ASSOCIATE**

ARCHITECTS PLANNERS ENGINEERS INTERIORS WALLPAPERS  
374, UDYOG VIHAR, PHASE - 4, SEC - 18, GURGAON, HARYANA (INDIA)  
PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707  
THESE DRAWINGS ARE THE PROPERTY OF RAO & ASSOCIATE. IT IS STRICTLY FORBIDDEN TO REPRODUCE THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF RAO & ASSOCIATE.

ADCO (HO)  
OFS  
MUMBAI

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



AREA CALCULATION OF GROUND FLOOR CORE AREA

NOS.	RECT.	L	B	AREA IN SQ.M.
1	A	6.750	5.150	34.688
2	B	3.200	4.000	12.800
3	C	2.150	2.000	4.300
TOTAL				51.788

DETAIL OF DOOR/WINDOWS

NOS.	RECT.	L	B	AREA IN SQ.M.
1	D1	1.000	2.400	2.400
2	D2	1.000	2.000	2.000
3	D3	0.750	1.500	1.125
4	D4	1.0	2.100	2.100
5	D/W1	2.000	2.400	4.800
6	D/W2	1.400	2.400	3.360
7	D/W3	1.000	2.400	2.400
8	W1	1.500	1.500	2.250
9	W2	1.000	1.500	1.500
10	W3	1.000	1.500	1.500
TOTAL				28.335

DETAIL OF FLOOR LEVELS

FLOOR	LEVEL	FINISH
GROUND FLOOR	44.50	FINISH
FIRST FLOOR	45.00	FINISH
SECOND FLOOR	45.50	FINISH
THIRD FLOOR	46.00	FINISH
FOURTH FLOOR	46.50	FINISH
FIFTH FLOOR	47.00	FINISH
SIXTH FLOOR	47.50	FINISH
SEVENTH FLOOR	48.00	FINISH
EIGHTH FLOOR	48.50	FINISH
NINTH FLOOR	49.00	FINISH
TENTH FLOOR	49.50	FINISH
ELEVENTH FLOOR	50.00	FINISH
TWELFTH FLOOR	50.50	FINISH
THIRTEENTH FLOOR	51.00	FINISH
FOURTEENTH FLOOR	51.50	FINISH
FIFTEENTH FLOOR	52.00	FINISH
SIXTEENTH FLOOR	52.50	FINISH
SEVENTEENTH FLOOR	53.00	FINISH
EIGHTEENTH FLOOR	53.50	FINISH
NINETEENTH FLOOR	54.00	FINISH
ROOF TOP	54.50	FINISH

AREA CALCULATION OF BALCONY

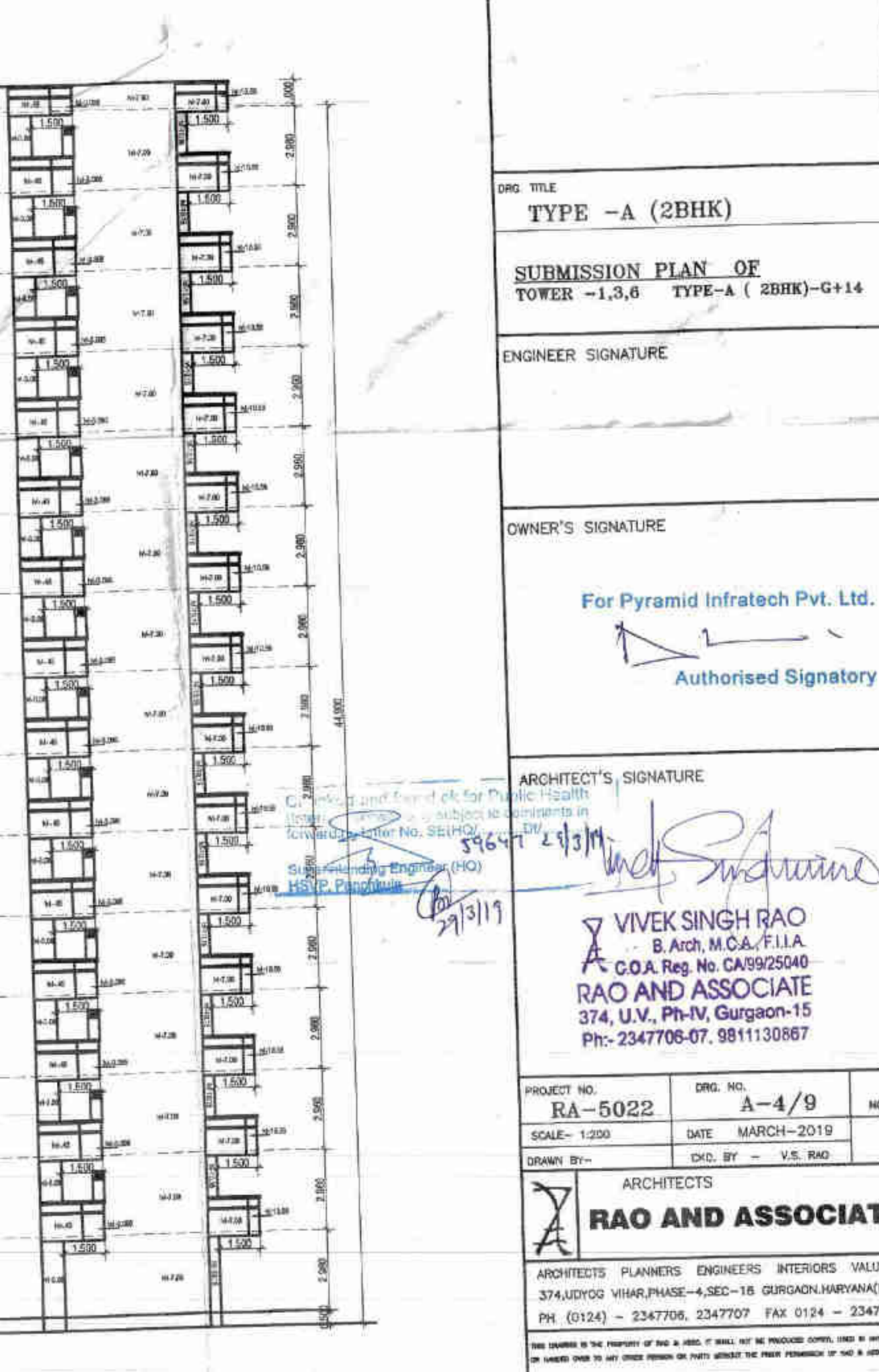
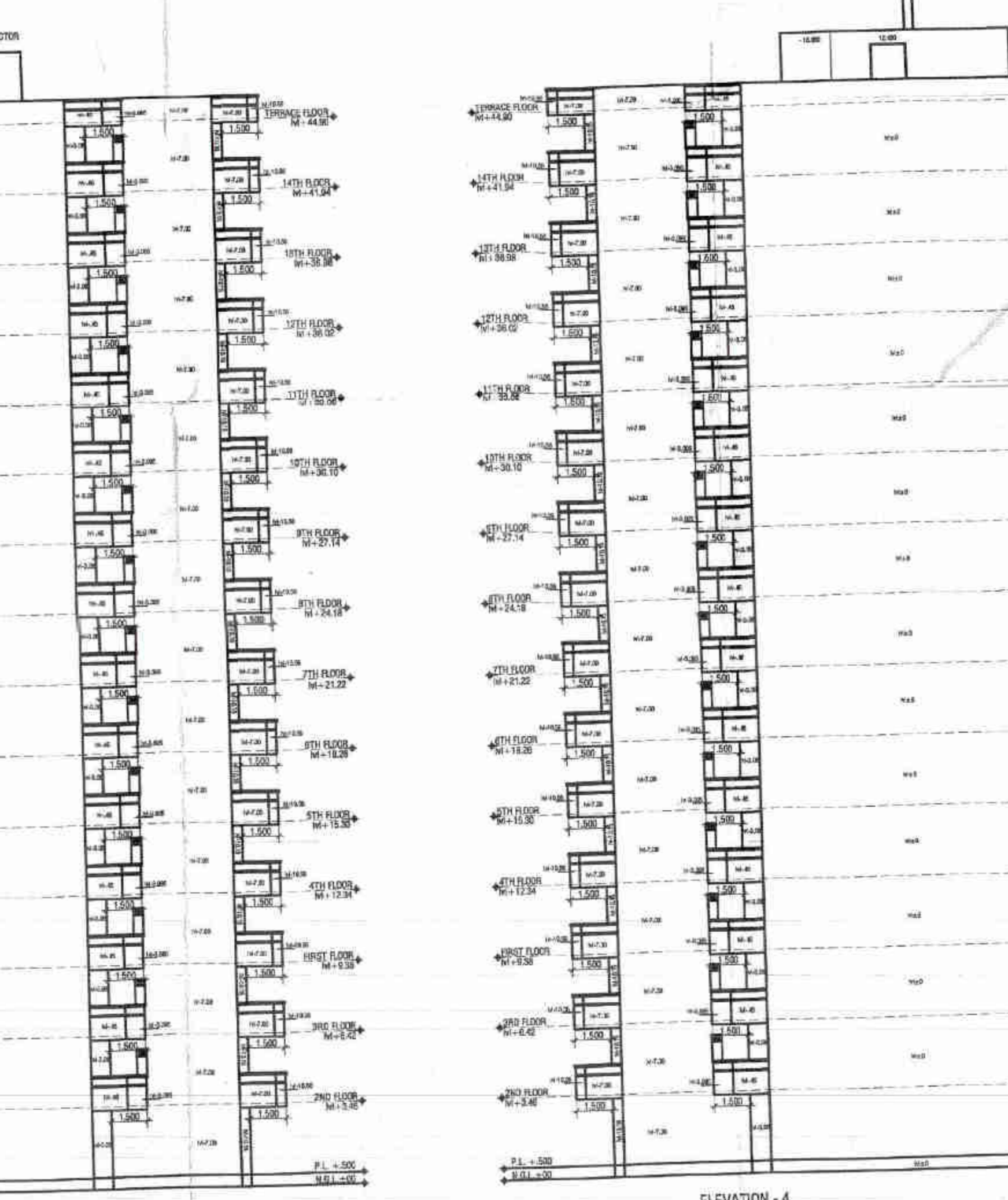
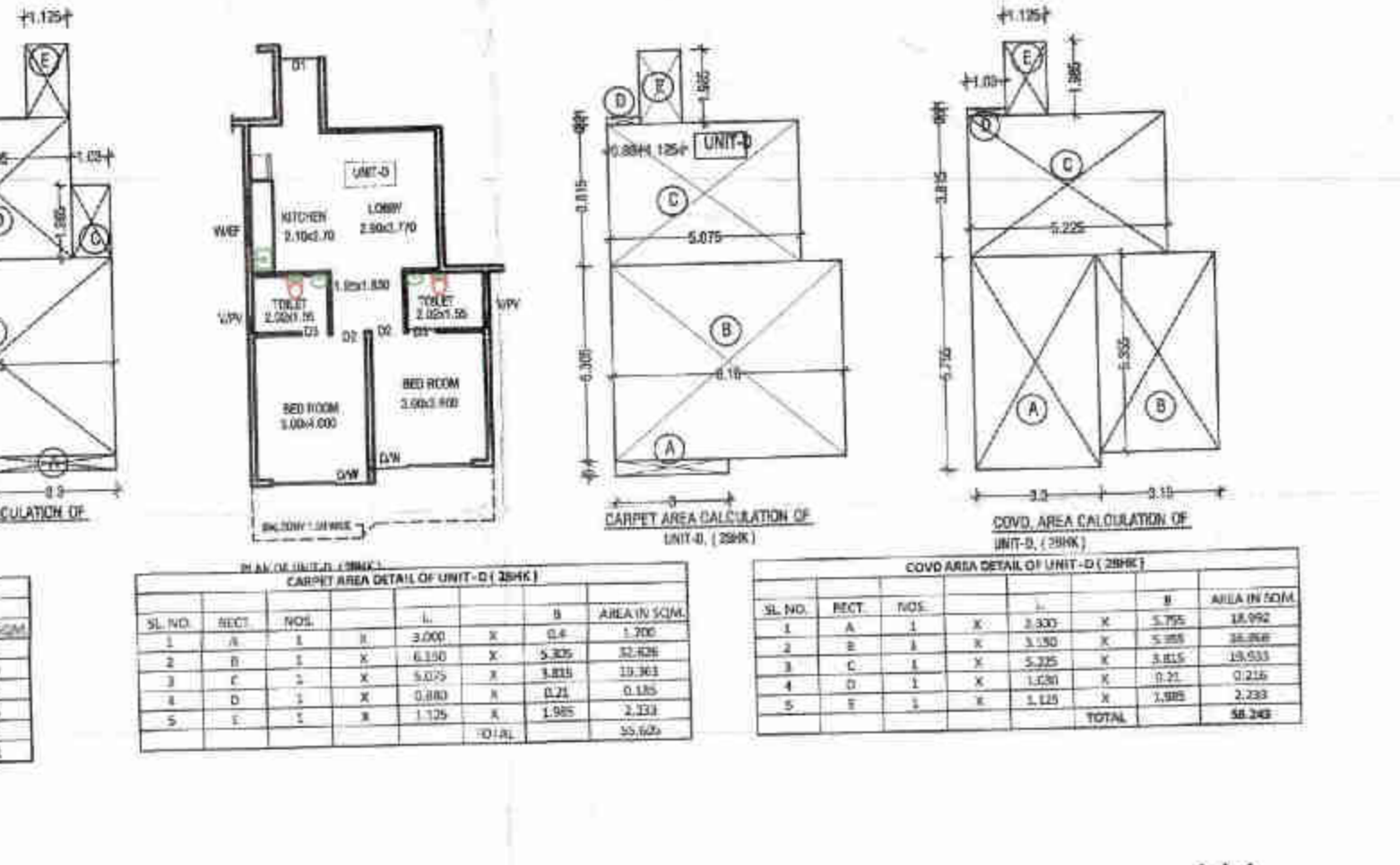
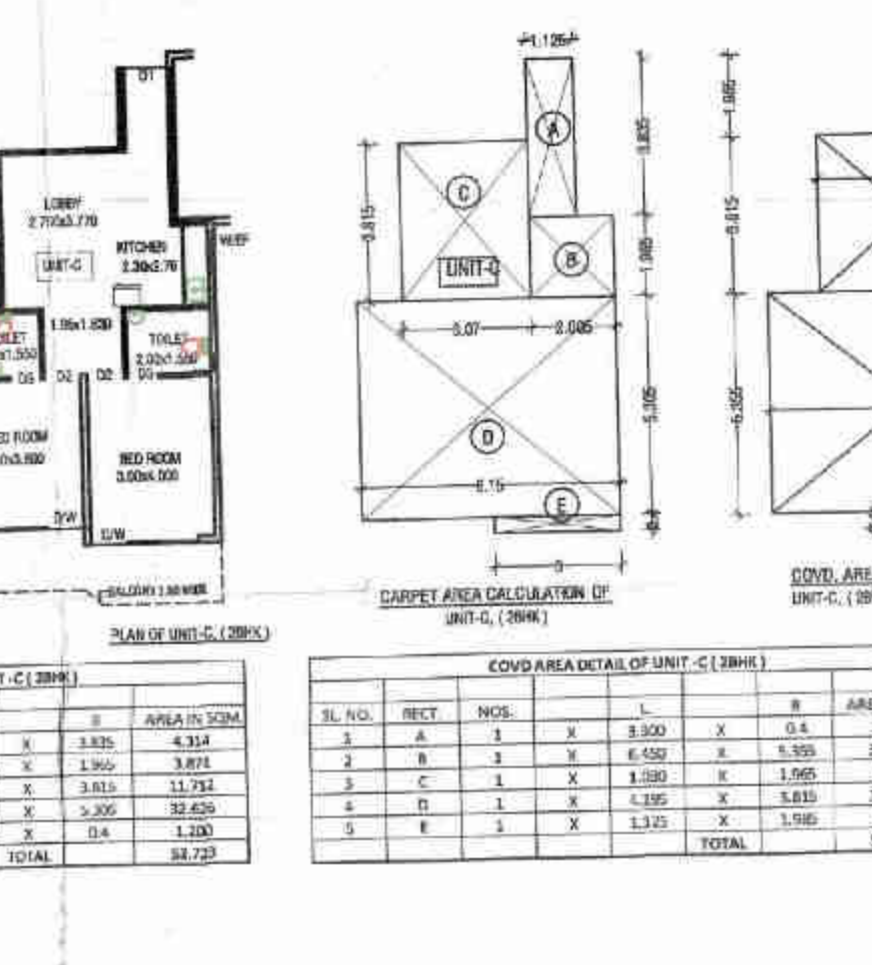
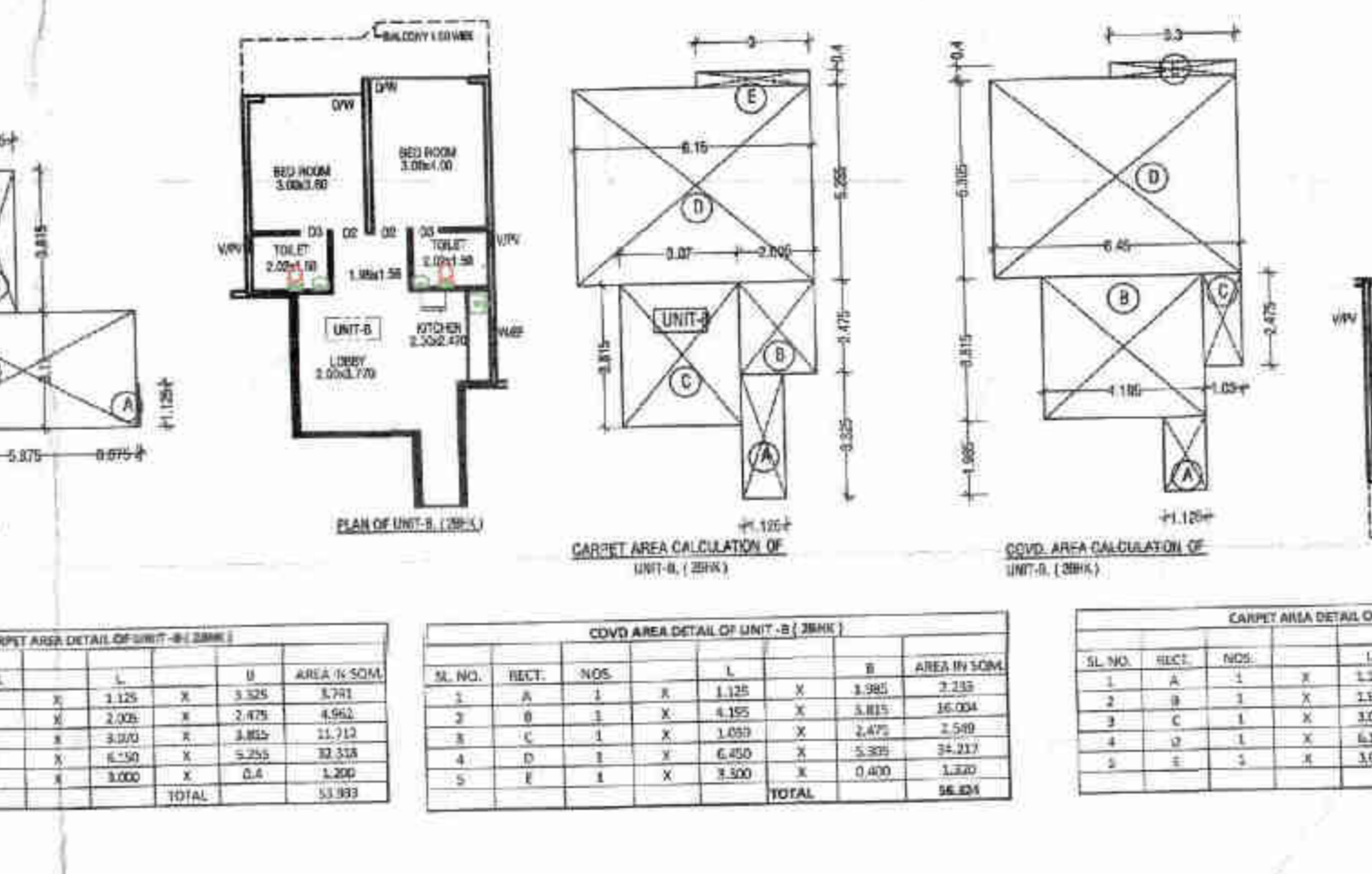
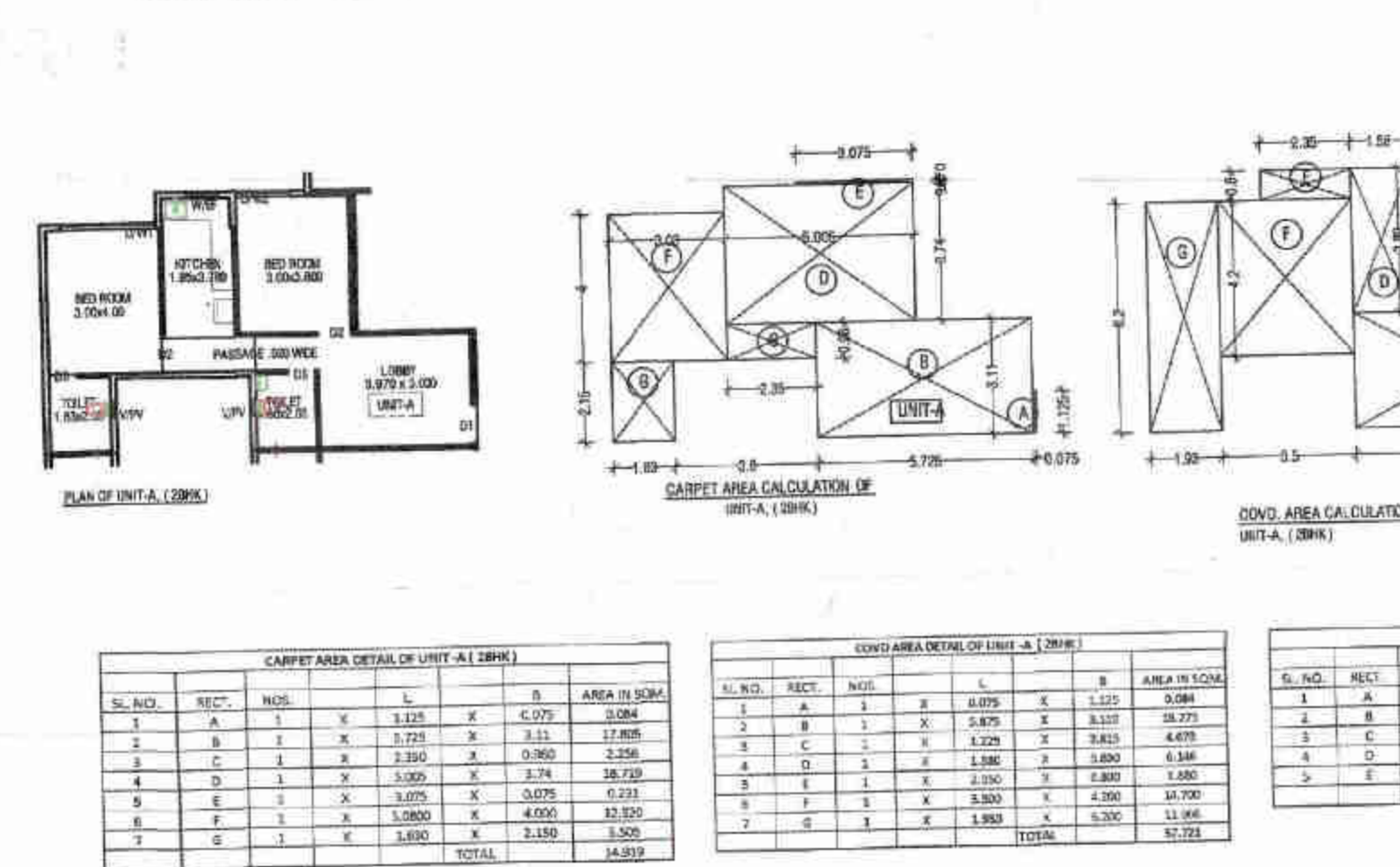
NOS.	RECT.	L	B	AREA IN SQ.M.
1	A	1.500	1.500	2.250
2	B	1.500	1.500	2.250
3	C	1.500	1.500	2.250
TOTAL				6.750

AREA CALCULATION OF BALCONY UNIT & B.P.

NOS.	RECT.	L	B	AREA IN SQ.M.
1	A	1.500	1.500	2.250
2	B	1.500	1.500	2.250
3	C	1.500	1.500	2.250
TOTAL				6.750

AREA CALCULATION OF STAIR WELLS

NOS.	RECT.	L	B	AREA IN SQ.M.
1	A	1.500	1.500	2.250
2	B	1.500	1.500	2.250
TOTAL				4.500



DETAIL OF GROUND FLOOR COVD. AREA - Type-A (2BHK)

RECT.	NOS.	L	B	AREA IN SQ.M.
A	1	3.005	6.430	19.322
B	2	3.990	5.690	22.503
C	4	3.150	4.000	12.600
D	1	3.080	6.430	19.804
E	1	3.080	6.490	19.978
F	2	3.930	5.690	22.356
G	1	3.005	6.480	19.472
H	1	4.650	7.720	35.898
I	1	2.420	2.090	5.058
J	1	1.300	2.000	2.600
K	1	4.600	8.180	37.632
L	2	3.500	4.000	14.000
TOTAL AREA				282.014
PROP. G.F. COVD. AREA				25.310
LESS - (A to L)				797.138
NET AREA G.F. COVD. AREA - STILT AREA - 515.124 - 112.887 = 402.237 SQ.M.				

DETAIL OF TYPICAL FLOOR COVD. AREA (1st. To 14)

RECT.	NOS.	L	B	AREA IN SQ.M.
M	1	1.850	3.000	5.550
N	1	1.850	1.850	3.423
O	1	3.200	0.700	2.240
P	1	1.200	0.770	0.924
Q	1	4.410	3.910	17.251
R	1	2.260		35.441
TOTAL				55.124
G.F. COVD. AREA				515.124
LESS - (M to R)				479.684
NET PROP. COVD. AREA OF TYPICAL FL.				479.684

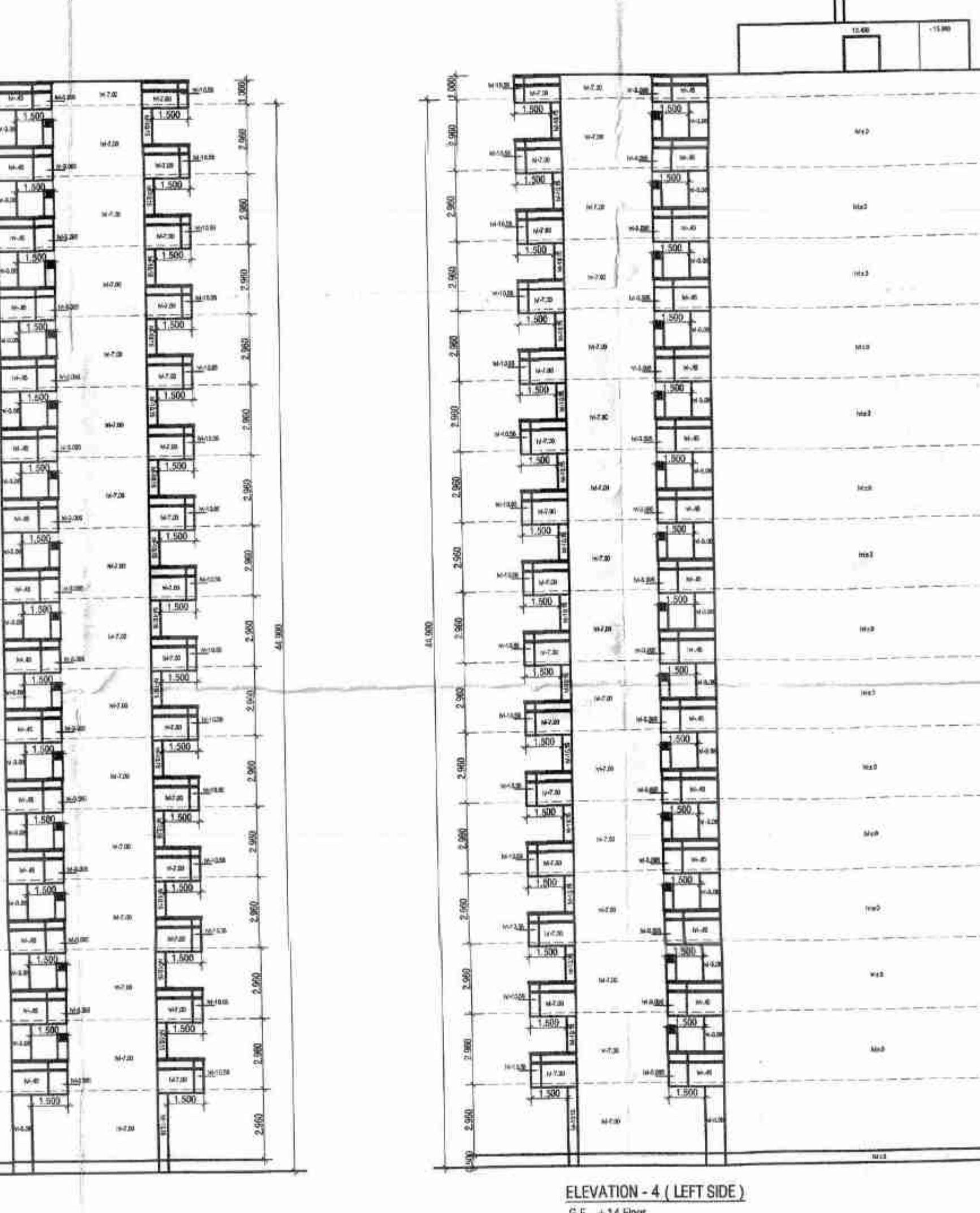
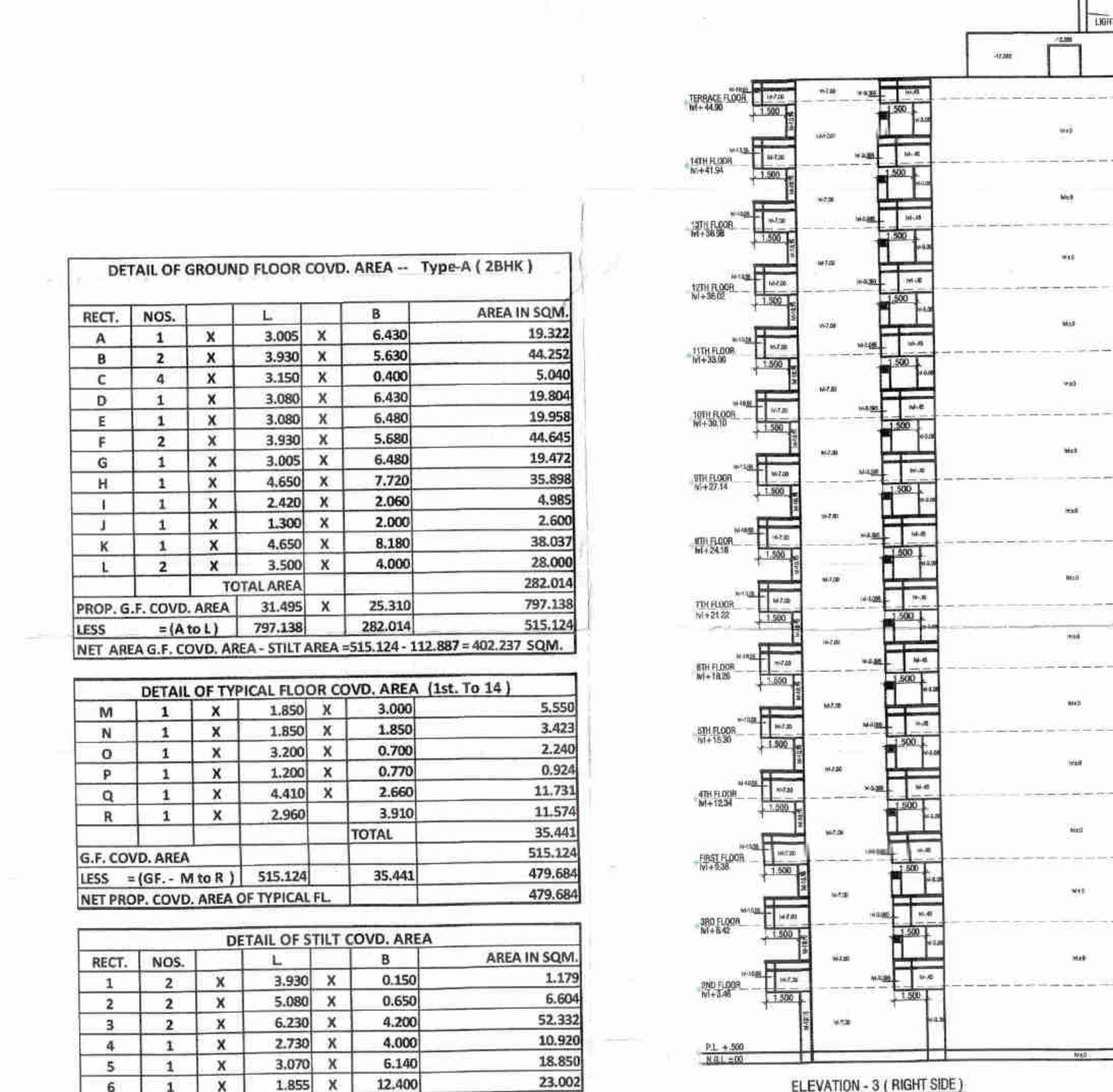
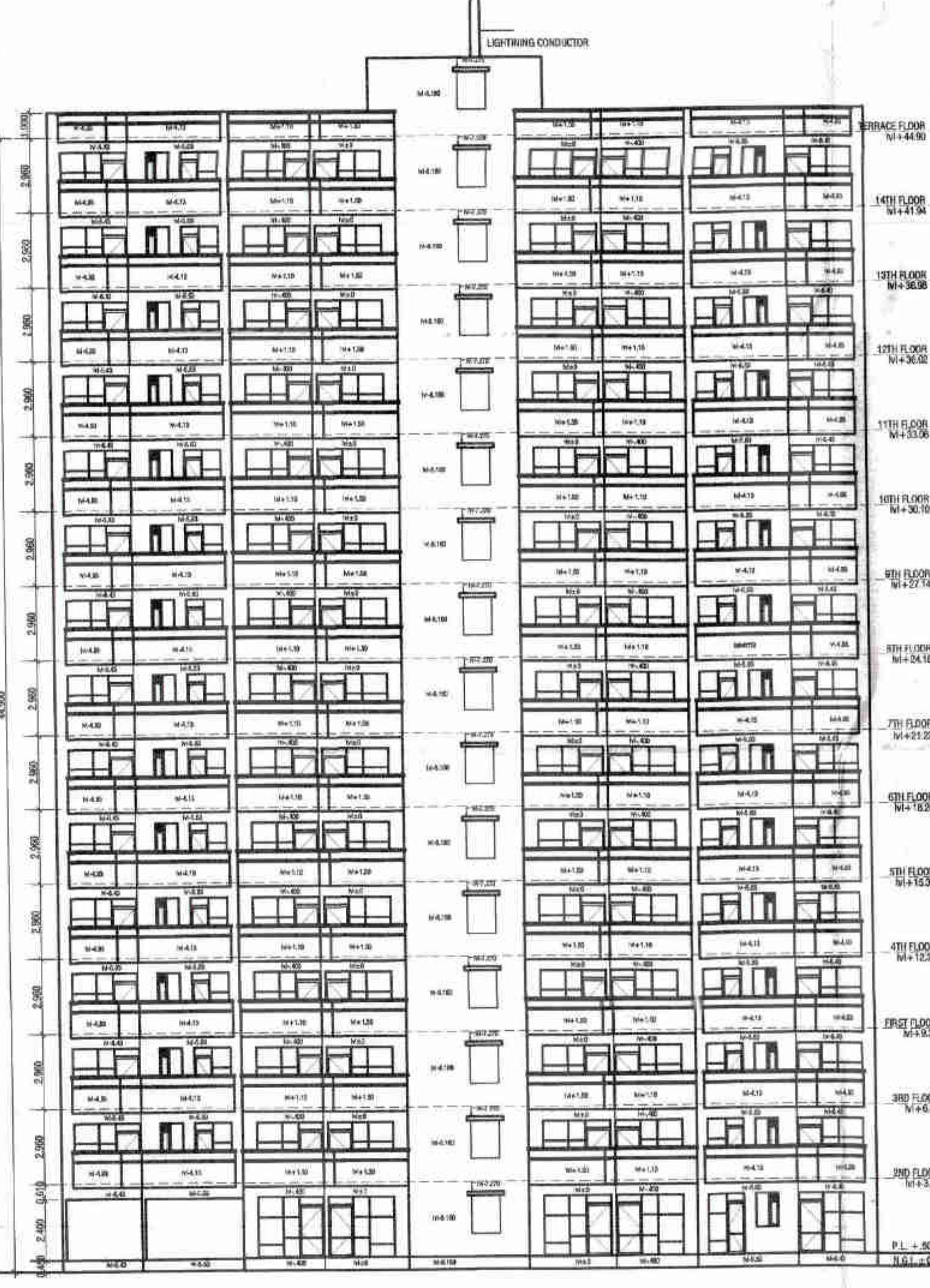
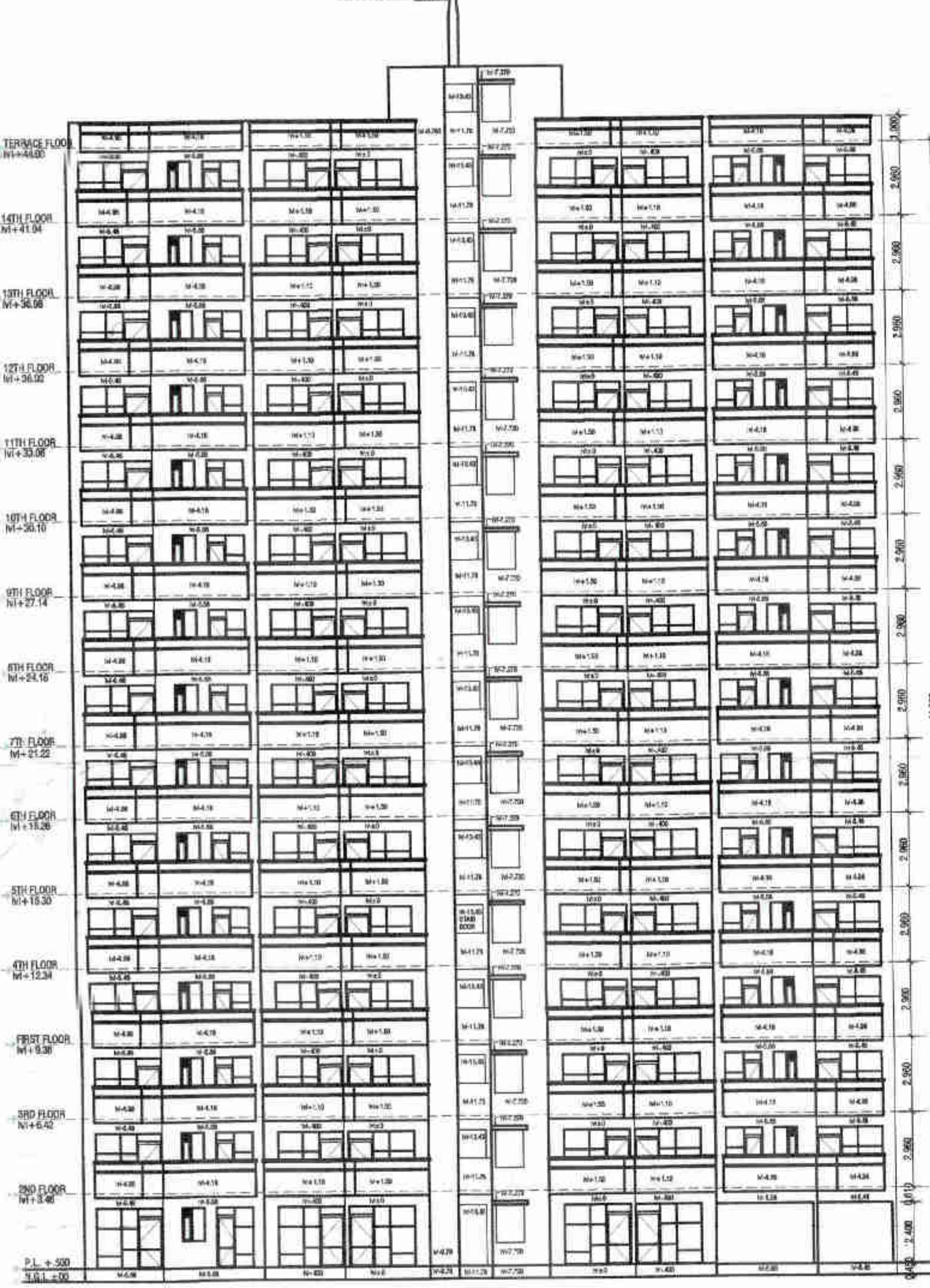
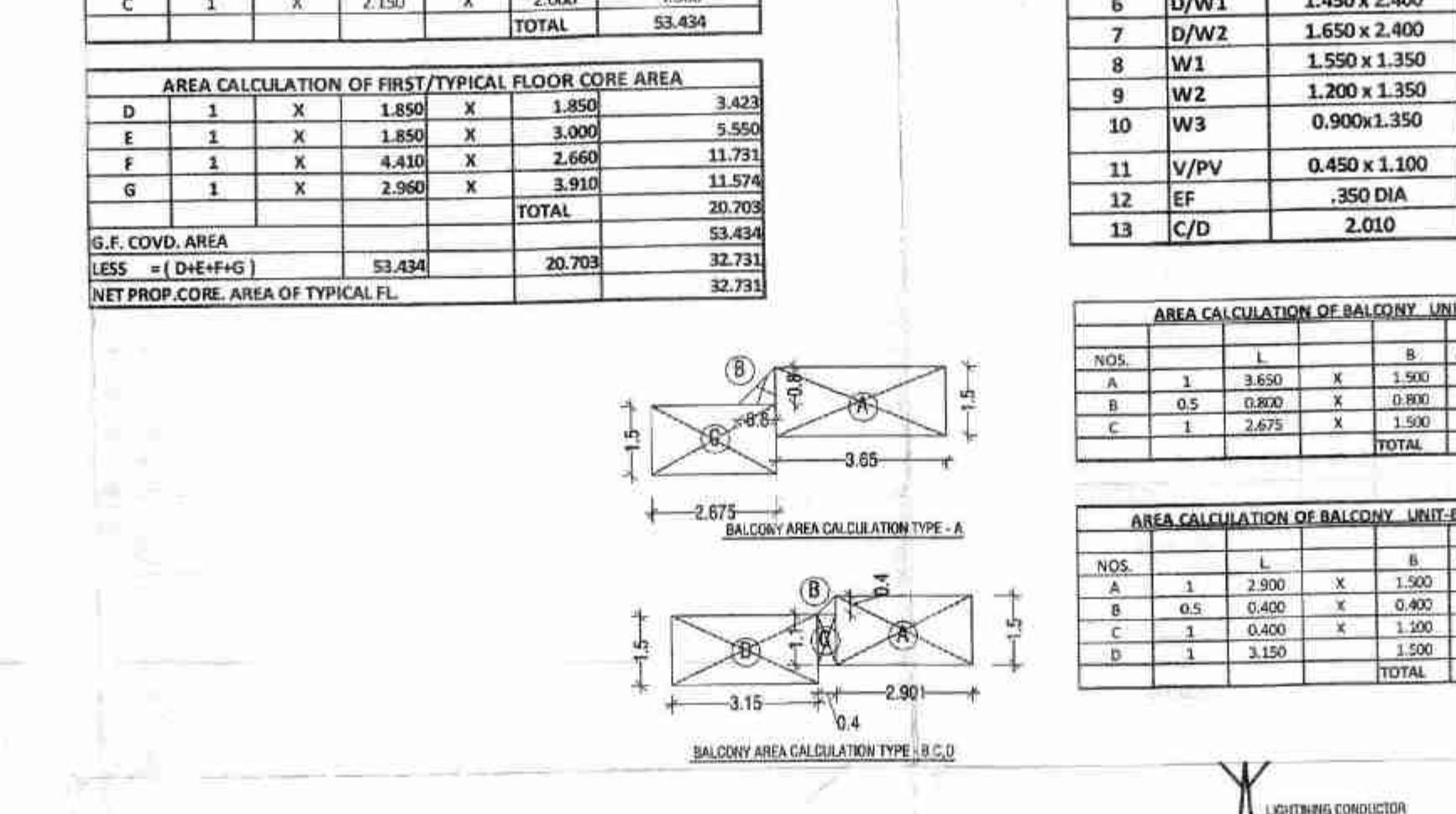
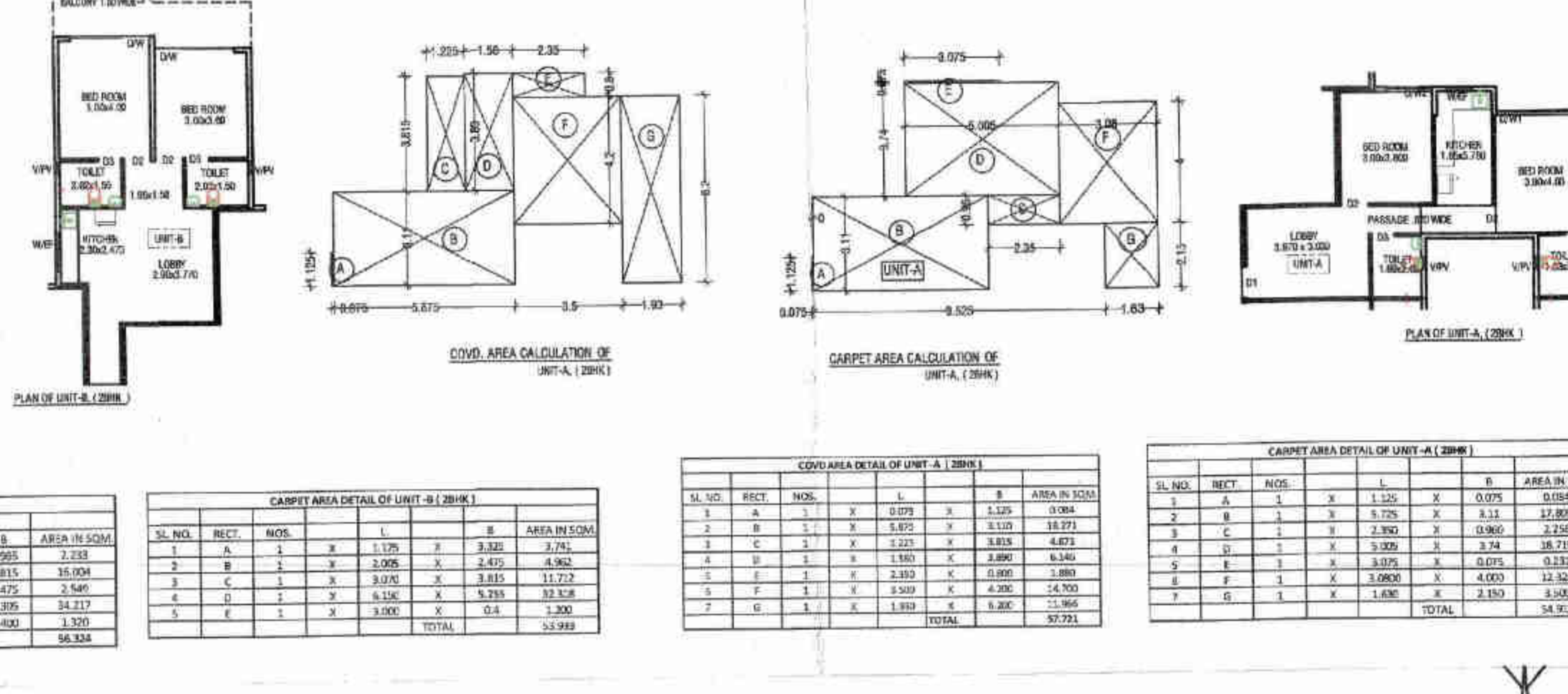
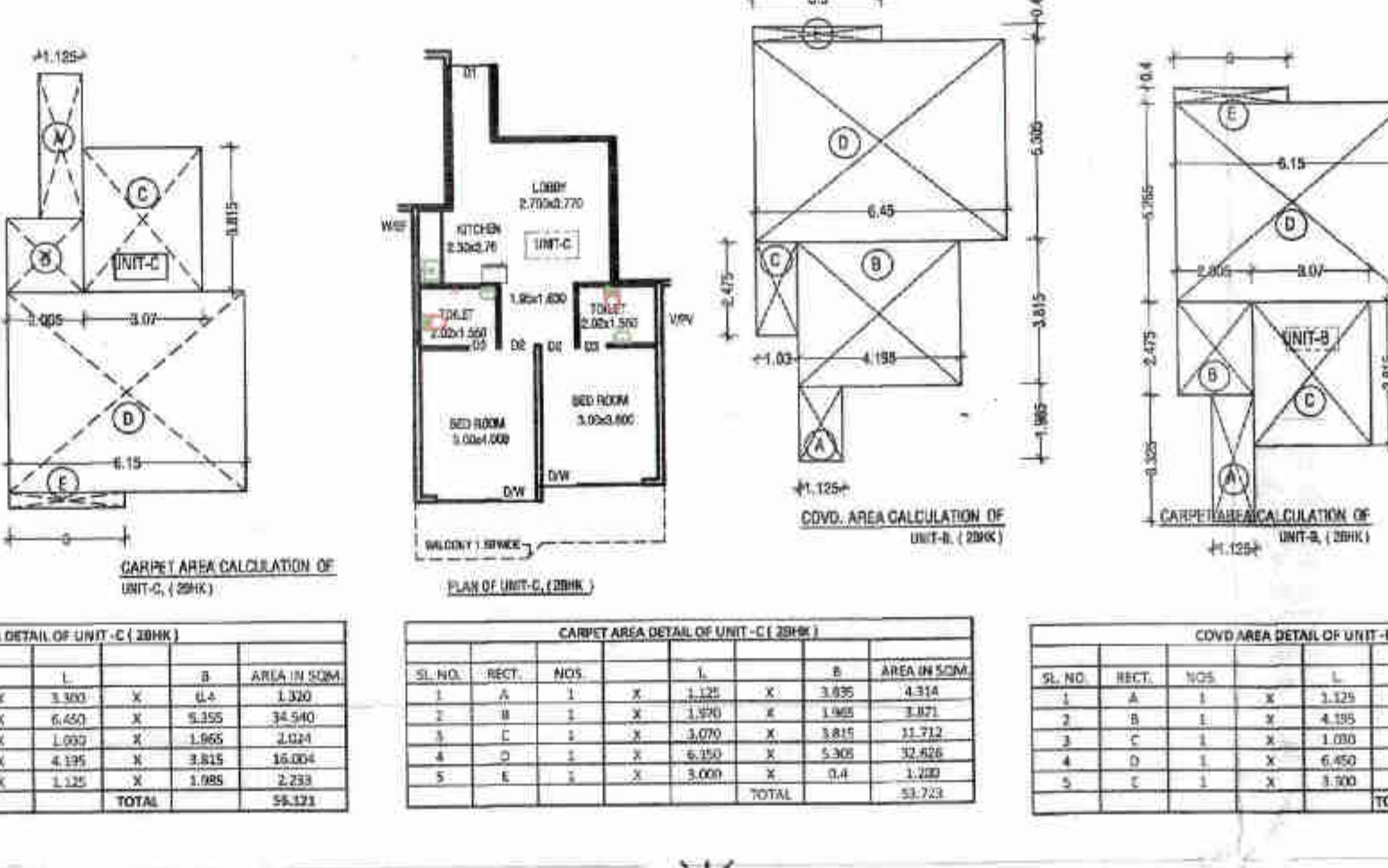
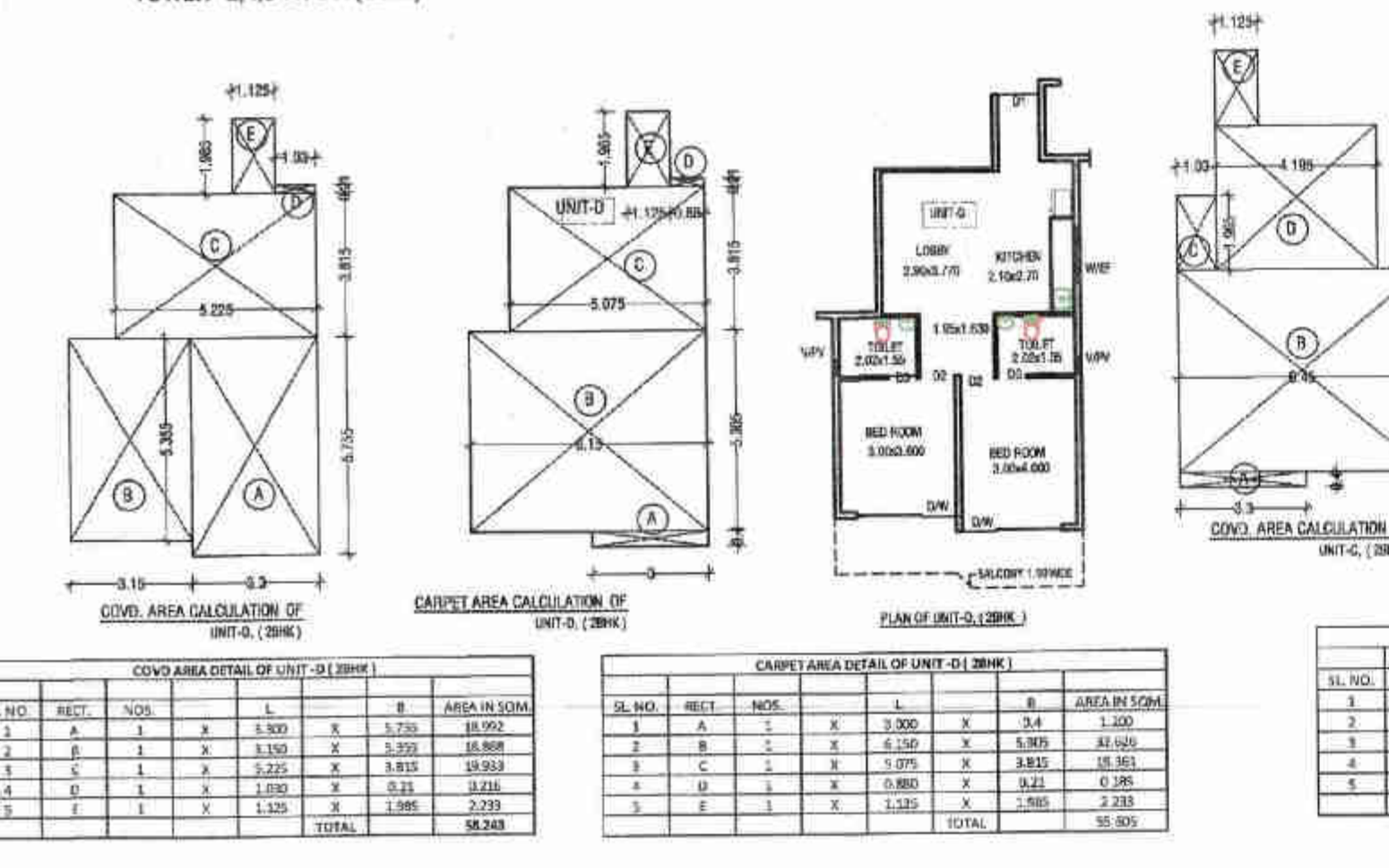
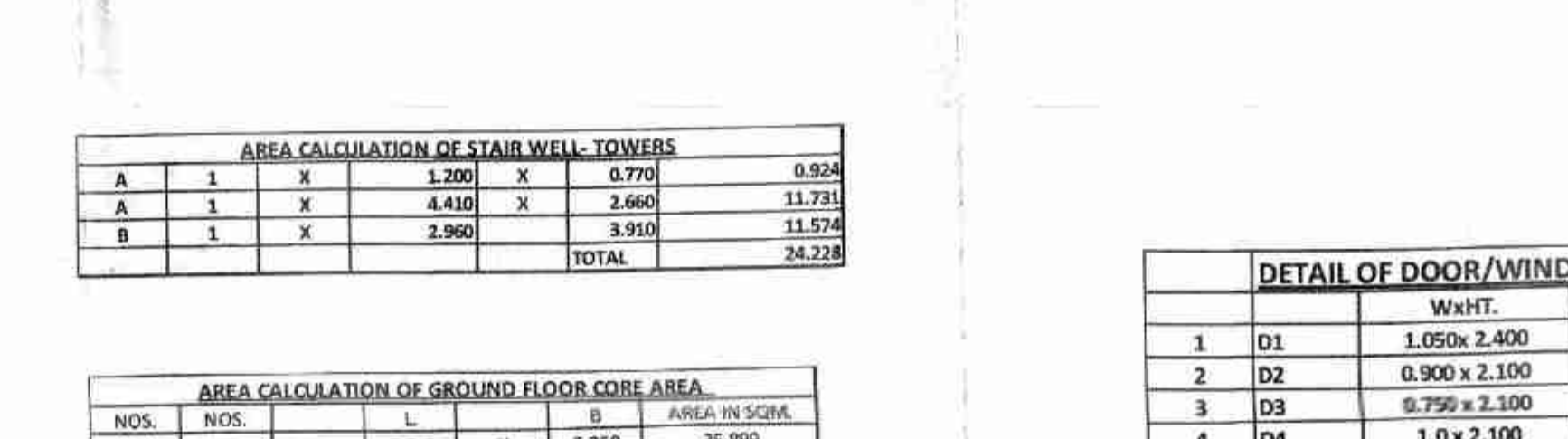
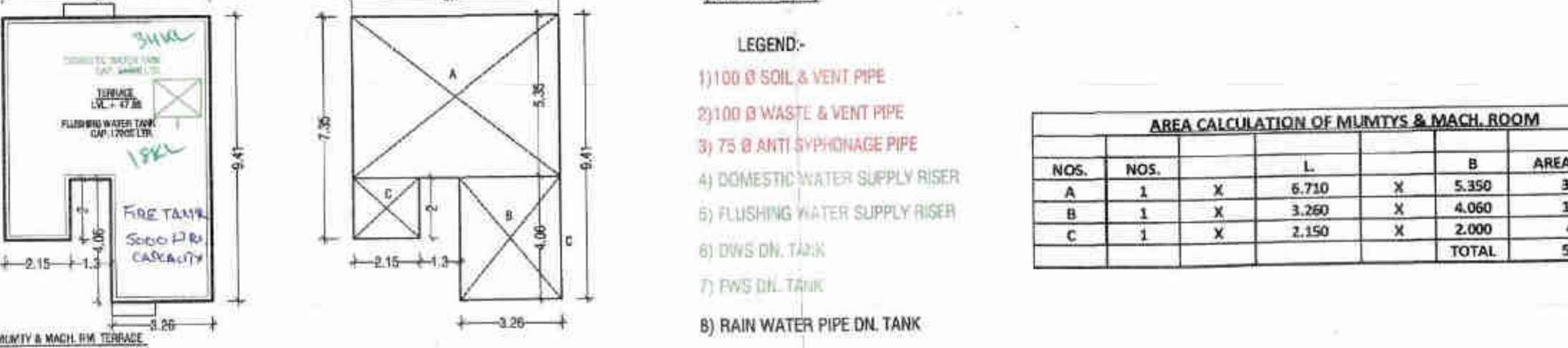
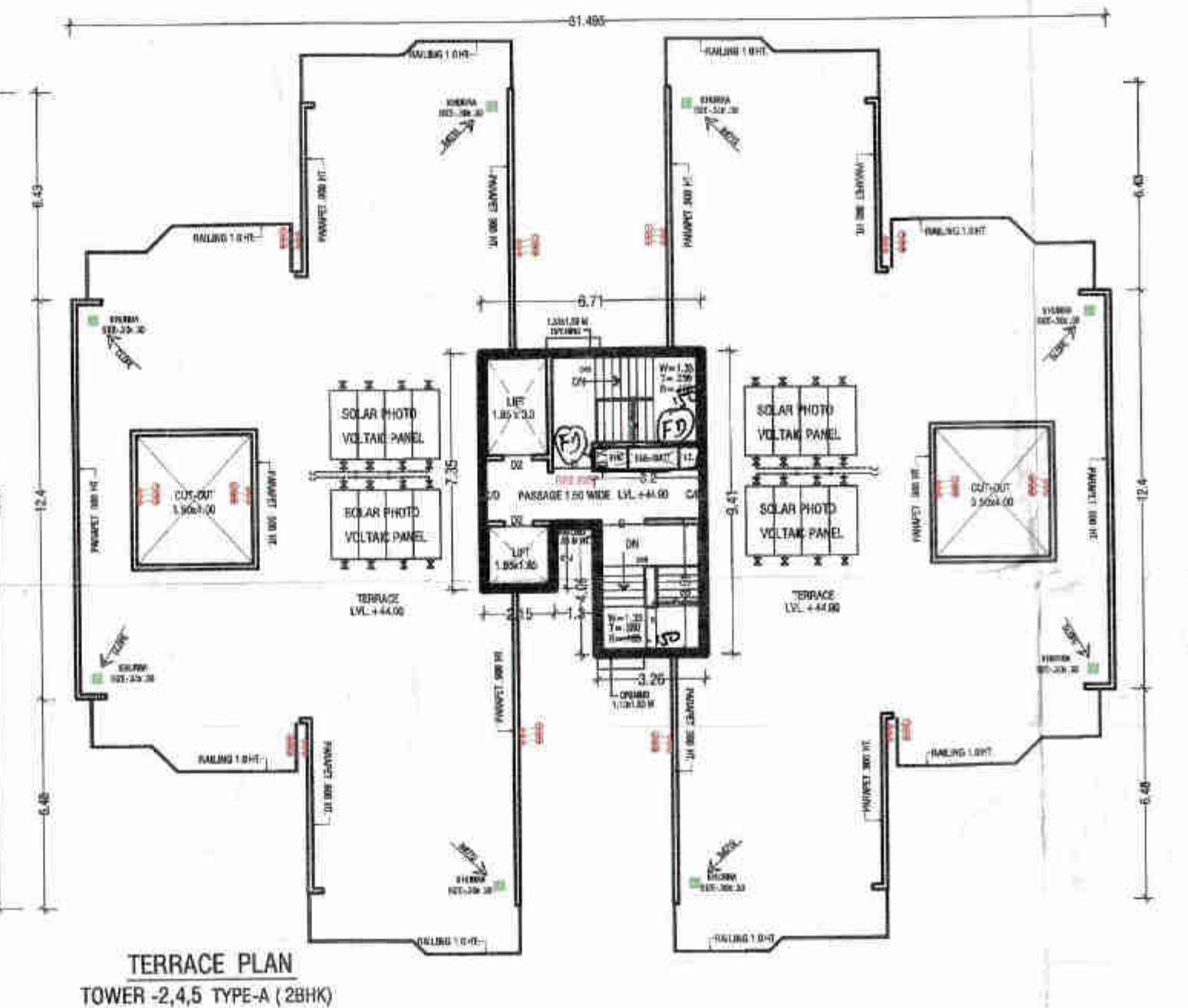
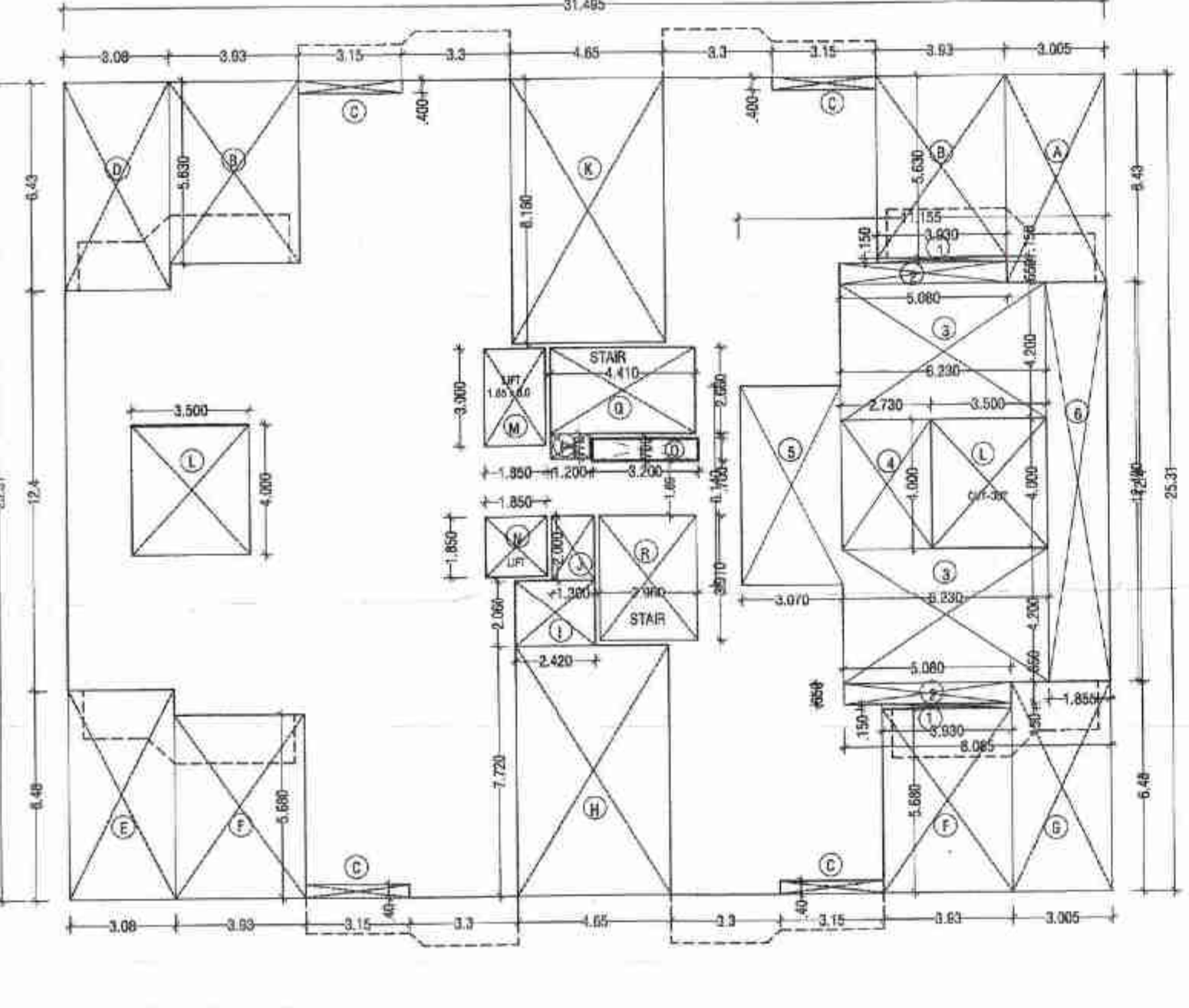
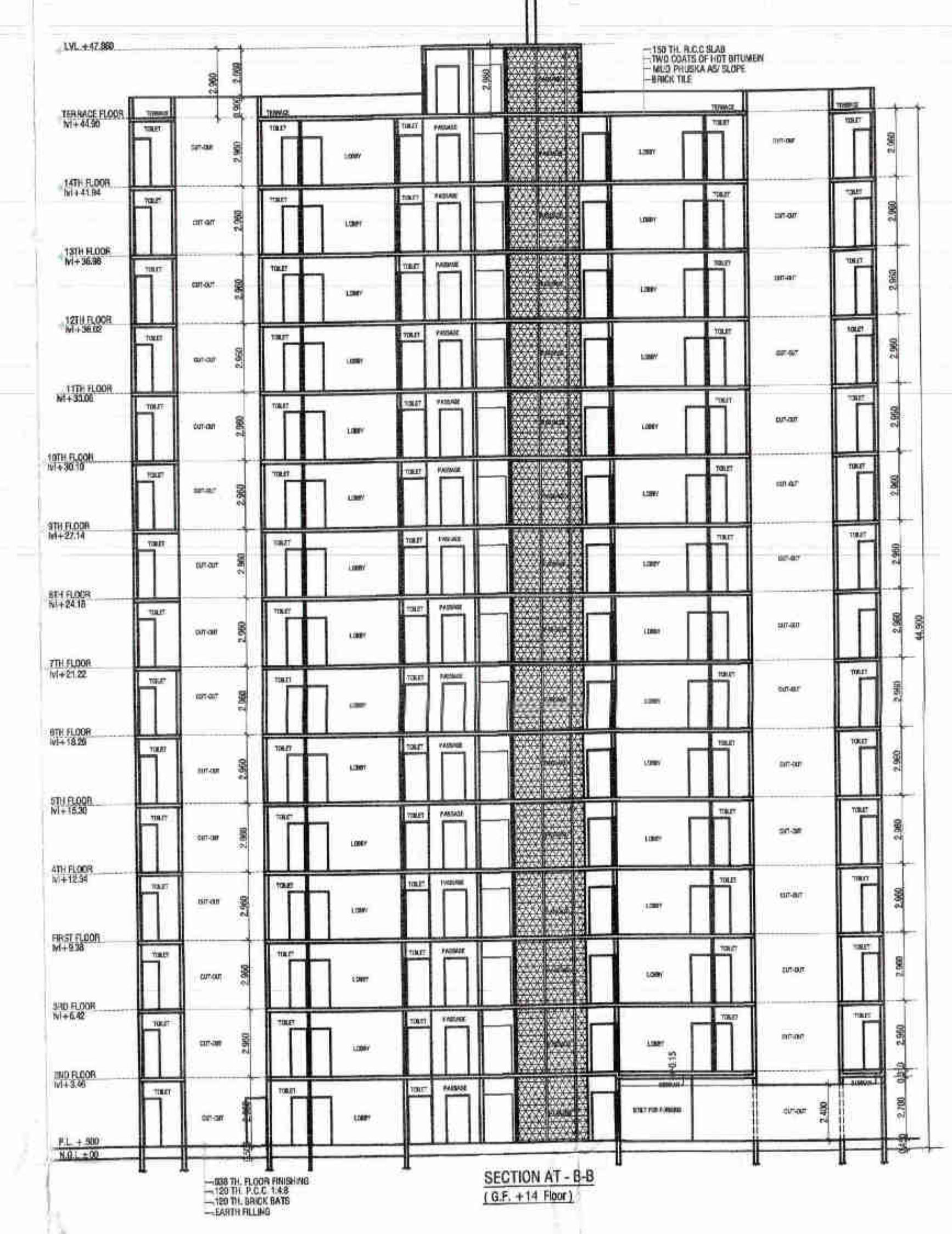
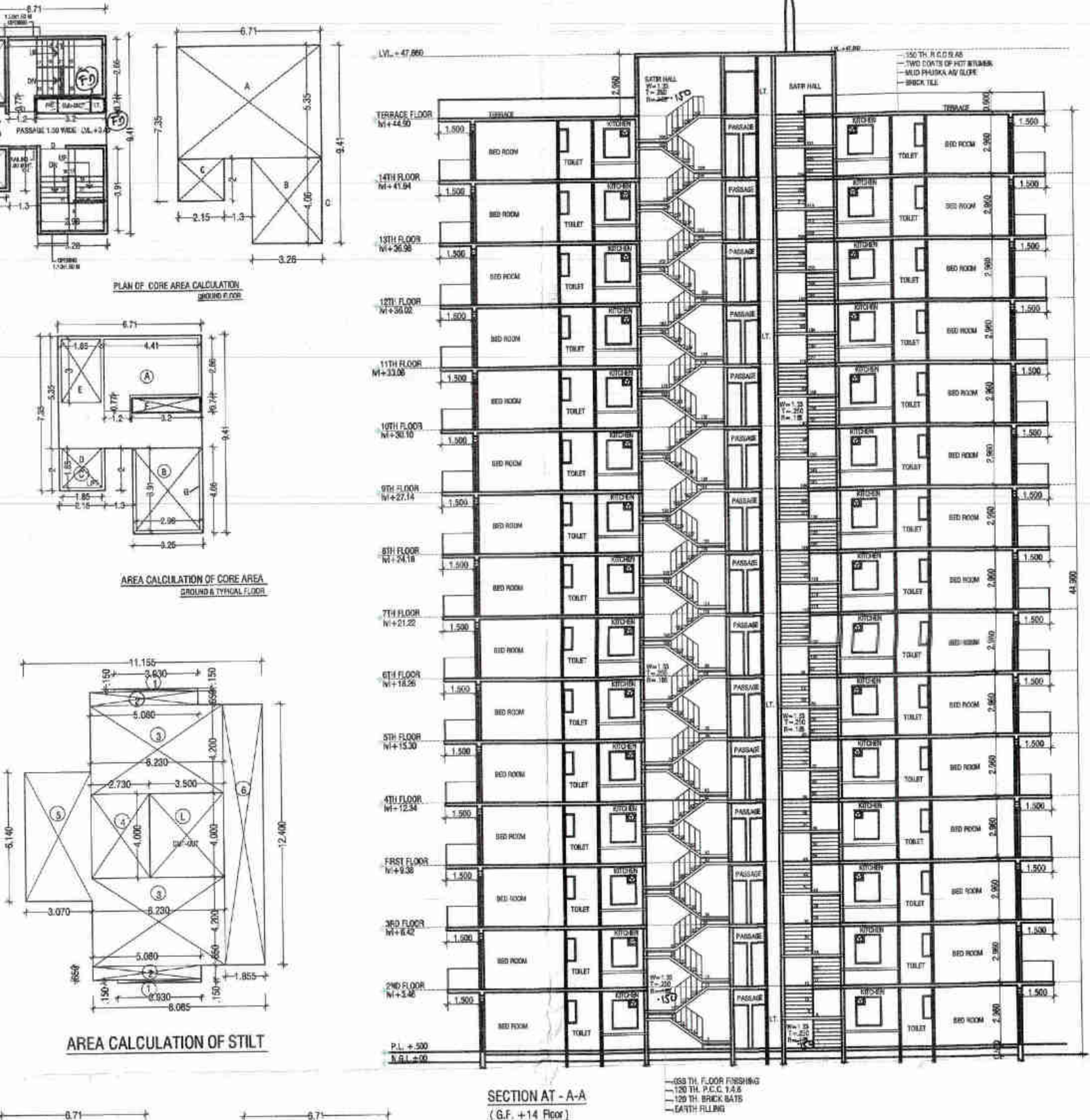
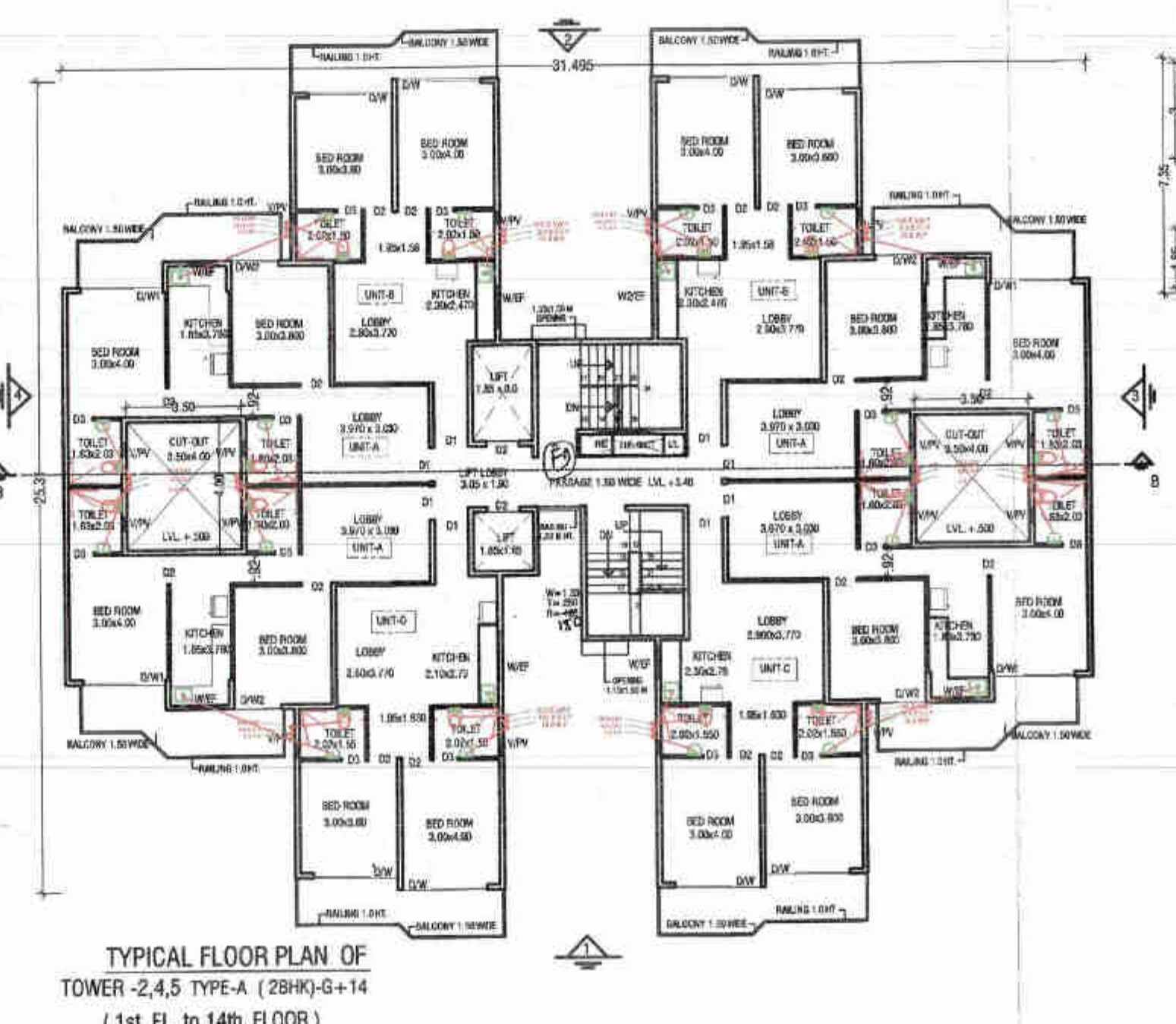
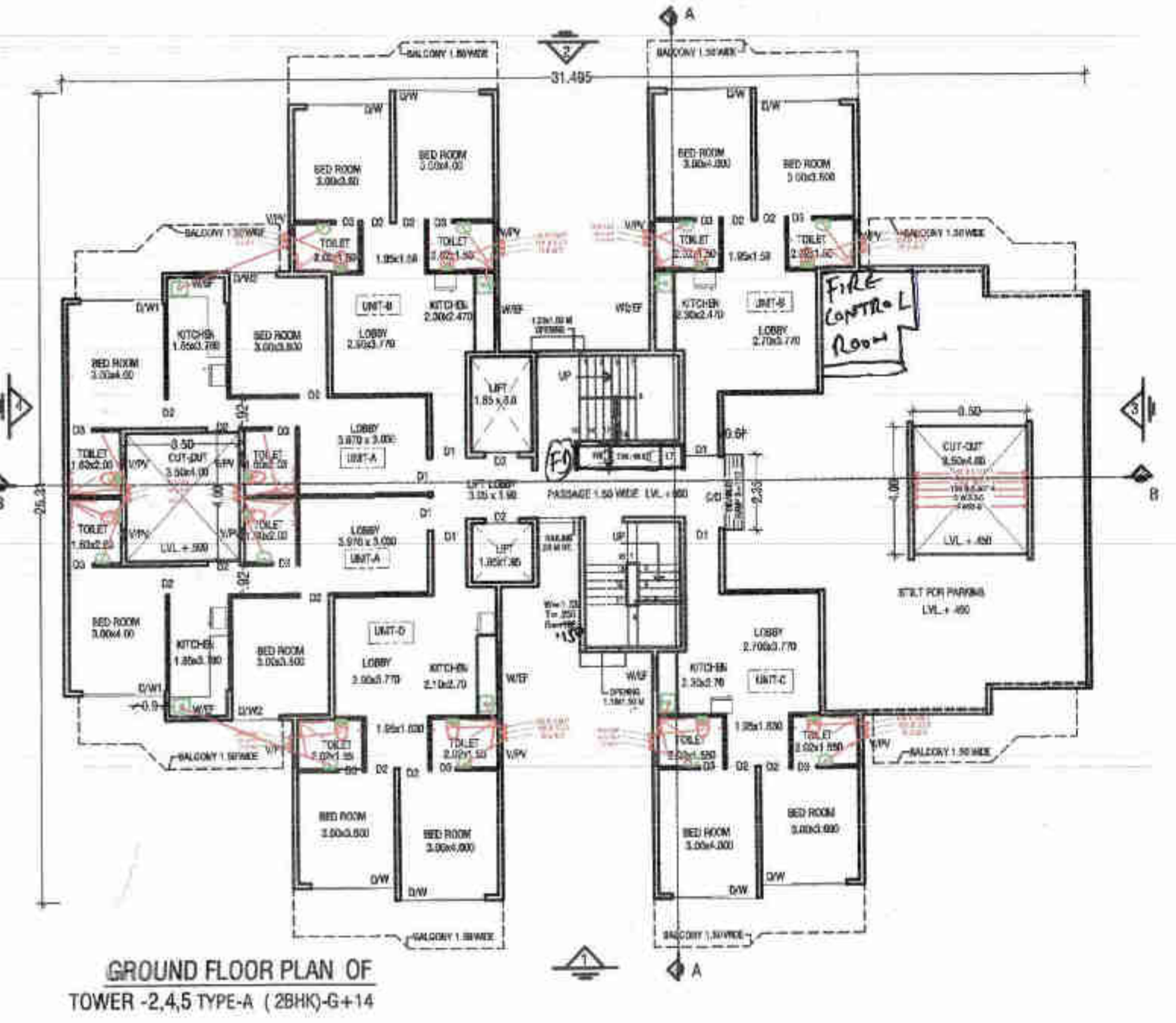
DETAIL OF STILT COVD. AREA

RECT.	NOS.	L	B	AREA IN SQ.M.
1	2	3.930	0.150	1.179
2	2	5.090	0.650	6.604
3	2	6.230	4.200	52.332
4	1	2.730	4.000	10.920
5	1	3.070	6.140	18.950
6	1	1.850	12.400	23.002
TOTAL AREA				112.887

TYPE - A (2BHK)  
SUBMISSION PLAN OF  
TOWER -1.3.6 TYPE-A (2BHK)-G+14  
ENGINEER SIGNATURE  
OWNER'S SIGNATURE  
For Pyramid Infratech Pvt. Ltd.  
Authorised Signatory

ARCHITECT'S SIGNATURE  
VIVEK SINGH RAO  
A. COA Reg. No. CA9925040  
RAO AND ASSOCIATE  
37A, L.V. PUNJ, Gurgaon-15  
Ph: 2347700-07, 9811130887

PROJECT NO. RA-5022  
SCALE: 1:200  
DATE: MARCH-2019  
ARCHITECTS  
RAO AND ASSOCIATE  
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS  
37A, L.V. PUNJ, GURGAON (HARYANA)  
PH: 01243 - 2347706, 2347707 FAX 0124 - 2347707  
WWW.RAOANDASSOCIATE.COM



**DETAIL OF GROUND FLOOR COVD. AREA -- Type-A (2BHK)**

RECT.	NOS.	L	B	AREA IN SQM.	
A	1	X	3.005 X 6.430	19.322	
B	2	X	3.930 X 5.630	44.253	
C	4	X	3.150 X 0.400	5.040	
D	1	X	3.080 X 6.430	19.804	
E	1	X	3.080 X 6.080	18.726	
F	2	X	3.930 X 5.680	44.645	
G	1	X	3.005 X 6.480	19.472	
H	1	X	4.650 X 7.720	35.898	
I	1	X	2.420 X 2.090	5.058	
J	1	X	1.300 X 2.000	2.600	
K	1	X	4.650 X 8.180	38.037	
L	2	X	3.500 X 4.000	28.000	
TOTAL AREA				282.014	
PROP. G.F. COVD. AREA				31.495 X 25.310	797.138
LESS = (A to L)				797.138	282.014
NET AREA G.F. COVD. AREA - STILT AREA				=515.124 - 112.887 = 402.237 SQM.	

**DETAIL OF TYPICAL FLOOR COVD. AREA (1st. To 14)**

RECT.	NOS.	L	B	AREA IN SQM.
M	1	X	1.850 X 3.000	5.550
N	1	X	1.850 X 1.850	3.423
O	1	X	3.200 X 0.700	2.240
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 X 3.910	11.574
TOTAL				35.441
G.F. COVD. AREA				515.124
LESS = (G.F. - M to R)				35.441
NET PROP. COVD. AREA OF TYPICAL FL.				479.683

**DETAIL OF STILT COVD. AREA**

RECT.	NOS.	L	B	AREA IN SQM.
1	2	X	3.930 X 0.150	1.179
2	2	X	5.080 X 0.650	6.604
3	2	X	6.230 X 4.200	52.332
4	1	X	2.750 X 4.000	11.000
5	1	X	3.070 X 6.140	18.850
6	1	X	1.855 X 12.400	23.002
TOTAL AREA				112.887

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.00 ACRES (I.C. No.26 Dated: 25.02.2019) IN SECTOR-76, GURUGRAM BEING DEVELOPED BY SMT. MANESH YADAV WD SH. RAJ YADAV, HEMADRI REAL ESTATE DEVELOPERS PVT LTD CO M/S- PYRAMD INFRA TECH PVT. LTD.

PROJECT NO: RA-5022 DATE: MARCH-2019

ARCHITECT'S SIGNATURE: *Manish RAO*  
**MANISH SINGH RAO**  
 B.Arch, M.Arch, F.I.A.  
 O.A. Reg. No. CA9925048  
 RAO AND ASSOCIATE  
 37A, U.V. Park, Gurugram-16  
 Ph: 2347705-07, 081132897

**DETAIL OF DOOR/WINDOWS**

NO.	QTY	WHIT.	CHL. LVL.
1	D1	1.800 X 2.100	NH
2	D2	0.900 X 2.100	NH
3	D3	0.750 X 2.100	NH
4	D4	1.0 X 2.100	NH
5	D/W	2.400 X 2.400	0.150
6	D/W1	1.450 X 2.400	0.150
7	D/W2	1.850 X 2.400	0.150
8	W1	1.500 X 1.900	0.900
9	W2	1.300 X 1.950	1.050
10	W3	0.900 X 1.950	1.050
11	W/PV	0.450 X 1.100	1.200
12	CF	200.00A	2.200
13	C/D	2.010	2.400

**DETAIL OF FLOOR LEVEL TOWER**

FLOOR LEVEL	HEIGHT
MUMTY	47.85
PARAPET LVL.	45.000
TERRACE LVL.	44.000
FOURTH FLOOR	43.949
THIRD FLOOR	38.600
TENTH FLOOR	36.000
ELEVENTH FLOOR	33.000
TWELVE FLOOR	30.000
NINTH FLOOR	27.148
EIGHTH FLOOR	24.148
SIXTH FLOOR	23.220
FIFTH FLOOR	18.260
FOURTH FLOOR	15.300
THIRD FLOOR	12.340
SECOND FLOOR	9.380
FIRST FLOOR	6.420
GROUND FL. LVL.	0.000
OPEN AREA LVL.	0.458
GOVT. ROAD LVL.	0.000

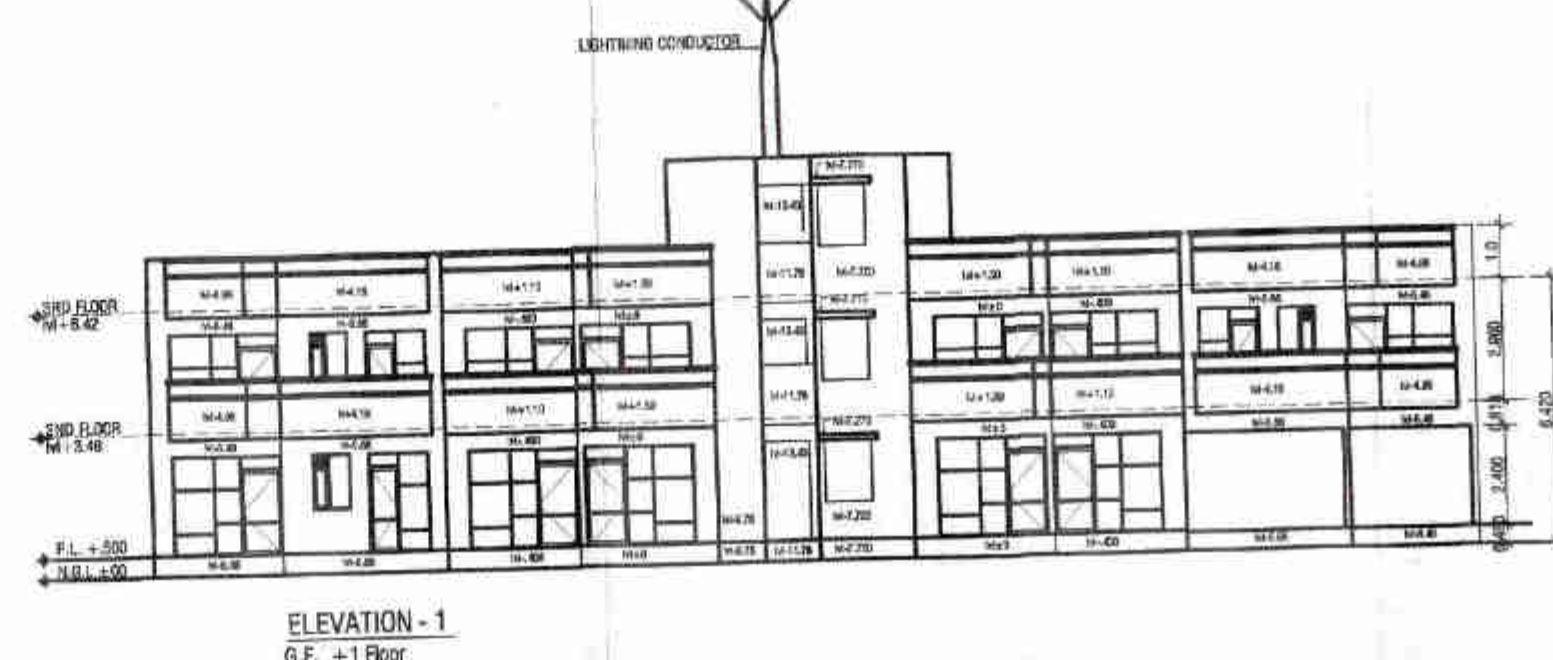
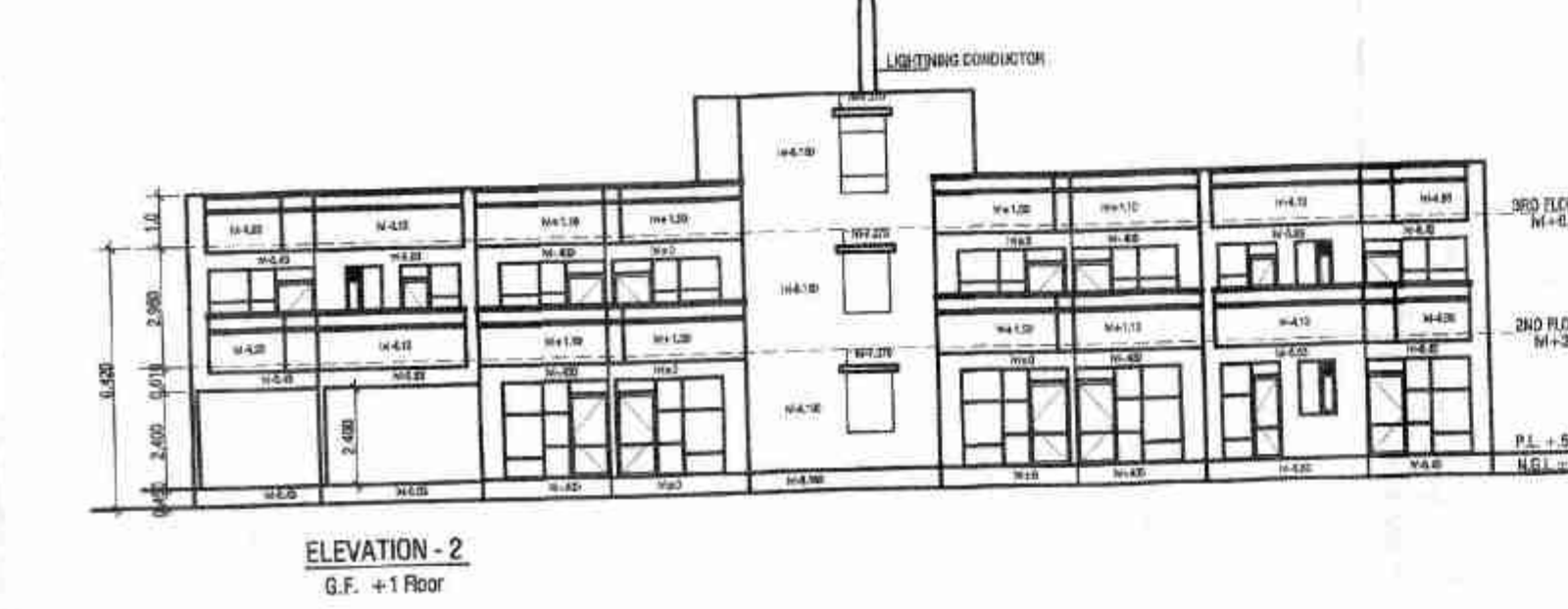
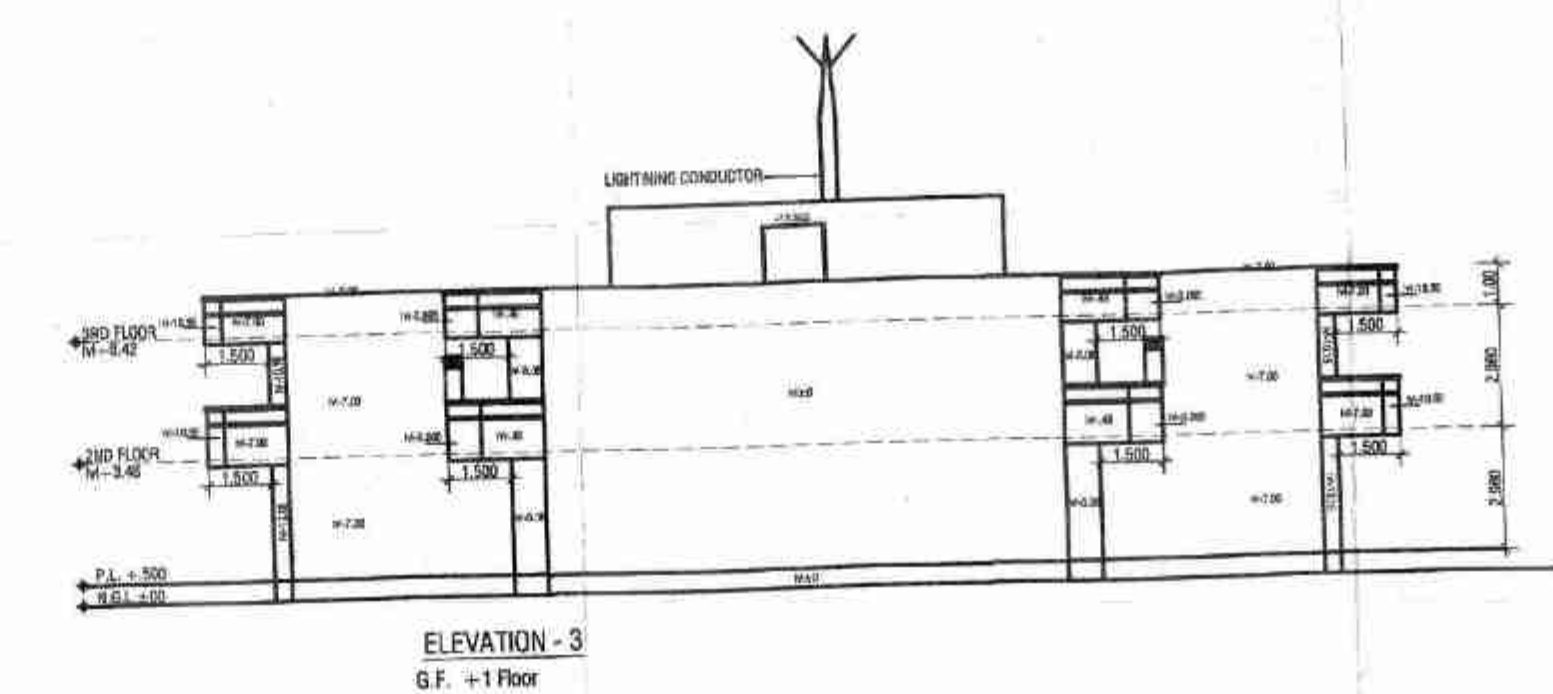
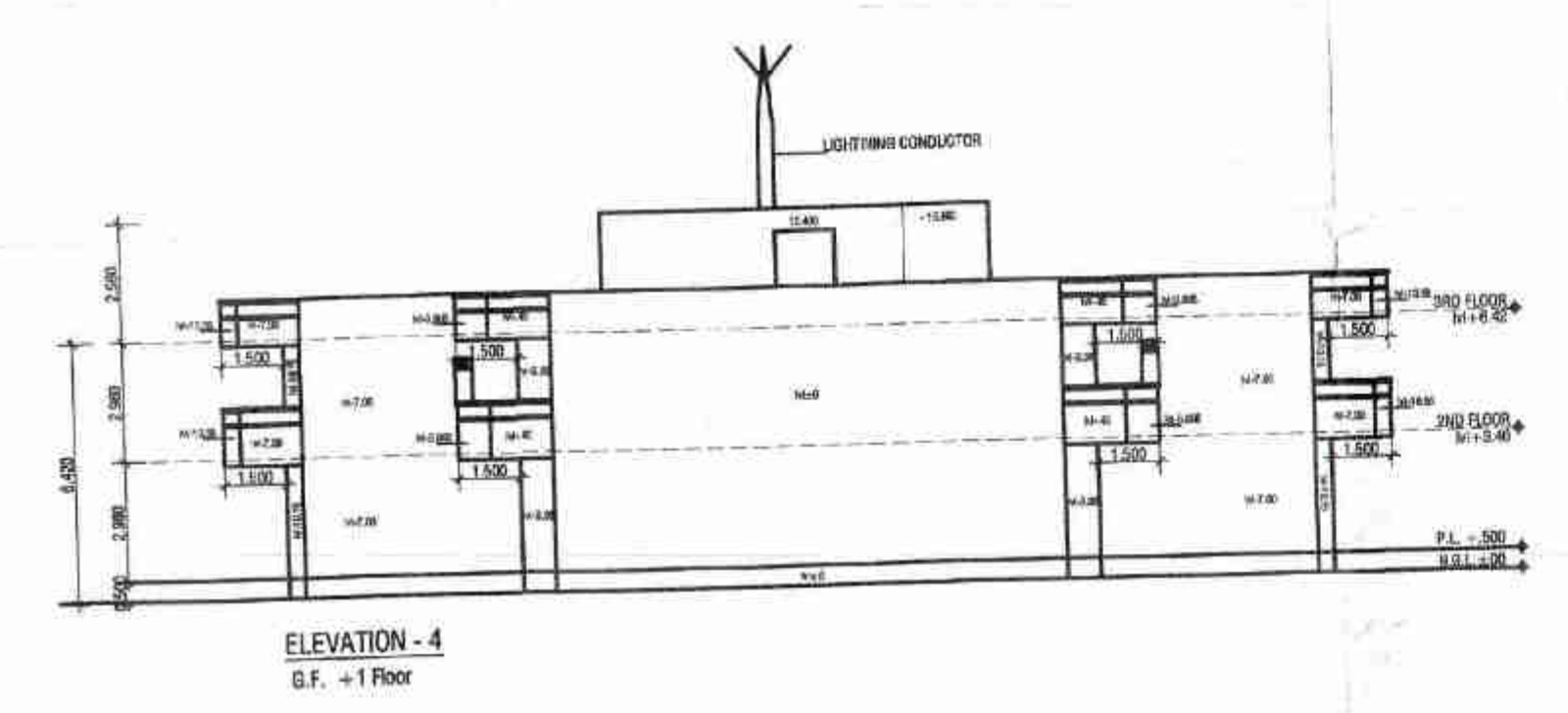
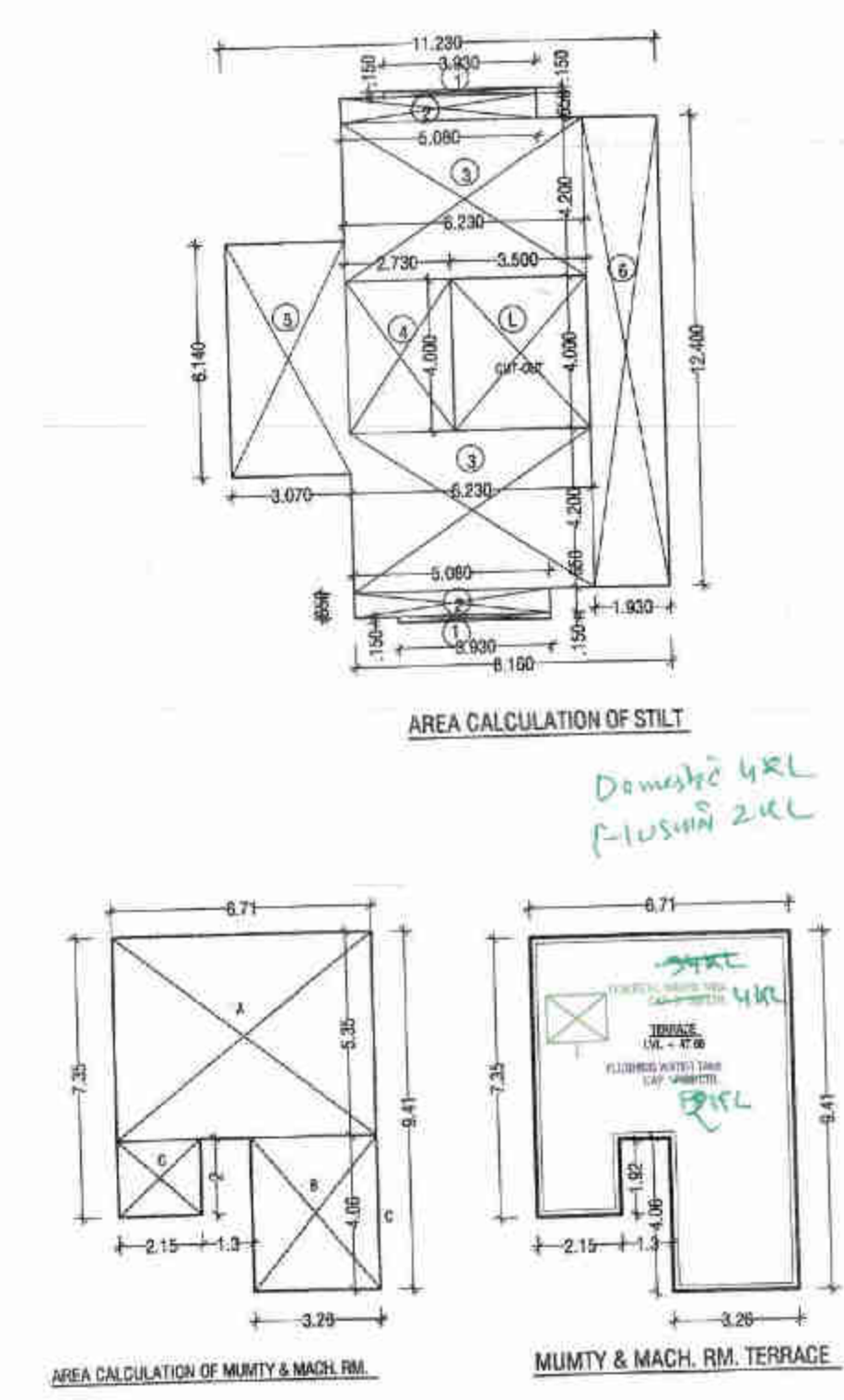
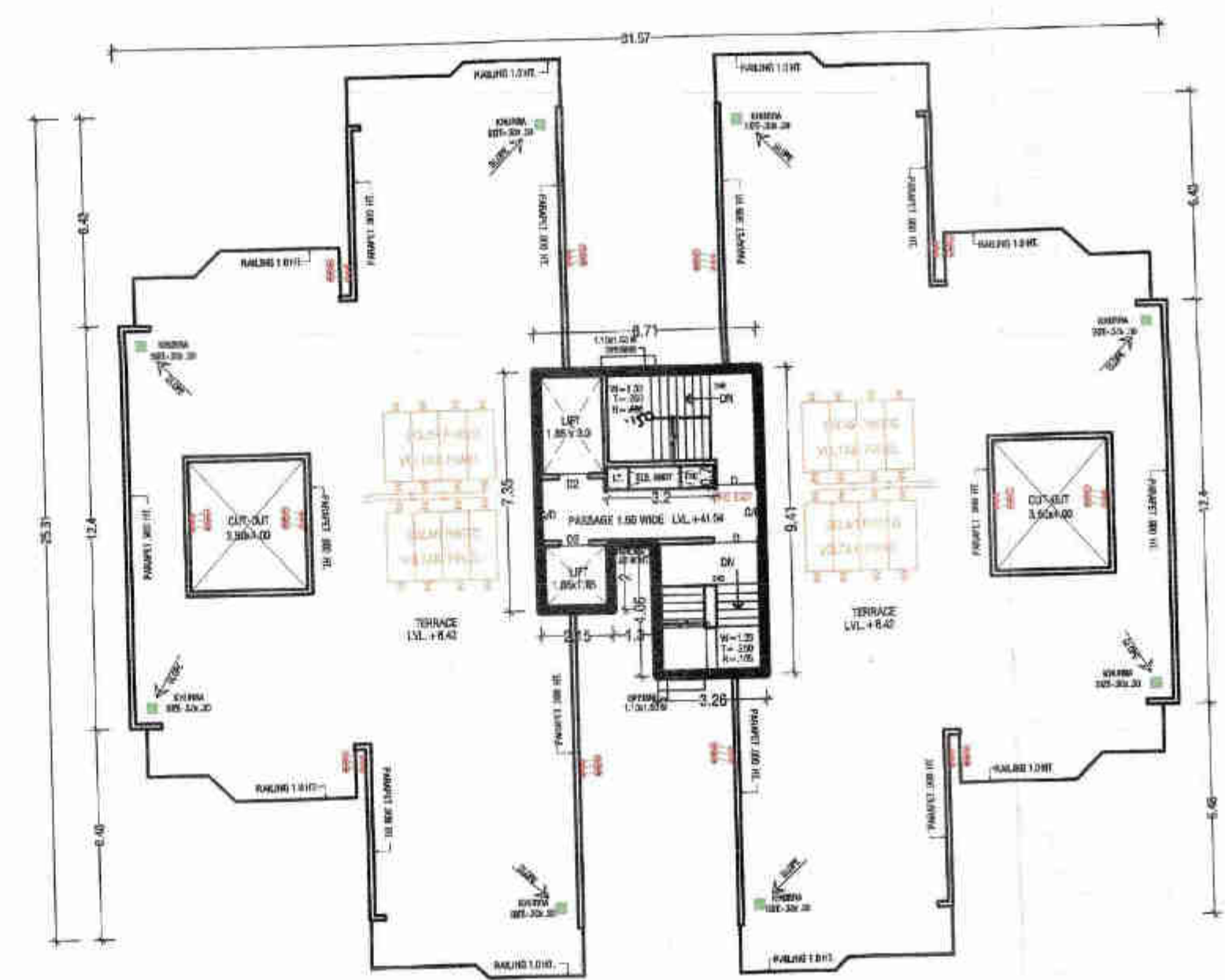
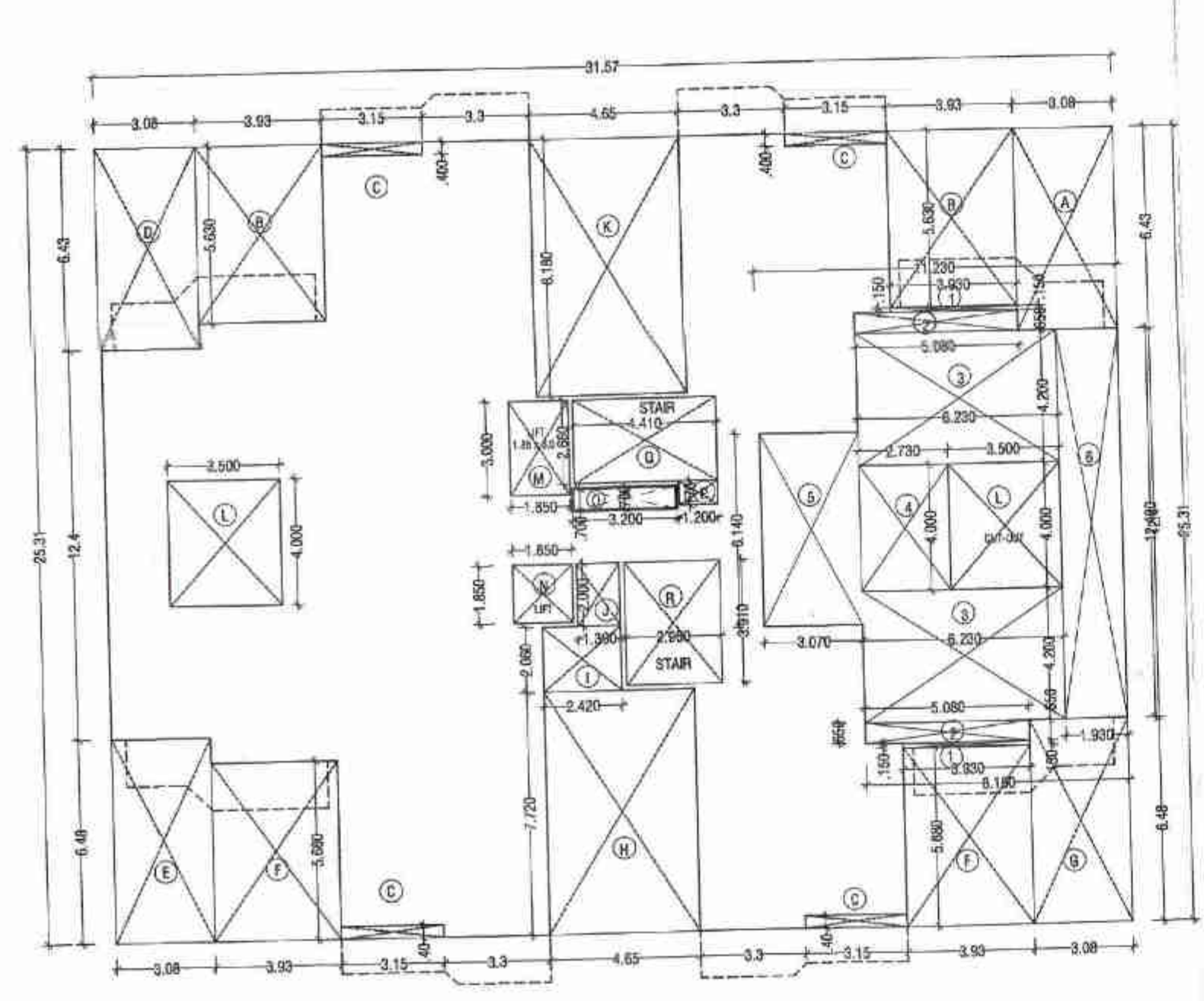
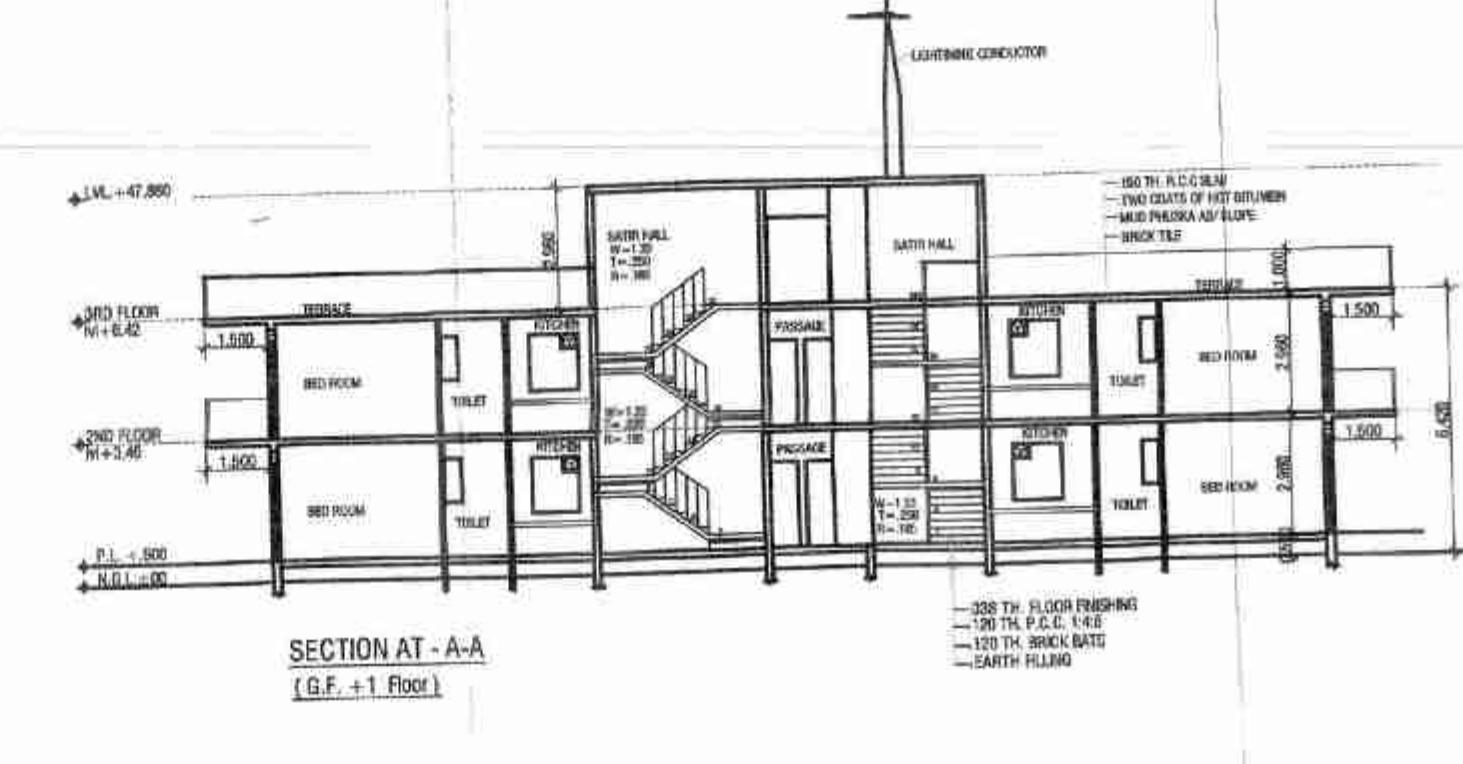
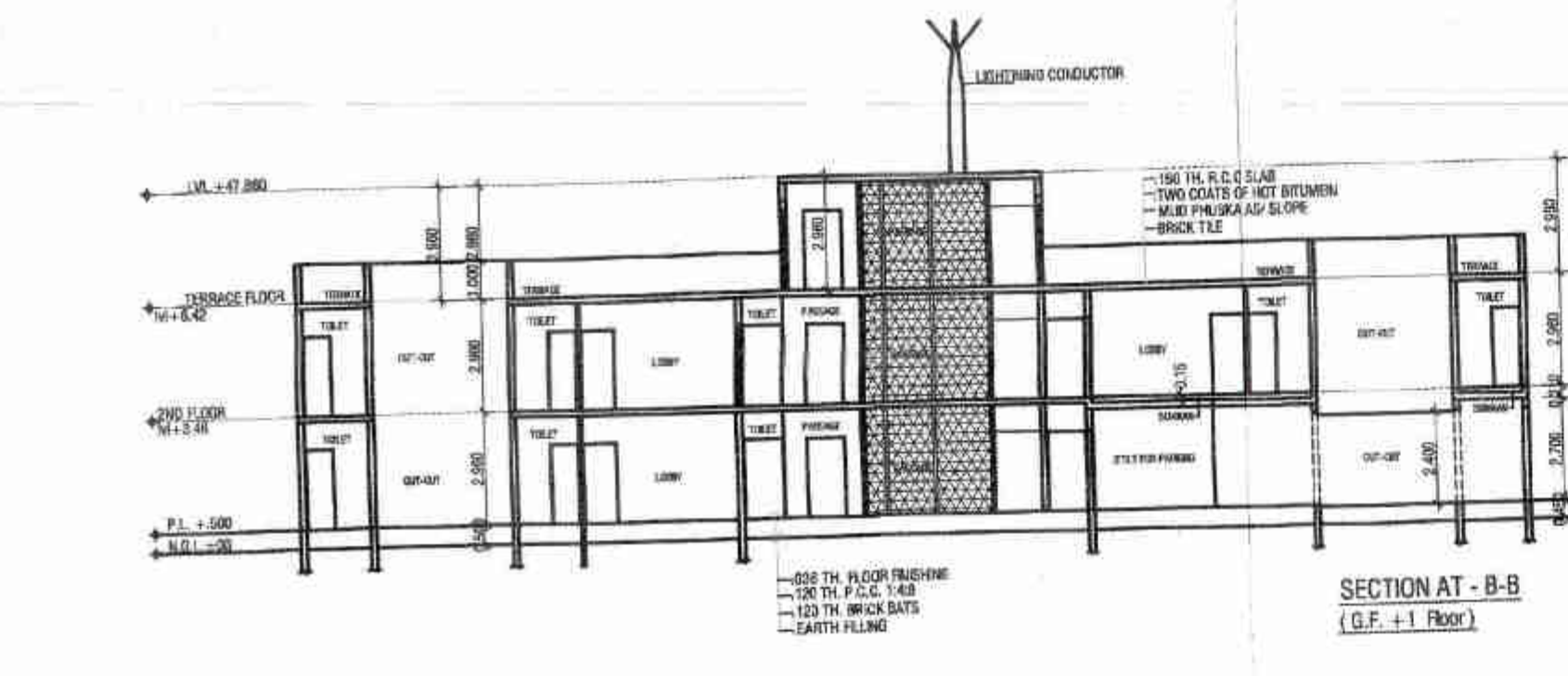
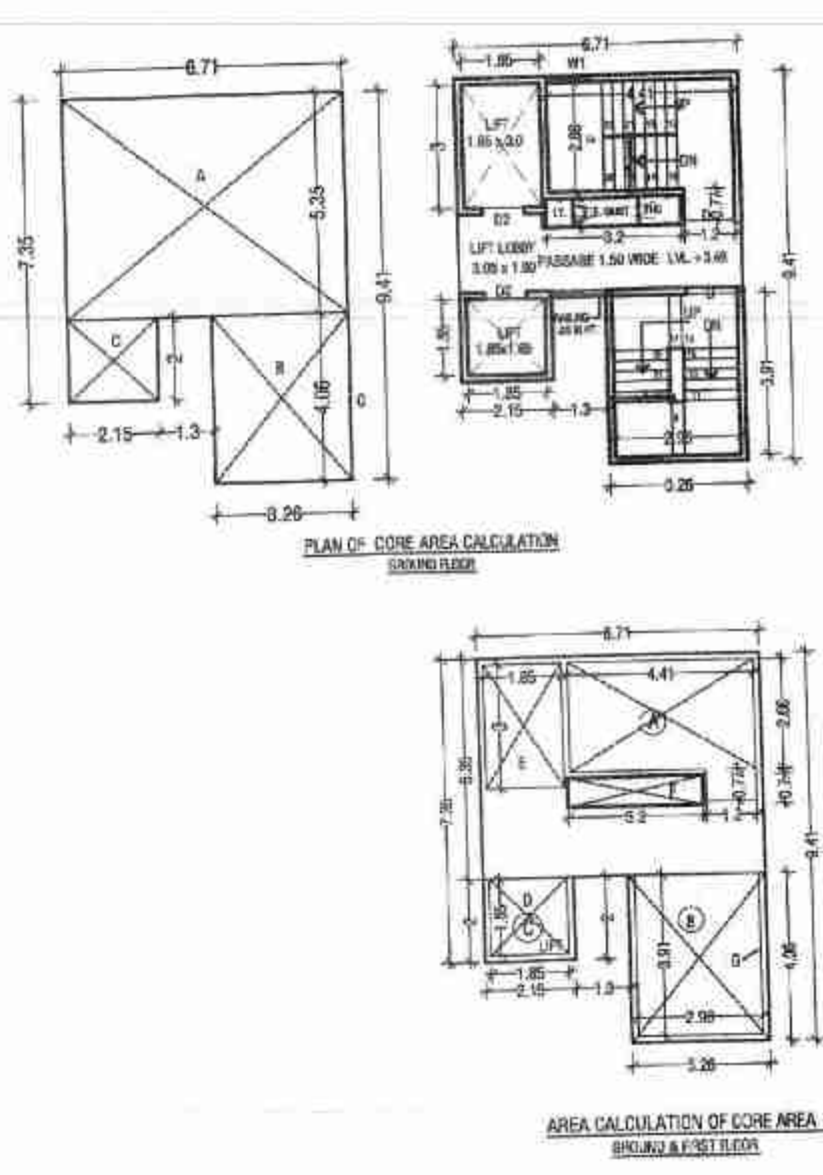
**AREA CALCULATION OF BALCONY AREA**

NOS.	L	B	AREA IN SQM.	
A	1	X	1.800 X 0.475	0.855
B	05	X	2.400 X 0.800	19.200
C	1	X	0.400 X 1.500	0.600
D	1	X	1.300 X 0.475	0.618
TOTAL				20.273

**AREA CALCULATION OF BALCONY AREA C.B.D.**

NOS.	L	B	AREA IN SQM.	
A	1	X	2.800 X 0.500	1.400
B	05	X	0.800 X 0.800	3.200
C	1	X	0.400 X 1.500	0.600
D	1	X	1.300 X 0.475	0.618
TOTAL				5.818

PROPOSED BUILDING PLAN OF  
 AFFORDABLE GROUP HOUSING  
 COLONY OVER AN AREA  
 MEASURING -5.00 ACRES  
 (U.C. No.28 Dated: 25.02.2019)  
 IN SECTOR-75, 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.



AREA CALCULATION OF G.F. & STILT  
TOWER-7 TYPE-A (2BHK) G+1

TERRACE PLAN  
TOWER-7 TYPE-A (2BHK)  
TERRACE LVL. +4.40

AREA CALCULATION OF MUMMY & MACH. RM. TERRACE

- LEGEND-**
- ① 1000 Ø SOIL & VENT PIPE
  - ② 75 Ø WASTE & VENT PIPE
  - ③ 75 Ø ANTI SYNDRAGE PIPE
  - ④ DOMESTIC WATER SUPPLY PIPE
  - ⑤ FLYASHING WATER SUPPLY RISER
  - ⑥ DAYS ON TANK
  - ⑦ 75 Ø ON TANK
  - ⑧ RAIN WATER PIPE ON TANK

**DETAIL OF GROUND FLOOR COVD. AREA - (2BHK)**

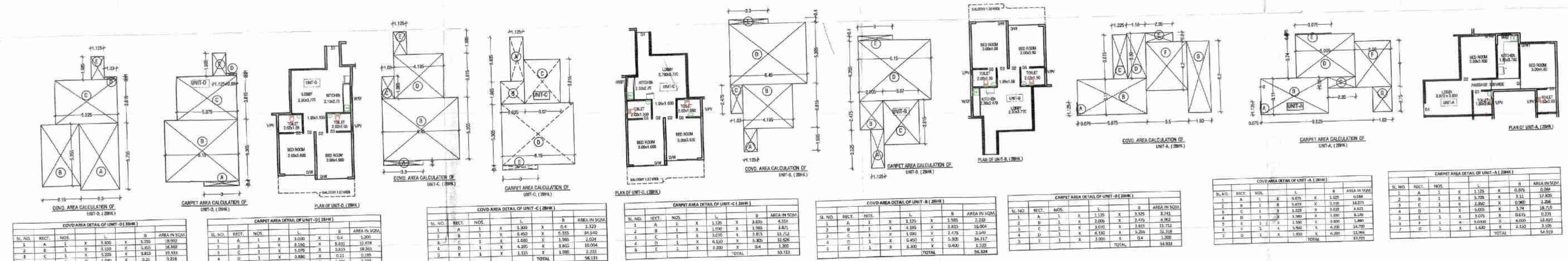
RECT. NOS.	L	B	AREA IN SQM.
A 1	X	3.080 X	6.430
A 2	X	3.930 X	44.252
C 4	X	3.150 X	5.400
D 1	X	3.080 X	6.430
E 1	X	3.080 X	6.430
F 2	X	3.930 X	5.680
G 1	X	3.080 X	6.480
H 1	X	4.650 X	7.720
I 1	X	2.420 X	2.660
J 1	X	1.300 X	2.000
K 1	X	4.650 X	8.180
L 2	X	3.500 X	4.000
<b>TOTAL AREA</b>			<b>282.982</b>
<b>PROP. G.F. COVD. AREA</b>			<b>31.57</b>
<b>LESS = (A to L)</b>			<b>799.037</b>
<b>NET AREA G.F. COVD. AREA - STILT AREA = 516.054 - 113.817 = 402.237</b>			

**DETAIL OF FIRST FLOOR COVD. AREA -**

RECT. NOS.	L	B	AREA IN SQM.
M 1	X	1.850 X	3.000
N 1	X	1.850 X	3.423
O 1	X	3.200 X	2.240
P 1	X	1.200 X	0.770
Q 1	X	4.410 X	11.731
R 1	X	2.960 X	3.910
<b>TOTAL</b>			<b>35.441</b>
<b>G.F. COVD. AREA</b>			<b>516.054</b>
<b>LESS = (G.F. - M to R)</b>			<b>480.614</b>
<b>NET PROP. COVD. AREA OF TYPICAL FL.</b>			<b>480.614</b>

**DETAIL OF STILT COVD. AREA**

RECT. NOS.	L	B	AREA IN SQM.
1	X	3.930 X	0.150
2	X	5.080 X	6.604
3	X	6.230 X	52.332
4	X	2.730 X	4.000
5	X	3.070 X	18.850
6	X	1.930 X	23.932
<b>TOTAL AREA</b>			<b>113.817</b>



**AREA CALCULATION OF BALCONY - LINE A**

NOS.	NO.	L	B	AREA IN SQM.
A	1	X	2.900 X	4.060
B	1	X	1.900 X	2.530
C	1	X	1.900 X	2.530
<b>TOTAL</b>			<b>9.120</b>	

**AREA CALCULATION OF MUMMY & MACH. ROOM**

NOS.	NO.	L	B	AREA IN SQM.
A	1	X	8.700 X	6.830
B	1	X	2.500 X	4.000
C	1	X	2.150 X	2.000
<b>TOTAL</b>			<b>13.830</b>	

**AREA CALCULATION OF STAIR WELL TOWER**

NOS.	NO.	L	B	AREA IN SQM.
A	1	X	4.410 X	11.731
B	1	X	3.900 X	13.570
<b>TOTAL</b>			<b>25.301</b>	

**DETAIL OF DOOR/WINDOWS**

NO.	NO.	WHHT	CHL LVL	AREA IN SQM.
1	D1	1.650x 2.400	NI	3.960
2	D2	0.900x 2.100	NI	1.890
3	D3	0.700x 2.100	NI	1.470
4	D4	1.0x 2.100	NI	2.100
5	D/W	2.600x 2.400	0.150	6.240
6	D/W1	1.400x 2.400	0.150	3.360
7	D/W2	1.650x 2.400	0.150	3.960
8	W1	1.550x 1.950	0.050	3.030
9	W2	2.200x 1.950	0.050	4.290
10	W3	0.900x 1.950	0.050	1.755
11	V/PV	0.450x 1.100	1.900	0.495
12	IF	350 DIA	2.100	0.035
13	C/D	2.000	2.400	4.800

**AREA CALCULATION OF GROUND FLOOR COBESIA**

NOS.	NO.	L	B	AREA IN SQM.
A	1	X	6.120 X	8.550
B	1	X	3.100 X	4.060
C	1	X	2.150 X	2.000
<b>TOTAL</b>			<b>14.610</b>	

**AREA CALCULATION OF FIRST TYPICAL FLOOR CORE AREA**

NOS.	NO.	L	B	AREA IN SQM.
D	1	X	1.850 X	3.423
E	1	X	1.850 X	3.423
F	1	X	3.200 X	2.240
G	1	X	1.200 X	0.770
H	1	X	4.410 X	11.731
I	1	X	2.960 X	3.910
<b>TOTAL</b>			<b>35.441</b>	

**G.F. COVD. AREA**  
 LESS = (D+I+H+G) 14.610 + 35.441 + 11.731 + 3.910 = 65.691  
**NET PROP. CORE AREA OF TYPICAL FL.** 14.610 + 35.441 = 50.051

**TYPE - A (2BHK)**

**SUBMISSION PLAN OF  
TOWER - 7, TYPE-A (2BHK)-G+1**

ENGINEER SIGNATURE

OWNER'S SIGNATURE

For Pyramid Infotech Pvt. Ltd.

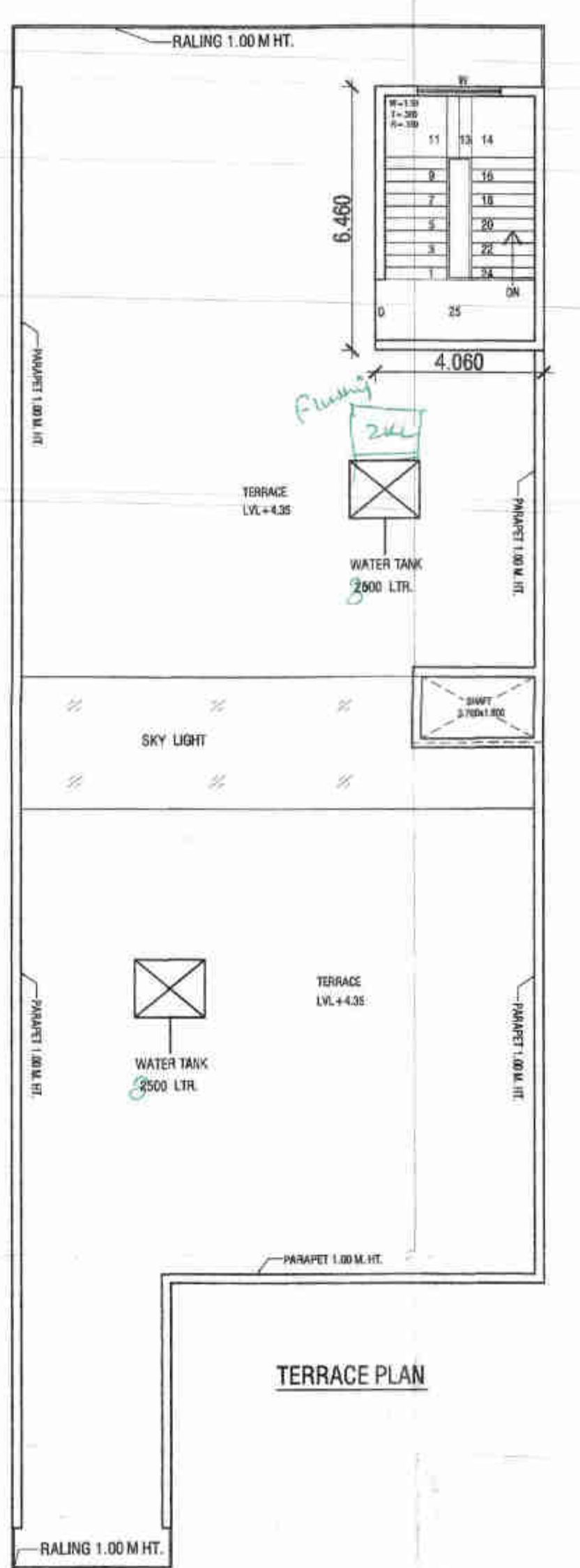
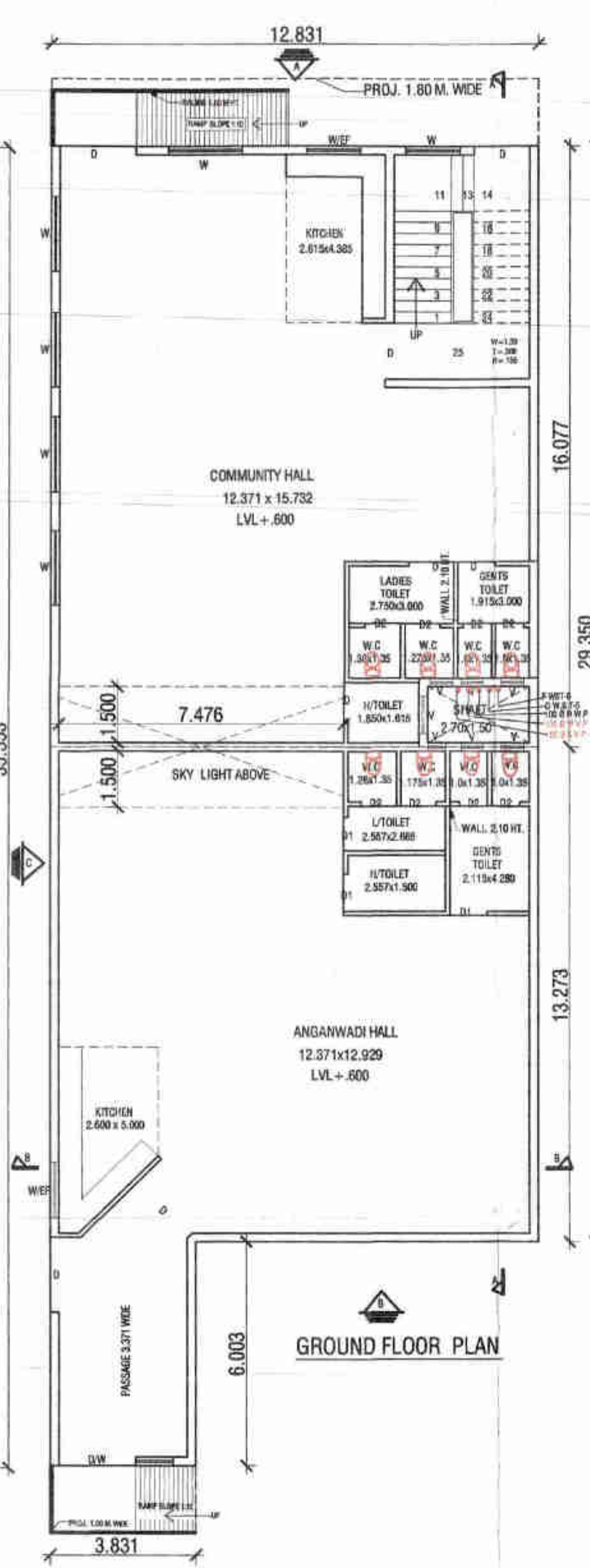
Authorised Signatory

ARCHITECT'S SIGNATURE

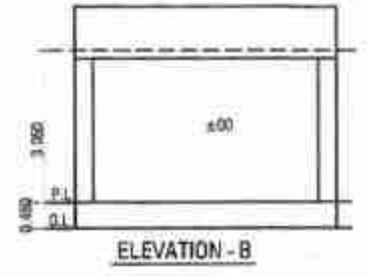
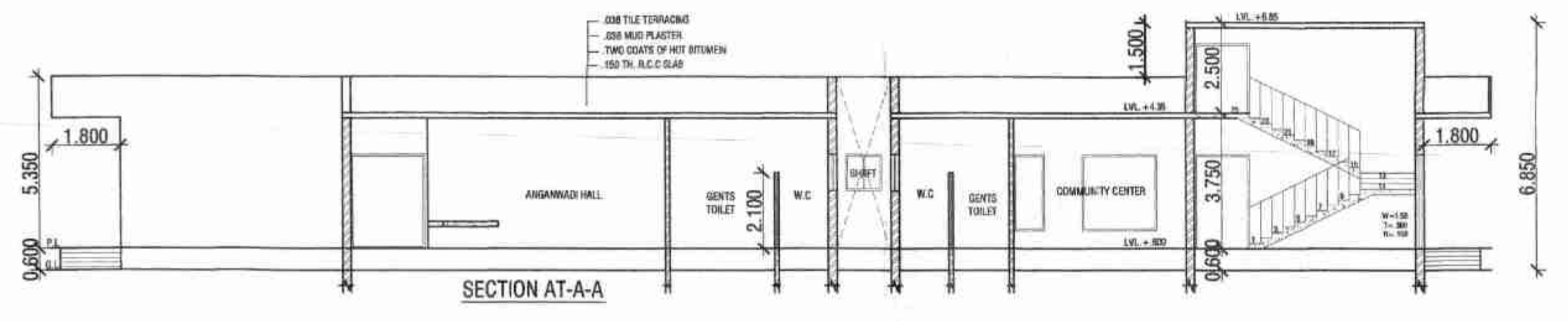
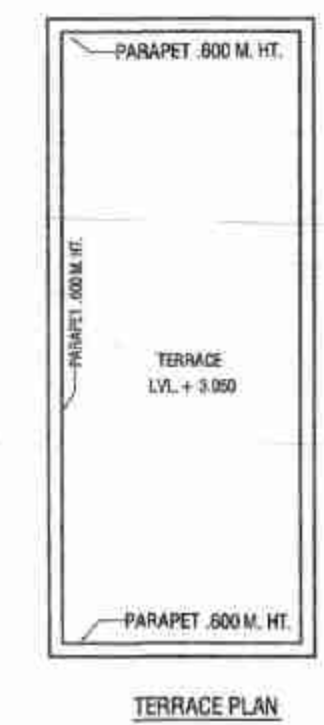
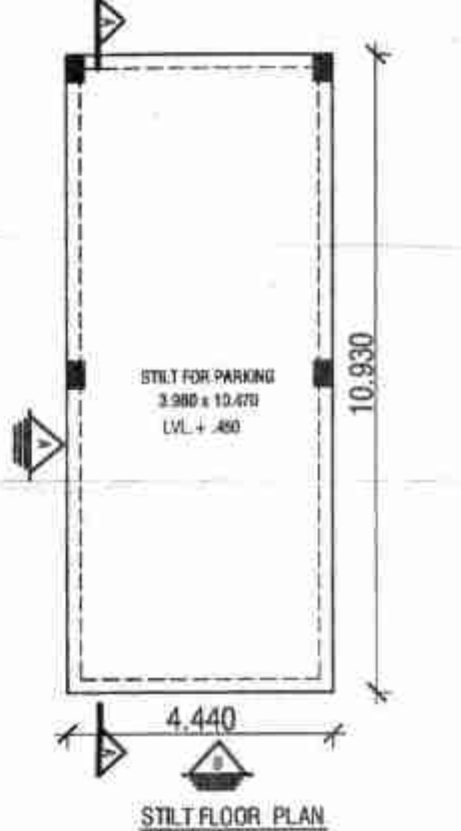
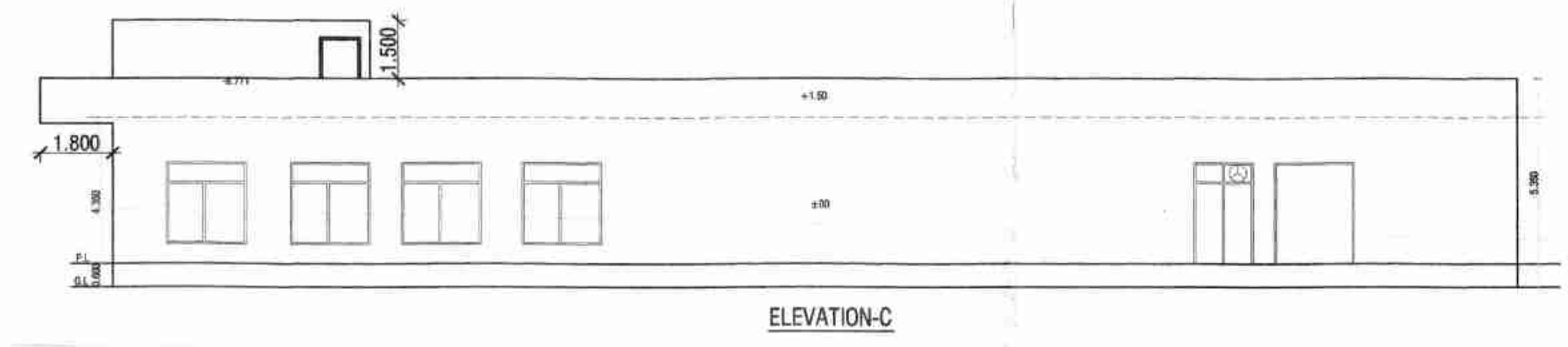
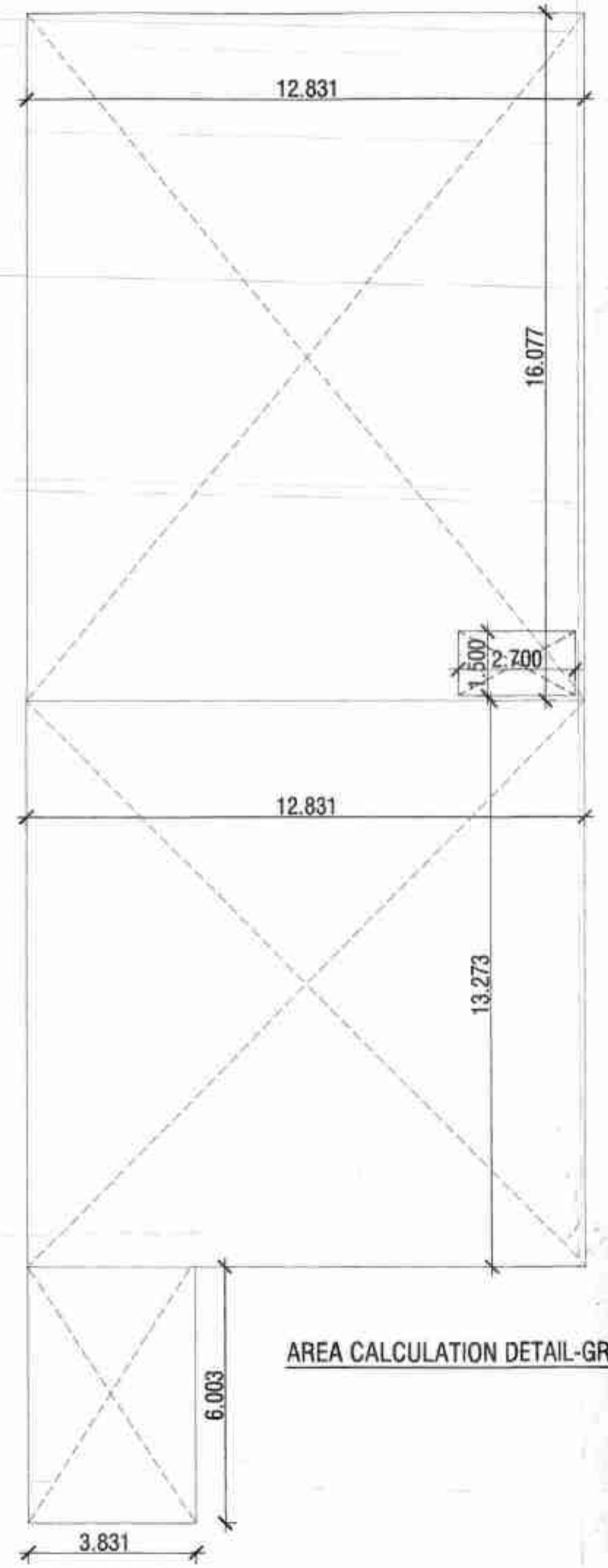
**VIVEK SINGH RAO**  
 S. NO. 10, COLONY, P.O. 11A  
 C.O.A. Reg. No. CA8925940  
**RAO AND ASSOCIATE**  
 57A, U.V. Puri, Gurgaon-15  
 Ph-234706-07, 981130867

PROJECT NO. RA-5022 DWG NO. A-6/9  
 SCALE - 1/800 DATE: MARCH-2019  
 SHEET NO. 1 OF 10  
**RAO AND ASSOCIATE**  
 ARCHITECTS  
 ARCHITECTS, PLANNERS, ENGINEERS, INTERIORS, VALUERS  
 25, EASTERN AVENUE, 4TH FLOOR, GURUGRAM (INDIA)  
 Ph: (0124) - 234706, 234707 FAX: (0124) - 234707  
 WWW.RAOANDASSOCIATE.COM

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 INFRA TECH PVT. LTD.



- LEGEND:-
- 1) 100 Ø SOIL & VENT PIPE
  - 2) 100 Ø WASTE & VENT PIPE
  - 3) 75 Ø ANTI SYPHONAGE PIPE
  - 4) DOMESTIC WATER SUPPLY RISER
  - 5) FLUSHING WATER SUPPLY RISER
  - 6) DWS DN. TANK
  - 7) FWS DN. TANK
  - 8) RAIN WATER PIPE DN. TANK
  - 9) HOT WATER SUPPLY DN. TANK



GROUND FLOOR COVD. AREA OF COMMUNITY HALL					
RECT. NO.	NOS.	L.	B.	AREA IN SQM.	
	1	12.831	X	16.077	206.284
LESS SHAFT	1	2.700	X	1.500	4.050
TOTAL COVD. AREA OF COMMUNITY HALL				TOTAL	202.234

FIRST FLOOR COVD. AREA OF ANGANWADI					
RECT. NO.	NOS.	L.	B.	AREA IN SQM.	
	1	12.831	X	13.273	170.306
	1	3.831	X	6.003	22.997
TOTAL COVD. AREA OF COMMUNITY HALL + ANGANWADI				TOTAL	193.303

MUMTY COVD. AREA					
RECT. NO.	NOS.	L.	B.	AREA IN SQM.	
	1	6.460	X	4.060	26.228
TOTAL COVD. AREA OF MUMTY				TOTAL	26.228

TOTAL COVD. AREA OF ALL INCLU. MUMTY				TOTAL	421.765
--------------------------------------	--	--	--	-------	---------

STILT OF PARKING COVD. AREA					
RECT. NO.	NOS.	L.	B.	AREA IN SQM.	
STILT PARKING	1	10.930	X	4.440	48.529
				TOTAL	48.529

DETAIL OF DOOR/WINDOW		
SL. NO.	TAG	SIZE OF OPENING
1	D	2.000 x 2.500
2	D1	1.000 x 2.100
3	D2	1.500 x 2.100
4	D/W	3.000 x 1.800
5	W	2.000 x 1.800
6	V1	600 x 1.10
7	EF	300 DIA

DRG. TITLE  
**ANGANWADI &  
 COMMUNITY HALL**

ENGINEER SIGNATURE

OWNER'S SIGNATURE  
 For Pyramid Infratech Pvt. Ltd.  
 Authorised Signatory

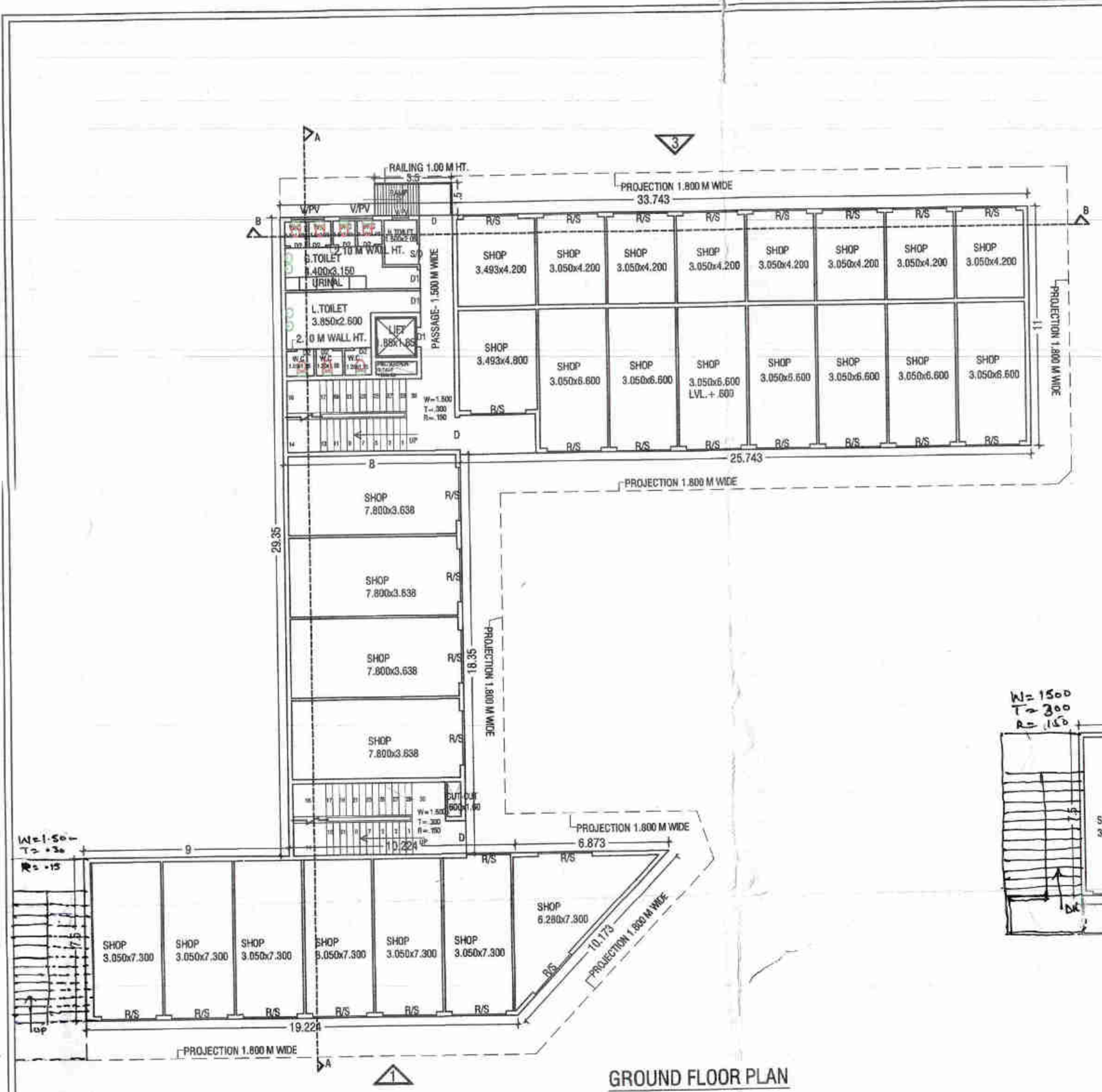
ARCHITECT'S SIGNATURE

*Vivek Singh RAO*  
**VIVEK SINGH RAO**  
 B. Arch. M.C.A. F.I.A.  
 O.D.A. Reg. No. CA962940  
**RAO AND ASSOCIATE**  
 374, L.V. PH-V, Gurgaon-16  
 Ph: 2347706, 07, 9811130867

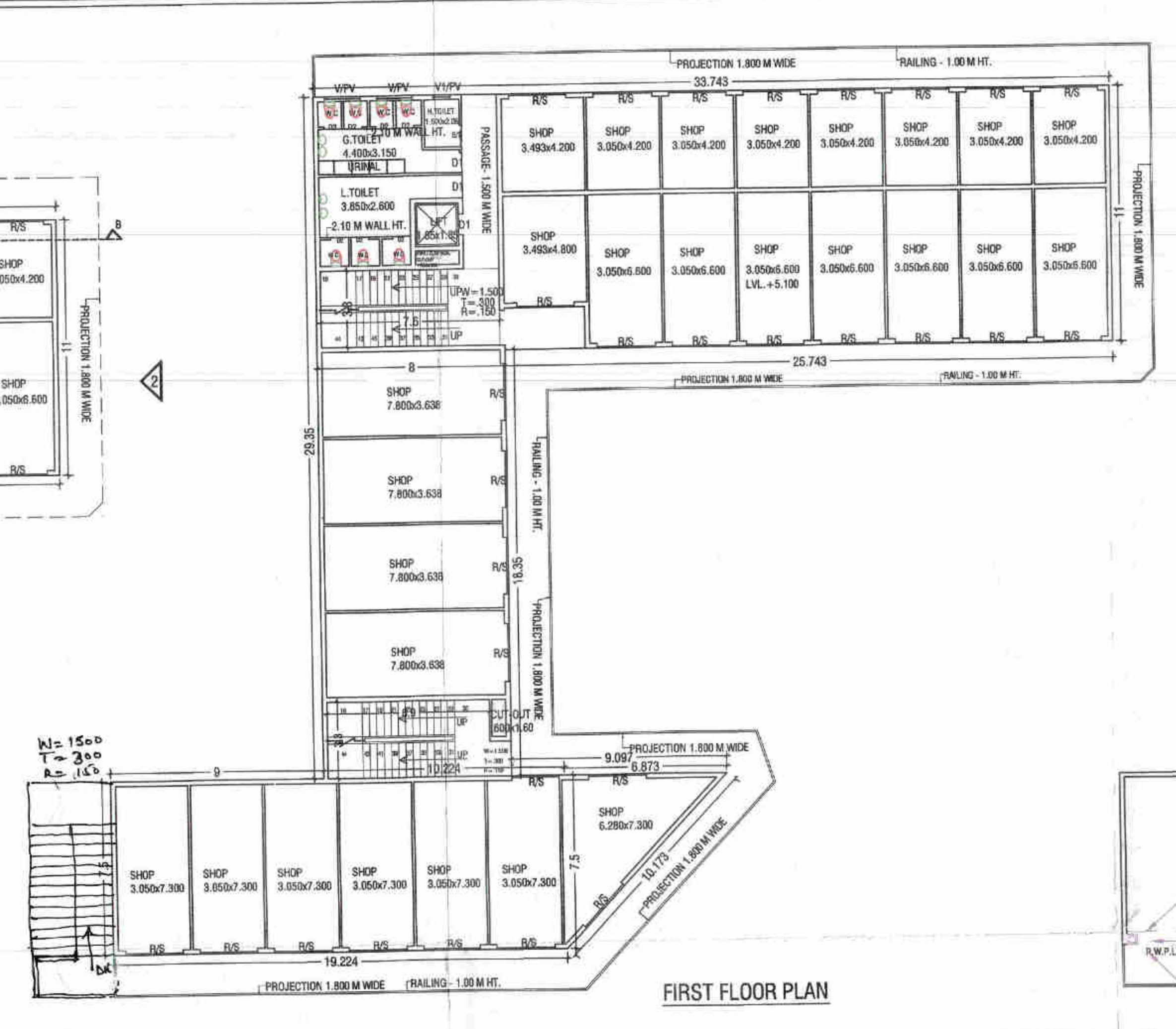
Checked and found correct Internally Services only Responsible for the design Supervision & Execution REV. Provided	DRG. NO. <b>RA-5022</b>	DATE MARCH-2019	NORTH
SCALE - 1/10	DATE	CHK. BY - V.S. RAO	
ARCHITECTS <b>RAO AND ASSOCIATE</b>			
ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS 374, L.V. PH-V, GURUGRAM (HARYANA) INDIA PH. (0124) - 2347706, 2347707 FAX 0124 - 2347707			



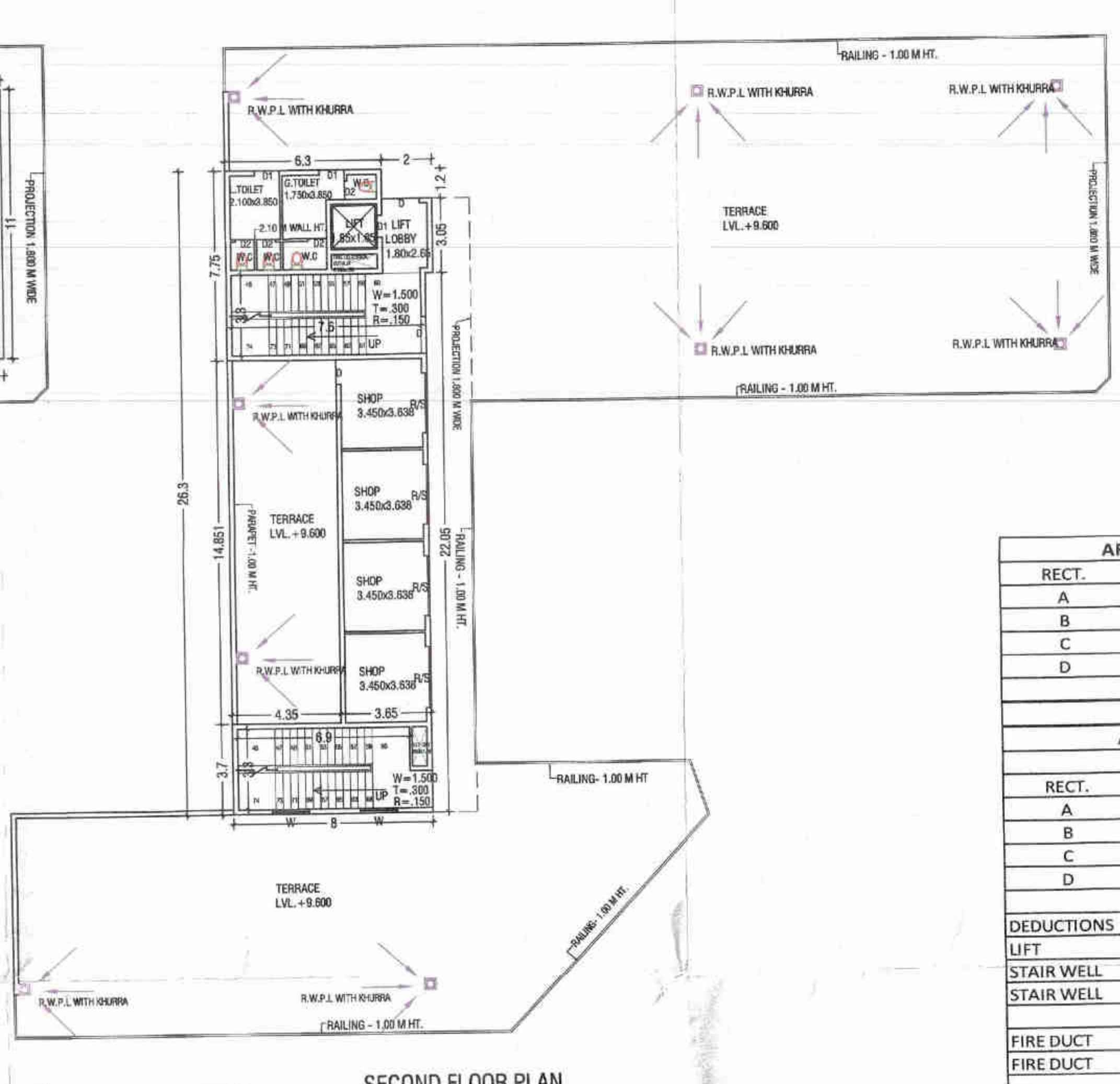
**PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING -5.00 ACRES**  
 (LIC. No.26 Dated.25.02.2019)  
 IN SECTOR-76, GURUGRAM  
 BEING DEVELOPED BY  
 SMT. MANESH YADAV W/D SH. RAVI YADAV, HEMADRI REAL ESTATE DEVELOPERS PVT LTD C/O  
 M/S- PYRAM INFRATECH PVT. LTD.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MUMTY TERRACE  
MUMTY & MECH. RM TERRACE

**AREA CALCULATION OF GROUND FLOOR - COMMERCIAL**

RECT.	NOS.	L	B	AREA IN SQM.		
A	1	X	33.743	X	11.000	371.173
B	1	X	8.000	X	18.350	146.800
C	1	X	19.224	X	7.500	144.180
D	0.5	X	6.873	X	7.500	25.774
				<b>TOTAL</b>	<b>687.927</b>	

**AREA CALCULATION OF FIRST FLOOR - COMMERCIAL**

RECT.	NOS.	L	B	AREA IN SQM.		
A	1	X	33.743	X	11.000	371.173
B	1	X	8.000	X	18.350	146.800
C	1	X	19.224	X	7.500	144.180
D	0.5	X	6.873	X	7.500	25.774
				<b>TOTAL</b>	<b>687.927</b>	

**DEDUCTIONS**

LIFT	1	X	1.85	X	1.850	3.423
STAIR WELL	1	X	7.6	X	3.300	25.080
STAIR WELL	1	X	6.9	X	3.300	22.770
	1	X	0.9	X	1.500	1.350
FIRE DUCT	1	X	1.85	X	0.600	1.110
FIRE DUCT	1	X	0.6	X	1.600	0.960
				<b>TOTAL</b>	<b>54.693</b>	
				<b>TOTAL</b>	<b>633.234</b>	

**AREA CALCULATION OF SECOND FLOOR - COMMERCIAL**

RECT.	NOS.	L	B	AREA IN SQM.		
A	1	X	6.300	X	7.750	48.825
B	1	X	2.000	X	3.050	6.100
C	1	X	1.500	X	3.500	5.250
D	1	X	3.650	X	14.851	54.206
E	1	X	8.000	X	3.700	29.600
				<b>TOTAL</b>	<b>143.981</b>	

**DEDUCTIONS**

LIFT	1	X	1.85	X	1.850	3.423
STAIR WELL	1	X	7.6	X	3.300	25.080
STAIR WELL	1	X	6.9	X	3.300	22.770
	1	X	0.9	X	1.500	1.350
FIRE DUCT	1	X	1.85	X	0.600	1.110
FIRE DUCT	1	X	0.6	X	1.600	0.960
				<b>TOTAL</b>	<b>54.693</b>	
				<b>TOTAL</b>	<b>89.289</b>	

**TOTAL COMMERCIAL AREA OF G.F.+FF.SF. FOR F:A:R**

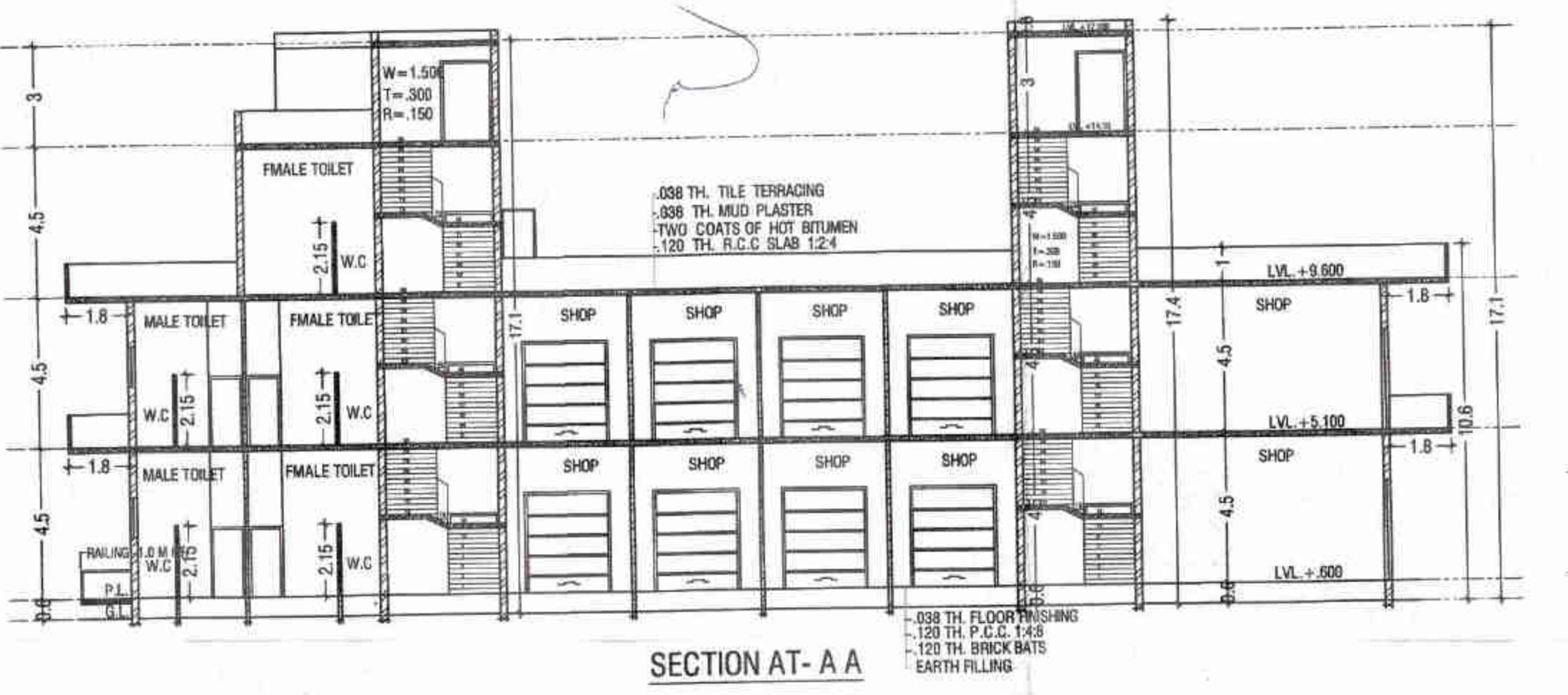
A	2	X	8.000	X	3.700	59.200
B	1	X	4.250	X	2.850	12.113
				<b>TOTAL AREA</b>	<b>71.313</b>	

**STAIR CASE WELL COVD. AREA**

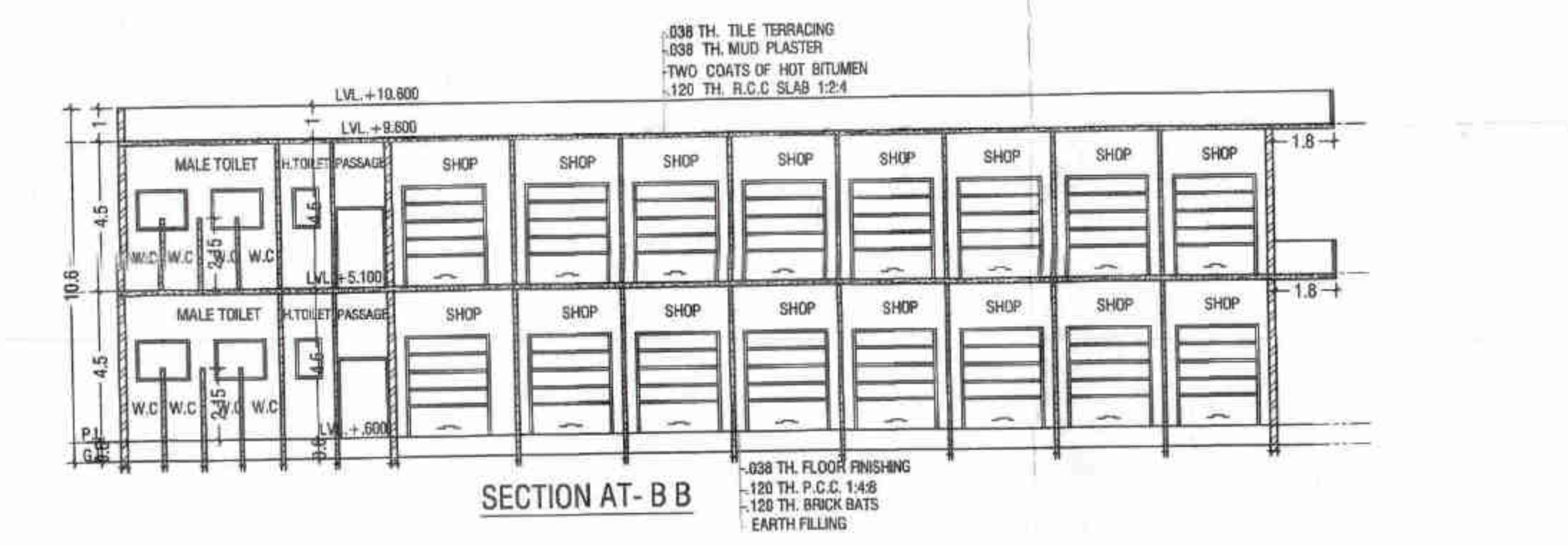
F.F. & S.F.	2	X	3.3	X	7.600	50.160
F.F. & S.F.	2	X	3.300	X	6.900	45.540
F.F. & S.F.	2	X	0.900	X	1.500	2.700
				<b>TOTAL AREA</b>	<b>98.400</b>	

**TOTAL COMMERCIAL AREA INCL. MUMTY + LIFT + STAIR WELL 1580.162**

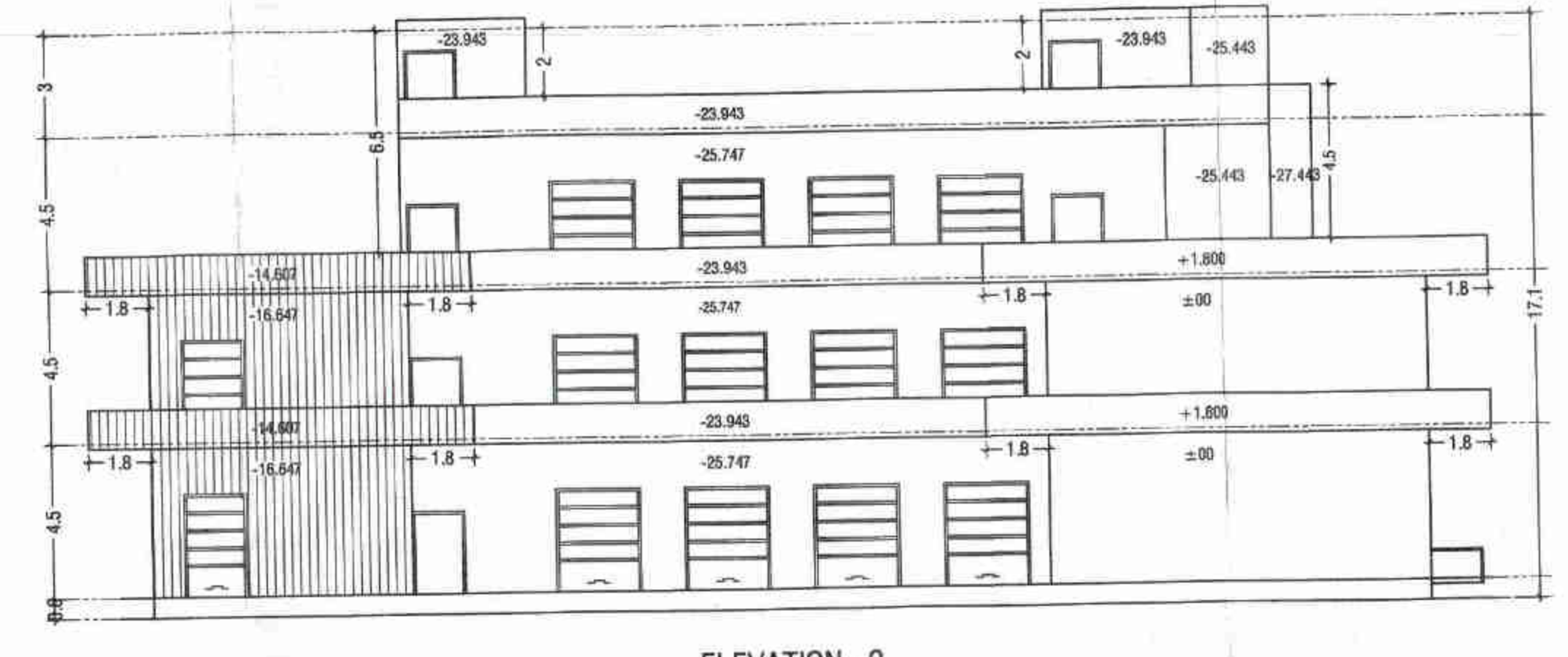
**DETAIL OF DOOR / WINDOW**  
 R/S = 2.44x3.05  
 D = 1.50x2.150  
 D1 = 1.00x2.150  
 D2 = 750x2.150  
 W = 1.500 x 2.000  
 V/PV = 1.50x1.000  
 V1/PV = 750x1.000



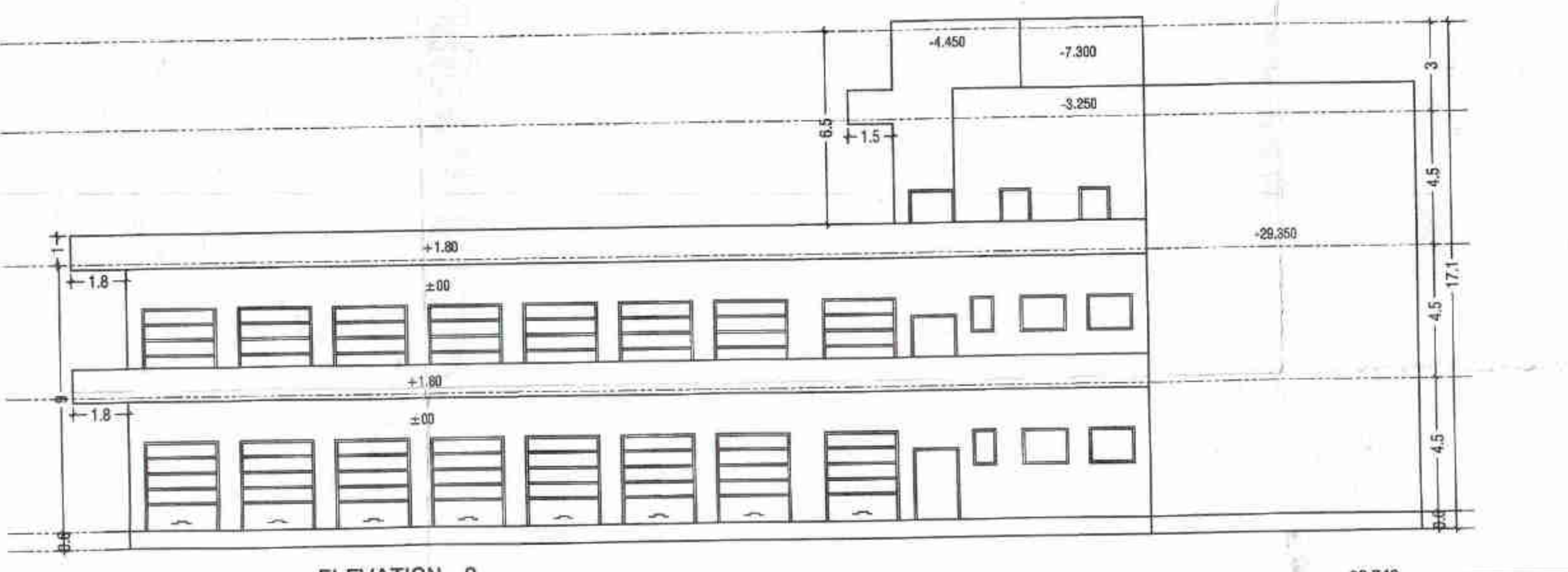
SECTION AT-A-A



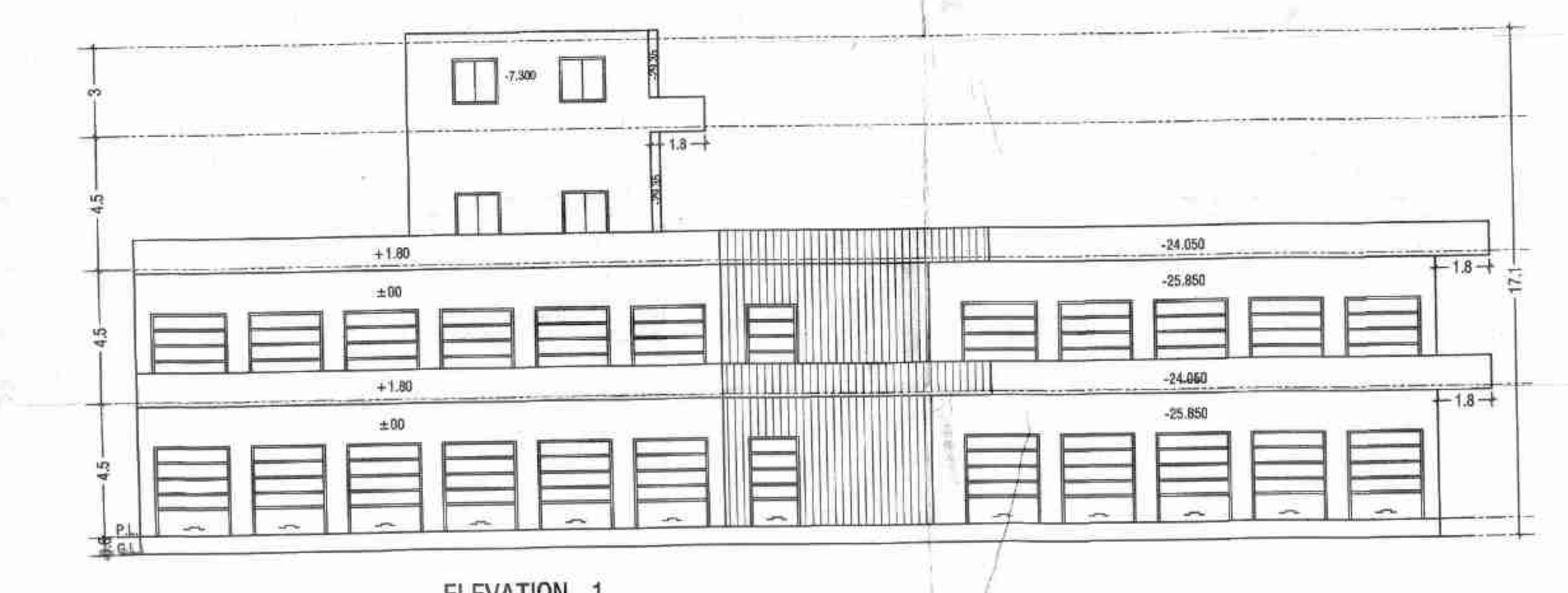
SECTION AT-B-B



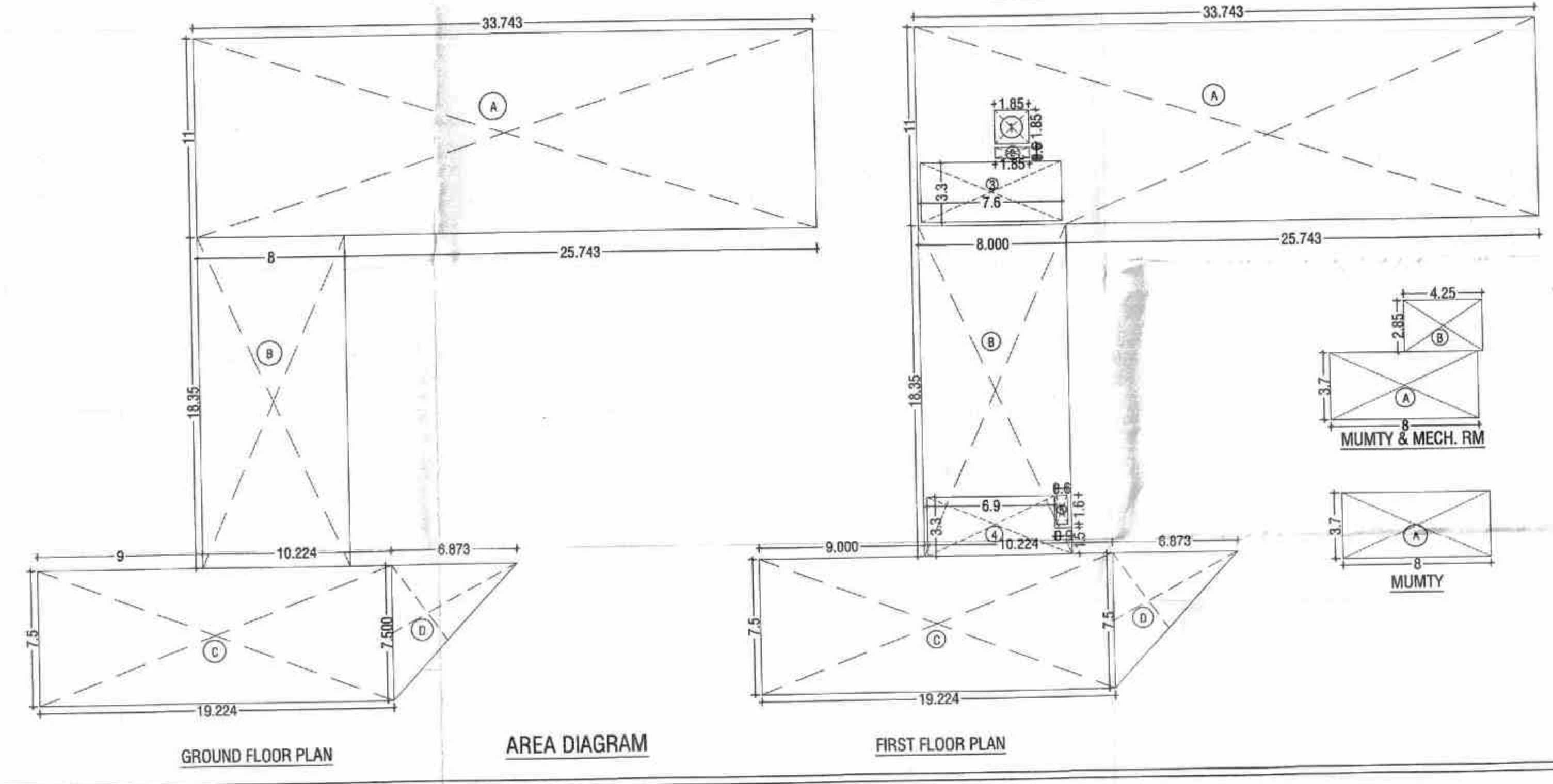
ELEVATION - 2



ELEVATION - 3



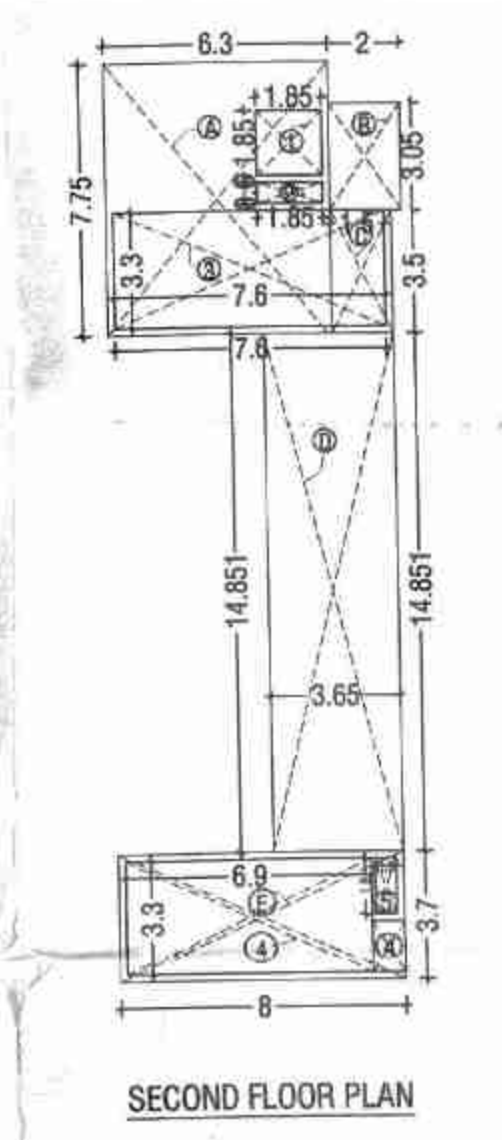
ELEVATION - 1



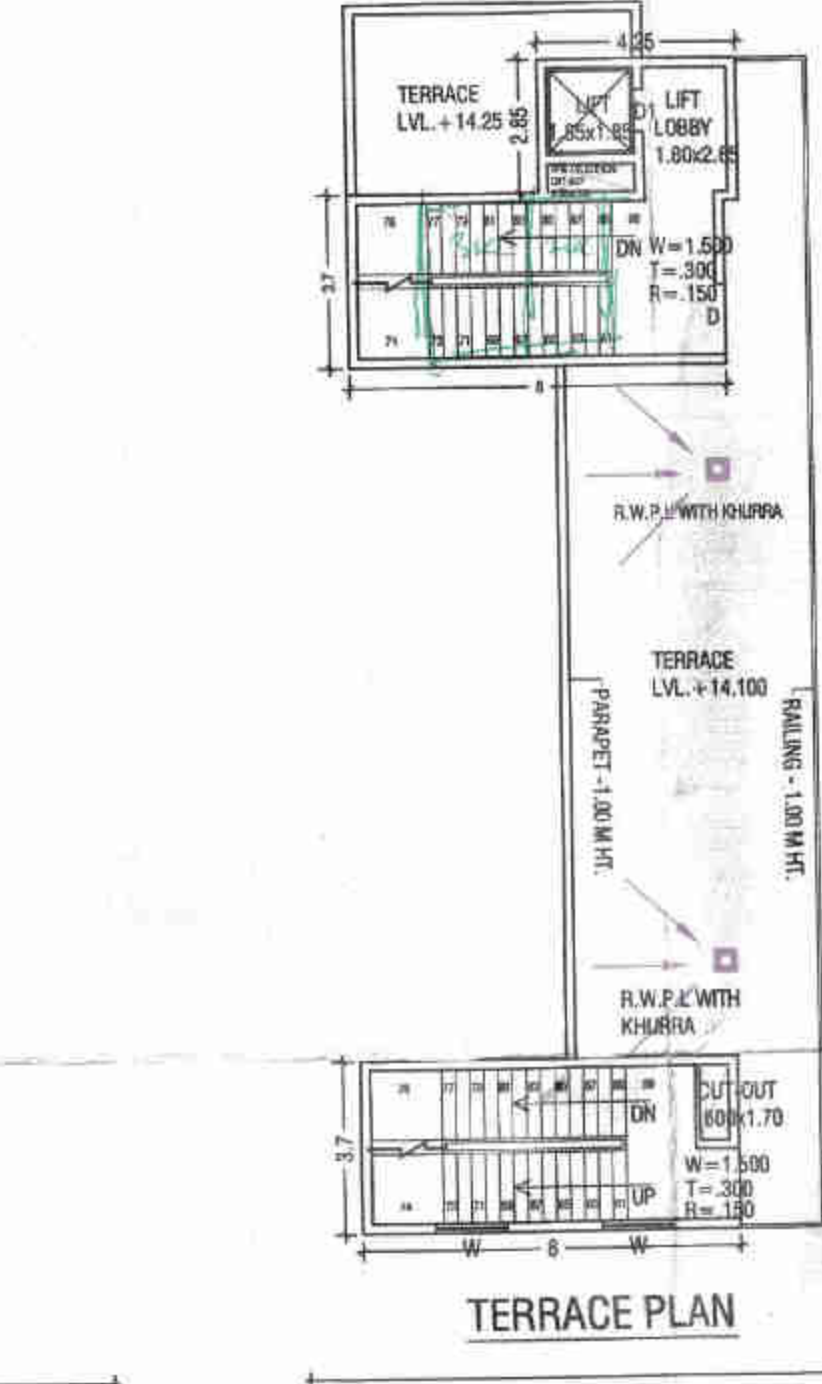
GROUND FLOOR PLAN

AREA DIAGRAM

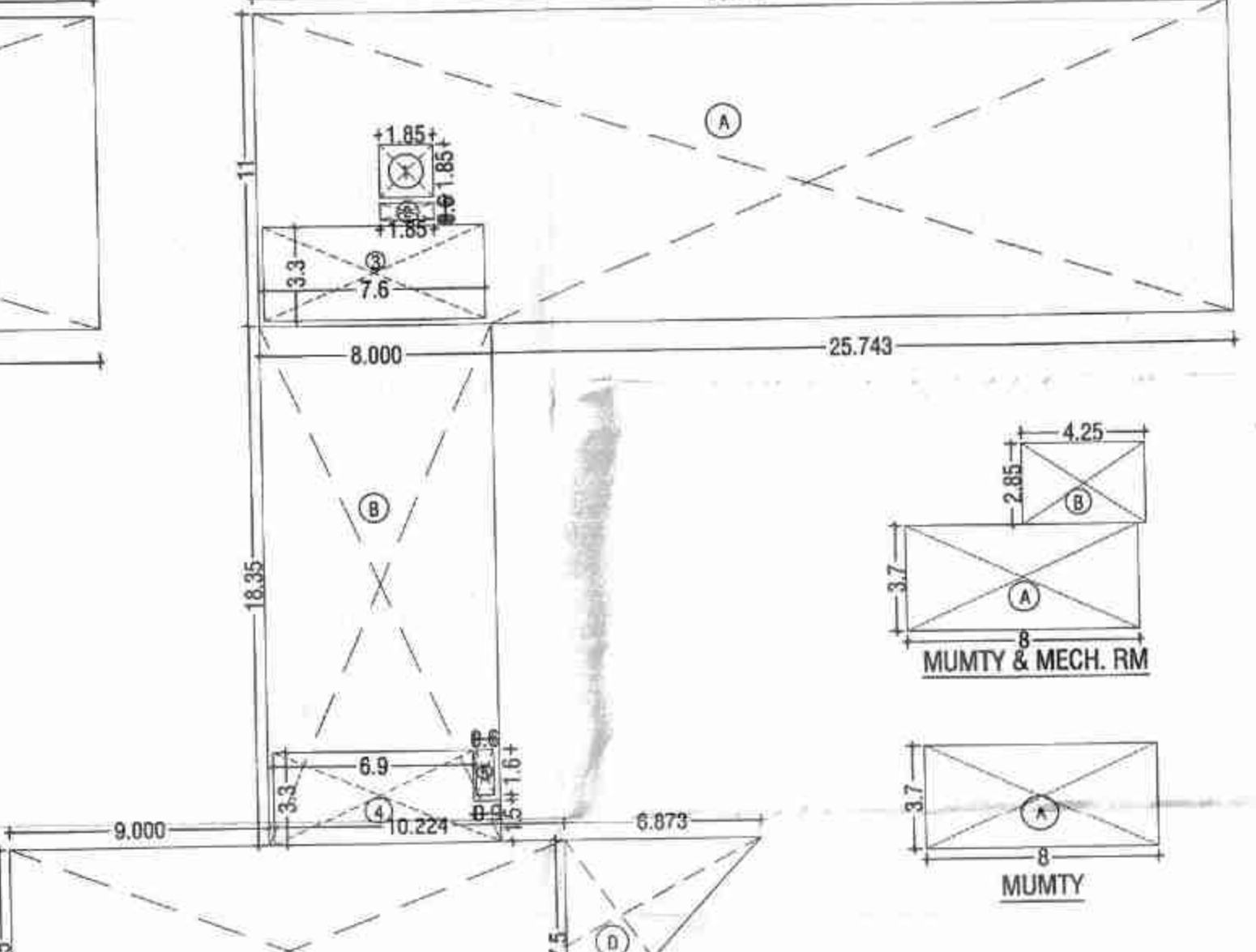
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE PLAN



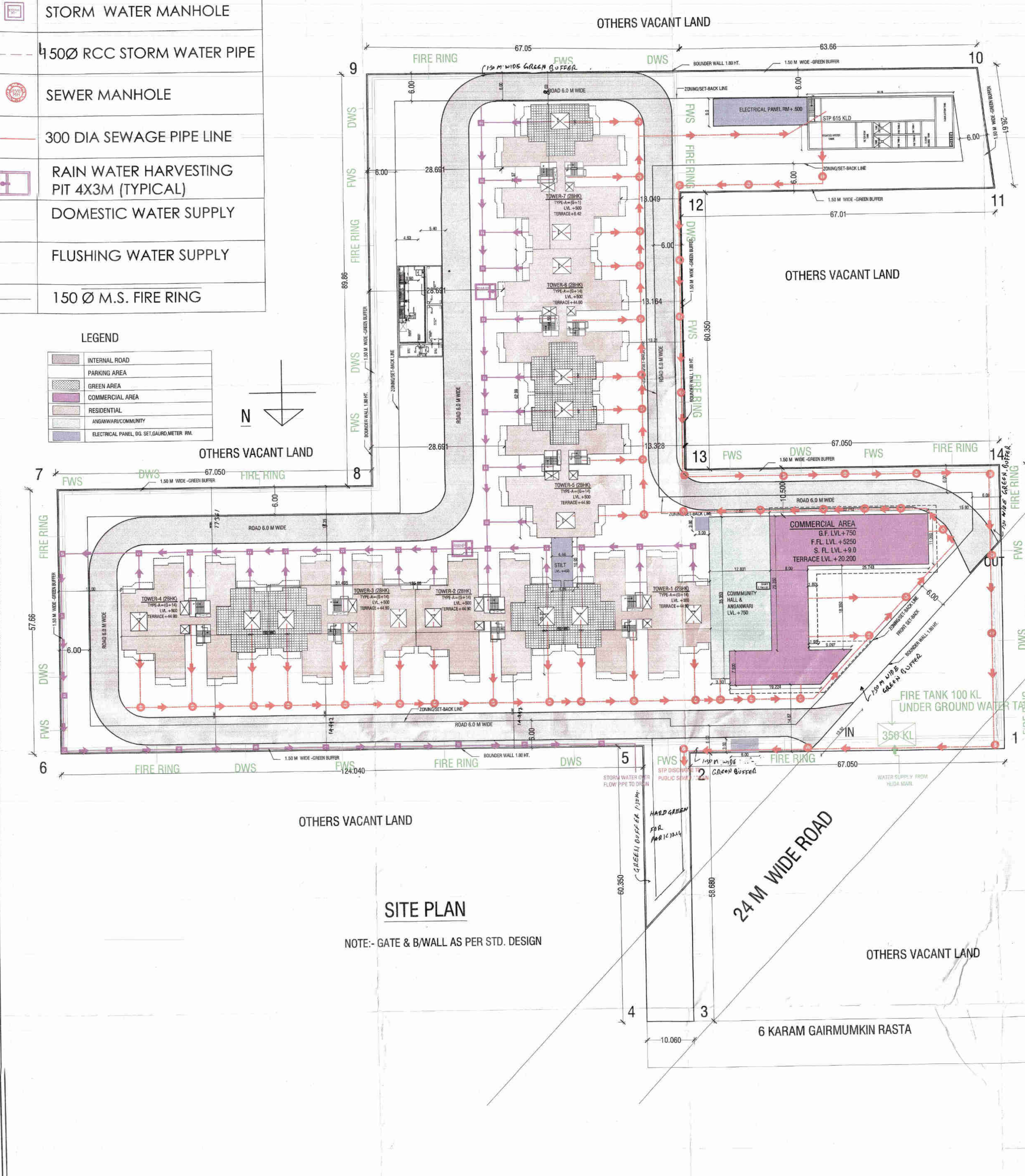
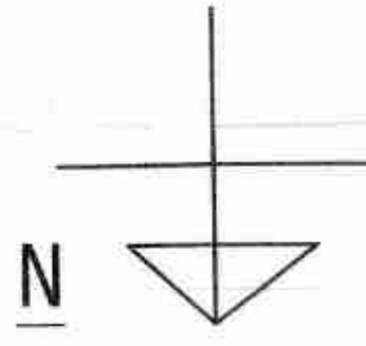
MUMTY & MECH. RM

MUMTY

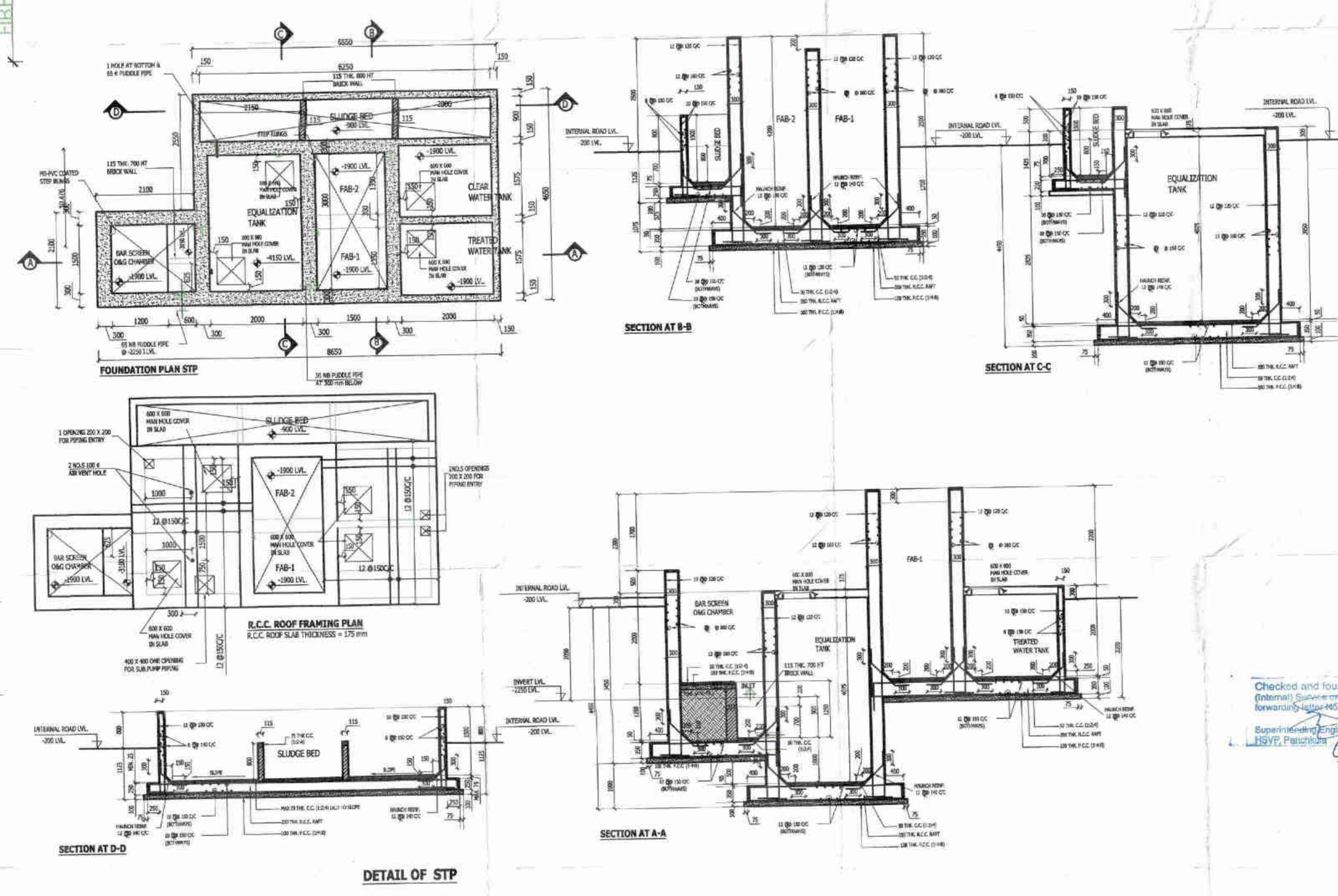
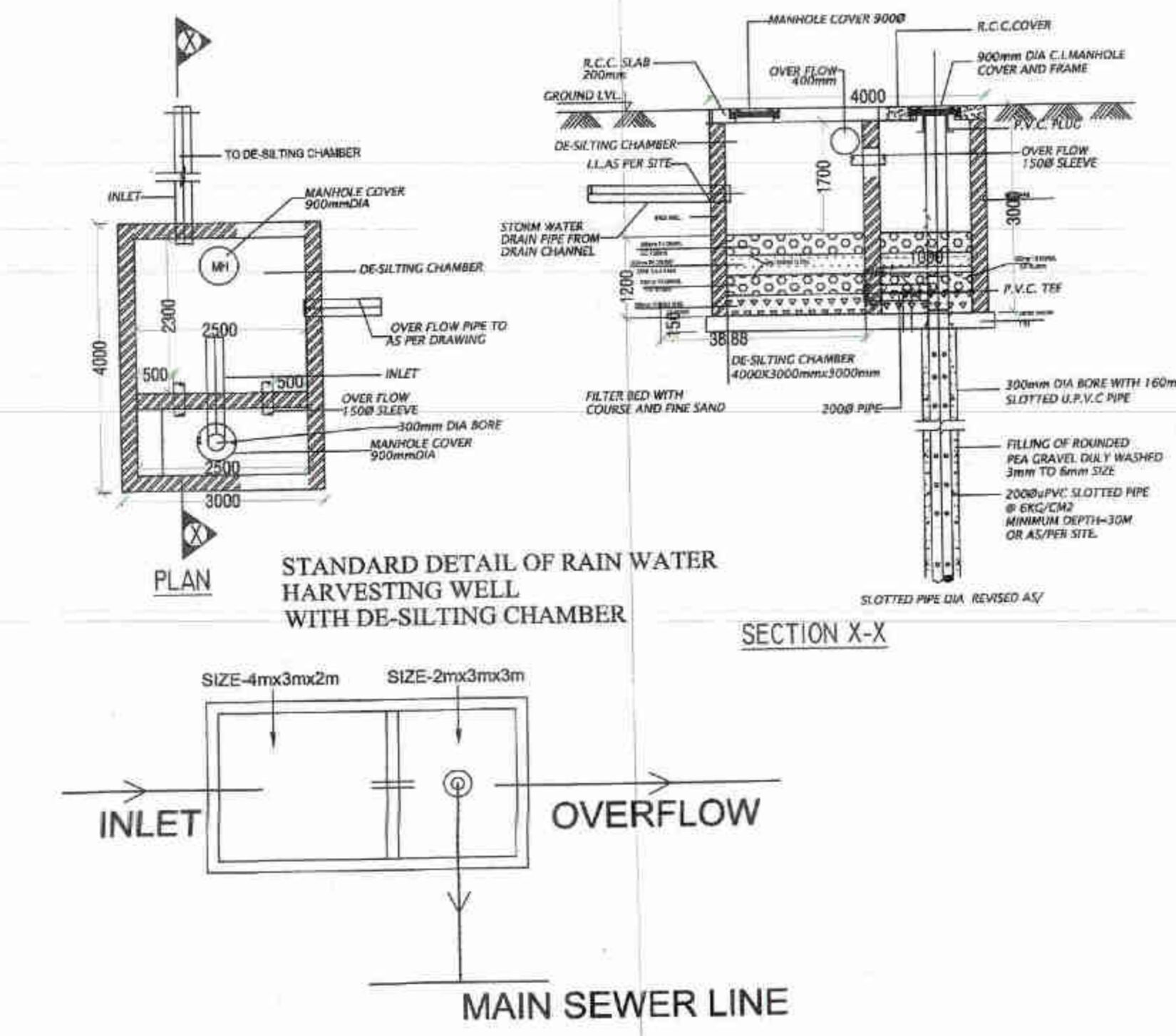
# LEGEND

- STORM WATER MANHOLE
- 450Ø RCC STORM WATER PIPE
- SEWER MANHOLE
- 300 DIA SEWAGE PIPE LINE
- RAIN WATER HARVESTING PIT 4X3M (TYPICAL)
- DOMESTIC WATER SUPPLY
- FLUSHING WATER SUPPLY
- 150 Ø M.S. FIRE RING

- LEGEND
- INTERNAL ROAD
  - PARKING AREA
  - GREEN AREA
  - COMMERCIAL AREA
  - RESIDENTIAL
  - ANGANWADI/COMMUNITY
  - ELECTRICAL PANEL, DG SET, GARD, METER RM



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



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. RAV YADAV, HEMADRI REAL ESTATE DEVELOPERS PVT LTD C/O M/S- PYRAMID INFRA TECH PVT. LTD.

ORG. TITLE SITE PLAN

PUBLIC HEALTH LAY-OUT

ENGINEER SIGNATURE

OWNER'S SIGNATURE

For Pyramid Infratech Pvt. Ltd.  
Authorised Signatory

ARCHITECT'S SIGNATURE

*Vivek Singh Rao*

**VIVEK SINGH RAO**  
B. Arch, MCA, F.I.I.A.  
C.O.A. Reg. No. CA9895940  
**RAO AND ASSOCIATE**  
374, UDYOG VIHAR, PHASE-4, SEC-18 GURGAON, HARYANA (INDIA)  
PH: 2347706, 2347707 FAX 0124 - 2347707

PROJECT NO. RA-5022    DRG. NO. A-9/9    NORTH

DATE MARCH - 2019

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