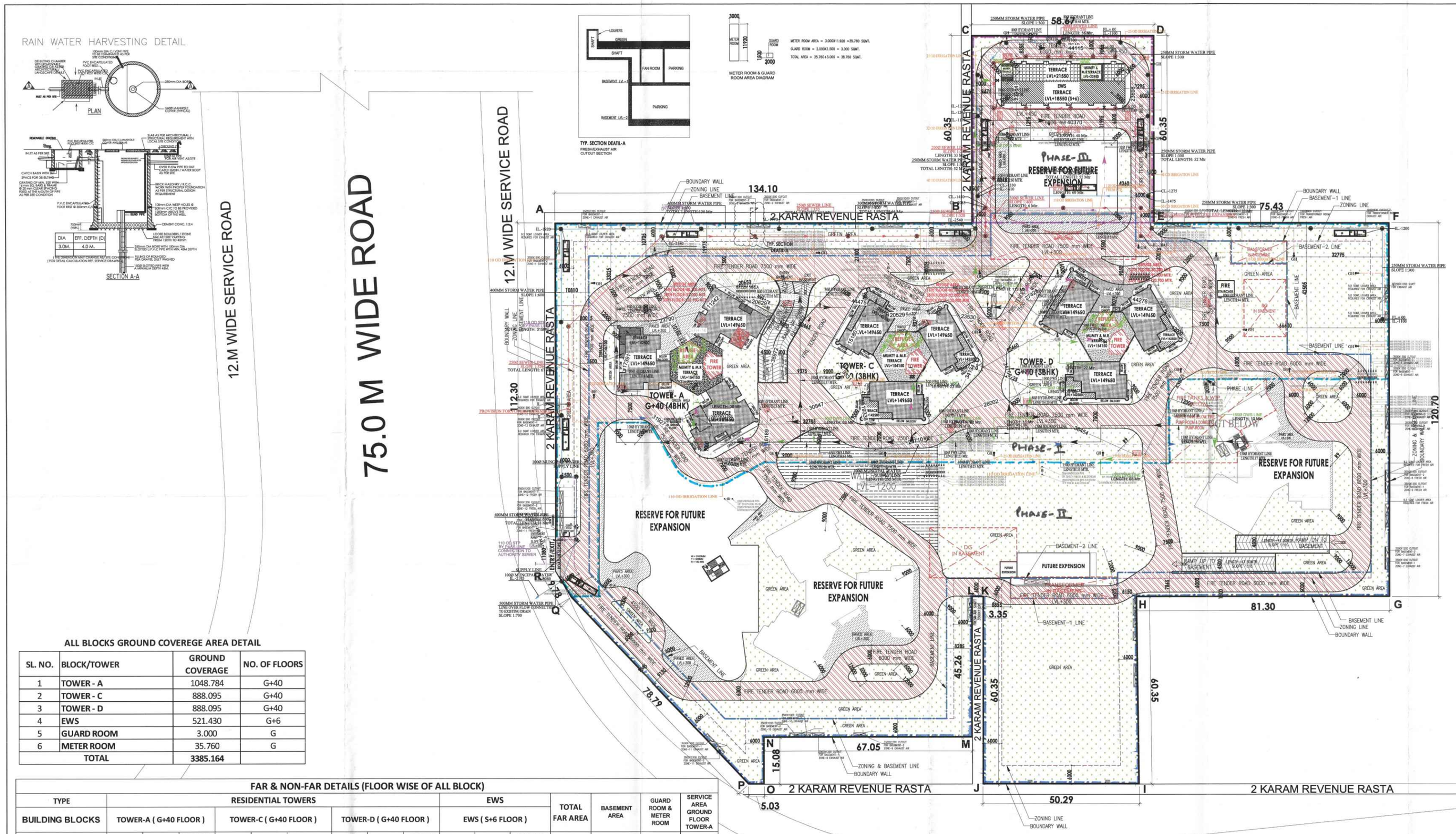

ALL BLOCKS GROUND COVEREGE AREA DETAIL

SL. NO.	BLOCK/TOWER	GROUND COVERAGE	NO. OF FLOORS
1	TOWER - A	1048.784	G+40
2	TOWER - C	888.095	G+40
3	TOWER - D	888.095	G+40
4	EWS	521.430	G+6
5	GUARD ROOM	3.000	G
6	METER ROOM	35.760	G
	TOTAL	3385.164	

FAR & NON-FAR DETAILS (FLOOR WISE OF ALL BLOCK)

TYPE	RESIDENTIAL TOWERS									EWS			TOTAL FAR AREA	BASEMENT AREA	GUARD ROOM & METER ROOM	SERVICE AREA GROUND FLOOR TOWER-A
BUILDING BLOCKS	TOWER-A (G+40 FLOOR)			TOWER-C (G+40 FLOOR)			TOWER-D (G+40 FLOOR)			EWS (S+6 FLOOR)						
	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	NON-FAR	NON-FAR
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT		SQ. MT	SQ. MT	SQ. MT
BASEMENT-1													0	29993.717		
BASEMENT-2													0	29641.458		
Ground/Stilt FLOOR	283.915	764.869	1048.784	256.454	631.641	888.095	256.454	631.641	888.095	78.180	443.250	521.430	875		38.760	56.805
1st FLOOR	758.853	59.147	818.000	593.968	59.147	653.115	593.968	59.147	653.115	469.492	31.117	500.609	2416			
2nd FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	469.492	31.117	500.609	2403			
3rd FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	469.492	31.117	500.609	2410			
4th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	469.492	31.117	500.609	2410			
5th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	469.492	31.117	500.609	2404			
6th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	182.617	31.117	213.734	2116			
7th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
8th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
9th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
10th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
11th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
12th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
13th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
14th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
15th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
16th FLOOR REFUGE AREA	763.543	96.746	860.289	588.447	93.540	681.987	588.447	93.540	681.987	0	0	0	1940			
17th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
18th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
19th FLOOR SERVICE FLOOR		817.117	817.117		647.594	647.594		647.594	647.594	0	0	0	0			
20th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
21st FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
22nd FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
23rd FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
24th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
25th FLOOR REFUGE AREA	763.543	96.746	860.289	588.447	93.540	681.987	588.447	93.540	681.987	0	0	0	1940			
26th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
27th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
28th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
29th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
30th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
31st FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
32nd FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
33rd FLOOR REFUGE AREA	763.543	96.746	860.289	588.447	93.540	681.987	588.447	93.540	681.987	0	0	0	1940			
34th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
35th FLOOR	757.970	59.147	817.117	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1934			
36th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
37th FLOOR	763.543	59.147	822.690	588.447	59.147	647.594	588.447	59.147	647.594	0	0	0	1940			
38th FLOOR	758.853	59.147	818.000	587.892	59.147	647.039	587.892	59.147	647.039	0	0	0	1935			
39th FLOOR LOWER PENTHOUSE	758.308	59.147	817.455	586.948	59.147	646.095	586.948	59.147	646.095	0	0	0	1932			
40th FLOOR UPPER PENTHOUSE	721.622	59.147	780.769	550.571	59.147	609.718	550.571	59.147	609.718	0	0	0	1823			
MUMTY & MACHINE ROON		236.594	236.594		231.735			231.735			64.410		0			
TOTAL	29917.879	4238.110	34155.989	23162.043	3920.882	26851.190	23162.043	3920.882	26851.190	2608.257	694.362	3238.209	78850.222	59635.175	38.760	56.805
TOTAL DWELLING UNIT					348						103					
TOTAL NO OF TOWER					3						1					
TOTAL ACHIEVED FAR AREA	78850.222															
TOTAL GRAND BUILTUP AREA	150827.318															
TOTAL GROUND COVERAGE	3385.164															

UNIT CALCULATIONS / SPR CALCULATIONS

	TYPE	NO. OF UNITS PER FLOOR	NO. OF FLOOR	TOTAL UNITS	TOTAL NO OF UNITS	NO. OF SPR PER FLOOR	NO. OF FLOOR	NO. OF TOWER	TOTAL NO. OF SPR
TOWER-A	GROUND FLOOR	0	1	0	116	0	0	0	36
	FIRST FLOOR	3	1	3		0	0	0	
	TYP 2ND, 6TH, 10TH, 14TH, 18TH, 22ND, 27TH, 31TH & 35TH FLOOR	3	9	27		3	9	27	
	TYP 3RD, 7TH, 11TH, 15TH, 20TH, 24TH, 28TH, 32TH & 36TH	3	9	27		0	0	0	
	TYP 4TH, 8TH, 12TH, 16TH, 21ND, 25TH, 29TH & 37TH FLOOR AREA	3	6	18		0	0	0	
	TYP 5TH, 13TH, 17TH, 23RD, 26TH, 30TH, 34TH & 38TH FLOOR	3	9	27		0	0	0	
	38TH, 25TH & 33TH FLOOR	3	3	9		3	3	9	
	39TH FLOOR LOWER PENHOUSE	3	1	3		0	0	0	
	40TH FLOOR UPPER PENTHOUSE	2	1	2		0	0	0	
TOWER-C	GROUND FLOOR	0	1	0	116	0	0	0	0
	FIRST FLOOR	3	1	3		0	0	0	
	TYP 2ND, 6TH, 10TH, 14TH, 18TH, 22ND, 27TH, 31TH & 35TH FLOOR	3	9	27		0	0	0	
	TYP 3RD, 7TH, 11TH, 15TH, 20TH, 24TH, 28TH, 32TH & 36TH	3	9	27		0	0	0	
	TYP 4TH, 8TH, 12TH, 16TH, 21ND, 25TH, 29TH & 37TH FLOOR AREA	3	6	18		0	0	0	
	TYP 5TH, 13TH, 17TH, 23RD, 26TH, 30TH, 34TH & 38TH FLOOR	3	9	27		0	0	0	
	38TH, 25TH & 33TH FLOOR	3	3	9		0	0	0	
	39TH FLOOR LOWER PENHOUSE	3	1	3		0	0	0	
	40TH FLOOR UPPER PENTHOUSE	2	1	2		0	0	0	
TOWER-D	GROUND FLOOR	0	1	0	116	0	0	0	0
	FIRST FLOOR	3	1	3		0	0	0	
	TYP 2ND, 6TH, 10TH, 14TH, 18TH, 22ND, 27TH, 31TH & 35TH FLOOR	3	9	27		0	0	0	
	TYP 3RD, 7TH, 11TH, 15TH, 20TH, 24TH, 28TH, 32TH & 36TH	3	9	27		0	0	0	
	TYP 4TH, 8TH, 12TH, 16TH, 21ND, 25TH, 29TH & 37TH FLOOR AREA	3	6	18		0	0	0	
	TYP 5TH, 13TH, 17TH, 23RD, 26TH, 30TH, 34TH & 38TH FLOOR	3	9	27		0	0	0	
	38TH, 25TH & 33TH FLOOR	3	3	9		0	0	0	
	39TH FLOOR LOWER PENHOUSE	3	1	3		0	0	0	
	40TH FLOOR UPPER PENTHOUSE	2	1	2		0	0	0	
	TOTAL NO. OF UNITS				348	TOTAL SERVICE PERSONAL UNIT			36
EWS	GROUND FLOOR	0	1	0	159				
	TYP. 1ST TO 5TH FLOOR	19	5	95					
	6TH FLOOR	8	1	8					

SITE DETAIL (PHASE I & III)

TOTAL AREA OF LAND =10.84375 ACRES OR 43883.029 SQMT.

NET LAND AREA FOR F.A.R/COVERAGE =10.84375 ACRES OR 43883.029 SQMT.

	DESCRIPTION	PERMISSIBLE AREA IN SQMT.	ACHIEVED AREA IN SQMT.
1	GROUND COVERAGE	35 % OR 15359.060	7.71% 3385.164
2	F.A.R	175 % OR 76795.300	-
3	GREEN RATING (IGBC) FAR AREA 12% @10.84375 ACRES ((REG. NO. GH240575)	12% 5265.963	-
4	TOTAL PERMISSIBLE F.A.R (175%+12% = 187%) RESIDENTIAL	(82058.263-219.415) = 81838.848	78850.222 179.68%
5	TOT LOT GREEN AREA	6583.454 OR 15%	16332.402 37.21%
6	CONVENIENT SHOPPING	219.415 OR 0.5%	RESERVE FOR FUTURE EXPENSION

BASEMENT PLAN - 1		29993.717	SQMT.
BASEMENT PLAN - 2		29641.458	SQMT.
TOTAL BASEMENT AREA		59635.175	SQMT.

CAR PARKING CALCULATION

S. NO.	DESCRIPTION	CALCULATION	NO. OF CARS
1	PARKING REQUIRED 1.5 ECS PER DU'S	1.5 X 348	522
2	DESCRIPTION	ECS	PROPOSED CARS
3	BASEMENT LVL -1	768	517
4	BASEMENT LVL -2	799	584
5	STILT CAR PARKING		15
6	TOTAL ACHIEVED CAR PARKING		1116
7	REOUIRDE CAR PARKINGFOR EWS@ 5% OF TOTAL NO. OF CAR PARKING	27.00	-
8	PROP./ACHIEVED NO. OF EWS CAR PARKING (587 TO 616) IN BASEMENT LVL - II	1 TO 30 IN BASEMENT-II	30

DENSITY CALCULATION

S. NO.	PARTICULARS	UNITS		PERSONS IN 1 UNIT	POPULATION
	PROP. TOTAL NO. MAIN DU'S	348			
	PERM. NO. OF PEOPLE IN 1 DU'S			5	
	POPULATION	348	X	5	1740
	PERM. NO. OF E.W.S.= 348X15% = 52.20 /85% = 61.4 Nos.	PROP./ACHIEVED ADDITIONAL EWS = 103 Nos.			
	PROP. NO. OF E.W.S.	103			
	PERM. NO. OF PEOPLE IN 1 UNIT			2	
	POPULATION	103	X	2	206
	PROP. NO. OF SERVICE PERSONAL UNIT	36			
	PERM. NO. OF PEOPLE IN 1 UNIT			2	
	POPULATION	36	X	2	72
	TOTAL POPULATION				2018
DENSITY = 2018/10.84375					186.09 PPA

DWELLING UNIT DETAIL

S.NO.	DESCRIPTION	NO. OF DWELLING UNIT			
		NO. FL.	MAIN UNIT	SERVICE PERSONAL UNIT	EWS UNIT
1	TOWER- A	G+40	116	36	----
2	TOWER- C	G+40	116	----	----
3	TOWER- D	G+40	116	----	----
4	E.W.S.	S+6	----	----	103
	TOTAL UNITS		348	36	103

LEGEND:-

- EXISTING WATER SUPPLY LINE
- PROPOSED DOMESTIC WATER SUPPLY LINE
- CH CHAMBER(450X450MM,600X600MM)

LEGEND:-

- EXISTING IRRIGATION WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE
- IRRIGATION WATER SUPPLY LINE
- GH EXTERNAL GARDEN HYDRANT
- CH CHAMBER(450X450MM,600X600MM)

LEGEND:-

- STORM WATER LINE
- G.L. GROUND LEVEL
- I.L. INVERT LEVEL
- C.L. CONNECTION LEVEL
- STORM MANHOLE RECTANGULAR RECESSED COVER MH.-600X600mm.
- RAIN WATER HARVESTING PIT

LEGEND:-

- SEWER PIPE
- G.L. GROUND LEVEL
- I.L. INVERT LEVEL
- C.L. CONNECTION LEVEL
- SEWER MANHOLE RECTANGULAR RECESSED COVER MH.-600X600mm.

FIRE LEGEND:-

- FIRE MAIN PIPE FOR EXTERNAL.
- EFH EXTERNAL FIRE HYDRANT
- HYDRANT FIRE BRIGADE INLET CONNECTION
- SPRINKLER FIRE BRIGADE INLET CONNECTION

1. C.F.L WILL BE PROVIDED.
2. SOLAR ASSISTED WATER HEATING SYSTEM SHALL HAVE PROVIDED AS PER GOVERNMENT NORMS.
3. RAIN WATER HARVESTING SYSTEM AS PER DIRECTION OF THE COMPETENT AUTHORITY.
4. BURGLAR ALARM WILL BE PROVIDED.
5. THE RESPONSIBILITY OF THE STRUCTURE DESIGN / STRUCTURE STABILITY SAFETY OF THE BUILDING AGAINST EARTHQUAKE CANNOT SHALL BE ENTIRELY OF THE OWNER, SUPERVISION BY ARCHITECT & ENGINEER.
6. ALL BUILDING BLOCK ARE MECHANICALLY VENTILATED FULLY AIR CONDITIONED AND ARTIFICIAL LIGHTED WITH 100 % POWER BACK UP.

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HP) Chairman B.P.A.C.

DTP(HQ) | AD | PA | ATP | ATP(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 4222 DATED: 30/01/2025

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 321302 dt. 06/01/25

Ram Avtar Bassi JD(HQ) | Superintending Engineer (HQ) Engineer-I HSVP, Panchkula

DDA(T) MEMBER BPAC

PROJECT NAME

TRINITY SKY PALAZZOS

PROJECT :-

PROPOSED BUILDING PLAN OF GROUP HOUSING MEASURING 10.84375 ACRES (LICENCE NO. 130 OF 2024 DATED 24.10.2024) IN SECTOR-88B, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY FIDATOCITY HOMES PVT. LTD. AND OTHER'S IN COLLABORATION WITH FIDATOCITY HOMES PVT. LTD.

PRINCIPAL ARCHITECTS :-

ACPL Design Ltd — Architecture Interior Design Planning — ISO 9001:2008

CONSULTING ARCHITECTS

SACHDEVA CONSULTANTS.

ARCHITECT'S SEAL & SIGNATURE: KULDEET SHANGARI ARCHITECT CA/97/21741

OWNER'S SEAL & SIGNATURE: For Fidatocity Homes Pvt. Ltd. Director/Authorised Signatory

Scale : 1 : 500

Drawing Title:- SITE PLAN (SERVICES)

Drawing No:- 1A