

**BRS III**  
(See rule 44 of act 41 of 1963)

From

**BHAVYA GUGLANI**  
**B.Arch. (CA/2015/71618)**  
**Plot no-609, Sec. - 52, Gurugram..**

To

**M/S.SADAN REALTECH PRIVATE LIMITED HAVING ITS REGISTERED  
OFFICE AT 4<sup>TH</sup> FLOOR M2K CORPORATE PARK, N BLOCK,  
MAYFIELD GARDEN, SECTOR-51, GURUGRAM  
REPRESENTED BY ITS SIGNATORY MR. GAURAV TYAGI**

Memo No. **025/BG**

Dated **14/01/2025**

Sub: - Approval of building Plans in respect of plot no- **184, M2K OLIVE GREENS, FLOORS  
SECTOR-104, GURUGRAM.**

Ref.: Your application No. .... Dated .....

**PROCEDURE OF APPROVAL OF BUILDING PLANS UNDER SELF CERTIFICATION POLICY  
IMPLEMENTED FROM 01-11-2011.**

1. That you will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under.
2. If plot falls in unlicensed areas shall be treated as cancelled.
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure.
5. That you will get occupation certificate from competent authority before occupying the above building that you will provide rain water – harvesting system as per direction of Authority.
6. The responsibility of the structure design, the structural stability and the structure safety against the Earthquake of the building block shall be solely of the Architect/ Owner.
7. Subject to the condition that basement setback shall be minimum by 6'-0" from the common wall in the Event the adjoining plot is built up without basement adjoin the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated.
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.

Encl. As above

Endsr. No.

Date:

  
**Bhavya Guglani**  
**B.Arch (CA/2015/71618)**  
**Plot No. 609, Sec-52, Gurugram**

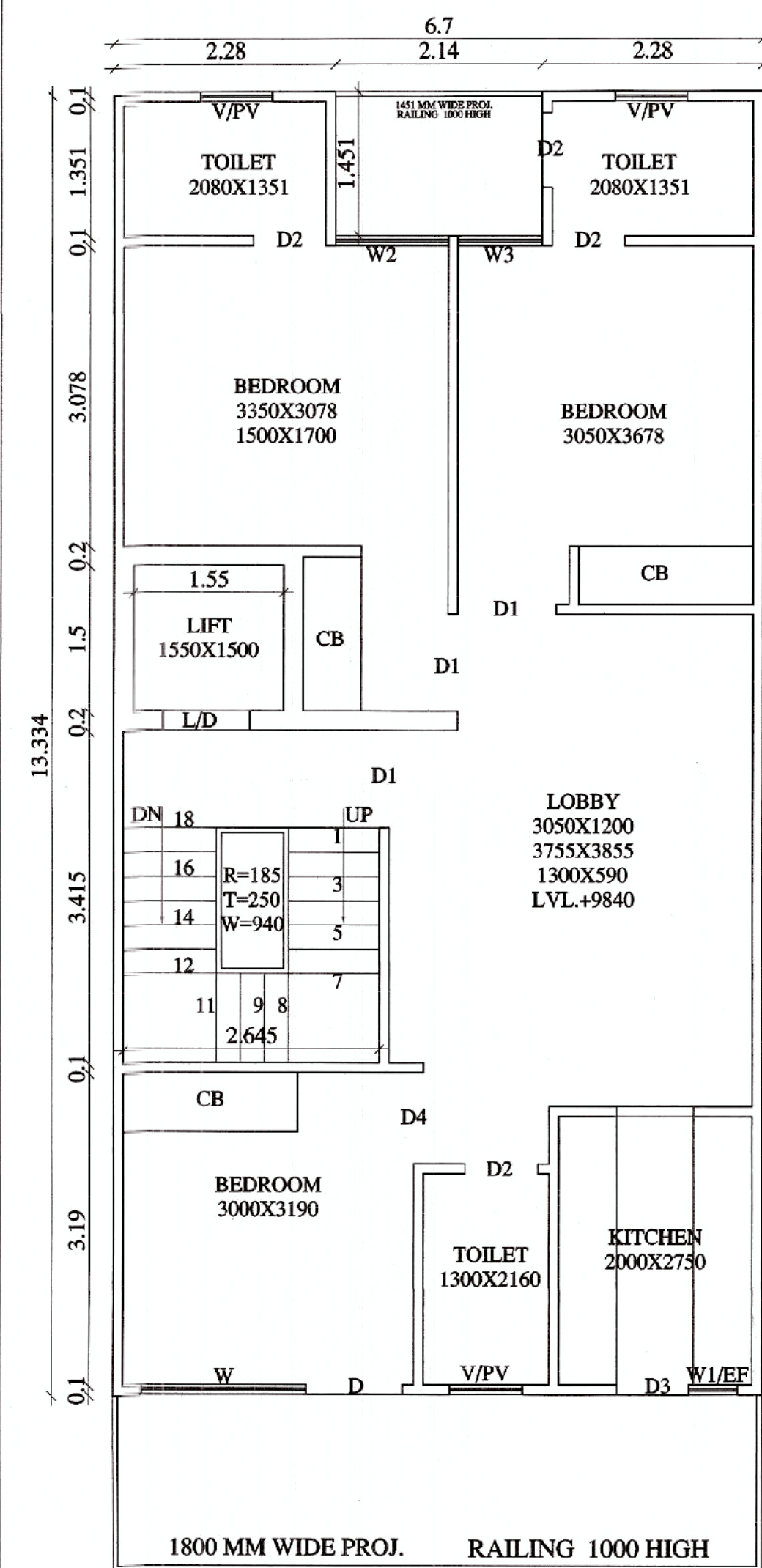
A copy is forwarded to the following for information and further necessary action:-

1. **The Distt. Town Planner, Gurgaon** with one set of approved building plan.
2. **The Distt. Town Planner, (Enforcement) Gurgaon** with one set of approved building plan.
3. **SADAN REALTECH PVT. LTD.** with the request that no sewer Connection is to issue before the applicant obtains occupation certificate from competent authority.

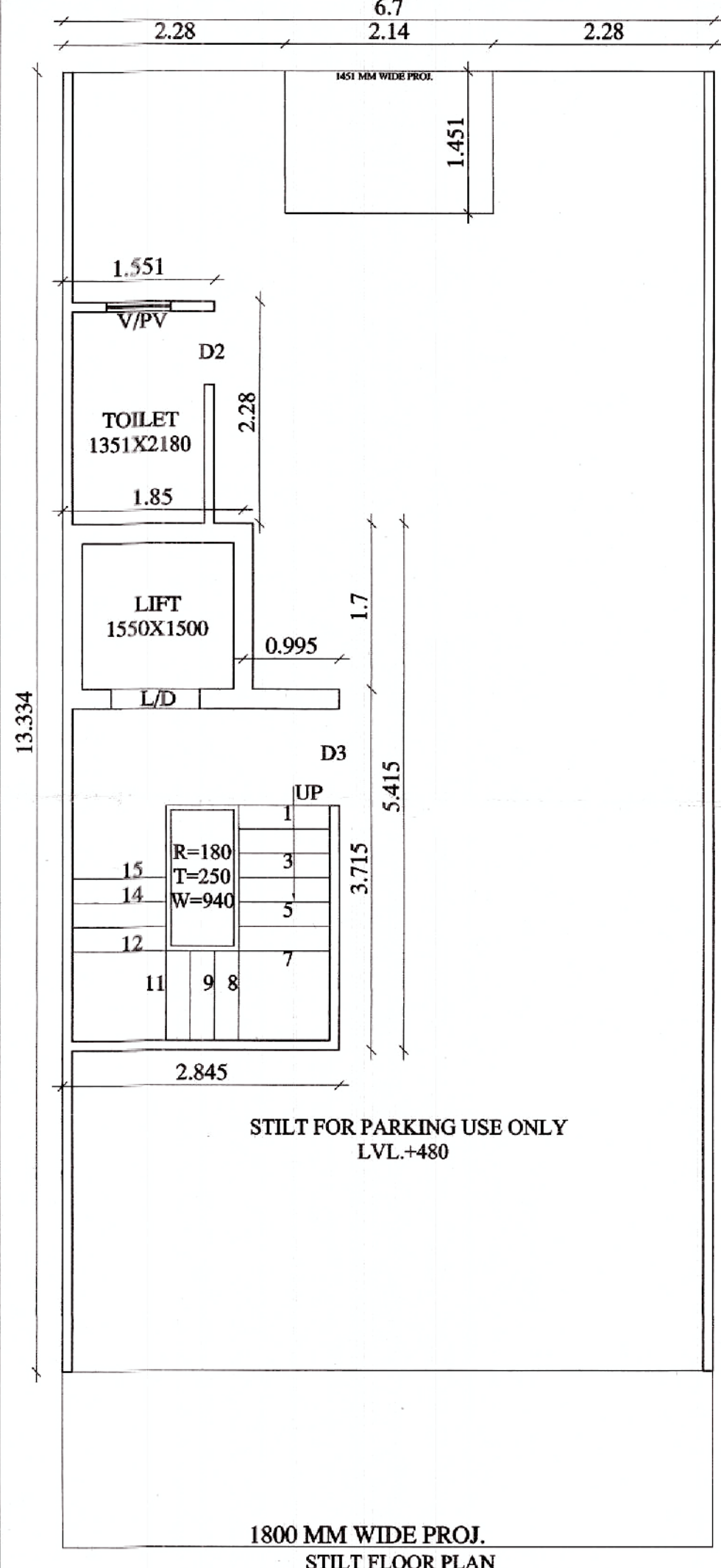


Valid For Two Years

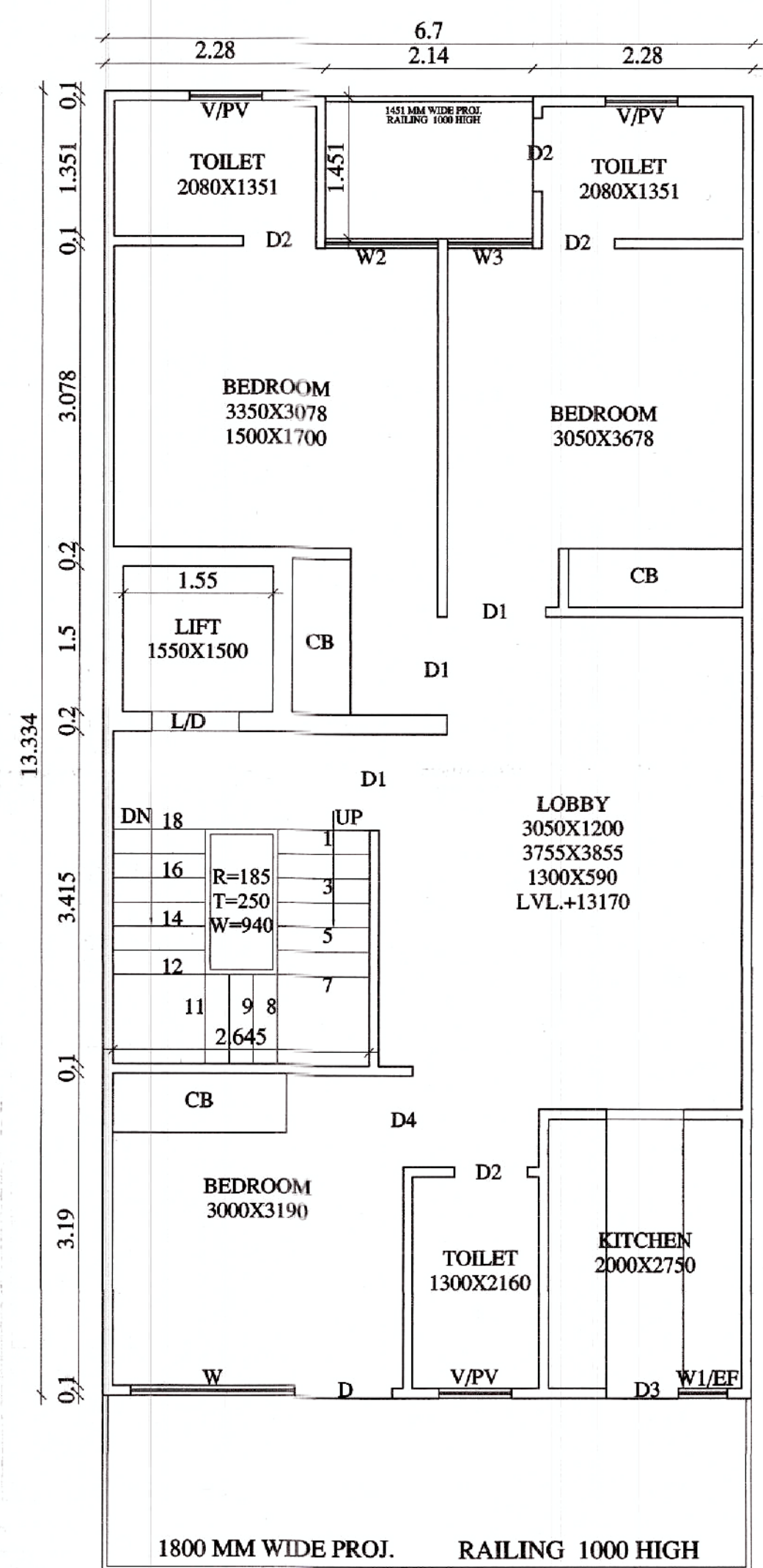
Bhavya Guglani  
B.Arch (CA/2015/71618)  
Plot No. 609, Sec-52, Gurugram



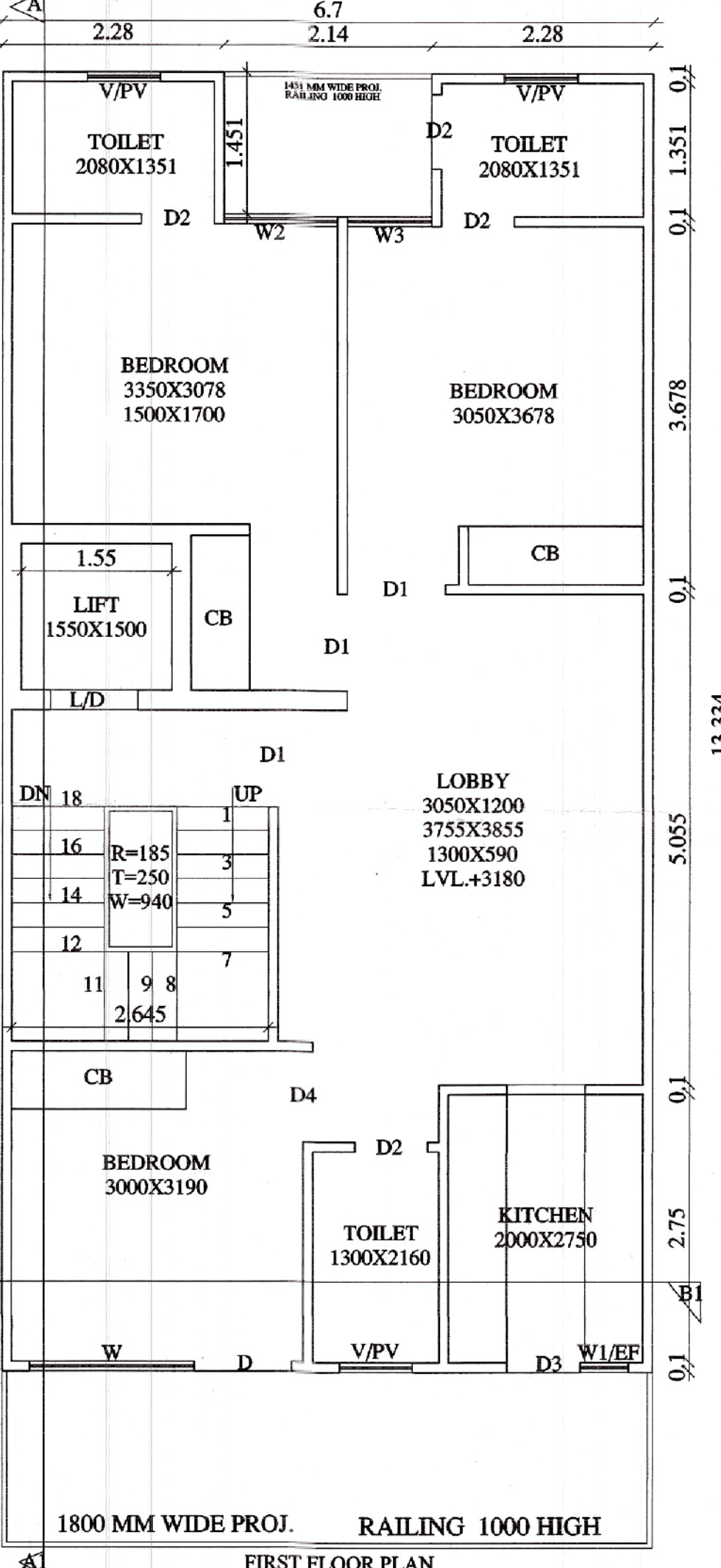
THIRD FLOOR PLAN



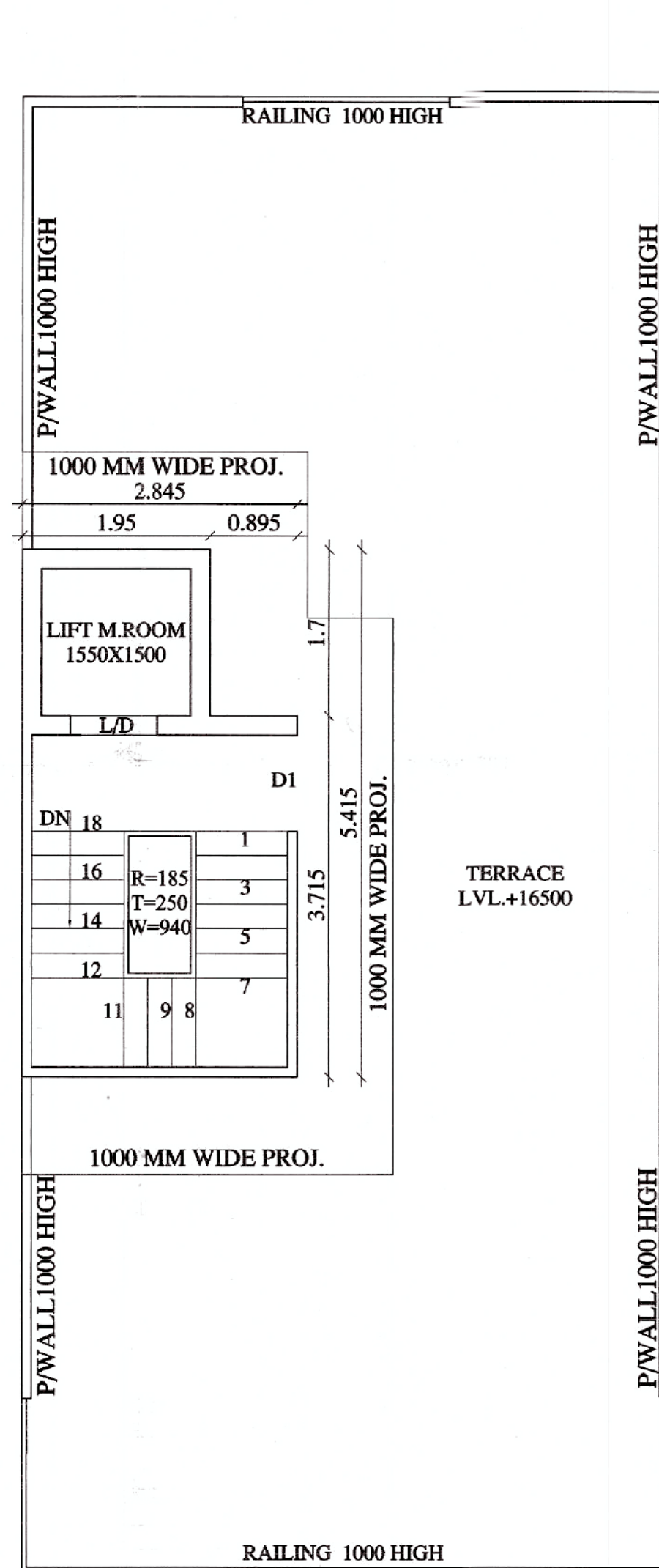
STILT FLOOR PLAN



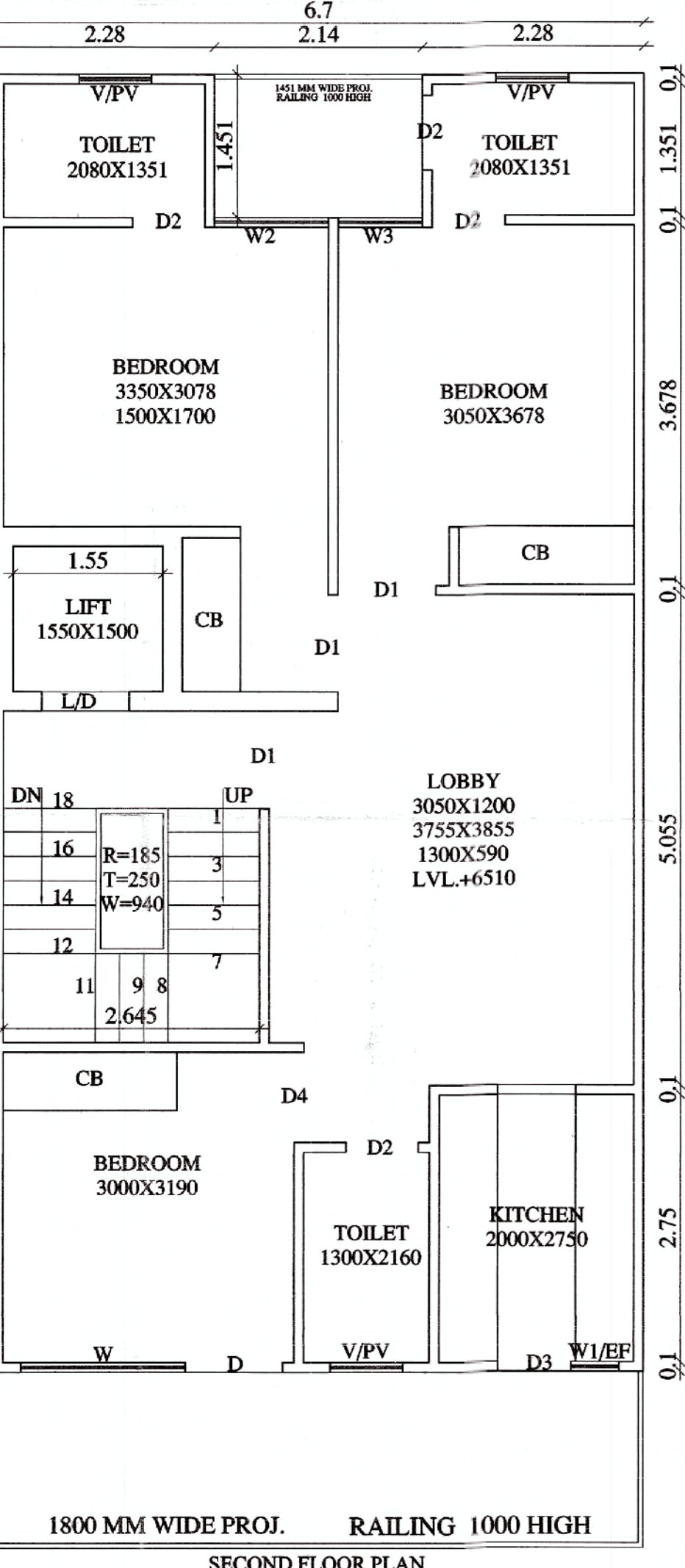
FOURTH FLOOR PLAN



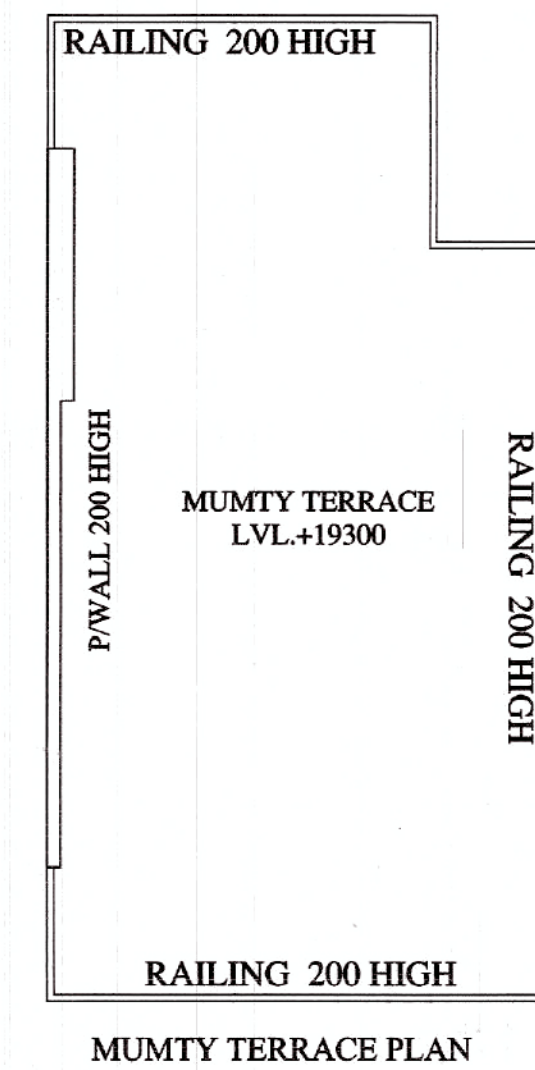
FIRST FLOOR PLAN



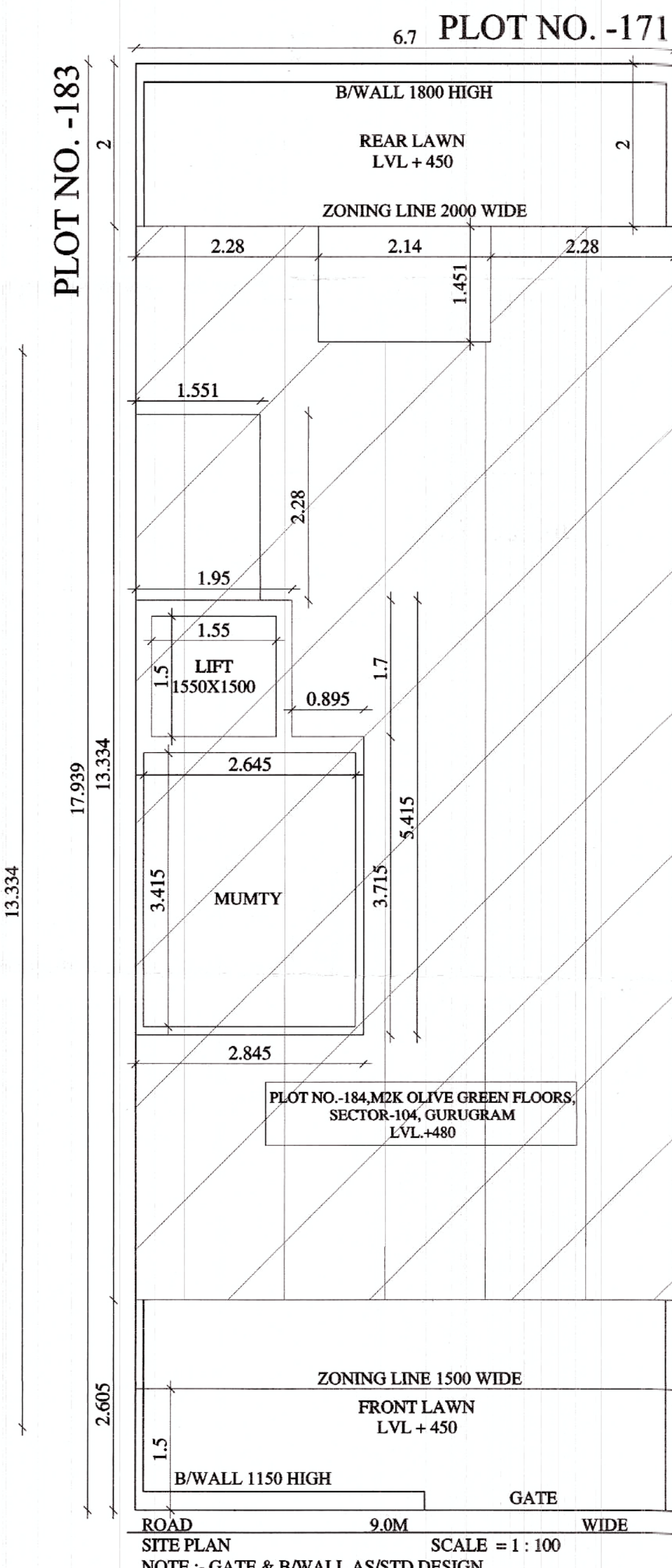
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



MUMTY TERRACE PLAN



PLOT NO. -183

PLOT NO. -171

PLOT NO. -185

#### AREA CHART:-

TOTAL AREA OF PLOT =  $6.7 \times 17.939 = 120.191$  SQMT.  
PERM. COVD. AREA ON G.F.  $120.191 \times 75\% = 90.143$  SQMT.  
PERM. COVD. AREA ON F.F.  $120.191 \times 75\% = 90.143$  SQMT.  
PERM. OLD F.A.R AT 120.191 @ 200% = 240.382 SQMT.  
PERM. F.A.R AT 120.191 @ 264% = 317.304 SQMT.  
TOTAL PROP. COVD. AREA ON STILT =  $6.7 \times 13.334 - (2.14 \times 1.451) = 89.337 - 3.105 = 86.232$  SQMT.  
PROP. COVD. AREA ON STILT IN FAR =  $2.845 \times 5.415 - (0.895 \times 1.7) + (2.28 \times 1.551) = 15.405 - 1.521 + 3.536 = 13.884 + 3.536 = 17.42$  SQMT.  
PROP. COVD. AREA ON STILT WITHOUT FAR =  $86.232 - 17.42 = 68.812$  SQMT.  
PROP. COVD. AREA ON FIRST FLOOR =  $86.232 - (2.645 \times 3.415 + 1.55 \times 1.5) = 86.232 - (9.032 + 2.325) = 86.232 - 11.357 = 74.875$  SQMT.  
PROP. COVD. AREA ON SECOND FLOOR = SAME AS FIRST FLOOR = 74.875 SQMT.  
PROP. COVD. AREA ON THIRD FLOOR = SAME AS SECOND FLOOR = 74.875 SQMT.  
PROP. COVD. AREA ON FOURTH FLOOR = SAME AS THIRD FLOOR = 74.875 SQMT.  
PROP. COVD. AREA ON MUMTY =  $2.845 \times 5.415 - (0.895 \times 1.7) = 15.405 - 1.521 = 13.884$  SQMT.  
TOTAL STAIRWELL AND LIFTWELL AREA =  $(2.645 \times 3.415 + 1.55 \times 1.5) \times 4 = (9.032 + 2.325) \times 4 = 11.357 \times 4 = 45.428$  SQMT.  
ACHIEVED FAR =  $74.875 + 74.875 + 74.875 + 74.875 + 17.42 = 316.92$  SQMT.  
TOTAL COVD. AREA =  $316.92 + 68.812 + 13.884 + 45.428 = 445.044$  SQMT.  
PURCHASABLE FAR AREA = ACHIEVED FAR - OLD FAR @ 200%  
PURCHASABLE FAR AREA =  $316.92 - 240.382 = 76.538$  SQMT. @ 2155/-

#### PROJECT:-

PROP. BUILDING PLAN FOR THE HOUSE AT PLOT NO.-184, M2K OLIVE GREEN FLOORS, SECTOR-104, GURUGRAM

OWNER :- M/S. SADAN REALTECH PRIVATE LIMITED  
HAVING ITS REGISTERED OFFICE AT 4TH FLOOR, M2K CORPORATE PARK, N BLOCK, MAYFIELD GARDEN, SECTOR-51, GURUGRAM  
REPRESENTED BY ITS SIGNATORY  
MR. GAURAV TYAGI

SCALE:- 1: 50 & 100

DRAWN BY:- ROHIT

OWNER SIGN.

ARCHITECT SIGN.

Bhavya Guglani  
B.Arch (CA/2015/71618)  
Plot No. 609, Sec-52, Gurugram  
AMT KR. VERMA  
B.E. CIVIL  
HSPV Regn. No. 1512-224  
Shed No. 303, Amd Tower, Sec-14, Gurgaon  
Mobile No.: 8559395706





**GURUGRAM**

**OWNER SIGN.**

AMICKR. VERMA  
BE CIVIL  
4/12/2024  
HSVP Regn. No. 14/2014  
A/c 303 Akd Tower, Sec-14, C  
110028