

**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,  
MAYFILD GARDEN, SECTOR-51, GURUGRAM  
REPRESENTED BY ITS SIGNATORY MR. GAURAV TYAGI**

Memo No. **029/BG**

Dated **14/01/2025**

Sub: - Approval of building Plans in respect of plot no- **185, 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**

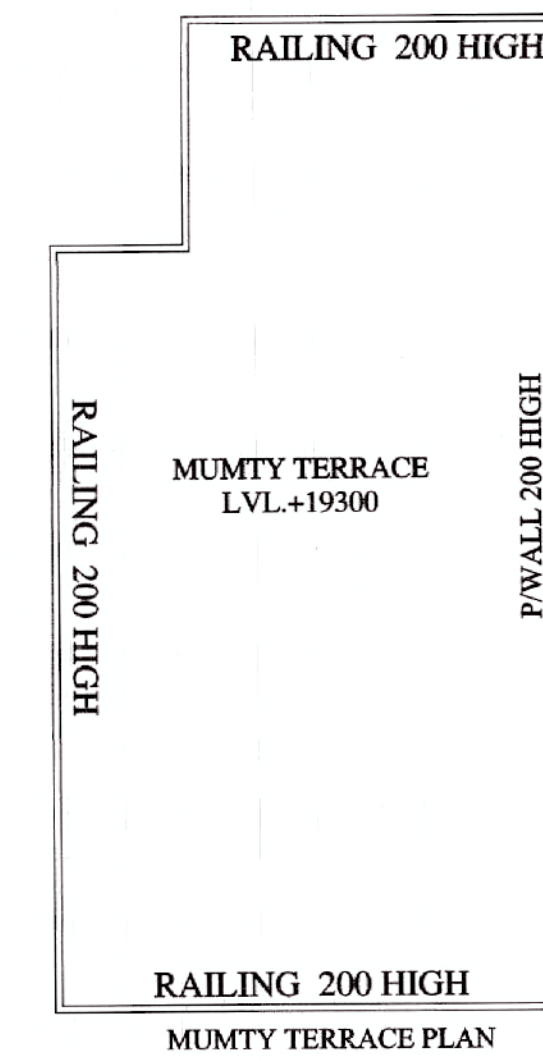
A copy is forwarded to the following for information and further necessary action:-

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-62, Gurugram



PLOT NO. -170

PLOT NO. -184

9.0 M WIDE ROAD

**AREA CHART:-**  
TOTAL AREA OF PLOT = 6.7X17.939 = 120.191 SQMT.  
PERM. COVD. AREA ON G.F. 120.191@75% = 90.143 SQMT.  
PERM. COVD. AREA ON F.F. 120.191 @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 = 6.7X13.334 - (2.21X1.451) = 89.337 - 3.206 = 86.131 SQMT.  
PROP. COVD. AREA ON STILT IN FAR = 2.945X5.415 - (0.995X1.7) + (1.651X2.235) = 15.947 - 1.691 + 3.689 = 14.256 + 3.689 = 17.945 SQMT.  
PROP. COVD. AREA ON STILT WITHOUT FAR = 86.131 - 17.945 = 68.186 SQMT.  
PROP. COVD. AREA ON FIRST FLOOR = 86.131 - (2.645X3.415 + 1.55X1.5) = 86.131 - (9.032 + 2.325) = 86.131 - 11.357 = 74.774 SQMT.  
PROP. COVD. AREA ON SECOND FLOOR = SAME AS FIRST FLOOR = 74.774 SQMT.  
PROP. COVD. AREA ON THIRD FLOOR = SAME AS SECOND FLOOR = 74.774 SQMT.  
PROP. COVD. AREA ON FOURTH FLOOR = SAME AS THIRD FLOOR = 74.774 SQMT.  
PROP. COVD. AREA ON MUMTY = 2.945X5.415 - (0.995X1.7) = 15.947 - 1.691 = 14.256 SQMT.  
TOTAL STAIRWELL AND LIFTWELL AREA = (2.645X3.415 + 1.55X1.5) X4 = (9.032 + 2.325) X4 = 11.357 X4 = 45.428 SQMT.  
ACHIEVED FAR = 74.774 + 74.774 + 74.774 + 74.774 + 17.945 = 317.041 SQMT.  
TOTAL COVD. AREA = 317.041 + 68.186 + 14.256 + 45.428 = 444.911 SQMT.  
PURCHASABLE FAR AREA = ACHIEVED FAR - OLD FAR @ 200%  
PURCHASABLE FAR AREA = 17.041 - 240.382 = -223.341 SQMT. @ 215%/-

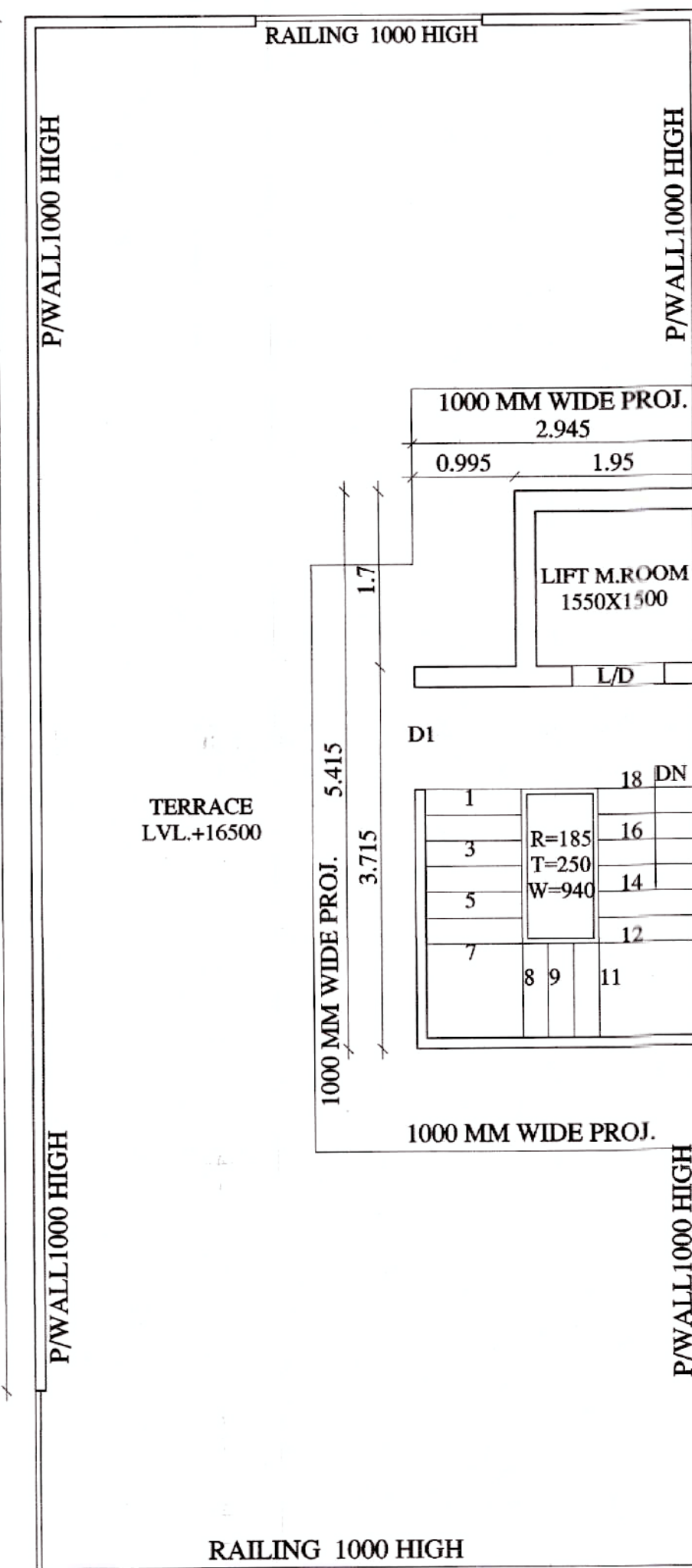
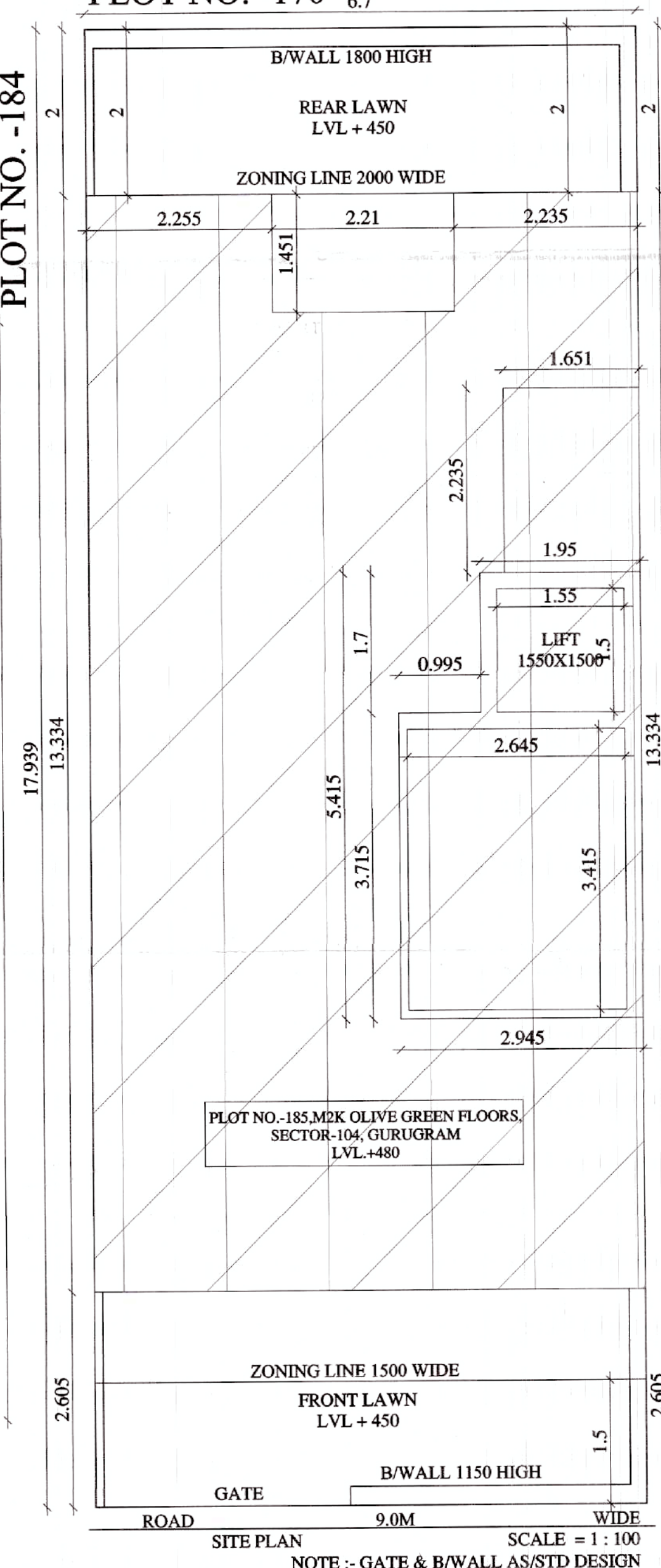
**PROJECT:-**  
PROP. BUILDING PLAN FOR THE HOUSE AT PLOT NO.-185, M2K OLIVE GREEN FLOORS, SECTOR-104, GURUGRAM

**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

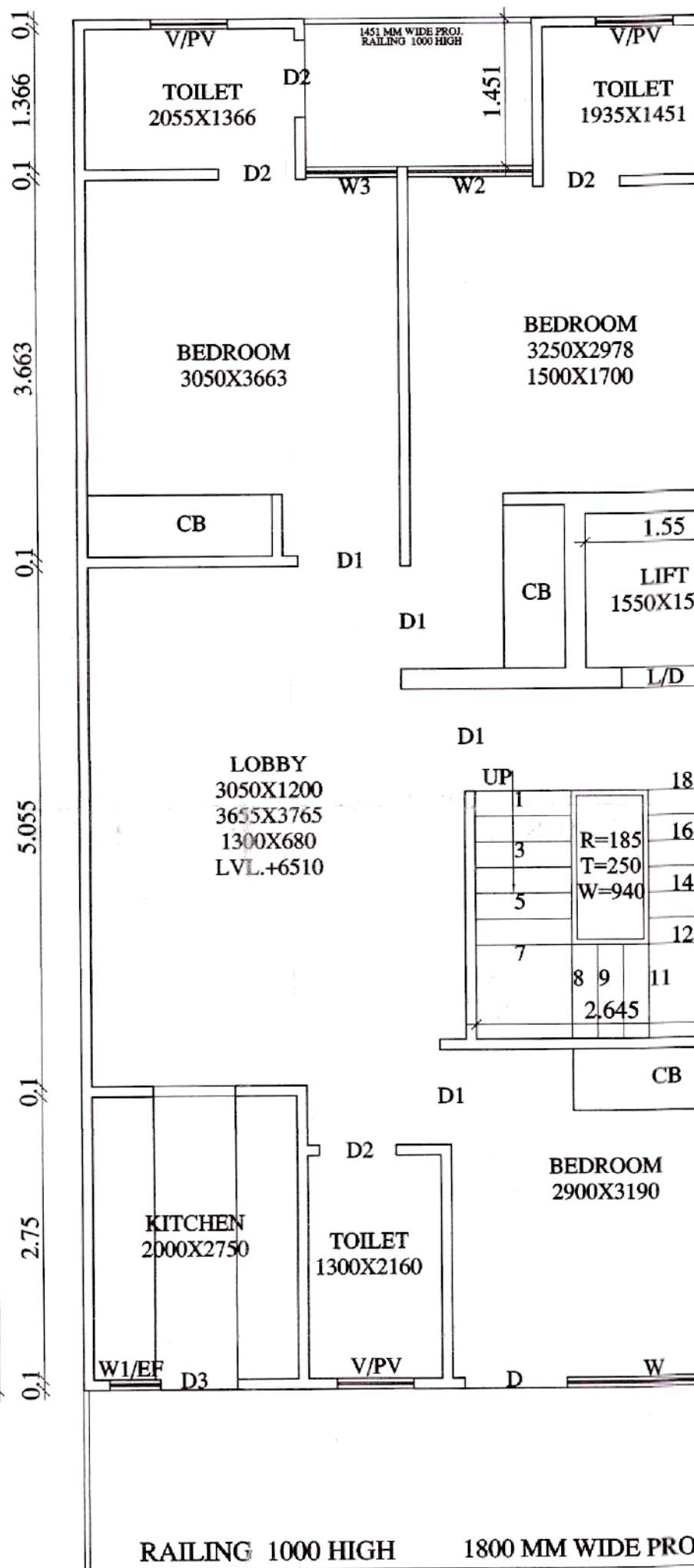
SCALE:- 1: 50 & 100 DRAWN BY:- ROHIT

**OWNER SIGN.** **ARCHITECT SIGN.**

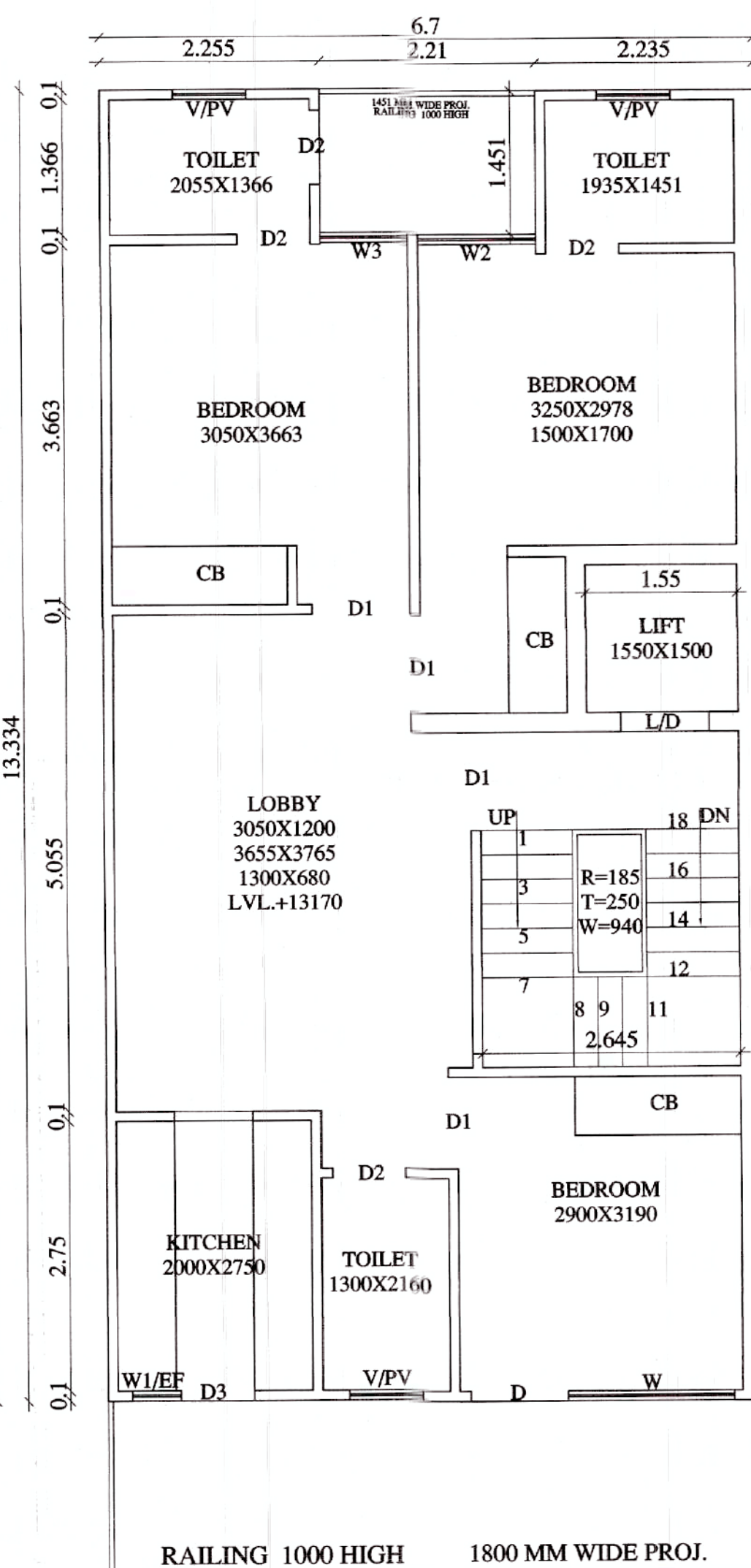
**Bhavya Guglani**  
B.Arch (CA/2015/71618)  
Plot No. 609, Sec-62, Gurugram  
**AMIT KR. VERMA**  
B.E. CIVIL  
HSVP Regn. No. 1512044  
Shop No. 303, Akad Tower, Sec-14, Gurgaon  
Mobile No.: 8585535708



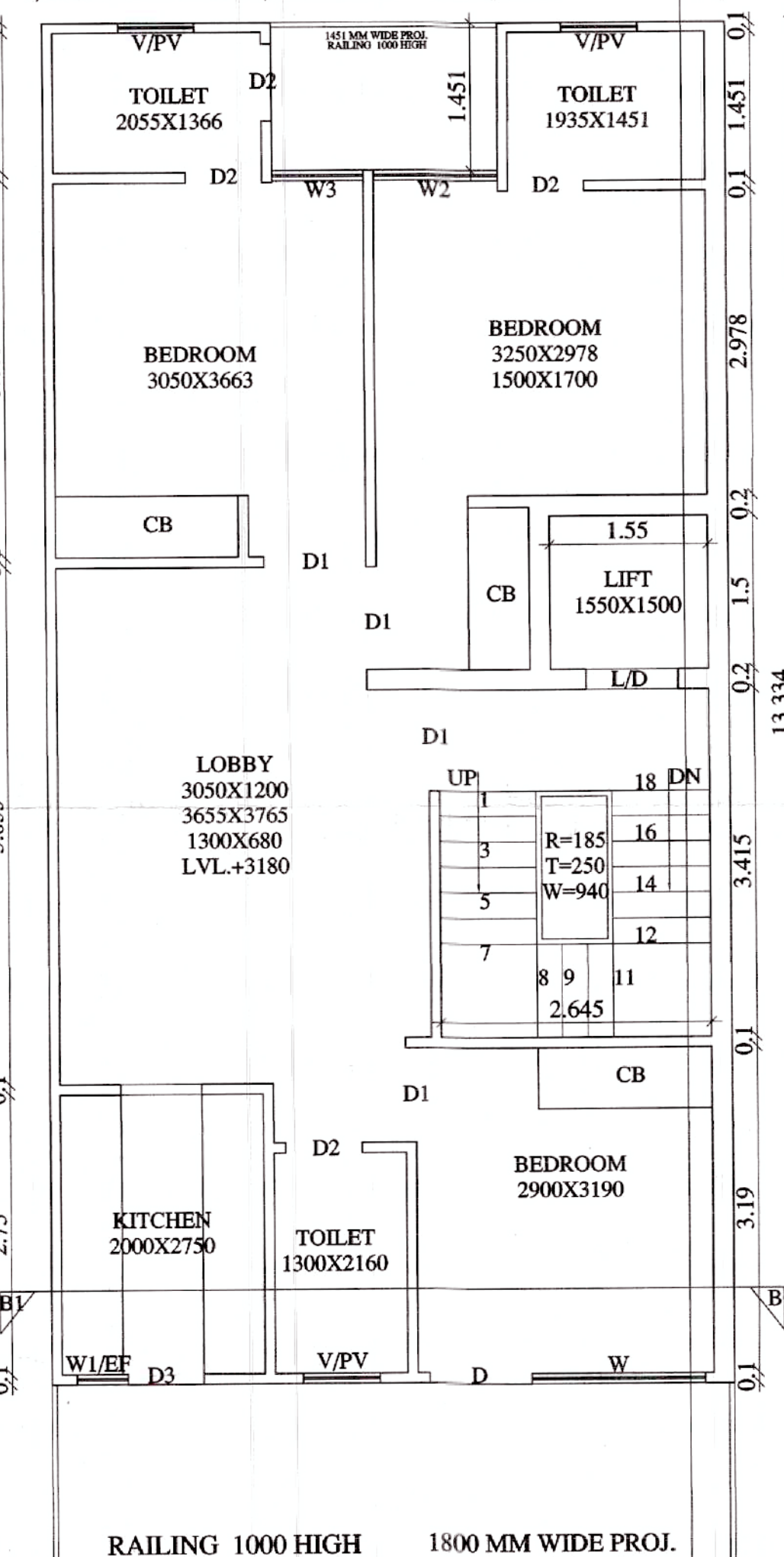
TERRACE FLOOR PLAN



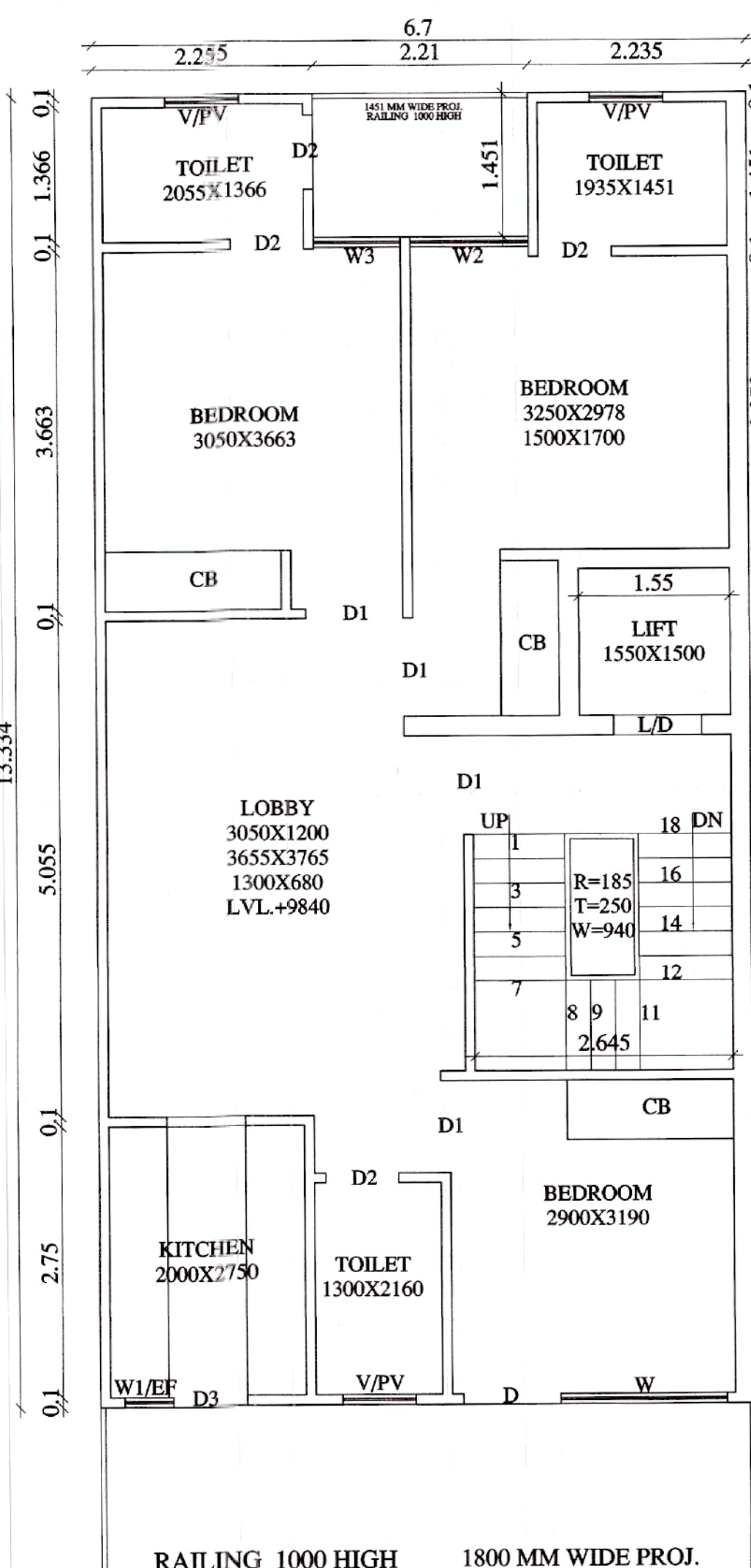
SECOND FLOOR PLAN



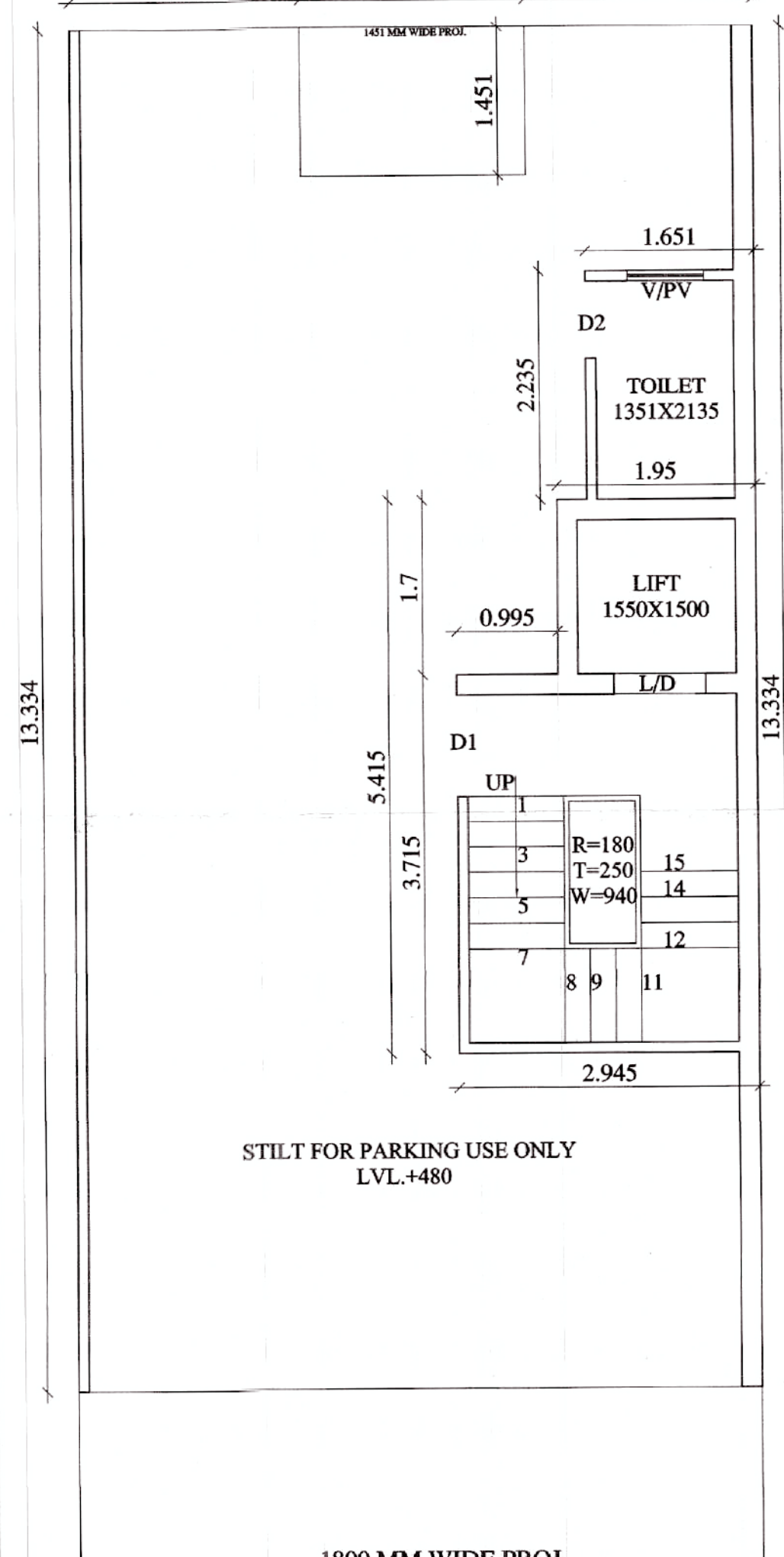
FOURTH FLOOR PLAN



FIRST FLOOR PLAN

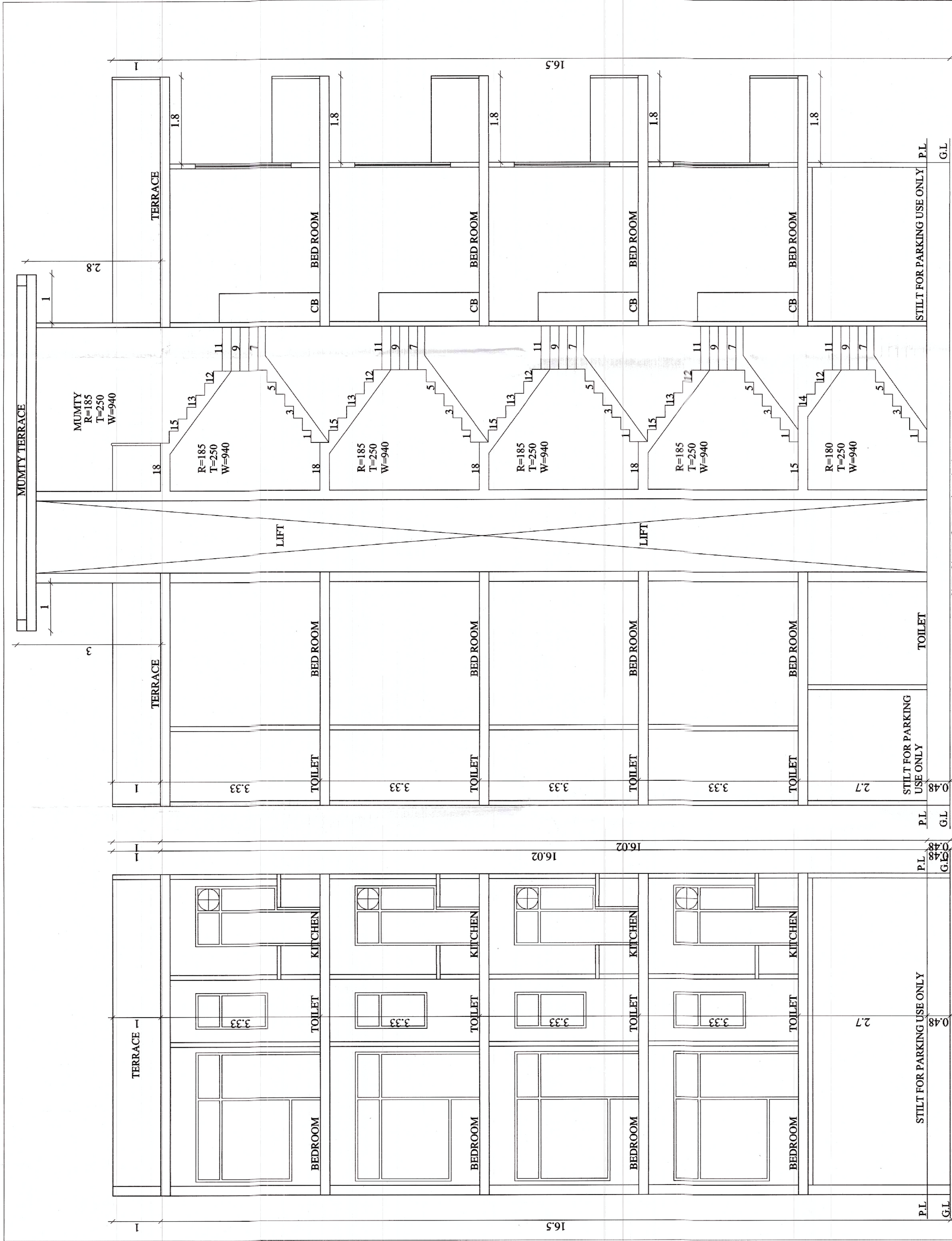


THIRD FLOOR PLAN



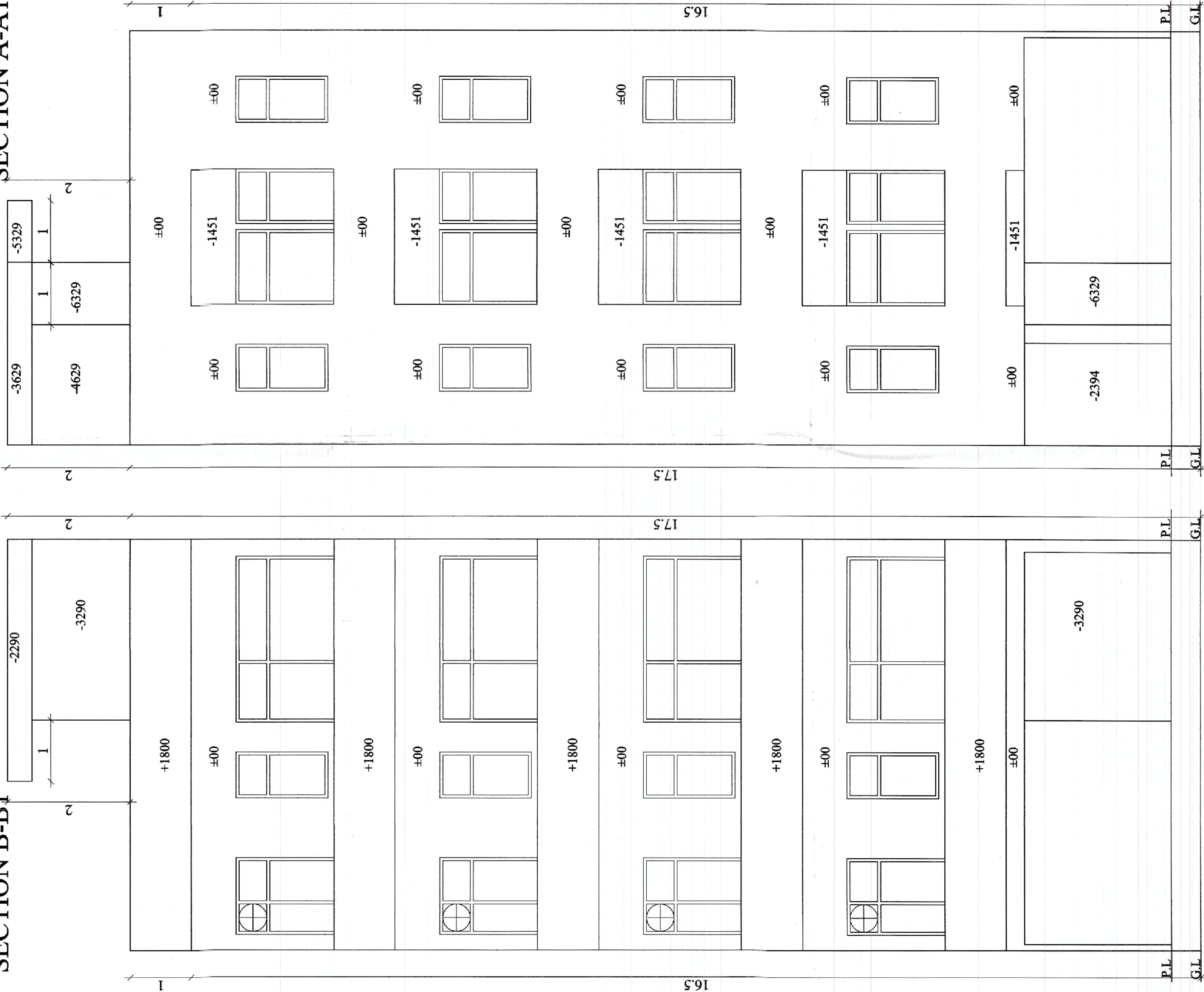
STILT FLOOR PLAN





SECTION B-B1

SECTION A-A1



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GARDEN, SECTOR-51, GURUGRAM  
REPRESENTED BY ITS SIGNATORY  
MR. GAURAV TYAGI

SCALE:- 1: 50 & 100

DRAWN BY:- ROHIT

OWNER SIGN.

ARCHITECT SIGN.

Blaryia Guglani  
B Arch (CA/2015/71618)  
Plot No. 603, Sec-52, Gurugram

ANIL KR. VERMA  
B Arch (CA/2015/71618)  
Plot No. 603, Sec-52, Gurugram