

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 4TH FLOOR M2K CORPORATE PARK, N BLOCK,
MAYFIELD GARDEN, SECTOR-51, GURUGRAM
REPRESENTED BY ITS SIGNATORY MR. GAURAV TYAGI**

Memo No. **045/BG**

Dated **14/01/2025**

Sub: - Approval of building Plans in respect of plot no- **189, 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


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Plot No. 609, Sec-52, Gurugram

Endsr. No.

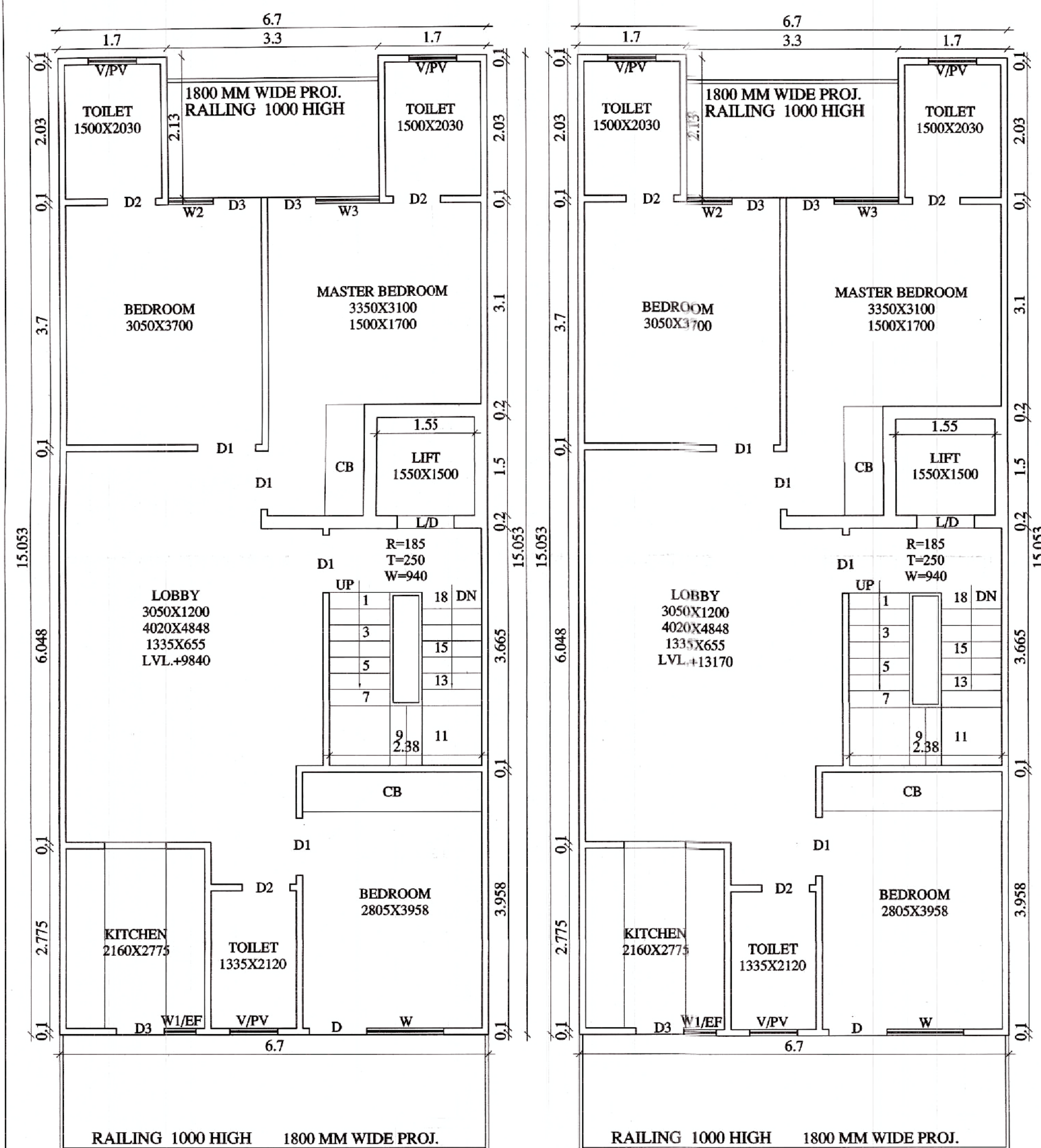
Date:

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.

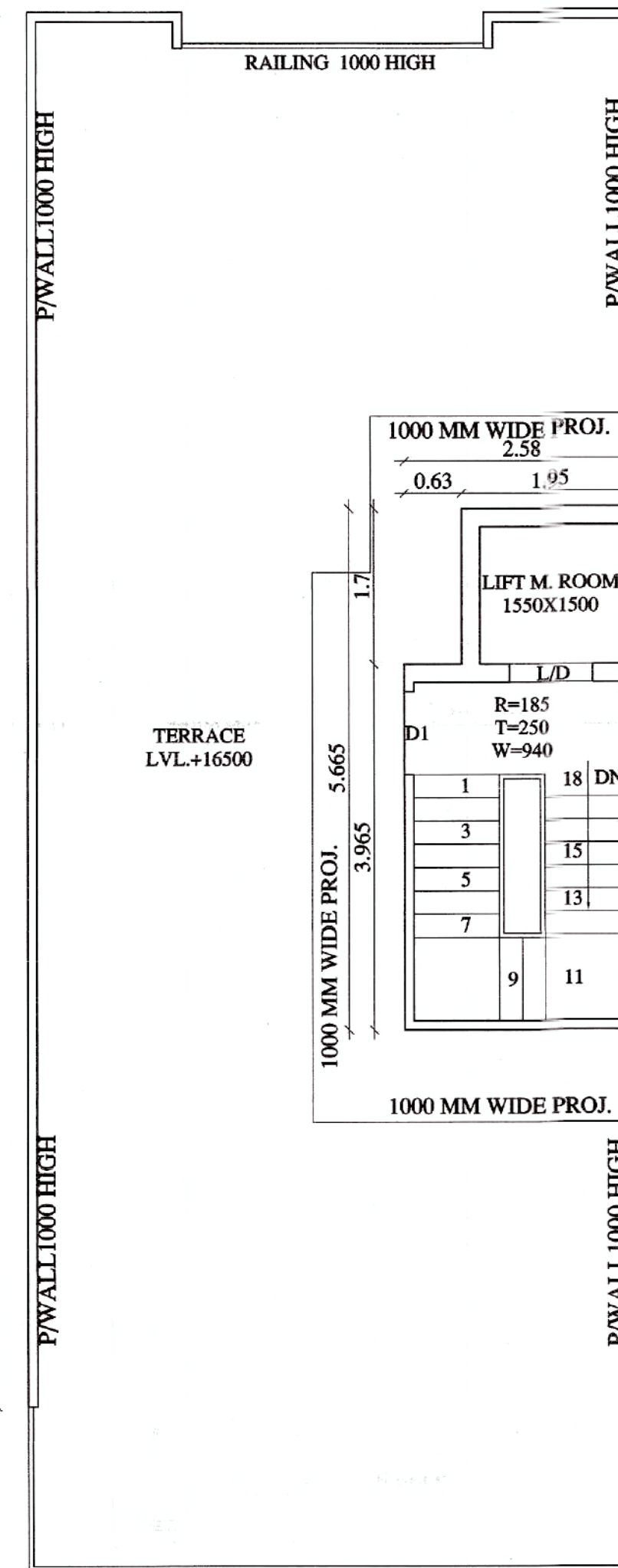
Valid For Two Years

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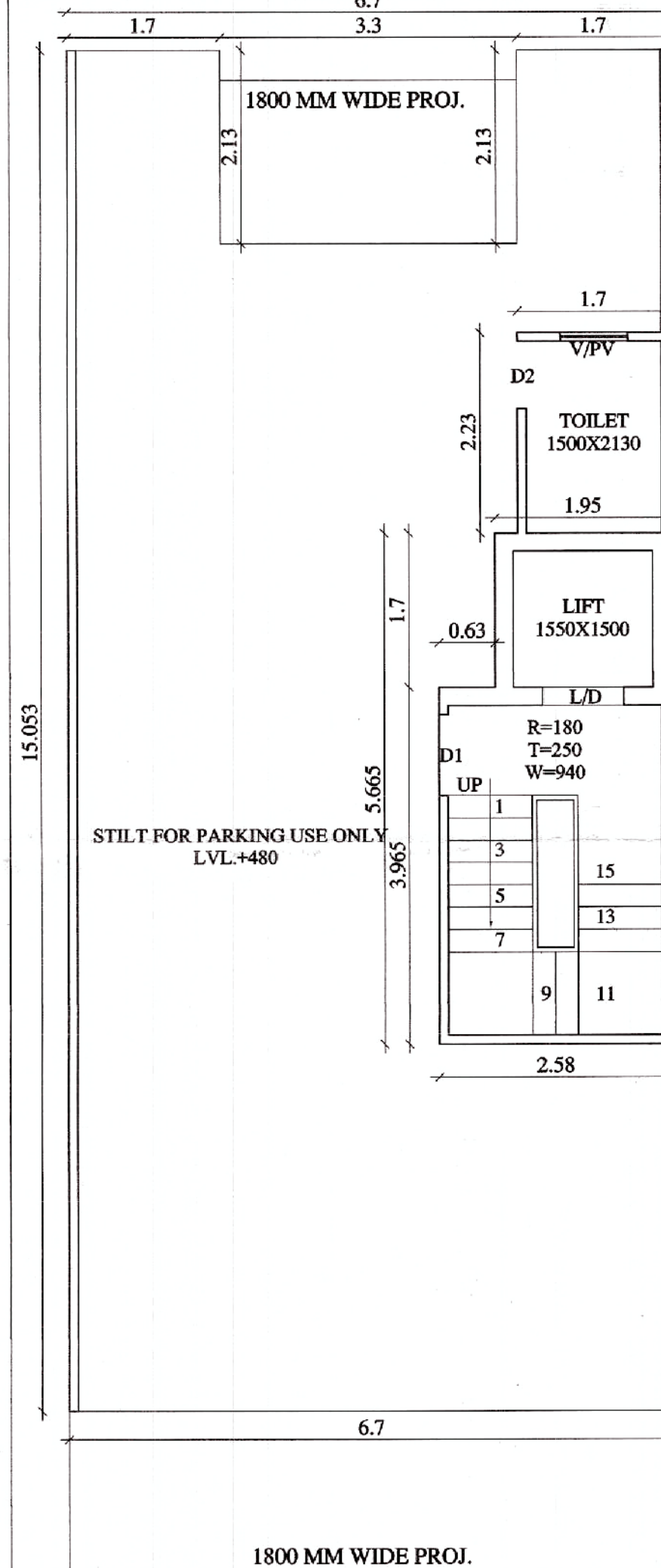


THIRD FLOOR PLAN

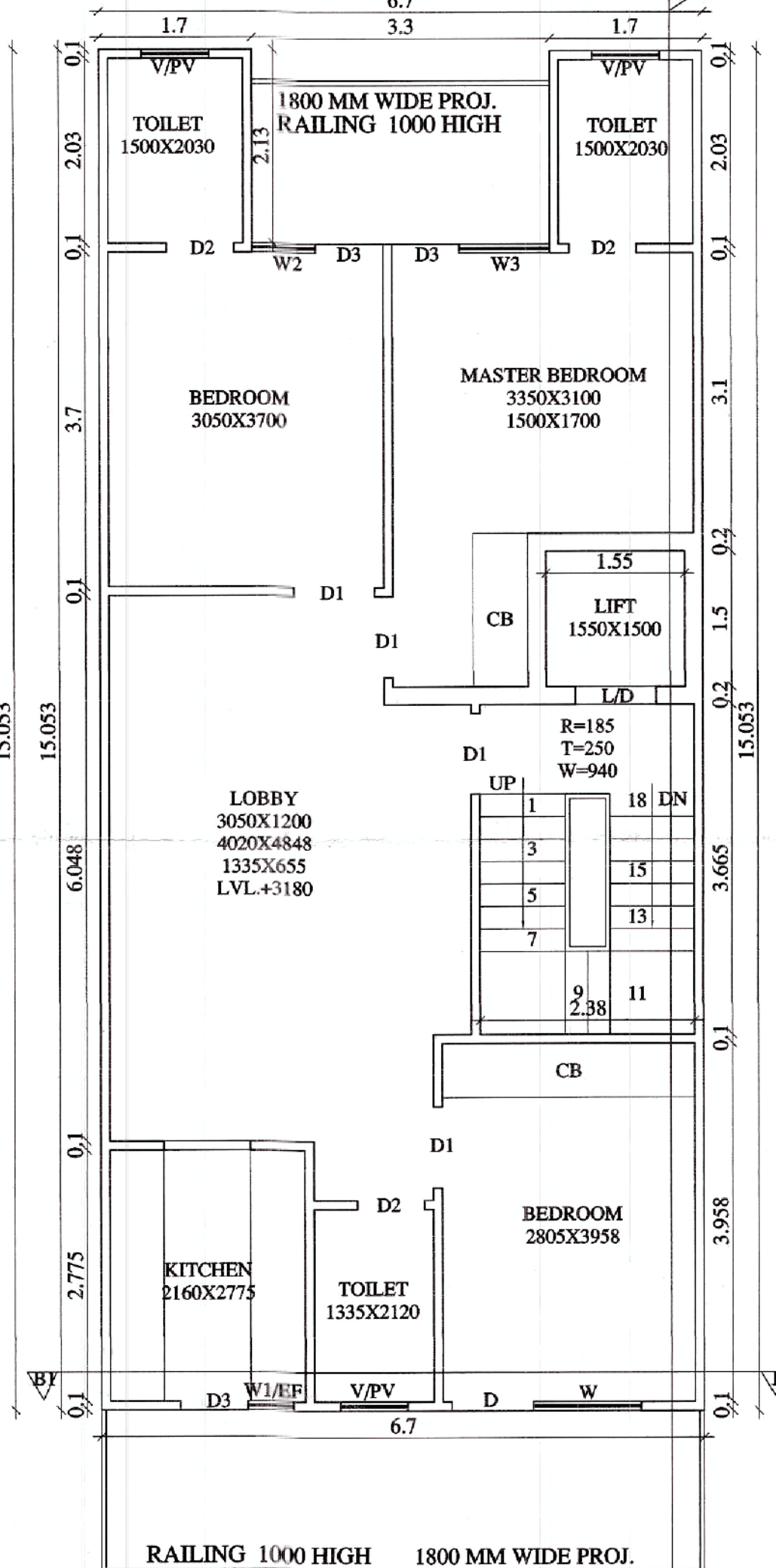
FOURTH FLOOR PLAN



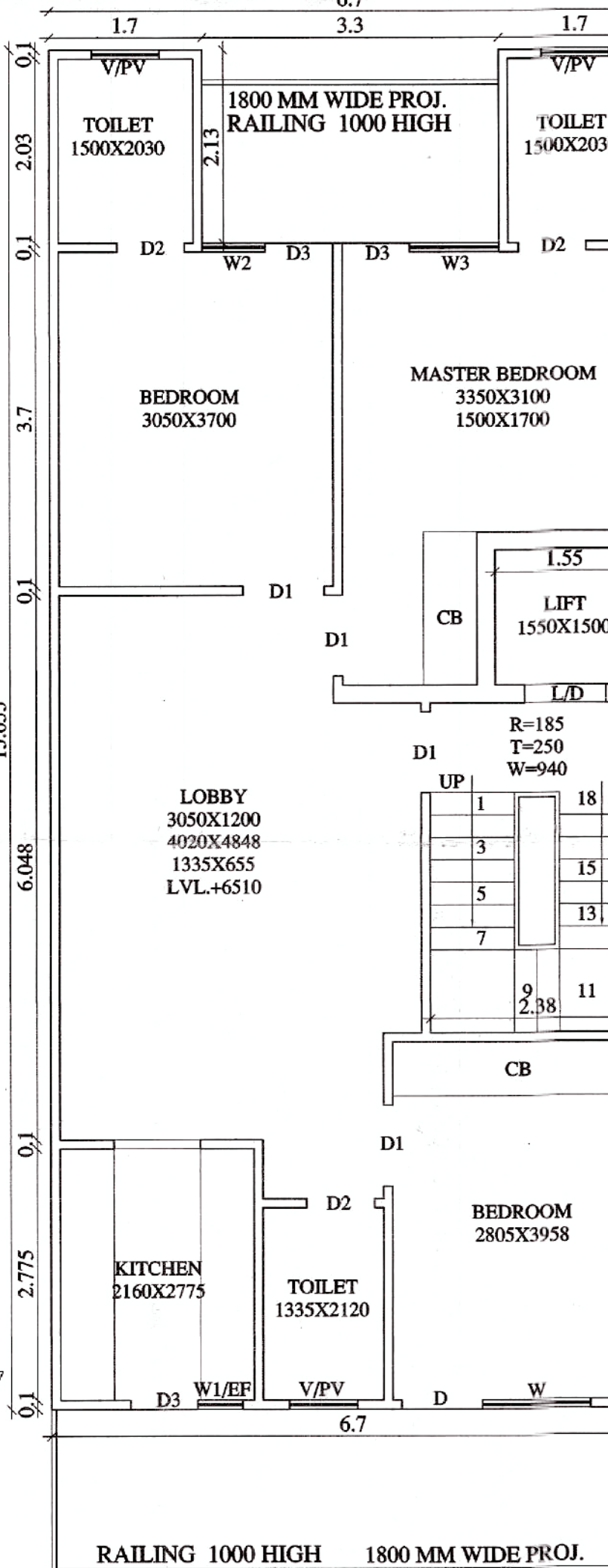
TERRACE FLOOR PLAN



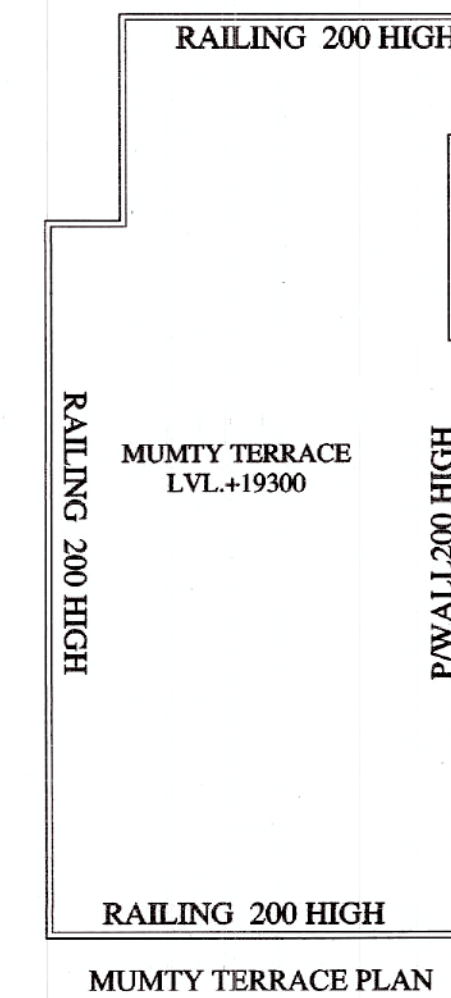
STILT FLOOR PLAN



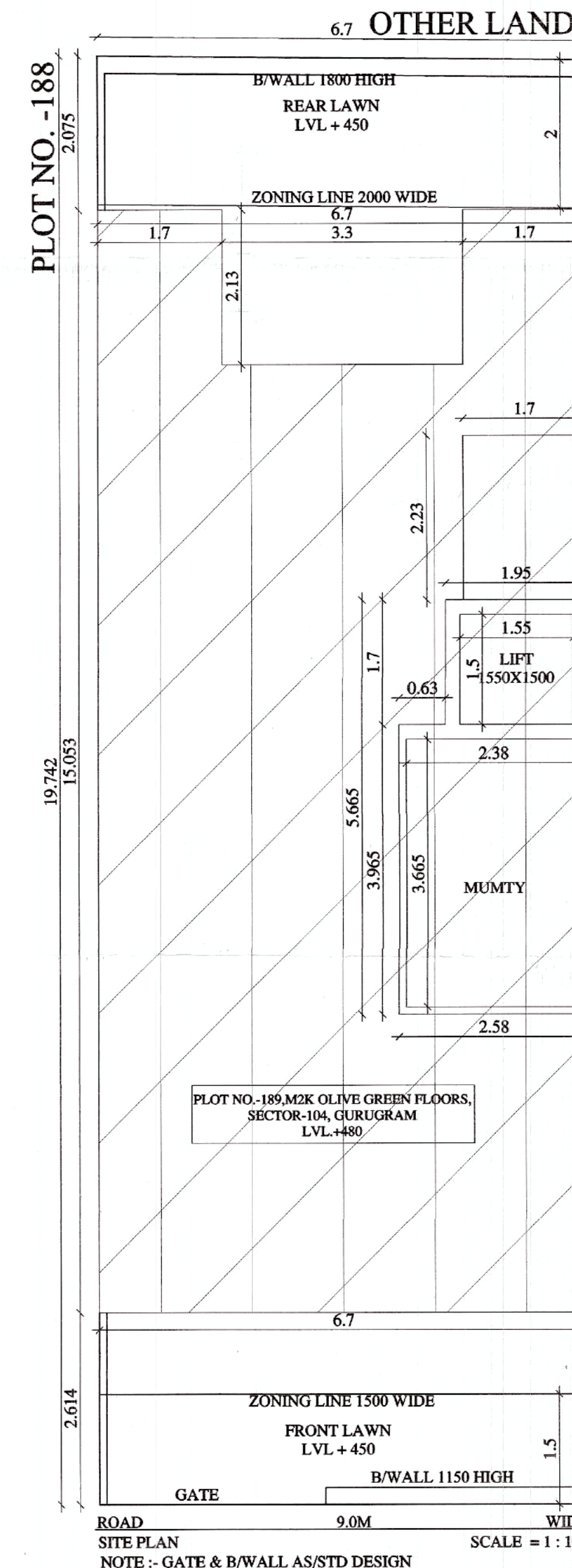
FIRST FLOOR PLAN



SECOND FLOOR PLAN



MUMTY TERRACE PLAN



PLOT NO. -188

PLOT NO. -190

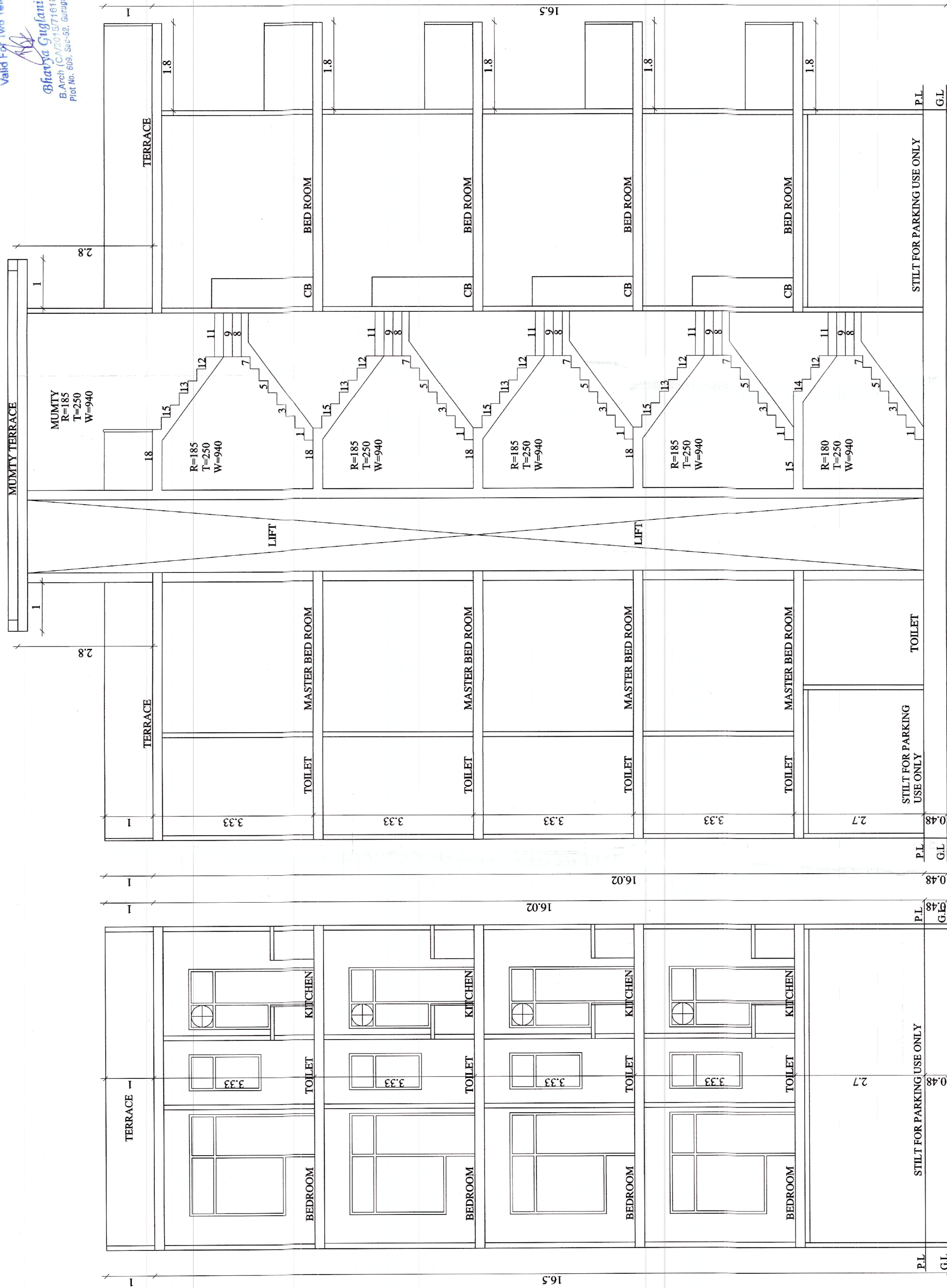
AREA CHART:-
TOTAL AREA OF PLOT = 19.742+19.608/2X6.7 = 132.064 SQMT.
PERM. COVD. AREA ON G.F. 132.064@75% = 99.048 SQMT.
PERM. COVD. AREA ON F.F. 132.064@75% = 99.048 SQMT.
PERM. OLD F.A.R. AT 132.064@200% = 264.128 SQMT.
PERM. F.A.R. AT 132.064@264% = 348.648 SQMT.
TOTAL PROP. COVD. AREA ON STILT = 6.7x15.053-(3.3x2.13) = 100.855 - 7.029 = 93.826 SQMT.
PROP. COVD. AREA ON STILT IN FAR = 2.58x5.665-(0.63x1.7) + (1.7x2.23) = 14.615-1.071+3.791 = 17.335 SQMT.
PROP. COVD. AREA ON STILT WITHOUT FAR = 93.826 - 17.335 = 76.491 SQMT.
PROP. COVD. AREA ON FIRST FLOOR = 93.826-(2.38x3.665+1.55x1.5) = 93.826-(8.722+2.325) = 93.826-11.047 = 82.779 SQMT.
PROP. COVD. AREA ON SECOND FLOOR = SAME AS FIRST FLOOR = 82.779 SQMT.
PROP. COVD. AREA ON THIRD FLOOR = SAME AS SECOND FLOOR = 82.779 SQMT.
PROP. COVD. AREA ON FOURTH FLOOR = SAME AS THIRD FLOOR = 82.779 SQMT.
PROP. COVD. AREA ON MUMTY = 2.58x5.665-(0.63x1.7) = 14.615-1.071 = 13.544 SQMT.
TOTAL STAIRWELL AND LIFTWELL AREA = (2.38x3.665+1.55x1.5) x4 = (8.722+2.325)x4 = 11.047x4 = 44.188 SQMT.
ACHIEVED FAR = 82.779+82.779+82.779+82.779+17.335 = 348.451 SQMT.
TOTAL COVD. AREA = 348.451+76.491+13.544+44.188 = 482.674 SQMT.
PURCHASABLE FAR AREA = ACHIEVED FAR-OLD FAR@200%
PURCHASABLE FAR AREA = 348.451-264.128 = 84.323 SQMT.@2155/-

PROJECT:-
PROP. BUILDING PLAN FOR THE HOUSE AT PLOT NO.-189, 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

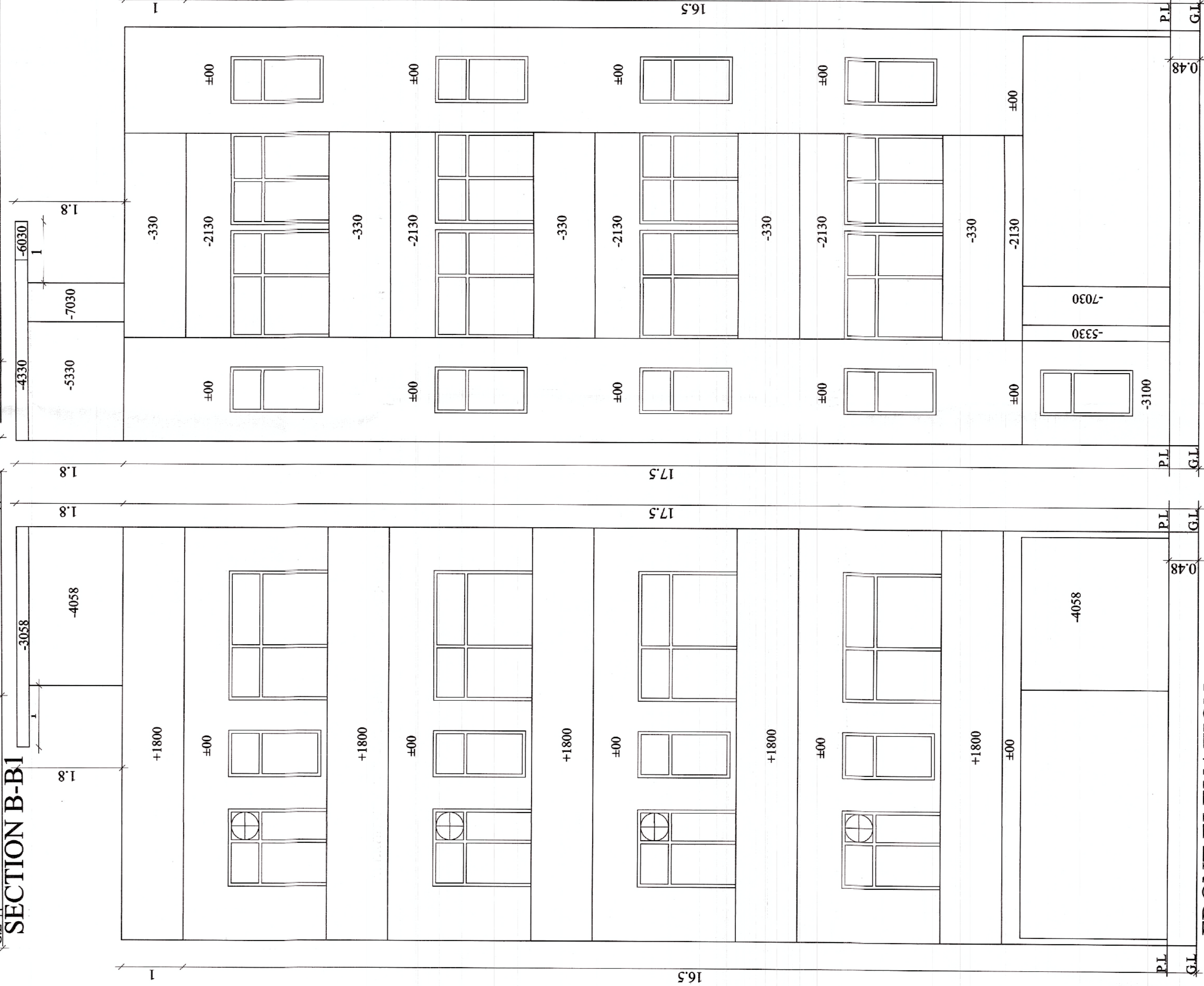
SCALE:- 1: 50 & 100
DRAWN BY:- ROHIT
OWNER SIGN.
ARCHITECT SIGN.

Bhavya Guglani
B.Arch (CA/2015/71618)
Plot No. 609, Sec-52, Gurugram
AMIT KR. VERMA
B.E. CIVIL
HSP Regn. No. 4512019
Shop No. 303, Arad Tower, Sec-14, Gurugram
Mobile No. 8585935706



SECTION B-B1

SECTION A-A1



PROJECT:-
PROP. BUILDING PLAN FOR THE HOUSE AT PLOT
NO.-189, 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. 608, Sec-52, Gurugram

KAR VERMA
B.Arch (CA/2015/71618)
Plot No. 333, Sec-52, Gurugram
Mobile No. 855555705