

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

Memo No. **093/BG**

Dated **14/01/2025**

Sub: - Approval of building Plans in respect of plot no- **201, 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


Bhavya Guglani
B.Arch (CA/2015/71618)
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.



AREA CHART:-

TOTAL AREA OF PLOT = $19.991+20.0/2X6.7 = 133.97$ SQMT.

PERM. COVD. AREA ON F.F. $133.97@75\% = 100.477$ SQMT.

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PERM. OLD F.A.R. AT $133.97@200\% = 267.94$ SQMT.

PERM. F.A.R. AT $133.97@264\% = 353.68$ SQMT.

TOTAL PROP. COVD. AREA ON STILT= $6.7x15.324-(3.3x2.4) = 102.67 - 7.92 = 94.75$ SQMT.

PROP. COVD. AREA ON STILT IN FLOOR = $2.58x5.665-(0.63x1.7) + (1.7x2.5) = 14.615-1.071+4.25 = 13.544+4.25 = 17.794$ SQMT.

PROP. COVD. AREA ON STILT WITHOUT F.A.R = $94.75 - 17.794 = 76.956$ SQMT.

PROP. COVD. AREA ON FIRST FLOOR= $94.75-(2.38x3.665+1.55x1.5) = 94.75-(8.722+2.325) = 94.75-11.047=83.703$ SQMT.

PROP. COVD. AREA ON SECOND FLOOR = SAME AS FIRST FLOOR = 83.703 SQMT.

PROP. COVD. AREA ON THIRD FLOOR = SAME AS SECOND FLOOR = 83.703 SQMT.

PROP. COVD. AREA ON FOURTH FLOOR = SAME AS THIRD FLOOR = 83.703 SQMT.

PROP. COVD. AREA ON MUMTY = $2.58x5.665-(0.63x1.7) = 14.615-1.071=13.544$ SQMT.

TOTAL STAIRWELL AND LIFTWELL AREA = $(2.38x3.665+1.55x1.5) x 4 = (8.722+2.325) x 4 = 11.047 x 4 = 44.188$ SQMT.

ACHIEVED FAR = $83.703+83.703+83.703+83.703+17.794 = 352.606$ SQMT.

TOTAL COVD. AREA = $352.606+76.956+13.544+44.188 = 487.294$ SQMT.

PURCHASABLE FAR AREA = ACHIEVED FAR-OLD FAR@200%
PURCHASABLE FAR AREA = $352.606-267.94=84.666$ SQMT. @215%

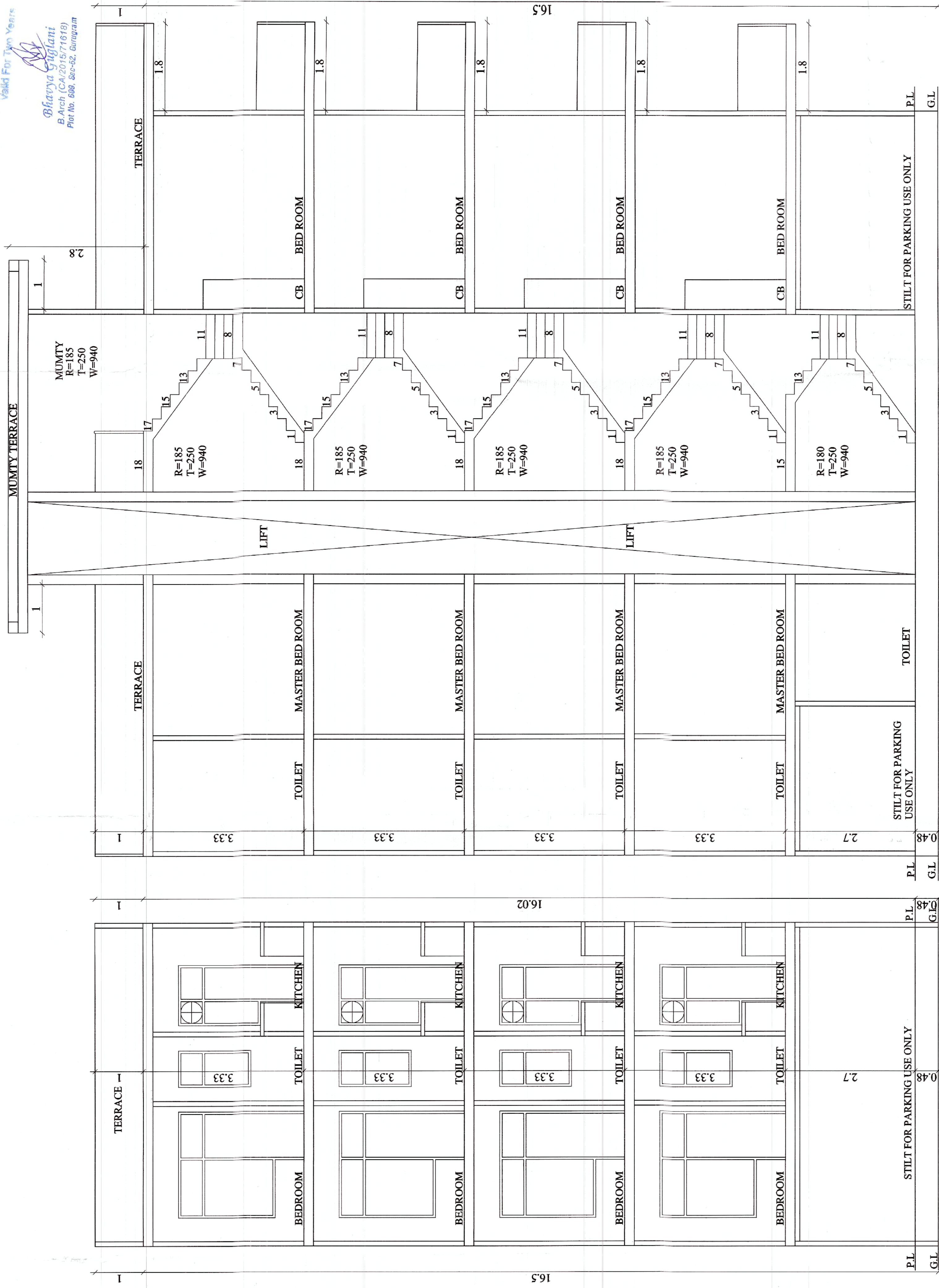
PROJECT:-
PROP. BUILDING PLAN FOR THE HOUSE AT PLOT
NO:-201, M2K OLIVE GREEN FLOORS, SECTOR-104,
GURUGRAM

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
<u>OWNER SIGN.</u>	<u>ARCHITECT SIGN.</u>
	 Bhavya Guglan B.Arch (CA/2015/7161) Plot No. 609, Sec-52, Gurgaon
	 AMIT KR. VERMA BE, CIVIL HSPV Regn. No. 45/2024 Shop No. 303, Akl Tower, Sec-14, Gurgaon Mobile No.: 8556935706

Valid For Two Years

Blavya Guliani
B Arch (CA/2015/71618)
Plot No. 608, Sec-52, Gurugram



SECTION A-AI

SECTION B-BI



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DRAWN BY:- ROHIT
ARCHITECT SIGN.

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B Arch (CA/2015/71618)
Plot No. 608, Sec-52, Gurugram

ANIL K. VERMA
HSP Regn. No. 161 Sec-14, Gurugram
Shd No. 303, Ar. Sec-14, Gurugram
Regd. No. 655935705