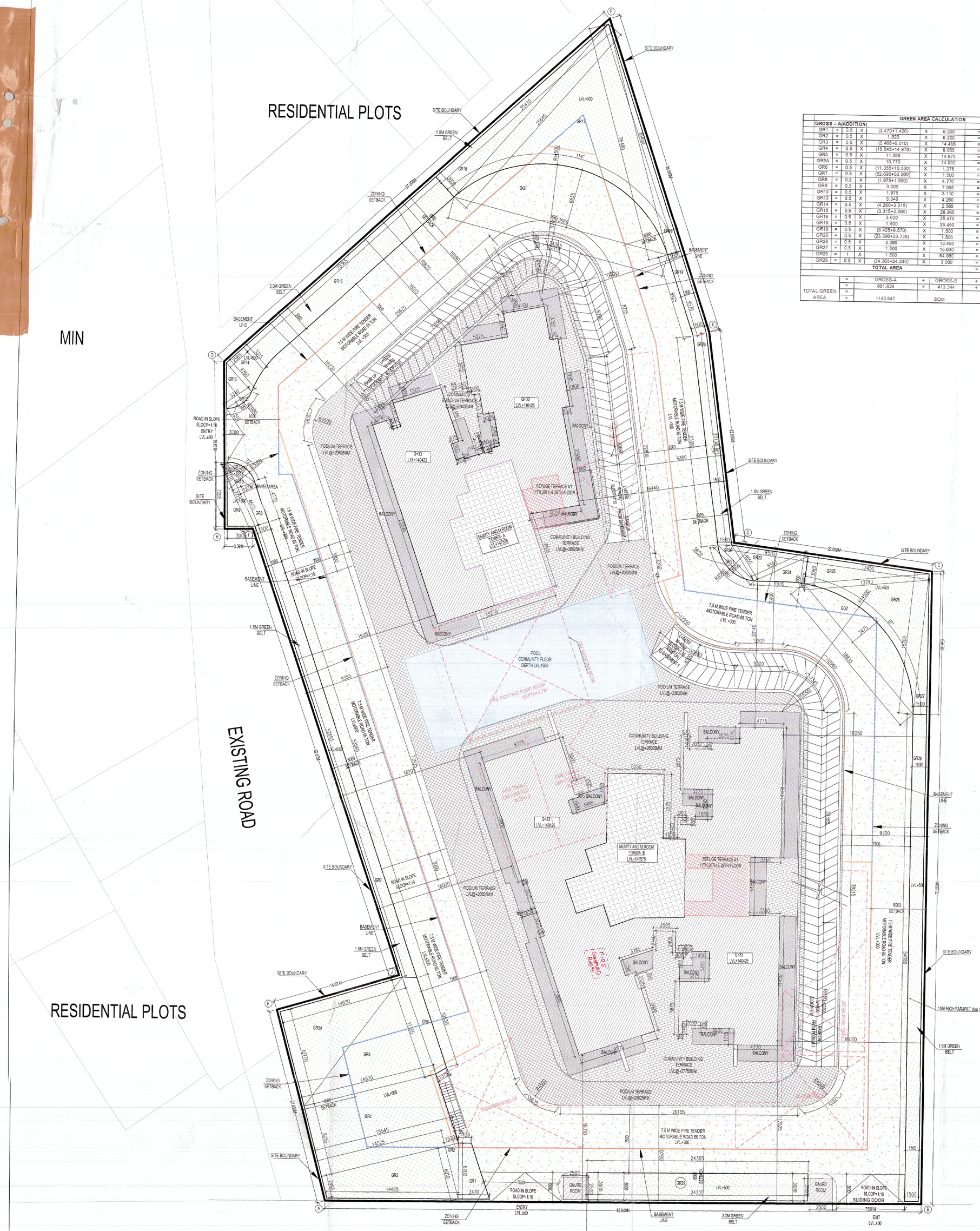

HIGH SCHOOL P.S & N.S
GOVT SENIOR SECONDARY
SCHOOL

DTP (HQ) Member Secretary BPAC
STP Member BPAC
CTP Chairman BPAC

SANCTIONED
Vide Memo No. 2750 Dated 20-03-2023

GREEN AREA CALCULATION										
GROSS – A(ADDITION)										
GR1	+	0.5	X	(3.470+1.420)	X	6.200	=	15.159	SQM	
GR2	+	0.5	X	1.920	X	6.200	=	4.712	SQM	
GR3	+	0.5	X	(2.466+6.010)	X	14.466	=	61.295	SQM	
GR4	+	0.5	X	(19.545+14.375)	X	8.055	=	122.866	SQM	
GR5	+	0.5	X	11.355	X	14.910	=	84.992	SQM	
GR5A	+	0.5	X	10.770	X	14.930	=	78.562	SQM	
GR6	+	0.5	X	(11.335+15.530)	X	1.375	=	15.546	SQM	
GR7	+	0.5	X	(52.685+52.260)	X	1.500	=	79.466	SQM	
GR8	+	0.5	X	(1.975+1.000)	X	4.770	=	6.388	SQM	
GR9	+	0.5	X	3.009	X	7.095	=	10.674	SQM	
GR10	+	0.5	X	1.975	X	3.110	=	3.071	SQM	
GR13	+	0.5	X	3.340	X	4.280	=	7.114	SQM	
GR14	+	0.5	X	(4.260+2.315)	X	2.365	=	9.715	SQM	
GR15	+	0.5	X	(3.315+2.300)	X	28.365	=	89.502	SQM	
GR18	+	0.5	X	3.000	X	25.470	=	38.205	SQM	
GR18	+	0.5	X	1.500	X	26.450	=	19.838	SQM	
GR19	+	0.5	X	(8.425+8.875)	X	1.600	=	14.246	SQM	
GR20	+	0.5	X	(23.360+23.735)	X	1.500	=	35.347	SQM	
GR23	+	0.5	X	3.090	X	13.450	=	20.879	SQM	
GR21	+	0.5	X	1.300	X	18.630	=	11.723	SQM	
GR25	+	1	X	1.500	X	54.580	=	81.120	SQM	
GR25	+	0.5	X	(24.365+24.330)	X	3.000	=	73.043	SQM	
TOTAL AREA							=	881.639	SQM	
TOTAL GREEN AREA		=	GROSS-A	+	GROSS-B	+	GROSS-C		GROSS-D	
		=	881.639	+	413.344	+	6.622	-	157.957	
		=	1143.647	SQM						

GREEN AREA CALCULATION																	
GROSS – C																	
GR11	3.14	X	3.000	X	3.000	X	72	/	360	-	0.5	X	3.000	-	0.880	X	3.815	=	1.227	SQM
GR12	3.14	X	2.980	X	2.980	X	68	/	360	-	0.5	X	2.980	-	0.510	X	3.340	=	1.142	SQM
GR21	3.14	X	4.500	X	4.500	X	80	/	360	-	0.5	X	4.500	-	0.985	X	5.620	=	4.253	SQM
																	TOTAL	=	**6.622**	SQM
AREA CALCULATION OF GREEN AREA																				
GROSS – D																				
GG1	3.14	X	14.500	X	14.500	X	114	/	360	-	0.5	X	14.500	-	6.635	X	24.365	=	113.243	SQM
GG2	3.14	X	14.500	X	14.500	X	81	/	360	-	0.5	X	14.500	-	3.475	X	18.835	=	44.714	SQM
																	TOTAL	=	**157.957**	SQM

GREEN AREA CALCULATION													
GROSS-B													
NO.	A		B		C				S	AREA OF = S(S-A)(S-B)(S-C)	Area		
GR17	25.645	+	24.365	+	26.480	/	2	=	38.245	78691.280	280.520	SQM	
GR22	1.515	+	4.665	+	5.620	/	2	=	5.895	8.805	2.967	SQM	
GR23	8.510	+	4.665	+	6.555	/	2	=	9.86	228.983	15.132	SQM	
GR24	5.530	+	6.555	+	3.060	/	2	=	7.5725	71.015	8.427	SQM	
GR26	18.835	+	13.790	+	15.700	/	2	=	24.1625	11299.194	106.298	SQM	
									TOTAL	=	413.344	SQM	

	PROPOSED PARKING	PROPOSED ECS
BASEMENT-1	48	84
BASEMENT-2	62	94
BASEMENT-3	64	93
BASEMENT-4	65	93
PODIUM-1	41	77
PODIUM-2	47	82
PODIUM-3	41	85
PODIUM-4	52	88
TOTAL	420	696

AREA STATEMENT						
DESCRIPTION	ACRE			Area	Unit	
TOTAL PLOT AREA	1.739	%	=	7037.7900	SQ.M	
TOTAL PERMISSIBLE GROUND COVERAGE		60%	=	4222.674	SQ.M	
PROPOSED GROUND COVERAGE		50.55%	=	3557.773	SQ.M	
PERMISSIBLE FAR UNDER TOD		350%	=	24632.265	SQ.M	
IGBC FAR @ 4 Star Rating		12%	=	844.535	SQ.M	
PERMISSIBLE TDR FAR		150%	=	10556.685	SQ.M	
TOTAL PERMISSIBLE FAR AREA @1.739 Acres		512%	=	36033.485	SQ.M	
Proposed FAR		511.97%	=	36031.470	SQ.M	
PERMISSIBLE FAR FOR CONVENIENT SHOPPING		0.50%	=	35.189	SQ.M	
Proposed FAR for CONVENIENT SHOPPING		0.44%	=	31.252	SQ.M	
Permissible DENSITY (meximumu density 600 person per acres)				1043	person	

Proposed DENSITY					
No of dwelling Units	198	x	5	=	990
SERVICE PERSONAL ROOM	20	x	2	=	40
Total					1030
Achieved PPA					592

TOT – LOT AND GREEN AREA REQUIRED = 1055.668 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 1143.647 SQM. = 16.25% OF THE PLOT

CAR PARKING

REQUIRED ECS FOR MAIN UNITS = 198X1.5 = 297 ECS

REQUIRED ECS FOR COMMERCIAL
1 CAR OF 50 SQM ON CARPET AREA =31.252/50
=1 ECS

TOTAL REQUIRED CAR PARKING RESIDENTIAL+COMMERCIAL=298 ECS (297+1)
PROPOSED CAR PARKING =420 CARS

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - A	1ST TO 10TH,12TH TO 19TH, 21TH TO 29TH & 30TH TO 33rd FLOOR	30	382.132	11463.960	12550.851	414.057	12421.710	13712.552	31.925	957.750	1161.70	3.469.773	66	-
	REFUGE FLOOR 11TH,20TH,29TH FLOOR	3	362.297	1086.891		394.221	1182.663		31.924	95.772				
	MUMTY MACHINE ROOM	1	-	-		108.179	108.179		108.179	108.179				
TOWER - B	1ST TO 10TH,12TH TO 19TH, 21TH TO 29TH & 30TH TO 33rd FLOOR	30	652.492	19574.760	21417.669	687.124	20613.720	22693.519	34.632	1038.960	1275.850		132	20
	REFUGE FLOOR 11TH,20TH,29TH FLOOR	3	614.303	1842.909		648.935	1946.805		34.632	103.896				
	MUMTY MACHINE ROOM	1	-	-		132.994	132.994		132.994	132.994				
CONVENIENT SHOPPING	GROUND FLOOR	1	31.252	31.252	31.252	31.252	31.252	31.252	-	-	-		-	-
COMMUNITY BUILDING	GROUND FLOOR	1	913.038	913.038	2019.198	929.538	929.538	2193.572	16.500	16.500	174.374		-	-
	UPPER FLOOR	1	1106.160	1106.160		1264.034	1264.034		157.874	157.874			-	-
GUARD ROOM	GROUND FLOOR	2	6.250	12.500	12.500	6.250	12.500	12.500	-	-	-	12.500	-	-
HT PANNEL & METER ROOM	-	-	-	-	-	75.500	75.500	75.500	75.500	75.500	75.500	75.500	-	-
PODIUM - 1	-	-	-	-	-	3469.773	3469.773	3469.773	3469.773	3469.773	3469.773	-	-	-
PODIUM– 2	-	-	-	-	-	3469.773	3469.773	3469.773	3469.773	3469.773	3469.773	-	-	-
PODIUM– 3	-	-	-	-	-	3469.773	3469.773	3469.773	3469.773	3469.773	3469.773	-	-	-
PODIUM– 4	-	-	-	-	-	3469.773	3469.773	3469.773	3469.773	3469.773	3469.773	-	-	-
BASEMENT - 1	-	-	-	-	-	4348.288	4348.288	4348.288	4348.288	4348.288	4348.288	-	-	-
BASEMENT – 2	-	-	-	-	-	4271.094	4271.094	4271.094	4271.094	4271.094	4271.094	-	-	-
BASEMENT – 3	-	-	-	-	-	3966.188	3966.188	3966.188	3966.188	3966.188	3966.188	-	-	-
BASEMENT – 4	-	-	-	-	-	4136.208	4136.208	4136.208	4136.208	4136.208	4136.208	-	-	-
TOTAL	-	-	-	-	36031.470	-	-	69319.765	-	-	33288.295	3557.773	198	20

NOTES:-
AIR CONDITIONING SYSTEM IS BEING PROVIDED.
DG POWER BACKUP IS BEING PROVIDED.
TOILET ARE MECHANICAL VENTILATED.
ALL LIFTS SHALL HAVE POWER BACK-UP.
ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE.
FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
BUILDING WILL BE DESIGNED(STRUCTURES)AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE.
SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED AS PER HARE DA/ZONING NORMS.
ALL HANDICAP RAMPS WITH RAILING.
ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE.
THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROJECT:

REVISED BUILDING PLAN OF G.H. SITE NO.1
IN SECTOR-46 GURUGRAM

OWNER:

SH. KANODIA HI-TECH PRIVATE LIMITED
A-21, SECTOR 16, NOIDA - 201301. WITH
SPRE GURUGRAM PROPERTIES PRIVATE LIMITED

ASSOCIATE ARCHITECTS

GG ASSOCIATES
PLOT NO-408 SEC-37C GURGAON(PH-9560794794)

OWNER'S SEAL & SIGNATURE

KANODIA HITECH PRIVATE LIMITED
Director/Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) BPAC

Ar. Ravinder Kumar
CA/2012/55971
Mob.: 9871004573

Checked and found to be fit for Public Health (Internal) Services. Any changes / comments in forwarding letter No. DM JAN-2023

Scale : 1:200

Drawing Title:- Superintending Engineer (HQ) Circle Office Gurugram HSVP, Panchkula FLOOR PLAN

DTP (H) STP (H) (MEMBER) BPAC

Drawing No:- ST-01