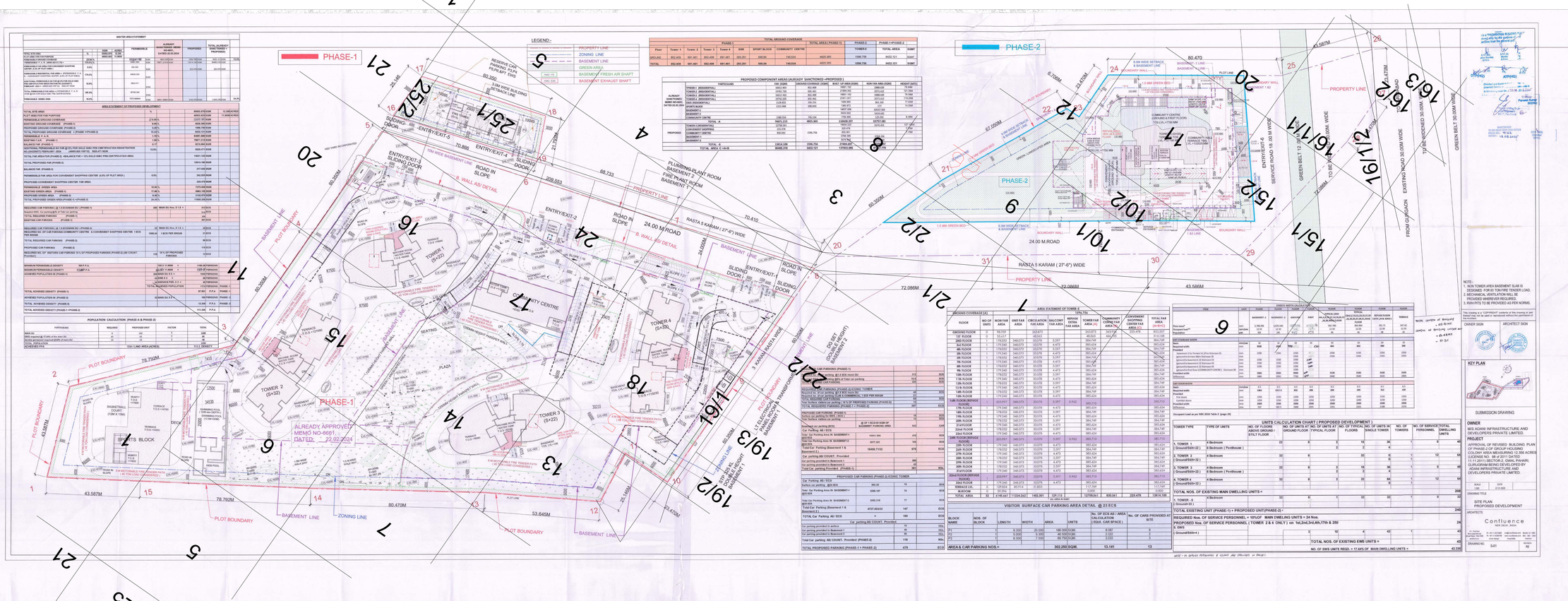

NOTE:
1. NON TOWER AREA BASEMENT SLAB IS DESIGNED FOR 6 TON FIRE TENDER LOAD.
2 MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER REQUIRED.
3. SIGN PITS TO BE PROVIDED AS PER NORMS.

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OWNER SIGN

ARCHITECT SIGN

KEY PLAN

SUBMISSION DRAWING

OWNER
M/S ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED

PROJECT
APPROVAL OF REVISED BUILDING PLAN OF PHASE-2 OF GROUP HOUSING COLONY IN SECTOR-2, GWAL PAHARI, LEDENG NO - 88 of 2011 DATED 11.11.2011 (SECTOR-2, GWAL PAHARI, GURUGRAM) BEING DEVELOPED BY ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED

SITE PLAN
PROPOSED DEVELOPMENT

ARCHITECTS
Confluence
(REP. BRCH - DELHI)
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Architecture | Interior Design | Township | Housing

DRAWING NO. S-01
REVISION R0

METER AREA STATEMENT											
			FSI	AREAS	PERMISSIBLE	ALREADY APPROVED MEMO NO-6691, DATED 22.02.2024		PROPOSED		TOTAL (ALREADY SANCTIONED + PROPOSED)	
TOTAL SITE AREA		%	69842.87SQM			69842.87SQM				69842.87SQM	
PERMISSIBLE GROUND COVERAGE		33.34%	69842.87 X 33.34%			23287.00SQM				23287.00SQM	
PERMISSIBLE GROUND COVERAGE		33.34%			23287.00 SQM	19671.27SQM	28%	19576.25SQM 28.0%	19576.25SQM 28.0%	19576.25SQM 28.0%	28%
TOTAL FSI					2.5 X 69842.87 SQ.M.=						
PERMISSIBLE FSI AREA FOR CONVENIENT SHOPPING CENTRE (0.25 OF PLOT AREA)		0.25%			0.25 X 69842.87 SQ.M.=			2512.07SQM		2512.07SQM	
PERMISSIBLE RESIDENTIAL FSI AREA (97%/93%/92.5%)		97%/93%/92.5%				64639.33SQM					
PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL BLOCKS AND AREA DEDUCTED FROM RESTRICTED GROUND COVERAGE (33.34%)		33.34%				19671.27SQM					
TOTAL PERMISSIBLE FSI AREA (2.5 + 0.25)		2.75				192105.18SQM					
TOTAL PERMISSIBLE GROUND COVERAGE (33.34% + 28%)		61.34%				42958.27SQM					
PERMISSIBLE GREEN AREA		20.00%	69842.87SQM X 20% =			13968.57SQM		14261.25SQM		14261.25SQM	20.42%

AREA STATEMENT OF PROPOSED DEVELOPMENT				
TOTAL SITE AREA	%		69842.87SQM	12.19ACRES
PROPOSED FSI AS PER PURPOSE			192105.18SQM	33.51ACRES
PERMISSIBLE GROUND COVERAGE	23.34%		23287.00SQM	
EXISTING GROUND COVERAGE (PHASE-1)	9.66%		9639.36SQM	
PROPOSED GROUND COVERAGE (PHASE-2)	9.92%		9936.76SQM	
TOTAL PROPOSED GROUND COVERAGE (PHASE 1+PHASE-2)	19.58%		19576.12SQM	
EXISTING F.A.R. (PHASE-1)	0.97		67811.82SQM	
BALANCE FAR (PHASE-2)	0.77		53716.66SQM	
ADDITIONAL PERMISSIBLE FSI FAR @25% FOR SOLD ESWS PRE CERTIFICATION REGISTRATION NO-GW/0057/ TIRSDAY ,2024	12.0%		8230.47SQM	
TOTAL FAR AREA FOR (PHASE-2) BALANCE FAR + 12% SOLD ESWS PRE CERTIFICATION AREA			14031.12SQM	
TOTAL PROPOSED FAR (PHASE-2)			13814.14SQM	
BALANCE FAR (PHASE-2)			217.00SQM	
PERMISSIBLE FAR AREA FOR CONVENIENT SHOPPING CENTER (0.25% OF PLOT AREA)	0.0%		242.09SQM	
PROPOSED CONVENIENT SHOPPING CENTER FAR AREA			235.47SQM	
PERMISSIBLE GREEN AREA	19.46%		13576.94SQM	
EXISTING GREEN AREA (PHASE-1)	17.46%		6863.19SQM	
PROPOSED GREEN AREA (PHASE-2)	19.46%		7698.75SQM	
TOTAL PROPOSED GREEN AREA (PHASE-1+PHASE-2)	34.92%		13561.94SQM	

REQUIRED CAR PARKING (2.5 ECS/200M SQ.) (PHASE-1)	392	MEAN (for) Area. X 1.5 =	412ECS
Required EWS For parking @5% of Total car parking			13 ECS
TOTAL REQUIRED Parkings	392		425ECS
EXISTING CAR PARKING (PHASE-1)			397ECS
REQUIRED CAR PARKING (2.5 ECS/200M SQ.) (PHASE-2)	12	MEAN (for) Area. X 1.5 =	18ECS
REQUIRED NO. OF CAR PARKING COMMUNITY CENTRE & CONVENIENT SHOPPING CENTER 1 ECS PER 500SQM	1006.62	1 ECS PER 500SQM	2 ECS
TOTAL REQUIRED CAR PARKING (PHASE-2)			20ECS
PROPOSED CAR PARKING (PHASE-2)			14ECS
REQUIRED NO. OF VISITORS CAR PARKING 10 % OF PROPOSED PARKING (PHASE-2) (AS COUNT Provided)	154	10 % OF PROPOSED PARKING	15ECS

MAXIMUM PERMISSIBLE DENSITY	180 P.P.A.	1195.26TOTAL X 180 =	1195.26TOTAL PERSONS
MAXIMUM PERMISSIBLE DENSITY	172.8P.P.A.	1195.26 X 172.8 =	1195.26 P.P.A.
HIGHER POPULATION (PHASE-1)		1195.26 X 180 =	215147PERSONS
		1195.26 X 172.8 =	206540PERSONS
		215147PERSONS - 206540PERSONS =	8607PERSONS PHASE - 1
		TOTAL REQUIRED POPULATION	215147PERSONS PHASE - 1
TOTAL ACHIEVED DENSITY (PHASE-1)			187.80 P.P.A. PHASE - 1
ACHIEVED POPULATION IN (PHASE-2)		1195.26TOTAL DU X 3 =	3585PERSONS PHASE - 2
TOTAL ACHIEVED DENSITY (PHASE-2)			13.42P.P.A. PHASE - 2
TOTAL ACHIEVED DENSITY (PHASE-1+PHASE-2)			101.29P.P.A.

POPULATION CALCULATION (PHASE-I & PHASE-2)				
PARTICULARS	REQUIRED	PROVIDED UNIT	FACTOR	TOTAL
MEN (50)		100	1	100
WOMEN (50) @ 12.5% of the total (50)		12	1	12
Services personnel (required @25% of men) (50)		25	1	25
TOTAL PERSONS				137
ACHIEVED PPA	1334 / 1.462	AREA (ACRE-II)	12.19 / 137	0.089

PHASE-1											
TOTAL GROUND COVERAGE											
Floor	Tower 1	Tower 2	Tower 3	Tower 4	EWS	SPORT BLOCK	COMMUNITY CENTRE	TOTAL AREA (PHASE-1)	PHASE-2	PHASE-1+PHASE-2	
									TOWER-4	TOTAL AREA	50MT
GROUND	852.409	691.481	852.409	691.481	243.291	608.84	748.934	4825.365	1356.756	6422.121	50MT
TOTAL	852.409	691.481	852.409	691.481	243.291	608.84	748.934	4825.365	1356.756	6422.121	50MT

PROPOSED COMPONENT AREAS (ALREADY SANCTIONED +PROPOSED)						
	PARTICULARS	FAR (SQM)	GROUND COVERAGE (SQM)	BUILT UP AREA (SQM)	NON FAR AREA (SQM)	WEIGHT (NOS)
ALREADY SANCTIONED MEMO NO-6691 DATED 22.02.2024	TOWER 1 (RESIDENTIAL)	38811.460	852.409	38811.460	1488.000	320
	TOWER 2 (RESIDENTIAL)	38782.358	691.481	38782.358	2373.000	320
	TOWER 3 (RESIDENTIAL)	38811.460	852.409	38811.460	1488.000	192
	TOWER 4 (RESIDENTIAL)	38782.358	691.481	38782.358	2373.000	192
	EWS (RESIDENTIAL)	10.830	243.291	1489.000	963.000	17.6500
	SPORT BLOCK	1032.998	608.840	1032.998	0.000	12.0000
	SHOPPING			18837.000	3537.000	
	MEANINGFUL			5454.000	3435.000	
	COMMUNITY CENTRE	1006.626	748.934	1006.626	0.000	8.3000
	TOTAL -A	156211.233	4825.365	232629.357	20177.-000	
PROPOSED	TOWER 4 (RESIDENTIAL)	38782.358		38782.358	3315.000	192
	CONVENIENT SHOPPING	235.470		235.470		
	COMMUNITY CENTRE	850.093	1356.756	850.093		
	MEANINGFUL			2712.000		
	MEANINGFUL			5454.000		
	TOTAL	156316.159	1356.756	279864.507	23492.000	
	TOTAL AREA (A+B)	38426.258	6422.121	279864.506		

PROPOSED CAR PARKING (PHASE-2) ECONO TOWER			
Car Parking -All / ECS			
Beffore car parking , @2.5ECS	360.00	14	8ECS
Total Car Parking Area IN BASEMENT-I @23 ECS	3396.197	79	8ECS
Total Car Parking Area IN BASEMENT-2 @23 ECS	3492.318	77	8ECS
Total Car Parking (Basement I & Basement-2)	6737.263/23	147	ECS
TOTAL Car Parking -All / ECS		160	ECS
Car parking-NO COUNT, Provided			
Car parking provided in Basement-1		49	30%
Car parking provided in Basement-2		49	30%
Total Car parking provided in Basement I & Basement-2		98	60%
Total Car parking -NO COUNT, Provided (PHASE-2)		118	90%
TOTAL PROPOSED PARKING (PHASE-1 + PHASE-2)		478	ECS

TOTAL GROUND COVERAGE											
PHASE-2								TOTAL AREA (PHASE-1)	PHASE-2	PHASE-1+PHASE-2	
Floor	Tower 1	Tower 2	Tower 3	Tower 4	EWS	SPORT BLOCK	COMMUNITY CENTRE		TOWER-4	TOTAL AREA	50MT
GROUND	852.409	691.481	852.409	691.481	243.291	608.84	748.934	4825.365	1356.756	6422.121	50MT
TOTAL	852.409	691.481	852.409	691.481	243.291	608.84	748.934	4825.365	1356.756	6422.121	50MT

AREA STATEMENT OF TOWER-4										
				TOWER-T04						
	NO.OF UNITS	NON FAR AREA	UNIT FAR AREA	CIRCULATION FAR AREA	BALCONY FAR AREA	MEDIAN EXTRA FAR AREA	TOWER FAR AREA (TC)	COMMUNITY CENTRE FAR AREA (TC)	CONVENIENT SHOPPING CENTRE FAR AREA (TC)	TOTAL FAR AREA (U+R+C)
GROUND FLOOR	0	99.339		243.673		243.673	343.012		235.470	343.001
1ST FLOOR	0	32.417		40.003		40.003	72.420			41.148
2ND FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
3rd FLOOR	1	178.033	348.073	33.078	4.473		385.624			385.624
4th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
5th FLOOR	1	178.033	348.073	33.078	4.473		385.624			385.624
6th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
7th FLOOR	1	178.033	348.073	33.078	4.473		385.624			385.624
8th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
9th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
10th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
11th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
12th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
13th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
14th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
15th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
16th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
17th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
18th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
19th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
20th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
21st FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
22nd FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
23rd FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
24th FLOOR DEFENCE (SODC)	1	203.917	348.073	33.078	3.297	0.742	385.710			385.710
25th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
26th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
27th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
28th FLOOR	1	178.033	348.073	33.078	3.297		384.749			384.749
29th FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
30th FLOOR DEFENCE (SODC)	1	203.917	348.073	33.078	3.297	0.742	385.710			385.710
31st FLOOR	1	179.240	348.073	33.078	4.473		385.624			385.624
TERRACE LVL	0	139.634	63.914	31.803			127.607			
TERRACE	0	0.000					0.000			
TOTAL AREA	30	5148.447	11524.242	1482.951	129.112		13158.041	830.241	235.470	13814.150

** ALREADY APPROVED

VISITOR, SURFACE CAR PARKING AREA DETAIL @ 23 ECS						
BLOCK NAME	NOS. OF BLOCK	LENGTH	WIDTH	AREA	UNITS	No. OF ECS AS / AREA CALCULATION (55SQ. CAR SPACE)
P1	1	6.300	20.100	126.630SQM		6.087
P2	1	6.300	8.300	52.290SQM		2.222
P3	1	6.300	7.500	69.750SQM		3.033
AREA & CAR PARKING NOS.=				302.250SQM.		13.141

EXISTING MATRIX CALCULATION										
TITLE	UNIT	BLOCK-E	BLOCK-F	BLOCK-G	BLOCK-H	ZONAL LAND (ALLOTMENT) (ALREADY)	RAILTA & ALIGN.(R.O.W.) (ALREADY)	REVISED ZONAL LAND (WITH JR & SWC)	TERRACE	
6	Floor area*	sqm	3,780.000	3,676.340	3,676.340	10,132.680	1,000.000	9,132.680	397.02	
	Proportionate**	sqm/pm	0.37	0.36	0.36	0.99	0.10	0.89	0.039	
	Stairs/lifts	sqm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		pm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

EXIT CORRIDOR WIDTH										
Item	mm/nos	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Required width		750	750	750	750	750	750	750	750	750
Provided										
Ground floor	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
(ignored)Ist Basement (E Block)(ramp 20)										
(ignored)Ist basement (E Block)(ramp 20)	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
(ignored)Ist basement (F Block)(ramp 20)	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
(ignored)Ist basement (G Block)(ramp 20)	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
(ignored)Ist basement (H Block)(ramp 20)	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
(ignored)Ist Pod Floor (COMMUNITY CENTRE)	Shortcode 8b	1000	1000	1000	1000	1000	1000	1000	1000	1000
Minimum	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250
Effective width	mm	2250	2250	2250	2250	2250	2250	2250	2250	2250

EXIT DOOR WIDTH										
Item	mm/nos	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Required width	mm	1900	1900.5	950	250	250	250	950	1900	
Provided										
Ground floor	mm	1250	1250	1250	1250	1250	1250	1250	1250	1250
Corridor doors	mm	1250	1250	1250	1250	1250	1250	1250	1250	1250
Provided width	mm	2500	2500	2500	2500	2500	2500	2500	2500	2500
Minimum	mm	1250	1250	1250	1250	1250	1250	1250	1250	1250
Occupant Load as per NBC 2016 Table 3 (page 26)										

UNITS CALCULATION CHART (PROPOSED DEVELOPMENT)									
TOWER TYPE	TYPE OF UNITS	NO. OF FLOORS ABOVE GROUND / STILT FLOOR	NO. OF UNITS AT NO. OF TYPICAL GROUND FLOOR	NO. OF UNITS AT NO. OF TYPICAL FLOOR	NO. OF FLOORS	NO. OF UNITS IN SINGLE TOWER	NO. OF TOWERS	NO. OF SERVICE PERSONNEL	TOTAL DWELLING UNITS
1. TOWER 1 (Ground/Stilt+32)	4 Bedroom	22	0	2	15	30	1	0	30
	3 Bedroom (Penthouse)			2	2	4			
2. TOWER 2 (Ground/Stilt+32)	4 Bedroom	32	0	2	30	60	1	12	64
	3 Bedroom (Penthouse)				2	4			
3. TOWER 3 (Ground/Stilt+22)	4 Bedroom	22	0	2	18	36	1	0	40
	3 Bedroom (Penthouse)				2	4			
4. TOWER 4 (Ground/Stilt+32)	4 Bedroom	32	0	2	32	64	1	12	64
						0			
TOTAL NOS. OF EXISTING MAIN DWELLING UNITS =									208
1. TOWER - 5 (Ground+31)	4 Bedroom	32	0	1	32	32	1	0	32
						0			
TOTAL EXISTING UNIT (PHASE-1) + PROPOSED UNIT(PHASE-2) =									240
REQUIRED Nos. OF SERVICE PERSONNEL = 10%OF MAIN DWELING UNITS = 24 Nos.									
PROPOSED Nos. OF SERVICE PERSONNEL (TOWER 2 & 4 ONLY) on 1st,2nd,3rd,4th,17th & 25tl									24
5. EWS									
(Ground/Stilt+4)			3	10	4	42	1		43
TOTAL NOS. OF EXISTING EWS UNITS =									43
NO. OF EWS UNITS REQD. = 17.64% OF MAIN DWELLING UNITS =									42.336

ग्राम - न. हकीकत पंजीकार/ सब रजिस्ट्रार आदेश (नियम-22 देखें)

1 के 1 PROPORTION 15.03.2021 "1+2" (Half) 15 के 15 (Half) 15 Half 15 Half 15 Half