

AREA DETAIL AS/SANCTION BUILDING PLAN
MEMO NO ZP-1034/AD(RA) 2015/ 8610 DATED 26/5/2015

| S.NO. | CONTENT | AREA IN SQ.MT. | AREA IN ACRES |
|-------|--|----------------|---------------|
| 1 | TOTAL AREA AS PER ZONING PLAN | 23087.279 | 5.705 |
| 2 | PERMISSIBLE LAND FOR COMMERCIAL 4% OF TOTAL LAND | 923.49 | 0.2282 |
| 3 | PERMISSIBLE F.A.R FOR COMMERCIAL 175 % | 1016.110 | |
| 4 | PERMISSIBLE LAND FOR FLATS (1-2) | 22163.788 | 5.4768 |
| 5 | PERMISSIBLE F.A.R FOR FLATS 225 % | 49868.923 | |
| 6 | MAXIMUM DENSITY ALLOWED PER ACRE (800X 5.4768) | 4929.12 | |
| 7 | MINIMUM DENSITY ALLOWED PER ACRE (800X 5.4768) | 4695.28 | |
| 8 | MAXIMUM D.U (4529 12.5 PERSON) | 985.82 | |
| 9 | MINIMUM D.U (4550 28.5 PERSON) | 931.08 | |

| S.NO. | CONTENT | SQ.MTR. | ACRS |
|-------|--|-----------|--------|
| 1 | TOTAL PLOT AREA AS PER LICENCE NO. 73 OF 2014 DATED 01-08-2014 | 24179.929 | 5.975 |
| 2 | TOTAL PLOT AREA AS PER ZONING | 23087.279 | 5.705 |
| 3 | MAXIMUM GROUND COVERAGE @80 % | 11543.64 | 2.8529 |

| S.NO. | PERMISSIBLE (sq.mt.) | PROPOSED | REFERENCE |
|-------|----------------------|--------------------|------------------|
| 1 | GROUND COVERAGE AREA | 3546.33 (14.48%) | CHART NO. C |
| 2 | F.A.R | 49867.232 (249%) | CHART NO. A |
| 3 | HEIGHT OF BUILDING | 120 mt. | 75.450 mt. |
| 4 | PARKING | 406 ECS (REQUIRED) | 406 ECS |
| 5 | COMMERCIAL BUILDING | 1616.10 (17%) | 1616.08 (17%) |
| 6 | COMMUNITY BUILDING | 166.8 | 211.55 |
| 7 | ANGANWADI | 166.8 | 218.90 |
| 8 | BASEMENT AREA | 9844.71 | |
| 9 | GREEN AREA | 3463.07 (15%) | 3463.30 (15.06%) |
| 10 | STILT AREA | 1699.49 | |
| 11 | DENSITY PER ACRE | 850 MINIMUM | 900 MAXIMUM |
| 12 | REGULAR D.U | 831.00 MINIMUM | 985.82 MAXIMUM |

AREA DETAIL REPORT AS PER PART OC APPLIED

| S.N. | CONTENT | AREA IN SQ.MT. | AREA IN ACRES |
|------|---|----------------|---------------|
| 1 | TOTAL AREA AS PER ZONING PLAN | 23087.279 | 5.705 |
| 2 | PERMISSIBLE LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND | 1846.982 | 0.4564 |
| 3 | PERMISSIBLE F.A.R FOR COMMERCIAL 175 % | 3232.219 | |
| 4 | PERMISSIBLE LAND FOR RESIDENTIAL (1-2) | 21240.297 | 5.249 |
| 5 | PERMISSIBLE F.A.R FOR RESIDENTIAL 225 % | 47790.668 | |
| 6 | MAXIMUM DENSITY ALLOWED PER ACRE (800X 5.249) | 4723.728 | |
| 7 | MINIMUM DENSITY ALLOWED PER ACRE (750X 5.249) | 3936.440 | |
| 8 | MAXIMUM D.U (4723 728/5 PERSON) | 944.75 | |
| 9 | MINIMUM D.U (3936 45/5 PERSON) | 787.29 | |

| S.NO. | CONTENT | PERMISSIBLE | AS/SANCTION | AS/COMPLETION | SANCTION | COMPLETION |
|-------|--|-------------|-------------|---------------|----------|------------|
| 1 | TOTAL AREA AS PER ZONING PLAN | | 23087.279 | 23087.279 | 5.705 | 5.705 |
| 2 | PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND | | 923.491 | 1846.982 | 0.228 | 0.456 |
| 3 | PERMISSIBLE F.A.R FOR COMMERCIAL 175 % | | 1016.110 | 3232.219 | | |
| 4 | PERMISSIBLE LAND FOR RESIDENTIAL (1-2) | | 22163.788 | 21240.297 | 5.477 | 5.249 |
| 5 | PERMISSIBLE F.A.R FOR RESIDENTIAL 225 % | | 49868.923 | 47790.668 | | |
| 6 | MAXIMUM DENSITY ALLOWED PER ACRE (800/ACRE) | | 4929.106 | 4723.728 | | |
| 7 | MINIMUM DENSITY ALLOWED PER ACRE (750/ACRE) | | 4107.590 | 3936.440 | | |
| 8 | MAXIMUM D.U | | 944.745 | 985.822 | 844.746 | |
| 9 | MINIMUM D.U | | 821.518 | 787.289 | | |

| S.NO. | CONTENT | PERMISSIBLE | AS/SANCTION | AS/COMPLETION | DEVIATION |
|-------|---|-------------|-------------|---------------|-----------|
| 1 | TOTAL LAND AREA AS PER LICENCE NO 73 OF 2014 | 24179.929 | | | 5.975 |
| 2 | TOTAL LAND AREA AS PER ZONING | 23087.279 | | | 5.705 |
| 3 | TOTAL GROUND COVERAGE | 11543.570 | 3345.330 | 5051.825 | -97.019 |
| 4 | F.A.R (21340.297 X 2.25 = 47790.66) | 47790.668 | 49857.230 | | -26.249 |
| 5 | FAR OF CUB IN TOWER 03 804 | | 253.440 | 253.440 | |
| 6 | HT OF BUILDING | 120.000 | 75.450 | 75.500 | |
| 7 | PARKING ECS | 406.000 | 468.000 | 498.000 | |
| 8 | PARKING TWO WHEELER | | 936.000 | 936.000 | |
| 9 | COMMERCIAL BUILDING (175%) (1846.982 X 1.75 = 3232.219) AS/8% | 3232.219 | 1616.080 | 597.000 | |
| 10 | COMMUNITY | 166.800 | 211.550 | 207.982 | -177.874 |
| 11 | ANGANWADI | 166.800 | 218.800 | 187.512 | |
| 12 | BASEMENT AREA | 9844.710 | 11300.807 | 1456.097 | |
| 13 | GREEN AREA (15%) | 3463.070 | 3483.390 | 3485.860 | 22.790 |
| 14 | STILT AREA | 1699.490 | 1699.490 | 1699.490 | |
| 15 | TOTAL NOS OF DUS | 932 | | 934 | |

REVISED COMMERCIAL BUILDING PLAN AREA DETAIL

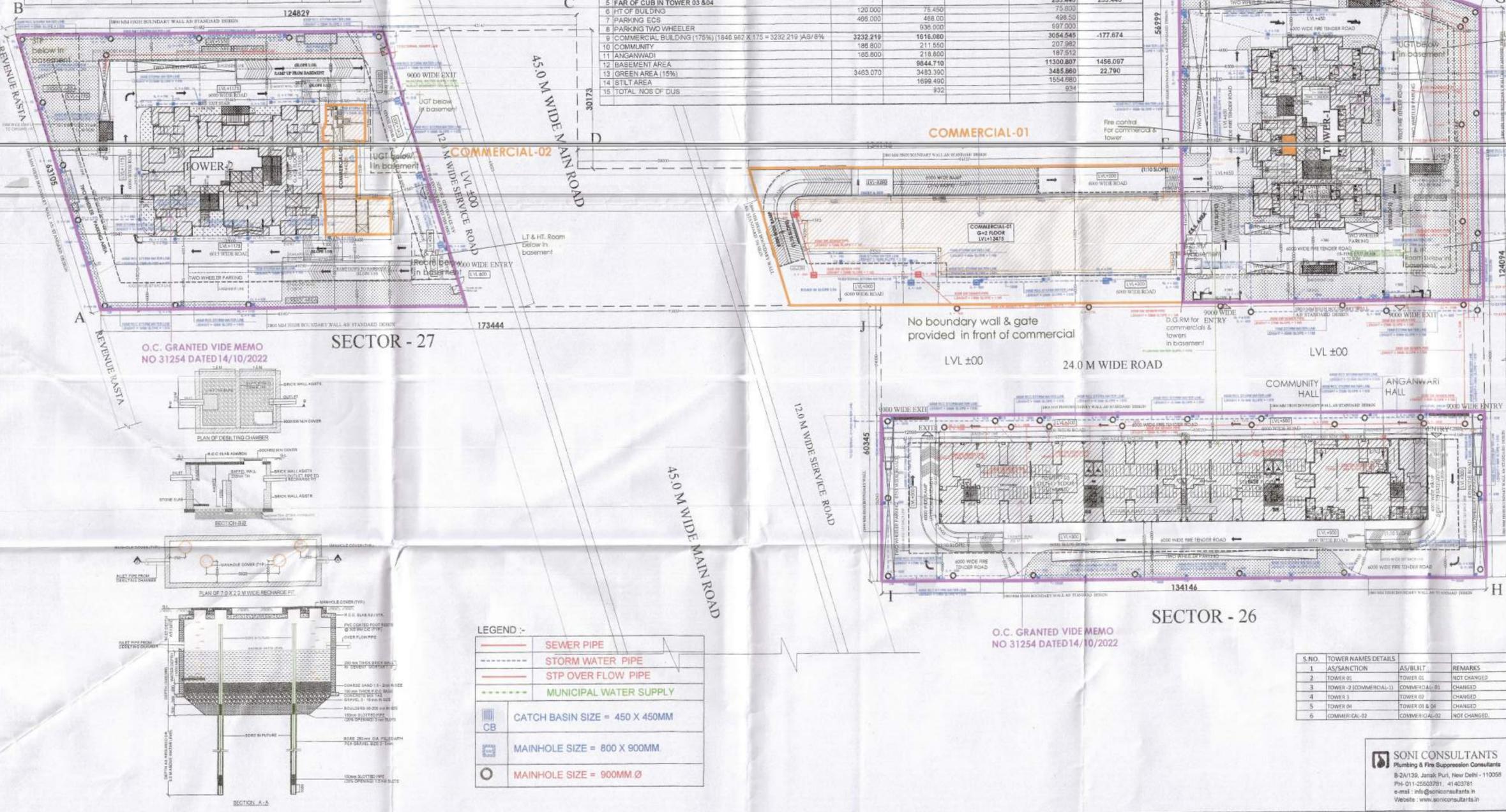
| | | | |
|---|--|-----------|-------|
| 1 | TOTAL LAND AREA AS LICENCE NO 73 OF 2014 | 24179.929 | 5.975 |
| 2 | TOTAL AREA AS PER ZONING PLAN | 23087.279 | 5.705 |
| 3 | PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND | 1846.982 | 0.456 |
| 4 | PERMISSIBLE F.A.R FOR COMMERCIAL 175 % | 3232.219 | |
| 5 | COMMERCIAL 01-REVISED AREA | 2791.404 | |
| 6 | COMMERCIAL 02-REVISED AREA | 263.141 | |
| 7 | TOTAL REVISED AREA OF COMMERCIAL | 3054.545 | |

| SR.NO. | FAR AREA COMMERCIAL 1 | SANCTIONED AREA | ACHIVED |
|--------|-----------------------------|-----------------|----------|
| 1 | Ground floor | 1235.97 | 1342.602 |
| 2 | FIRST FLOOR | | 1078.68 |
| 3 | SECOND FLOOR | | 570.122 |
| 4 | TOTAL AREA EXCEEDS (SQ.MT.) | | 2791.404 |

| SR.NO. | FAR AREA COMMERCIAL 02 | SANCTIONED AREA | REV BUILT AREA |
|--------|---|-----------------|----------------|
| 1 | Ground floor | 400.11 | 263.141 |
| 2 | NET TOTAL FAR OF COM 01 & COM 02 (2791.404 + 263.141) | | 3054.545 |

REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3054.545 - 1616.08 = 1438.465/50 = 28.769 - SAY 29 ECS
 TOTAL ECS PROVIDED = 498.5 ECS
 TOTAL ECS FOR RESIDENCE = 467 ECS
 BALANCE ECS FOR COMMERCIAL = 498.5 - 467 = 31.5 ECS (SPACE DEDICATED IN BASEMENT BELOW COMMERCIAL 01 & 02)
 TOTAL ECS PROVIDED = 467 + 31 + 24 = 514 ECS.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.
 Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 16.12.12. Dt. 26/5/2015.
 Superintending Engineer (HQ) for Chief Engineer 1 HSI/3
 DTP (HQ) ATP (HQ)
 MEMBER DPAC



O.C. GRANTED VIDE MEMO NO 31254 DATED 14/10/2022
 REVISED COMMERCIAL
 O.C. GRANTED VIDE MEMO NO 31254 DATED 14/10/2022

FAS FINE ARCH STUDIO (P) LTD
 K-7/34, D.F.P. PH-II, GURGAON (HARYANA), PIN-122001
 PH-0124-4296422, CELL +91-98108-30218, +91-98108-80280

CLIENT:
B.M. GUPTA DEVELOPERS PVT. LTD.
 Regd. Office: No. 2, 1st Floor, 5948 & 5949
 Basti Harphool Singh, Sadar Thana Road
 Delhi - 110006

DWG. TITLE:
SITE PLAN/MASTER AREA DETAIL
 (COMMERCIAL 01 & 02)

PROJECT:
 REVISED COMMERCIAL 1 & 2 FALLING IN AFFORDABLE GROUP HOUSING "BAG ANRISH TOWER" MEASURING 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED 01.08.2014) IN SECTOR 26 & 27, REWARI BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

SCALE: 1:1500
 DRG. NO: **01a-CSP**

OWNER SIGN:
 For B.M. Gupta Developers Pvt. Ltd.
 Authorized Signatory

ARCHITECT SIGN:
 ARCHITECT
 J. B. SINGH CA NO. 200904238
 K. 7/34, D.F.P. PH-II
 GURGAON (HARYANA)
 CELL: 98108218

SONI CONSULTANTS
 Plumbing & Fire Suppression Consultants
 B-2/136, Janak Puri, New Delhi - 110058
 PH-011-25502791, 41403781
 e-mail: info@soniconsultants.in
 Website: www.sonicconsultants.in

01a -CSP

LEGEND :-

| | |
|--|--------------------------------|
| | SEWER PIPE |
| | STORM WATER PIPE |
| | STP OVER FLOW PIPE |
| | MUNICIPAL WATER SUPPLY |
| | CATCH BASIN SIZE = 450 X 450MM |
| | MAINHOLE SIZE = 800 X 900MM |
| | MAINHOLE SIZE = 900MM Ø |

PARKING DETAIL AS/ SANCTION & PART OC

| (OPEN AREA FOR PARKING) | | | | |
|---------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 23 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | BP1 | 1750.700 | 76.117 | 76.00 |
| | BP2 | 2280.000 | 98.174 | 97.00 |
| | BP3 | 2432.150 | 105.29 | 90.50 |
| | TOTAL | 6462.850 | 280.587 | 243.50 |
| PROPOSED TOTAL 2 WHEELER | | | | |

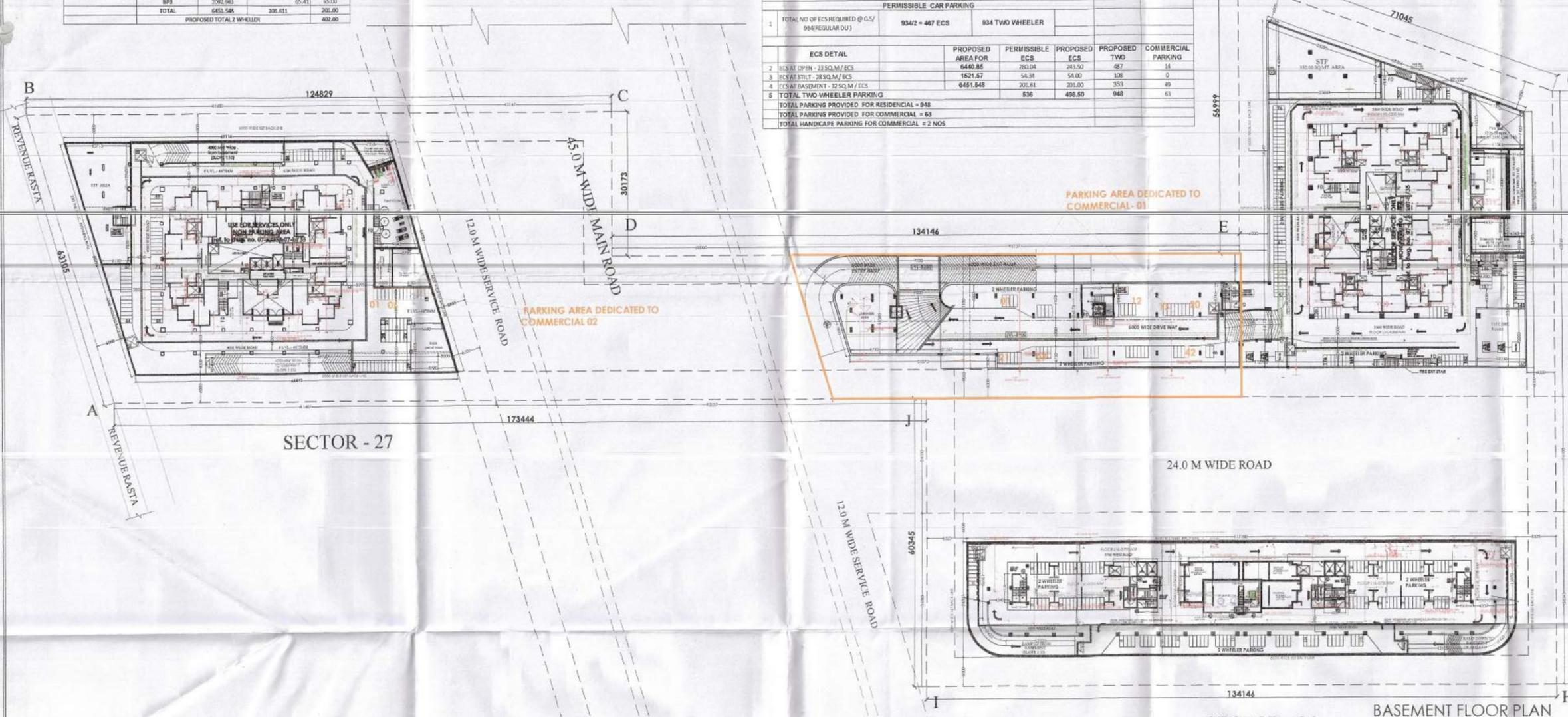
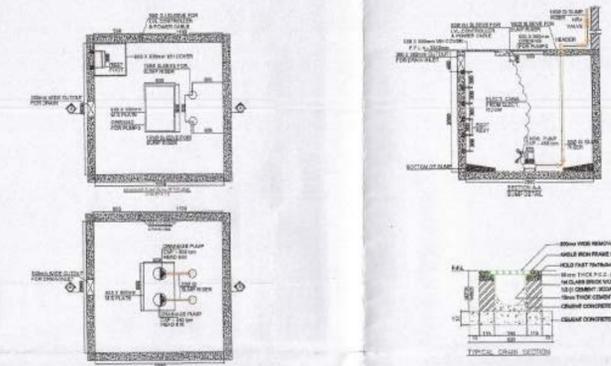
| (STILT PARKING) | | | | |
|--------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 28 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | SP1 | 73.414 | 2.632 | 2.50 |
| | SP2 | 74.989 | 2.68 | 2.50 |
| | SP3 | 1373.167 | 49.04 | 49.00 |
| | TOTAL | 1521.570 | 54.342 | 54.00 |
| PROPOSED TOTAL 2 WHEELER | | | | |

| (BASEMENT AREA FOR PARKING) | | | | |
|-------------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 32 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | BP1 | 2818.007 | 88.114 | 88.00 |
| | BP2 | 1530.908 | 48.00 | 48.00 |
| | BP3 | 2092.983 | 65.41 | 65.00 |
| | TOTAL | 6441.908 | 201.524 | 201.00 |
| PROPOSED TOTAL 2 WHEELER | | | | |

REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3033.35- 1616.08= 1417.27/50 = 28.3 -SAY 29 ECS
 TOTAL ECS PROVIDED =498.5 ECS
 TOTAL ECS FOR RESIDENCE =467 ECS
 BALANCE ECS FOR COMMERCIAL = 498.5-467= 31.5 ECS (SPACE DEDICATED IN BASEMENT BELOW COMMERCIAL 01& 02)
 TOTAL ECS PROVIDED = 467 +31 +14 +2 = 514 ECS.

| COMMERCIAL 01 @ 02 AREA & PARKING DETAIL | | | | | |
|---|----------|-------------|-------------|--------------|------------------------------|
| | FAR SQM | REQUIRE | PROVIDED | | NOS |
| | | D.L NOS ECS | SURFACE ECS | BASEMENT ECS | |
| TOTAL COMMERCIAL FAR | 3033.355 | 61 | | | |
| COMMERCIAL 01 | 2791.404 | 56 | 12 | 44 | 1-44 NOS BELOW COMMERCIAL 01 |
| COMMERCIAL 02 | 241.951 | 5 | 3 | 5 | 1-5 BELOW COMMERCIAL 02 |
| TOTAL NOS OF 2 WHEELER CAR PARKING 14 +49= 63 | | | | | |

| PARKING CALCULATION OF GROUP HOUSING | | | | | | |
|---|--|-----------------|--------------|--------------|---------------------|----|
| PERMISSIBLE CAR PARKING | | | | | | |
| 1 | TOTAL NO OF ECS REQUIRED @ 0.5/ 99(REGULAR DU) | 9342 = 467 ECS | 934 | TWO WHEELER | | |
| ECS DETAIL | | | | | | |
| | PROPOSED AREA FOR | PERMISSIBLE ECS | PROPOSED ECS | PROPOSED TWO | PROPOSED COMMERCIAL | |
| 2 | ECS AT OPEN - 23 SQ.M/ ECS | 6440.85 | 280.04 | 283.50 | 87 | 14 |
| 3 | ECS AT STILT - 28 SQ.M/ ECS | 1821.87 | 64.94 | 54.00 | 108 | 0 |
| 4 | ECS AT BASEMENT - 32 SQ.M/ ECS | 6451.848 | 201.61 | 201.00 | 353 | 49 |
| 5 | TOTAL TWO WHEELER PARKING | | 536 | 498.50 | 948 | 63 |
| TOTAL PARKING PROVIDED FOR RESIDENCE = 948 | | | | | | |
| TOTAL PARKING PROVIDED FOR COMMERCIAL = 63 | | | | | | |
| TOTAL HANDICAP PARKING FOR COMMERCIAL = 2 NOS | | | | | | |



note:- all dimension are in mm

FAS FINE ARCH STUDIO (P) LTD
 ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
 K-7/34, DLF, PH-II, GURGAON (HARYANA), PIN-122001
 Ph: 0124-4296622, CELL: 991081063218, 991081063050

CLIENT:
B.M. GUPTA DEVELOPERS PVT. LTD.
 Regd. Office: No. 2, first Floor, 5948 & 5949
 Bostl Harphool Singh, Sadar Thana Road
 Delhi - 110006

DWG. TITLE:
BASEMENT PARKING LAYOUT

PROJECT:-
 REVISED COMMERCIAL 1 & 2 FALLING IN AFFORDABLE
 GROUP HOUSING "BMG ANRIKSH TOWERS" MEASURING
 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED
 01.08.2014) IN SECTOR 26 & 27, REWARI BEING
 DEVELOPED BY
 M/S B.M. GUPTA DEVELOPERS PVT. LTD.

SCALE: 1:500

02 CBP

DRG. NO. 02 CBP

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE/HC/...
 DTP (HQ)
 MEMBER BPAC
 ATP (HQ)
 HARDENDER KUMAR JINDAL
 P.A.
 TO BE READ WITH THIS OFFICE MEMO NO. DATED:

| LEGEND | |
|----------|------------------------------|
| [Symbol] | REVERSED FLOW |
| [Symbol] | 150MM WATER PIPE |
| [Symbol] | STEP OVER FLOW PIPE |
| [Symbol] | MUNICIPAL WATER SUPPLY |
| [Symbol] | CATCH BASIN SIZE = 400X400MM |
| [Symbol] | MANHOLE SIZE = 600X900MM |
| [Symbol] | MANHOLE SIZE = 900MM |

SONI CONSULTANTS
 Planning & Fire Suppression Consultants
 B-2A/150, Janak Puri, New Delhi - 110056
 Ph: 011-25600781, 41433781
 e-mail: info@soniconsultants.in
 Website: www.soniconsultants.in

PARKING DETAIL AS/ SANCTION & PART OC

| (OPEN AREA FOR PARKING) | | | | |
|---------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 73 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | P1 | 1750.300 | 76.117 | 76.00 |
| | P2 | 2758.000 | 98.174 | 97.00 |
| | P3 | 2437.150 | 105.75 | 105.00 |
| | TOTAL | 6945.450 | 280.041 | 278.00 |
| PROPOSED TOTAL 2 WHEELER | | | | |

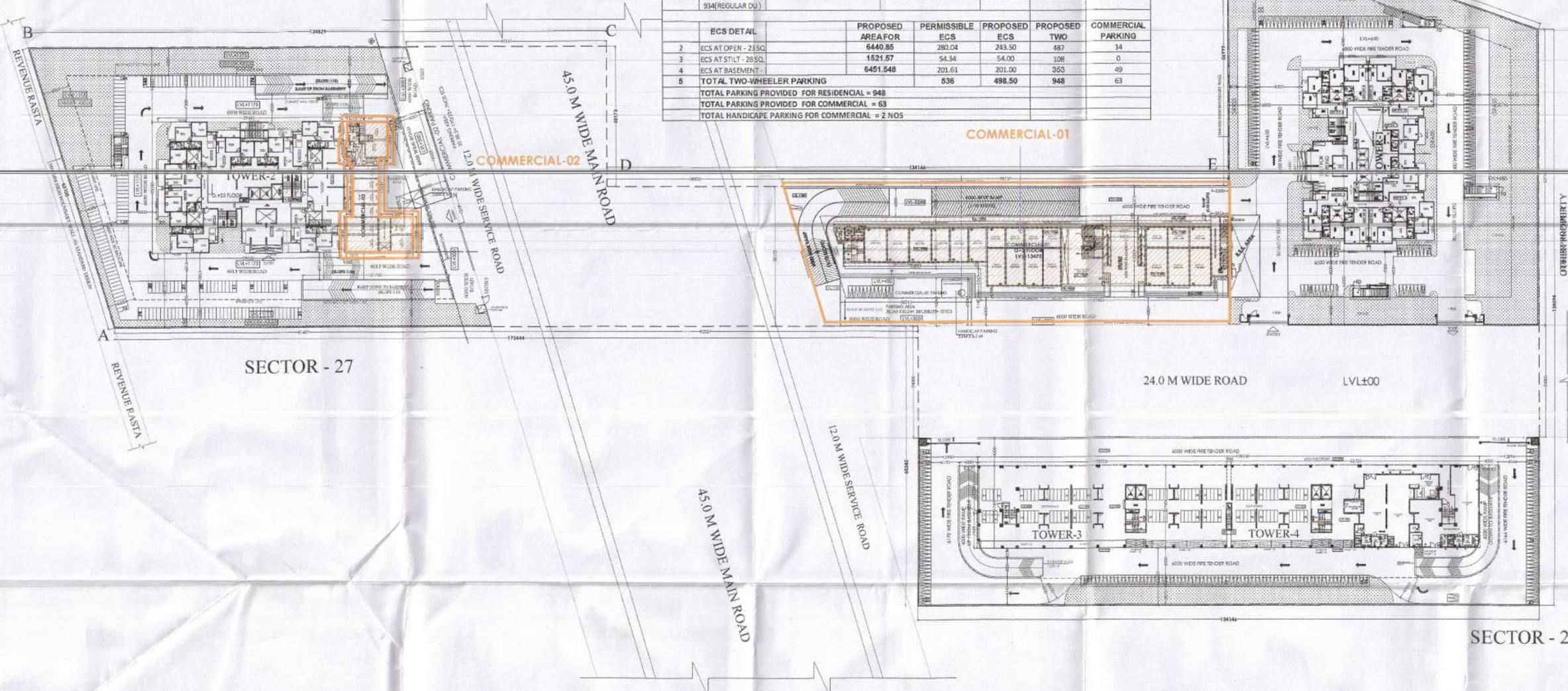
| (STILT PARKING) | | | | |
|--------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 28 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | SP1 | 79.434 | 2.622 | 2.50 |
| | SP2 | 74.988 | 2.58 | 2.50 |
| | SP3 | 1373.167 | 49.04 | 49.00 |
| | TOTAL | 1527.590 | 54.342 | 54.00 |
| PROPOSED TOTAL 2 WHEELER | | | | |

| (BASEMENT AREA FOR PARKING) | | | | |
|-------------------------------|------------|---------------|---------------|--------------|
| S.NO. | MARK | AREA (sq.Mt.) | PERM. ECS | PROPOSED ESC |
| | | | 13 SQ.MT./ECS | |
| 1 | BLOCK AREA | | | |
| | BP1 | 2816.007 | 88.134 | 88.00 |
| | BP2 | 1518.000 | 48.00 | 48.00 |
| | BP3 | 2092.983 | 65.41 | 65.00 |
| | TOTAL | 6426.990 | 201.544 | 201.00 |
| PROPOSED TOTAL 2 WHEELER | | | | |

| |
|--|
| REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3033.35 - 1616.08 = 1417.27/50 = 28.3 - SAY 29 ECS |
| TOTAL ECS PROVIDED = 498.5 ECS |
| TOTAL ECS FOR RESIDENCE = 467 ECS |
| BALANCE ECS FOR COMMERCIAL = 498.5 - 467 = 31.5 ECS (SPACE DEDICATED IN BASEMENT BELOW COMMERCIAL 01 & 02) |
| TOTAL ECS PROVIDED = 467 + 31 + 14 + 2 = 514 ECS. |

| COMMERCIAL 01 @ 02 AREA & PARKING DETAIL | | | | | |
|---|-------------|----------|----------|-----|------------------------------|
| FAR | REQUIRE D 1 | PROVIDED | | | NOS |
| | | SURFACE | BASEMENT | NOS | |
| SQM | NOS | ECS | ECS | | |
| TOTAL COMMERCIAL FAR | 3033.355 | 61 | | | |
| COMMERCIAL 01 | 2791.404 | 56 | 12 | 44 | 1-44 NOS BELOW COMMERCIAL 01 |
| COMMERCIAL 02 | 241.951 | 5 | 2 | 3 | 1-3 BELOW COMMERCIAL 02 |
| TOTAL NOS OF 2 WHEELER CAR PARKING 14 + 49 = 63 | | | | | |

| PARKING CALCULATION OF GROUP HOUSING | | | | | | |
|---|---|-------------------|-----------------|--------------|--------------|--------------------|
| PERMISSIBLE CAR PARKING | | | | | | |
| 1 | TOTAL NO OF ECS REQUIRED @ 0.5/934 (REGULAR DU) | 934/2 = 467 ECS | 934 TWO WHEELER | | | |
| | ECS DETAIL | PROPOSED AREA FOR | PERMISSIBLE ECS | PROPOSED ECS | PROPOSED TWO | COMMERCIAL PARKING |
| 2 | ECS AT OPEN - 23 SQ. | 6440.85 | 280.04 | 243.50 | 487 | 14 |
| 3 | ECS AT STILT - 28 SQ. | 1521.57 | 54.34 | 54.00 | 108 | 0 |
| 4 | ECS AT BASEMENT - | 6451.548 | 201.61 | 201.00 | 363 | 49 |
| 5 | TOTAL TWO-WHEELER PARKING | | 536 | 498.50 | 948 | 63 |
| TOTAL PARKING PROVIDED FOR RESIDENTIAL = 948 | | | | | | |
| TOTAL PARKING PROVIDED FOR COMMERCIAL = 63 | | | | | | |
| TOTAL HANDICAP PARKING FOR COMMERCIAL = 2 NOS | | | | | | |



THIS IS A "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

H. B. Singh
 ARCHITECT
 H. 2024, G. P. D. P. 814
 PUNJAB, INDIA
 CELL: 9810980218

ATP(HQ)

HARINDER KUMAR JODH
 MEMBER
 BPAC

J.D.
P.A.
M.K.

note:- all dimension are in mm

FAS FINE ARCH STUDIO (P) LTD
 ARCHITECTS ENGINEERS & INTERIORS DESIGNERS
 F - 7/24, D.L.F. PH - II, GURGAON (HARYANA), PIN - 122001
 PH - 0124 - 4294622, CELL - 98109-30218, 98109-80220

CLIENT:-
 B.M. GUPTA DEVELOPERS PVT. LTD.
 Regd. Office: No. 2, first Floor, 5948 & 5949
 Basti Harphool Singh, Sadar Thana Road
 Delhi - 110006

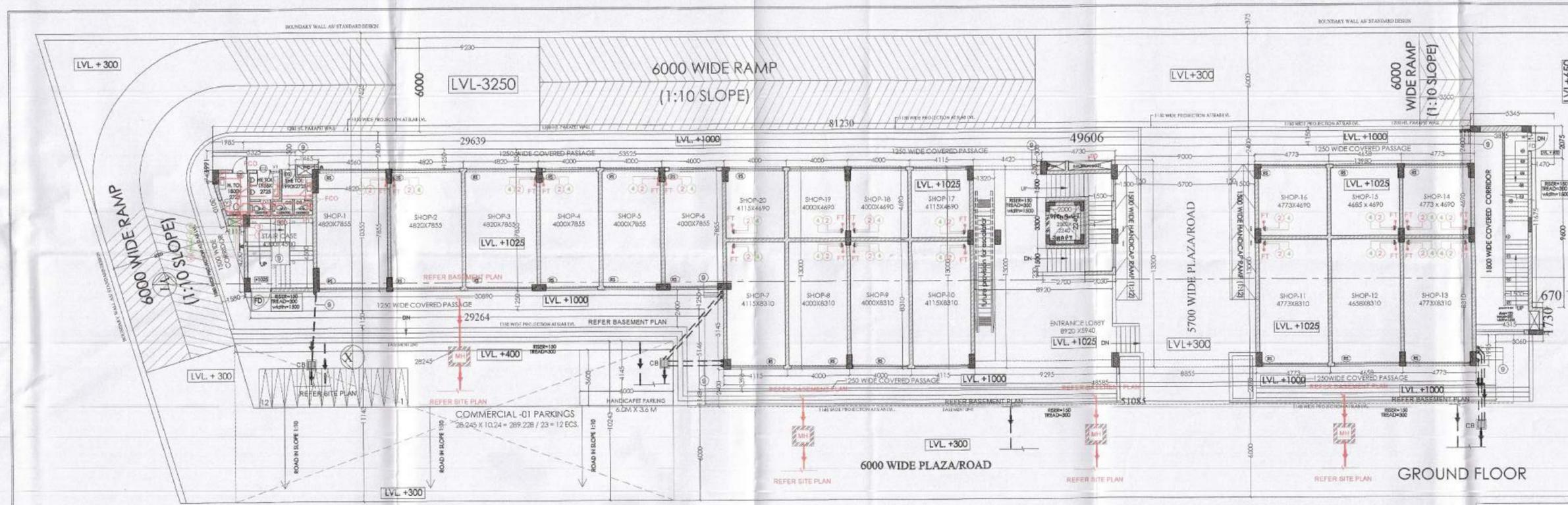
DWG. TITLE:-
 GROUND
 PARKING LAYOUT PLAN

PROJECT:-
 REVISED COMMERCIAL 1 & 2 FALLING IN AFFORDABLE
 GROUP HOUSING "BMG ANRIKSH TOWERS" MEASURING
 6.976 ACRES (LICENCE NO. 73 OF 2014 DATED
 01.08.2014) IN SECTOR 26 & 27, REWARI BEING
 DEVELOPED BY
 M/S B.M. GUPTA DEVELOPERS PVT LTD.

SCALE :- 1:500 DRG. NO.
 01-CSP

ARCHITECT
 H. B. SINGH CA NO. 2000-42308
 H. 2024, G. P. D. P. 814
 PUNJAB, INDIA
 CELL: 9810980218

DRG. NO. 01-CSP



DOOR - WINDOW SCHEDULE

| SR. NO. | TYPE | SIZE (H x W) | UNTEL. LVL. | UNTEL. LVL. (BASE) | UNTEL. LVL. (TOP) |
|---------|------|--------------|-------------|--------------------|-------------------|
| 1 | D1 | 1200 x 2400 | 2100 | - | - |
| 2 | D2 | 800 x 2100 | 2100 | - | - |
| 3 | D3 | 875 x 2100 | 2100 | - | - |
| 4 | RS | 3550 x 3000 | 3000 | - | - |
| 5 | VT | 580 x 1800 | 3000 | 2400 | - |
| 6 | FD | 1350 x 2400 | 2400 | - | - |

PLUMBING LEGEND -

- ① 110 OD UPVC (SAR) SOIL & VENT PIPE
- ② 110 OD UPVC (SAR) WASTE & VENT PIPE
- ③ 75 OD UPVC ANTISIPHONAGE PIPE
- ④ DOMESTIC WATER SUPPLY ON TAKE
- ⑤ FLUSHING WATER SUPPLY ON TAKE
- ⑥ DOMESTIC WATER SUPPLY RISER
- ⑦ FLUSHING WATER SUPPLY RISER
- ⑧ 75 OD UPVC RAIN WATER PIPE
- ⑨ 160 OD UPVC RAIN WATER PIPE
- FT FLOOR TRAP
- FD FLOOR DRAIN
- FCO FLOOR CLEAN OUT
- COF CLEAN OUT PLUG
- LI CUTOFF SIZE = 150X150 MM

TOTAL F.A.R. OF COMMERCIAL BLOCK - 2791.404 SQ.MT.
 GROUND FLOOR :- 1142.602 SQ.MT.
 FIRST FLOOR :- 1078.68 SQ.MT.
 SECOND FLOOR :- 570.122 SQ.MT.

COMMERCIAL - 1

| S.NO. | MARK | WIDTH | LENGTH | AREA (SQM) | NOS. | AREA SQM |
|-------------------------------------|--------|--------|---------|------------|----------|-------------------------|
| 1 COVERED BLOCK | | | | | | |
| A1 | 1.985 | 1.991 | 3.952 | 1 | 3.952 | |
| A2 | 1.985 | 6.581 | 13.063 | 0.5 | 6.532 | |
| A3 | 0.376 | 1.250 | 0.47 | 0.5 | 0.235 | |
| A4 | 29.64 | 9.105 | 269.872 | 1 | 269.872 | |
| A5 | 29.264 | 1.250 | 36.580 | 1 | 36.580 | |
| A6 | 51.085 | 15.500 | 791.818 | 1 | 791.818 | |
| A7 | 5.345 | 1.150 | 6.147 | 1 | 6.147 | |
| A8 | 1.47 | 0.927 | 1.363 | 1 | 1.363 | |
| A9 | 2.39 | 10.525 | 25.155 | 1 | 25.155 | |
| A10 | 3.06 | 1.730 | 5.294 | 1 | 5.294 | |
| TOTAL | | | | | | 1146.946 |
| 2 FREE FROM F.A.R. | | | | | | |
| X1 | 1 | 0.5 | 0.500 | 1 | 0.5 | |
| X2 | 0.975 | 0.675 | 0.658 | 1 | 0.658125 | |
| X3 | 1.2 | 0.6 | 0.720 | 1 | 0.72 | |
| X4 | 2.77 | 0.6 | 1.662 | 1 | 1.662 | |
| X5 | 0.67 | 1.2 | 0.804 | 1 | 0.804 | |
| TOTAL | | | | | | 4.344 |
| 3 NET F.A.R. AT GROUND FLOOR | | | | | | (1 - 2) 1142.602 |
| 4 NET BUILT-UP AT G.FLOOR | | | | | | (1 - 2) 1142.602 |

LVL +00 24.0. M. WIDE ROAD

45.0. M. WIDE SECTOR ROAD

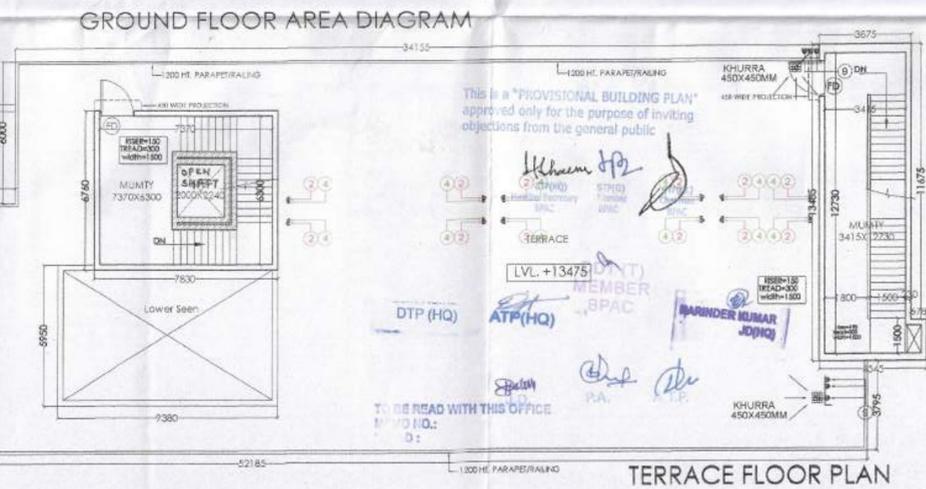
GROUND FLOOR AREA DIAGRAM

TOTAL DENSITY AS PER G.FLOOR AREA :- 1142.602 @ 3 = 380 PERSON
 TOTAL DENSITY AS PER F.FLOOR AREA :- 1078.68 @ 4 = 269 PERSON
 TOTAL DENSITY AS PER S.FLOOR AREA :- 570.122 @ 6 = 95 PERSON

TOTAL DENSITY OF COMMERCIAL :- 655 PERSON SAY 656 NOS.
 SAY = 328 MALE & 328 FEMALE

RECRUITMENT FOR TOILETS :-

| W.C. = 1/50 | WASH BASIN = 1/50 | TUBINAL = 1/50 on 328 nos. |
|------------------|-------------------|----------------------------|
| perm. proposed | perm. proposed | perm. proposed |
| for male 07 07 | 07 07 | 07 07 |
| for female 07 07 | 07 07 | 07 07 |



3.875 x 11.675 = 45.240 sqm
 4.545 x 7.80 = 35.350 sqm
 total = 80.590 sqm

MUMTY AREA
 53.102 x 23.113 = 53.930 = 130.145 SQM

NOTE: ALL DIMENSION ARE IN MM
 TOILET BLOCK SHALL BE MECHANICAL VENTILATION WITH 100% POWER BACKUP

CONSULTANTS:-
SONI CONSULTANTS
 Planning & Fire Suppression Consultants
 B-247/55, Jangam Puri, New Delhi - 110006
 PH- 011-2602781, 4142781
 www.soniconsultants.in
 Website: www.soniconsultants.in

OWNER SIGN: [Signature]

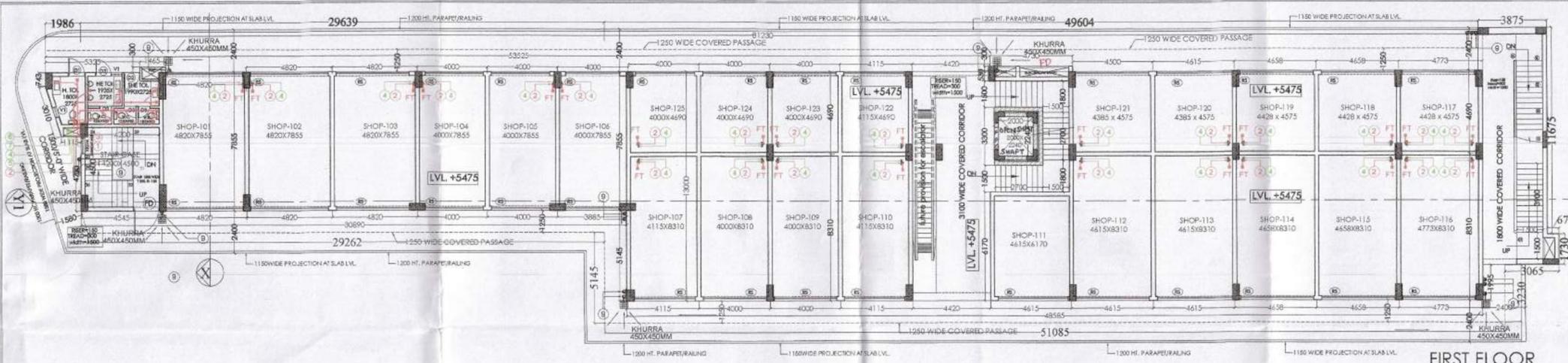
ARCHITECT SIGN: [Signature]

SCALE: 1:100

COM 01-04-D1

PROJECT: REVED BUILDING PLAN OF AFFORDABLE GROUP HOUSING RANG ANDERESH OWERS MEASURING 3.975 ACRES LICENCE NO. 73 OF 2014 DATED 01.08.2014 IN SECTOR 26 & 27, BEHIND BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

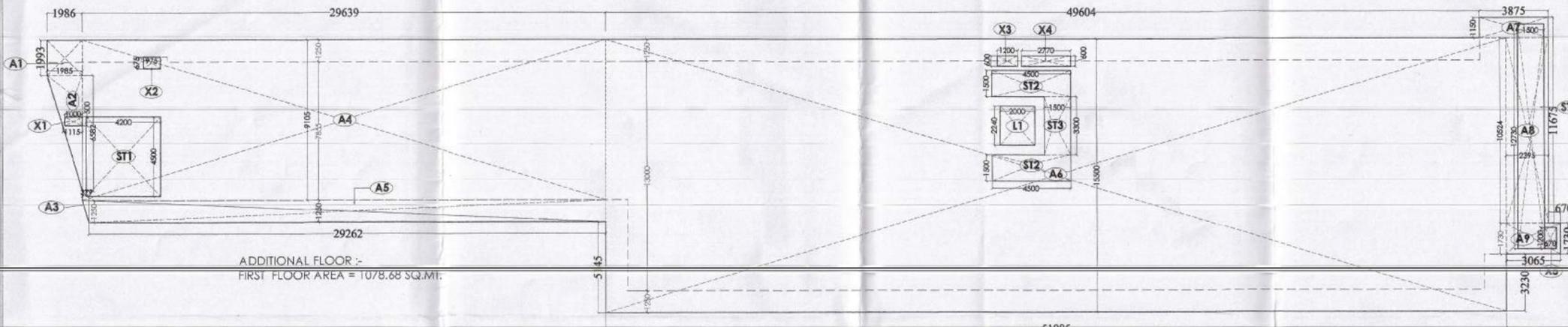
Checked and found ok for Public Health (Sanitary) Service only subject to comments in forwarding letter No. 319727 - 16/02/2016/22
Superintending Engineer (HQ) for Chief Engineer - I
16/02/2016/22



FIRST FLOOR

COMMERCIAL-01-F-F

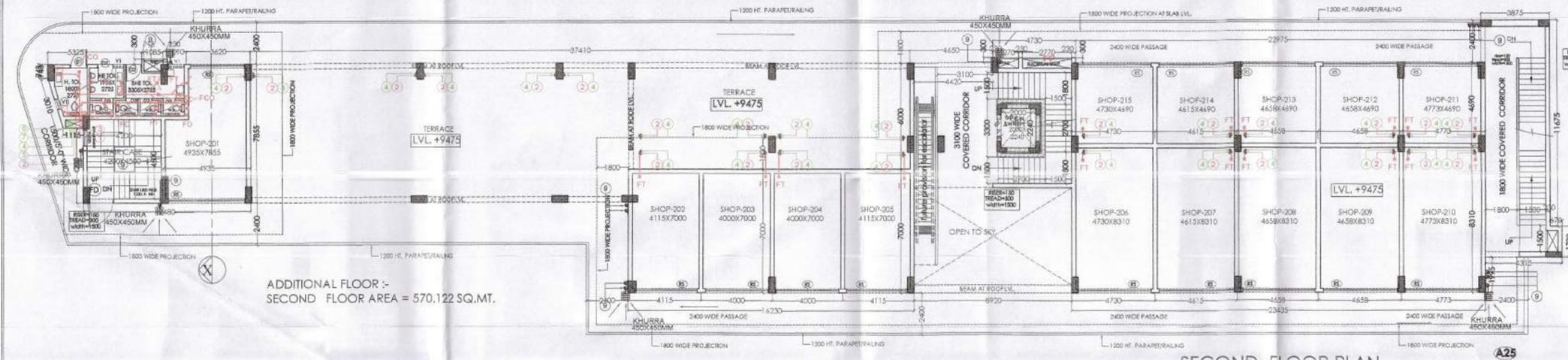
| S.NO. | MARK | WIDTH | LENGTH | AREA (sq.mm) | NOS. | AREA (sq.mm) | |
|------------------------------------|--------|--------|---------|--------------|---------|--------------|----------|
| 1 COVERED BLOCK | | | | | | | |
| A1 | 1.982 | 1.99 | 3.944 | 1 | 3.944 | | |
| A2 | 1.9859 | 6.5829 | 13.073 | 0.5 | 6.536 | | |
| A3 | 0.379 | 1.25 | 0.474 | 0.5 | 0.237 | | |
| A4 | 9.105 | 9.105 | 269.863 | 1 | 269.863 | | |
| A5 | 29.262 | 1.25 | 36.578 | 1 | 36.578 | | |
| A6 | 51.085 | 15.5 | 791.818 | 1 | 791.818 | | |
| A7 | 3.875 | 1.15 | 4.456 | 1 | 4.456 | | |
| A8 | 2.396 | 10.524 | 25.214 | 1 | 25.214 | | |
| A9 | 3.065 | 1.73 | 5.302 | 1 | 5.302 | | |
| TOTAL | | | | | | 1143.949 | |
| 2 FREE FROM F.A.R. | | | | | | | |
| X1 | 1 | 0.5 | 0.5 | 1 | 0.500 | | |
| X2 | 0.975 | 0.675 | 0.658 | 1 | 0.658 | | |
| X3 | 1.2 | 0.6 | 0.72 | 1 | 0.720 | | |
| X4 | 2.77 | 0.6 | 1.662 | 1 | 1.662 | | |
| X5 | 0.67 | 1.2 | 0.804 | 1 | 0.804 | | |
| TOTAL | | | | | | 5.266 | |
| TOTAL | | | | | | 1078.680 | |
| 3 NET F.A.R. AT FIRST FLOOR | | | | | | (1 - 2) | 1078.680 |



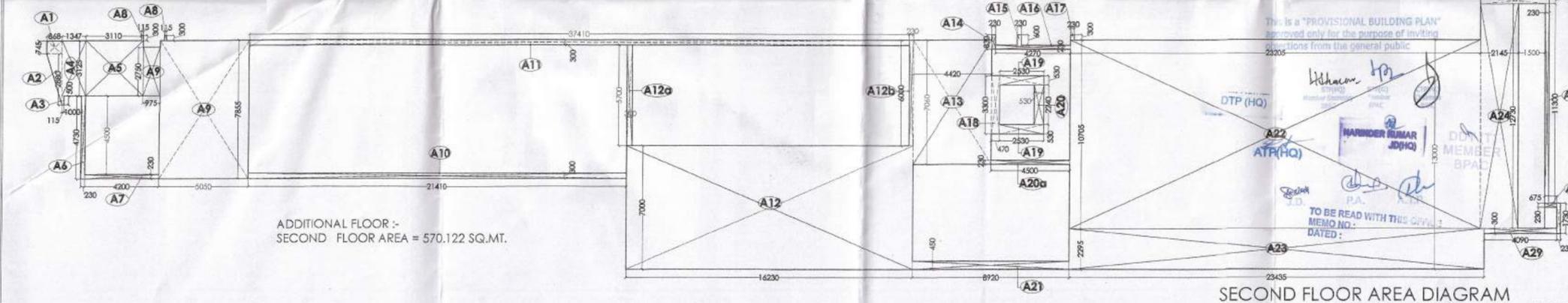
FIRST FLOOR AREA DIAGRAM

COMMERCIAL-01-S-F

| S.NO. | MARK | WIDTH | LENGTH | AREA (sq.mm) | NOS. | AREA (sq.mm) | |
|-------------------------------------|--------|--------|------------|--------------|------------|--------------|---------|
| 1 F.A.R. AREA BLOCK | | | | | | | |
| A1 | 0.868 | 0.745 | 0.64666 | 1 | 0.64666 | | |
| A2 | 0.868 | 2.88 | 2.49984 | 0.5 | 1.24992 | | |
| A3 | 0.115 | 0.5 | 0.0575 | 1 | 0.0575 | | |
| A4 | 1.347 | 3.125 | 4.209375 | 1 | 4.209375 | | |
| A5 | 3.11 | 3.125 | 9.71875 | 1 | 9.71875 | | |
| A6 | 0.23 | 4.73 | 1.0879 | 1 | 1.0879 | | |
| A7 | 4.2 | 0.23 | 0.966 | 1 | 0.966 | | |
| A8 | 0.115 | 0.3 | 0.0345 | 2 | 0.069 | | |
| A9 | 5.05 | 7.855 | 39.66775 | 1 | 39.66775 | | |
| A10 | 21.41 | 0.3 | 6.423 | 1 | 6.423 | | |
| A11 | 39.44 | 0.3 | 11.832 | 1 | 11.832 | | |
| A12 | 16.23 | 7 | 113.61 | 1 | 113.61 | | |
| A12a | 0.3 | 5.7 | 1.71 | 1 | 1.71 | | |
| A12b | 0.23 | 6 | 1.38 | 1 | 1.38 | | |
| A13 | 4.42 | 7.06 | 31.2052 | 1 | 31.2052 | | |
| A14 | 0.23 | 0.83 | 0.1909 | 1 | 0.1909 | | |
| A15 | 0.23 | 0.6 | 0.138 | 1 | 0.138 | | |
| A16 | 4.27 | 0.23 | 0.9821 | 1 | 0.9821 | | |
| A17 | 0.23 | 0.3 | 0.069 | 1 | 0.069 | | |
| A18 | 0.47 | 2.7 | 1.269 | 1 | 1.269 | | |
| A19 | 2.53 | 0.53 | 1.3409 | 2 | 2.6818 | | |
| A20 | 0.53 | 2.24 | 1.1872 | 1 | 1.1872 | | |
| A20a | 4.5 | 0.23 | 1.035 | 1 | 1.035 | | |
| A21 | 8.92 | 0.45 | 4.014 | 1 | 4.014 | | |
| A22 | 23.205 | 10.705 | 248.409525 | 1 | 248.409525 | | |
| A23 | 23.435 | 2.295 | 53.783325 | 1 | 53.783325 | | |
| A24 | 2.145 | 12.73 | 27.30585 | 1 | 27.30585 | | |
| A25 | 3.875 | 0.375 | 1.453125 | 1 | 1.453125 | | |
| A26 | 0.23 | 11.3 | 2.599 | 1 | 2.599 | | |
| A27 | 0.675 | 0.23 | 0.15525 | 1 | 0.15525 | | |
| A28 | 0.23 | 1.73 | 0.3979 | 1 | 0.3979 | | |
| A29 | 4.09 | 0.3 | 1.227 | 1 | 1.227 | | |
| TOTAL | | | | | | 570.122 | |
| 3 NET F.A.R. AT SECOND FLOOR | | | | | | TOTAL | 570.122 |



SECOND FLOOR PLAN



SECOND FLOOR AREA DIAGRAM

ADDITIONAL FLOOR :-
FIRST FLOOR AREA = 1078.68 SQ.MT.

ADDITIONAL FLOOR :-
SECOND FLOOR AREA = 570.122 SQ.MT.

ADDITIONAL FLOOR :-
SECOND FLOOR AREA = 570.122 SQ.MT.

- PLUMBING LEGEND**
- ① 110 OD UPVC (ISWR) SOIL & VENT PIPE
 - ② 110 OD UPVC (ISWR) WASTE & VENT PIPE
 - ③ 75 OD UPVC ANTISHOONAGE PIPE
 - ④ DOMESTIC WATER SUPPLY DN TAKE
 - ⑤ FLUSHING WATER SUPPLY DN TAKE
 - ⑥ DOMESTIC WATER SUPPLY RISER
 - ⑦ FLUSHING WATER SUPPLY RISER
 - ⑧ 75 OD UPVC RAIN WATER PIPE
 - ⑨ 160 OD UPVC RAIN WATER PIPE
 - FT FLOOR TRAP
 - FD FLOOR DRAIN
 - FDO FLOOR CLEAN OUT
 - CDP CLEAN OUT PLUG
 - GUTOUT SIZE = 150X150 MM

CONSULTANTS:
SONI CONSULTANTS
Planning & Fire Suppression Consultants
B-24/73, Anand Park, Near Canteen, 110026
Ph: 011-2500781, 4102091
E-mail: info@soniconsultants.in
Website: www.soniconsultants.in

SCALE: 1:100
COM 01-04-D2

OWNER SIGN:
ARCHITECT SIGN:

CLIENT: S.M. GUPTA DEVELOPERS PVT. LTD.
Regd. Office: No. 2, 1st Floor, PHA & SHP
E-38, Indraprastha Singsh, Sector 34
Gurgaon, Haryana - 110029

DWG TITLE:
FIRST FLOOR & SECOND FLOOR PLAN &
AREA DETAIL - COMMERCIAL - I

PROJECT:
REVISED BUILDING PLAN OF AFFORDABLE
GROUP HOUSING 'SANG ANAND CHANDR'
MEASURING 0.775 ACRE (LICENCE NO. 73 OF
2014 DATED 01/06/2014) IN SECTOR 26 BZ,
GURGAON BEING DEVELOPED BY
S.M. GUPTA DEVELOPERS PVT. LTD.

This is a "PROVISIONAL BUILDING PLAN"
approved only for the purpose of inviting
applications from the general public

Hilkanon HQ
DTP (HQ)
HARINDER RUMAR JODHI
DPT MEMBER BPAL

TO BE READ WITH THIS G.O. NO. 1
MEMO NO. 1
DATED: 16/02/2016

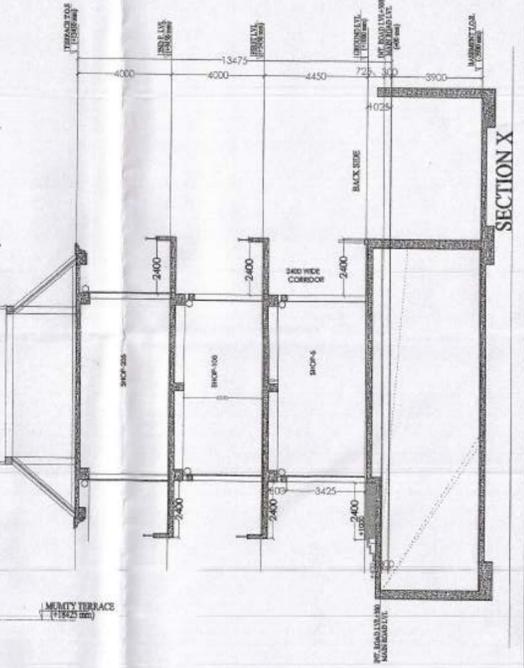
NOTE: ALL DIMENSION ARE IN MM

This is a FINAL BUILDING PLAN approved for the purpose of inviting objections from the general public.

Handwritten signatures and stamps: DTP (HQ), ATR (HQ), HARRINDER KUMAR JINDHO, and other official marks.



FRONT ELEVATION



SECTION X



SECTION Y



REAR ELEVATION

NOTE:- ALL DIMENSION ARE IN MM

FAS FINE ARCH STUDIO (P) LTD
 8-724, DLF, Ph-8 GURGAON (HARYANA) PIN-122001
 Ph: 0124-429442, 011-1100-0214, 9749048400

CLIENT:
S.M. GUPTA DEVELOPERS PVT. LTD.
 Regd. Office: No. 2, 1st Floor, 3948 S. 99th
 East, Harpal Singh, Sadar Thane
 Regd. Delhi - 110004

DWG. TITLE:
**FRONT & REAR ELEVATION,
 SECTION - X & SECTION - Y
 COMMERCIAL - I**

PROJECT:
 REVISED BUILDING PLAN OF AFFORDABLE
 GROUP HOUSING "SAG ANTRUSH CHWKS"
 SUBSIDISED BY GOVT. (SUBSIDENCE NO. 375/CP
 2014 DATED 01.08.2014) SECTION 24.627.
 REAR BEING DEVELOPED BY
 M/S S.M. GUPTA DEVELOPERS PVT. LTD.

CONSULTANTS:
SONI CONSULTANTS
 Planning & Fire Impression Consultants
 B-24/125, Conna Place, New Delhi - 110005
 Ph: 011-25503781, 41403781
 e-mail: info@soniconsultants.in
 Website: www.soniconsultants.in

SCALE: 1:1000 DRG. NO.
COM 01-04-D3

OWNER SIGN:

ARCHITECT SIGN:

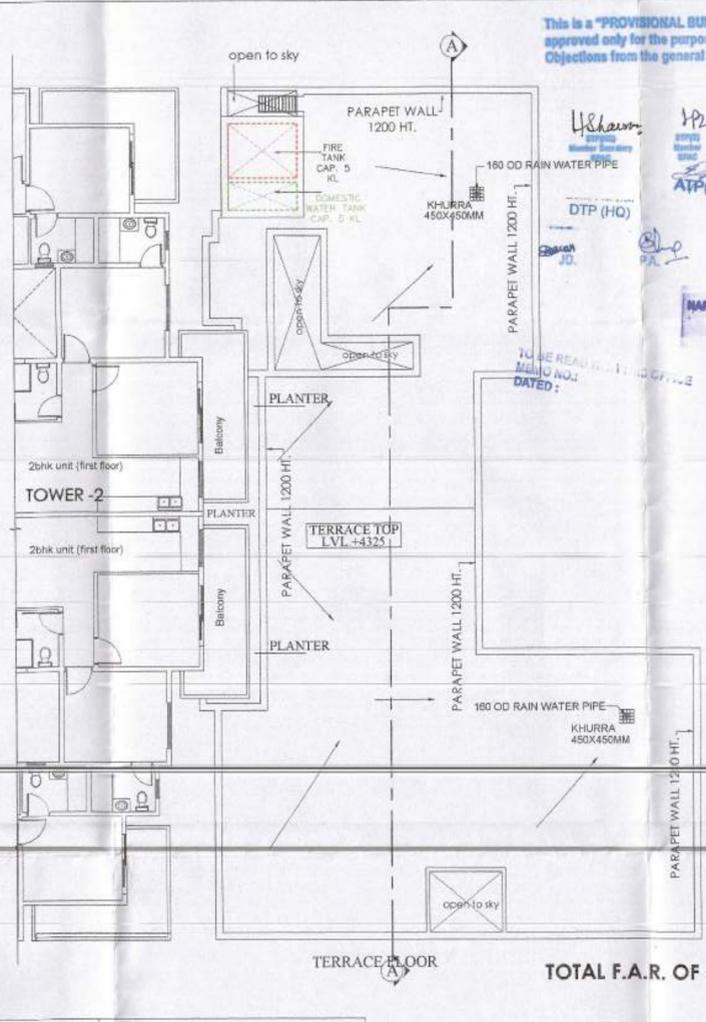
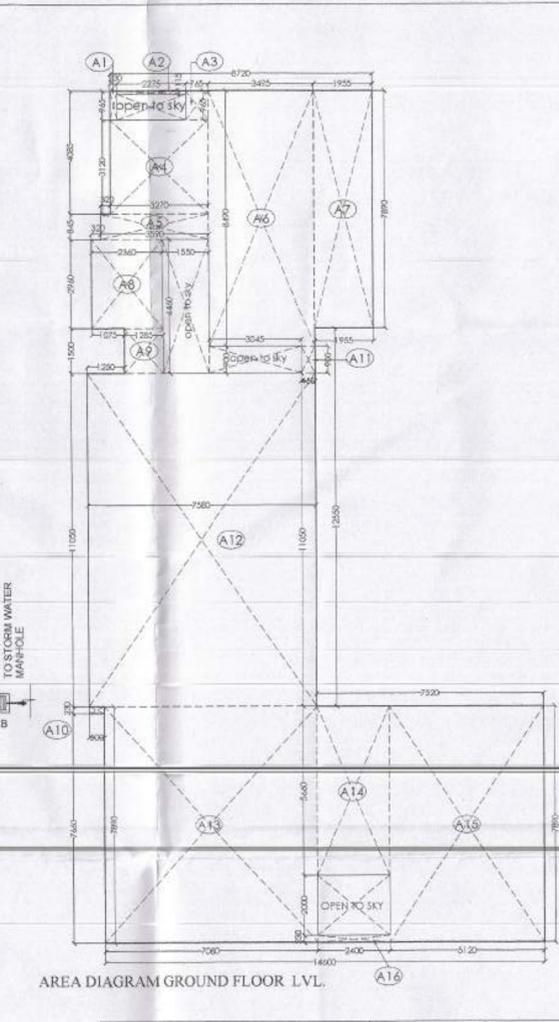
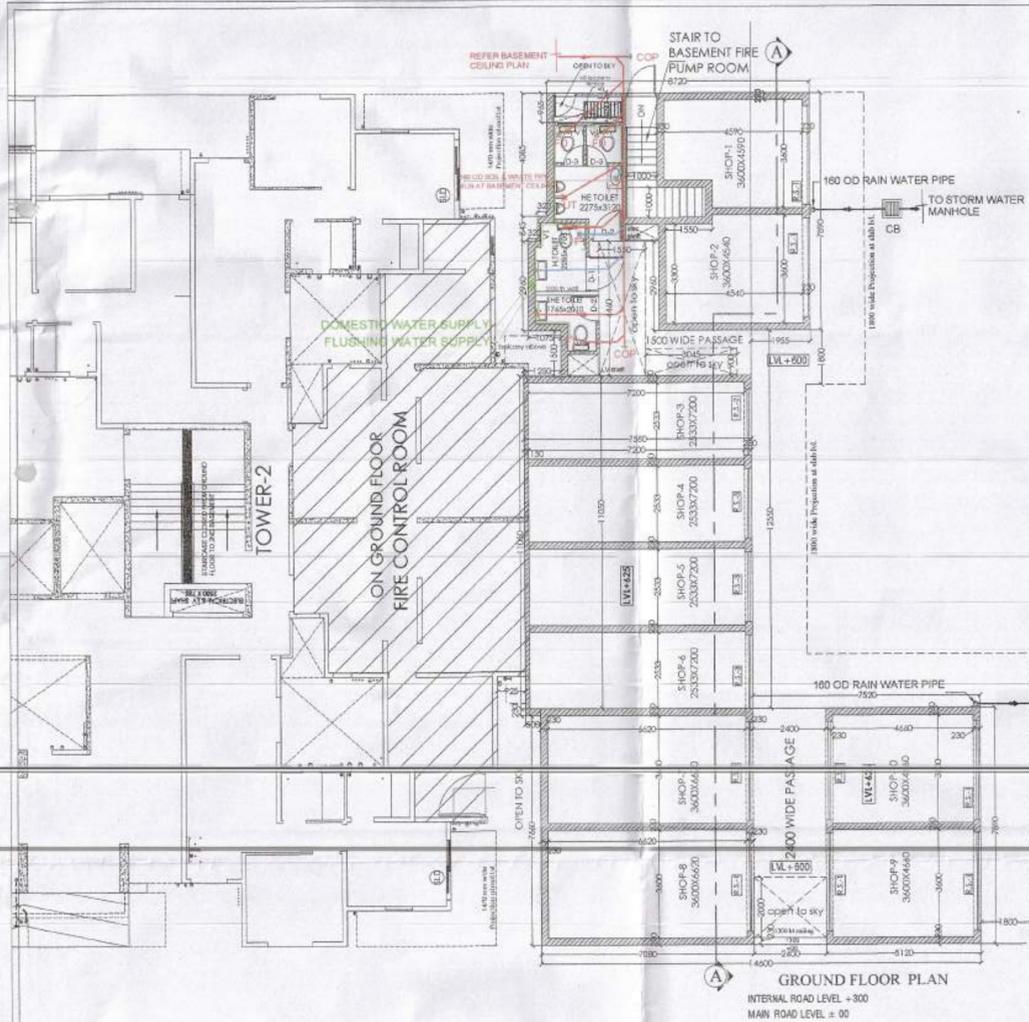
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

DOOR - WINDOW SCHEDULE

| SR. NO. | DOOR TYPE | SIZE (IN MMS) | LINTEL LVL. (MM) | SILL LVL. (MM) |
|---------|-----------|---------------|------------------|----------------|
| 1. | D1 | 1200 x 2400 | 2400 | - |
| 2. | D2 | 900 x 2400 | 2100 | - |
| 3. | RS | 7000 x 3000 | 3000 | - |
| 4. | RS1 | 3200 x 3000 | 3000 | - |
| 5. | RS2 | 2200 x 3000 | 3000 | - |
| 6. | RS3 | 2400 x 3000 | 3000 | - |
| 7. | V1 | 600 x 600 | 3000 | 2400 |
| 8. | D3 | 700 x 2100 | 2100 | - |

AREA DETAIL COMMERCIAL -02

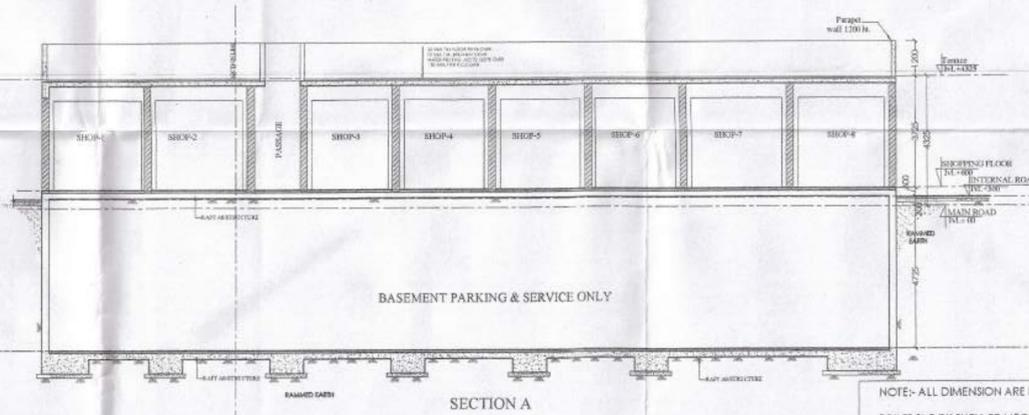
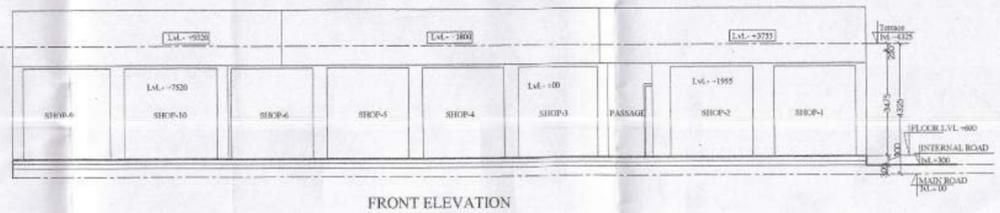
| BLOCKS | WIDTH | LENGTH | NOS. | AREA (sq.mm) |
|----------------------------|-------|--------|------|----------------|
| A1 | 0.230 | 0.965 | 1 | 0.222 |
| A2 | 2.275 | 0.115 | 1 | 0.262 |
| A3 | 0.765 | 0.965 | 1 | 0.738 |
| A4 | 3.270 | 3.120 | 1 | 10.202 |
| A5 | 3.590 | 0.845 | 1 | 3.034 |
| A6 | 3.495 | 8.490 | 1 | 29.673 |
| A7 | 1.955 | 7.890 | 1 | 15.425 |
| A8 | 2.350 | 2.960 | 1 | 6.966 |
| A9 | 1.285 | 1.500 | 1 | 1.928 |
| A10 | 0.500 | 0.230 | 1 | 0.115 |
| A11 | 0.450 | 0.900 | 1 | 0.405 |
| A12 | 7.580 | 11.050 | 1 | 83.759 |
| A13 | 7.080 | 7.890 | 1 | 55.861 |
| A14 | 2.400 | 5.660 | 1 | 13.584 |
| A15 | 5.120 | 7.890 | 1 | 40.397 |
| A16 | 2.400 | 0.230 | 1 | 0.552 |
| NET ACHIEVED F.A.R. | | | | 263.141 |



TOTAL F.A.R. OF COMMERCIAL -02: = 263.141 SQ.MT.

- PLUMBING LEGEND :-
- ① 110 OD uPVC (SWR) SOIL & VENT PIPE
 - ② 110 OD uPVC (SWR) WASTE & VENT PIPE
 - ③ 75 OD uPVC ANTISIPHONAGE PIPE
 - ④ DOMESTIC WATER SUPPLY DN TAKE
 - ⑤ FLUSHING WATER SUPPLY DN TAKE
 - ⑥ DOMESTIC WATER SUPPLY RISER
 - ⑦ FLUSHING WATER SUPPLY RISER
 - 75 OD uPVC RAIN WATER PIPE
 - 160 OD uPVC RAIN WATER PIPE

- FT FLOOR TRAP
- FD FLOOR DRAIN
- FCO FLOOR CLEAN OUT
- COP CLEAN OUT PLUG
- CUTOUT SIZE = 150X150 MM.



NOTE:- ALL DIMENSION ARE IN MM
TOILET BLOCK SHELL BE MECHANICAL VENTILATION WITH 100 % POWER BACKUP

FAS FINE ARCH STUDIO (P) LTD
K-7/84, D.F. PH - I, GURGAON (HARYANA), PIN-122001
PH - 0124 - 4296622, CELL +91-98106-30218, +91-98106-80260

CLIENT:- B.M. GUPTA DEVELOPERS PVT. LTD.
Regd. Office: No-2, 1st Floor, 59/48 & 59/49
East Harshpal Singh, Sadar Thana Road
Delhi - 110006

DRG. TITLE:- GROUND, TERRACE PLAN, ELEVATION & SECTION A-A - COMMERCIAL -2

PROJECT:- REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING "BMG ANTRKSH OWERS" MEASURING 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED 01.08.2014) IN SECTOR 26 & 27, REWARI BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

SCALE :- 1:100
DRG. NO. COM 02- 04C

OWNER SIGN.
For B.M. Gupta Developers Pvt. Ltd.
Authorized Signatory

ARCHITECT SIGN.
SANGITA JAIN
Architect
CA/80/13334

Checked and found ok for Public Health (Internal) Service only subject to conformity in forwarding letter No. 167812 dt. 30/07/22
Superintending Engineer (HQ) for Chief Engineer 1 HSPV
Trench

SONI CONSULTANTS
Plumbing & Fire Suppression Consultants
B-2A/139, Janak Puri, New Delhi - 110058
Ph: 011-25503781, 41402761
e-mail: info@soniconsultants.in
Website: www.soniiconsultants.in