MASTER AREA STATEMENT

SITE AREA		11.66875	ACRES	47221.78	SQM
PERMISSIBLE FAR UNDER TOD @	3.5	-	-	165276.13	SQM
PERMISSIBLE GRAM FAR @ GRIHA PRE CERTIFICATION - 4 STAR (DATED-15-05-2024)	0.12	-	-	5666.61	SQM
TOTAL PERMISSIBLE FAR UNDER TOD @ 3.62		-	-	170942.74	SQM
PERMISSIBLE (RESIDENTIAL) FAR UNDER TOD @ 3.62	96%	-	-	167823.88	SQM
PERMISSIBLE (COMMERCIAL) FAR UNDER TOD @ 3.62	2%	-	-	3418.85	SQM
PERMISSIBLE FAR UNDER TOD @	1.5			70832.618	SQM
TOTAL (RESIDENTIAL+COMMERCIAL) FAR PURCHASED @	1.4963	-	-	70653.496	SQM
RESIDENTIAL TDR - FAR PURCHASED @	1.4318	-	-	67613.695	SQM
COMMERCIAL TDR - FAR PURCHASED @	0.0583	-	-	3210.63	SQM
TOTAL PERMISSIBLE FAR @	5.12	-	-	241766.42	SQM
TOTAL RESIDENTIAL FAR @	4.8754	-	-	230137.57	SQM
TOTAL COMMERCIAL FAR @	0.140	-	-	6628.85	SQM
GROUND COVERAGE @	50%			23610.90	SQM
MIN. GREEN AREA @	12%	-	-	7083.270	SQM
1.5 MTR GREEN STRIP AREA					
TOTAL AREA					

ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA/CR/2024/9868 DATED 19-09-24

ALREADY SANCTIONED	PROPOSED	TOTAL ACHIEVED (PROPOSED+ ALREADY SANCTIONED)	TOTAL ACHIEVED (PROPOSED+ ALREADY SANCTIONED) @	BALANCE AREA (SQM)
197097.17	SQM	71907.876	SQM	269030.05 SQM	5.07	1096.374
184179.88	SQM	70968.809	SQM	255120.72 SQM	4.88	18.847
180267	SQM	392.967	SQM	180659.97 SQM	3.40	2246.928
8895.889	SQM	2675.865	SQM	11568.13 SQM	2.17(50%)	10889.928
7500.09	SQM			7500.09 SQM	1.58(12%)	
188.03	SQM			188.03 SQM	0.04(2%)	
8058.12	SQM			8058.12 SQM	1.69(10%)	

TABLE-5-AREA CALCULATION

SR.NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
-	TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF 1 TOWER COLUMN (3+4)	TOTAL FAR AREA OF 1 TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF 1 UNIT (TOWER)	NON FAR AREA OF 1 TOWER COLUMN (9-13)	ELIGTLIP AREA OF FLOOR	ELIGTLIP AREA OF 1 TOWER COLUMN (10/10)
1	TOWER-1 (TF+S1)	GROUND FLOOR	1	412.818	412.818		0	0			525.544	525.544	541.462
		1st FLOOR	1	706.884	706.884		3	3			91.424	91.424	773.118
		2nd,4th,6th,8th,10th,12th,14th,16th,18th,20th,22nd,24th,26th,28th,30th,32nd,34th,36th,38th,40th,42nd,44th,46th Floor	21	681.561	14304.939		3	63			91.424	1919.592	765.834	15761.884
		3rd,5th,7th,9th,11th,13th,15th,17th,19th,21st,23rd,25th,27th,29th,31st,33rd,35th,37th,39th,41st,43rd,45th Floor	20	681.561	13623.760		3	60			91.424	1828.480	750.112	15002.24
		LEG BEFUGE FLOOR	1	645.031	645.031	34782.361	3	3	151	941.462	107.001	107.001	752.039	752.039
		33rd & 43rd REFUGE FLOOR	2	144.755	289.196		3	6			107.001	214.002	751.795	1503.58
		34th (REFUGE FLOOR & STREET FLOOR)	1	534.310	534.310		2	2			231.542	231.542	765.851	765.851
		47TH FLOOR (SERVICE FLOOR)	1	490.434	490.434		2	2			231.427	231.427	721.861	721.861
		48TH & 50th FLOOR	2	180.267	1360.414		3	6			91.643	137.286	748.850	1497.700
		49TH(STILT FLOOR)(SOUTH)	1	641.007	641.007		3	3			107.907	107.907	748.570	748.570
		51ST FLOOR	1	680.337	680.337		3	3			91.643	91.643	761.970	761.970
		MUMTY/MACHINE ROOM									188.03	188.03	215.574	215.574
2	TOWER-2 (TF+S2)	GROUND FLOOR	1	415.815	415.815		0	0			525.544	525.544	941.359	941.359
		1st FLOOR	1	706.884	706.884		3	3			91.424	91.424	773.118	773.118
		2nd,4th,6th,8th,10th,12th,14th,16th,18th,20th,22nd,24th,26th,28th,30th,32nd,34th,36th,38th,40th,42nd,44th,46th Floor	21	681.561	14314.938		3	63			91.424	1919.592	765.864	15761.884
		3rd,5th,7th,9th,11th,13th,15th,17th,19th,21st,23rd,25th,27th,29th,31st,33rd,35th,37th,39th,41st,43rd,45th Floor	20	681.561	13173.760		3	60			91.424	1828.480	750.112	15002.24
		33rd & 41st (REFUGE FLOOR)	2	644.708	1289.416		3	6			107.001	214.002	751.795	1503.590
		34th (REFUGE FLOOR & SERVICE FLOOR)	1	534.310	534.310		2	2			231.542	231.542	757.851	757.851
		47TH FLOOR (SERVICE FLOOR)	1	490.434	490.434		2	2			231.427	231.427	721.861	721.861
		48TH & 50TH FLOOR	2	680.337	1360.454		2	4			91.643	137.286	748.850	1497.700
		49TH(STILT FLOOR)(SOUTH)	1	641.007	641.001		2	2			107.907	107.907	748.570	748.570
		51ST FLOOR	1	680.337	680.337		2	2			91.643	91.643	761.970	761.970
		MUMTY/MACHINE ROOM									215.574	215.574	215.574	215.574
3	EWS	GROUND FLOOR	1	88.235	88.235	1182.347	24	48	54	765.064	0.000	88.235	88.235	
		1st FLOOR	1	569.754	569.754		6	6			25.126	10.012	599.210	1198.510
		2nd FLOOR	1	534.404	534.404		6	6			14.708	14.708	599.170	1198.340
		MUMTY									31.946	31.946	51.845	51.845
4	COMMERCIAL	GROUND FLOOR	1	704.850	704.850	3103.967	-	-	-	-	-	-	704.850	704.850
		MEZZANINE FLOOR	1	258.157	258.157		-	-	-	-	-	-	258.157	258.157
		BASEMENT (COMMERCIAL)					-	-	-	-	1101.767	1101.767	1101.767	1101.767
5	BASEMENTS	BASEMENT 01	1	-	-	-	-	-	-	-	20926.723	20926.723	20926.723	20926.723
		BASEMENT 02	1	-	-	-	-	-	-	-	20395.500	20395.500	20395.500	20395.500
		BASEMENT 03	1	-	-	-	-	-	-	-	20908.402	20908.402	20908.402	20908.402
		BASEMENT 04	1	-	-	-	-	-	-	-	20908.402	20908.402	20908.402	20908.402
6	TOTAL	-	-	-	-	71907.876	-	-	352	2675.998	-	102725.401	-	174633.277
7	TOTAL FAR AREA RESIDENTIAL					70946.909								
8	TOTAL FAR AREA CONVENIENT BUILDING					960.967								

TDR DETAILS

	Residential	Commercial
TDR Certificate no.- 121 AND of 01/2021 dated 19.12.2024 (part of TDR Certificate no.- 1-445 of 01/2021)	09061.87365	3210
TDR certificate no.- 1-1594 of 01/2024 part of 1-3276 of 02/2024 dated- 18/12/2024	45855.1813	
TDR certificate no.- 1-821 of 05/2024 dated 21/11/2024	15088.8	
TDR certificate no.- 1-40 of 10/2024 part of 1-594 of 10/2024 dated- 06/12/2024	1000.63	
	70653.496	3210
Total TDR Purchased	73863.496	

ALREADY SANCTIONED

PRIMARY SCHOOL STATEMENT

			PER/AS ELIGIBLE	PROVIDED	
SITE AREA	0.5	ACRES	2023.428		SQM
FAR @1.5			3035.142	604.97	SQM
GROUND COVERAGE @40%			809.713	321.89	SQM
MAX FAR PERMISSIBLE / @33%			1001.647	604.97	SQM
PARKING @1% OF SITE AREA			339.84	351.00	SQM

NURSERY SCHOOL STATEMENT

			PER/AS ELIGIBLE	PROVIDED	
SITE AREA	0.3	ACRES	809.3713		SQM
FAR @1.5			1214.057	595.108	SQM
GROUND COVERAGE @40%			323.7485	251.58	SQM
MAX FAR PERMISSIBLE / @33%			400.838	595.108	SQM
PARKING @1% OF SITE AREA			101.45	111.41	SQM

Project: SWD Group Housing Sect 69, Gurugram,Haryana

Hydraulic Calculation of Flushing Water Riser

S. No.	LINE		Towers	Flushing Water Requirement	Total water demand (Progressive)	Pump working for risers and capacity in LPM		Length of Pipe	Effective Length (Actual length+ 10%)	Proposed line dia.	Velocity in m/sec	Frictional head losses	Ele. Height	F. Loss in Riser	Total Frictional head losses	Head at Start	Head at End	Remarks
	FROM	TO	Name of Building	LPD	LPD	10 Hrs.	Mtr	Mtr	MM	Mm/sec	Mtr/Mtr	Mtr	Mtr	Mtr	Mtr	Mtr	Mtr	
1	F-01	F-03	TOWER-A	46215	46215	77.0	35	42.50	89	0.78	0.020	165.00	3.34	4.21	52.73	221.94		
2	F-02	F-03	TOWER-B	45855	45855	76.4	15	15.50	80	0.78	0.020	165.00	3.29	3.62	53.32	221.94		
3	F-03	F-05	INTERMEDIATE CONNECTION		92370	153.5	39	42.90	96	0.92	0.020	0.00	0.00	0.87	211.94	222.80		
4	F-04	F-05	TOWER-C	45855	45855	76.4	15	15.50	80	0.78	0.020	165.00	3.29	3.62	54.18	223.80		
5	F-05	F-07	INTERMEDIATE CONNECTION		137925	225.9	47	51.70	95	1.38	0.043	0.00	0.00	2.21	222.80	225.01		
6	F-06	F-07	TOWER-D	45855	45855	76.4	15	15.50	80	0.78	0.020	165.00	3.29	3.62	56.39	225.01		
7	F-07	F-09	INTERMEDIATE CONNECTION		183780	306.3	30	33.00	80	1.22	0.026	0.00	0.00	0.87	225.01	225.88		
8	F-08	F-09	TOWER-E	45855	45855	76.4	15	16.50	80	0.78	0.020	165.00	3.29	3.62	57.26	225.88		
9	F-09	F-11	INTERMEDIATE CONNECTION		229635	382.7	34	37.40	90	1.52	0.040	0.00	0.00	1.49	225.88	227.37		
10	F-10	F-11	TOWER F	46215	46215	77.0	15	16.50	80	0.78	0.020	165.00	3.34	3.67	58.70	227.37		
11	F-11	F-12	INTERMEDIATE CONNECTION		275850	459.8	5	5.50	80	1.83	0.056	0.00	0.00	0.31	227.37	227.68		
12	F-12	F-14	CLUB BUILDING	12115	12115	20.2	11	12.10	40	0.32	0.005	20.00	3.10	0.16	227.47	227.63		
13	F-13	F-14	TRUMP TOWER-1	44505	44505	74.2	40	44.00	80	0.76	0.019	190.00	3.75	4.58	24.05	227.63		
14	F-14	F-15	INTERMEDIATE CONNECTION		56620	94.4	46	50.60	100	0.24	0.001	0.00	0.00	0.05	227.63	227.68		
15	F-15	F-17	INTERMEDIATE CONNECTION		332470	554.1	74	81.40	100	1.41	0.027	0.00	0.00	2.17	227.68	229.86		
16	F-16	F-17	TRUMP TOWER-2	44505	44505	74.2	14	15.40	80	0.76	0.019	190.00	3.75	4.04	26.81	229.86		
17	F-17	F-19	INTERMEDIATE CONNECTION		379975	633.3	61	67.10	100	1.60	0.034	0.00	0.00	2.26	229.86	232.12		
18	F-18	F-19	COMMERCIAL BLOCK 1	20470	20470	34.1	60	66.00	40	0.54	0.013	30.00	0.40	1.27	230.85	232.12		
19	F-19	F-21	INTERMEDIATE CONNECTION		397445	662.4	26	28.60	100	1.69	0.037	0.00	0.00	1.05	232.12	233.18		
20	F-21	F-23	COMMERICAL BLOCK 2	7830	7830	13.1	219	240.90	40	0.21	0.002	15.00	0.03	0.57	217.61	233.18		
21	F-22	F-23	INTERMEDIATE CONNECTION		405275	675.5	40	44.00	100	1.72	0.039	0.00	0.00	1.70	233.18	234.88		
22	F-23	F-23	INTERMEDIATE CONNECTION		2900	4.8	9	9.90	150	0.01	0.000	15.00	0.00	0.00	219.88	234.88		
					408175	680.3	20	22.00	150	0.77	0.005	0.00	0.00	0.12	234.88	235.00		
				408175		680												
	Req. LPM For All Type Buildings				800	LPM	@	225	Mtr.	1W+15								

Project: SWD Group Housing Sect 69, Gurugram,Haryana

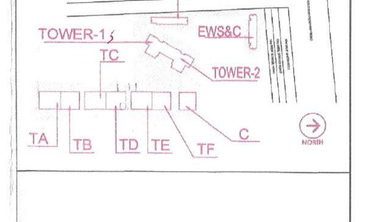
Hydraulic Calculation of Domestic Water Riser

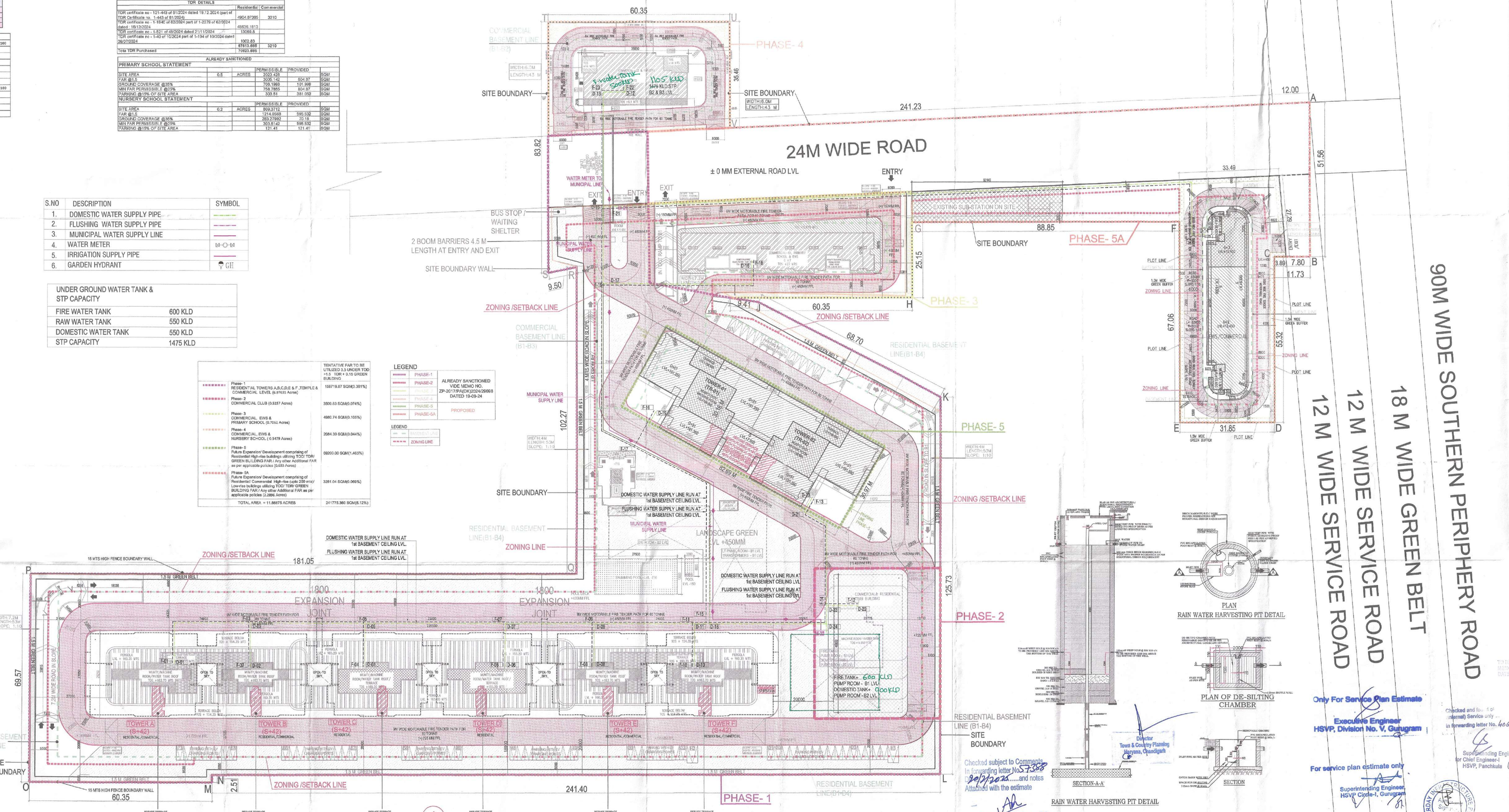
S. No.	LINE	Towers	Domestic Water Requirement	Total water demand (Progressive)	Pump working for risers and capacity in LPM		Length of Pipe	Effective Length (Actual length+ 10%)	Proposed line dia.	Velocity in m/sec	Frictional head losses	Ele. Height	F. Loss in Riser	Total Frictional head losses	Head at Start	Head at End	Remarks
-	FROM -	TO -	Name of Buildi -	LPD	LPD	10 Hrs.	Mtr -	Mtr -	MM -	Mm/sec -	Mtr/Mtr -	Mtr -	Mtr -	Mtr -	Mtr -	Mtr -	-
1	D-01	D-03	TOWER-A	130563	130563	218.2	39	42.90	131	0.94	0.013	165.00	3.41	0.035	165.00	4.00	8.06	25.46
2	D-02	D-03	TOWER-B	129923	129923	216.5	15	16.50	106	1.30	0.038	165.00	4.31	0.56	165.00	4.31	6.56	26.59
3	D-03	D-05	INTERMEDIATE CONNECTION	0	260855	434.8	39	42.90	100	1.11	0.017	0.00	0.00	0.73	158.52	159.26	
4	D-04	D-05	TOWER-C	129923	129923	216.5	15	16.50	106	1.30	0.038	165.00	4.31	0.56	159.26	159.82	
5	D-05	D-07	INTERMEDIATE CONNECTION	0	390788	651.3	47	51.70	150	1.66	0.036	0.00	0.00	1.86	159.26	161.12	
6	D-06	D-07	TOWER-D	129923	129923	216.5	15	16.50	106	1.30	0.038	165.00	4.31	0.56	161.12	162.68	
7	D-07	D-09	INTERMEDIATE CONNECTION	0	520710	867.9	30	33.00	150	2.21	0.061	0.00	0.00	2.02	162.68	164.70	
8	D-08	D-09	TOWER-E	129923	129923	216.5	15	16.50	106	1.30	0.038	165.00	4.31	0.56	164.70	165.26	
9	D-09	D-11	INTERMEDIATE CONNECTION	0	650653	1084.4	34	37.40	150	2.75	0.093	0.00	0.00	3.48	165.26	168.73	
10	D-10	D-11	TOWER-F	130948	130948	218.2	15	16.50	106	1.31	0.038	165.00	4.31	0.56	168.73	169.29	
11	D-11	D-17	INTERMEDIATE CONNECTION BLOCK 3	0	781575	1302.6	6	6.60	150	1.47	0.018	0.00	0.00	0.12	169.29	169.41	
12	D-12	D-13	COMMERCIAL BLOCK 1	1640	1640	2.7	9	9.90	100	0.05	0.000	15.00	0.00	0.00	188.73	203.71	
13	D-13	D-15	INTERMEDIATE CONNECTION	0	1645	2.7	39	42.90	150	0.00	0.000	0.00	0.00	0.00	203.73	203.71	
14	D-14	D-15	COMMERCIAL BLOCK 3	15830	15830	26.1	219	240.90	50	0.27	0.003	15.00	0.04	0.70	188.04	203.71	
15	D-15	D-17	INTERMEDIATE CONNECTION	0	17275	28.8	26	28.60	150	0.15	0.000	0.00	0.00	0.01	203.73	203.74	
16	D-16	D-17	COMMERCIAL BLOCK 2	85310	85310	142.2	58	63.80	106	0.86	0.018	30.00	0.53	1.65	172.10	203.74	
17	D-17	D-18	INTERMEDIATE CONNECTION	0	884160	1473.6	136	149.60	100	3.75	0.183	0.00	0.00	24.46	203.74	228.20	
18	D-18	D-24	INTERMEDIATE CONNECTION	0	884160	1473.6	39	42.90	150	1.47	0.023	0.00	0.00	0.97	228.20	229.17	
19	D-19	D-21	TRUMP TOWER-1	129923	129923	216.5	65	71.50	106	1.30	0.038	159.00	7.61	10.34	15.02	228.36	
20	D-20	D-21	TRUMP TOWER-2	129923	129923	216.5	6	6.60	106	1.30	0.038	159.00	7.61	7.86	21.50	228.36	
21	D-21	D-23	INTERMEDIATE CONNECTION	0	259846	433.1	36	39.60	100	1.55	0.057	0.00	0.00	0.67	228.36	229.03	
22	D-22	D-23	CLUB BUILDING	17069	17069	28.4	11	12.10	50	0.29	0.003	20.00	0.06	0.13	209.07	229.17	
23	D-23	D-24	INTERMEDIATE CONNECTION	0	276951	461.5	7	7.70	100	1.17	0.019	0.00	0.00	0.15	229.03	229.17	
24	D-24	UG TANK	INTERMEDIATE CONNECTION	0	1161074	1935.1	20	22.00	150	2.19	0.038	0.00	0.00	0.83	229.17	230.00	
				1161074		1935		230.00									
	Req. LPM For All Type Buildings			1030	LPM	@	230	Mtr.	2W+15								

Note :-

1. All fixture provided in toilets are as per N.B.C.
2. Basement will be mechanically ventilated.
3. All spaces (parking basement, services basement etc.) Will be artificially lit.
4. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
5. Fire safety measures as per NDC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
6. All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)

KEY PLAN





S.NO	DESCRIPTION	SYMBOL
1.	DOMESTIC WATER SUPPLY PIPE	
2.	FLUSHING WATER SUPPLY PIPE	
3.	MUNICIPAL WATER SUPPLY LINE	
4.	WATER METER	
5.	IRRIGATION SUPPLY PIPE	
6.	GARDEN HYDRANT	

UNDER GROUND WATER TANK & STP CAPACITY	
FIRE WATER TANK	600 KLD
RAW WATER TANK	550 KLD
DOMESTIC WATER TANK	550 KLD
STP CAPACITY	1475 KLD

		TENTATIVE FAR TO BE UTILIZED 3.5 UNDER TOD +1.5 TDR + 0.15 GREEN BUILDING
	Phase- 1 RESIDENTIAL TOWERS-A,B,C,D,E & F,,TOWN,E & COMMERCIAL LEVEL & PARTS	159717.87 SQ.MO (.351%)
	Phase- 2 COMMERCIAL CLUB (3.5357 Acres)	3500.03 SQ.M.(0.074%)
	Phase- 3 COMMERCIAL, EWS & PRIMARY SCHOOL (5.7014 Acres)	4840.74 SQ.M.(0.102%)
	Phase- 4 COMMERCIAL, EWS & NURSERY SCHOOL (1.5479 Acres)	3084.33 SQ.M.(0.065%)
	Phase- 5 Future Expansion Development comprising of Residential High-rise buildings utilizing TOD-TDR+ GREEN BUILDING FAR (Any other Additional FAR as per applicable policies (3.000 Acres)	68200.00 SQ.M.(1.443%)
	Phase- 5A Future Expansion Development comprising of Residential Commercial High-rise units 200 mtr/ Residential Commercial High-rise units (TOD+ BUILDING FAR (Any other Additional FAR as per applicable policies (2.288 Acres)	3281.04 SQ.M.(0.069%)
	TOTAL AREA = 11.66875 ACRES	241775.96 SQ.M.(5.12%)

LEGEND

PHASE-1	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA/CR/2024/9868 DATED 19-09-24
PHASE-2	
PHASE-3	
PHASE-4	PROPOSED
PHASE-5A	

LEGEND

	ZONING LINE

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

For service plan estimate only
Superintending Engineer,
HSVP Circle-II, Gurugram

Checked and fo... (internal) Service only ...
Forwarding letter No. 6065

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

Checked subject to Comments in forwarding letter No. 57-58 dt 9/1/2025 ..... and notes Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

Director Town & Country Planning Haryana, Chandigarh

PROJECT

Proposed Building Plans For Phase-5 & 5A to develop a Mix-Land Use colony (98% Residential component & 2% Commercial component) under TOD policy over an area measuring 11.66875 acres (license no.90 of 2024 dated:18.07.2024) in the Revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69 ,Gurugram being developed by Riverday Infrastructure Pvt. Ltd.

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ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For M/s Riverday Infrastructure Private Limited (Authorized Signatory)

DECEMBER-2024	Scale : 1:450
Drawing Title: – SITE PLAN WATER SUPPLY LAYOUT	Drawing No: – ST-01
	1-09012025