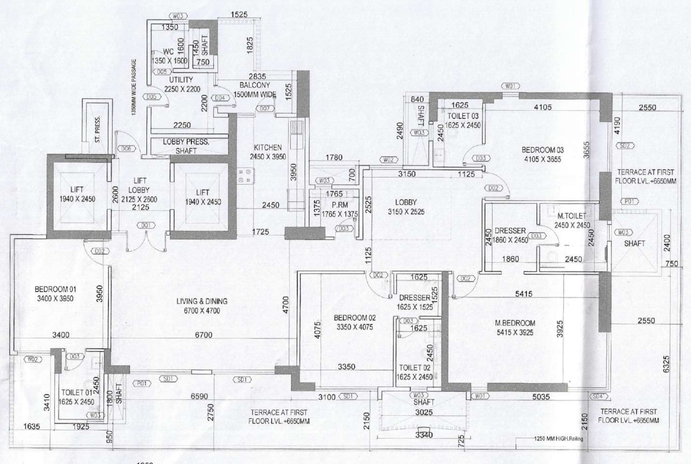
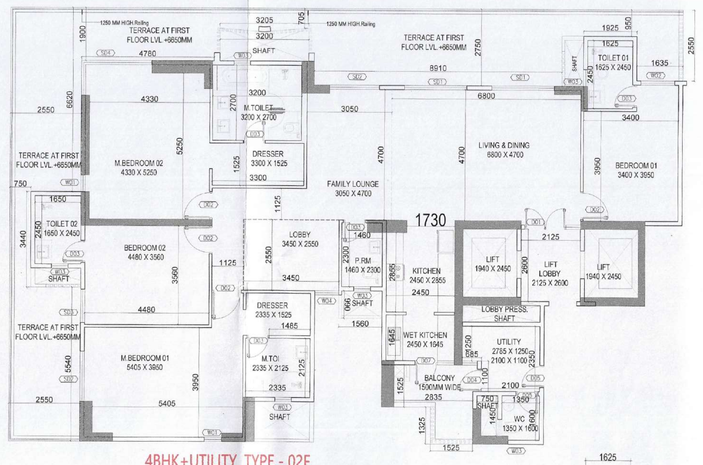
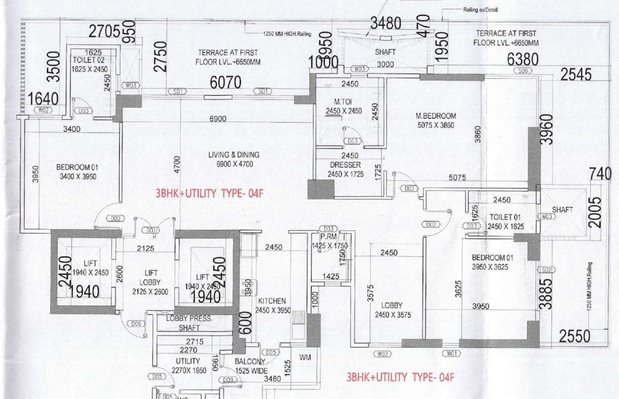


4BHK+UTILITY TYPE - 01F

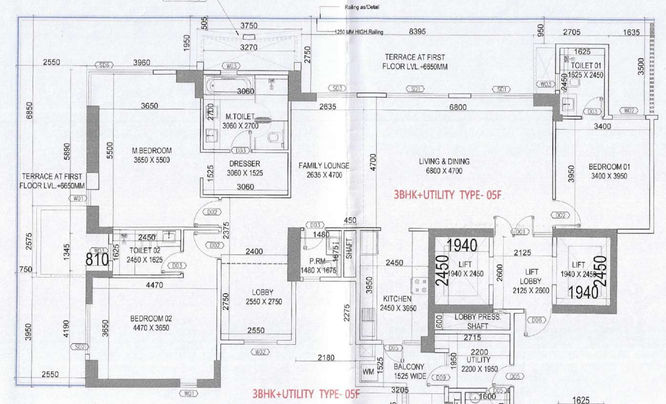


4BHK+UTILITY TYPE - 02F



3BHK+UTILITY TYPE- 04F

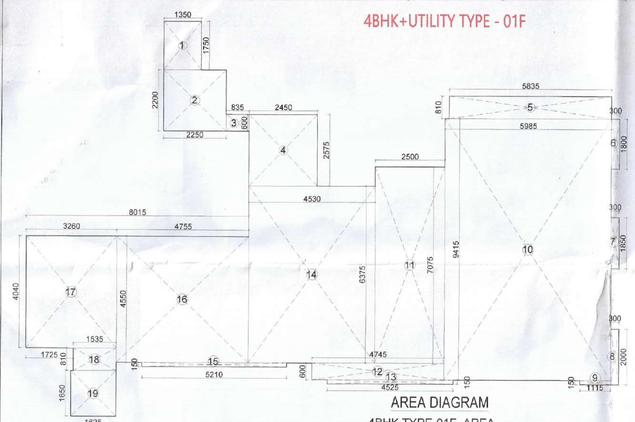
3BHK+UTILITY TYPE- 04F



3BHK+UTILITY TYPE- 05F

3BHK+UTILITY TYPE- 05F

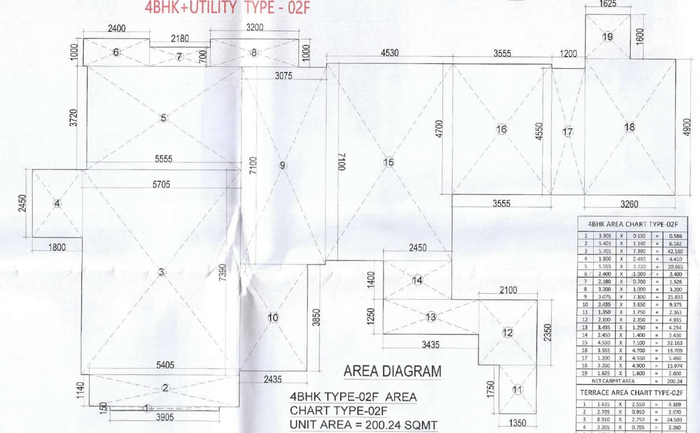
S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
SANCTIONED TO BE ISSUED WITH THIS OFFICE MEMO NO.:
DATED:
DDT (N) MEMBER BPAC
Rajesh Dutt SD(HQ)



4BHK AREA CHART TYPE-01F						
1	1.350	X	1.750	=	2.363	
2	2.250	X	2.200	=	4.950	
3	0.835	X	0.900	=	0.901	
4	2.450	X	2.575	=	6.309	
5	5.835	X	0.810	=	4.726	
6	0.300	X	1.800	=	0.540	
7	0.300	X	1.850	=	0.555	
8	0.300	X	2.000	=	0.600	
9	1.115	X	0.150	=	0.167	
10	5.985	X	9.415	=	56.349	
11	2.500	X	7.075	=	17.688	
12	4.745	X	0.600	=	2.847	
13	4.525	X	0.150	=	0.679	
14	4.530	X	6.375	=	28.879	
15	5.210	X	0.150	=	0.782	
16	4.755	X	4.550	=	21.635	
17	3.260	X	4.040	=	13.170	
18	1.535	X	0.810	=	1.243	
19	1.625	X	1.650	=	2.681	
NET CARPET AREA				=	166.66	

TERRACE AREA CHART TYPE-01F					
1	2.550	X	4.190	=	10.685
2	0.750	X	2.400	=	1.800
3	2.550	X	6.325	=	16.126
4	5.035	X	2.150	=	10.825
5	3.340	X	0.725	=	2.422
6	3.100	X	2.150	=	6.665
7	6.590	X	2.750	=	18.123
8	1.925	X	0.950	=	1.829
9	1.635	X	3.410	=	5.575
10	1.525	X	1.825	=	2.783
11	2.815	X	1.525	=	4.293
NET TERRACE AREA				=	81.16

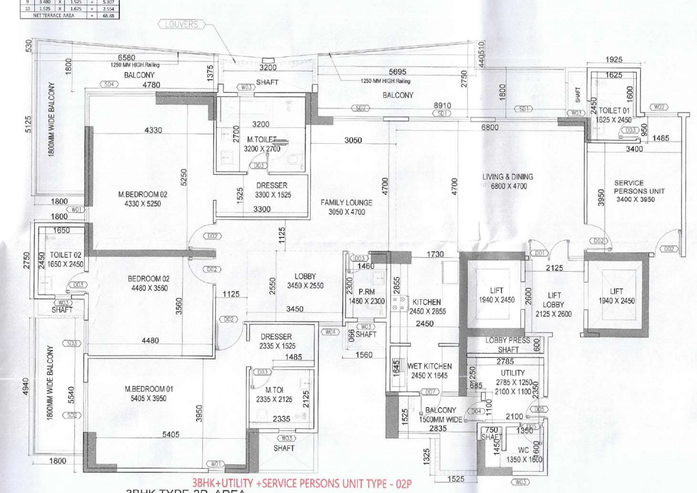
AREA DIAGRAM
4BHK TYPE-01F AREA
CHART TYPE-01F
UNIT CARPET AREA = 166.66 SQMT
TERRACE AREA = 81.16 SQMT



4BHK AREA CHART TYPE-02F					
1	1.350	X	1.750	=	2.363
2	1.475	X	1.100	=	1.623
3	1.475	X	1.100	=	1.623
4	1.800	X	2.450	=	4.410
5	1.725	X	2.125	=	20.601
6	2.400	X	1.200	=	2.880
7	1.300	X	1.200	=	1.560
8	1.300	X	1.200	=	1.560
9	3.075	X	2.850	=	21.853
10	3.680	X	2.600	=	9.568
11	1.300	X	1.750	=	2.363
12	1.300	X	1.750	=	2.363
13	2.400	X	1.750	=	4.200
14	3.400	X	2.600	=	8.840
15	3.300	X	4.700	=	15.510
16	3.300	X	4.700	=	15.510
17	1.300	X	2.600	=	3.380
18	1.300	X	2.600	=	3.380
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	200.24

TERRACE AREA CHART TYPE-02F					
1	3.925	X	2.550	=	10.009
2	2.750	X	3.900	=	10.725
3	8.550	X	2.750	=	24.503
4	5.035	X	2.150	=	10.825
5	4.590	X	1.900	=	8.682
6	2.150	X	3.650	=	16.881
7	6.590	X	2.750	=	18.123
8	2.590	X	5.540	=	14.127
9	1.890	X	2.450	=	4.631
10	2.125	X	3.325	=	7.065
11	1.525	X	1.825	=	2.783
NET TERRACE AREA				=	129.17

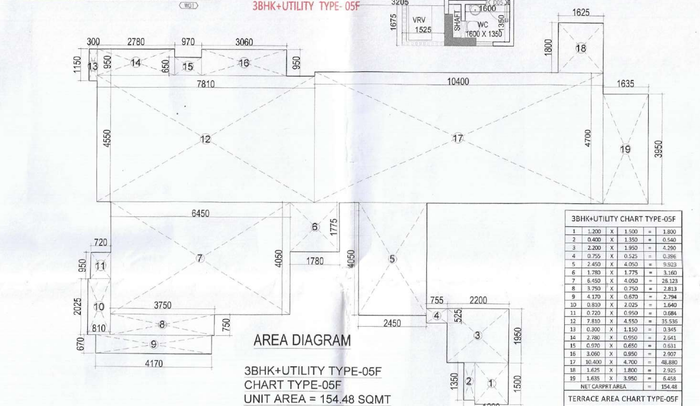
AREA DIAGRAM
4BHK TYPE-02F AREA
CHART TYPE-02F
UNIT AREA = 200.24 SQMT
TERRACE AREA = 82.52 SQMT



3BHK+UTILITY CHART TYPE-04F					
1	1.350	X	1.750	=	2.363
2	1.475	X	1.100	=	1.623
3	1.475	X	1.100	=	1.623
4	1.800	X	2.450	=	4.410
5	1.725	X	2.125	=	20.601
6	2.400	X	1.200	=	2.880
7	1.300	X	1.200	=	1.560
8	1.300	X	1.200	=	1.560
9	3.075	X	2.850	=	21.853
10	3.680	X	2.600	=	9.568
11	1.300	X	1.750	=	2.363
12	1.300	X	1.750	=	2.363
13	2.400	X	1.750	=	4.200
14	3.400	X	2.600	=	8.840
15	3.300	X	4.700	=	15.510
16	3.300	X	4.700	=	15.510
17	1.300	X	2.600	=	3.380
18	1.300	X	2.600	=	3.380
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	200.24

TERRACE AREA CHART TYPE-04F					
1	3.925	X	2.550	=	10.009
2	2.750	X	3.900	=	10.725
3	8.550	X	2.750	=	24.503
4	5.035	X	2.150	=	10.825
5	4.590	X	1.900	=	8.682
6	2.150	X	3.650	=	16.881
7	6.590	X	2.750	=	18.123
8	2.590	X	5.540	=	14.127
9	1.890	X	2.450	=	4.631
10	2.125	X	3.325	=	7.065
11	1.525	X	1.825	=	2.783
NET TERRACE AREA				=	129.17

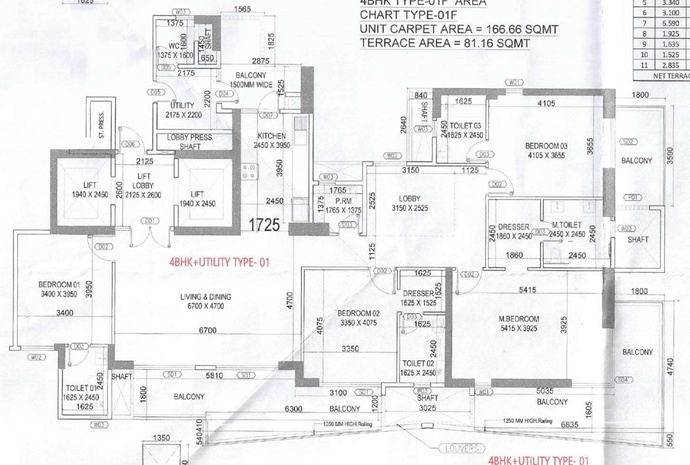
AREA DIAGRAM
3BHK+UTILITY TYPE-04F
CHART TYPE-04F
UNIT AREA = 138.64 SQMT
TERRACE AREA = 68.88 SQMT



3BHK+UTILITY CHART TYPE-05F					
1	1.350	X	1.750	=	2.363
2	0.400	X	1.350	=	0.540
3	2.890	X	1.950	=	5.636
4	2.750	X	2.250	=	6.188
5	2.850	X	4.050	=	9.923
6	1.350	X	1.750	=	2.363
7	6.550	X	4.050	=	26.123
8	3.750	X	4.050	=	15.813
9	6.150	X	0.675	=	2.756
10	2.150	X	0.675	=	1.451
11	0.550	X	0.675	=	0.371
12	2.650	X	4.550	=	12.058
13	0.400	X	1.350	=	0.540
14	2.190	X	0.950	=	2.081
15	0.400	X	1.350	=	0.540
16	2.850	X	4.550	=	12.968
17	3.400	X	4.550	=	15.470
18	1.350	X	1.750	=	2.363
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	154.48

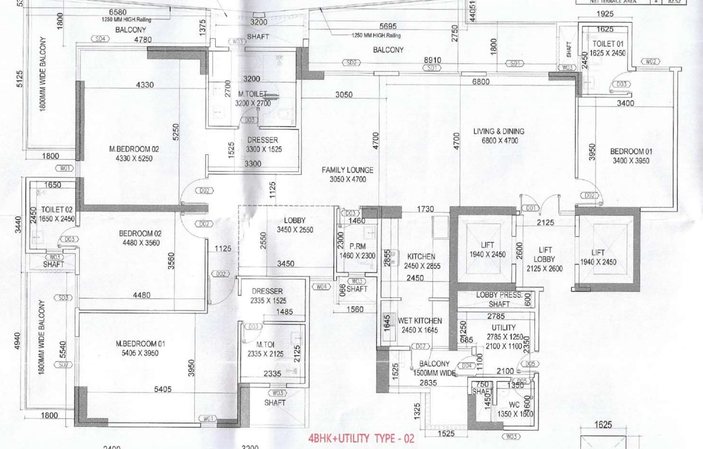
TERRACE AREA CHART TYPE-05F					
1	1.650	X	3.500	=	5.775
2	2.750	X	3.900	=	10.725
3	8.350	X	2.750	=	23.096
4	3.750	X	2.500	=	9.375
5	3.860	X	3.900	=	9.702
6	3.050	X	3.850	=	11.743
7	3.750	X	1.575	=	5.906
8	3.750	X	1.575	=	5.906
9	3.375	X	1.325	=	4.469
10	1.525	X	1.675	=	2.554
NET TERRACE AREA				=	90.148

AREA DIAGRAM
3BHK+UTILITY TYPE-05F
CHART TYPE-05F
UNIT AREA = 154.48 SQMT
TERRACE AREA = 77.91 SQMT



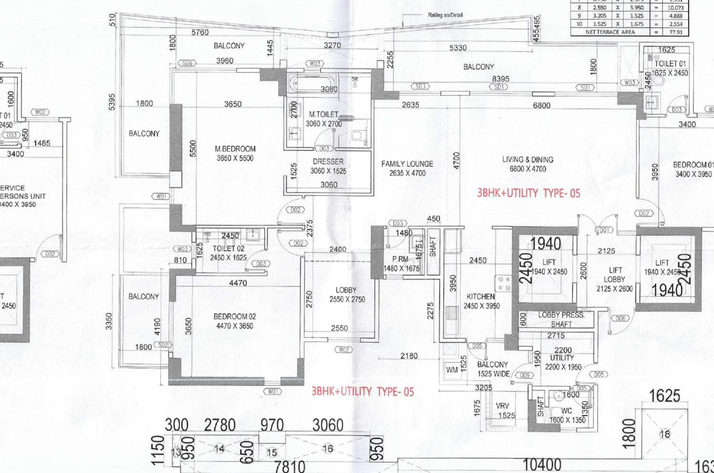
4BHK+UTILITY TYPE- 01

4BHK+UTILITY TYPE- 01



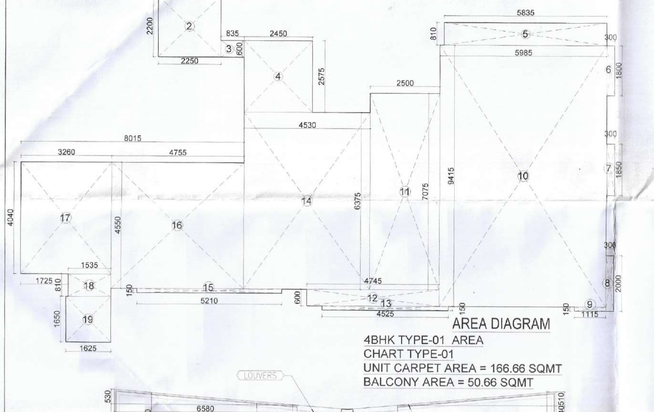
4BHK+UTILITY TYPE - 02

3BHK+UTILITY +SERVICE PERSONS UNIT TYPE - 02P



3BHK+UTILITY TYPE- 05

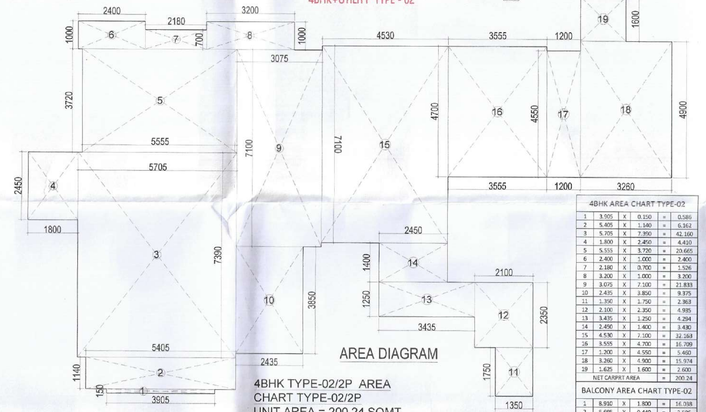
3BHK+UTILITY TYPE- 05



4BHK AREA CHART TYPE-01					
1	1.350	X	1.750	=	2.363
2	2.250	X	2.200	=	4.950
3	0.835	X	0.900	=	0.901
4	2.450	X	2.575	=	6.309
5	5.835	X	0.810	=	4.726
6	0.300	X	1.800	=	0.540
7	0.300	X	1.850	=	0.555
8	0.300	X	2.000	=	0.600
9	1.115	X	0.150	=	0.167
10	5.985	X	9.415	=	56.349
11	2.500	X	7.075	=	17.688
12	4.745	X	0.600	=	2.847
13	4.525	X	0.150	=	0.679
14	4.530	X	6.375	=	28.879
15	5.210	X	0.150	=	0.782
16	4.755	X	4.550	=	21.635
17	3.260	X	4.040	=	13.170
18	1.535	X	0.810	=	1.243
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	166.66

BALCONY AREA CHART TYPE-01					
1	1.800	X	3.590	=	6.462
2	1.800	X	4.740	=	8.532
3	6.835	X	0.550	0.5	1.880
4	5.035	X	1.625	=	8.181
5	3.100	X	1.200	=	3.720
6	6.300	X	0.410	=	2.583
7	6.300	X	0.540	0.5	1.701
8	5.810	X	1.900	=	10.459
9	3.565	X	1.825	=	2.856
10	2.875	X	1.525	=	4.384
NET BALCONY AREA				=	50.56

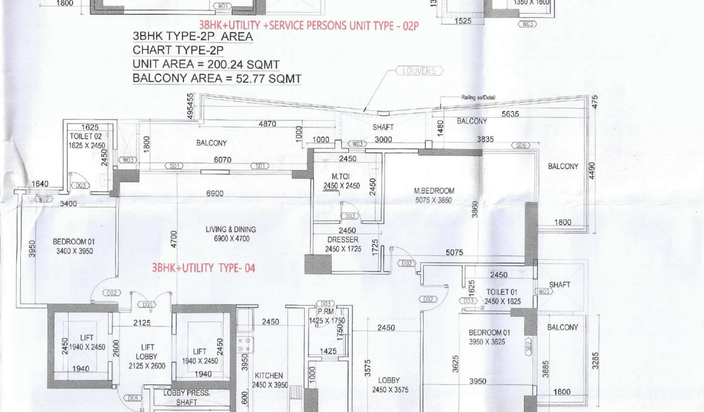
AREA DIAGRAM
4BHK TYPE-01 AREA
CHART TYPE-01
UNIT CARPET AREA = 166.66 SQMT
BALCONY AREA = 50.66 SQMT



4BHK AREA CHART TYPE-02					
1	1.350	X	1.750	=	2.363
2	1.475	X	1.100	=	1.623
3	1.475	X	1.100	=	1.623
4	1.800	X	2.450	=	4.410
5	1.725	X	2.125	=	20.601
6	2.400	X	1.200	=	2.880
7	1.300	X	1.200	=	1.560
8	1.300	X	1.200	=	1.560
9	3.075	X	2.850	=	21.853
10	3.680	X	2.600	=	9.568
11	1.300	X	1.750	=	2.363
12	1.300	X	1.750	=	2.363
13	2.400	X	1.750	=	4.200
14	3.400	X	2.600	=	8.840
15	3.300	X	4.700	=	15.510
16	3.300	X	4.700	=	15.510
17	1.300	X	2.600	=	3.380
18	1.300	X	2.600	=	3.380
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	200.24

BALCONY AREA CHART TYPE-02					
1	8.910	X	1.900	=	16.929
2	3.485	X	0.440	=	1.506
3	3.485	X	0.550	0.5	1.452
4	6.780	X	1.375	=	9.323
5	5.100	X	0.580	0.5	1.748
6	1.890	X	3.120	=	5.875
7	1.890	X	4.940	=	9.332
8	1.890	X	1.500	=	2.835
9	1.525	X	1.525	=	2.325
NET BALCONY AREA				=	52.77

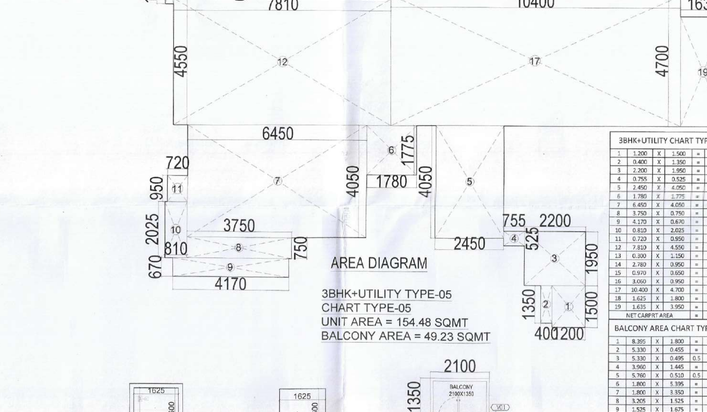
AREA DIAGRAM
4BHK TYPE-02/2P AREA
CHART TYPE-02/2P
UNIT AREA = 200.24 SQMT
BALCONY AREA = 52.77 SQMT



3BHK+UTILITY CHART TYPE-04					
1	1.350	X	1.750	=	2.363
2	1.475	X	1.100	=	1.623
3	1.475	X	1.100	=	1.623
4	1.800	X	2.450	=	4.410
5	1.725	X	2.125	=	20.601
6	2.400	X	1.200	=	2.880
7	1.300	X	1.200	=	1.560
8	1.300	X	1.200	=	1.560
9	3.075	X	2.850	=	21.853
10	3.680	X	2.600	=	9.568
11	1.300	X	1.750	=	2.363
12	1.300	X	1.750	=	2.363
13	2.400	X	1.750	=	4.200
14	3.400	X	2.600	=	8.840
15	3.300	X	4.700	=	15.510
16	3.300	X	4.700	=	15.510
17	1.300	X	2.600	=	3.380
18	1.300	X	2.600	=	3.380
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	200.24

BALCONY AREA CHART TYPE-04					
1	1.800	X	1.500	=	2.700
2	1.800	X	1.500	=	2.700
3	1.800	X	1.500	=	2.700
4	1.800	X	1.500	=	2.700
5	1.800	X	1.500	=	2.700
6	1.800	X	1.500	=	2.700
7	1.800	X	1.500	=	2.700
8	1.800	X	1.500	=	2.700
9	1.800	X	1.500	=	2.700
10	1.800	X	1.500	=	2.700
11	1.800	X	1.500	=	2.700
12	1.800	X	1.500	=	2.700
13	1.800	X	1.500	=	2.700
14	1.800	X	1.500	=	2.700
15	1.800	X	1.500	=	2.700
16	1.800	X	1.500	=	2.700
17	1.800	X	1.500	=	2.700
18	1.800	X	1.500	=	2.700
19	1.800	X	1.500	=	2.700
20	1.800	X	1.500	=	2.700
NET BALCONY AREA				=	54.00

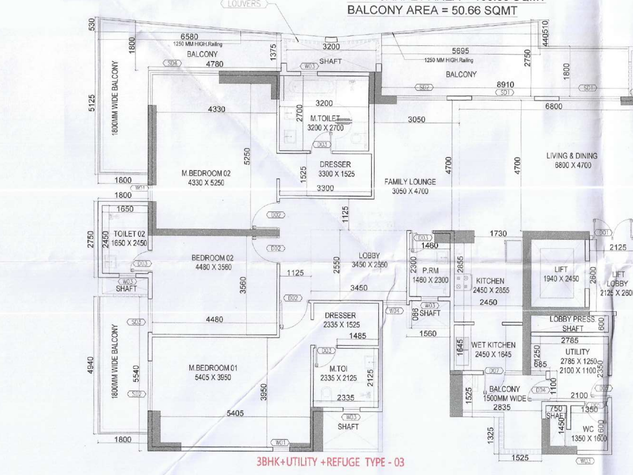
AREA DIAGRAM
3BHK+UTILITY TYPE-04
CHART TYPE-04
UNIT AREA = 138.64 SQMT
TERRACE AREA = 44.32 SQMT



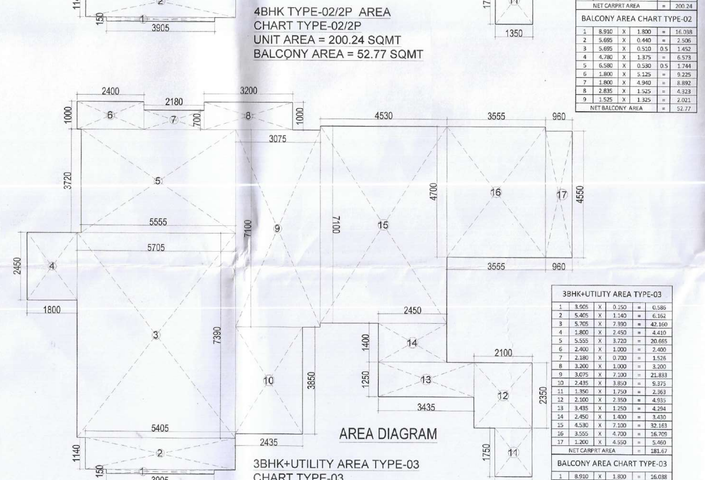
3BHK+UTILITY CHART TYPE-05					
1	1.200	X	1.500	=	1.800
2	0.400	X	1.350	=	0.540
3	1.200	X	1.900	=	4.190
4	2.750	X	2.250	=	6.188
5	2.850	X	4.050	=	9.923
6	1.350	X	1.775	=	2.396
7	3.400	X	4.050	=	26.123
8	3.750	X	3.750	=	1.813
9	4.170	X	0.675	=	2.756
10	2.150	X	0.675	=	1.451
11	0.550	X	0.675	=	0.371
12	2.650	X	4.550	=	12.058
13	0.400	X	1.350	=	0.540
14	2.190	X	0.950	=	2.081
15	0.400	X	1.350	=	0.540
16	2.850	X	4.550	=	12.968
17	3.400	X	4.550	=	15.470
18	1.350	X	1.750	=	2.363
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	154.48

BALCONY AREA CHART TYPE-05					
1	3.200	X	1.800	=	5.760
2	3.300	X	1.100	=	3.630
3	3.130	X	0.495	0.5	1.550
4	3.900	X	1.645	=	5.732
5	5.760	X	0.510	0.5	1.469
6	1.800	X	1.596	=	2.711
7	1.800	X	1.910	=	4.050
8	3.375	X	1.575	=	4.688
9	1.525	X	1.675	=	2.554
NET BALCONY AREA				=	45.21

AREA DIAGRAM
3BHK+UTILITY TYPE-05
CHART TYPE-05
UNIT AREA = 154.48 SQMT
BALCONY AREA = 49.23 SQMT



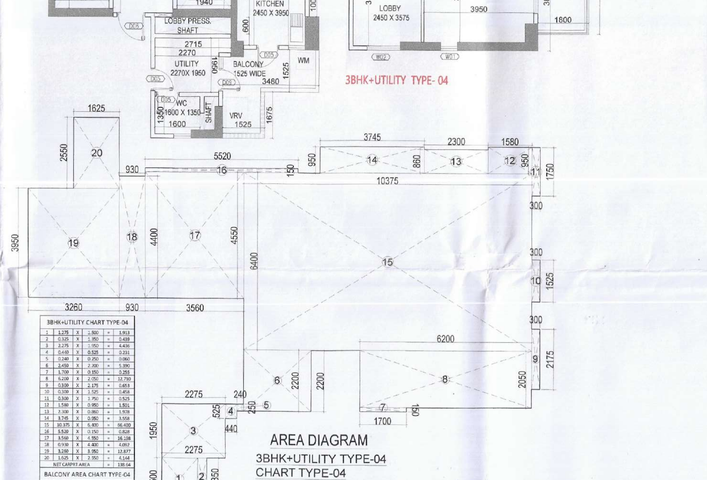
3BHK+UTILITY +REFUGE TYPE - 03



3BHK+UTILITY AREA TYPE-03					
1	3.925	X	2.150	=	8.439
2	5.475	X	1.140	=	6.241
3	5.925	X	2.350	=	42.347
4	1.800	X	2.450	=	4.410
5	5.510	X	3.725	=	20.515
6	2.450	X	3.000	=	7.400
7	2.100	X	3.700	=	3.525
8	3.200	X	1.100	=	3.520
9	3.675	X	2.100	=	21.855
10	3.475	X	2.850	=	9.911
11	1.300	X	2.250	=	2.925
12	1.300	X	2.250	=	2.925
13	3.400	X	2.350	=	8.296
14	2.450	X	1.600	=	3.920
15	4.530	X	2.100	=	9.513
16	4.530	X	4.750	=	16.705
17	1.300	X	4.150	=	5.395
NET CARPET AREA				=	185.67

BALCONY AREA CHART TYPE-03					
1	8.910	X	3.900	=	34.749
2	5.495	X	0.440	=	2.326
3	5.495	X	0.110	0.5	0.453
4	4.780	X	1.375	=	6.573
5	5.100	X	0.110	0.5	0.281
6	1.890	X	4.940	=	9.332
7	1.890	X	1.500	=	2.835
8	2.690	X	1.525	=	4.102
9	1.525	X	1.525	=	2.325
NET BALCONY AREA				=	52.77

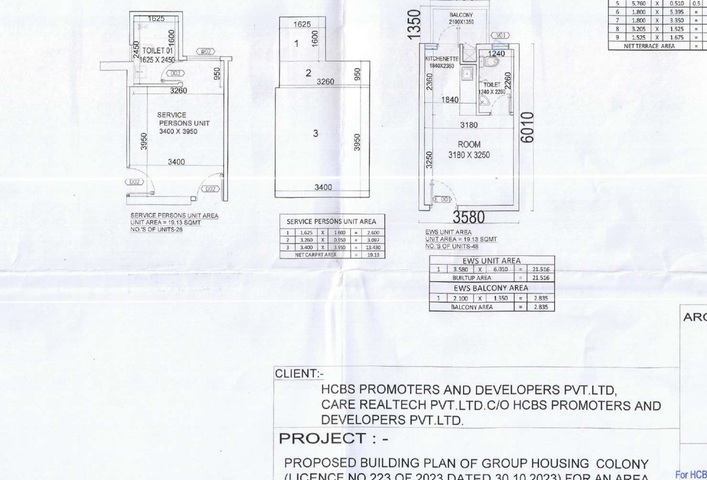
AREA DIAGRAM
3BHK+UTILITY AREA TYPE-03
CHART TYPE-03
UNIT AREA = 181.67 SQMT
BALCONY AREA = 52.77 SQMT



3BHK+UTILITY CHART TYPE-04					
1	1.350	X	1.750	=	2.363
2	1.475	X	1.100	=	1.623
3	1.475	X	1.100	=	1.623
4	1.800	X	2.450	=	4.410
5	1.725	X	2.125	=	20.601
6	2.400	X	1.200	=	2.880
7	1.300	X	1.200	=	1.560
8	1.300	X	1.200	=	1.560
9	3.075	X	2.850	=	21.853
10	3.680	X	2.600	=	9.568
11	1.300	X	1.750	=	2.363
12	1.300	X	1.750	=	2.363
13	2.400	X	1.750	=	4.200
14	3.400	X	2.600	=	8.840
15	3.300	X	4.700	=	15.510
16	3.300	X	4.700	=	15.510
17	1.300	X	2.600	=	3.380
18	1.300	X	2.600	=	3.380
19	1.625	X	1.650	=	2.681
NET CARPET AREA				=	200.24

BALCONY AREA CHART TYPE-04					
1	1.800	X	1.500	=	2.700
2	1.800	X	1.500	=	2.700
3	1.800	X	1.500	=	2.700
4	1.800	X	1.500	=	2.700
5	1.800	X	1.500	=	2.700
6	1.800	X	1.500	=	2.700
7	1.800	X	1.500	=	2.700
8	1.800	X	1.500	=	2.700
9	1.800	X	1.500	=	2.700
10	1.800	X	1.500	=	2.700
11	1.800	X	1.500	=	2.700
12	1.800	X	1.500	=	2.700
13	1.800	X	1.500	=	2.700
14	1.800	X	1.500	=	2.700
15	1.800	X	1.500	=	2.700
16	1.800	X	1.500	=	2.700
17	1.800	X	1.500	=	2.700
18	1.800	X	1.500	=	2.700
19	1.800	X	1.500	=	2.700
20	1.800	X	1.500	=	2.700
NET BALCONY AREA				=	54.00

AREA DIAGRAM
3BHK+UTILITY TYPE-04
CHART TYPE-04
UNIT AREA = 138.64 SQMT
TERRACE AREA = 44.32 SQMT



SERVICE PERSONS UNIT AREA					
1	1.625	X	1.900	=	3.088
2	1.900	X	2.050	=	3.895
3	3.400	X	1.250	=	18.938
NET CARPET AREA				=	28.19

EWS UNIT AREA					
1	3.500	X	6.750	=	23.638
BUILTUP AREA				=	23.638

EWS BALCONY AREA					
1	2.100	X	1.750	=	3.675
BALCONY AREA				=	3.675

UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
1	TOWER-A	4BHK+UTILITY-TYPE-01F	2	166.66	81.16	333.32
		4BHK+UTILITY-TYPE-02F	2	200.24	82.52	400.48
		4BHK+UTILITY-TYPE-02P	28	200.24	52.77	5606.72
		4BHK+UTILITY-TYPE-01	64	166.66	50.66	10666.24
		4BHK+UTILITY-TYPE-02	32	200.24	52.77	6407.68
		4BHK+UTILITY-TYPE-03	4	181.67	52.77	726.68
		PENTHOUSE	2	409.42	130.51	818.84
			134			
2	TOWER-B	3BHK+UTILITY-TYPE-04F	2	138.64	68.88	277.28
		3BHK+UTILITY-TYPE-05F	2	154.48	77.91	308.96
		3BHK+UTILITY-TYPE-04	62	138.64	44.32	8595.68
		3BHK+UTILITY-TYPE-05	62	154.48	49.23	9577.76
		2BHK+UTILITY-TYPE-06	2	136.14	69.23	272.68
		2BHK+UTILITY-TYPE-07	2	120.57	44.32	241.14
		PENTHOUSE	2	296.88	130.51	593.76
	TOTAL		134			44233.46
		TOTAL UNIT TOWER(A+B)	268			
		SERVICE PERSONS UNIT	28	10.13		535.64
EWS		EWS UNIT	48	21.52	2.835	1032.768

N

CLIENT:-
HCBS PROMOTERS AND DEVELOPERS PVT.LTD.
CARE REALTECH PVT.LTD.C/O HCBS PROMOTERS AND DEVELOPERS PVT.LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY (LICENCE NO.223 OF.2023 DATED.30.10.2023) FOR AN AREA MEASURING 5.2902 ACRES IN THE REVENUE ESTATE OF VILLAGE DHANKOT,TEHSIL-KADIPUR,SECTOR-102,GURUGRAM BEING DEVELOPED BY HCBS PROMOTERS AND DEVELOPERS PVT.LTD.,CARE REALTECH PVT.LTD.C/O HCBS PROMOTERS AND DEVELOPERS PVT.LTD.

ARCHITECTS
Pinnacle Architects Pvt.Ltd
808 SECTOR 14 GURGAON HARYANA

For HCBS Promoters & Developers Pvt. Ltd.
Authorised Signatory
APPLICANT'S SIGN.

SCALE : 1:100
DRAWING NAME
TOWER-A
FIRST FLOOR PLAN
DRAWING NO. SUB – 16

VIMAL BABU
Architect CA/96/10791
938, Sector-14, Gurgaon
ARCHITECT'S SIGN