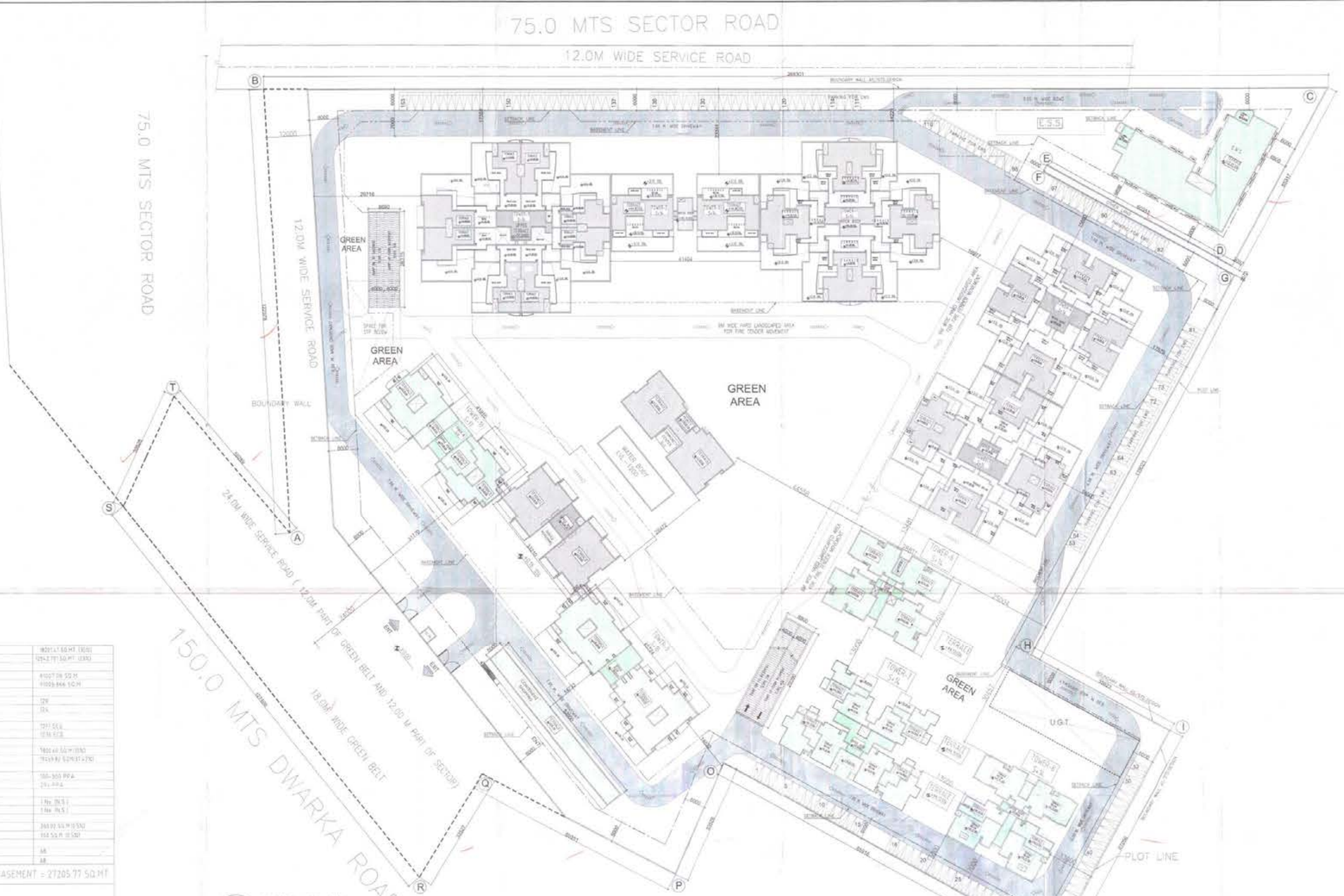


A	PERMISSIBLE GROUND COVERAGE	18201.41 SQ.MT (33%)
	PROPOSED GROUND COVERAGE	12842.701 SQ.MT (23%)
B	PERMISSIBLE F.A.R	91007.08 SQ.M
	PROPOSED F.A.R	91005.666 SQ.M
C	REQUIRED E.W.S UNIT - 15%(88 EE)	129
	PROPOSED E.W.S UNIT	104
D	MINIMUM REQUIRED CAR PARKING	1771 ECS
	PROPOSED CAR PARKING	1816 ECS
E	REQUIRED ORGANIZED GREEN SPACE	7800.60 SQ.M (15%)
	PROPOSED ORGANIZED GREEN SPACE	7919.98 SQ.M (15.2%)
F	PERMISSIBLE DENSITY	300-350 PPA
	PROPOSED DENSITY	291 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S)
	PROPOSED COMMUNITY SITE	1 No. (N.S)
H	PERMISSIBLE COMMERCIAL AREA	2600.93 SQ.M (0.5%)
	PROPOSED COMMERCIAL AREA	1512.50 SQ.M (0.5%)
J	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 1408 Nos.
POPULATION = (1408) x 3.500 PERSONS
E.W.S = 104 Nos.
POPULATION x(104) = 248 PERSONS
SERVICE PERSONALS = 68 Nos.
POPULATION = (68)2 = 136 PERSONS
TOTAL POPULATION = 5000+248+136 = 5384 PERSONS
DENSITY = 5384/13.000 = 414.46 SAY 414 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8509	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.36	18,201.41	1,96,020.02
ACHIEVED GROUND COVERAGE	0.23	12,842.701	1,38,009.63
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT			REMARKS
													MAIN UNIT	SERVICE UNIT	E.W.S	
TOWER-1	1	1646.72	1557.52	89.2	937.73	12			679.44	446.31	S+14	12867.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.94	44.38	371.85	12			320.31	214.71	S+14	5041.900	28			ALREADY SANCTIONED
TOWER-3	1	2053.03	1962.4	90.63	1058.99	12			881.03	511.67	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.35	91.09	709.25	12			670.16	358.28	S+14	9630.500	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.39	91.85	853.06	12			807.12	428.21	S+14	11860.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	435.11	389.59	45.52	426.11	8					S+8	3494.40		64		ALREADY SANCTIONED
TOWER-6	1	492.989	386.61	66.289	432.75	13		350.977			S+14	5942.988	64			REVISED
TOWER-7	1	684.784	573.369	81.415	642.784	4			572.371	110.659	S+14	8116.701	52			REVISED
					596.815	8										REVISED
TOWER-8	1	486.318	396.488	89.83	456.018	13		144.965			S+14	6143.029	52			REVISED
TOWER-9	1	532.87	474.29	58.61	550.21	10					S+10	5560.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.69				S+11	4815.6	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED

SHAFT WALL AREA = 2.40x4.25m = 248.93 MT

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = 1408 NOS. TOTAL No. OF MAIN DWELLING UNITS = 1408 Nos. = 1408 Nos.
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED -

PARKING PROVIDED
SURFACE OPEN PARKING = 16 ECS
BASEMENT PARKING = 1781 ECS

STILT -
TOWER-1 = 52 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 65 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 44 NOS.
TOWER-6 = 18 NOS.
TOWER-7 = 14 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 29 NOS.
TOWER-10 = 28 NOS.
SERVICE PERSONALS 3 NOS.
TOTAL = 340 NOS.

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S
i.e. 5%x35 = 17.80 SAY 42 ECS
PARKING NO. FOR E.W.S = 52 ECS

TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT
= 1781+340 = 1975 ECS

STRUCTURAL STABILITY CERTIFICATE

I, CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 36 OF BUILDING BYE-LAWS, 1983 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING
II. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION

NOTE FOR BASEMENT

THE WALLS & FLOOR OF THE BASEMENT SHALL BE WATER TIGHT & SO DESIGNED THAT THE EFFECT OF THE SURROUNDING SOIL & POSTURE IT MAY ARE TAKEN IN TO ACCOUNT & DESIGN & ADEQUATE SWIM PROOFING TREATMENT BE GIVEN

NOTE FOR WATER HARVESTING

1. CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 224(1)(a-L) AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING
2. WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE

CERTIFICATE

1.THE NALAS IN THE CONSTRUCTION WILL BE REMOVED WEEKLY BASE IF THE SAME IS NOT DONE IN THE CASE THE LOCAL BODY SHALL REMOVE THE NALAS AND COST SHALL BE BORNE BY THE OWNER OF PLOT
2. DURING CONSTRUCTION IT IS MANDATORY ON THE PART OF THE OWNER TO PROPERLY SCREEN THE CONSTRUCTION SITE OF MAIN ROAD BY MEANS OF CREATING A SCREEN WALL NOT LESS THAN 8'-0" IN HEIGHT FROM GROUND LEVEL WHICH IS TO BE PAINTED TO AVOID IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS A NET OR SAME OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITHIN THE PROTECTED AREA
3. NOISE RELATED ACTIVITIES WILL NOT BE TAKEN UP AND CONSTRUCTION AT NIGHT AFTER 10 pm

NOTE:-
THE LIFT AND PLUMBING WORK SHALL BE AS PER I.S.I. STANDARD

FIRE SAFETY MEASURES
1. THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREY BUILDINGS CONFORMING TO THE PROVISIONS OF RULES FRAMED AND THE SAME SHALL BE GET CERTIFIED FROM THE COMPETENT AUTHORITY
ELECTRIC SUB STATION / GENERATOR ROOM IF PROVIDED SHALL BE ON SOLID GROUND NEAR 25KVA CENTRAL PANEL ON GROUND PLINTH OR IN UPPER BASEMENT AND IT SHALL BE LOCATED ON OUTER PERIPHERY OF THE BUILDING, THE SAME SHALL BE GET APPROVED FROM THE COMPETENT AUTHORITY

SOLAR WATER HEATING SYSTEM

THE PROVISION OF SOLAR WATER HEATING SYSTEM SHALL BE AS PER NORMS SPECIFIED BY MNRE & AND SHALL BE MADE OPERATIONAL IN EACH BUILDING BLOCK BEFORE APPLYING FOR AN OCCUPATION CERTIFICATE

RAIN WATER HARVESTING SYSTEM

THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/UNIFORM DRAFT NOTIFICATION AS APPLICABLE

NOTE:
ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED

NOTES:
1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER NBC NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT.
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED

ALREADY SANCTIONED

For Shivnandan Buildtech Pvt. Ltd.
Director

Executive Engineer
HSVP Division Ltd V
Gurugram-V

Checked and Detailed as for Public Health (Sewage) Service fully subject to comments in as forwarding letter No. 7000/PH-II/2011/

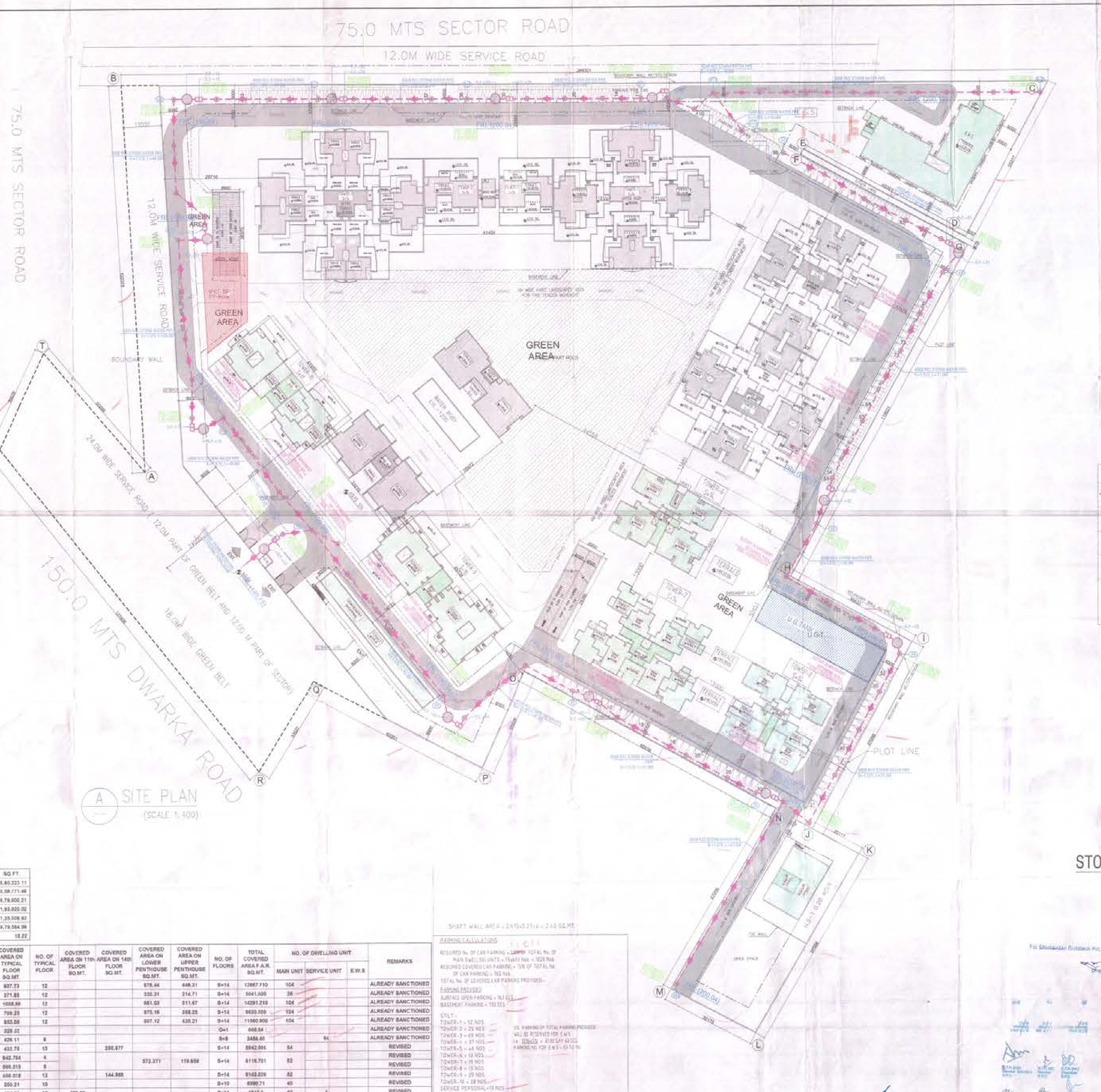
Ichinen Architects Private Limited
A-9 SHRISHTI ENCLAVE, NEW DELHI
Asst. Chief Engineer
HSVP Gurugram

OWNERS SIGN	ARCHITECTS SIGN
Director	ARCHITECT RAJESH JAIN CA/92/13024

Project:
REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE (LICENCE NO.70 OF 2011 DATED 22/07/2011 & LICENCE NO.83 OF 2012 DATED 27.08.2012) IN SECTOR-99 GURUGRAM MANESAR URBAN COMPLEX

Owner: M/S SHIVNANDAN BUILDTECH PVT. LTD.

SCALE:	AS SHOWN
DATE:	27-JUNE-2013
DRAWN:	SUBMISSION DRAWING
CHECKED:	
APPROVED:	
DRG. NO. 01	REV.-R0



A SITE PLAN
(SCALE 1:400)

A	PERMISSIBLE GROUND COVERAGE	18201.41 SQ.MT (35%)
	PROPOSED GROUND COVERAGE	12542.701 SQ.MT (33%)
B	PERMISSIBLE F.A.R.	91007.08 SQ.M
	PROPOSED F.A.R.	91005.666 SQ.M
C	REQUIRED E.W.S. UNIT	120
	PROPOSED E.W.S. UNIT	124
D	MINIMUM REQUIRED CAR PARKING	1117 ECS
	PROPOSED CAR PARKING	1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE	[illegible]
	PROPOSED ORGANIZED GREEN SPACE	[illegible]
F	PERMISSIBLE DENSITY	100-300 PPA
	PROPOSED DENSITY	294 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S.)
	PROPOSED COMMUNITY SITE	1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA	[illegible]
	PROPOSED COMMERCIAL AREA	[illegible]
I	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 680 Nos.
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos.
POPULATION = 124x2 = 248 PERSONS
SERVICE PERSONALS = 68 Nos.
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+248+136 = 3784 PERSONS
DENSITY = 3784/12.8505 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8508	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,008.82
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT MAIN UNIT	SERVICE UNIT	E.W.S	REMARKS
TOWER-1	1	1646.72	1557.52	89.2	937.73	12			879.44	448.31	S+14	12667.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.94	44.38	371.85	12			330.31	214.71	S+14	5041.500	26			ALREADY SANCTIONED
TOWER-3	1	2053.03	1962.4	90.63	1058.90	12			981.03	511.67	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.35	91.09	709.25	12			870.16	358.25	S+14	9630.500	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.39	91.85	853.08	12			807.12	420.21	S+14	11560.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	666.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	426.11	389.58	45.52	426.11	8					S+8	3456.40		64		ALREADY SANCTIONED
TOWER-6	1	452.889	386.61	66.259	432.75	13		250.877			S+14	5942.905	54			REVISED
TOWER-7	1	664.784	573.369	91.415	642.704	4			572.371	119.659	S+14	8116.701	52			REVISED
					690.015	8										REVISED
TOWER-8	1	466.318	396.488	69.83	456.018	13		144.968			S+14	8143.029	52			REVISED
TOWER-9	1	932.87	874.26	58.61	550.21	10					S+10	6880.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.69				S+11	4815.8	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.20				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	265.88														REVISED
TOTAL		12542.701	10197.487									91005.666	680	68	124	

SHAFT WALL AREA = 0.415x0.27x4 = 2.40 SQ.MT.

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = TOTAL No. OF MAIN DWELLING UNITS x 1.5 = 1020 Nos.
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED:-
PARKING PROVIDED
SURFACE OPEN PARKING = 163 ECS
BASEMENT PARKING = 733 ECS
STILT:-
TOWER-1 = 52 NOS
TOWER-2 = 25 NOS
TOWER-3 = 65 NOS
TOWER-4 = 37 NOS
TOWER-5 = 46 NOS
TOWER-6 = 18 NOS
TOWER-7 = 19 NOS
TOWER-8 = 15 NOS
TOWER-9 = 29 NOS
TOWER-10 = 28 NOS
SERVICE PERSONAL = 19 NOS
TOTAL = 34[illegible] NOS
TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 733+[illegible]
CAR PARKING PROVIDED IN OPEN SPACE = 163 Nos.
PROPOSED TOTAL CAR = 1073+163 = 1236 Nos.

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S. i.e. [illegible] SAY 62 ECS

STRUCTURAL STABILITY CERTIFICATE

[illegible]

NOTE FOR BASEMENT

[illegible]

NOTE FOR WATER HARVESTING

[illegible]

CERTIFICATE

[illegible]

NOTE:-
THE LIFT AND MACHINE ROOM SHALL BE AS PER ISI STANDARD.

NOTES

1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER N.B.C NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED

ALREADY SANCTIONED

PLUMBING LEGEND

(RCC NP 3 pipe)	EXTERNAL STORM WATER LINE
R.P.	RECHARGE PIT (3000 MM DIA)
D.C.	DESILTING CHAMBER (1000 x 2000)mm
◎	STORM WATER MANHOLE WITH 560Ø PERFORATED MANHOLE COVER

910 DIA CIRCULAR MANHOLE UPTO 1.68 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

Checked subject to comments in forwarding letter No. [illegible] Dt. [illegible] and notes attached with the estimate

for Chief Engineer-I, HSVP Panchkula

Director Town and Country Planning Haryana, Chandigarh

STORM WATER WATER LAYOUT

For Shivnandan Buildtech Pvt. Ltd.
Director

Executive Engineer HSVP Division No. V Gurugram

(BALWANT SINGH) S.D.

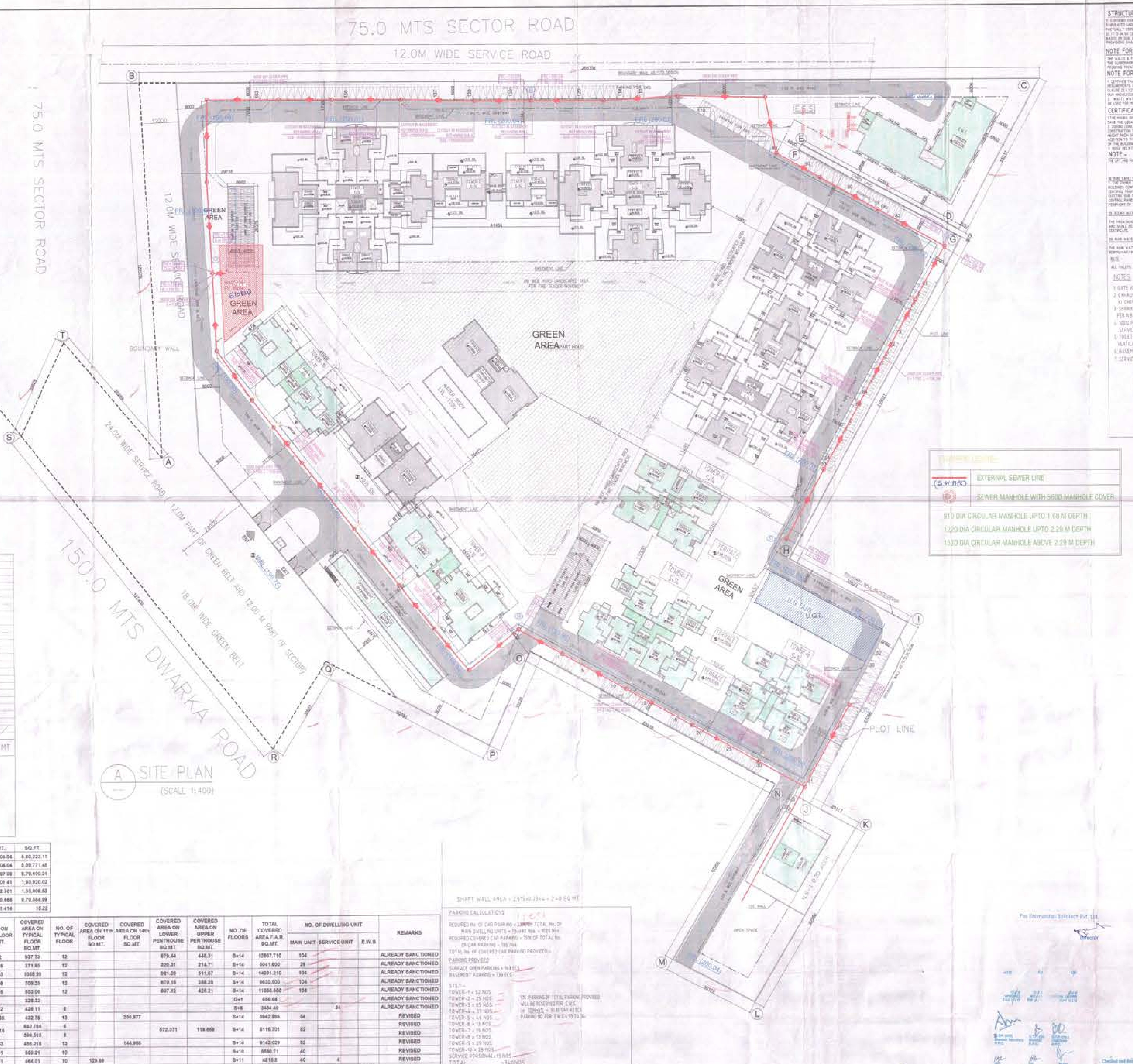
OWNER'S SIGN	ARCHITECT'S SIGN
Director	ARCHITECT RAJESH JAIN CA/[illegible]

Project: REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE LICENCE NO. 70 OF 2011 DATED 22.07.2011 & LICENCE NO. 32 OF 2012 DATED 27.08.2012 IN SECTOR-90 GURGAON MANESAR URBAN COMPLEX

Client: M/S SHIVNANDAN BUILDTECH PVT. LTD.

SCALE: AS SHOWN
DATE: 27-JUNE-2013
DRAWN: HJ — SUBMISSION DRAWING
CHECKED: DJ — SITE PLAN
APPROVED: RJ
DRG. NO. 01 — REV.-R0

Ichinen ARCHITECTS PRIVATE LIMITED



A SITE PLAN
(SCALE 1:400)

STRUCTURAL STABILITY CERTIFICATE

I CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE ... OF BUILDING BYE-LAWS, AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
II. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITIONS HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

NOTE FOR BASEMENT

THE WALLS & FLOOR OF THE BASEMENT SHALL BE WATER TIGHT & SO DESIGNED THAT THE EFFECT OF THE SURROUNDING SOIL & MOISTURE IF ANY ARE TAKEN IN TO ACCOUNT IN DESIGN & ADEQUATE DAMP PROOFING TREATMENT BE GIVEN.

NOTE FOR WATER HARVESTING

1. CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE ... AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE. THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.

CERTIFICATE

THE MALBA OF THE CONSTRUCTION WILL BE REMOVED WEEKLY BASIS. IF THE SAME IS NOT DONE IN THIS CASE THE LOCAL BODY SHALL REMOVE THE MALBA AND COST SHALL BE BORNE BY THE OWNER OF PLOT. ... [illegible]

NOTE:-
THE LIFT AND MACHINE ROOM SHALL BE AS PER I.S.I. STANDARD.

III. FIRE SAFETY MEASURES
I. THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREY BUILDINGS CONFORMING TO THE PROVISIONS OF RULES ... AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.
ELECTRIC SUB STATION / GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DG/LT CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON OUTER PERIPHERY OF THE BUILDING. THE SAME SHOULD BE GOT APPROVED FROM THE COMPETENT AUTHORITY.

IV. SOLAR WATER HEATING SYSTEM
THE PROVISION OF SOLAR WATER HEATING SYSTEM SHALL BE AS PER NORMS SPECIFIED BY HAREDA AND SHALL BE MADE OPERATIONAL IN EACH BUILDING BLOCK BEFORE APPLYING FOR AN OCCUPATION CERTIFICATE.

V. RAIN WATER HARVESTING SYSTEM
THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE.

NOTE
ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED.

NOTES:
1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER N.B.C. NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED
ALREADY SANCTIONED

SEWERAGE LEGEND:-

(S.W.M.H.)	EXTERNAL SEWER LINE
	SEWER MANHOLE WITH 560Ø MANHOLE COVER

910 DIA CIRCULAR MANHOLE UPTO 1.68 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

A	PERMISSIBLE GROUND COVERAGE	18281.41 SQ.MT. (35%)
	PROPOSED GROUND COVERAGE	12542.701 SQ.MT. (23%)
B	PERMISSIBLE F.A.R.	91007.08 SQ.M.
	PROPOSED F.A.R.	91005.666 SQ.M.
C	REQUIRED E.W.S. UNIT - 15x680/85	120
	PROPOSED E.W.S. UNIT	124
D	MINIMUM REQUIRED CAR PARKING	1177 ECS
	PROPOSED CAR PARKING	1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE	7800.60 SQ.M. (15%)
	PROPOSED ORGANIZED GREEN SPACE	7645.82 SQ.M. (17+25%)
F	PERMISSIBLE DENSITY	100-300 PPA
	PROPOSED DENSITY	294 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S.)
	PROPOSED COMMUNITY SITE	1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA	260.82 SQ.M. (0.5%)
	PROPOSED COMMERCIAL AREA	260 SQ.M. (0.5%)
I	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT

DENSITY CALCULATIONS
TOTAL No. OF MAIN DWELLING UNITS = 680 Nos
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos
POPULATION = 124x2 = 248 PERSONS
SERVICE PERSONALS = 68 Nos
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+248+136 = 3784 PERSONS
DENSITY = 3784/12.8506 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,222.11
F.A.R AVAILABLE ON PLOT AS ZONING	12.8506	52,004.04	5,59,771.46
PERMISSIBLE F.A.R	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,008.63
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT	COVERED AREA ON UPPER PENTHOUSE SQ.MT	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT: MAIN UNIT	NO. OF DWELLING UNIT: SERVICE UNIT	NO. OF DWELLING UNIT: E.W.S	REMARKS
TOWER-1	1	1646.72	1557.52	89.2	937.73	12			679.44	446.31	S+14	12867.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	746.04	44.28	371.80	12			320.31	214.71	S+14	5041.600	29			ALREADY SANCTIONED
TOWER-3	1	2053.03	1962.4	90.63	1088.99	12			981.03	511.67	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.36	91.08	709.35	12			670.16	388.25	S+14	9630.500	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.38	91.86	853.06	12			807.12	426.21	S+14	11580.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	435.11	389.59	45.52	426.11	8					S+8	3454.40		64		ALREADY SANCTIONED
TOWER-6	1	452.868	386.61	66.258	432.75	13		280.977			S+14	5942.986	64			REVISED
TOWER-7	1	654.784	573.369	81.415	642.784	4			572.371	119.888	S+14	8116.701	82			REVISED
					596.015	8										REVISED
TOWER-8	1	466.318	396.488	69.83	466.018	13		144.988			S+14	9143.029	52			REVISED
TOWER-9	1	932.87	874.26	58.61	550.21	10					S+10	5560.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.69				S+11	4815.5	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	266.56														REVISED
TOTAL		12542.701	10197.487									91005.666	680	68	124	

SHAFT WALL AREA = 2.976x0.3944 x 2 = 2.40 SQ.MT

PARKING CALCULATIONS
REQUIRED No. OF CAR PARKING = ... TOTAL No. OF MAIN DWELLING UNITS = 1.5x680 Nos. = 1020 Nos.
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED =
PARKING PROVIDED
SURFACE OPEN PARKING = 163 ECS
BASEMENT PARKING = 733 ECS
STILT:-
TOWER-1 = 52 NOS
TOWER-2 = 25 NOS
TOWER-3 = 65 NOS
TOWER-4 = 33 NOS
TOWER-5 = 46 NOS
TOWER-6 = 13 NOS
TOWER-7 = 19 NOS
TOWER-8 = 13 NOS
TOWER-9 = 29 NOS
TOWER-10 = 28 NOS
SERVICE PERSONAL = 13 NOS
TOTAL = 340NOS
5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S.
i.e. 1236x5% = 61.80 SAY 62 ECS
PARKING NO. FOR E.W.S = 53 TO 114
TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 733+340 = 1073 ECS
CAR PARKING PROVIDED IN OPEN SPACE = 163 Nos.
PROPOSED TOTAL CAR = 1073+163 = 1236 Nos.

SEWER LAYOUT

OWNER'S SIGN. Director	ARCHITECT'S SIGN. ARCHITECT RAJESH JAIN CA/98/......
Project: REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE LICENCE NO.75 OF 2011 DATED 28.07.2011 & LICENCE NO.82 OF 2012 DATED 27.08.2012 IN SECTOR-99, GURGAON MANESAR URBAN COMPLEX	
Client: M/S SHIVNANDAN BUILDTECH PVT. LTD.	
SCALE: AS SHOWN	
DATE: 27-JUNE-2013	
DRAWN: V.J.	SUBMISSION DRAWING
CHECKED: D.A.	
APPROVED: R.J.	
DRG. NO. 01	REV. R0
Ichinen ARCHITECTS PRIVATE LIMITED	

For Shivnandan Buildtech Pvt. Ltd.
Director

Checked subject to comments in forwarding letter No. 6262 Dt. 6/02/14 and notes attached with the estimate

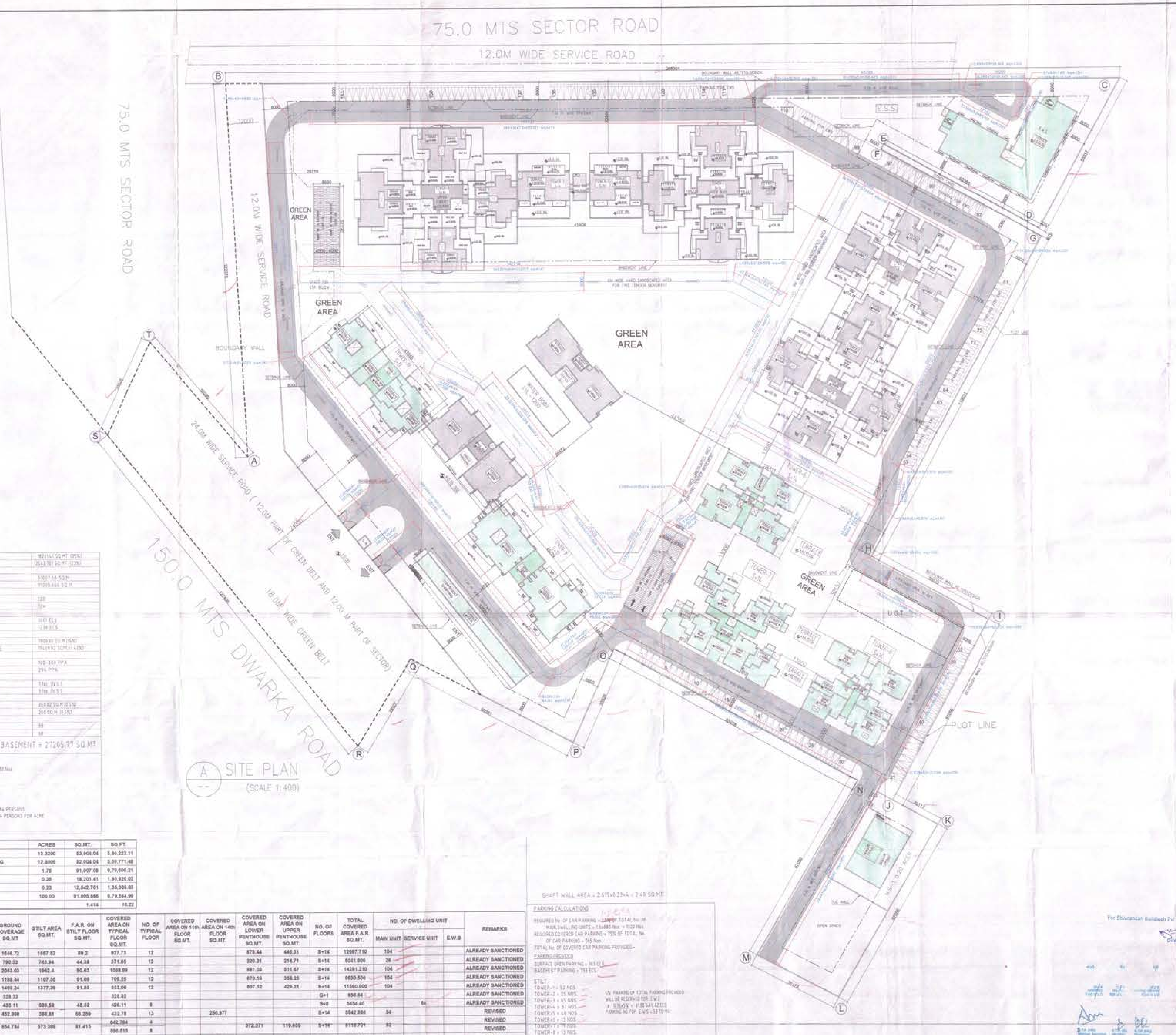
for Chief Engineer ... (HQ)

Director
Town and Country Planning,
Haryana, Chandigarh

Executive Engineer
HSVP Division No.V
Gurugram

(BALWANT SINGH)
S.D.

Chief Engineer
HSVP Gurugram



A SITE PLAN

(SCALE 1:400)

A	PERMISSIBLE GROUND COVERAGE	18201.41 SQ.MT. (35%)
	PROPOSED GROUND COVERAGE	12542.701 SQ.MT. (23%)
B	PERMISSIBLE F.A.R.	91007.08 SQ.M.
	PROPOSED F.A.R.	91005.666 SQ.M.
C	REQUIRED E.W.S. UNIT = 15x680/85	120
	PROPOSED E.W.S. UNIT	124
D	MINIMUM REQUIRED CAR PARKING	1017 ECS
	PROPOSED CAR PARKING	1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE	7800.61 SQ.M. (15%)
	PROPOSED ORGANIZED GREEN SPACE	7843.92 SQ.M. (15.08%)
F	PERMISSIBLE DENSITY	100-300 PPA
	PROPOSED DENSITY	294 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S.)
	PROPOSED COMMUNITY SITE	1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA	260.82 SQ.M. (0.5%)
	PROPOSED COMMERCIAL AREA	260 SQ.M. (0.5%)
I	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 680 Nos.
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos.
POPULATION = 124x2 = 248 PERSONS
SERVICE PERSONALS = 68 Nos.
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+248+136 = 3784 PERSONS
DENSITY = 3784/12.8505 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8505	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,009.65
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT MAIN UNIT	SERVICE UNIT	E.W.S	REMARKS
TOWER-1	1	1646.72	1567.52	89.2	937.73	12			879.44	446.31	S+14	12687.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.94	44.38	371.85	12			320.31	214.71	S+14	5041.600	26			ALREADY SANCTIONED
TOWER-3	1	2053.05	1962.4	90.65	1008.89	12			981.03	511.67	S+14	14281.210	104			ALREADY SANCTIONED
TOWER-4	1	1188.44	1107.35	81.09	709.25	12			670.16	358.23	S+14	9830.500	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.39	91.85	853.06	12			807.12	426.21	S+14	11590.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	433.11	388.59	45.52	428.11	8					S+8	3434.40		64		ALREADY SANCTIONED
TOWER-6	1	452.898	386.61	66.289	432.78	13		250.877			S+14	5942.886	54			REVISED
TOWER-7	1	654.784	573.369	81.415	642.784 596.615	4 8			572.371	119.659	S+14	8118.701	82			REVISED REVISED
TOWER-8	1	466.318	396.488	69.83	456.018	13		144.969			S+14	6143.029	52			REVISED
TOWER-9	1	932.87	874.26	58.61	580.21	10					S+10	5580.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.88				S+11	4815.6	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSERY SCHOOL	1	288.88														REVISED
TOTAL		12542.701	10187.487									91005.666	680	68	124	

SHAFT WALL AREA = 2.615x0.23x4 = 2.40 SQ.MT.

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = 1.5 PER TOTAL No. OF MAIN DWELLING UNITS = 1.5x680 Nos. = 1020 Nos.
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED-
PARKING PROVIDED
SURFACE OPEN PARKING = 163 ECS
BASEMENT PARKING = 733 ECS
STILT:-
TOWER-1 = 52 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 65 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 48 NOS.
TOWER-6 = 13 NOS.
TOWER-7 = 19 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 29 NOS.
TOWER-10 = 28 NOS.
SERVICE PERSONAL = 13 NOS.
TOTAL =340NOS

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S
i.e. 1236x5% = 61.80 SAY 62 ECS
PARKING NO. FOR E.W.S = 53 TO 96

TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 733+340 = 1073 ECS
CAR PARKING PROVIDED IN OPEN SPACE = 163 Nos.
PROPOSED TOTAL CAR = 1073+163 = 1236 Nos.

STRUCTURAL STABILITY CERTIFICATE

[illegible]

NOTE FOR BASEMENT

[illegible]

NOTE FOR WATER HARVESTING

[illegible]

CERTIFICATE

[illegible]

NOTE:-

THE LIFT AND MACHINE ROOM SHALL BE AS PER I.S.I. STANDARD

[illegible]

NOTE:

ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED

NOTES

1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS FOR N.B.C NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED

ALREADY SANCTIONED

Checked subject to comments in forwarding letter No. [illegible] Dt. [illegible] and notes attached with the estimate

Superintending Engineer for Chief Engineer HSVP Panchkula

Director Town and Country Planning, Haryana, Chandigarh

ROAD LAYOUT

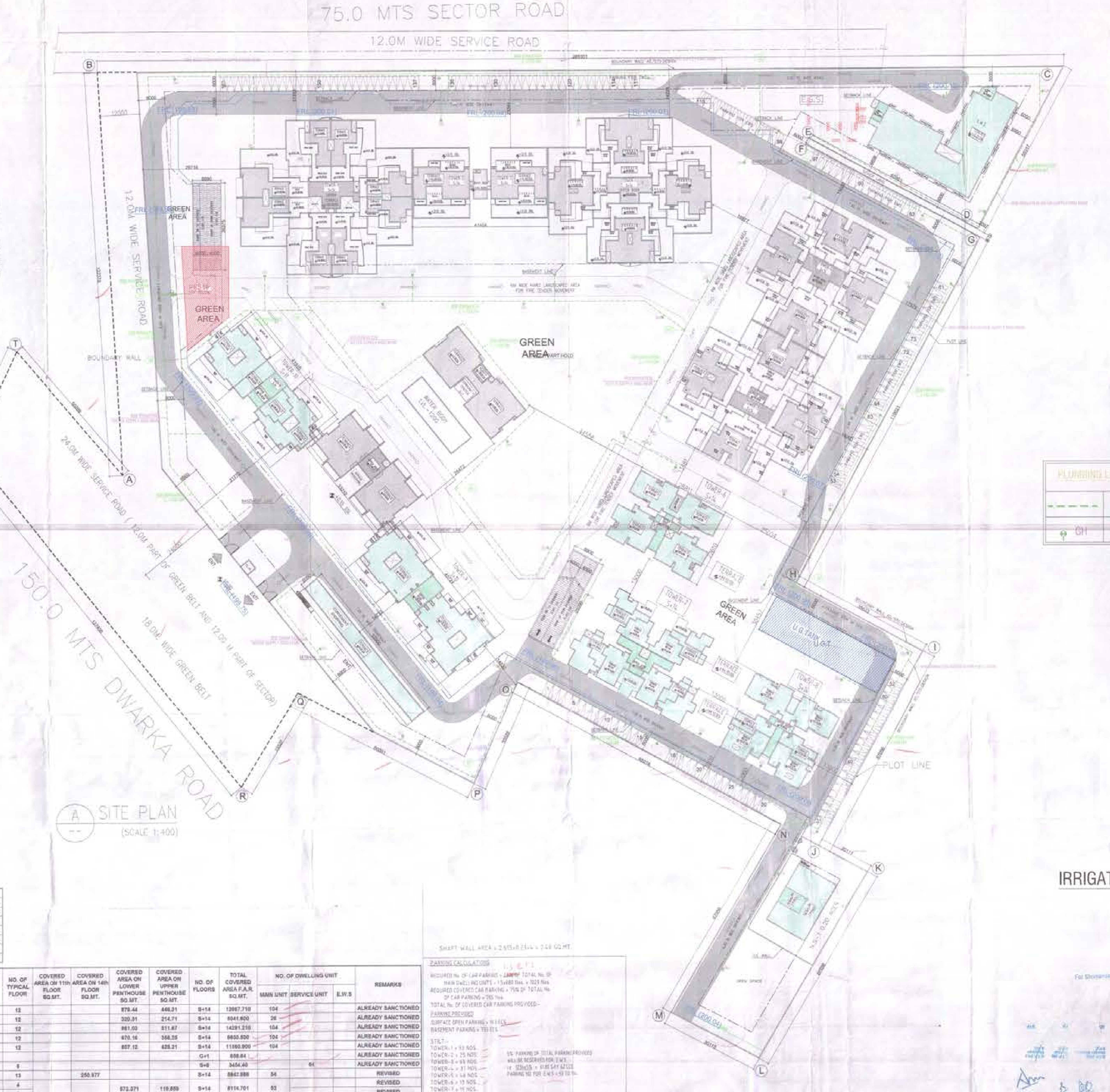
For Shivnandan Buildtech Pvt. Ltd.
Director

Executive Engineer HSVP Division No. V Gurugram

(BALWANT SINGH) S.D.

OWNER'S SIGN. Director	ARCHITECT'S SIGN. ARCHITECT RAJESH JAIN CA/98/[illegible]
Project: REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE LICENCE NO.70 OF 2011 DATED 22.07.2011 & LICENCE NO.80 OF 2012 DATED 27.08.2012 IN SECTOR-86 GURGAON MANESAR URBAN COMPLEX	
Client: M/S SHIVNANDAN BUILDTECH PVT. LTD.	
SCALE: AS SHOWN	
DATE: 27-JUNE-2017	
DRAWN: K.J.	SUBMISSION DRAWING
CHECKED:	Plan for Service & Ownership... SITE PLAN
APPROVED:	
DRG. NO. 01	REV. R0

Ichinen ARCHITECTS PRIVATE LIMITED



A SITE PLAN

(SCALE 1:400)

A	PERMISSIBLE GROUND COVERAGE	18201.41 SQ.MT. (35%)
	PROPOSED GROUND COVERAGE	12542.701 SQ.MT. (23%)
B	PERMISSIBLE F.A.R	91007.08 SQ.M
	PROPOSED F.A.R	91005.666 SQ.M
C	REQUIRED E.W.S. UNIT - 15%680/85	126
	PROPOSED E.W.S. UNIT	124
D	MINIMUM REQUIRED CAR PARKING	1017 ECS
	PROPOSED CAR PARKING	1238 ECS
E	REQUIRED ORGANIZED GREEN SPACE	7800.60 SQ.M (15%)
	PROPOSED ORGANIZED GREEN SPACE	[illegible]
F	PERMISSIBLE DENSITY	100-300 PPA
	PROPOSED DENSITY	294 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S.)
	PROPOSED COMMUNITY SITE	1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA	260.02 SQ.M (0.5%)
	PROPOSED COMMERCIAL AREA	260 SQ.M (0.5%)
I	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 680 Nos
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos
POPULATION =124x2 = 248 PERSONS
SERVICE PERSONALS = 68 Nos
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+248+136 = 3784 PERSONS
DENSITY = 3784/12.8500 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8500	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,008.93
ACHIEVED F.A.R	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT: MAIN UNIT	NO. OF DWELLING UNIT: SERVICE UNIT	NO. OF DWELLING UNIT: E.W.S	REMARKS
TOWER-1	1	1646.73	1557.52	89.2	937.73	12			879.44	446.21	S+14	13067.710	104			ALREADY SANCTIONED
TOWER-2	1	790.22	745.94	44.38	371.85	12			320.31	214.71	S+14	6041.600	26			ALREADY SANCTIONED
TOWER-3	1	2093.03	1902.4	90.63	1058.50	12			861.03	511.67	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.35	91.09	709.25	12			670.16	356.25	S+14	8650.830	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.39	91.85	883.08	12			857.12	425.21	S+14	11560.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.22			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	425.11	389.59	45.52	426.11	8					S+8	3454.40		64		ALREADY SANCTIONED
TOWER-6	1	452.059	396.81	66.269	432.78	13		250.977			S+14	5842.886	54			REVISED
TOWER-7	1	654.784	573.369	81.415	642.784	4			572.371	119.859	S+14	8114.701	53			REVISED
					596.018	8										REVISED
TOWER-8	1	466.316	396.488	69.83	466.018	13		144.960			S+14	6143.029	52			REVISED
TOWER-9	1	932.87	874.26	58.61	880.21	10					S+10	8800.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.89				S+11	4815.8	40	4		REVISED
EWS	1	716.32			716.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	269.98														REVISED
TOTAL		12542.701	10197.487									91005.666	680	68	124	

SHAFT WALL AREA = 2.615x0.23x4 = 2.40 SQ.MT.

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = 1.5 OF TOTAL No. OF MAIN DWELLING UNITS = 1.5x680 Nos. = 1020 Nos
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos
TOTAL No. OF COVERED CAR PARKING PROVIDED-

PARKING PROVIDED
SURFACE OPEN PARKING = [illegible] ECS
BASEMENT PARKING = 733 ECS

STILT-
TOWER-1 = 53 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 65 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 48 NOS.
TOWER-6 = 15 NOS.
TOWER-7 = 11 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 29 NOS.
TOWER-10 = 28 NOS.
SERVICE PERSONAL = 8 NOS.
TOTAL = 340 NOS.

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S. i.e. 1236x5% = 61.80 SAY 62 ECS PARKING NO FOR E.W.S = 52 TO 76

TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 733+340 = 1073 ECS
CAR PARKING PROVIDED IN OPEN SPACE = 163 Nos.
PROPOSED TOTAL CAR = 1073+163 = 1236 Nos

STRUCTURAL STABILITY CERTIFICATE

[illegible]

NOTE FOR BASEMENT

[illegible]

NOTE FOR WATER HARVESTING

[illegible]

CERTIFICATE

[illegible]

NOTE:-

[illegible]

[illegible]

NOTE

ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED

NOTES:-

1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER N.B.C NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

[hatch]	REVISED
[hatch]	ALREADY SANCTIONED

PLUMBING LEGEND:-	
— — — —	IRRIGATION WATER SUPPLY LINE
GH	GARDEN HYDRANT

Checked subject to comments in forwarding letter No. [illegible] Dt. [illegible] and notes attached with the estimate

Supdt. Engineer (HQ) for Chief Engineer HSVP Panchkula

Director Town and Country Planning, Haryana, Chandigarh

IRRIGATION WATER SUPPLY LAYOUT

For Shivnandan Buildtech Pvt. Ltd.
Director

Executive Engineer HSVP Division No.V Gurugram

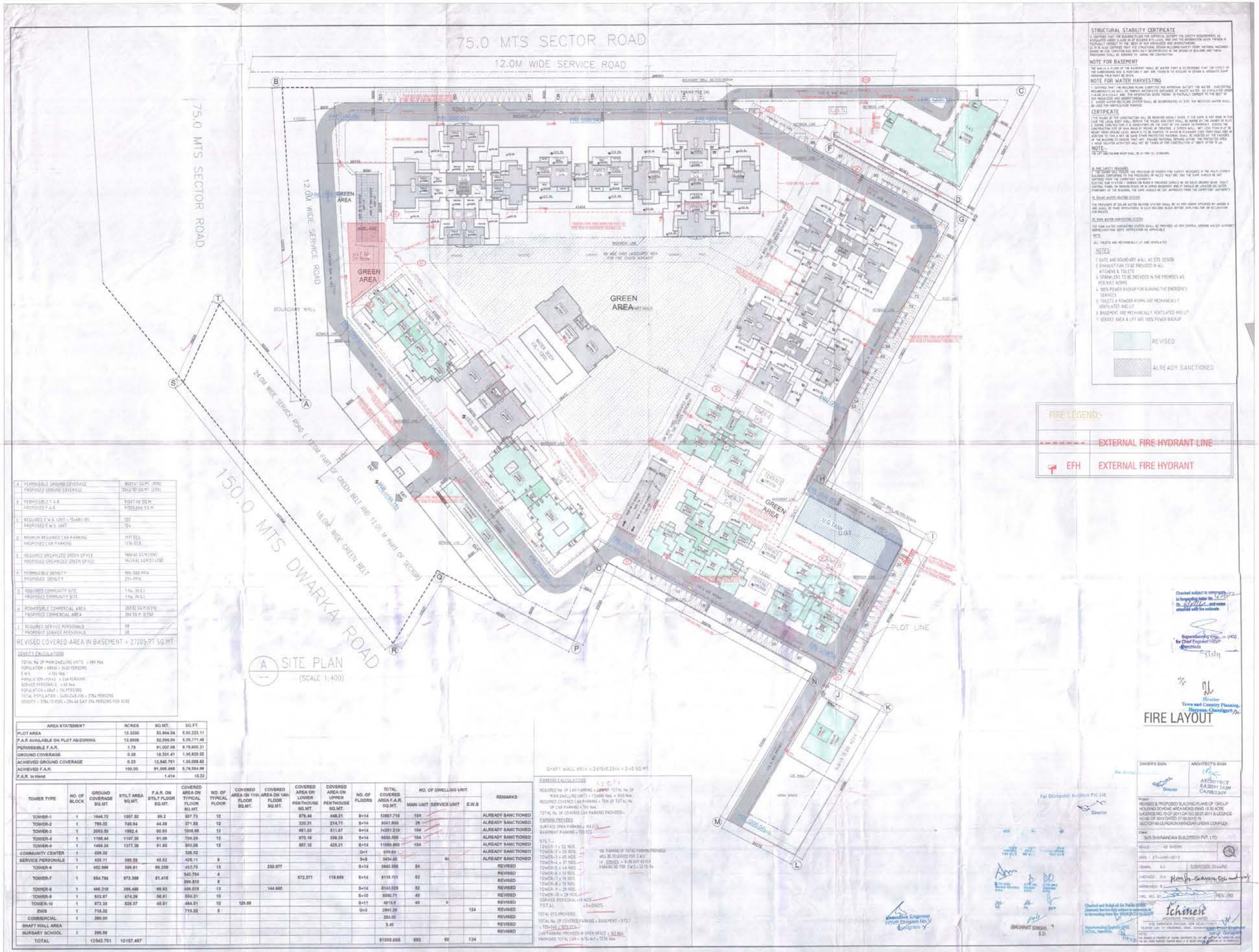
(BALWANT SINGH) S.D.

Checked and found ok for Public Health (General) Services duly subject to comments in forwarding letter No. [illegible]

Superintending Engineer (HQ) HSVP, Panchkula

Addl. Chief Engineer HSVP Gurugram

OWNER'S SIGN: Director	ARCHITECT'S SIGN: ARCHITECT RAJESH JAIN CA/[illegible]
Project: REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE (LICENCE NO.70 OF 2011 DATED 22.07.2011 & LICENCE NO.87 OF 2012 DATED 27.08.2012) IN SECTOR-90, GURGAON MANESAR URBAN COMPLEX	
Client: M/S SHIVNANDAN BUILDTECH PVT. LTD	
SCALE: AS SHOWN	
DATE: 27-JUNE-2013	
DRAWN: K.J	SUBMISSION DRAWING
CHECKED: S.A	
APPROVED: R.J	
DWG. NO. 01	REV.-R0
Ichinen ARCHITECTS PRIVATE LIMITED	



A	PERMISSIBLE GROUND COVERAGE PROPOSED GROUND COVERAGE	18,207.47 SQ.MT. (35%) 12,542.701 SQ.MT. (23%)
B	PERMISSIBLE F.A.R. PROPOSED F.A.R.	91,007.09 SQ.M. 91,005.666 SQ.M.
C	REQUIRED E.W.S. UNIT - 15+4+8=25 PROPOSED E.W.S. UNIT	120 124
D	MINIMUM REQUIRED CAR PARKING PROPOSED CAR PARKING	1177 ECS 1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE PROPOSED ORGANIZED GREEN SPACE	7600.00 SQ.M. (15%) 16,218.82 SQ.M.(31.23%)
F	PERMISSIBLE DENSITY PROPOSED DENSITY	200-300 PPA 294 PPA
G	REQUIRED COMMUNITY SITE PROPOSED COMMUNITY SITE	1 No. (IN S.) 1 No. (IN S.)
H	PERMISSIBLE COMMERCIAL AREA PROPOSED COMMERCIAL AREA	2600.00 SQ.M.(5%) 200.00 M. (0.5%)
I	REQUIRED SERVICE PERSONALS PROPOSED SERVICE PERSONALS	68 68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT.

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 684 Nos
POPULATION = 684x5 = 3420 PERSONS
E.W.S. = 124 Nos
POPULATION (124x4) = 496 PERSONS
SERVICE PERSONALS = 68 Nos
POPULATION = 68x7 = 476 PERSONS
TOTAL POPULATION = 3420+496+476 = 3784 PERSONS
DENSITY = 3784/12.9585 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AB/ZONING	12.8906	92,094.04	9,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.09	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,009.82
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.09
F.A.R. In Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT: MAIN UNIT	SERVICE UNIT	E.W.S	REMARKS
TOWER-1	1	1646.72	1557.52	89.2	937.75	12			879.44	448.31	B+14	12867.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.94	44.38	371.88	12			320.31	214.71	B+14	6041.800	26			ALREADY SANCTIONED
TOWER-3	1	2053.03	1992.4	60.63	1016.99	12			981.03	511.67	B+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.35	91.09	709.26	12			670.16	356.25	B+14	8635.500	104			ALREADY SANCTIONED
TOWER-6	1	1409.24	1377.39	31.85	853.06	12			807.12	425.21	B+14	11550.800	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	455.11	409.59	45.52	426.11	8					S+8	3454.40		64		ALREADY SANCTIONED
TOWER-6	1	452.899	386.81	66.089	432.75	13		250.977			B+14	6842.598	54			REVISED
TOWER-7	1	854.784	873.369	81.415	542.784	4			572.371	119.859	B+14	8118.701	02			REVISED
					599.513	8										REVISED
TOWER-8	1	466.319	386.489	99.83	486.018	13		144.965			B+14	6143.039	52			REVISED
TOWER-9	1	532.87	474.29	58.61	550.21	10					B+10	5580.71	40			REVISED
TOWER-10	1	572.38	526.57	45.81	484.01	10	129.89				B+11	4919.5	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	200.00										200.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	286.98														REVISED
TOTAL		12542.701	10197.467									91005.666	690	68	124	

SHAFT WALL AREA = 2.4/5x0.23Hx = 2.40 SQ.MT.

PARKING CALCULATIONS

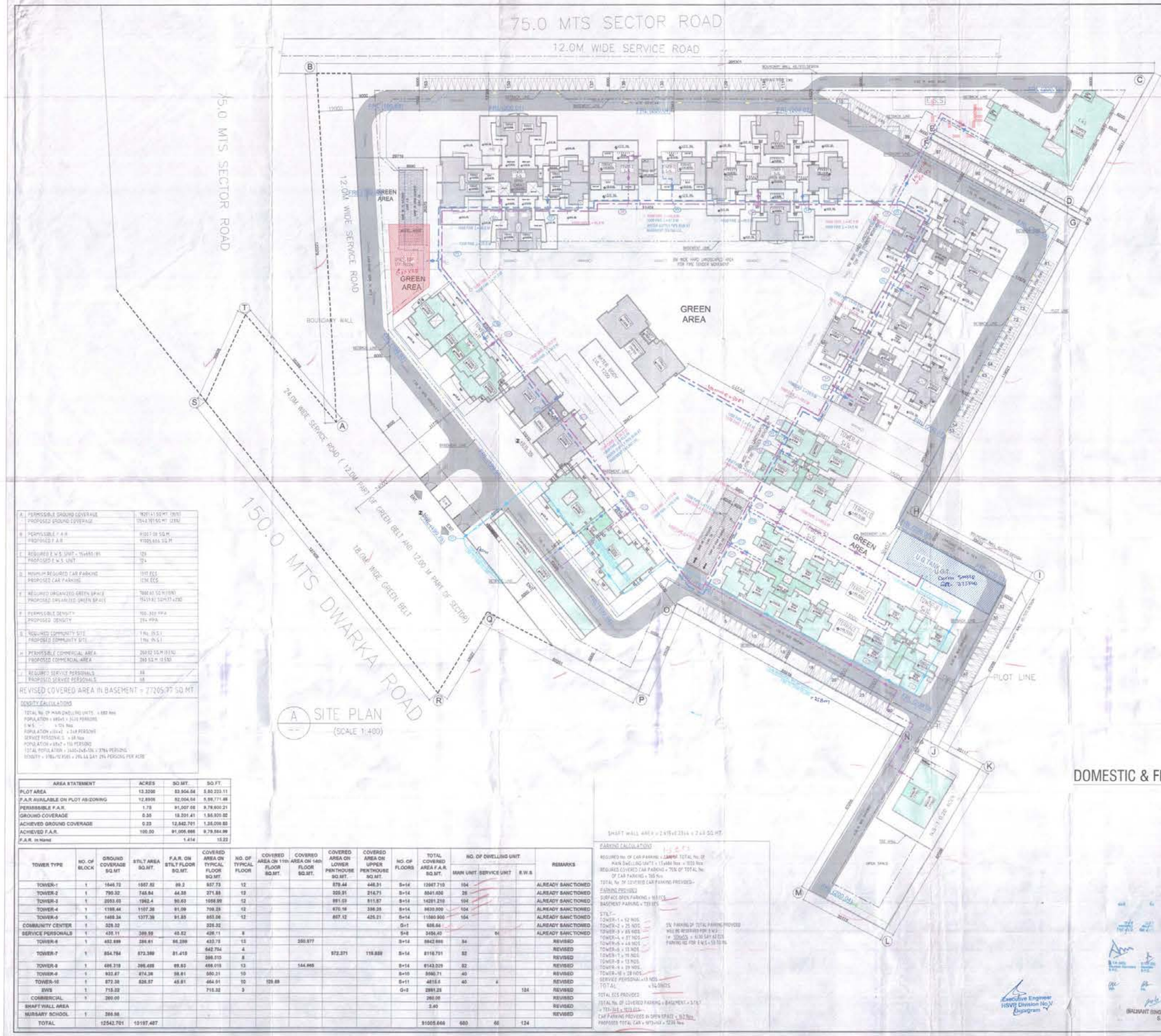
REQUIRED No. OF CAR PARKING = 1.5 PER TOTAL No. OF MAIN DWELLING UNITS = 1.5x684 Nos. = 1026 Nos.
REQUIRED COVERED CAR PARKING = 15% OF TOTAL No. OF CAR PARKING = 154 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED=

PARKING PROVIDED

SURFACE OPEN PARKING = 143 ECS
BASEMENT PARKING = 993 ECS
STILT:-
TOWER-1 = 51 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 63 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 44 NOS.
TOWER-6 = 55 NOS.
TOWER-7 = 16 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 28 NOS.
TOWER-10 = 29 NOS.
SERVICE PERSONAL = 18 NOS.
TOTAL = 348 NOS.

15% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S. (i.e. 30 NOS) = 9+30 SAY 42 ECS PARKING NO FOR E.W.S = 33.73 %

TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 993+348 = 1341 ECS
CAR PARKING PROVIDED IN OPEN SPACE = 143 Nos.
PROPOSED TOTAL CAR = 1341+143 = 1236 Nos.



A SITE PLAN
(SCALE 1:400)

A	PERMISSIBLE GROUND COVERAGE PROPOSED GROUND COVERAGE	182014.1 SQ MT. (35%) 1354.4 701.50 MT. (23%)
B	PERMISSIBLE F.A.R PROPOSED F.A.R	91007.08 SQ.M 91005.666 SQ.M
C	REQUIRED E.W.S. UNIT - 15%(85.8%) PROPOSED E.W.S. UNIT	129 124
D	MINIMUM REQUIRED CAR PARKING PROPOSED CAR PARKING	1117 ECS 1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE PROPOSED ORGANIZED GREEN SPACE	7000.60 SQ.M (15%) 15433.92 SQM.(33.42%)
F	PERMISSIBLE DENSITY PROPOSED DENSITY	100-200 PPA 194 PPA
G	REQUIRED COMMUNITY SITE PROPOSED COMMUNITY SITE	1 No. (N.S.) 1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA PROPOSED COMMERCIAL AREA	260.02 SQ.M (15%) 260.53 M (15.5%)
I	REQUIRED SERVICE PERSONALS PROPOSED SERVICE PERSONALS	68 68

REVISED COVERED AREA IN BASEMENT = 27205.97 SQ.MT

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 680 Nos
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos
POPULATION =124x5 = 620 PERSONS
SERVICE PERSONALS = 68 Nos
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+620+136 = 3756 PERSONS
DENSITY = 3756/19.4585 = 193.04 SAY 194 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8906	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,96,020.02
ACHIEVED GROUND COVERAGE	0.23	12,042.701	1,36,099.80
ACHIEVED F.A.R.	100.00	91,005.666	9,79,594.99
F.A.R. in Hamid		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT			REMARKS
													MAIN UNIT	SERVICE UNIT	E.W.S	
TOWER-1	1	1046.72	1057.82	99.2	937.73	12			879.44	446.31	S+14	12907.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.84	44.38	371.88	12			320.31	214.71	S+14	8041.430	26			ALREADY SANCTIONED
TOWER-3	1	2053.03	1962.4	90.63	1058.99	12			991.03	511.57	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1199.44	1107.36	91.09	709.29	12			670.19	336.25	S+14	9630.000	104			ALREADY SANCTIONED
TOWER-5	1	1469.34	1377.39	91.95	853.06	12			807.12	425.21	S+14	11560.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	436.11	389.99	46.12	436.11	6					S+6	3494.40		64		ALREADY SANCTIONED
TOWER-6	1	452.889	384.61	68.289	433.73	13		380.977			S+14	5842.666	54			REVISED
TOWER-7	1	854.784	673.389	81.410	642.704	4			572.371	119.889	S+14	8118.701	52			REVISED
					598.015	8										REVISED
TOWER-8	1	496.319	396.409	99.93	466.015	13		144.965			S+14	6143.029	52			REVISED
TOWER-9	1	933.67	874.38	59.61	580.31	10					S+10	5980.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.91	10	129.89				S+11	4815.6	40	4		REVISED
EWS	1	715.32			715.32	3					G+2	2891.25			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	386.98														REVISED
TOTAL		12542.701	10197.487									91005.666	680	68	124	

SHAFT WALL AREA = 2.195x0.23x4 = 2.40 SQ.MT.

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = 1.5 x 680 TOTAL No. OF MAIN DWELLING UNITS = 1.5x680 Nos = 1020 Nos
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos
TOTAL No. OF COVERED CAR PARKING PROVIDED=
PARKING PROVIDED
SURFACE GREEN PARKING = 187 ECS
BASEMENT PARKING = 1049 ECS

STILT:-
TOWER-1 = 52 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 65 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 44 NOS.
TOWER-6 = 13 NOS.
TOWER-7 = 19 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 29 NOS.
TOWER-10 = 28 NOS.
SERVICE PERSONAL = 13 NOS.
TOTAL = 16 SHOPS

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S.
i.e. 16 SHOPS = 40.00 SAY 40 ECS
PARKING NO. FOR E.W.S = 50 ECS

TOTAL ECS PROVIDED
TOTAL No. OF COVERED PARKING = BASEMENT + STILT
= 1049 + 187 = 1236 ECS
CAR PARKING PROVIDED IN OPEN SPACE = 187 Nos
PROPOSED TOTAL CAR = 187+1049 = 1236 Nos

STRUCTURAL STABILITY CERTIFICATE

IT CERTIFIES THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 36 OF BUILDING BYE-LAWS, 1983 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CHARACTERISTICS WITH SELF INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING CONSTRUCTION

NOTE FOR BASEMENT

THE WALLS & FLOOR OF THE BASEMENT SHALL BE WATER TIGHT & IT IS REQUIRED THAT THE EFFECT OF THE SURROUNDING SOIL & WATERS IF ANY ARE TAKEN IN TO ACCOUNT IN DESIGN & ADEQUATE DAMP PROOFING TREATMENT BE GIVEN

NOTE FOR WATER HARVESTING

1. CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS W.C., AS PROVIDED IMPORTED REFORMED, OF ACCEPT WATER AS STIPULATED UNDER CLAUSE 21.1.12.1.2. AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING
2. WHERE WATER RECYCLING SYSTEM SHALL BE INCORPORATED, AT SITE THE RECYCLED WATER SHALL BE USED FOR AGRICULTURE PURPOSE.

CERTIFICATE

1. THE PHOTO OF THE CONSTRUCTION WILL BE PROVIDED MONTHLY BASIS, AFTER DAMP IS NOT DONE IN FOR LAKE THE LOCAL BODY SHALL REVOKE THE PLAN AND COST WILL BE BORNE BY THE OWNER OF PLOT
2. DURING CONSTRUCTION IT IS TRANSPORTED ON THE START OF THE DAMPER TO PROPOSED SITE OF THE CONSTRUCTION SITE OF MAIN ROAD BY MEANS OF CREATING A BORDER WALL NOT LESS THAN 8'-0" IN HEIGHT FROM GROUND LEVEL WHICH IS TO BE PAINTED TO GIVE IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS I AM OR SHALL OTHER PROTECTIVE MATERIAL SHALL BE ADOPTED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITHIN THE PROTECTED AREA
3. WORK RELATED ACTIVITIES WILL NOT BE TAKEN UP AND CONSTRUCTION AT NIGHT AFTER 10 AM.

NOTE:-

THE LIFT AND MACHINE ROOM SHALL BE AT PER I.S. STANDARD

FIRE SAFETY MEASURES

1. THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREY BUILDINGS CONFORMING TO THE PROVISIONS OF RULES 1983 AND AND THE SAFE SHIELD BE GOT SECTIONED FROM THE DIRECTORY AUTHORITY
ELECTRICAL SUB STATION - GENERATOR ROOM IF PROVIDED SHALL BE ON SOLID GROUND NEAR SELF CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHALL BE LOCATED ON OUTER PERIPHERY OF THE BUILDING, THE SAME SHALL BE GOT APPROVED FROM THE DIRECTORY AUTHORITY

IV. SOLAR WATER HEATING SYSTEM

THE PROVISION OF SOLAR WATER HEATING SYSTEM SHALL BE AS PER NORMS SPECIFIED BY HAREDA AND SHALL BE MADE OPERATIONAL IN EACH BUILDING BLOCK BEFORE APPLYING FOR AN OCCUPATION CERTIFICATE

IV. RAIN WATER HARVESTING SYSTEM

THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE

NOTE:
ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED

NOTES:
1. GATE AND BOUNDARY WALL AS STD DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER N.B.C NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED

ALREADY SANCTIONED

PLUMBING LEGEND:-

	DOMESTIC WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	MUNICIPAL WATER SUPPLY LINE

Checked subject to comments in forwarding letter No. 32602 Dt. 6/10/11 and notes attached with the estimate

for Chief Engg. of HSVP

Director
Town and Country Planning, Haryana, Chandigarh

DOMESTIC & FLUSHING WATER SUPPLY LAYOUT

Executive Engineer
HSVP Division No.V
Gurugram

(BALWANT SINGH)
S.D.

OWNER'S SIGN. — Director
ARCHITECT'S SIGN. — ARCHITECT RAJESH JAIN CA/98/23024

For Shivnandan Buildtech Pvt. Ltd.
Director

Project: REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME, AREA MEASURING 13.32 ACRE, LICENCE NO.10 OF 2011 DATED 02.02.2011 & LICENCE NO.59 OF 2012 DATED 27.08.2012 IN SECTOR-99A GURGAON MANESAR URBAN COMPLEX

Client: M/S SHIVNANDAN BUILDTECH PVT. LTD

SCALE: AS SHOWN
DATE: 27-JAN-2014
DRAWN: K.J. — SUBMISSION DRAWING
CHECKED: D.A. — Plans for service connection
APPROVED: K.J. — SITE PLAN
DRG. NO. 01 — REV. NO.

Ichinen
ARCHITECTS PRIVATE LIMITED
Add. Chief Engineer HSVP, Gurugram