TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT UP/ ONE FLOOR	TOTAL BUILT UP/ ALL FLOORS	TOTAL BUILT UP AREA/ ONE TOWER	TOTAL BUILT UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ONE TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLU. MACHINE ROOM (IN METERS)
TOWER - 1	GROUND FLOOR	1	630.708	630.708	19105.557	1	19105.557	482.936	482.936	19308.065	19308.065	482.936	482.936	144	144	6	6	113.350
	1st FLOOR	1	354.959	354.959				354.959	354.959									
	2nd TO16th,21st TO28th & 2nd TO 38th	33	440.795	14548.235				440.795	14548.235									
	20th & 39th FLOOR	2	331.677	663.354				331.677	663.354									
	97th FLOOR	1	160.601	160.601				160.601	160.601									
	GROUND FLOOR	1	538.940	538.940				577.954	577.954									
TOWER - 2 & 3	1st TO16th,21stTO28th & 2nd TO 38th	25	556.100	13477.500	14003.075	2	28027.350	556.100	13477.500	14713.285	29426.572	577.954	1155.908	159	318	12	12	83.600
	17th & 39th FLOOR	2	407.354	407.354				407.354	407.354									
	97th FLOOR	1	160.590	160.590				160.590	160.590									
	GROUND FLOOR	1	439.708	439.708				482.936	482.936									
	1st FLOOR	1	354.959	354.959				354.959	354.959									
TOWER - 4 & 5	2nd TO16th,21stTO28th & 2nd TO 38th	32	440.795	14105.44	15710.060	2	31420.124	440.795	14105.440	15767.269	31534.578	482.935	965.870	140	280	12	12	110.350
	20th & 39th FLOOR	2	331.677	663.354				331.677	663.354									
	97th FLOOR	1	160.601	160.601				160.601	160.601									
	GROUND FLOOR	1	436.000	436.000				577.954	577.954									
	1st FLOOR	1	407.354	407.354				407.354	407.354									
TOWER - 6	2nd TO16th,21stTO28th & 2nd TO 38th	34	539.100	13308.400	14439.768	1	14439.768	539.100	13308.400	14591.722	14591.722	577.954	577.954	157	157	6	6	83.900
	39th FLOOR	1	539.100	539.100				539.100	539.100									
	97th FLOOR	1	160.590	160.590				160.590	160.590									
	GROUND FLOOR	1	430.708	430.708				482.936	482.936									
	1st FLOOR	1	354.959	354.959				354.959	354.959									
TOWER - 7	2nd TO16th,21stTO28th & 2nd TO 38th	32	440.795	14105.44	15710.060	1	15710.060	482.936	15455.552	17115.902	17115.902	482.936	482.936	140	140	6	6	110.350
	20th & 39th FLOOR	2	331.677	663.354				331.677	663.354									
	97th FLOOR	1	160.601	160.601				160.601	160.601									
	GROUND FLOOR	1	485.092	485.092				485.092	485.092									
TOWER - 8	1st TO 21st FLOOR	21	417.488	8947.248	14016.108	1	14016.108	417.488	8947.248	14016.108	14016.108	485.092	485.092	68	68	88	88	108.200
	22nd TO 42nd FLOOR	21	376.282	4891.766				376.282	4891.766									
	GROUND FLOOR	1	439.708	439.708	5245.264	1	5245.264	439.708	439.708	5245.264	5245.264	415.340	415.340	220	220	-	-	-
EWS	1ST TO 11TH FLOOR	11	378.413	4162.409				378.413	4162.409									
	12th & 13th FLOOR	2	334.171	668.342				334.171	668.342									
	GROUND FLOOR	1	626.294	626.294	1664.097	1	1664.097	676.214	676.214	1734.047	1734.047	676.214	676.214	-	-	-	-	13.600
COMMUNITY BUILDING-1	1ST FLOOR	1	474.759	474.759				474.759	474.759									
	2nd FLOOR	1	563.784	563.784				563.784	563.784									
	3rd FLOOR	1	42.290	42.290				42.290	42.290									
	GROUND FLOOR	1	-	-	-	1	-	1231.442	1231.442	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING-2	1ST FLOOR	1	-	-	-	1	-	600.328	600.328	2432.498	2432.498	1231.442	1231.442	-	-	-	-	13.600
	2nd FLOOR	1	-	-	-	1	-	600.328	600.328									
	GROUND FLOOR	1	-	-	-	1	-	32.000	32.000	32.000	32.000	32.000	32.000	200.000	-	-	-	-
	HT PANEL ROOM	1	-	-	-	1	-	35.540	35.540	35.540	35.540	35.540	35.540	200.000	-	-	-	-
	METER ROOM	1	-	-	-	1	-	16.576**	16.576	16.576	16.576	16.576	16.576	200.000	-	-	-	-
	GROUND FLOOR	1	-	-	-	1	-	515.340	515.340	553.940	553.940	553.940	553.940	200.000	-	-	-	-
PRIMARY SCHOOL	1ST FLOOR	1	-	-	-	1	-	516.329	516.329	1093.37	1093.37	516.329	516.329	-	-	-	-	13.900
	MUMTY & M.R.ROOM	1	-	-	-	1	-	58.902	58.902									
	GROUND FLOOR	1	-	-	-	1	-	595.460	595.460	2591.703	2591.703	980.481	980.481	-	-	-	-	13.600
HIGH SCHOOL	1ST FLOOR	1	-	-	-	1	-	795.611	795.611									
	MUMTY & M.ROOM	1	-	-	-	1	-	790.611	790.611									
	GROUND FLOOR	1	-	-	-	1	-	103.632	103.632	206.531	206.531	-	-	-	-	-	-	13.600
NURSERY SCHOOL	1ST FLOOR	1	-	-	-	1	-	102.899	102.899									
RELIGIOUS BUILDING	GROUND FLOOR	1	-	-	-	1	-	220.900	220.900	220.900	220.900	220.900	220.900	-	-	-	-	-
SUBPOST OFFICE WITH CONVENIENT SHOPPING-2	GROUND FLOOR	1	-	-	-	1	-	50.715	50.715	50.715	50.715	50.715	50.715	-	-	-	-	-
CONVENIENT SHOPPING -	GROUND FLOOR	1	324.000	324.000	324.000	1	324.000	324.000	324.000	324.000	324.000	324.000	324.000	-	-	-	-	4.000
CONVENIENT SHOPPING -	GROUND FLOOR	1	273.285	273.285	273.285	1	273.285	273.285	273.285	273.285	273.285	273.285	273.285	-	-	-	-	4.000
CONNECTION BETWEEN COMMUNITY BUILDING & TOWER-5	GROUND FLOOR	1	26.050	26.050	26.050	1	26.050	26.050	26.050	26.050	26.050	26.050	26.050	-	-	-	-	4.000
CONNECTION BETWEEN CONVENIENT SHOPPING-1 & TOWER-6	GROUND FLOOR	1	15.070	15.070	15.070*	1	15.070	15.070	15.070	15.070	15.070	15.070	15.070	-	-	-	-	4.000
CONNECTION BETWEEN CONVENIENT SHOPPING - 2& TOWER-7	GROUND FLOOR	1	22.972	22.972	22.972	1	22.972	22.972	22.972	22.972	22.972	22.972	22.972	-	-	-	-	4.000
BASEMENT - 1	-	-	-	-	-	-	-	-	-	28501.539	28501.539	-	-	-	-	-	-	-
BASEMENT - 1	-	-	-	-	-	-	-	-	-	26564.310	26564.310	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	129690.008	-	-	-	159099.310	-	8157.608	-	1327	-	119	-

DETAILS OF FLOORS/ BLOCKS TO BE DEDUCTED DUE TO REVISION (ALREADY SANCTIONED)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NO. OF TOWERS	TOTAL FAR/ ALL TOWERS	TOTAL BUILT UP/ ONE FLOOR	TOTAL BUILT UP/ ALL FLOORS	TOTAL BUILT UP AREA/ ONE TOWER	TOTAL BUILT UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ONE TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ONE TOWER	TOTAL NO. Of SERVANT ROOM IN ALL TOWERS	BLDG. HEIGHT EXCLU. MACHINE ROOM (IN METERS)
DISPENSARY	GROUND FLOOR	1	1328.326	1328.326	1328.326	1	1328.326	1328.326	1328.326	1328.326	1334.593	1334.593	1334.593	-	-	-	-	97.975
TOTAL	-	-	-	-	-	-	1328.326	-	-	-	1334.593	-	1334.593	-	-	-	-	-
GRAND TOTAL				137491.769							153434.719		8362.918		1327		119	

NOTE : TOWER 1,4,5 & 7 KITCHENS WILL HAVE MECHANICAL VENTILATION SYSTEM OVER AND ABOVE NATURAL VENTILATION

TOTAL SITE AREA = 34.0229 Acres or 1376885.132 Sqm.
SITE AREA AS PER ZONING = 33.9995 Acres or 1374958.849 sqm.
PLOT AREA IN INTENSE TOO ZONE = 26.5224 Acres or 1073113.471sqm.
PLOT AREA IN TRANSITION ZONE = 7.4771 Acres or 302523.23 Sqm.
PERMISSIBLE FAR IN INTENSE TOO ZONE (60.0) = 2.5 = 2682783.678 sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (60.0) = 1.8 = 544614.281 sqm.
TOTAL PERMISSIBLE FAR = 3227397.959 sqm.
FAR ACHIEVED = 378532.060 (ALREADY SANCTIONED)+ 1273351.708(PROPOSED) = 2258884.069 Sqm.

PERMISSIBLE GROUND COVERAGE @40% = 54971.272 Sqm.
PROPOSED GROUND COVERAGE = 50298.061 (ALREADY SANCTIONED)+ 4362.916 (PROPOSED) = 54660.977 Sqm, OR 13081.877 ACRES = 39.89%

PERMISSIBLE CONVENIENT SHOPPING @ 0.5% = 687.714 Sqm.
PROPOSED AREA OF CONVENIENT SHOPPING = 1819.198 (2.5-0.5 = 2)+1819.198 sqm.
=1638.(ALREADY SANCTIONED)+597.285 (PROPOSED) = 2235.285 Sqm.

PERMISSIBLE DENSITY IN INTENSE TOO ZONE(@ 80 PPA) = 540 TO 880 PPA = 21600 PERSONS TO 35145 PERSONS
PERMISSIBLE DENSITY IN TRANSITION ZONE (@ 1.1 PPA) = 347 TO 413 PPA = 8 331 PERSONS TO 9 891 PERSONS
PROSSED DENSITY IN INTENSE TOO ZONE = 10779 PERSONS.

TOTAL PERMISSIBLE DENSITY = 18118 PERSONS. TO 32145 PERSONS.

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL -	= 2 NOS. OF 0.2 ACRE EACH	
CRECHE	= 1 NOS. OF 0.2 ACRE	
PRIMARY SCHOOL	= 1 NOS. OF 1.0 ACRE	
HIGH SCHOOL	= 1 NOS. OF 2.0 ACRE	
RELIGIOUS BUILDING	= 1 NOS. OF 0.25 ACRE	
COMMUNITY SITE	= 1 NOS. OF 1.25 ACRE	
DISPENSARY =		
SUBPOST OFFICE	= 40 SQM	
PROPOSED PUBLIC AMENITES		
NURSERY SCHOOL - 2 NOS.	NO1 =810.937 OR 0.20 ACRES (ALREADY SANCTIONED)	
	NO2 =336.531 SQM (UNDER TOWER-6)	
CRECHE	= 378.248 SQM (UNDER COMMUNITY BUILDING)	
PRIMARY SCHOOL	= 1 ACRE	
HIGH SCHOOL	= 2 ACRE	
RELIGIOUS BUILDING	= 0.2 ACRE	
COMMUNITY SITE	= 2 NOS.	
SUBPOST OFFICE	= 50.715 SQM	
DISPENSARY	= 1.25 ACRE (ALREADY SANCTIONED)	

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS)
= 991 (ALREADY SANCTIONED) + 1327 (PROPOSED)
= 1992(TAL)*00 = 3417 TO 347 348 NOS.
= 181 NOS.(ALREADY SANCTIONED) + 220 (PROPOSED)
= 401(NOS)/2318 = 17.3%

REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS
= 991 (ALREADY SANCTIONED) + 1107 (PROPOSED)
= 1000(1)*00 = 1429(NOS.
= 86 NOS.(ALREADY SANCTIONED) + 110 (PROPOSED)
=196 NOS. OR 19600(SQ.M)* = 19.2%

POPULATION CALCULATION

MAIN UNITS	= 1107 X 5	= 5535
EWS	= 220+8 2	= 440
SERVANTS	= 110 X 2	= 220
TOTAL		= 6195
ALREADY SANCTIONED POPULATION		= 4984
PROPOSED POPULATION		= 6185
TOTAL POPULATION		= 10729

TOT - LOT AND GREEN AREA REQUIRED = 20614.228** SQM = @15% OF THE PLOT AREA
TOT - LOT AND GREEN AREA PROVIDED = 26090.550 SQM. = 18.98% OF THE PLOT.

PROPOSED CARS	
SUBPOST	18
BASEMENT-1	877
BASEMENT-2	627
TOTAL	1382

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 0.5 CAR PER MAIN UNIT under 100sqm
= 1.0 CAR PER MAIN UNIT over 100sqm
= 818(UNDER 100sqm) x 0.5 = 345 CARS
= 289(OVER 100sqm) x 1.0 = 409 CARS
= 109 CARS
= 1363 CARS.
PROPOSED CAR PARKING FOR MAIN UNITS = 40% OF 788 CARS = 113.2 OR 115 CARS
= 115 CARS

ALREADY APPROVED CARPARK = 1363 CARS + 1362 CARS = 2883 CARS
= 1363 CARS.
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = 118 CARS
PROPOSED CAR PARKING FOR EWS UNITS

COMMUNITY BUILDING OF AREA CALCULATION									
GROSS – A									
GB1	1	X	1	55.520	X	121.517	=	6750.164	SQM
GB2				55.520	X	31.514	=	1749.513	SQM
						TOTAL	=	8499.682	SQM
TOTAL SITE AREA OF COMMUNITY BUILDING				=	GROSS – A				
				=	8499.682	SQMT			
				OR	2.0 ACRES				

DISPENSARY SITE AREA CALCULATION									
GROSS – A									
DP1	0.5	X	(65.443+104.645)	X	57.649	=	5951.643	SQM	
					TOTAL	=	5951.643	SQM	
TOTAL SITE AREA OF DISPENSARY				=	GROSS – A				
				=	5951.643	SQM			
				OR	1.09 ACRES				

SURFACE CAR PARKING AREA									
GROSS – A									
P1	2	X	22.100	X	11.000	=	506.300	SQM	
					TOTAL	=	668.200	SQM	
TOTAL SURFACE CAR PARKING AREA									
				=	GROSS – A				
				=	668.200	SQM			
NO OF CAR ACHIEVABLE				=					
				=	668.200	/	23	=	32.008 CARS
				=	SAY 124 CARS		SAY	32	CARS

NURSERY SCHOOL SITE AREA									
GROSS – A									
NS1	0.5	X	0.718	X	11.736	=	33.421	SQM	
NS2	0.5	X	1.941	X	17.823	=	16.406	SQM	
					TOTAL	=	66.827	SQM	
TOTAL SITE AREA OF NURSERY SCHOOL									
			GROSS – A	+	GROSS – B	+	GROSS – C	+	GROSS – D
		=	66.827	+	746.079	+	10.289	+	1.228
		=	815.957	SQM					
				OR	0.202 ACRE				

NURSERY SCHOOL SITE AREA												
GROSS – B												
NO.	A		B		C			a	AREA OF = S/S-A/S-B/S-D		AREA IN SQM	
NS1	17.903	+	21.876	+	23.052	/	3	=	31.2426		10346.411	SQM
NS4	8.485	+	21.578	+	20.990	/	2	=	26.4765		8369.779	SQM
NS5	22.990	+	17.928	+	39.901	/	2	=	39.3395		4787.239	SQM
NS9	15.991	+	20.991	+	39.427	/	2	=	39.4345		5499.468	SQM
NS7	5.247	+	13.505	+	10.561	/	2	=	17.174		1160.004	SQM
							TOTAL	=			746.078	SQM

ARC AREA														
GROSS – C														
NS6	3.14	X	6.000	X	6.000	X	90.00	/	360	-	0.8	X	6.000	
ARC AREA														
GROSS – C														
OS	3.14	X	9.200	X	9.200	X	55.00	/	360	-	0.5	X	9.200	

							1.757	X	6.465
								TOTAL	=
							0.362	X	6.247
								TOTAL	=

								=	10.250 SQM
								=	10.289 SQM
								=	1.228 SQM
								=	1.239 SQM

HIGH SCHOOL AREA CALCULATION									
GROSS – A									
HS1	0.5	X	(139.157+140.781)	X	33.169	=	1859.222	SQM	
HS2	0.5	X	42.258	X	7.885	=	166.580	SQM	
HS3	0.5	X	42.258	X	7.885	=	166.580	SQM	
					TOTAL	=	2694.454	SQM	
TOTAL SITE AREA OF HIGH SCHOOL				=	GROSS – A				
				=	2694.454	SQM			
				OR	0.67 ACRES				

PRIMARY SCHOOL AREA CALCULATION									
GROSS – A									
PS1	0.5	X	41.223	X	63.417	=	1307.119	SQM	
PS2	0.5	X	41.211	X	63.435	=	1305.904	SQM	
PS3	0.5	X	(61.377+23.890)	X	44.905	=	1439.080	SQM	
					TOTAL	=	4052.104	SQM	
TOTAL SITE AREA OF PRIMARY SCHOOL				=	GROSS – A				
				=	4052.104	SQM			
				OR	1.0 ACRES				

GAURD ROOM AREA CALCULATION									
GROSS – A									
GR1	-	-	2	X	4.000	=	32.000	SQM	
					TOTAL	=	32.000	SQM	
TOTAL AREA OF GAURD ROOM				=	GROSS – A				
				=	TOTAL	SQM			
HT PANEL ROOM AREA CALCULATION									
GROSS – A									
HT	-	-	1	X	1.460	X	6.810	=	35.540 SQM
					TOTAL	=	35.540	SQM	
TOTAL AREA OF HT PANEL ROOM				=	GROSS – A				
				=	35.540	SQM			
METER ROOM AREA CALCULATION									
GROSS – A									
MR1	-	-	1	X	4.310	X	4.310	=	18.576 SQM
					TOTAL	=	18.576	SQM	
TOTAL AREA OF METER ROOM				=	GROSS – A				
				=	18.576	SQM			

FAR & GROUND COVERAGE									
GROSS – A									
GS	2	X	(13.731+13.481)	X	2.000	=	37.224	SQM	
GS	0.5	X	1	X	0.540	=	0.540	SQM	
					TOTAL	=	37.764	SQM	
TOTAL FAR & GROUND				=	GROSS – A				
				=	38.000				
				=	38.000	SQM			
FAR & GROUND COVERAGE									
GROSS – A									
GS	1	X	1.500	X	2.000	=	10.972	SQM	
					TOTAL	=	10.972	SQM	
TOTAL FAR & GROUND				=	GROSS – A				
				=	10.979				
				=	10.972	SQM			
FAR & GROUND COVERAGE									
GROSS – A									
GS	1	X	(1.501+1.500+1.500)	X	2.000	=	10.972	SQM	
					TOTAL	=	10.972	SQM	
TOTAL FAR & GROUND				=	GROSS – A				
				=	10.972				
				=	10.972	SQM			

SANCTIONED
To Be Read In
Conjunction With
Memo No ZP-958(A)(D)/2016(7)
Dt. 29/12/16

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

Addl. Chief Town Planner
Directorate of Town and Country Planning,
Haryana, Chandigarh

Senior Town Planner
Gurgaon.
29/9/18

Checked and Sec. (Internal) Service in Screening Unit

Superintending Engineer
HUDA, Panchkula

Fire Officer (H.Q.)
Urban Local Bodies Deptt.
Haryana, Panchkula

PROPOSED

ALREADY SANCTIONED

NOTE:- MAXIMUM HEIGHT OF RIGHT BOUNDARY WALL = 1.2 M.
MAXIMUM HEIGHT OF REAR & SIDE BOUNDARY WALL = 1.8 M.
A RAILING/WALL WITH OR WITHOUT PVC CLADDING/FIXED GLASS SHEET CONSIDING OVER AND ABOVE THE MAXIMUM HEIGHT OF BOUNDARY WALL AT ALL SIDES. = 0.75 M.

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

2. BUILDING IS HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.

LEGEND:-

Project:

REVISED BUILDING
ADDITIONAL PROPOSED BUILDING PLAN OF PHASE-2 OF GROUP HOUSING COLONY FOR AN AREA MEASURING 34.0229 ACRES(LICENSE NO.246 OF 2007 DATED 29.10.2007, LICENSE NO.56 OF 2011 DATED 23.06.2011, LICENSE NO.37 OF 2012 DATED 22.04.2012, LICENSE NO.66 OF 2012 DATED 21.06.2012,LICENSE NO..67 OF 2012 DATED 21.06.2012, LICENSE NO.43 OF 2014 DATED 16.06.2014 AND LICENSE NO.44 OF 2014 DATED 16.06.2014) IN SECTOR-104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS UNDER T.O.P. POLICY DT. 9-02-2016

Associate Architects

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

OWNERS SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

AUG.-2016.	Scale : 1:700	
Drawing Title:- SITE PLAN		Drawing No:- ST-01
RO-SUB.		HERO RESI. SEC.-104