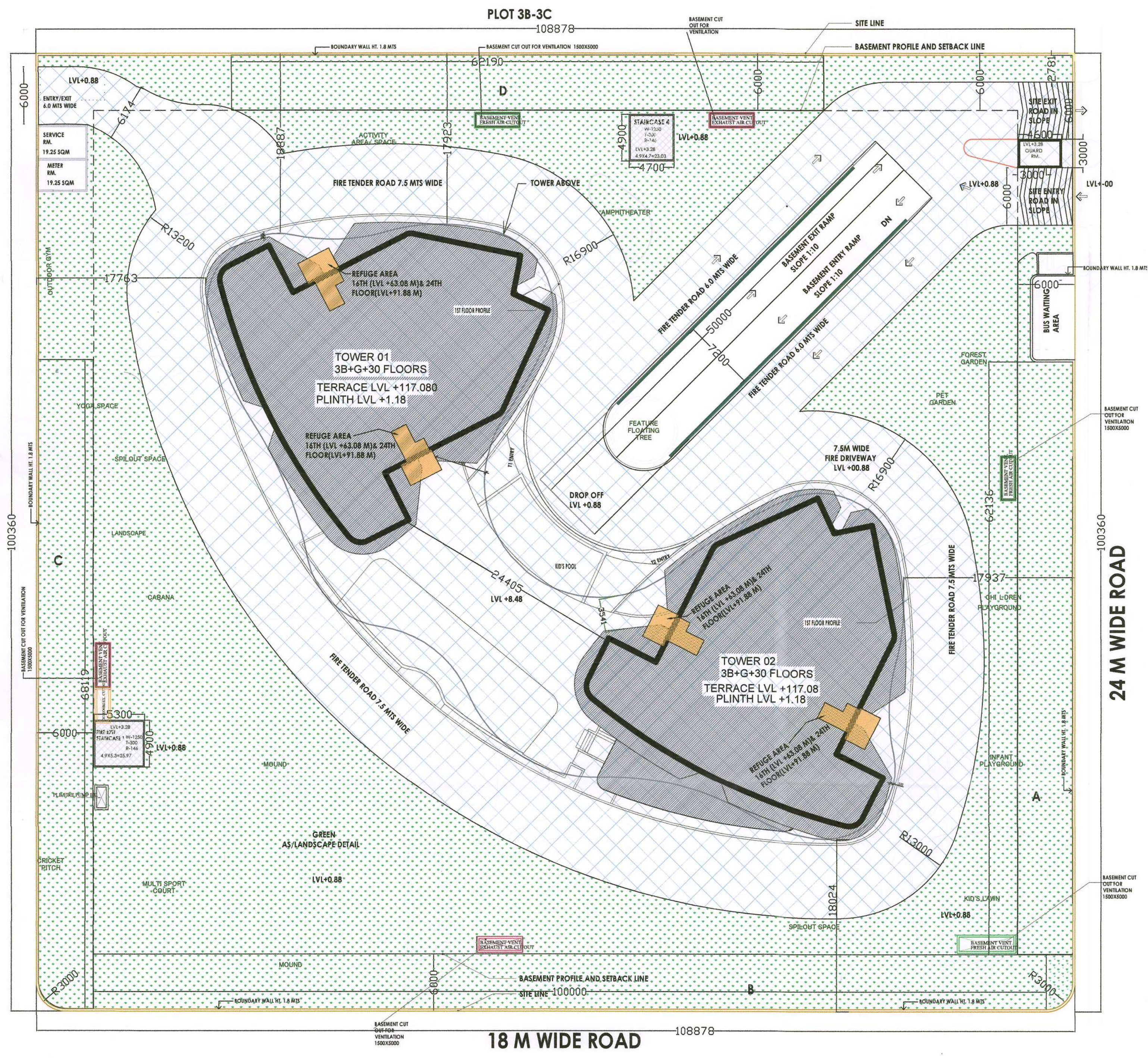


Building Plans Sanction and Plans will be valid for five year only
 To be read with Memo No. 1642
 Dated 16/01/2026

Chairman Building Plan Committee cum Senior Town Planner HSIIDC, IMT Manesar

Recommended for Sanction
 ATP - 16.6
 H.O/Manesar Date



AREA STATEMENT

S.N.	Floors	Non Far					Non Far					TOTAL NON FAR	TOTAL FAR	GRAND TOTAL
		Far	LIFT	Shafts	REFUGE/MUMTY/SERVICES	Stairs	Far	LIFT	Shafts	REFUGE/MUMTY/SERVICES	Stairs			
1	BASEMENT-01											8560.14		8560.14
2	BASEMENT-02											8560.14		8560.14
3	BASEMENT-03											8560.14		8560.14
	GUARD RM.	13.800										13.800		13.8
	SERVICE RM.				19.25							19.25		19.25
	STAIRCASE NON TOWER				23.03					25.97		49		49
	METER RM				19.25							19.25	0.000	19.25
4	Ground fl. (COMMUNITY & SHOPS)	2127.51									134.419	2127.51		2261.929
5	service floor/FIRST	82.220									2165.609	82.220		2247.829
6														0
7	Second	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
8	Third	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
9	Fourth	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
10	Fifth	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
11	Sixth	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
12	Seventh	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
13	Eight	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
14	Ninth	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
15	Tenth	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
16	Eleven	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
17	Twelve	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
18	Thirteen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
19	Fourteen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
20	Fifteen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
21	Sixteen	543.892	18.424	34.468			32.080			37.620	543.892	18.424	34.468	37.620
22	Seventeen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
23	Eighteen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
24	Nineteen	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
25	Twenty	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
26	Twentyone	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
27	Twentytwo	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
28	Twentythree	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
29	Twentyfour	543.892	18.424	34.468			32.080			37.620	543.892	18.424	34.468	37.620
30	Twentyfive	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
31	Twentysix	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
32	Twentyseven	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
33	Twentyeight	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
34	Twentynine	559.042	18.424	34.468						37.620	559.042	18.424	34.468	37.620
35	THIRTYTH FL.	451.725	18.424	34.468						68.389	451.725	18.424	34.468	68.389
36	TERRACE LVL									173.850				173.850
37	MUMTY LVL									173.850				173.850
38	Grand Total	16074.601		999.572			411.860	1121.749	16074.6010		999.572	411.860	1121.749	34202.902

	PERCENT	AREA
TOTAL PLOT AREA		10927
GREEN AREA REQUIRED 15% OF PLOT AREA	15.000	1639.05
AREA PROVIDE FOR GREEN	15.72934	1718.745

GREEN AREA DETAIL			
Nos	LENGTH	WIDTH	Area
A	62.136	5.77	358.525
B	100	5.77	577.000
C	68.119	5.77	393.047
D	75.42	5.77	435.173
VENT. DUCT	1.5	5	-45
			0
Total Area provided for Green			1718.745

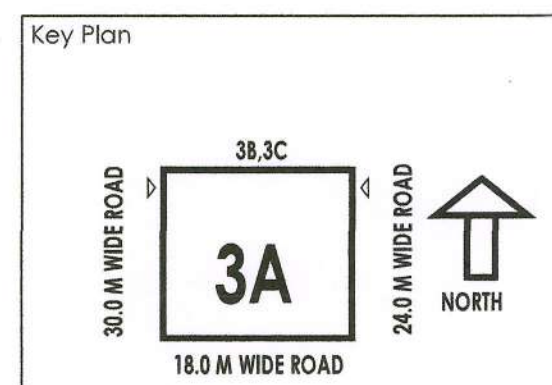
AREA CHART DETAIL		
S.N.	FAR AREA DETAIL	AREA
1	TOTAL PLOT AREA AS PER POSSESSION	10927.000
2	PERMISSIBLE FAR @ ALL FLOORS 1.75	19122.250
3	PERMISSIBLE FAR TDR 1.25 (AS /ZONAL PLAN)	13658.750
4	PERMISSIBLE FAR @ 15% FOR THE IGBC OBTAINED	1639.050
5	TOTAL PERMISSIBLE FAR ON ALL FLOORS	34420.050
6	PROPOSED FAR AREA OF GROUP HOUSING TOWER (2 NOS)	32149.202
7	PROPOSED FAR AREA OF COMMUNITY AREA (GROUND)	2073.510
8	PERMISSIBLE FAR @0.5% OF PLOT AREA OF CONVENIENT SHOPPING	54.635
9	PROPOSED FAR AREA OF SHOPS AT GROUND FLOOR	54.000
10	PROPOSED FAR AREA AT SERVICE FLOOR(FIRST FLOOR)	82.220
11	GUARD ROOM.	13.800
13	Total Area Achieved FAR AREA	34372.732
15	TOTAL PROPOSED AREA OF TOWERS (FAR + NON FAR)	68575.634
16		
17	TOTAL BUILT UP AREA AT ALL FLOORS	68575.634
GROUND COVERAGE DETAIL		
18	PERM. GROUND COVERAGE	35%
19	AREA ON GROUND FLOOR	2261.929
20	NON TOWER STAIRCASE	23.030
21	NON TOWER STAIRCASE	25.970
23	GUARD ROOM	13.800
24	METER ROOM AND SERVICE ROOM (19.25 SQM. EACH)	38.5
25	TOTAL GROUND COVERAGE (21.56 %)	2363.229

DENSITY CALCULATION
 PLOT AREA =2.70002 acres
 PROPOSED UNITS=224 UNITS
 PROPOSED PERSONS=224 X5=1120 PERSONS
 PROPOSED DENSITY=1120/2.7002= 414.811 PPA

NO OF PARKING PROVIDED IN BASEMENT-03=176 CARS
 NO OF PARKING PROVIDED IN BASEMENT-02=149 CARS
 NO OF PARKING PROVIDED IN BASEMENT-01=147 CARS
TOTAL=472CARS

- EV CHARGING POINTS SHALL BE PROVIDED AS PER NORMS
- PROJECT SHALL BE COMPLIED WITH 100% EMERGENCY POWER BACK-UP FOR EMERGENCY LIGHTING & SERVICES
- ALL RCC RPPF SLAB OVER BASEMENT PORTION UNDER VEHICULAR MOVEMENTS SHALL BE STRUCTURALLY DESIGNED TO BEAR THE LOAD OF FIRE TENDER WITH A LOAD CAPACITY OF 45 TON.

PARKING DETAIL				
Tower No	Flat Nos			Required
1	112		x	1.5
2	112		x	1.5
Total Car parking required for flats				336.000
Required parking for shops @ 1 ECS PER 50 SQM				54
Required parking for COMMUNITY @ 1 ECS PER 40 SQM				53.893
Total ECS Required				391.893
ECS Provided at Basement				472.000



Owner For Eldeco Infrastructure & Properties Ltd.
 Authorised Signatory
 Architect

Notes

- Unless otherwise mentioned all dimensions are in Millimeters.
- Unless otherwise mentioned all levels including finished floor levels are in Meters.
- Unless otherwise mentioned all dimensions are shown exclusive of finishes & frames.
- Dimensions are not to be scaled from the drawing.
- Any discrepancies, either between written dimensions and site dimensions or within these drawings should be brought to the immediate attention of the consultant before executing the works.
- This drawing is to be read in conjunction with all other documentation forming the construction document.

No	Date	Description

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING OF GH-03A SITE AREA MEASURING 2.70 ACRES IN SECTOR-80, IMT MANESAR BEING DEVELOPED BY M/S ELDECO INFRASTRUCTURES & PROPERTIES LTD.

Project Name
ELDECO TERRA & SOL

HOUSING AT MANESAR

Project Address
 G.H. 3A, Sector80(Residential) Pocket-1, Manesar

Drawing Title
SITE PLAN /AREA CHART

Project No
 Scale 1 : 75
 Date JUNE 27/2025
 Drawing No
 Revision

SA A110 01