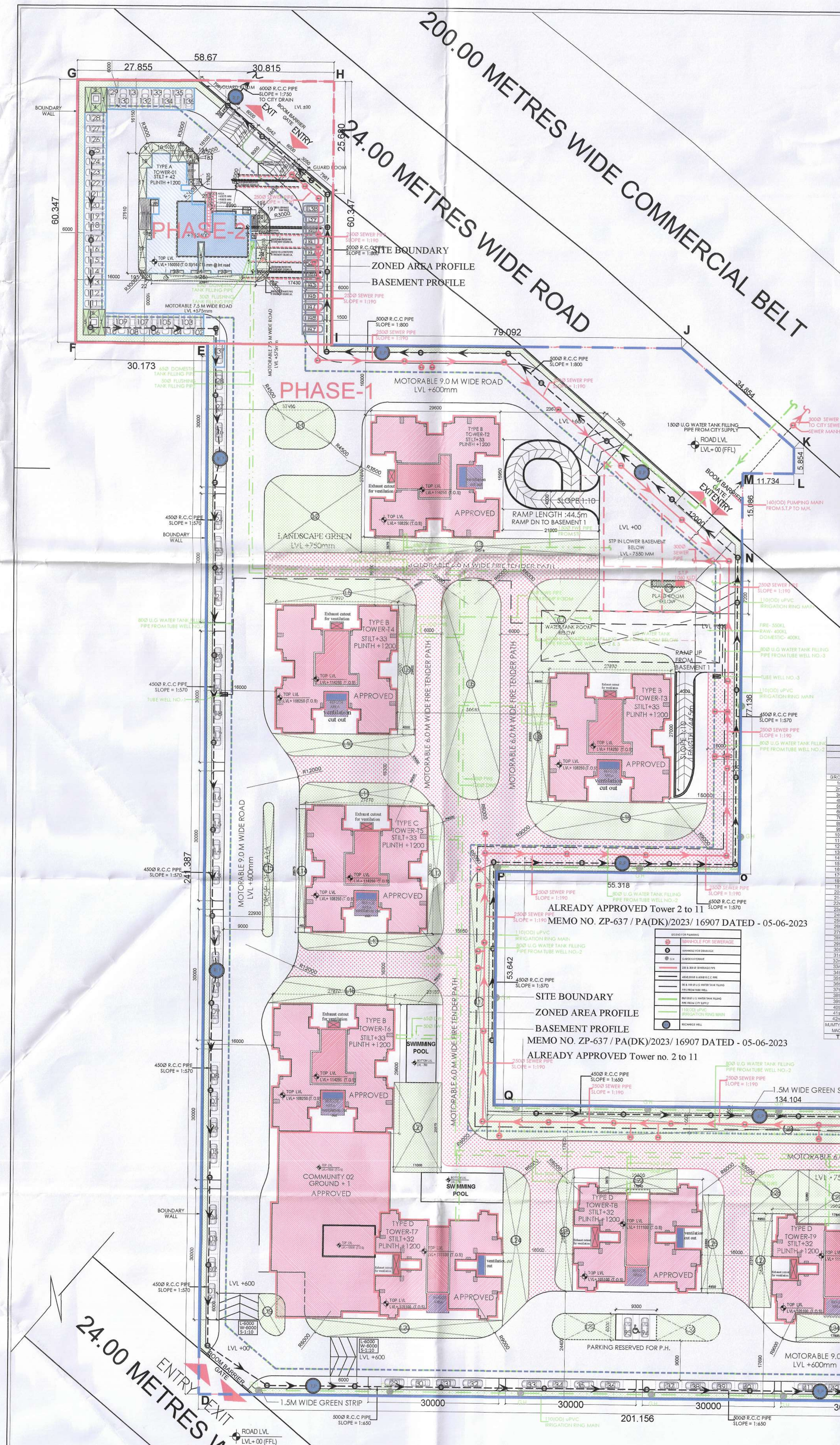
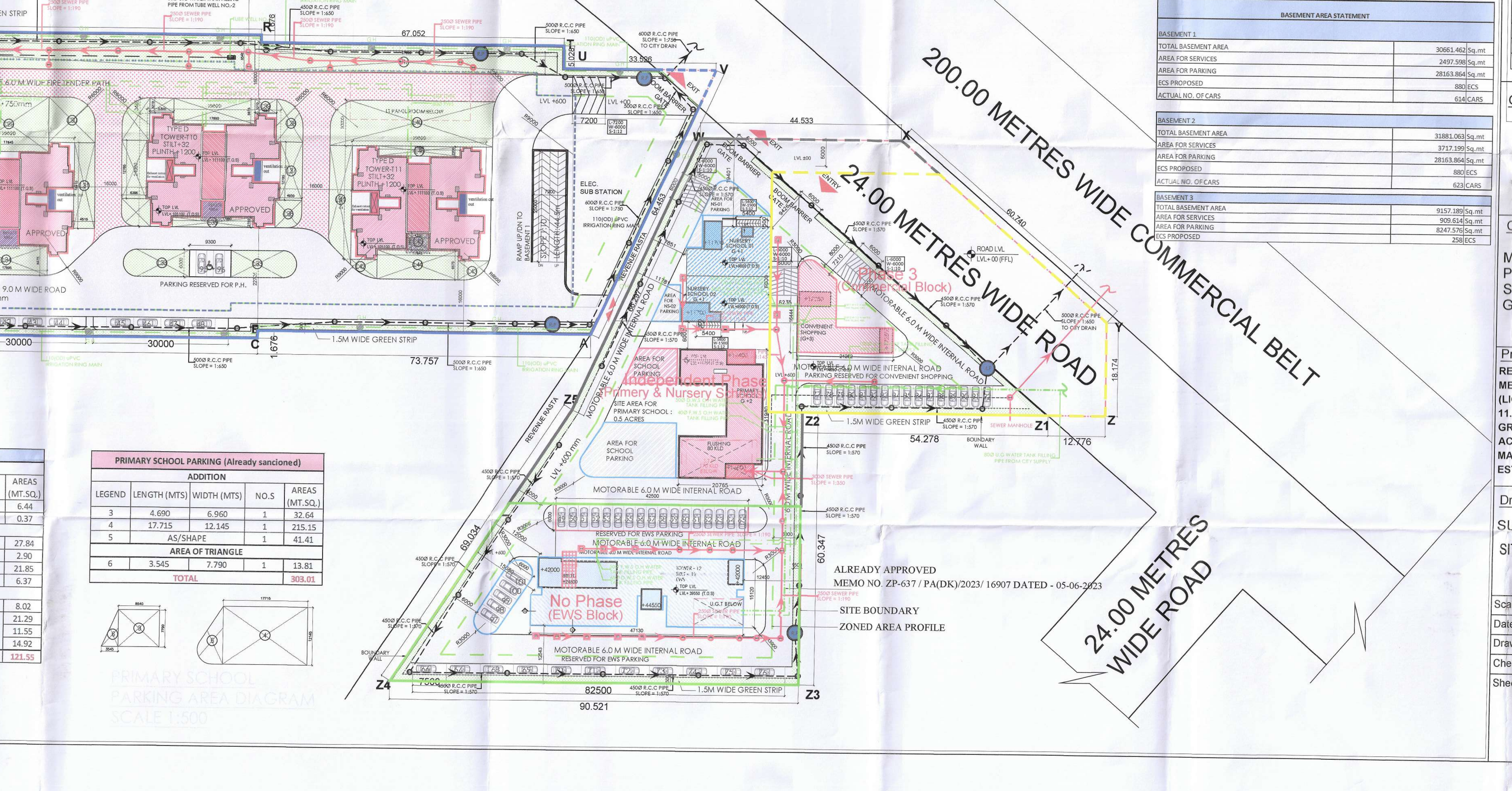




Sr.No	Description of Phases		Area (in Acres)	Status of RERA
1	Phase 1		9.35000 acres as earmarked in Blue colour	RERA Reg. No. 77 of 2023 dated 17-07-2023
2	Phase 2		0.87500 acres as earmarked in Red colour	
3	Phase 3 (Commercial Block)		0.82900 acres as earmarked in Yellow colour	
4	Independent Phase (Primery & Nursery Schools)		0.83600 acres as earmarked in Grey colour	
5	No Phase (EWS Block)		0.72175 acres as earmarked in Green colour	
	Total Site Area		12.61175 Acres	

(blue line)	APPLIED FOR REVISION
(red line)	ALREADY SANCTIONED

ABSTRACT OF AREA CALCULATION

Total site area	12.61175	Acres	51037.8605	Sq.mt
	Permissible		Proposed	
Ground Coverage@40%	20415.14	Sq.mt	9206.17	Sq.mt
Total F.A.R. @3.5	178632.51	Sq.mt	178629.67	Sq.mt
PPA @ 660 (600 ± 10%) As/ TOD	8323.76	Persons	7924	

AREA STATEMENT FOR PRIMARY SCHOOL (Already Sanctioned)

SITE PROPOSED FOR PRIMARY SCHOOL	0.5	ACRES	2023.43	sqmtr
GROUND COVERAGE PERMISSIBLE @ 35%	708.20	Sq.mt		
FAR PERMISSIBLE @1.5	3035.15	Sq.mt		
GROUND COVERAGE PROPOSED	501.39	Sq.mt	24.8	%
FAR PROPOSED	1404.09	Sq.mt	0.69	FAR

AREA STATEMENT FOR NURSERY SCHOOL 01 (Proposed)

SITE AREA FOR SCHOOL	0.2	ACRES	809.37	sqmtr
GROUND COVERAGE PERMISSIBLE @35%	283.28	Sq.mt		
GROUND COVERAGE PROPOSED	189.25	Sq.mt	23.38	%
FAR Permissible @1.5	1214.06	Sq.mt		
Min 25 % of the total required FAR	303.51	Sq.mt	25	%
Proposed FAR	338.83	Sq.mt	27.91	%

AREA STATEMENT FOR NURSERY SCHOOL 02 (Proposed)

SITE AREA FOR SCHOOL	0.2	ACRES	809.37	sqmtr
GROUND COVERAGE PERMISSIBLE @35%	283.28	Sq.mt		
GROUND COVERAGE PROPOSED	191.84	Sq.mt	23.70	%
FAR Permissible @1.5	1214.06	Sq.mt		
Min 25 % of the total required FAR	303.51	Sq.mt	25	%
Proposed FAR	354.86	Sq.mt	29.23	%

AREA STATEMENT FOR CONVENIENT SHOPPING (G+3) (part of 3.5 far) (Already Sanctioned)

PERMISSIBLE AREA FOR SHOPPING @.5% OF SITE AREA	255.19	Sq.mt
PERMISSIBLE GROUND COVERAGE @100%	255.19	Sq.mt
PERMISSIBLE FAR @3.5 OF 0.5% OF SITE AREA	893.16	Sq.mt
PROPOSED GROUND COVERAGE	232.56	Sq.mt
PROPOSED AREA FOR SHOPPING	818.69	Sq.mt
PERCENTAGE OF FAR PROPOSED FOR CONVENIENT SHOPPING	0.46	%

TOTAL FAR PERMISSIBLE (3.5FAR + school)	184095.77	Sq.mt
TOTAL FAR PROPOSED	180727.45	Sq.mt

DWELLING UNIT CALCULATION

		Required	Proposed
A	Total No. of dwelling units		1679
B	Total No. of main units		1426
C	Total No. of EWS	252	253
D	Total No. of Service Personnel unit	143	144

POPULATION CHART

S.No.	Block Type	No. of DU/ floor	No. of floors	No. of Typical floors	No. of DU/ Tower	No. of Towers	Total No. of DU (Main unit)	Service personnel Unit	Main Population@ 5 person/DU	Service Population@ 2person/DU	Total Population
2	TOWER - 1, TYPE -A, RESIDENTIAL BLOCK (S + 42) 3 person per S.U. @ 226.15 sqft @ 39,40,42,18,26 & 35th floor	3	43	42	126	1	126	12	630	24.00	654
3	TYPE B (S + 33) TOWER - 2,3,4	4	34	33	132	3	396		1980		1980
4	TYPE C (S + 33) TOWER - 5	4	34	33	132	1	132	132	660	264	924
5	TYPE B (S + 33) TOWER - 6	4	34	33	132	1	132		660		660
6	TYPE D (S + 32) TOWER - 7	4	33	32	128	1	128		640		640
6	TYPE D (S + 32) TOWER - 8,9,10,11	4	33	32	128	4	512		2560		2560
7	TYPE E (S+9) TOWER - 12	-	12	11	253	1	253			506	506
	Total						1679	144	7130	794	7924

PARKING STATEMENT

SNO.	TYPYLOGY	CARPET AREA (IN SQM)	ECS AS/ NORMS	NO. OD DU	ECS REQ
1	TYPE A (Unit 1a+1b)	91.389 SQM	0.5 ECS UPTO 100 SQM	84	42
	TYPE A (Unit 2)	92.650 SQM	0.5 ECS UPTO 100 SQM	42	21
2	TYPE B & TYPE C	101.2 SQM	1.0 ECS BETWEEN 100 - 150 SQM	660	660
3	TYPY D	80.08 SCM	0.5 ECS UPTO 100 SQM	640	320
A	TOTAL ECS FOR MAIN DWELLING UNITS			1426	1043
B	EWS Unit (@ 5% OF TOTAL CAR PARKING)		5% OF TOTAL CAR PARKING	253	52
C	CONVINIENT SHOPPING	329.46 SQM			7
TOTAL					1102

PARKING STRATEGY

SNO.	TYPYLOGY	AREA IN SQM	NORMS	ECS	ACTUAL NO. CARS
A.	MAIN DWELLING UNITS				
1	UPPER BASEMENT	28163.864	1 ECS : 32 SQM (BASEMENT)	880	614
2	LOWER BASEMENT	28163.864	1 ECS : 32 SQM (BASEMENT)	880	623
3	BASEMENT 03	8247.576	1 ECS : 32 SQM (BASEMENT)	258	154
4	SURFACE (1-48)		1 ECS : 23 SQM (SURFACE)		48
5	SURFACE (102-149)		1 ECS : 23 SQM (SURFACE)		48
TOTAL				1760	1487
B.	EWS				
1	SURFACE (49 - 76), (97-101)		1 ECS : 23 SQM (SURFACE)	60	33
2	STILT (1-23)		1 ECS : 28 SQM (STILT)	20	23
TOTAL				80	56
C.	CONVINIENT SHOPPING				
1	SURFACE (77-92)		1 ECS : 23 SQM (SURFACE)		16
D.	PARKING FOR PRIMARY SCHOOL				
1	15% OF THE SITE AREA (.5 ACRE) = 303 SQM			13	
E.	PARKING FOR NURSERY SCHOOL				
1	15% OF THE SITE AREA (.2 ACRE) = 121.41 SQM			8	
F.	PARKING FOR SPECIALLY ABLED (93-96)				4
TOTAL				1861	1563

PARKING SUMMARY

SNO.	PARTICULARS	ECS	ACTUAL NO. CARS
1	PARKING IN BASEMENT	2018	1391
2	PARKING ON SURFACE		149
3	PARKING PROPOSED IN STILT (EWS TOWER)		23
TOTAL		2039	1563

BASEMENT	AS PER SANCTIONED: PARKING NO. UNDER REVISION	AS PER SANCTIONED: PARKING BAY COUNT	APPLIED FOR REVISION: PARKING NO. UNDER REVISION	APPLIED FOR REVISION: PARKING BAY COUNT
BASEMENT -01	23	559-568, 573-585	52	559-568, 573-585, 586-614
BASEMENT -02	24	573-596	51	573-596, 597-623
BASEMENT -03	NA	NA	154	1-154

MASTER AREA SHEET

Block	Columns
TYPE A - TOWER 1 (Proposed)	GROUND COVERAGE / FAR / NON FAR / TOTAL BUILT UP — [illegible]
TYPE B - TOWER 2,3,4 (Already sanctioned)	[illegible]
TYPE C - TOWER 5 (Already sanctioned)	[illegible]
TYPE B - TOWER 6 (Already sanctioned)	[illegible]
TYPE D - TOWER 7 (Already sanctioned)	[illegible]
TYPE D - TOWER 8,9,10,11 (Already sanctioned)	[illegible]
COMMUNITY BLOCK 2 (Already sanctioned)	GROUND COVERAGE 1136.899 — [illegible]
EWS (TOWER 12) (PROPOSED)	GROUND COVERAGE 666.508 — [illegible]
CONVINIENT SHOPPING (Already sanctioned)	GROUND COVERAGE 232.563 — [illegible]
TOTAL GROUND COVERAGE	8323.694

BASEMENT AREA STATEMENT

BASEMENT 1		
TOTAL BASEMENT AREA	30661.462	Sq.mt
AREA FOR SERVICES	2497.598	Sq.mt
AREA FOR PARKING	28163.864	Sq.mt
ECS PROPOSED	880	ECS
ACTUAL NO. OF CARS	614	CARS
BASEMENT 2		
TOTAL BASEMENT AREA	31881.063	Sq.mt
AREA FOR SERVICES	3717.199	Sq.mt
AREA FOR PARKING	28163.864	Sq.mt
ECS PROPOSED	880	ECS
ACTUAL NO. OF CARS	623	CARS
BASEMENT 3		
TOTAL BASEMENT AREA	9157.189	Sq.mt
AREA FOR SERVICES	909.614	Sq.mt
AREA FOR PARKING	8247.576	Sq.mt
ECS PROPOSED	258	ECS

NURSERY SCHOOL PARKING

LEGEND	LENGTH (MTS)	WIDTH (MTS)	NO.S	AREAS (MT.SQ.)
ADDITION				
1	AS/SHAPE		1	6.44
6	AS/SHAPE		1	0.37
AREA OF RECTANGLE				
3	4.690	5.937	1	27.84
5	0.407	7.125	1	2.90
9	2.698	8.100	1	21.85
10	7.026	0.906	1	6.37
AREA OF TRIANGLE				
2	2.701	5.937	0.5	8.02
4	7.026	6.061	0.5	21.29
7	3.241	7.125	0.5	11.55
8	3.685	8.100	0.5	14.92
TOTAL AREA				121.55

PRIMARY SCHOOL PARKING (Already sancioned)

LEGEND	LENGTH (MTS)	WIDTH (MTS)	NO.S	AREAS (MT.SQ.)
ADDITION				
3	4.690	6.960	1	32.64
4	17.715	12.145	1	215.15
5	AS/SHAPE		1	41.41
AREA OF TRIANGLE				
6	3.545	7.790	1	13.81
TOTAL				303.01

NURSERY SCHOOL PARKING AREA DIAGRAM SCALE 1:500

PRIMARY SCHOOL PARKING AREA DIAGRAM SCALE 1:500

Authority Signatory

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

DTP(HQ) 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.

ATP(HQ) AD PA ATP

DINESH KUMAR PA(HQ) JD T(HQ) Member BPAC

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

NOTES:

1.SPRINKLERS ARE INCORPORATED AS/NBC 2016 VOL.I_CLAUSE 5.1.3(PAGE NO. 57)

2.COMPARTMENTATION HAS BEEN DONE IN ACCORDANCE TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_4.5(PAGE 38)

3.STAIRCASE TRAVEL DISTANCE IS ACCORDING TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_Clause-4.4.2.4.3.1&2_page N0 33 & 34&49

4. OPENABLE PANEL IN GLAZING AFTER EVERY 10M AS PER NBC CLAUSE NO 3.4.10.2

5. ALL BUILDINGS ARE MECHANICALLY VENTILATED AS/NORMS.

6. LIGHT AND VENTILLATION WILL BE PROVIDED MECHANICALLY 100% POWER BACKUP.

PLUMBING NOTES:

- * W.C TO VERTICAL SOIL STACK 100Ø SOIL PIPE
- * F.T TO VERTICAL WASTE STACK 100Ø WASTE PIPE * FLOOR DRAIN TO FLOOR TRAP 50Ø WASTE PIPE
- * WASH BASIN TO FLOOR TRAP 32Ø WASTE PIPE
- * SINK TO FLOOR TRAP 40Ø WASTE PIPE

(pink)	Already Sanctioned
(blue)	As/Revised Submission

LEGEND FOR PLUMBING

	MANHOLE FOR SEWERAGE
	MANHOLE FOR DRAINAGE
	GARDEN HYDRANT
	250 & 300 Ø SEWERAGE PIPE
	450Ø,500Ø & 600Ø R.C.C PIPE
	80 & 100 Ø U.G WATER TANK FILLING PIPE FROM TUBE WELL
	80/150Ø U.G WATER TANK FILLING PIPE FROM CITY SUPPLY
	110(OD) uPVC IRRIGATION RING MAIN
	40Ø F.W.S O.H WATER TANK FILLING PIPE
	50Ø D.W.S O.H WATER TANK FILLING PIPE
	RECHARGE WELL

	SITE BOUNDARY
	ZONED AREA PROFILE
	BASEMENT LINE
	PROJECTION ABOVE
	FRESH AIR CUTOUT
	EXHAUST CUTOUT
	APPLIED FOR REVISION
	ALREADY SANCTIONED

OWNER SIGN

ARCHITECT SIGN

AR. VINEMRA GOYAL CA/2019-114662 Off. No. 313, AKD Tower, Sec.-14, Gurugram, Haryana

Clients:

M/S A&D Estates Pvt. Ltd.
Plot No. 77
Sector - 44
Gurugram, Haryana 122003

Project Title :

REVISED BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 12.61175 (LICENCE NO. 195 OF 2008 DATED 22.11.2008 GRANTED FOR 11.418 ACRES) AND LICENCE NO. 15 OF 2023 DATED 30.01.2023 GRANTED FOR 1.19375 ACRES (UNDER TOD ZONE) IN SECTOR-83, GURGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY A & D ESTATES PVT. LTD. AND OTHERS.

Drawing Title :

SUBMISSION DRAWINGS

SITE_PLAN

Scale :	1:500
Date :	MARCH-2025
Drawn By :	APOORVA JAIN
Checked By :	PRASHANT VERMA
Sheet Size :	A 0

Drawing No : MP-A-001A

Checked and found ok for Public Health Services only subject to comments in forwarding letter No.............. Dt. ....

Superintending Engineer(HQ) O/o Chief Engineer-I, HSVP, Panchkula.