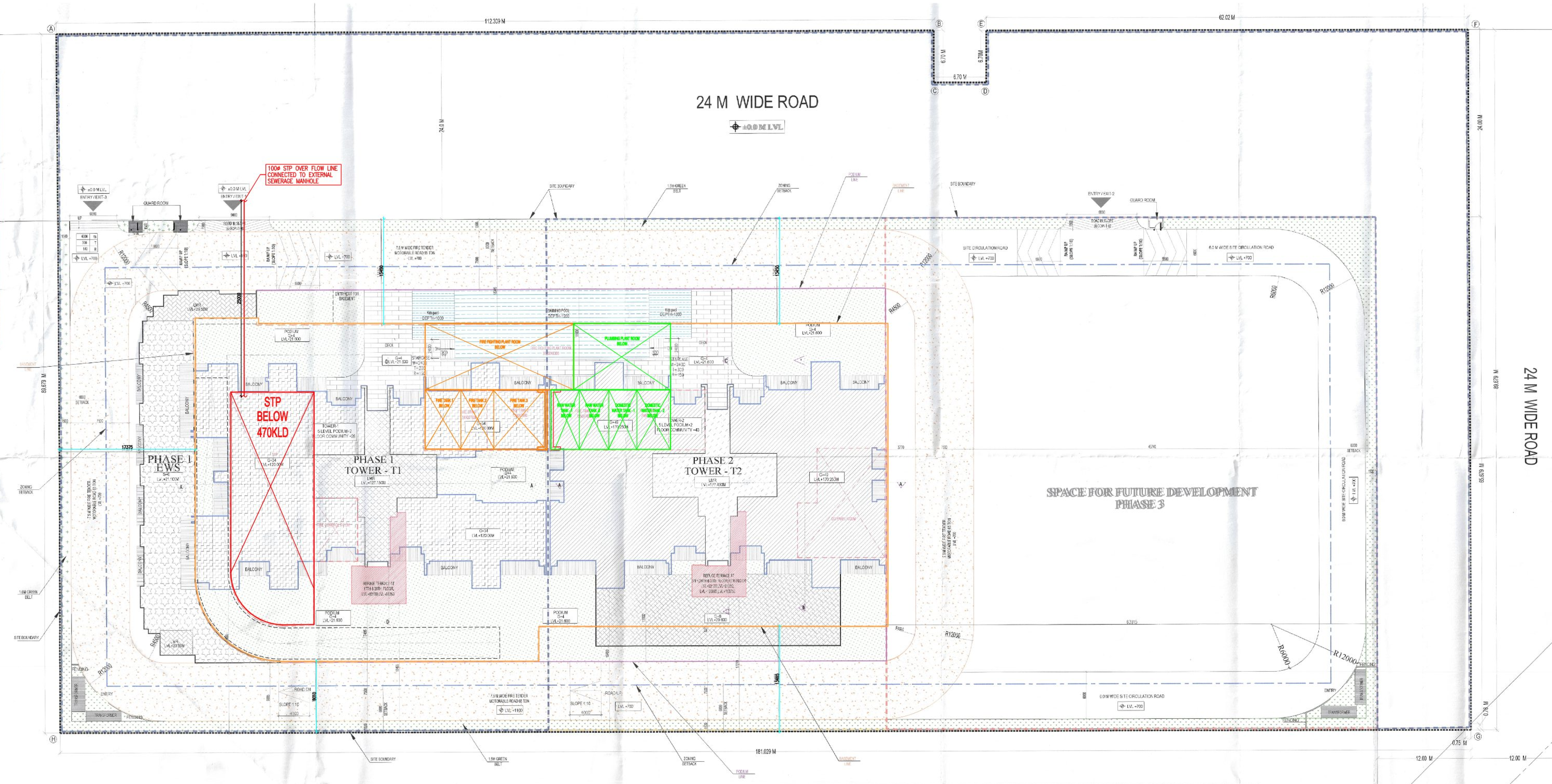


TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER (RESIDENTIAL)	TOTAL FAR (COMMERCIAL)	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - 1	GROUND FLOOR	1	235.940	235.940	22349.642	301.857	4158.741	4158.741	26037.258	3071.875	3071.875	4836.69	4,158.741	108	-
	TYPICAL FLOOR(7TH-16TH, 18TH-25TH,& 27TH-33RD FLOOR)	25	819.716	20492.900			848.318	21207.900		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	810.401	1620.802			839.001	1678.002		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			848.194	848.194		848.194	848.194				
	MUMTY MACHINE ROOM	1	-	-			144.421	144.421		144.421	144.421				
TOWER - 2	GROUND FLOOR	1	309.268	309.268	31917.126	239.801	-	-	33953.672	-	-	2345.81		150	28
	TYPICAL FLOOR(7TH-16TH, 18TH-25TH,& 27TH-33RD FLOOR)	25	711.351	17783.775			739.951	18498.775		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	702.261	1404.522			730.861	1461.722		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			739.951	739.951		739.951	739.951				
	35TH FLOOR	1	-	-			144.421	144.421		144.421	144.421				
	TYPICAL PENT HOUSE(37TH-39TH & 46TH-49TH FLOOR)	7	885.803	6200.621			914.403	6400.621		28.600	200.200				
	TYPICAL FLOOR (45TH FLOOR) WITH REFUGE FLOOR	1	878.250	878.25			906.850	906.850		28.600	28.600				
	TYPICAL FLOOR (36TH & 40TH TO 44TH FLOOR)	6	890.115	5340.69			918.715	5512.290		28.600	171.600				
	MUMTY MACHINE ROOM	2	-	-			144.421	288.842		144.421	288.842				
COMMUNITY BUILDING	5TH FLOOR	1	591.749	591.749	1778.640		2241.841	2241.841	3659.006	1650.092	1650.092	1880.365			
	6TH FLOOR	1	1186.891	1186.891			1417.164	1417.164		230.273	230.273				
EWS	GROUND FLOOR	1	78.108	78.108	1966.158		355.874	355.874	2380.446	277.768	277.768	414.292	355.874	66	
	TYPICAL FLOOR (1ST TO 6TH FLOOR)	6	314.675	1888.050			337.429	2024.574		22.754	136.524				
GUARD ROOM	GROUND FLOOR	2	5.280	10.560	10.560		5.280	10.560	10.560	-	-	-	10.560	-	-
HT PANNEL & METER ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PODIUM - 1	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM– 2	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM– 3	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM– 4	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
BASEMENT - 1	-	-	-	-	-	-	3615.046	3615.046	3615.046	3615.046	3615.046	3615.046	-	-	-
EWS BASEMENT	-	-	-	-	-	-	249.744	249.744	249.744	249.744	249.744	249.744	-	-	-
TOTAL	-	-	-	-	58022.124	541.658	-	-	88540.687	-	-	29976.915	4525.175	324	28
GRNAD TOTAL FAR					58563.782										

S.N.	INVERT LAVEL:–	MANHOLE SIZE:–
01	900ø TO 1650ø	SMH 900Ø
02	1650ø TO 2300ø	
03	2300ø TO 9000ø	

S.N.	SEWER LEGENDS:–	
01	STP OVER FLOW LINE	
02	UG WTP & STP	

AREA SUMMARY					REMARKS	
S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	UNIT	PERMISSIBLE	PROPOSED
1	TOTAL PLOT AREA OF THE SCHEME (4 ACRES)	16187.440		SQM.		
2	GROUND COVERAGE (60 %)	9712.464	4525.175	SQM.	60% OF TOTAL SITE AREA	27.95% OF TOTAL SITE AREA
3	FAR (3.5 TOD)	56656.040		SQM.	3.50 OF TOTAL SITE AREA	
4	FAR RESIDENTIAL COMPONENT @99 % MAXIMUM	56089.480			3.465 OF TOTAL SITE AREA	
5	FAR COMMERCIAL COMPONENT @ 1% MAXIMUM	566.560			.035 OF TOTAL SITE AREA	
6	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	1942.493		SQM.	12% OF TOTAL SITE AREA	
7	TOTAL FAR RESIDENTIAL COMPONENT@ 99% MAX + GRIHA 4 STAR	58031.972	58022.124	SQM.	3.584 OF TOTAL SITE AREA	3.584
8	TOTAL FAR COMMERCIAL COMPONENT @ 1 %	566.560	541.658	SQM.	.033 OF TOTAL SITE AREA	0.033
9	PROPOSED MAIN DWELLING UNIT		258	NOS.		
10	EWS UNIT (PROPOSED DWELLING UNITS x 15%x 100)/ 85	45.529	66	NOS.	15% OF TOTAL DWELLING UNITS	15.285 % OF TOTAL DWELLING UNITS
	TOTAL DWELLING UNITS (MDU + EWS)		324	NOS.		
11	SERVICE PERSONNEL UNIT	25.800	28	NOS.	10% OF MAIN DWELLING UNITS	10.85 % OF MAIN DWELLING UNITS
12	CAR PARKING	317	317	NOS.	AS PER TABLE BELOW	
15	CONVINIENT SHOPPING AREA MAXIMUM 1 % OF FAR	566.560	560.560	SQM.	MAXIMUM 1 % OF FAR	
16	PROPOSED BASEMENT AREA		3615.046	SQM.		
17	ORGANISED GREEN SPACE 15% OF PLOT AREA	2428.116	2437.317	SQM.	MINIMUM 15% OF PLOT AREA	PROPOSED 15.05%

		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	258	1290
SERVICE PERSONAL UNIT (SPU) 10% of Main Units	2 Person / Un	28	56
EWS	2 Person / Un	66	132
TOTAL PROPOSED DENSITY			1478

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 660 PPA	2160 PERSONS TO 2640 PERSONS
PROPOSED POPULATION	1478 PERSONS
PROPOSED DENSITY	369.5 PPA

PARKING REQUIREMENT					
S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	REQUIRED	PROPOSED
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS	0	0	
2	BETWEEN 100 - 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.0 ECS	192	192	
3	ABOVE 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.5 ECS	66	99	
4	EWS - 5% OF REQUIRED ECS			15	
5	1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL			11	
6	TOTAL CAR PARKING			317	317

TOT – LOT AND GREEN AREA REQUIRED = 2428.11 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 2437.317 SQM. = 15.05% OF THE PLOT

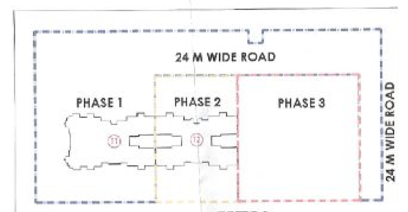
	PERMISSIBLE ECS	PROPOSED NO OF BAYS	CAR PARK FOR EWS
GROUND FLOOR	119	19	28
PODIUM-1	100	65	
PODIUM-2	103	73	
PODIUM-3	103	73	
PODIUM-4	102	73	
TOTAL	537	303	
GRAND TOTAL		331	

NOTE :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WE SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

Note :-

"We, hereby, undertake to pay EESDC for 33kV PPB @ Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023"



KEY PLAN

NOTE:–

"We, hereby, undertake to pay EESDC for 33kV PPB @Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023"

TENTATIVE / INDICATIVE FAR INTENDED TO BE UTILIZED					
Sr. No.	Phase No.	Area in acres	FAR to be utilized		Tentative FAR to be obtained through TDR and GREEN
			Sqm	% of FAR	
1	Phase 1	2.279	24281.10	1.50	FAR to be obtained through TDR and GREEN as per extent policy, will be loaded as per requirement
2	Phase 2	0.698	24281.10	1.50	
3	Phase 3	1.023	8093.70	0.50	
	TOTAL	4.00	56655.90	3.50	

PROJECT:

PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY (99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENCE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88-A, GURUGRAM BEING DEVELOPED BY DEVASYA DEVELOPERS PVT. LTD.

OWNER'S SEAL & SIGNATURE

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
JDT (HQ) Member BPAC

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 204843 DV 24/6/25

Ar. Ravinder Kumar CA/2012/55971

Rajesh Dutt SD(HQ)

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

DEC.–2024. Scale : 1:100

Drawing Title:– SITE PLAN SEWERAGE LAYOUT

Drawing No. ST-01