

BUILDING BLOCKS	STACK PARKING IN OPEN AREA	AREA SUMMARY (AREA IN SQ.MT.)									
		COMMERCIAL BLOCK-A	COMMERCIAL BLOCK-B	SERVICE PERSON ROOMS (COMMERCIAL BLOCK-B)	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	STILT/GROUND FLOOR AREA	TOTAL COMMERCIAL
GROUND COVERAGE AREA	632.500	1129.279	412.341	2247.754	1100.901	1040.734	432.973	1351.365	1648.041	39440.675	
FAR AREA		1129.279	518.762	2247.754	6942.708	6942.708	6808.932	6942.708	8204.502	1648.041	39440.675
NON FAR AREA				422.592	947.978	947.978	947.978	947.978	940.019	0.000	6117.944

PARKING CALCULATIONS

TOTAL NO. OF DWELLING UNITS: 338 NOS

REQUIRED CAR PARKING @ 1 ECS PER DWELLING UNIT: 338 ECS

TOTAL COMMERCIAL AREA: 1648.08 SQ.MT.

CAR PARKING FOR COMMERCIAL @ 1 ECS PER 50 SQ.MTR.: 32.96 ECS

TOTAL NUMBER OF ECS REQUIRED: 371 ECS

CAR PARKING PROVIDED

NO.	NOS
CAR PARKING IN BASEMENT - 1	115
CAR PARKING IN BASEMENT - 2	129
CAR PARKING IN OPEN AREA	32
DOUBLE STACK CAR PARKING IN OPEN AREA (48*2)	96
TOTAL PARKING PROVIDED	372

NON FAR AREA	TOWER-A&B AREA (IN SQ.MT.)	TOWER-C&D AREA (IN SQ.MT.)	TOWER-E AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.MT.)
STILT / GROUND FLOOR	394.418	309.978	259.026	963.422

***FAR CALCULATIONS OF TOWERS**

DESCRIPTION	TOWER-A AREA (IN SQ.MT.)	TOWER-B AREA (IN SQ.MT.)	TOWER-C AREA (IN SQ.MT.)	TOWER-D AREA (IN SQ.MT.)	TOWER-E AREA (IN SQ.MT.)	SERVICE PERSON ROOMS (COMMERCIAL BLOCK-B)	MESS / COMMON DINING (UNDER TOWER A & E)	MEDICAL ROOM (UNDER TOWER A)	COMMON ROOM / INDOOR GYMNASIUM (UNDER TOWER A, B, C & D)	LAUNDRY / MISCELLANEOUS (UNDER TOWER B)	TOTAL AREA (IN SQ.MT.)
STILT / GROUND FLOOR	99.905	99.905	99.905	99.905	100.982		133.78	102.85	511.29	102.85	1351.365
1ST FLOOR	331.394	331.394	331.394	331.394	372.932	159.240					1857.747
2nd FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
3rd FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
4th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
5th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
6th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
7th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
8th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
9th FLOOR	331.394	331.394	331.394	331.394	372.932	228.884					1927.391
10th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
11th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
12th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
13th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
14th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
15th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
16th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
17th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
18th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
19th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
20th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
21st FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
22nd FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
TOTAL FAR AREA	6942.708	6942.708	6808.932	6942.708	8204.502	2247.754	133.780	102.847	511.288	102.847	39440.675

APPROVED

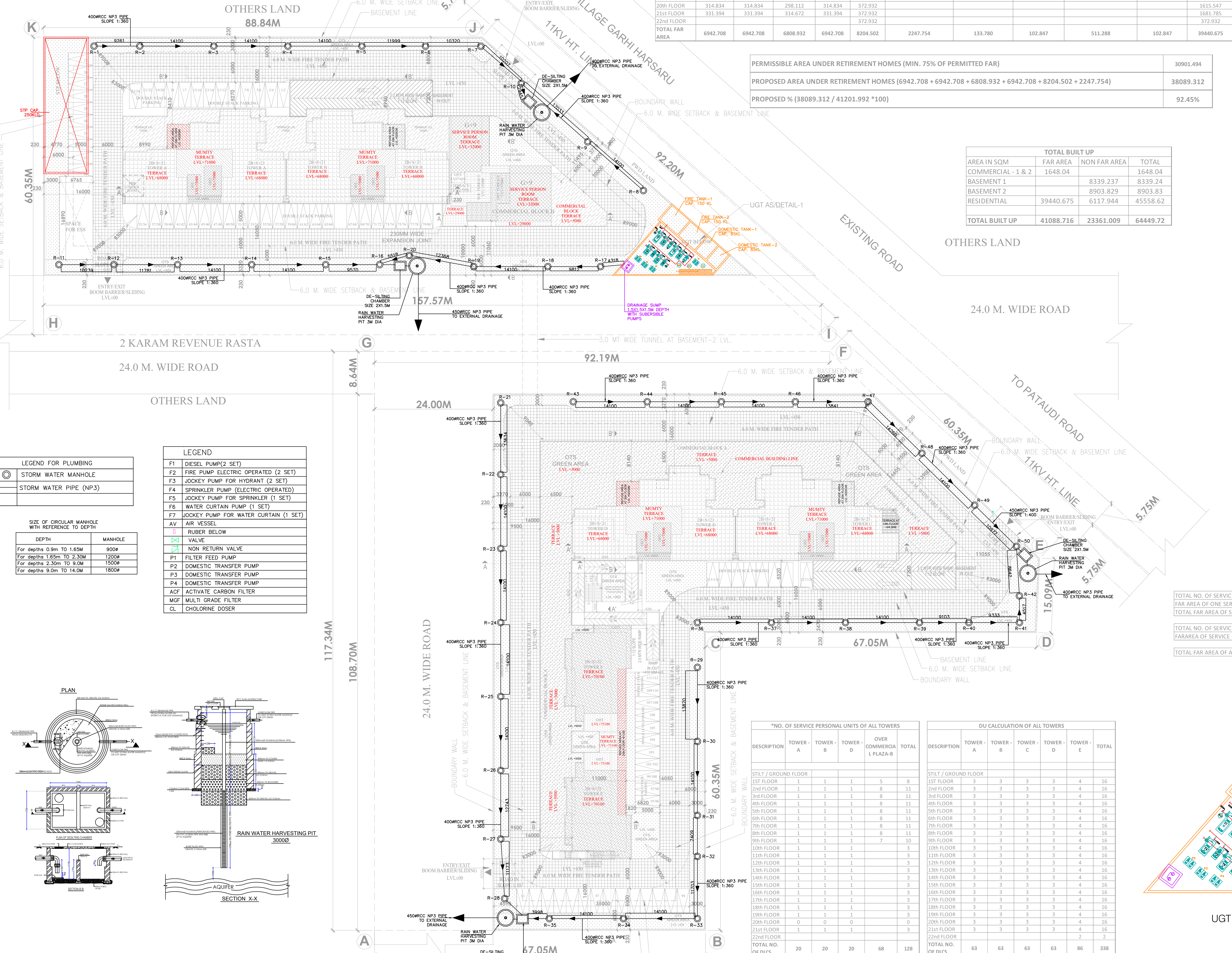
STP (P) STP (G) CTP (H)

BPAC BPAC BPAC

DTP (H) DTP (H) DTP (H)

Sanctioned Memo No. DATED: _____

JDT (H) Member BPAC



PERMISSIBLE AREA UNDER RETIREMENT HOMES (MIN. 75% OF PERMITTED FAR)

PERMITTED FAR @ 22%	41201.992
PROPOSED FAR @ 224.38 (COMMERCIAL + RESIDENTIAL + COMMUNITY BUILDINGS)	41088.716
PROPOSED % (38089.312 / 41201.992 * 100)	92.45%

TOTAL BUILT UP

AREA IN SQM	FAR AREA	NON FAR AREA	TOTAL
COMMERCIAL - 1 & 2	1648.04		1648.04
BASEMENT 1		8339.237	8339.24
BASEMENT 2		8903.829	8903.83
RESIDENTIAL	39440.675	6117.944	45558.62
TOTAL BUILT UP	41088.716	23361.009	64449.72

AREA CALCULATION

DESCRIPTION	AREA (IN SQ.MT.)	AREA (IN ACRES)
TOTAL PLOT AREA (NET PLANNED AREA)	18311.996	4.525
PERMISSIBLE GROUND COVERAGE @ 40%	7324.799	
PROPOSED GROUND COVERAGE	4748.728	
ACHIEVED % OF GROUND COVERAGE	25.93%	

FAR AREA CALCULATIONS

PERMISSIBLE FAR @ 22%	41201.992
PROPOSED FAR @ 224.38 (COMMERCIAL + RESIDENTIAL + COMMUNITY BUILDINGS)	41088.716

COMMERCIAL AREA CALCULATIONS

MAX. PERMISSIBLE COMMERCIAL AREA @ 4% OF PERMISSIBLE FAR	1648.080
TOTAL PROPOSED COMMERCIAL AREA @ 4% OF PERMISSIBLE FAR	1648.041

RESIDENTIAL AREA CALCULATIONS

BALANCE PERMISSIBLE RESIDENTIAL FAR (TOTAL PERMISSIBLE FAR-PROPOSED COMMERCIAL FAR)	39553.951
PROPOSED RESIDENTIAL FAR (RESIDENTIAL + COMMUNITY BUILDINGS) @ 95.73% OF FAR	39440.675

PERMISSIBLE AREA OF DORMITORY / SERVICE PERSONS (MAXIMUM 10% OF PERMITTED FAR)

PERMITTED AREA	4120.199
PROPOSED AREA OF DORMITORY / SERVICE PERSONS (9.08% OF PERMITTED FAR)	3741.702

COMMUNITY BUILDINGS

DESCRIPTION	REQUIRED AREA (IN SQ.MT.)	PROPOSED AREA (IN SQ.MT.)
PERMISSIBLE AREA OF MESS (MINIMUM)	100	133.780
PERMISSIBLE AREA OF MEDICAL ROOM (MINIMUM)	100	102.847
COMMON ROOM / INDOOR GYMNASIUM	500	511.288
LAUNDRY / MISCELLANEOUS (MINIMUM)	100	102.847
TOTAL PROPOSED AREA UNDER COMMUNITY BUILDINGS	800	850.761

DENSITY CALCULATIONS

MIN. & MAX. DENSITY CALCULATION	250-900 PPA
PERMISSIBLE DENSITY ON 4.525 ACRES	1131.250
PROPOSED DWELLING UNITS	338
POPULATION ON DWELLING UNITS @ 3	1014
PROPOSED SERVICE PERSONS / CARE TAKER UNITS	128
POPULATION ON SERVICE PERSONS / CARE TAKER UNITS @ 2	256
TOTAL POPULATION (1014 + 256)	1270
ACHIEVED DENSITY (1270 / 4.525)	280.663 PPA

GREEN AREA CALCULATIONS

MINIMUM PERMISSIBLE GREEN AREA REQUIRED @ 15% ON 4.525 ACRES	2746.799
PROPOSED ORGANISED GREEN AREA	3663.421
ACHIEVED % OF GREEN AREA	20.006

TOTAL NO. OF SERVICE PERSONAL UNITS TOWER-A,B&D	60
FAR AREA OF ONE SERVICE PERSONAL UNIT	24.899
TOTAL FAR AREA OF SERVICE PERSONAL UNITS	1493.9475
TOTAL NO. OF SERVICE PERSONAL UNITS ABOVE COMMERCIAL BLOCK-B	68
FAR AREA OF SERVICE PERSONAL UNITS ABOVE COMMERCIAL BLOCK-B	2247.754
TOTAL FAR AREA OF ALL SERVICE PERSONAL(CARE TAKER) UNITS	3741.702

GENERAL NOTES:-

- WATER HARVESTING**
CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENTS AS PER NORMS IF MINIMUM ANTICIPATED DISCHARGE OF WATER WILL BE MORE THAN 10,000 LTRS OR ABOVE PER DAY THAN IT SHOULD BE INCORPORATED THROUGH WASTE WATER RECYCLING SYSTEM AS PER NORMS.
RECYCLED WATER SHOULD BE USED FOR HORTICULTURE PURPOSE.
- STRUCTURAL STABILITY**
THE STRUCTURAL PARTS OF THE BUILDING HAVE BEEN DESIGNED BY QUALIFIED STRUCTURAL ENGINEER ON THE BASIS OF CALCULATIONS AND ARE CONSIDERED SAFE IN ACCORDANCE WITH THE LATEST STRUCTURAL CODES.
THE BUILDING WILL BE DESIGNED AS EARTHQUAKE RESISTANCE.
- SOLAR PHOTOVOLTAIC POWER SYSTEM**
THAT WE WILL PROVIDE THE SOLAR PHOTOVOLTAIC POWER SYSTEM AS PER THE LATEST NOTIFICATION ISSUED BY THE GOVERNMENT OF HARYANA.

LEGEND FOR PLUMBING

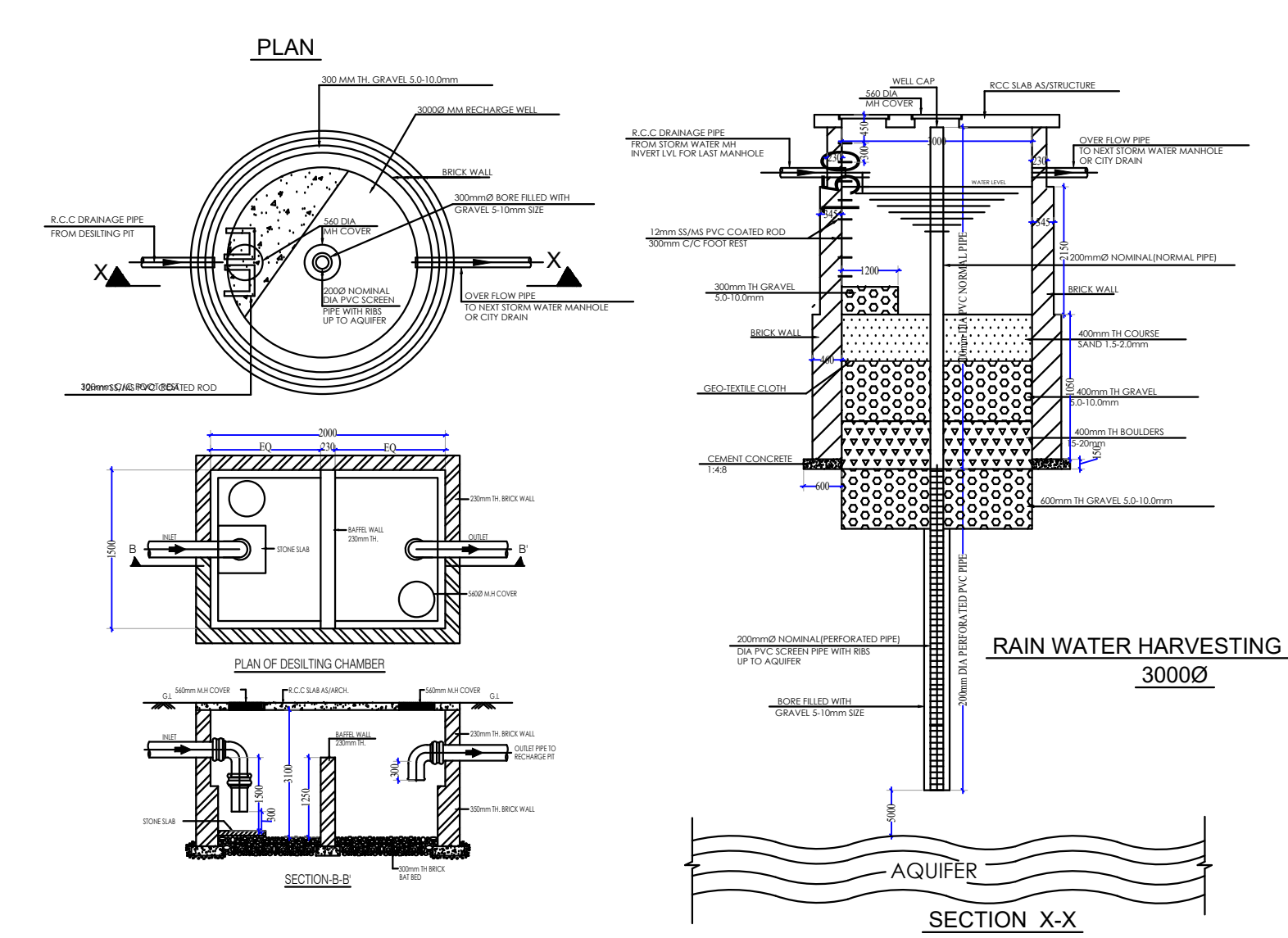
- Storm Water Manhole
- Storm Water Pipe (NP3)

SIZE OF CIRCULAR MANHOLE WITH REFERENCE TO DEPTH

DEPTH	MANHOLE
For depths 0.9m TO 1.65m	900ø
For depths 1.65m TO 2.30m	1200ø
For depths 2.30m TO 3.0m	1500ø
For depths 3.0m TO 14.0m	1800ø

LEGEND

- F1 DIESEL PUMP(2 SET)
- F2 FIRE PUMP ELECTRIC OPERATED (2 SET)
- F3 JOCKEY PUMP FOR HYDRANT (2 SET)
- F4 SPRINKLER PUMP (ELECTRIC OPERATED)
- F5 JOCKEY PUMP FOR SPRINKLER (1 SET)
- F6 WATER CURTAIN PUMP (1 SET)
- F7 JOCKEY PUMP FOR WATER CURTAIN (1 SET)
- AV AIR VESSEL
- RUBBER BELOW
- VALVE
- NON RETURN VALVE
- P1 FILTER FEED PUMP
- P2 DOMESTIC TRANSFER PUMP
- P3 DOMESTIC TRANSFER PUMP
- P4 DOMESTIC TRANSFER PUMP
- ACF ACTIVATED CARBON FILTER
- MGF MULTI GRADE FILTER
- CL CHLORINE DOSER

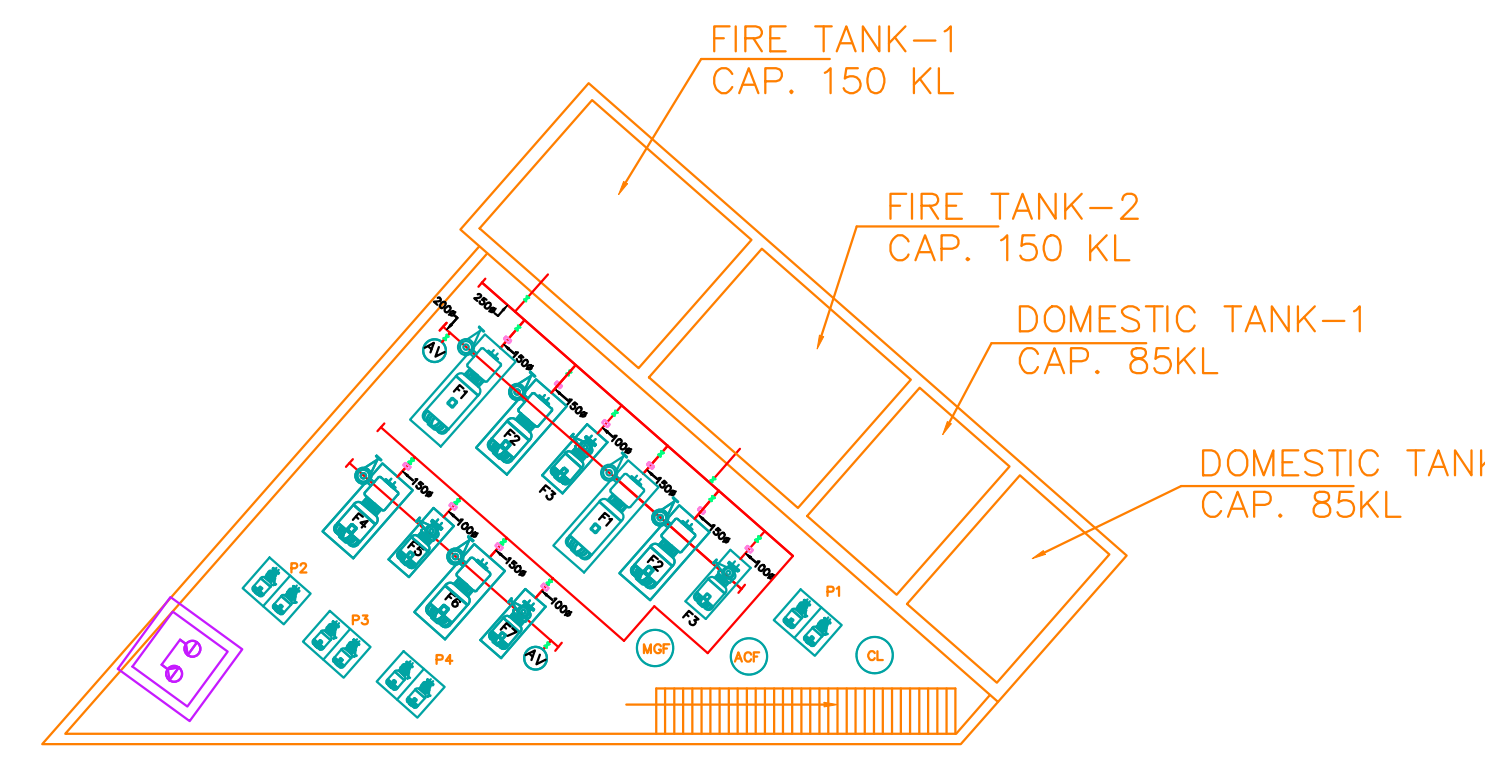


***NO. OF SERVICE PERSONAL UNITS OF ALL TOWERS**

DESCRIPTION	TOWER-A	TOWER-B	TOWER-D	OVER COMMERCIAL PLAZA-B	TOTAL
STILT / GROUND FLOOR	1	1	1	5	8
1ST FLOOR	1	1	1	8	11
2nd FLOOR	1	1	1	8	11
3rd FLOOR	1	1	1	8	11
4th FLOOR	1	1	1	8	11
5th FLOOR	1	1	1	8	11
6th FLOOR	1	1	1	8	11
7th FLOOR	1	1	1	8	11
8th FLOOR	1	1	1	8	11
9th FLOOR	1	1	1	7	10
10th FLOOR	1	1	1	3	3
11th FLOOR	1	1	1	3	3
12th FLOOR	1	1	1	3	3
13th FLOOR	1	1	1	3	3
14th FLOOR	1	1	1	3	3
15th FLOOR	1	1	1	3	3
16th FLOOR	1	1	1	3	3
17th FLOOR	1	1	1	3	3
18th FLOOR	1	1	1	3	3
19th FLOOR	1	1	1	3	3
20th FLOOR	0	0	0	0	0
21st FLOOR	1	1	1	3	3
22nd FLOOR	0	0	0	0	0
TOTAL NO. OF DU'S	20	20	20	68	128

DU CALCULATION OF ALL TOWERS

DESCRIPTION	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	TOTAL
STILT / GROUND FLOOR	3	3	3	3	4	16
1st FLOOR	3	3	3	3	4	16
2nd FLOOR	3	3	3	3	4	16
3rd FLOOR	3	3	3	3	4	16
4th FLOOR	3	3	3	3	4	16
5th FLOOR	3	3	3	3	4	16
6th FLOOR	3	3	3	3	4	16
7th FLOOR	3	3	3	3	4	16
8th FLOOR	3	3	3	3	4	16
9th FLOOR	3	3	3	3	4	16
10th FLOOR	3	3	3	3	4	16
11th FLOOR	3	3	3	3	4	16
12th FLOOR	3	3	3	3	4	16
13th FLOOR	3	3	3	3	4	16
14th FLOOR	3	3	3	3	4	16
15th FLOOR	3	3	3	3	4	16
16th FLOOR	3	3	3	3	4	16
17th FLOOR	3	3	3	3	4	16
18th FLOOR	3	3	3	3	4	16
19th FLOOR	3	3	3	3	4	16
20th FLOOR	3	3	3	3	4	16
21st FLOOR	3	3	3	3	4	16
22nd FLOOR	0	0	0	0	0	0
TOTAL NO. OF DU'S	63	63	63	63	86	338



UGT WATER TANK DETAIL

PLUMBING DRAWING SITE PLAN (STORM WATER)

OWNER: ARTECH ELEGANT HOMES LLP.

PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP.

ARCHITECTURAL CONSULTANT: NIRMAN ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:300

DRG.NO.: 01

ARCHITECT'S SIGN: [Signature]

OWNER'S SIGN: [Signature]

DATE: 06/05/2025