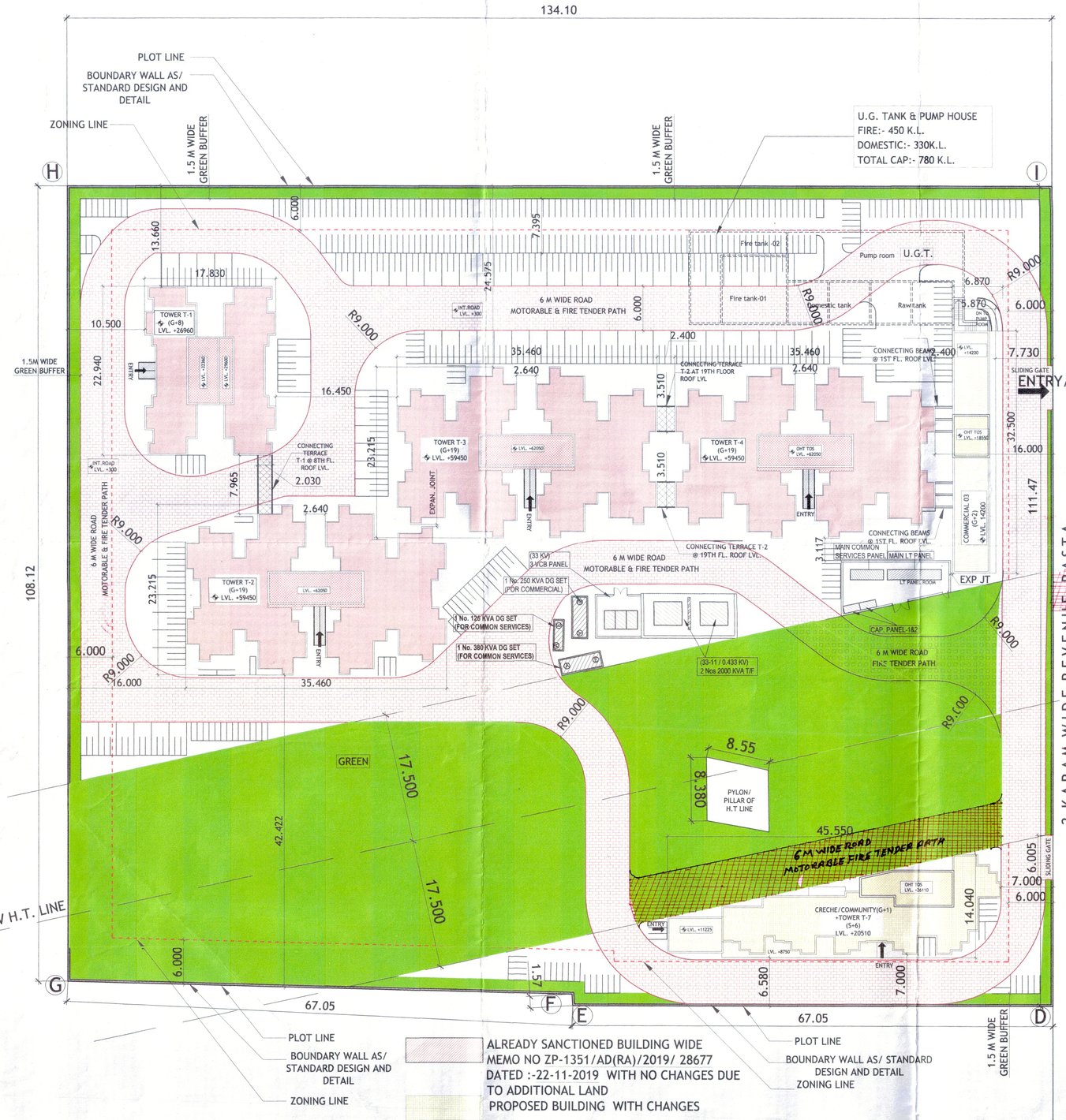

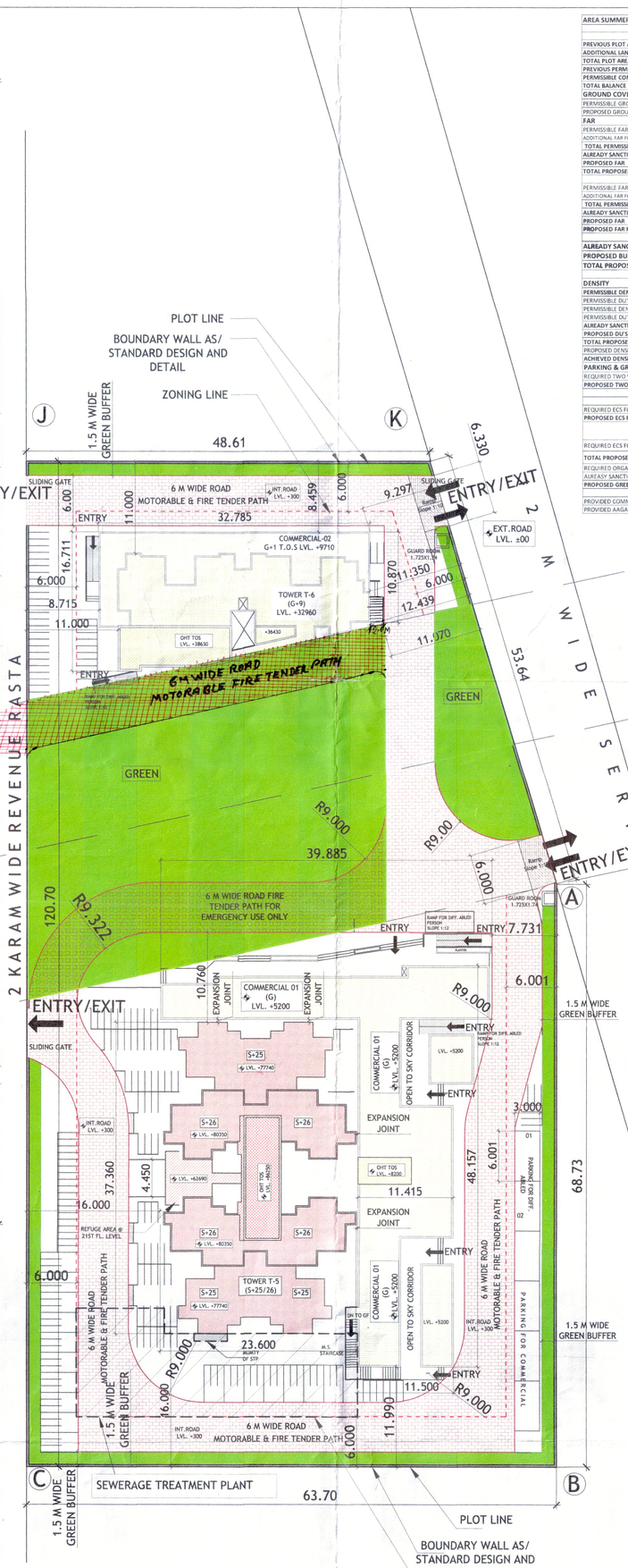

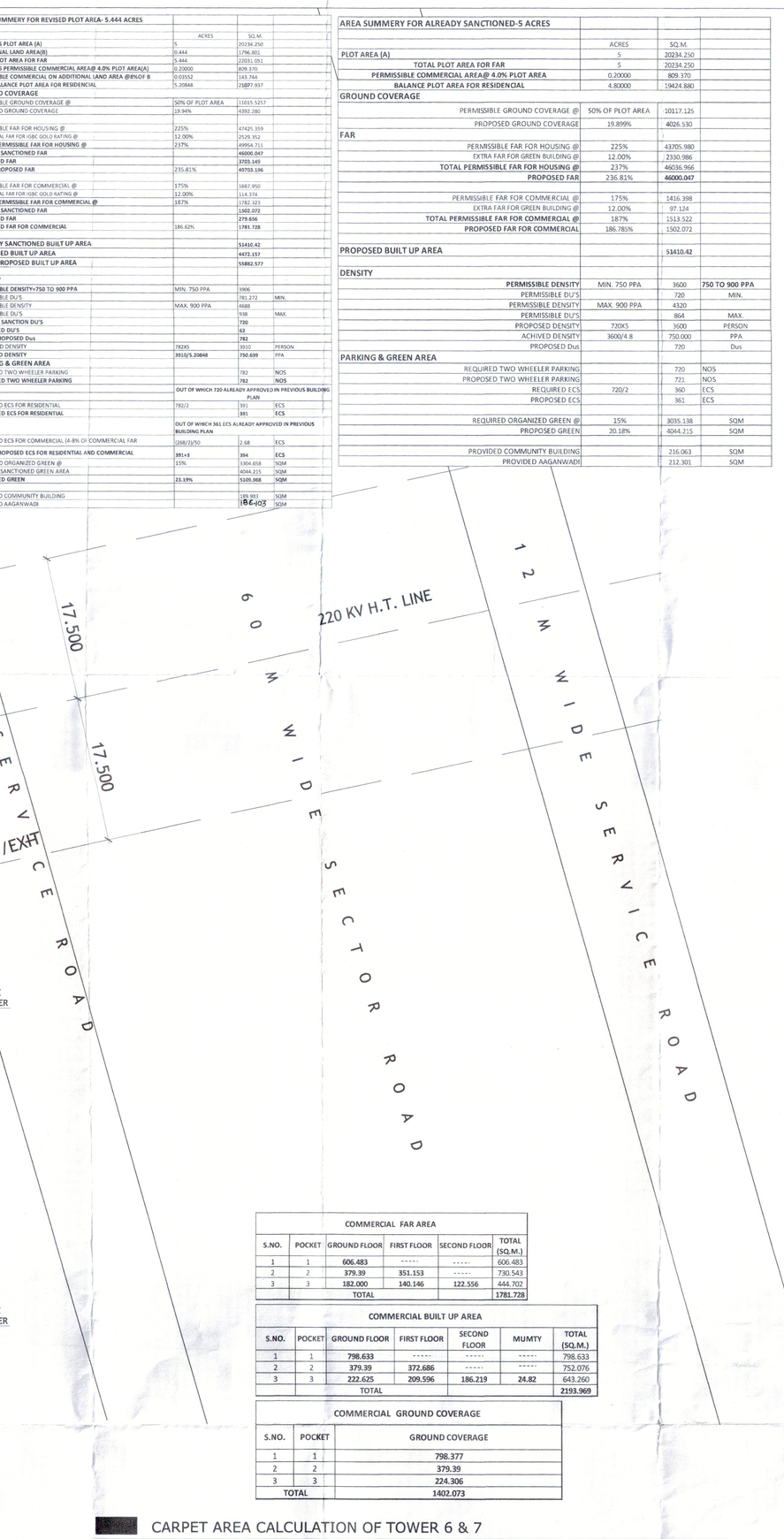

AREA SUMMERY FOR REVISED PLOT AREA- 5.444 ACRES			
	ACRES	SQ.M.	
PREVIOUS PLOT AREA (A)	5	20234.250	
ADDITIONAL LAND AREA(B)	0.444	1796.951	
TOTAL PLOT AREA FOR FAR	5.444	22031.201	
PREVIOUS PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA(A)	0.20000	809.370	
PERMISSIBLE COMMERCIAL ON ADDITIONAL LAND AREA @4%OF B	0.03552	143.764	
TOTAL BALANCE PLOT AREA FOR RESIDENCIAL	5.20848	21077.917	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF PLOT AREA	11015.5257	
PROPOSED GROUND COVERAGE	19.94%	4392.280	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	47425.359	
ADDITIONAL FAR FOR GBC GOLD RATING @	12.00%	2529.352	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	49954.711	
ALREADY SANCTIONED FAR		46000.047	
PROPOSED FAR		3703.145	
TOTAL PROPOSED FAR	235.81%	49703.196	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3687.950	
ADDITIONAL FAR FOR GBC GOLD RATING @	12.00%	528.376	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	3782.323	
ALREADY SANCTIONED FAR		1680.892	
PROPOSED FAR		279.846	
PROPOSED FAR FOR COMMERCIAL	186.92%	1785.738	
ALREADY SANCTIONED BUILT UP AREA		51410.42	
PROPOSED BUILT UP AREA		4473.157	
TOTAL PROPOSED BUILT UP AREA		55883.577	
DENSITY			
PERMISSIBLE DENSITY=750 TO 900 PPA	MIN. 750 PPA	3906	
PERMISSIBLE DU'S		781.272	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4688	
PERMISSIBLE DU'S		938	MAX.
ALREADY SANCTION DU'S		720	
PROPOSED DU'S		62	
TOTAL PROPOSED Dus		782	
PROPOSED DENSITY	PERS.	4102	PERSON
ACHIEVED DENSITY		3515/5.20848	PPA
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		782	NOS
PROPOSED TWO WHEELER PARKING		782	NOS
		OUT OF WHICH 720 ALREADY APPROVED IN PREVIOUS BUILDING PLAN	
REQUIRED ECS FOR RESIDENTIAL	782/2	391	ECS
PROPOSED ECS FOR RESIDENTIAL		391	ECS
		OUT OF WHICH 361 ECS ALREADY APPROVED IN PREVIOUS BUILDING PLAN	
REQUIRED ECS FOR COMMERCIAL (4.8% OF COMMERCIAL FAR	3187/250	2.68	ECS
TOTAL PROPOSED ECS FOR RESIDENTIAL AND COMMERCIAL	391+3	394	ECS
REQUIRED ORGANIZED GREEN @	15%	1304.858	SQM
ALREADY SANCTIONED GREEN AREA		4044.235	SQM
PROPOSED GREEN	23.19%	5105.368	SQM
PROVIDED COMMUNITY BUILDING		185.831	SQM
PROVIDED AAGANWADI		196.6405	SQM

AREA SUMMERY FOR ALREADY SANCTIONED-5 ACRES			
	ACRES	SQ.M.	
PLOT AREA (A)	5	20234.250	
TOTAL PLOT AREA FOR FAR	5	20234.250	
PERMISSIBLE COMMERCIAL AREA@ 4.0% PLOT AREA	0.20000	809.370	
BALANCE PLOT AREA FOR RESIDENCIAL	4.80000	19424.880	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @ 50% OF PLOT AREA	50% OF PLOT AREA	10117.125	
PROPOSED GROUND COVERAGE	19.899%	4026.530	
FAR			
PERMISSIBLE FAR FOR HOUSING @	225%	43705.980	
EXTRA FAR FOR GREEN BUILDING @	12.00%	2330.986	
TOTAL PERMISSIBLE FAR FOR HOUSING @	237%	46036.966	
PROPOSED FAR	235.81%	46000.047	
PERMISSIBLE FAR FOR COMMERCIAL @	175%	3416.398	
EXTRA FAR FOR GREEN BUILDING @	12.00%	97.124	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	187%	1513.522	
PROPOSED FAR FOR COMMERCIAL	186.781%	1502.072	
PROPOSED BUILT UP AREA		53410.42	
DENSITY			
PERMISSIBLE DENSITY	MIN. 750 PPA	3600	750 TO 900 PPA
PERMISSIBLE DU'S		720	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	4320	
PERMISSIBLE DU'S		864	MAX.
PROPOSED DENSITY	720X5	3600	PERSON
ACHIVED DENSITY	3600/4.8	750.000	PPA
PROPOSED Dus		720	Dus
PARKING & GREEN AREA			
REQUIRED TWO WHEELER PARKING		720	NOS
PROPOSED TWO WHEELER PARKING		721	NOS
REQUIRED ECS	720/2	360	ECS
PROPOSED ECS		361	ECS
REQUIRED ORGANIZED GREEN @	15%	3035.138	SQM
PROPOSED GREEN	20.18%	4044.215	SQM
PROVIDED COMMUNITY BUILDING		216.063	SQM
PROVIDED AAGANWADI		212.301	SQM

SUBMISSION DRAWING

CLIENT

M/S. SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED
Signature Global, 1308 Dr. Gopal Das Building
28 Barakhamba Road C.P. New Delhi

PROJECT TITLE

PROPOSED REVISED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.444 ACRES (LICENCE NO. 89 OF 2019 DATED 02/08/2019 & LICENNCE NO 02 OF 2022 DATED 06.01.2022) IN SECTOR-89, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASTHA SARE LAND HOLDING COMPANY ONE PVT. LTD. AND OTHERS IN COLLABORATION WITH SIGNATURE GLOBAL INDIA PVT. LTD.

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ARCHITECT'S SIGNATURE

ROHIT GARG
CA/94/11866

OWNER'S SIGNATURE

DRAWING TITLE: LAYOUT PLAN

DRG. NO. 01

SCALE - 1:300

DATE - AUG 2022

INVENTORY OF UNITS (PROPOSED)

S.NO.	TOWERS	2BHK TYPE-01 54.013 SQ.M.	2BHK TYPE-02 54.681 SQ.M.	2BHK TYPE-03 55.576 SQ.M.	2BHK TYPE-04 54.828 SQ.M.	2BHK TYPE-05 54.651 SQ.M.	2BHK TYPE-06 52.860 SQ.M.	2BHK TYPE-6A 52.410 SQ.M.	2BHK TYPE-07 52.241 SQ.M.	1BHK TYPE-01 33.587 SQ.M.	1BHK-TYPE -02 32.524 SQ.M.	1BHK-TYPE -03 33.548 SQ.M.	2BHK + STORE 59.954 SQ.M.	TOTAL
1	TOWER-T-1 (G+8)	-----	-----	-----	-----	2	-----	-----	-----	-----	-----	-----	34	36
2	TOWER-T-2 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	160
3	TOWER-T-3 (G+19)	40	60	40	20	-----	-----	-----	-----	-----	-----	-----	-----	160
4	TOWER-T-4 (G+19)	40	80	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	160
5	TOWER-T-5 (S+25/26)	52	100	52	-----	-----	-----	-----	-----	-----	-----	-----	-----	204
6	TOWER-T-6(G+9)	-----	-----	-----	-----	-----	16	8	8	-----	-----	-----	-----	32
7	TOWER-T-7 (G+5)	-----	-----	-----	-----	-----	-----	-----	-----	20	6	4	-----	30
	TOTAL	172	300	172	40	2	16	8	8	20	6	4	34	782

CONNECTING TERRACE/BEAMS AREA CALCULATION

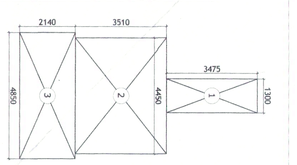
T1 = 2.030 X 6.765 = 13.733 SQ.M.
T2 = 2.400 X 3.510 = 8.424 SQ.M.
B = 2.400 X 0.23 = 0.552 SQ.M.
TOTAL AREA OF CONNECTING TERRACE/BEAMS = T1+ (2XT2) + (3XB)
= 13.733 + 16.848 + 1.656
= 32.237 SQ.M.

GUARD ROOM AREA CALCULATION

AREA OF GUARD ROOM = 2 X 1.725 X 1.740
= 6.003 SQ.M.

REFUGE AREA REQUIREMENT CALCULATION			
NO. OF UNITS ON TWO CONSECUTIVE FLOOR AFTER	PERSON/ DU	AREA PER PERSON (SQ.M.)	TOTAL AREA (SQ.M.)
16	5	0.3	24
ONE WHEELCHAIR SPACE FOR EVERY 200 OCCUPANTS			0.9
TOTAL REFUGE AREA			24.9
SAY			25

REFUGE AREA CALCULATION (TOWER T-5)



S.NO	S.NO	S.NO	S.NO	TOTAL
1	1.300	X 3.475	4.517	SQ.M.
2	4.450	X 3.510	15.619	SQ.M.
3	4.850	X 2.140	10.379	SQ.M.
TOTAL			30.515	SQ.M.

DWELLING UNITS (Du's) CALCULATIONS

S.NO:	TOWERS	UNITS	GROUND FL. UNITS	EACH TYP. FL. UNITS	TYP. FL. NOS.	TOTAL TYP. FL. UNITS	NON TYPICAL FLOOR	TOTAL UNITS IN TOWER	POPULATION PER UNIT	POPULATION TOTAL
1	TOWER-T-1 (G+8)	2BHK+STORE	4	4	8	32	------	36	5	180
2	TOWER-T-2 (G+19)	2BHK	8	8	19	152	------	160	5	800
3	TOWER-T-3 (G+19)	2BHK	8	8	19	152	------	160	5	800
4	TOWER-T-4 (G+19)	2BHK	8	8	19	152	------	160	5	800
5	TOWER-T-5 (S+25/26)	2BHK	------	8	25	200	4	204	5	1020
6	TOWER-T-6 (G+9)	2BHK	------	4	8	32	------	32	5	160
7	TOWER-T-7 (S+5)	1BHK	------	6	4	24	6	30	5	150
		TOTAL UNITS						782		3910

DENSITY CALCULATION --------(750 - 900 PPA)

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE	TOTAL FAR	TOTAL NO. OF DU's	POPULATION	PERSON/UNIT
1	TOWER T-1 (G+8)	1	(G+8)	305.944	2510.464	36	180	5
2	TOWER T-2 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
3	TOWER T-3 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
4	TOWER T-4 (G+19)	1	(G+19)	540.768	10132.234	160	800	5
5	TOWER T-5 (G+25/26)	1	(S+25/26)	613.215	13092.881	204	1020	5
6	TOWER T-6 (G+9)	1	(G+9)	102.831	2290.959	32	160	5
7	TOWER T-7 (G+5)	1	(S+5)	180.584	1412.190	30	150	5
8	CRECHE / COMMUNITY BUILDING	1	G+1	196.583	-----	-----	-----	-----
9	COMMERCIAL	3	G/G+1/ G+2	1402.073	-----	-----	-----	-----
10	GUARD ROOM	2	G	6.003	-----	-----	-----	-----
11	CONNECTING TERRACES/BEAMS	-----	-----	32.237	-----	-----	-----	-----
12	REFUGE AREA IN TOWER T-5	1	AT 21st FLOOR	30.515				
	TOTAL			4492.289	49703.196	782	3910	

FAR CALCULATION OF TOWER 6 & 7

FAR AREA CALCULATIONS

S.NO.	FLOORS	TOWER-T-1	TOWER-T-2	TOWER-T-3	TOWER-T-4	TOWER-T-5	TOWER-T-6	TOWER-T-7	TOTAL (SQM)
1	GROUND	305.944	540.768	540.768	540.768	74.281	89.215	65.202	2156.946
2	1ST	275.565	504.814	504.814	504.814	509.646	6.896	139.568	2446.117
3	2nd	275.565	504.814	504.814	504.814	509.646	274.356	139.568	2713.577
4	3rd	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
5	4th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
6	5th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
7	6th	275.565	504.814	504.814	504.814	509.646	274.356	266.963	2840.972
8	7th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
9	8th	275.565	504.814	504.814	504.814	509.646	274.356	------	2574.009
10	9th	------	504.814	504.814	504.814	509.646	274.356	------	2298.444
11	10th	------	504.814	504.814	504.814	509.646	------	------	2024.088
12	11th	------	504.814	504.814	504.814	509.646	------	------	2024.088
13	12th	------	504.814	504.814	504.814	509.646	------	------	2024.088
14	13th	------	504.814	504.814	504.814	509.646	------	------	2024.088
15	14th	------	504.814	504.814	504.814	509.646	------	------	2024.088
16	15th	------	504.814	504.814	504.814	509.646	------	------	2024.088
17	16th	------	504.814	504.814	504.814	509.646	------	------	2024.088
18	17th	------	504.814	504.814	504.814	509.646	------	------	2024.088
19	18th	------	504.814	504.814	504.814	509.646	------	------	2024.088
20	19th	------	504.814	504.814	504.814	509.646	------	------	2024.088
21	20th	------	------	------	------	509.646	------	------	509.646
22	21st	------	------	------	------	509.646	------	------	509.646
23	22nd	------	------	------	------	509.646	------	------	509.646
24	23rd	------	------	------	------	509.646	------	------	509.646
25	24th	------	------	------	------	509.646	------	------	509.646
26	25th	------	------	------	------	509.646	------	------	509.646
27	26th	------	------	------	------	277.450	------	------	277.450
	TOTAL FAR	2510.464	10132.234	10132.234	10132.234	13092.881	2290.959	1412.190	49703.196

COMMERCIAL FAR AREA					
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (SQ.M.)
1	1	606.483	-----	-----	606.483
2	2	379.39	351.153	-----	730.543
3	3	182.000	140.146	122.556	444.702
TOTAL					1781.728

COMMERCIAL BUILT UP AREA						
S.NO.	POCKET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MUMTY	TOTAL (SQ.M.)
1	1	798.633	-----	-----	-----	798.633
2	2	379.39	372.686	-----	-----	752.076
3	3	222.625	209.596	186.219	24.82	643.260
TOTAL						2193.969

COMMERCIAL GROUND COVERAGE		
S.NO.	POCKET	GROUND COVERAGE
1	1	798.377
2	2	379.39
3	3	224.306
TOTAL		1402.073

CARPET AREA CALCULATION OF TOWER 6 & 7

CARPET AREA CALCULATION

S.NO.	FLOORS	TOWER T-1 AREA(SQM)	TOWER T-2 AREA(SQM)	TOWER T-3 AREA(SQM	TOWER T-4 AREA(SQM)	TOWER T-5 AREA(SQM)	TOWER T-6 AREA(SQM)	TOWER T-7 AREA(SQM)	TOTAL (SQM)
1	GROUND	229.210	438.049	438.049	437.902	STILT	COMMERCIAL	STILT	1543.210
2	1st	239.816	438.049	438.049	437.902	437.902	COMMERCIAL	99.698	2091.416
3	2nd	239.816	438.049	438.049	437.902	437.902	210.871	99.698	2302.287
4	3rd	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
5	4th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
6	5th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
7	6th	239.816	438.049	438.049	437.902	437.902	210.871	200.420	2403.009
8	7th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
9	8th	239.816	438.049	438.049	437.902	437.902	210.871	------	2202.589
10	9th	------	438.049	438.049	437.902	437.902	210.871	------	1962.773
11	10th	------	438.049	438.049	437.902	437.902	------	------	1751.902
12	11th	------	438.049	438.049	437.902	437.902	------	------	1751.902
13	12th	------	438.049	438.049	437.902	437.902	------	------	1751.902
14	13th	------	438.049	438.049	437.902	437.902	------	------	1751.902
15	14th	------	438.049	438.049	437.902	437.902	------	------	1751.902
16	15th	------	438.049	438.049	437.902	437.902	------	------	1751.902
17	16th	------	438.049	438.049	437.902	437.902	------	------	1751.902
18	17th	------	438.049	438.049	437.902	437.902	------	------	1751.902
19	18th	------	438.049	438.049	437.902	437.902	------	------	1751.902
20	19th	------	438.049	438.049	437.902	437.902	------	------	1751.902
21	20th	------	------	------	------	437.902	------	------	437.902
22	21st	------	------	------	------	437.902	------	------	437.902
23	22nd	------	------	------	------	437.902	------	------	437.902
24	23rd	------	------	------	------	437.902	------	------	437.902
25	24th	------	------	------	------	437.902	------	------	437.902
26	25th	------	------	------	------	437.902	------	------	437.902
27	26th	------	------	------	------	219.178	------	------	219.178
	TOTAL	2147.738	8760.980	8760.980	8,758.040	11,166.728	1,686.968	1,001.076	42,282.510

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

ATP (HQ) Member B.P.A.C. | S.T.P (HQ) Member Secretary B.P.A.C. | S.T.P (G) Member B.P.A.C. | ATP | PA | JD | Consultant Architect | ATP(HQ) | DD (HK) Member BPAC | (Dinesh Kumar) PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. ..... Dt. .....

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

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