GENERAL NOTES

(1) RAIN WATER HARVESTING
CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENT AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WATER WATER MORE THAN 10,000LTR. OR ABOVE PER DAY SHALL BE INCORPORATE WASTE WATER RECYCLING SYSTEM .RECYCLED WATER SHOULD BE USED FOR HORTICULTURE PURPOSE.

(2.) STRUCTURAL STABILITY
CERTIFIED THATE THE STRUCTURAL PARTS OF THE BUILDING HAVE BEEN DESIGNED BY US ON THE BASIS OF CALCULATION AND ARE CONSIDERED SAFE AND INACCORDANCE WITH THE PERMISSIBLE STRESSES AND SLENDERNESS RATIO LAID DOWN BY THE BYE-LAWS . THE BUILDING IS QUITE SAFE FROM EARTH QUAKE POINT OF VIEW. WE SHALL PROVIDE PROPER FIRE SEFETY MEASURES AS PER THE RULES OF 1965/NBC.

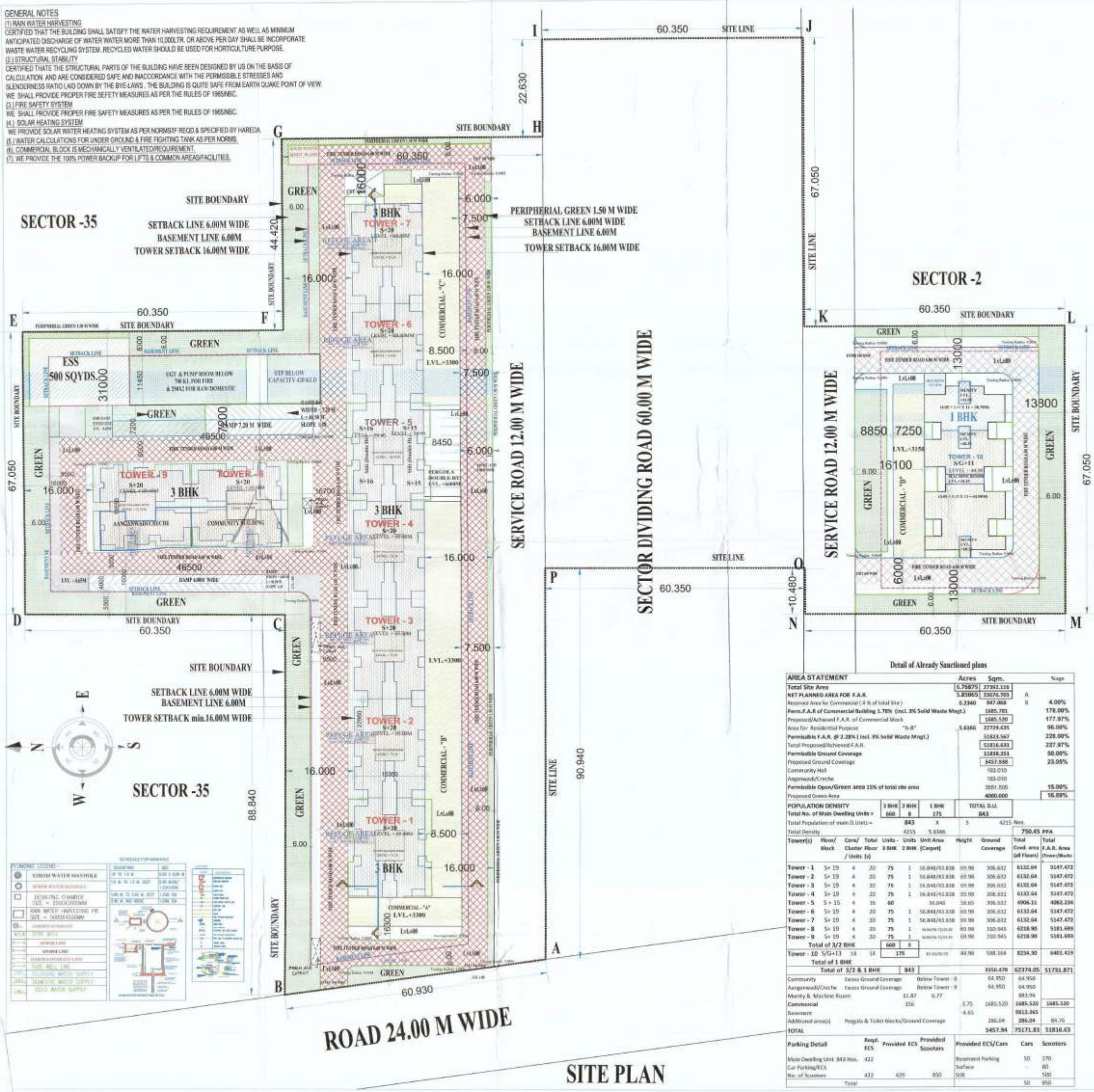
(3.) FIRE SAFETY SYSTEM
WE SHALL PROVIDE PROPER FIRE SAFETY MEASURES AS PER THE RULES OF 1965/NBC.

(4.) SOLAR HEATING SYSTEM
WE PROVIDE SOLAR WATER HEATING SYSTEM AS PER NORMS/F REQD.& SPECIFIED BY HAREDA

(5.) WATER CALCULATIONS FOR UNDER GROUND & FIRE FIGHTING TANK AS PER NORMS.

(6). COMMERCIAL BLOCK IS MECHANICALLY VENTILATED/REQUIREMENT.

(7). WE PROVIDE THE 100% POWER BACKUP FOR LIFTS & COMMON AREAS/FACILITIES.



SITE PLAN

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

DTP(HQ) ATP(HQ) JDA (HQ) Mahesar BPMC

Revised/Proposed Area Detail

AREA STATEMENT	Acres		Sqm.		
Total Site Area	6.76875		27392.116		
Net Planned area as per Zoning Plan (DTCP 10139,15/3/2024)	5.85065		23676.703		"A"
Commercial Components @ 4% of Net Planned area	Perm. Area in Sqm.	%	Proposed In Sqm.	%	Difference in Sqm.
Perm. area of Commercial Building @ 4% of 0.2340 Acres "B"	947.068	4.00%			
F.A.R. @ 1.75%	1657.369	1.75%			
Additional FAR of IGBC - Gold Rating @ 12% (GAH240915,Dec. 2024)	113.648	0.12%			
Total F.A.R. (1.75+ 0.12% = 1.87%)	1771.017	1.87%	1770.63	1.87%	0.387
Residential Component					
Balance Area for Residential Purpose@ 96% of 5.6166 Acres "A - B"	22729.635	96.00%			
F.A.R. @ 2.25%	51141.678	2.25%			
Additional FAR of IGBC - Gold Rating @ 12% (GAH240915,Dec. 2024)	2727.556	0.12%			
Total F.A.R. (2.25+ 0.12% = 2.37%)	53869.235	2.37%	53869.024	2.37%	0.211
Ground Coverage @ 50% of Net Planned area , 5.85065 Acres	11838.351	50.00%	6345.14	26.80%	5493.224
Open Space/Green area @ 15% of Net planned area	3551.505	15.00%	4000.00	16.89%	448.495
Density @ 700 -900 PPA 4385 /5.6166.	750 - 900	PPA	780.72 PPA		

POPULATION/DENSITY	1 BHK	2 BHK	3 BHK	TOTAL D.U.	
Dwelling Units	175	8	694	877	Nos.
Total Population of main Dwelling Units =	877	X	5	4385	Nos.
Community Hall (Below Tower - 8)				185.860	
Anganwadi/Creche (Below Tower - 9)				185.860	

Area detail Residential/Commercial

Residential Building Block/Tower(s)	Total Floor(s)	Units - 3 BHK	Units - 2 BHK	Units 1 BHK	Carpet area - Sqm.	Building Heights (M.)	Ground Coverage	Total F.A.R. (m.)	Non-F.A.R. Area (Mtr.)	Total Builtup area
Tower - 1	S + 20	79	1	-	60.00/48.29	69.98	414.477	5417.432	1089.285	6506.72
Tower - 2	S + 20	79	1	-	60.00/48.29	69.98	414.477	5414.232	1089.285	6503.52
Tower - 3	S + 20	79	1	-	60.00/48.29	69.98	414.477	5414.232	1089.285	6503.52
Tower - 4	S + 20	79	1	-	60.00/48.29	69.98	414.477	5414.232	1089.285	6503.52
Tower - 5	S + 16	62		-	60.00	59.40	414.477	4228.230	1057.479	5285.71
Tower - 6	S + 20	79	1	-	60.00/48.29	69.98	414.477	5414.232	1089.285	6503.52
Tower - 7	S + 20	79	1	-	60.00/48.29	69.98	414.477	5417.432	1089.285	6506.72
Tower - 8	S + 20	79	1	-	60.00/47.10	69.98	432.972	5416.894	1107.798	6524.69
Tower - 9	S + 20	79	1	-	60.00/47.10	69.98	432.972	5416.894	1107.798	6524.69
Tower - 10	S/G+13	-	-	175	30.26/30.35	44.98	580.824	6315.214	894.358	7209.57
Mumty/Machine Room					(6.00 + 6.80)		41.40		455.40	455.40
Additional area(s) - Pergola						6.60	185.00		185.00	185.00
Basement						-4.65			9812.365	9812.365
Total of Residential blocks	694	8	175	877			4574.51	53869.02	21155.91	75024.93
	3 BHK	2 BHK	1 BHK	Total Units			G.Coverage	F.A.R.	Non - F.A.R.	Builtup
Commercial Building (s)						3.30	1770.630	1770.630		1770.630
Total of Residential & Commercial Components							6345.14	55639.65	21155.91	76795.56

Parking Detail	Reqd. ECS/ Scooters	ECS Provided	Excess/Paid Parking/ECS	Total Car/ Scooters	Location of Provided Parking falling in	Car(s)	Scooter(s)
1/2 ECS on Main D. Unit @ 877 Nos	439	474	35		Basement	125	513
No. of two wheelers/Scooters	877	900		900	Stilt	77	187
Car (s)				220	Surface	18	200
Total						220	900

Detail of Already Sanctioned plans

AREA STATEMENT		Acres	Sqm.		Stage
Total Site Area		6.76875	27392.116		
NET PLANNED AREA FOR F.A.R.		5.85065	23676.703	A	
Reserved Area for Commercial (4 % of total Site)		0.2340	947.068	B	4.00%
Perm.F.A.R of Commercial Building 1.78% (incl. 3% Solid Waste Mngt.)			1685.781		178.00%
Proposed/Achieved F.A.R. of Commercial block			1685.520		177.97%
Area for Residential Purpose	"A-B"	5.6166	22729.635		96.00%
Permissible F.A.R. @ 2.28% (incl. 3% Solid Waste Mngt.)			51823.567		228.00%
Total Proposed/Achieved F.A.R.			51816.633		227.97%
Permissible Ground Coverage			11838.351		50.00%
Proposed Ground Coverage			5457.988		23.05%
Community Hall			193.010		
Anganwadi/Creche			193.010		
Permissible Open/Green area 15% of total site area			3551.505		15.00%
Proposed Green Area			4000.000		16.89%

POPULATION DENSITY	3 BHK	2 BHK	1 BHK	TOTAL D.U.
Total No. of Main Dwelling Units =	660	8	175	843
Total Population of main D.Units =	843	X	5	4215 Nos.
Total Density	4215	5.6166		750.45 PPA

Tower(s)	Floor/ Block	Core/ Cluster / Units (s)	Total Floor	Units - 3 BHK	Units 2 BHK	Unit Area (Carpet)	Height	Ground Coverage	Total Cov. area (all Floors)	Total F.A.R. Area (Tower/Block)
Tower - 1	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 2	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 3	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 4	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 5	S + 15	4	16	60		56.848	58.65	306.632	6006.11	4082.236
Tower - 6	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 7	S+ 19	4	20	75	1	56.848/43.838	69.98	306.632	6132.64	5147.472
Tower - 8	S+ 19	4	20	75	1	56.848/43.838	69.98	310.945	6218.90	5181.693
Tower - 9	S+ 19	4	20	75	1	56.848/43.838	69.98	310.945	6218.90	5181.693
Total of 3/2 BHK				660	8					
Tower - 10	S/G+13	14	14	175		30.26/30.35	44.98	588.164	8234.30	6401.419
Total of 1 BHK										
Total of 3/2 & 1 BHK				843				3356.470	62374.05	51731.871

Community	Excess Ground Coverage	Below Tower - 8		64.950	64.950
Aangawadi/Creche	Excess Ground Coverage	Below Tower - 9		64.950	64.950
Mumty & Machine Room		11.87	6.77		183.96
Commercial		156		3.75	1685.520	1685.520
Basement				-4.65		9812.365
Additional area(s)	Pergola & Toilet blocks/Ground Coverage				286.04	286.04	84.76
TOTAL					5457.94	75171.83	51816.63

Parking Detail	Reqd. ECS	Provided ECS	Provided Scooters	Provided ECS/Cars	Cars	Scooters
Main Dwelling Unit 843 Nos.	422			Basement Parking	50	270
Car Parking/ECS				Surface	-	80
No. of Scooters	422	429	850	Stilt		500
Total					50	850

SITE PLAN

ARCHITECT

AUTH. SIGNATORY/OWNER / ARCH

GROUP-HOUSING,SECTOR -2 & 35, SOHNA, GURUGRAM.

M/s. ADORE BUILDCON LLP.
1F, 22 - 26, OZONE CENTRE, SEC-12,FBD.

PLANNERS CLUB

REVISED BUILDING PLAN OF AFFORDABLE GROUP - HOUSING SCHEME, AREA MEASURING 6.76875 Acs. (License No. 51 of 2024) FALLING IN SECTOR - 2 & 35, SOHNA, GURUGRAM. M/s. ADORE BUILDCON LLP.