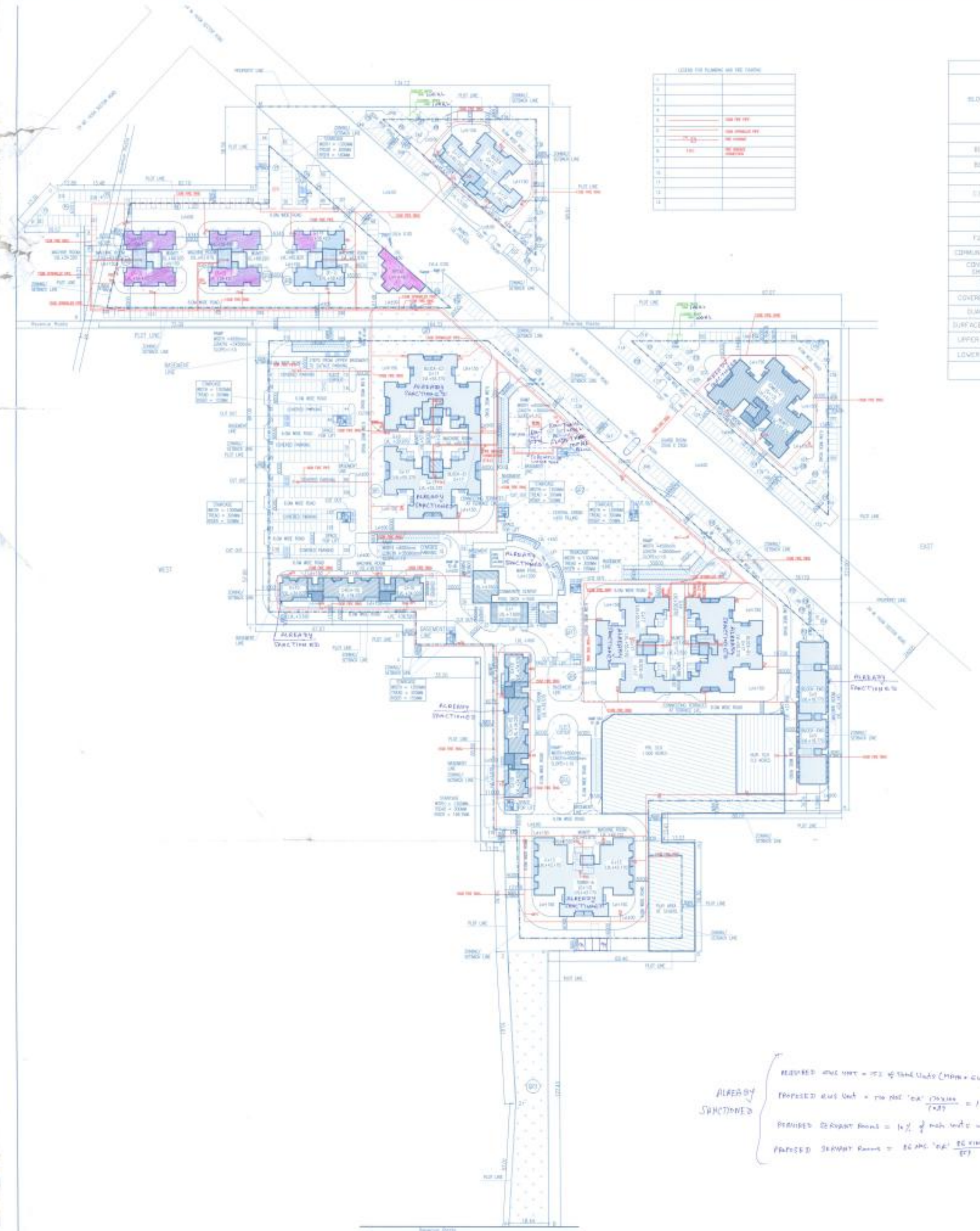


1	2	2A	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	20A	20B	21	21A	22	23	23A	24	24A	25	25A	26	29	30	31
BLOCK TYPE	NON-F.A.R. AREA IN STILTS	F.A.R. AREA IN STILTS	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	BASEMENT S	NO. OF UNITS	TOTAL NO. OF UNITS (21 X 22)	NO. OF BLOCKS	NO. OF SERVANT ROOMS	TOTAL NO. OF SERVANT ROOMS (22 X 23)	GROUND COVERAGE	TOTAL GROUND COVERAGE = (COL. 24 X COL. 22)	F.A.R. AREA	TOTAL F.A.R. AREA = (COL. 24 TO 25A)	TOTAL BUILT UP AREA=(COL. 4 TO COL. 20A)+(COL. 24A)	TOTAL STILT AREA (COL. 2)	BLDG. HEIGHT EXCLD. MACHINE ROOM	NO. OF FLOORS
A	529.862	489.262	-	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	1003.914	-	-	-	-	-		80	80	1	-	-	1829.964	1829.964	13540.144	13540.144	14079.946	539.802	48.850	G+13
B1 & E2	-	-	970.710	918.623	918.623	918.623	918.623	918.623	918.623	918.623	918.623	843.950	843.950	843.950	843.950	843.950	843.950	843.950	843.950	843.950	-		108	216	2	22	44	970.710	1941.420	15915.244	31830.488	31830.488	-	63.25	G+17
B2 & E1			873.185	817.986	817.986	817.986	817.986	817.986	817.986	817.986	817.986	772.755	772.755	772.755	772.755	772.755	772.755	772.755	772.755	772.755	-		108	216	2	21	42	873.185	1746.370	14371.868	28743.736	28743.736		63.25	G+17
C			768.868	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	818.021	-	-	-	-	-		82	82	1			873.945	873.945	11295.133	11295.133	11588.218		48.850	G+13
C3 & C4			601.966	563.662	563.662	563.662	563.662	563.662	563.662	563.662	563.662	563.662	563.662	-	-	-	-	-	-	-	-		44	88	2			601.966	1203.932	6238.586	12477.172	12477.172		33.70	G+10
D	157.281	353.812	-	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	-	-	-	-	-	-		50	50	1			602.912	602.912	7269.536	7269.536	7519.436	157.200	45.30	G+12
F1			471.403	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	347.093	347.093		74	74	1			471.403	471.403	8100.789	8100.789	8100.789		63.30	G+18
F2 & F3			471.403	433.950	433.950	433.950	433.950	433.950	-	-	-	-	-	-	-	-	-	-	-	-	-		24	48	2			471.403	942.806	2641.153	5282.306	5282.306		18.775	G+5
COMMUNITY CENTRE			392.289	148.998																			-	-	-			392.289	392.289	541.287	541.287	541.287		7.600	G+1
CONVENIENT SHOPPING			386.513																				-	-	-			386.513	386.513	386.513	386.513	386.513		3.600	0
EWS	816.170		-	790.124	790.124	790.124	790.124	790.124															173	173	1			816.173	816.173	3950.620	3950.620	4766.790	816.173	25.30	G+5
COVERED PARKING			2121.580																									2121.580	2121.580			2121.580		-	-
GUARD ROOM			26.760																									26.760	26.760			26.760		4.000	0
SURFACE STAIRCASE			210.423																									210.423	210.423			210.423			
UPPER BASEMENT																						15265.982										25259.529			
LOWER BASEMENT																						15982.753										15755.638			
TOTAL																						31248.735		1024			88		12765.587		123525.724	158609.611	1513.172		

ALREADY SANCTION

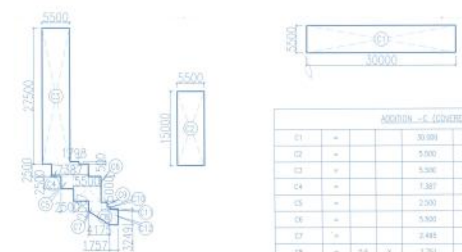
Note :-

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

AREA DETAIL OF FLOORS/BLOCKS ADDED

1	2	2A	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	20A	20B	21	21A	22	23	24	24A	25	25A	26	30	31
BLOCK TYPE	NON-F.A.R. AREA IN STILTS	F.A.R. AREA IN STILTS	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	BASEMENTS	NO. OF UNITS	TOTAL NO. OF UNITS (21 X 22)	NO. OF BLOCKS	NO. OF SERVANT ROOMS	GROUND COVERAGE	TOTAL GROUND COVERAGE = (COL. 24 X COL. 22)	F.A.R. AREA	TOTAL F.A.R. AREA = (COL. 24 TO 25A)	TOTAL BUILT UP AREA=(COL. 4 TO COL. 20A)+(COL. 24A)	BLDG. HEIGHT EXCLD. MACHINE ROOM	NO. OF FLOORS
D (REVISED)	157.200	353.812	-	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377								50	50	1	11	602.912	602.912	7269.536	7269.536	7519.436	45.30	G+12
F1 (REVISED)		-	ALREADY SANCTIONED																	REVISED FLOOR 433.950	433.950		8	8	1		-	-	867.900	867.900	867.900	82.30	G+18
F2 & F3 (REVISED)		-	ALREADY SANCTIONED						NEW FLOORS ADDED 433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950	433.950		52	104	2		-	-	9641.350	11282.700	11282.700	82.30	G+18
CONVENIENT SHOPPING		-	199.537																				-	-	-		199.537	199.537	199.537	199.537	199.537	3.600	0
COVERED PARKING																											470.235	470.235			470.235		
TOTAL																								164		11		1272.984		19619.673	20338.808		
DETAILS OF FLOORS/ BLOCKS TO BE DEDUCTED DUE TO REVISION (ALREADY SANCTIONED)																																	
D	157.200	353.812	-	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377	576.377								50	50	1		602.912	602.912	7269.536	7269.536	7519.436	45.30	G+12
F1			-																	347.093	347.093		6	6	1		-	-	694.186	694.186	694.186	82.30	G+18
CONVENIENT SHOPPING			386.513																				-	-	-		386.513	386.513	386.513	386.513	386.513	3.600	0
TOTAL DEDUCTIONS																								56				989.425		8350.235	8900.135		
TOTAL																								106 ✓		11 ✓		283.259		11269.438	11738.673		

F1 – 2 Floors Added



ADDITION –C (COVERED PARKING)									
C1	=		30.000	X	5.500	=	165.000	SQM.
C2	=		5.000	X	15.000	=	82.500	SQM.
C3	=		5.500	X	27.500	=	151.250	SQM.
C4	=		7.387	X	2.500	=	18.468	SQM.
C5	=		2.500	X	2.500	=	6.250	SQM.
C6	=		5.500	X	5.000	=	27.500	SQM.
C7	=		2.480	X	2.067	=	5.151	SQM.
C8	=	0.5 X	2.751	X	4.175	=	5.743	SQM.
C9	=		1.254	X	1.287	=	1.614	SQM.
C10	=		0.088	X	0.355	=	0.030	SQM.
C11	=		1.680	X	0.488	=	0.827	SQM.
C12	=		1.757	X	3.249	=	5.708	SQM.
					TOTAL	=	470.235	SQM.

TOTAL COVERED PARKING AREA– ADDITION (C)
= 470.235 Sqmt.

AREA STATEMENT

TOTAL AREA OF SITE = 10.131 ACRES OR 77425.287 SQM.
PERMISSIBLE F.A.R @ 175% = 135494.253 SQM.
PROPOSED F.A.R. = 123525.724 SQM (ALREADY SANCTIONED) + 11269.438 (PROPOSED)
= OR 134795.162X100 / 77425.287 = 174.10%

PERMISSIBLE GROUND COVERAGE @35% = 27098.850 SQM.
PROPOSED GROUND COVERAGE = 12765.587 SQM. (ALREADY SANCTIONED) + 283.259 SQM. (PROPOSED)
= OR 13048.846X100 / 77425.287 = 16.85%

PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5% = 77425.287X0.5 / 100 = 387.1264 sqm.
PROPOSED AREA OF CONVENIENT SHOPPING @ 0.5% = 199.537 OR 199.537X100 / 77425.287 = 0.26%

PERMISSIBLE DENSITY = 100 TO 300 PPA
PROPOSED DENSITY = 4792 (ALREADY SANCTIONED) + 582 (PROPOSED)
= [illegible] / [illegible] = [illegible] PPA

REQUIRED PUBLIC AMENITIES

REQUIRED SERVANT ROOMS = 10% OF MAIN UNITS [illegible] = 86 NOS.
PROPOSED SERVANT ROOMS = 97 NOS. (86 ALREADY SANCTIONED + 11 PROPOSED IN THE SCHEME)

POPULATION CALCULATION

MAIN UNITS = 164 X 5 = 820
SERVANTS = 11 X 2 X 2.5 = [illegible]
TOTAL = [illegible]

CAR PARKING

REQUIRED CAR PARKING = 1.5 CARS X 164 (684 ALREADY SANCTIONED + 164 PROPOSED)
= 1272 CARS
PROPOSED CAR PARKING = 1449 CARS (1415 CARS ALREADY SANCTIONED + 33 PROPOSED IN THE SCHEME)
REQUIRED COVERED CAR PARKING = 75% OF 1449 CARS
= 1086 CARS
PROPOSED COVERED CAR PARKING = 1089 CARS (1056 CARS ALREADY SANCTIONED + 33 PROPOSED IN THE SCHEME)
CAR PARKING CAPACITY ON SURFACE = 11127.008 SQM. (9825/23MA1) = 449.3 or say 449 CARS
PROPOSED CAR PARKING ON SURFACE = 357 CARS

ALREADY SANCTION UNITS = 854 NOS.
PROPOSED UNITS = 106 NOS.
TOTAL NOS = 960 NOS.

ALREADY SANCTIONED
- REQUIRED EWS UNIT = 15% of Total Units (Main + EWS) = 15×1024 / 100 = 153.6 OR 154 NOS
- PROPOSED EWS Unit = 173 NOS 'OR' 173×100 / 1024 = 16.8 %
- REQUIRED SERVANT Rooms = 10% of main units = 10×873 / 100 = 87.3 OR 86 NOS.
- PROPOSED SERVANT Rooms = 86 NOS 'OR' 86×100 / 873 = 10.07 %

Project:

PROPOSED GROUP HOUSING
COLONY MEASURING 11.781 ACRES
(LICENCE NO. 83 OF 2008
DATED 11.04.2008)
IN SECTOR -83 GURGAON
BEING DEVELOPED BY M/S MARK
BUILDTECH PVT. LTD. IN COLLABORATION
WITH M/S VATIKA LAND BASE PVT.LTD.
M/S Gaal Infrastructure Pvt. Ltd.

Client

M/S VATIKA LAND BASE PVT.LTD.

Associate Architects

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Noro Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070
Tel.:011-26898616,26898617

Checked and found ok for Public Health (External Services) with necessary comments & forwarding letter

Superintending Engineer HQ
HUDA, Panchkula

D.T.P. (HQ) Member Secretary H.R.G. | S.T.P. (M) Member H.R.G. | C.T.P. (HR) Chairman H.R.G.

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

For VATIKA LIMITED
Authorised Signatory

DEC. 2010	SCALE : 1:400	N North
DRAWING TITLE:– SITE PLAN (FIRE SCHEME)		DRAWING NO:– ST-01
		0-21