TABLE-E
GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

GROSS –A								
G33	2	X	5.500	X	2.900	=	31.900	SQM
G34	0.5	X	17.317	X	14.715	=	127.410	SQM
G37	0.5	X	4.815	X	3.656	=	8.802	SQM
G38	1	X	30.055	X	3.655	=	109.851	SQM
G39	1	X	5.800	X	3.400	=	19.720	SQM
G40	1	X	7.030	X	3.150	=	22.145	SQM
G41	1	X	3.600	X	0.980	=	3.344	SQM
G42	1	X	0.965	X	2.320	=	2.239	SQM
				TOTAL		=	325.410	SQM

TOTAL OC GRANTED GREEN AREA		GROSS – A	+	GROSS – B	+	GROSS – C	-	GROSS – D
	=	325.410	+	8.177	+	539.609	-	9.296
	=	863.901						

GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

ARC AREA

GROSS –B

POCKET NO.	π			(r2)				(°/360)		-	0.5	(r-Cord Length)			Height	=	Area
G38	3.14	X	5.000	X	5.000	X	74	/	360	-	0.5	X 5.000	-	1.100	X 0.045	=	4.107 SQM
G06	3.14	X	4.930	X	4.930	X	72	/	360	-	0.5	X 4.930	-	0.915	X 1.560	=	3.591 SQM
G52	3.14	X	1.300	X	1.300	X	90	/	360	-	0.5	X 1.300	-	0.300	X 1.540	=	0.480 SQM
															TOTAL	=	8.177 SQM

GREEN AREA(DEDUCTION)(OC GRANTED)

ARC AREA

GROSS – D

POCKET NO.	π			(r2)				(°/360)		-	0.5	(r-Cord Length)			Height	=	Area
D3	3.14	X	11.100	X	11.105	X	56	/	360	-	0.5	X 11.105	-	1.200	X 10.360	=	9.296 SQM
															TOTAL	=	9.296 SQM

GREEN AREA CALCULATION (ADDITIONAL)(OC GRANTED)

NO.	A	+	B	+	C	/	2	=	s	AREA OF +S(S-A)(S-B)(S-C)	Area
GROSS - C											
G35	13.960	+	17.334	+	22.724	/	2	=	27	14611.256	120.877 SQM
G43	6.476	+	11.495	+	11.815	/	2	=	14.9	1311.087	36.209 SQM
G44	11.815	+	2.720	+	10.617	/	2	=	12.6	184.783	13.593 SQM
G45	10.617	+	12.342	+	3.656	/	2	=	13.3	333.639	18.266 SQM
G46	4.028	+	12.342	+	14.647	/	2	=	15.5	485.697	22.039 SQM
G47	14.646	+	10.379	+	11.931	/	2	=	18.5	3754.518	61.274 SQM
G49	11.692	+	5.538	+	9.983	/	2	=	13.6	761.593	27.597 SQM
G50	9.983	+	11.931	+	18.705	/	2	=	20.3	2819.413	53.098 SQM
G51	18.705	+	4.700	+	22.601	/	2	=	23	727.443	26.971 SQM
G53	1.838	+	22.601	+	23.124	/	2	=	23.8	405.048	20.126 SQM
G54	23.124	+	4.494	+	20.954	/	2	=	24.3	1861.045	43.140 SQM
G56	20.954	+	7.945	+	17.448	/	2	=	23.2	4484.534	66.967 SQM
G57	17.448	+	5.652	+	13.349	/	2	=	18.2	867.437	29.452 SQM
										TOTAL	539.609 SQM

GUARD ROOM AREA

GROSS - A								
G1	4	X	1.687	X	2.925	=	19.732	SQM
G2	4	X	0.475	X	2.000	=	3.800	SQM
				TOTAL		=	23.532	SQM

GAURD ROOM AREA CALCULATION
PHASE-2 & 3

TABLE-3
PHASE-2&3

	TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR/ FLOOR	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOOR	TOTAL BUILTUP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONEL ROOM IN ALL TOWERS
PLOT-5A	TOWER – N1	GROUND FLOOR	1	415.506	415.506	19614.235	611.607	611.607	21066.035	811.607	69	28
		1ST FLOOR	1	43.459	43.459		157.327	157.327				
		2ND FLOOR	1	36.834	36.834		149.705	149.705				
		TYPICAL (3RD TO 18TH,17TH TO 24TH & 26TH TO 31ST)FLOOR	27	616.878	16709.706		657.240	17745.480				
		16TH & 25TH FLOOR	2	616.878	1237.756		692.843	1385.686				
		32ND FLOOR	1	625.180	625.180		663.542	663.542				
		33RD FLOOR	1	546.794	546.794		610.041	610.041				
		MUMTY/ MACHINE ROOM	1				342.647	342.647				
	TOWER – N2	GROUND FLOOR	1	369.314	369.314	19070.296	818.039	818.039	21060.706	818.039	60	27
		1ST FLOOR	1	45.156	45.156		152.117	152.117				
		2ND FLOOR	1	36.390	36.390		143.194	143.194				
		TYPICAL (3RD TO 15TH,17TH TO 24TH & 26TH TO 31ST)FLOOR	27	616.878	16709.706		657.240	17745.480				
		16TH & 25TH FLOOR	2	616.878	1237.756		692.843	1385.686				
		32ND FLOOR	1	625.180	625.180		663.542	663.542				
		33RD FLOOR	1	546.794	546.794		610.041	610.041				
		MUMTY/ MACHINE ROOM	1				342.647	342.647				
	EWS	GROUND FLOOR	1	232.727	232.727	486.457	328.511	328.511	629.236	328.511	18	-
		1ST FLOOR	1	253.730	253.730		265.374	265.374				
		MUMTY/MACHINE ROOM	1			-	35.351	35.351				
	COMMUNITY BUILDING (UNDER TOWER-N1 & N2)	GROUND FLOOR	1	941.508	941.508	1950.816	941.508	941.508	2259.868	729.486	-	-
		1ST FLOOR	1	805.575	805.575		871.640	871.640				
		2ND FLOOR	1	203.733	203.733		448.711	448.711				
PLOT-4	CONVENIENT SHOPPING	GROUND FLOOR	1	200.764	200.764	200.764	200.764	200.764	200.764	200.764	-	-
PLOT-5A	GUARD ROOM		1	19.869	19.869	19.869	19.869	19.869	19.869	19.869	-	-
	BASEMENT -01	-	-	-	-	-	7535.963	7535.963	7535.963	-	-	-
	BASEMENT -02	-	-	-	-	-	7861.563	7861.563	7861.563	-	-	-
	BASEMENT -03	-	-	-	-	-	8795.834	8795.834	8795.834	-	-	-
TOTAL			-	-	-	41842.437	-	-	69029.438	2908.276	138	55

LICENCSED AREA OF SITE	=	14.365625		ACRES		
AREA OF SITE FOR FAR,GROUND COVERAGE & DENSITY AS PER ZONING	=	12.586125		ACRES	OR	50934.160 SQM.
PERMISSIBLE FAR @ 175%(A)	=	89134.780		SQM.		
LAND AREA OF SITE FOR GREEN BUILDING FAR	=	4.26875		ACRES	OR	17274.991 SQM.
ADDITIONAL PERMISSIBLE GREEN BUILDING FAR @ 15% FOR IGBC PRE CERTIFICATION(B)	=	2591.249		SQM.		
TOTAL PERMISSIBLE FAR(A)+(B)	=	91726.029	SQM.			
ALREADY SANCTIONED & OC GRANTED FAR(REFER TABLE-1)		48573.682	SQM.			
PROPOSED FAR(REFER TABLE-3)	=	41842.437	SQM.			
TOTAL FAR (Already Sanctioned & OC Granted + Proposed)	=	90416.119				
PERMISSIBLE GROUND COVERAGE @ 25%	=	12733.540	SQM.			
Already Sanctioned & OC Granted Ground Coverage(REFER TABLE-1)	=	2793.129	SQM.			
PROPOSED GROUND COVERAGE(REFER TABLE-3)	=	2908.276	SQM.			
Total GROUND COVERAGE (Already Sanctioned & OC Granted + Proposed)	=	5701.405		SQM.	OR	11.194 %
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5%	=	254.671		SQM.		
PROPOSED AREA OF CONVENIENT SHOPPING(REFER TABLE-3)	=	200.764		SQM.	OR	0.394 %
PERMISSIBLE POPULATION ON DENSITY @ 100 TO 112 PPA	=	1410				
OC GRANTED POPULATION	=	664				
PROPOSED POPULATION	=	746				
TOTAL (OC Granted + Proposed) POPULATION / DENSITY	=	1410		PERSONS	OR	112 PPA
POPULATION CALCULATION(OC GRANTED)						
MAIN UNITS(REFER- TABLE-1)	=	122	X 5	=	610	PERSONS
EWS(REFER- TABLE-1)	=	27	X 2	=	54	PERSONS
TOTAL OC GRANTED POPULATION	=				664	PERSONS
POPULATION CALCULATION(PROPOSED)						
PROPOSED MAIN UNITS(REFER TABLE-3)	=	120	X 5	=	600	PERSONS
EWS(REFER TABLE-3)	=	18	X 2	=	36	PERSONS
SERVICE PERSONEL ROOMS(REFER TABLE-3)	=	55	X 2	=	110	PERSONS
TOTAL PROPOSED POPULATION	=				746	PERSONS
REQUIRED PUBLIC AMENITIES	=	NONE				
REQUIRED EWS	=	15% OF TOTAL UNITS (MAIN+EWS)				
	=	15	X 287	(PROPOSED +OCCUPATION GRANTED)	/	100
	=	43	NOS.			
OC GRANTED EWS UNITS(REFER TABLE-1)	=	27	NOS.			
PROPOSED EWS UNITS(REFER TABLE-3)	=	18	NOS.	OR		
TOTAL EWS UNITS (OC Granted + Proposed)	=	45	X 100	/	287	15.679 %
REQUIRED SERVICE PERSONEL ROOMS (OC Granted + Proposed)	=	10% OF MAIN UNITS				
	=	10	X 242	/	100	
	=	24	NOS.			
PROPOSED SERVICE PERSONEL ROOMS	=	55	NOS.	OR		
	=	55	X 100	/	242	
	=	23	%			
CAR PARKING CALCULATION						
REQUIRED CAR PARKING FOR MAIN UNITS(OC GRANTED+PROPOSED)	=	242	X	1.5	ECS PER MAIN UNITS	
	=	363	ECS			
OC GRANTED CAR PARKING FOR MAIN UNITS(Refer Table-2 & 5)	=	229	ECS			
PROPOSED CAR PARKING FOR MAIN UNITS(Refer Table-4)	=	323	ECS			
TOTAL CAR PARKING FOR MAIN UNITS(OC GRANTED+PROPOSED)	=	552	ECS			
CAR PARKINGTO BE MADE AVAILABLE TO EWS UNITS	=	5% OF	363	ECS	=	18.150 OR SAY 18 ECS
OC GRANTED(CAR PARKING FOR EWS (Refer Table-5)		12	ECS			
PROPOSED(CAR PARKING FOR EWS UNITS(Refer Table-4A)	=	9	ECS			
TOTAL PARKING TO BE AVAILABLE TO EWS UNITS(OC GRANTED+PROPOSED)	=	21	ECS			
REQUIRED ORGANIZED OPEN SPACE i.e.- TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PROPOSED DEVELOPEMENT OF 12.586125 ACRES.	=	7640.124	SQM			
Proposed Organized open space i.e. tot lots and play ground(Refer Table-7)	=	6788.700	SQM			
OC Granted Organized open space i.e. tot lots and play ground(Refer Table-6)	=	863.901	SQM			
Total (proposed +OC Granted) Organized open space i.e. tot lots and play ground	=	7652.601	SQM			

TABLE-1
AREA STATEMENT FOR FAR,GROUND COVERAGE,MAIN UNITS & EWS (ALREADY SANCTIONED+OCCUPATION GRANTED)

	BLOCK	FAR(SQM)	GROUND COVERAGE	UNITS MAIN UNITS	UNITS EWS
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(BR)/2018/12196 DATED 19-04-2018	PLOT-1	13386.399	761.504	38	27
	PLOT-5(EWS)	646.235	258.925		
TOTAL		14032.634	1020.419	38	27
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(SC)/2020/10645 DATED 22-06-2020	PLOT-3	33019.853	1000.092	84	-
TOTAL		33019.853	1000.092	84	-
ALREADY SANCTIONED VIDE MEMO NO. ZP-837/DB(T)/2012/6344 DATED 03-12-2012	PLOT-2 (COMMUNITY CENTER)	1521.195	766.618	-	-
TOTAL		1521.195	766.618	-	-
GRAND TOTAL		48573.682	2793.129	122	27

TABLE-2
BASEMENT AREA & PARKING STATEMENT(OCCUPATION GRANTED)

	BLOCK	FLOOR	BASEMENT AREA	PARKING PROVIDED
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)/2018/12196 DATED 19-04-2018	PLOT-1	UPPER BASEMENT	2566.862	23
		LOWER BASEMENT	2820.064	25
TOTAL			5386.926	48
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/(SC)(BR)/2020/10645 DATED 22-06-2020	PLOT-3	BASMENT-1	3147.841	58
		BASEMENT-2	3275.988	47
		BASEMENT-3	3275.988	57
TOTAL			9699.817	162

SURFACE PARKING STATEMENT(OCCUPATION GRANTED)
TABLE-5

OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)/2018/12196 DATED 19-04-2018	PLOT-1	SURFACE	-	6
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/(OC)(R)/2020/10645 DATED 22-06-2020	PLOT-3	SURFACE		13
TOTAL	-	-	-	19
GRAND TOTAL	-	-	11947.902	229
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)/2018/12196 DATED 19-04-2018	PLOT-5(EWS)	SURFACE	-	12
TOTAL	-	-	-	12

PROPOSED CAR PARKING TOWERS
Table-4

BASEMENTS	NET AREA	-	SERVICE AREA	=	PARKING AREA OF BASEMENT	/	32	=	CAPACITY	NOS. OF PARKING PROVIDED
BASEMENT-01	7955.732	-	1977.869	=	5925.923	/	32	=	176 ECS	94
BASEMENT-02	7961.563	-	1722.691	=	6138.872	/	32	=	192 ECS	112
BASEMENT-03	8795.834	-	1967.805	=	5728.029	/	32	=	179 ECS	113
DISABLED PARKING(SURFACE)										4
TOTAL										323

PROPOSED CAR PARKING EWS
Table-4A

SURFACE	SURFACE PARKING AREA	/	23	=	CAPACITY	NOS. OF PARKING
EWS	247.500	/	23	=	11	9
TOTAL						9

SURFACE PARKING STATEMENT(OCCUPATION GRANTED)
TABLE-5

OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)/2018/12196 DATED 19-04-2018	PLOT-1	SURFACE	-	6
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/(OC)(R)/2020/10645 DATED 22-06-2020	PLOT-3	SURFACE		13
TOTAL	-	-		19
GRAND TOTAL	-	-	11947.902	229
OCCUPATION GRANTED VIDE MEMO NO. ZP-837/AD(RA)/2018/12196 DATED 19-04-2018	PLOT-5(EWS)	SURFACE	-	12
TOTAL	-	-	-	12

Note :-

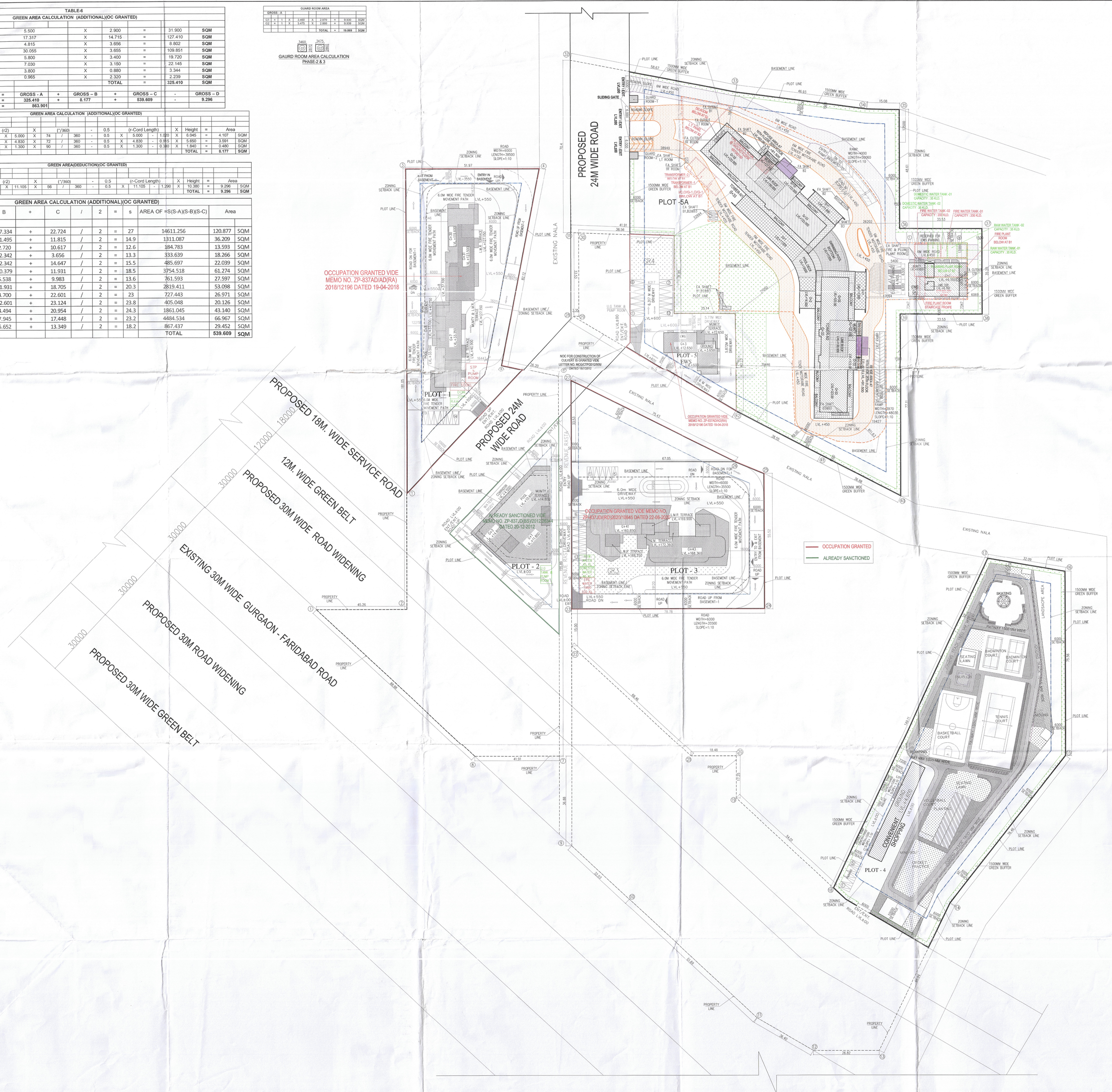
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST

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

DTP (HQ) S.T.P (HQ) Master Society B.P.A.C. S.T.P (G) Member Committee B.P.A.C. STP (HK) Convener B.P.A.C.

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

Consultant Architect ATP(HQ) Ram Avtar Bassi JD(HQ)



Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 9 3 6 4/PH dt. 29/11/2023

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

PROJECT

PROPOSED(ADDITION / ALTERATION) BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.365625 ACRES (LICENCE NO. 74 OF 2012 DATED 31-07-2012 FOR 10.096875 ACRES AND LICENCE NO. 186 OF 2023 DATED 12-09-2023 FOR 4.2887S ACRES) IN SECTOR -2 GWAL PAHARI BEING DEVELOPED BY FANTASY BUILDWELL PVT. LTD . AND OTHERS.

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COA No. CA/2014/66491

OWNER'S SEAL & SIGNATURE

OCT. 2023. Scale : 1:500 Drawing No: –

Drawing Title:– SITE PLAN

ST-01

PARAS-GWAL PAHARI