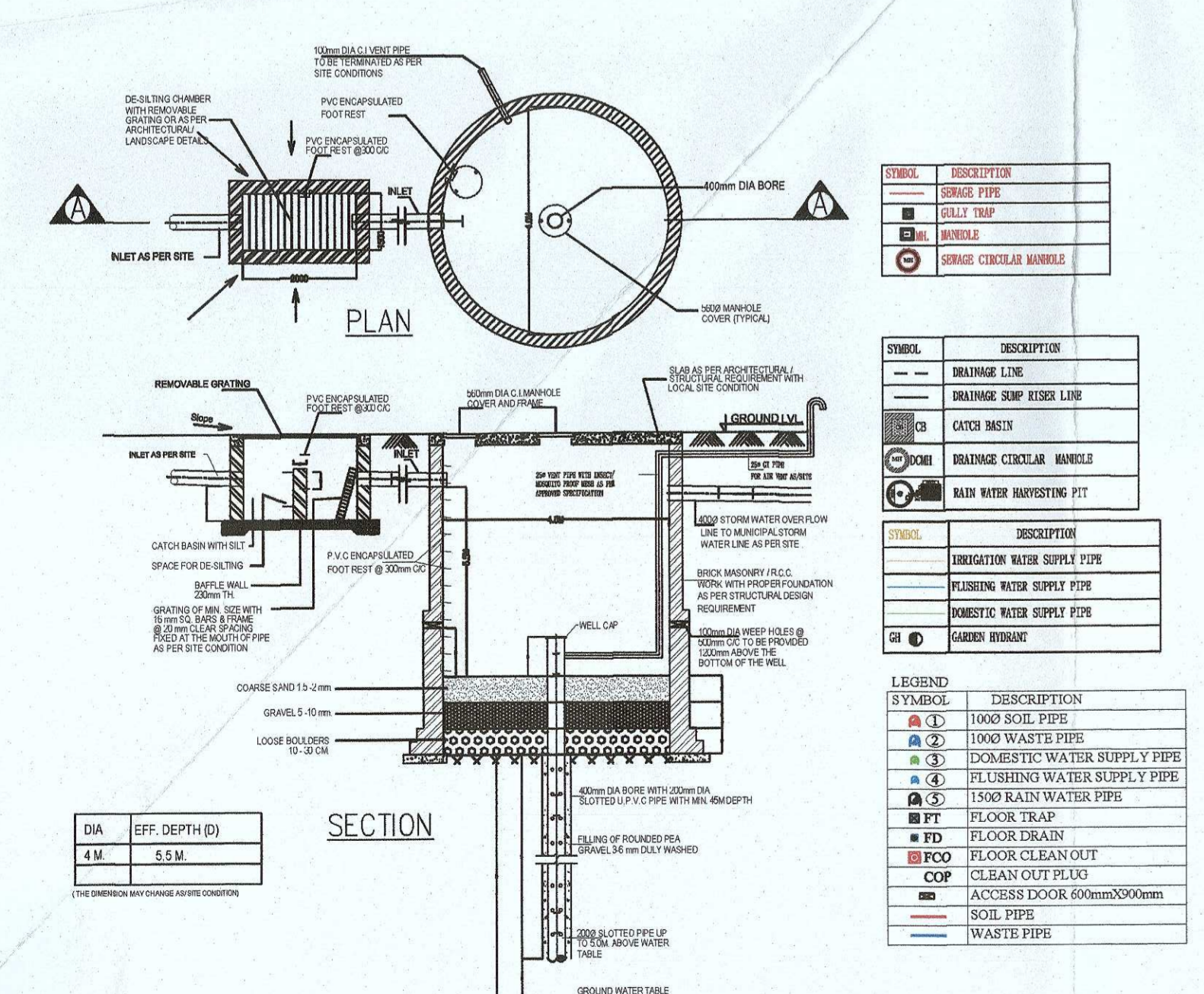
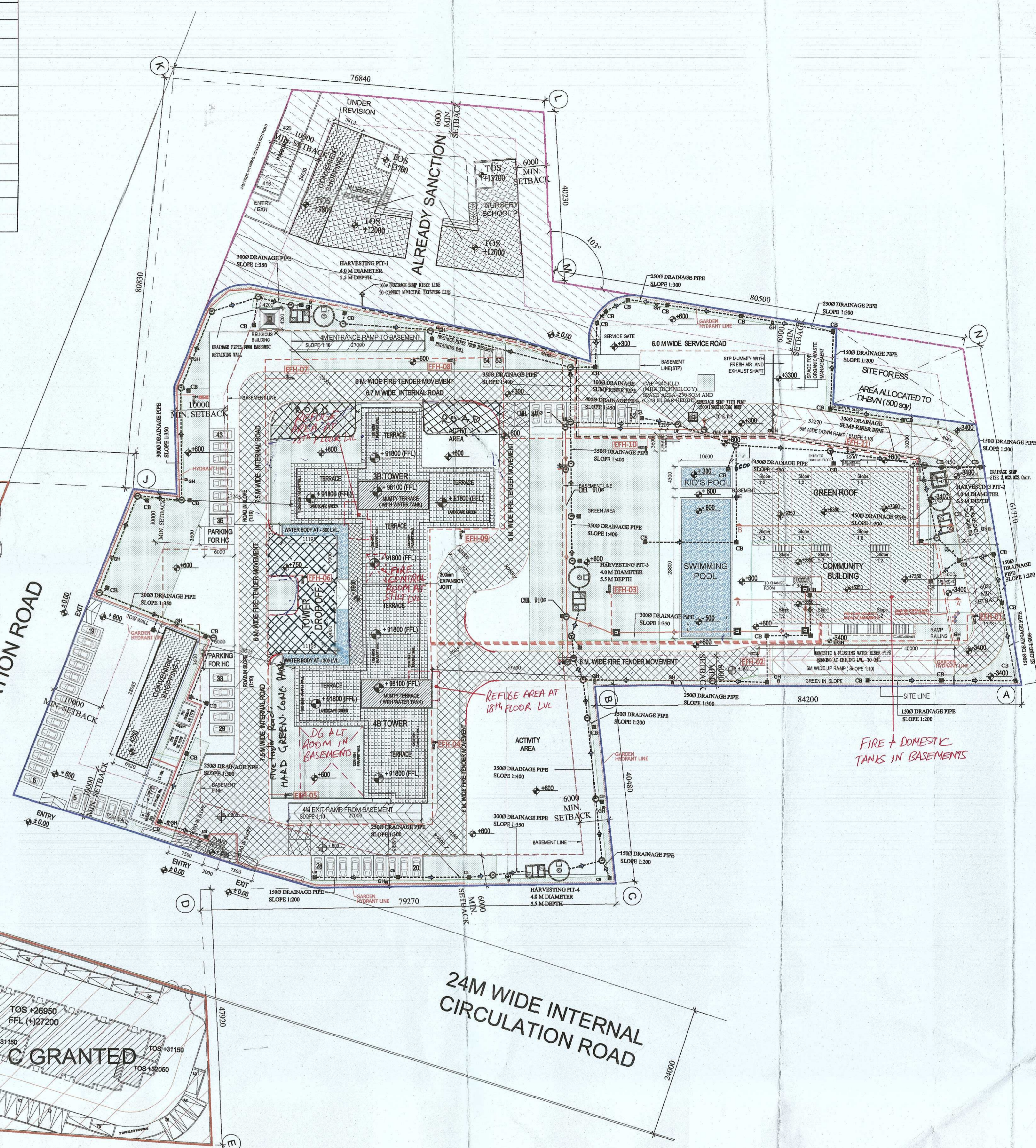
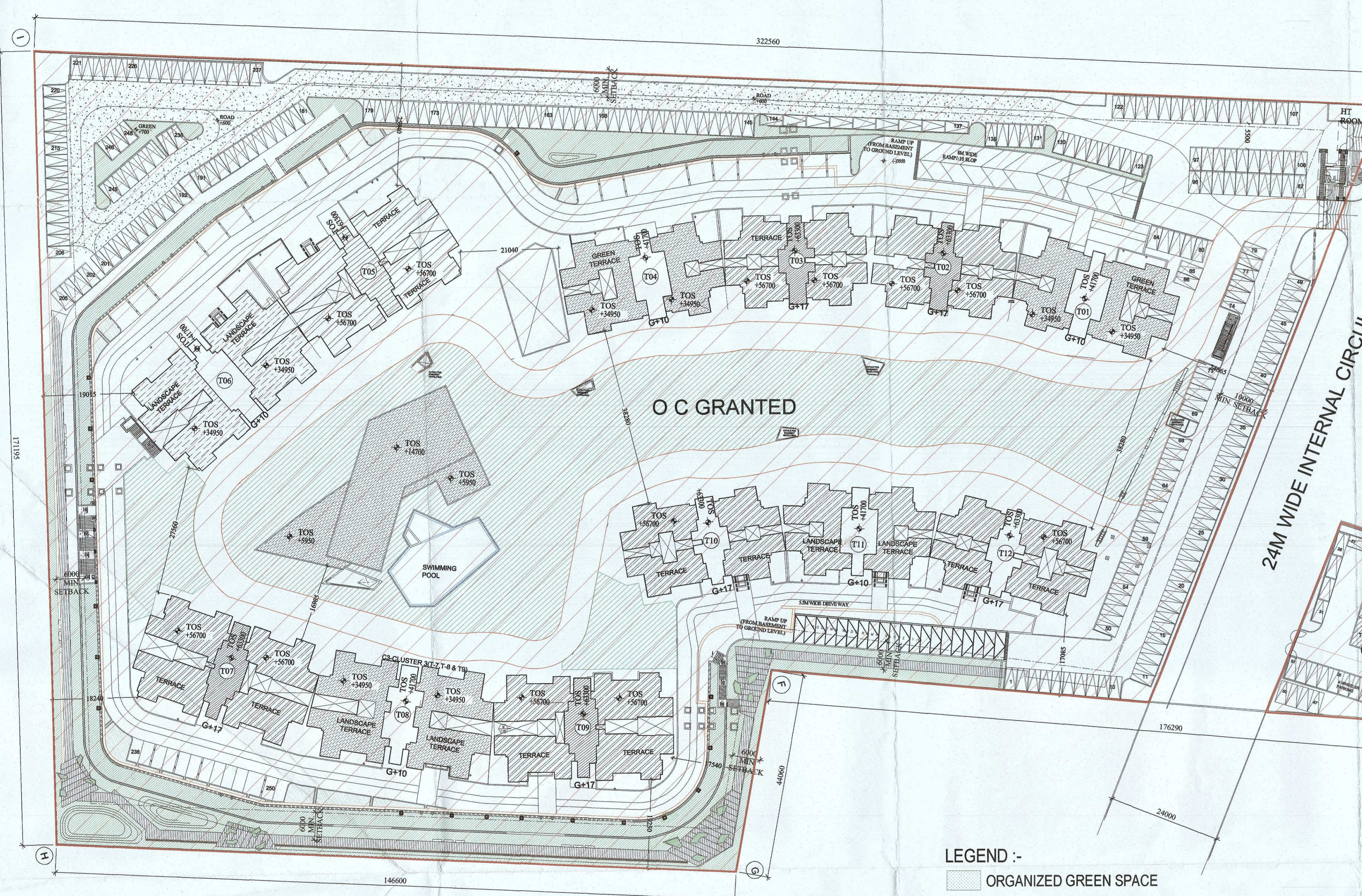


Area Statement as per sanction				
S.No.	Description	Required Nos.	Area (SqM)	Proposed / Provided Nos. / Percentage
1	Total Plot Area	---	68934.488	---
2	Permissible FAR @ 1.75	---	117135.350	117135.350 174.99%
3	Permissible Ground Coverage @ 35%	---	23427.070	11246.192 48.00%
4	Convenient Shopping @ 5% of the total site area	---	334.672	334.204 99.80%
5	FAR for convenient shopping @ 1.00	---	334.672	334.204 99.80%
6	Ground Coverage for Convenient Shopping @ 100% of shopping area	---	116000.677	---
7	FAR left for Group Housing	100 PPA - 300 PPA	---	296.806 PPA 4912.000
8	Permissible Density	---	---	---
9	Total Number of Main Dwelling Units	---	---	880.000
10	Main Dwelling Without Domestic Servants	---	---	781.000
11	Main Dwelling With Domestic Servants (Domestic Servants units to be provided @10% of the number of main dwelling units minimum)	88.000	---	99.000
12	No. of EWS required @15% of the total main number of dwelling units having minimum area of 200 sq.ft.	156	3665.550	156
13	F.A.R. of Community Building	---	2128.578	---
14	ECS required @ 1.5 Equivalent car space for each dwelling unit Covered Parking to be provided @75% of total required ECS	1321.500	---	900
15	Required Organized Green Space @15% of the total site area	991	---	654
16	Required Organized Green Space @15% of the total site area	330	---	245
17	Parking for EWS @2% of total ECS	66	1568.462	66
18	Required Organized Green Space @15% of the total site area	10040.173	11636.000	17.68%

AREAS PER OC MEMO NO. ZP-739/JD(RD)2019 / 23968 DATED 20-09-2-19										
S.No.	Description	Required		OC+Propose		AS PER OC GRANTED		Propose		Extra FAR for IGBC
		Nos.	Area (SqM)	Nos. / Percentage	Area (SqM)	Nos. / Percentage	Area (SqM)	Nos. / Percentage		
1	Total Plot Area	---	68934.488	---	---	---	---	---	---	*
2	Permissible FAR @ 1.75	---	117135.350	117.87%	119883.850	177.87%	92035.683	137.90%	26819.267	
3	Permissible Ground Coverage @ 35%	---	23427.070	16.68%	11164.734	16.68%	8399.246	12.55%	2765.488	4.13%
4	Convenient shopping	---	334.672	---	334.660	---	---	---	334.660	---
5	Permissible Density	100 PPA - 300 PPA	---	---	296.073	4897.000	---	4222.200	876.000	---
6	Total Number of Main Dwelling Units	---	---	---	---	881.000	---	706.000	176.000	---
7	Main Dwelling Without Domestic Servants	---	---	---	---	781.000	---	616.000	175.000	---
8	Main Dwelling With Domestic Servants (Domestic Servants units to be provided @10% of the number of main dwelling units minimum)	88.100	---	---	---	90.000	---	---	---	---
9	No. of EWS required @15% of the total total number of dwelling units having minimum area of 200 sq.ft.	156	3665.550	156	---	3965.650	156	---	---	---
10	F.A.R. of Community Building	---	2128.578	---	---	1291.168	---	835.410	---	---
11	ECS required @ 1.5 Equivalent car space for each dwelling unit Covered Parking to be provided @75% of total required ECS	1321.500	---	1320	---	900	---	482.000	---	---
12	Required Organized Green Space @15% of the total site area	991	---	1050	---	654	---	386.000	---	---
13	Required Organized Green Space @15% of the total site area	330	---	302	---	245	---	64.000	---	---
14	Parking for EWS @2% of total ECS	66	1568.462	66	---	1568.462	66	---	---	---
15	Required Organized Green Space @15% of the total site area	10040.173	11636.000	15.03%	10090.491	15.03%	7356.662	---	2703.929	---

* Extra FAR for IGBC
 A - BALANCE FAR = PERMISSIBLE TOTAL FAR - USED FAR IN OC GRANTED = (1,17,135.350 - 92,035.683) = 25,099.767 SQM
 B - PLOT AREA OF REVISED SITE = 25,099.767 / 1.75 = 14,342.724 SQM
 C - EXTRA FAR FOR IGBC (GOLD CATEGORY) @ 12% OF PLOT AREA = 4,342.724 X 0.12 = 1,721.126 SQM
 D - TOTAL FAR (BALANCE FAR + EXTRA FAR FOR IGBC) = 25,099.767 + 1,721.126 = 26,820.893 SQM



Area and Population Statement								
S.No.	Building type	No. of Floors	No. of Buildings	Ground Coverage		FAR		Total
				Per Building	Total	Per Building	Total	
1	BIHAK TOWER	S+25	1.000	835.913	835.913	13546.319	13546.319	500.000
2	BIHAK TOWER	S+25	1.000	792.365	792.365	12891.208	12891.208	375.000
3	COMMUNITY BUILDING	G+1	1.000	784.820	784.820	835.410	835.410	---
4	RELIIGIOUS BUILDING	G	1.000	17.640	17.640	17.640	17.640	---
5	CONVENIENT SHOPPING-1	G	1.000	191.510	191.510	191.510	191.510	---
6	CONVENIENT SHOPPING-2	G	1.000	143.150	143.150	143.150	143.150	---
Total				---	2765.488	---	38816.267	875.000

BI TOWER - FAR Area				BI TOWER - Population Calculation			
S.No.	Floor Description	FAR Area	FAR	Unit Type	Ground Floor	Upper Floor (S+25)	No. of Units
1.000	Roof	75.200	---	---	---	---	---
1.000	Typical Floor (24 floor)	1282.464	1.000	Unit Type 30/3K	0.000	0.000	0.000
1.000	Half-gate floor (1 floor)	821.967	2.000	Unit Type 30/3K	0.000	0.000	0.000
Sub-Total				0.000	0.000	0.000	0.000
Total				0.000	0.000	0.000	0.000

AUTHORITY STAMP :

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

TO BE READ WITH THIS OFFICE MEMO NO. DATED :

KEY PLAN :

ARCHITECT :-
rajeev agarwal architects
 J-1063, Chittaranjan Park, New Delhi - 110019
 Tel: 011-40526848
 Website: www.rajeevagarwal.com

STRUCTURE :-
NNC DESIGN INTERNATIONAL
NNC CONSULTING STRUCTURAL ENGINEERS
 C-20, THE TOWER, ANAND PALLY, NEW DELHI 110029
 PHONE NO: +91-11-26481474 FAX: 26481476
 E-Mail: nnc_consultants@rediffmail.com
 Web: www.nncdesigninternational.com

MEP Consultants :-
PDA
 180, 2nd Floor, F.I.E. Patparganj Industrial Area, Delhi-110028
 M: 9711071532, T: 011-26481474
 9811020600

PROJECT LANDSCAPE CONSULTANTS :-
Oracles | Plural Design Consultants
 G-98 Kirti New Delhi 110019 | India | +91 11 2648 1880 | 9811020600

PROJECT TITLE :-
 Approval of revised building plans of Group Housing Colony area measuring 16.54 acres (license no. 67 of 2011 dated 16.07.2011), sector-77 Gurugram being developed by Janpriya Build Estate Pvt.Ltd. & Others C/o Umang Realtech Pvt.Ltd.

ARCHITECT'S SIGNATURE / STAMP :-
 RAJEEV KUMAR AGARWAL ARCHITECT

OWNER SIGNATURE / STAMP :-
 FOR JANPRIYA BUILDESTATE PVT. LTD.

DRAWING TITLE :-
SITE PLAN (ROOF LEVEL)

SCALE 1:500

DATE 5 - JAN - 2022

DRAWING NO. 1/31

RELEASED FOR :-
 INFORMATION
 TENDER
 ADVANCE COPY
 SUBMISSION DRG
 GFC

MAQSUL KHALIL
 M. Tech (Structural) Member of the Institution of Engineers (India)