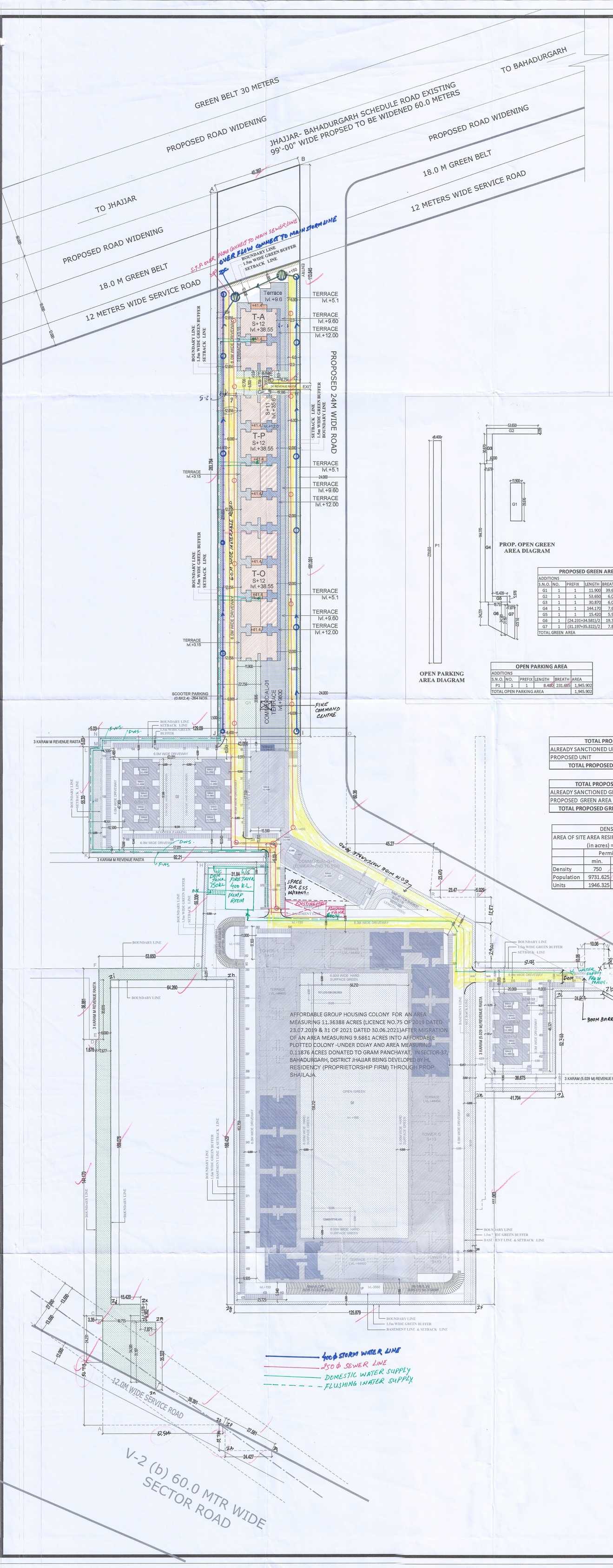


ALREADY SANCTIONED

	TOWER -E	TOWER -F	TOWER -G	TOWER -H	TOWER -I	TOWER -J	TOWER -K	TOWER -L	TOWER -M	TOWER -N	COMMERCIAL	BASEMENT	COMMUNITY	CRECHE	TOTAL
GROUND COVERAGE	1460.693	1460.693	1585.150	1460.693	1454.789	1557.634	482.523	482.523	520.374	ALREADY ADDED IN COMMERCIAL	1621.922		374.649	374.649	11604.472
GROUND/STILT F.A.R.	84.545	84.545	77.029	84.545	85.087	77.097	251.729	251.729	253.328		1621.922				
MEZZANINE FLOOR											140.000				
1ST FLOOR F.A.R.	884.269	1017.365	1131.013	884.269	1013.343	1127.978	445.861	445.861	446.140		1215.401				
2nd FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
3rd FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
4th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
5th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140	329.217					
6th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
7th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
8th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
9th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
10th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	445.861	445.861	446.140						
11th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978	ALREADY SANCTIONED		446.140						
12th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978			446.140						
13th FLOOR F.A.R.	1014.355	1017.365	1131.013	1014.355	1013.343	1127.978			446.140						
14th FLOOR F.A.R.		ALREADY SANCTIONED 16555.341 SQ.MT.)			ALREADY SANCTIONED 18891.673 SQ.MT.)										
TOTAL F.A.R.	13141.074	13310.290	14780.198	13141.074	13258.546	14740.813	4710.339	4710.339	6499.288	1316.868	2977.323				
TOTAL RESIDENTIAL F.A.R.	99608.829														
MUMTY AREA	34.672	34.672		34.672	33.216		66.676	66.676	66.676	29.272					
STILT PARKING	1304.138	1282.898	1508.122	1304.138	1072.043	1480.536	230.795	230.795	267.047						8680.511
STAIR CASE AREA	377.325	377.325	447.200	377.325	377.325	447.200	340.256	340.256	340.256	132.975	48.177				
SERVICE FLOOR AREA	1460.693	1460.693	1585.150	1460.693	1454.789	1557.634					329.217				
TOTAL BUILTUP	16317.903	16465.879	18320.670	16317.903	16195.920	18226.183	5250.849	5250.849	7173.266	1479.115	3354.717	21731.179	374.649	374.649	146833.729

	UNIT 1	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 2	UNIT 2A	UNIT 3	UNIT 4	TOTAL
TOWER-E	76	78	13	13	--	--	--	--	180
TOWER-F	52	52	39	39	--	--	--	--	182
TOWER-G	104	104	--	--	--	--	--	--	208
TOWER-H	76	78	13	13	--	--	--	--	180
TOWER-I	39	39	26	26	26	26	--	--	182
TOWER-J	--	--	--	--	104	104	--	--	208
TOWER-K	--	--	--	--	--	--	126	--	126
TOWER-L	--	--	--	--	--	--	126	--	126
TOWER-M	--	--	--	--	--	--	174	--	174
TOWER-N	--	--	--	--	--	--	--	20	20
TOTAL UNITS	347	351	91	91	130	130	426		1586

TOTAL PARKING E.C.S. PROVIDED		
	AREA	ECS
PARKING AREA (UNDER BASEMENT) (/32 ECS)	21731.179	679.099
PARKING AREA (UNDER STILT) (/28 ECS)	8680.511	310.018
PARKING AREA (UNDER OPEN) (/23 ECS)	5272.231	229.227
TOTAL ECS PROVIDED		1218.345

GREEN AREA

ADDITIONS

S.N.O.A	NO	PREFIX	LENGTH	BREATH	AREA
G1	1	1	6.172	5.030	31.045
G2	1	1	6.891	55.334	370.240
G3	1	1	18.541	37.260	690.638
G4	1	1	56.212	138.212	7,768.173
G5	1	1	6.000	167.929	1,007.574
TOTAL ADDITION					9,868.670

SUBTRACTION

S.N.O.B	NO	PREFIX	LENGTH	BREATH	AREA
1	2	1	20.000	8.000	320.000
TOTAL OPENGREEN AREA					9,548.670

PARKING E.C.S. AREA REQUIRED(@0.5E.C.S./UNIT)=793 E.C.S.
PARKING E.C.S. AREA PROVIDED =1218.345 E.C.S.

PARKING FOR SCOOTER REQUIRED =1586(NO.OF UNITS)
PROPOSED SCOOTER PARKING(STILT) =1008 PROPOSED
SCOOTER PARKING(OPEN) =607
TOTAL =1615

OPEN PARKING AREA DIAGRAM

PROP. OPEN GREEN AREA DIAGRAM

PROPOSED GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	1	11.900	39.616	471.430
G2	1	1	53.650	6.011	322.490
G3	1	1	30.870	6.000	185.220
G4	1	1	144.170	7.677	1,106.793
G5	1	1	15.420	5.978	92.181
G6	1	(24.231+34.581)/2		19.755	580.916
G7	1	(31.197+35.322)/2		7.871	261.786
TOTAL GREEN AREA					3,020.815

OPEN PARKING AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
P1	1	1	8.400	231.685	1,945.902
TOTAL OPEN PARKING AREA					1,945.902

ADDITIONAL LAND AREA DETAIL

	TOWER -O	TOWER -P	TOWER -A	COMMERCIAL-01	COMMERCIAL-02	TOTAL
GROUND COVERAGE	846.413	846.413	444.911	2728.119	645.209	5511.065
GROUND/STILT F.A.R.	59.696	59.696	49.136	2698.094	645.209	
1ST FLOOR F.A.R.	576.196	576.196	286.221	2242.538	515.887	
2nd FLOOR F.A.R.	576.196	576.196	286.221			
3rd FLOOR F.A.R.	576.196	576.196	286.221			
4th FLOOR F.A.R.	1052.821	1052.821	523.095			
5th FLOOR F.A.R.	1052.821	1052.821	523.095			
6th FLOOR F.A.R.	1052.821	1052.821	523.095			
7th FLOOR F.A.R.	1052.821	1052.821	523.095			
8th FLOOR F.A.R.	1052.821	1052.821	523.095			
9th FLOOR F.A.R.	1052.821	1052.821	523.095			
10th FLOOR F.A.R.	1052.821	1052.821	523.095			
11th FLOOR F.A.R.	1052.821	1052.821	523.095			
12th FLOOR F.A.R.	776.430	776.430	523.095			
TOTAL F.A.R.	10987.282	10987.282	5615.654	4940.631	1161.095	
TOTAL RESIDENTIAL F.A.R.	27590.218			TOTAL COMMERCIAL F.A.R. = 6101.726		
MUMTY AREA	59.696	59.696	49.136			
STILT PARKING	786.717	786.717	395.775			1969.209
STAIR CASE AREA	363.600	363.600	363.600			
SERVICE FLOOR AREA				1432.195	328.815	
TOTAL BUILTUP	12197.295	12197.295	6424.165	6372.826	1489.910	38681.492

UNIT TYPE	UNIT CARPET AREA	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT 5	56.438	391	22067.258
UNIT 5A	55.604	21	1167.684
TOTAL		412	23234.942

TOWERS	PROP. SCOOTER PARKING IN STILT
TOWER -O	179
TOWER -P	179
TOWER -A	83
TOTAL	441

TOTAL PARKING E.C.S. PROVIDED		
	AREA	ECS
PARKING AREA (UNDER STILT) (/28 ECS)	1969.209	70.329
PARKING AREA (UNDER OPEN) (/23 ECS)	1945.902	84.604
TOTAL ECS PROVIDED		154.933

	UNIT 5	UNIT 5A	TOTAL
TOWER O	164	--	164
TOWER P	164	--	164
TOWER A	63	21	84
TOTAL UNIT	391	21	412

PARKING E.C.S. AREA PROVIDED =154.933 E.C.S.

PROPOSED SCOOTER PARKING(STILT) =441
PROPOSED SCOOTER PARKING(OPEN) =264
TOTAL =705

TOTAL PROPOSED UNIT	
ALREADY SANCTIONED UNIT	1586
PROPOSED UNIT	412
TOTAL PROPOSED UNIT	1998

TOTAL RESIDENTIAL F.A.R.	
ALREADY SANCTIONED F.A.R.	99608.829
PROPOSED F.A.R.	27590.218
TOTAL RESIDENTIAL F.A.R.	127199.047

TOTAL PROPOSED GREEN AREA	
ALREADY SANCTIONED GREEN AREA	9548.870
PROPOSED GREEN AREA	3020.815
TOTAL PROPOSED GREEN AREA	12569.685

TOTAL COMMERCIAL F.A.R.	
ALREADY SANCTIONED F.A.R.	2977.323
PROPOSED F.A.R.	6101.726
TOTAL COMMERCIAL F.A.R.	9079.049

DENSITY			
AREA OF SITE AREA RESIFENTIAL COMPONENT (in acres) = 12.9755			
	Permissible		Proposed
	min.	max.	
Density	750	900	769.913
Population	9731.625	11677.950	9990
Units	1946.325	2335.59	1998

TOTAL GROUND COVERAGE	
ALREADY SANCTIONED GROUND COVERAGE	11604.472
PROPOSED GROUND COVERAGE	5511.065
TOTAL GROUND COVERAGE	17115.537

PARKING E.C.S. AREA REQUIRED(@0.5E.C.S./UNIT)=1998X0.5 = 999 E.C.S.
ALREADY SANCTIONED E.C.S = 1218.345
ADDITIONAL PROPOSED E.C.S. = 154.933
TOTAL E.C.S. PROVIDED = 1373.278
PARKING FOR SCOOTER REQUIRED =1998(NO.OF UNITS)
ALREADY SANCTIONED SCOOTER PARKING = 1615
ADDITIONAL PROPOSED SCOOTER PARKING = 705
TOTAL SCOOTER PARKING PROVIDED = 2320

1.TOTAL SITE AREA = (SANCTIONED + ADDITIONAL)=
=11.36388 ACRES + 3.075 ACRES = 14.43888 ACRES (58431.981 SQ.MT.)
2.TOTAL NET PLANNED AREA = (SANCTIONED + ADDITIONAL)=
=11.31333 ACRES + 2.7905 ACRES = 14.10383 ACRES (57076.084 SQ.MT.)

3.PERMISSIBLE COMMERCIAL F.A.R.
57076.084 X .08 (8% COMMERCIAL) = 4566.086 SQ.MT.(1.1283 ACS)
A)4566.086@1.75 = 7990.650 SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 547.930 SQ.MT.
C) AREA FROM TDR = 550.00 SQ.MT.
NET PERMISSIBLE COMMERCIAL F.A.R. =9088.58 SQ.MT.(199%)
ACHIEVED COMMERCIAL F.A.R. = 9079.049 SQ.MT. (198.83%)

4.PERMISSIBLE RESIDENTIAL F.A.R.
57076.084 X .92 (92% RESIDENTIAL) =52509.997 SQ.MT.(12.9755 ACS)
A)52509.997 SQ.MT. @2.25 = 118147.493 SQ.MT.
B)12 % EXTRA F.A.R. OF I.G.B.C. = 6301.199 SQ.MT.
C) AREA FROM TDR = 2760.00 SQ.MT.
NET PERMISSIBLE RESIDENTIAL F.A.R. =127208.692 SQ.MT.(242.2%)
ACHIEVED RESIDENTIAL F.A.R. =127199.047 SQ.MT.(242.23 %)

5.PERMISSIBLE GROUND COVERAGE =57076.084x0.5
(@50% 14.10383 ACRES) =28538.042 SQ.MT.
6. ACHIEVED GROUND COVERAGE =17115.537 SQ.MT.(29.98%)
7. REQUIRED GREEN/ OPEN SPACE =57076.084x0.15
(15 % OF THE TOTAL LAND) =8561.412 SQ.MTS.
8. PROPOSED GREEN / OPEN SPACE =12569.685 SQ.MTS.(22%)
9. MINIMUM REQUIRED CRECHE AREA =185.810 SQ.MT.(2 UNITS)
10. ALREADY SANCTIONED CRECHE AREA =374.649 SQ.MT.
11.MINIMUM REQUIRED COMMUNITY AREA =185.810 SQ.MT.(2 UNITS)
12.ALREADY SANCTIONED COMMUNITY AREA =374.649 SQ.MT.

NOTES:-

1. ALL DIMENSIONS IN MM.
2. LIFT SHALL BE PROVIDED 100% POWER BACKUP.
3. BOUNDARY WALL & GATE AS/STANDERD DESIGN.

PROJECT:-

ADDITIONAL PROPOSED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING COLONY FOR ADDITIONAL AREA MEASURING 3.075 BEARING LICENCE NO. 18 DATED 02-02-2023 (AN AREA MEASURING 1.79375 ACRES UNDER MIGRATION FROM LICENCE NO. 72 OF 2022 AND 1.28125 ACRES FRESH APPIED AREA) IN ADDITION TO EXISTING AREA MEASURING 11.36388 ACRES THEREBY TOTALING AREA 14.43888 ACRES IN SECTOR-37,BAHADURGARH BEING DEVELOPED BY H.L. RESIDENCY (PROPRIETORSHIP FIRM) THROUGH SMT. SHAILAJA W/O SH. RAKESH JOON.

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

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

DTP (HQ)

STP (HQ) Member BPAC

STP (HQ) Secretary, BPAC

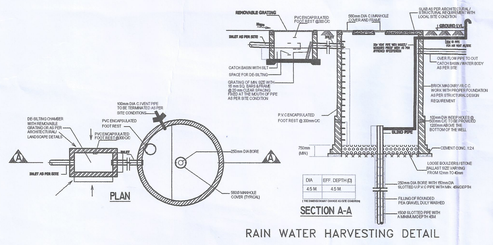
CTP (HQ) Chairman

DDT (HQ) Member BPA

ATP(HQ)

NARINDER KUMAR JD(HQ)

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



RAIN WATER HARVESTING DETAIL

ARCHITECT :-

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

Unit.No.303,Ninex Time Center, Suncity,Sector.-54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 0-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- HL Residency, Authorised Signatory

ARCHITECT SIGNATURE:- Ar. VIKAS AHLAWAT CA/2013/59929

DRAWING TITLE :

SITE PLAN

PLAN & AREA CALCULATION

DATE:- FEB-2023

SCALE:- 1:500 (A0)

SHEET NO. SP-001