

Detail of violations compounded :-

S.No.	Particulars	Area/No.	Amount
			99886-00
1.	Const. raised without plan sanction	998.86 sqm	11946-00
2.	Sanction able const. after major changes	119.46 sqm	1514-00
3.	DPC not taken	302.81 sqm	2086-00
4.	Sanction able construction	20.86 Sqm.	65043-00
5.	Excess coverage upto 5%	19.71 sqm	53862-00
6.	Rear zoning violation	3.82 sqm	5821-00
7.	Sanction able projection	58.21 sqm	5720-00
8.	Non sanction able projection	0.52 sqm	200-00
9.	Wicket Gate provided	1 No.	4762-00
10.	Internal changes	88.17 sqm	2700-00
11.	Door/Window changed	27 No.	2070-00
12.	Shaft is less than permissible	0.23 sqm	4000-00
13.	Front & Rear Lawn raised	-.	600-00
14.	Internal cup board	6 No.	8250-00
15.	Open steps	33 No.	300-00
16.	Direction of stair changed	3 No.	1000-00
17.	Steel ladder on S.F.	1 No.	

Total Rs 270560-00

BR-III
(See rule 44 Act of 1963)

From:

The Distt. Town Planner,
Chairman, Building Plans Committee for
Licenced Colonies / Controlled Areas, Gurgaon.

To

MR. SAT NARAIN JANGHU

RAJ. WANTI, AND MR. SACHIN JANGHU

R/o - A-09, New PALAM VIHAR, GURGAON

Subject:

Memo No. 8549

Dated: 21/10/05

Approval of building plans in respect of plot No. E-2364/ PALAM VIHAR, GURGAON.

Ref:

Your application No. _____ dated _____

Building Plan Committee constituted vide DTCP Endst. No. 1852-88 dated 7.2.91 has approved your building plan subject to the conditions as under:-

- 1) That you will abide by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules framed there under.
 - 2) The building plans shall be treated as cancelled if plot falls in unlicensed area.
 - 3) This plan is being approved without prejudice to the status of the licenses for the colony.
 - 4) You will get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before processing with the super structure.
 - 5) That you will get occupation certificate from competent authority before occupying the above said building.
 - 6) That you will provide rain water harvesting system as per the directions of the competent authority.
 - 7) That responsibility of the structure design, the structure stability and the structure safety against the earthquake of the building block shall be solely of the Architect/ Owner.
 - 8) That the basement setback shall be minimum 6 feet from the common wall in the event the adjoining plot is built up without basement adjoining the common wall.
 - 9) That you will not put the proposed building into any use other than residential purposes otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- One copy of sanctioned plan is enclosed herewith for your further necessary action.

Encl: As above.

Distt. Town Planner-cum-
Chairman, Building Plan Committee
for Controlled Areas, Gurgaon.

Endst. No.

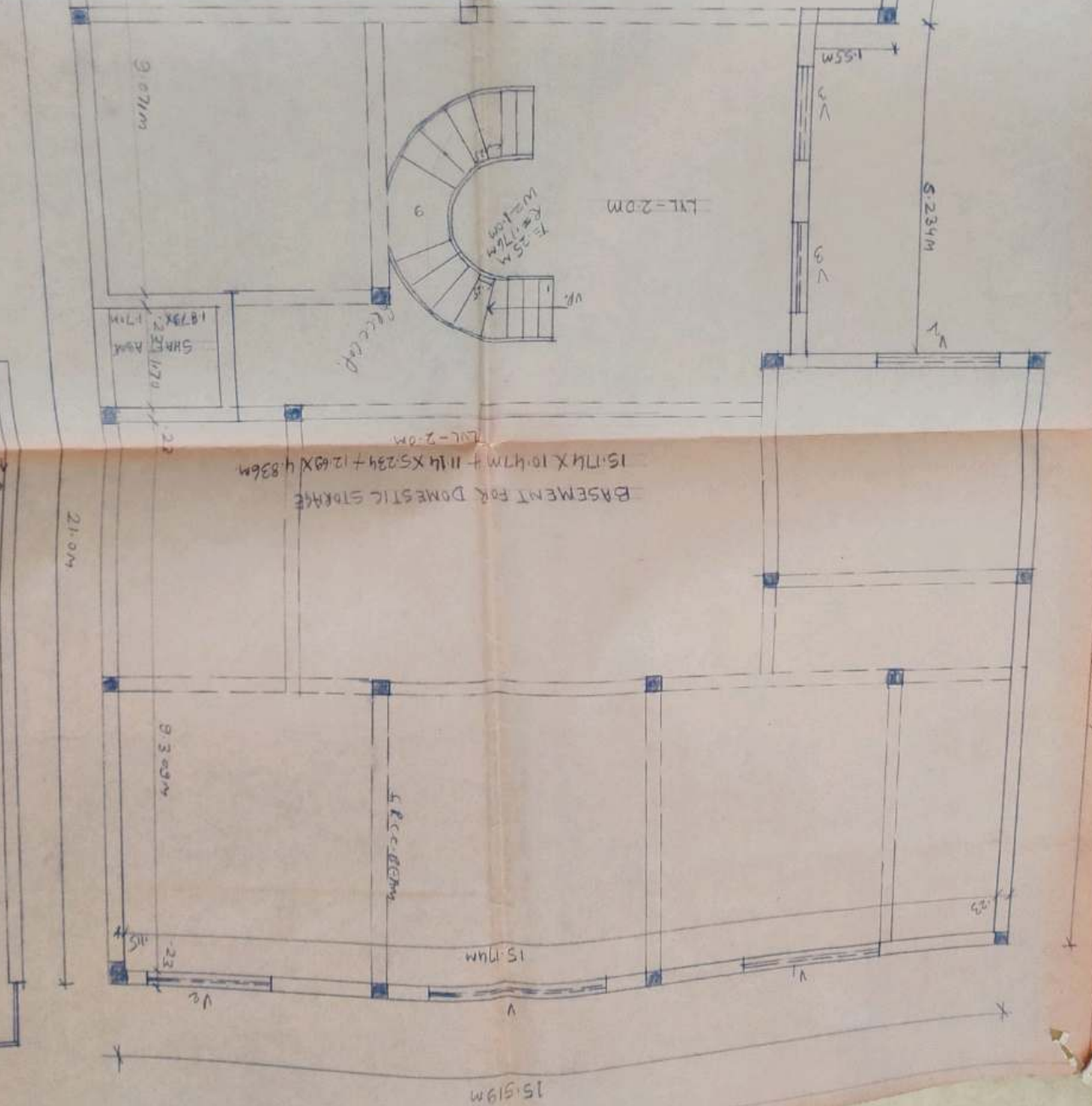
Dated:

A copy is forwarded to the following for information and further necessary action :-

1. The Senior Town Planner, Gurgaon ~~with one set of approved building plans~~
2. The Distt. Town Planner (Enforcement), Gurgaon with one set of approved building plans.
3. M/s Ansal Prop. & Ind. Ltd. (P) Ltd. with the request that no sewer connection is to be issued before the applicant obtains occupation certificate from competent authority.
4. The Estate Officer, HUDA, Gurgaon w.r.t.S.W.S. No. 7259 dated 5/10/05

Distt. Town Planner-cum-
Chairman, Building Plan Committee
for Controlled Areas, Gurgaon.

A hand-drawn floor plan of a rectangular room. The overall dimensions are 5.06m in width and 2.48m in depth. The plan shows four walls with structural details: vertical reinforcement bars (indicated by dashed lines) and horizontal reinforcement bars (indicated by solid lines). The walls are labeled with dimensions: the top wall is 13.035m long, the bottom wall is 12.69m long, the left wall is 1.23m high, and the right wall is 1.15m high. The room is divided into two sections by a vertical line, with the left section labeled 'R.C. 20mm'.



Hand-drawn architectural floor plan of a house. The plan includes the following rooms and dimensions:

- Top Left:** BED Room, 5.574 x 4.606m
- Top Right:** BED Room, 4.536 x 4.606m
- Middle Left:** DRESS, 1.84 x 4.35m; TOILET, 2.40 x 3.75m
- Middle Right:** LOBBY, 5.766 x 6.115m
- Bottom Left:** STORE, 2.528 x 4.389
- Bottom Center:** DRESS, 2.35 x 1.70m; TOILET, 1.89 x 1.70
- Bottom Right:** TERRACE, 7.0m

Other features and dimensions include:

- Central Staircase:** A semi-circular staircase with steps numbered 1 to 32.
- Overall Dimensions:**
 - Top: 13.035m
 - Left: 11.961m
 - Right: 6.391m
 - Bottom: 4.619m
- Labels:** "FRONT DOOR", "BACK DOOR", "TOILET", "DRESS", "STORE", "LOBBY", "BED ROOM", "TERRACE", "LEVEL 7.0M".
- North Arrow:** Located at the bottom center, pointing towards the top right.

RAILING 1.0m HIGH

TERRACE PLAN

PROPOSED RESIDENCE BUILDING PLAN
FOR MR. SAT NARAYAN JANGHU &
MRS. RAJWANTI, MR. SACHIN JANGHU
ON PLOT NO E-2364 BLOCK-E
PALAM VIHAR GURGAON HARYANA

Smf

Rajwanti
Satnarayan

OWNER'S SIGN.

ane & leti
ANURAG GULATI
CA/3512211
E-2364, PALAM VIHAR
Gurgaon Haryana-122017

Sanctioned & Valid For two year

**Chairman
Building Plan Committee
Controlled Area, Gurgaon**

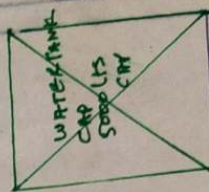
PLOT No. **2364** 100' x 100' Rwp with Comp 4 H/W
COLONY **Palam Vihar. G.N.**

APPROVED FOR SANCTION

P.A.

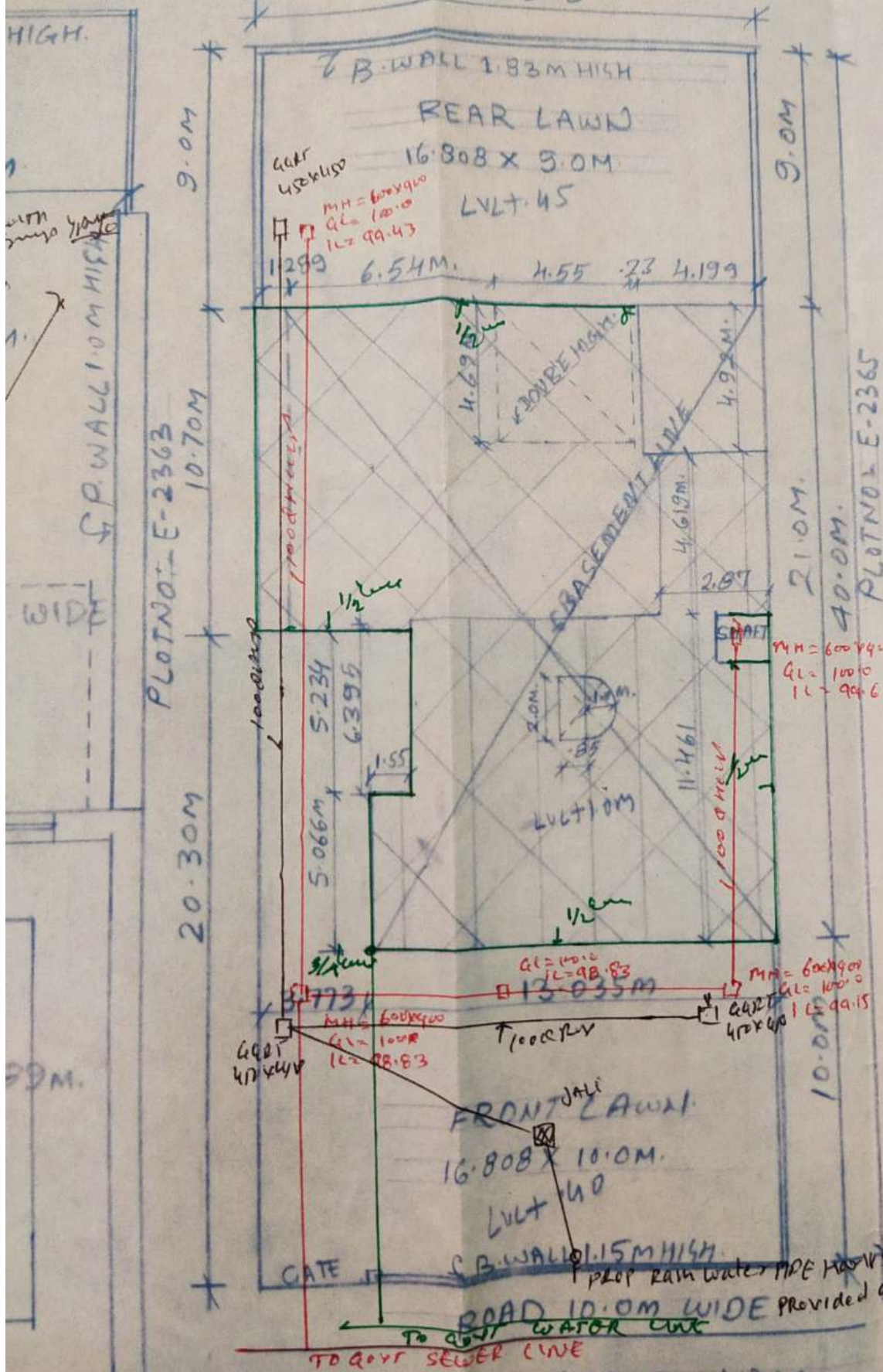
J.D.

A.D.



4.5111 201

PLOT NO. - E-2369
16.808m



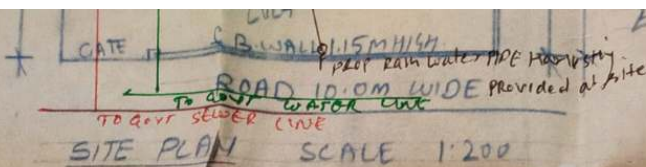
NOTE:- THE
DESIGN. STRU
BUILDING AC
CONST. SHA
OWNER, S
ENGINEER

Sanctioned & Valid For two year

Chairman
Building Plan Committee
Controlled Area, Gurgaon

PLOT No.	E-2364
COLONY	Palam Vihar GGN.
RECOMMENDED FOR SANCTION	
A.T.P.	<i>[Signature]</i>
P.A.	<i>[Signature]</i>
J.D.	
A.B.	<i>[Signature]</i>

THE RESPONSIBILITY OF THE STRUCTURAL
THE STABILITY SAFETY OF THE



NOTE :- GATE & B. WALL AS PER GOVT. STD. DESIGN.

AREA CHART DETAIL

TOTAL AREA OF PLOT = $16.808 \times 40.0 = 672.32 \text{ M}^2$

PREM. COVD. AREA ON G. FLOOR = $225 @ 60\% + 225 @ 40\% + 80 @ 22.32 @ 35\% = 302.812 \text{ M}^2$

PREM. COVD. AREA ON F. FLOOR = $225 @ 55\% + 225 @ 35\% + 80 @ 25\% = 258.08 \text{ M}^2$

PERM. FAR. = $209.00 @ 145\% + 91 @ 100\% + 120.0 @ 95\% + 13 @ 252.32 @ 80\% = 303.05 + 91.0 + 114.0 + 201.856 = 709.906 \text{ M}^2$

PROP. COVD. AREA ON G. FLOOR = $16.808 \times 21.0 - 3.773 \times 10.30 + 1.55 \times 5.234 + 1.879 \times 1.7 = 352.968 - (38.861 + 8.112 + 3.194) = 352.968 - 50.167 = 302.801 \text{ M}^2$

PROP. COVD. AREA ON F.F. = $302.801 - (4.55 \times 4.69 + 4.199 \times 4.92 + .85 \times 2.0 + \frac{1}{2} \times \frac{22}{7} \times 1 \times 1) = 302.801 - (21.339 + 20.659 + 1.70 + 1.571) = 302.801 - 45.269 = 257.532 \text{ M}^2$

PREM. COVD. AREA ON 2ND FLOOR = $709.906 - 302.801 + 257.532 = 709.906 - 560.333 = 149.573 \text{ M}^2$

PROPOSED COVD. AREA ON 2ND F. = $13.035 \times 11.461 + 2.87 \times 4.619 - 1.879 \times 1.7 + 1.55 \times 6.395 = 149.394 + 13.256 - 3.194 + 9.912 = 162.650 - 13.106 = 149.544 \text{ M}^2$

TOTAL COVD. FAR. = $302.801 + 257.532 + 149.544 = 709.877 \text{ M}^2$

PROP. COVD. AREA ON BASEMENT = $302.801 - 10.70 \times 1.289 = 302.801 - 13.792 = 289.009 \text{ M}^2$

TOTAL COVD. AREA = $709.877 + 289.009 = 998.886 \text{ M}^2$

DOOR & WINDOW DETAIL

D/W =	4.0 x 2.60 M.	W =	3.20 x 2.15 M.	VIPV =	1.0 x 1.25
D/W =	3.20 x 2.60 M.	W =	2.25 x 2.15 M.	VIPV =	1.50 x 1.50

ROAD 10.0M WIDE PROVIDED AT FRONT
TO GOVT SEWER LINE
WATER LINE

SITE PLAN SCALE 1:200

NOTE :- GATE & B-WALL AS PER GOVT. STD. DESIGN.

AREA CHART DETAIL

TOTAL AREA OF PLOT = $16.808 \times 40.0 = 672.32 \text{ M}^2$
 PREM. COVD. AREA ON G FLOOR = $225 @ 60\% + 225 @ 40\% + Bld 222.32 @ 35\% = 302.812 \text{ M}^2$
 PREM. COVD. AREA ON FLOOR = $225 @ 55\% + 225 @ 35\% + Bld 25\% = 258.08 \text{ M}^2$
 PERM. FAR. = $209.0 @ 145\% + 91 @ 100\% + 120.0 @ 95\% + Bld 252.32 @ 80\% =$
 $= 303.05 + 91.0 + 114.0 + 201.856 = 709.906 \text{ M}^2$
 PROP. COVD. AREA ON G FLOOR = $16.808 \times 21.0 - 3.773 \times 10.30 + 1.55 \times 5.234 + 1.879 \times 1.70$
 $= 352.968 - (38.861 + 8.112 + 3.194) = 352.968 - 50.167 = 302.801 \text{ M}^2$
 PROP. COVD. AREA ON F.F. = $302.801 - (4.55 \times 4.69 + 4.199 \times 4.92 + .85 \times 2.0 + \frac{1}{2} \times \frac{22}{7} \times 1 \times 1)$
 $= 302.801 - (21.339 + 20.659 + 1.70 + 1.571)$
 $= 302.801 - 45.269 = 257.532 \text{ M}^2$
 PREM. COVD AREA ON 2ND FLOOR = $709.906 - 302.801 + 257.532$
 $= 709.906 - 560.333 = 149.573 \text{ M}^2$
 PROPOSED COVD. AREA ON 2ND F = $13.035 \times 11.461 + 2.87 \times 4.619 - 1.873 \times 1.70$
 $+ 1.55 \times 6.395$
 $= 149.394 + 13.256 - 3.194 + 9.912$
 $= 162.650 - 13.106 = 149.544 \text{ M}^2$
 TOTAL COVD FAR. = $302.801 + 257.532 + 149.544 = 709.877 \text{ M}^2$
 PROP. COVD AREA ON BASEMENT = $302.801 - 10.70 \times 1.289$
 $= 302.801 - 13.792 = 289.009 \text{ M}^2$
 TOTAL COVD AREA = $709.877 + 289.009 = 998.886 \text{ M}^2$

DOOR & WINDOW DETAIL

D/W = 4.0 x 2.60 M.	W = 3.20 x 2.15 M.	VIPV = 1.0 x 1.25 M.
D/W ₁ = 3.20 x 2.60 M.	W ₁ = 2.25 x 2.15 M.	VIPV ₁ = 1.50 x 1.50 M.
D = 1.0 x 2.60 M.	W ₂ = 2.0 x 2.15 M.	V = 3.20 x .40 M.
D ₁ = 1.0 x 2.10 M.	W ₃ = 2.5 x 2.15 M.	V ₁ = 2.25 x .40 M.

$= 302.801 - 45.269 = 257.532$
 PREM. COVD AREA ON 2ND FLOOR $= 709.906 - 302.801 + 257.532$
 $= 709.906 - 560.333 = 149.573 \text{ M}^2$
 PROPOSED COVD AREA ON 2ND F = $13.035 \times 11.461 + 2.87 \times 4.619 - 1.879 \times 1.76$
 $+ 1.55 \times 6.395$
 $= 149.394 + 13.256 - 3.194 + 9.912$
 $= 162.650 - 13.106 = 149.544 \text{ M}^2$
 TOTAL COVD FAR. = $302.801 + 257.532 + 149.544 = 709.877 \text{ M}^2$
 PROP. COVD AREA ON BASEMENT = $302.801 - 10.70 \times 1.289$
 $= 302.801 - 13.792 = 289.009 \text{ M}^2$
 TOTAL COVD AREA = $709.877 + 289.009 = 998.886 \text{ M}^2$

DOOR & WINDOW DETAIL

D/W = $4.0 \times 2.60 \text{ M.}$	W = $3.20 \times 2.15 \text{ M.}$	VIPV = $1.0 \times 1.25 \text{ M.}$
D/W ₁ = $3.20 \times 2.60 \text{ M.}$	W ₁ = $2.25 \times 2.15 \text{ M.}$	VIPV ₁ = $1.50 \times 1.50 \text{ M.}$
D = $1.0 \times 2.60 \text{ M.}$	W ₂ = $2.0 \times 2.15 \text{ M.}$	V = $3.20 \times .40 \text{ M.}$
D ₁ = $1.0 \times 2.10 \text{ M.}$	W ₃ = $2.50 \times 2.15 \text{ M.}$	V ₁ = $2.25 \times .40 \text{ M.}$
D ₂ = $.90 \times 2.10 \text{ M.}$	W ₄ = $2.0 \times 1.70 \text{ M.}$	V ₂ = $2.0 \times .40 \text{ M.}$
D ₃ = $.75 \times 2.10 \text{ M.}$	E.F. = $.45 \text{ M.}$	V ₃ = $1.50 \times .40 \text{ M.}$

PROPOSED RESIDENCE BUILDING
 PLAN FOR MR. SAT NARAYAN
 JANGHU & MRS. RAJ WANTI,
 MR. SACHIN JANGHU ON PLOT
 NO- E.2364 BLOCK-E
 PALAM VIHAR GURGAON

Surfer
Raj Wanti
Satnarayan

une elete
ANURAG GULATI
 CA/95/12217
 E-2364 PALAM VIHAR
 Gurgaon Haryana-122017

OWNER SIGN

ARCH. SIGN

[illegible]

NOTE :- GATE & WALL AS PER GOVT. STD. DESIGN.

AREA CHART DETAIL

TOTAL AREA OF PLATS = $16.808 \times 40.0 = 672.32 \text{ M}^2$
 PREM. COVD. AREA ON G FLOOR = $235 @ 8.1\% + 235 @ 10\% + 84.2232 @ 35\% = 302.812 \text{ M}^2$
 PREM. COVD. AREA ON F FLOOR = $205 @ 55\% + 225 @ 35\% + 84.25\% = 258.08 \text{ M}^2$
 PERM. FAR = $209.00 @ 145\% @ 1.15\% + 120.00 @ 95\% @ 1.15\% + 252.32 @ 8.5\% = 303.05 + 210.00 + 201.856 = 709.906 \text{ M}^2$
 PROP. COVD. AREA ON G FLOOR = $16.808 \times 21.0 = 352.968 \text{ M}^2$
 $= 352.968 - (38.861 + 8.12 + 3.194) = 352.968 - 50.167 = 302.802 \text{ M}^2$
 PROP. COVD. AREA ON F.F. = $302.801 - (4.55 \times 4.69 + 4.193 \times 4.92 + .86 \times 2.0 + \frac{1}{2} \times 2.8^2 \times 1\%)$
 $= 302.801 - (21.339 + 20.659 + 1.70 + 1.571) = 302.801 - 45.269 = 257.532 \text{ M}^2$
 PREM. COVD. AREA ON 2ND FLOOR = $906 - 302.801 + 257.532$
 $= 909.906 - 560.333 = 349.573 \text{ M}^2$
 PROPOSED COVD. AREA ON 2ND F. = $13.035 \times 11.461 + 2.87 \times 4.619 - 1.875 \times 1.78$
 $+ 1.55 \times 6.395$

DOOR & WINDOW DETAIL.

Block	W	W ₁	W ₂	W ₃	W ₄	E.F.
D/W	4.0 x 2.60 M.	3.20 x 2.60 M.	1.0 x 2.60 M.	1.0 x 2.10 M.	9.0 x 2.10 M.	9.5 x 2.10 M.
D/W ₁						
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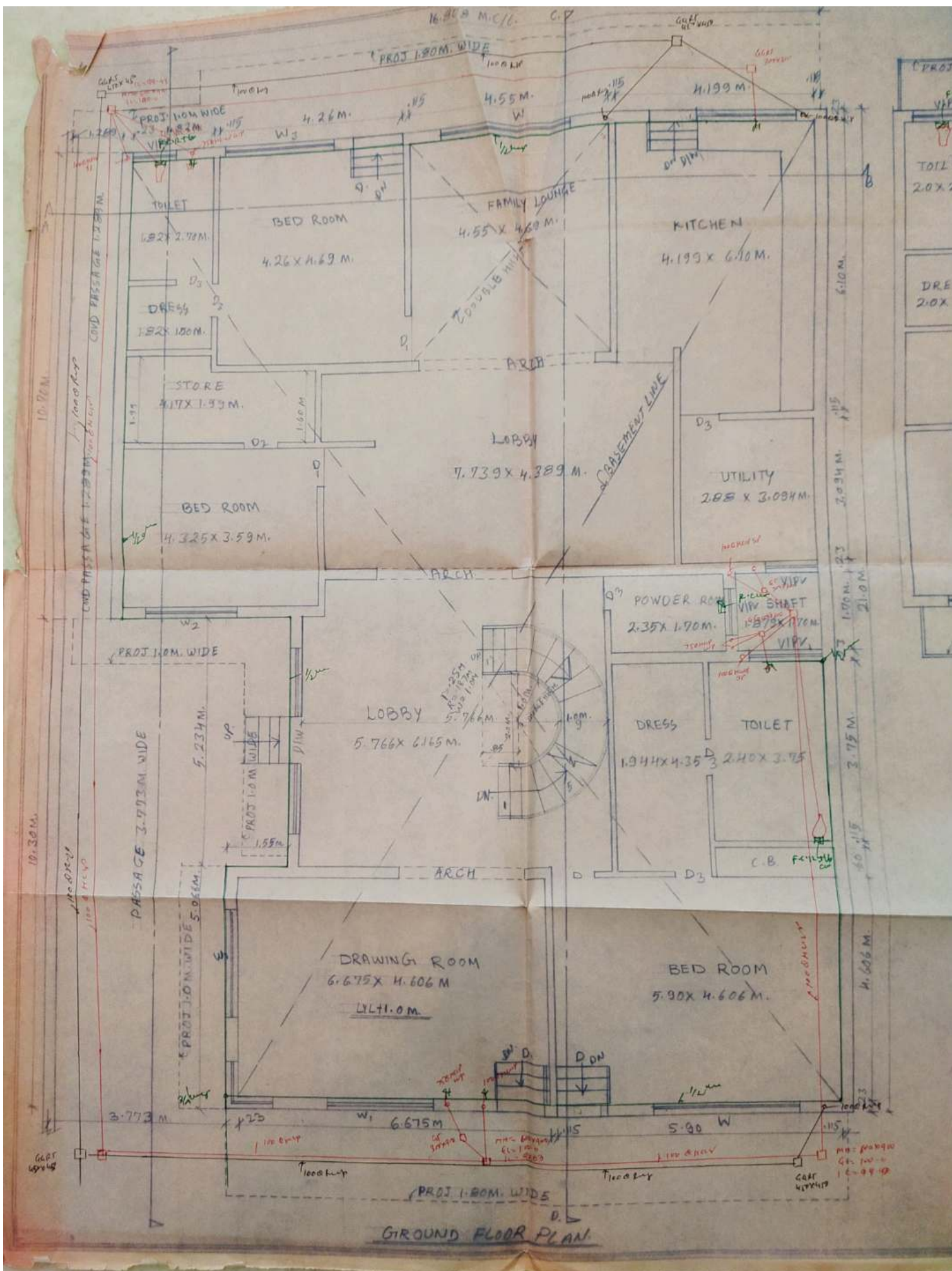
PROPOSED RESIDENCE BUILDING
PLAN FOR MR. SAT NARAYAN
JANGHU & MRS. RAJ WANTI,
MR. SACHIN JANGHU ON PLOT
NO- E.2364 BLOCK - E
KALAM VIHAR SURGAAN

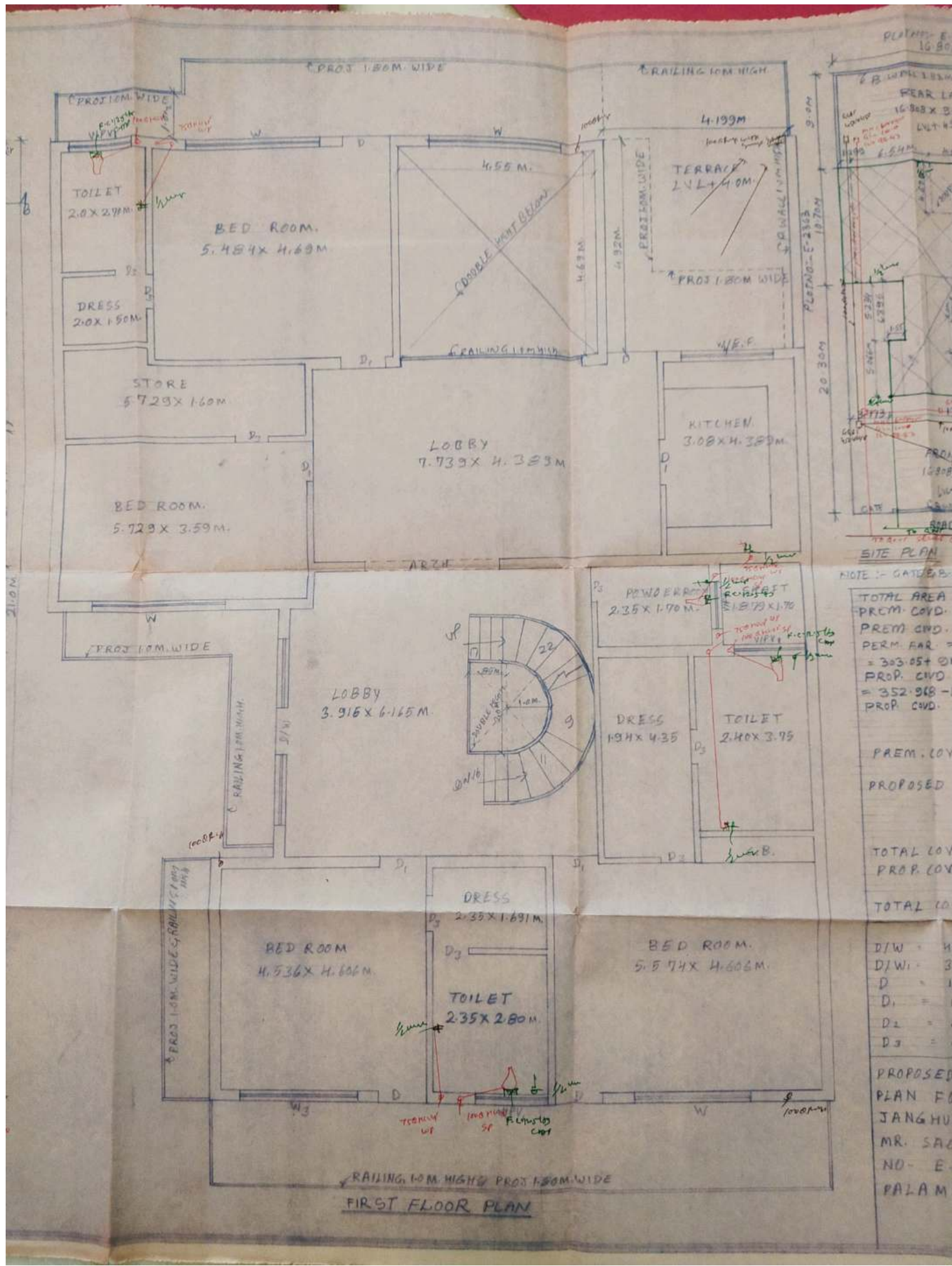
~~ANUPRA, GULATI~~
CAJ951152-1
R.2308, PALANI VINAY
Chennai, Haryana-122017

John Jay
Feb 21st
1790

ARCM. 518.11

WINED. 512N





FIRST FLOOR PLAN

NOTE :- GATE E.B.

TOTAL AREA
PREM. COVD.
PREM. UNCOVD.
PERM. AREA
= 303.05 + 01
PROP. COVD.
= 352.918 -
PROP. UNCOVD.

PREM. COVD.
PROPOSED

TOTAL COVD.
PROP. COVD.

TOTAL COVD.

DIW = 1
DIWI = 3
D = 1
D1 =
D2 =
D3 =

PROPOSED
PLAN FOR
JANGHU
MR. SAK
NO. E
PALAM