

FORM BR-III  
(See Code 4.2 (4))  
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department, Haryana,  
Nagar Yojana Bhavan, Plot No. 3, Block-A,  
Sector-18-A, Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

✓ Sterling Infrastructure Pvt. Ltd,  
20-A, Rajpur Road, Civil Line,  
Delhi -110054.

Memo No. ZP-897-Vol-II/AD(RA)/2022/ 8102 Dated:- 25-03-2022

Subject:

Approval of revised building plans for Primary School falling in Group Housing Colony measuring 17.42375 acres (Licence No. 47 of 2013 dated 06.06.2013 & 109 of 2014 dated 14.08.2014) in Sector-79, Gurugram Manesar Urban Complex being developed by Sterling Infrastructure Pvt. Ltd.

Reference your letter dated 1103.12.2021 for permission to erect the buildings for Primary School falling in Group Housing Colony measuring 17.42375 acres (Licence No. 47 of 2013 dated 06.06.2013 & 109 of 2014 dated 14.08.2014) in Sector-79, Gurugram in accordance with the plans submitted with it.

It is to inform you that the "Provisional" building plans were approved vide this office memo No. 670 dated 07.01.2022 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report, you have issued the Public Notice on 08.01.2022 about the building plans being revised in two English Newspapers namely English Newspapers namely The Time of India (English), The Pioneer (English) & one Hindi Newspaper namely Navbharat Times (Hindi). The STP, Gurugram vide his office memo No. 996 dated 22.02.2022 has reported that no objection has been received against the said project from any existing allottees. Further, you have also submitted an undertaking dated 18.02.2022 in his office stating that ***"We undertake that the rights of the allottees have not been infringed and that no objection on the change in location of green spaces have been received from any existing allottees"*** and also stated that no objection has been received from anyone (General Public) in your office.

In view of your request, it has been decided to consider the earlier building plans approved as "Provisional" vide this office memo No. 670 dated 07.01.2022 as "Final" building plans and permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.

2. The structural responsibility of the construction shall be entirely of the Owner/ supervising Architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
  - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
  - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire-fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act, 2009 and directions issued by the Director, Haryana Fire Services, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
  5. That you shall furnish the service plan/estimate of this scheme in accordance with approved building plans.
  6. Based on the actual estimated cost of internal development of the Group Housing Colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.
  7. The revenue Rasta if any passing through the site shall be kept unobstructed.
  8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
  9. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
  10. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
  11. That you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates



regarding completion of works described in the plans and it shall be accompanied by:

- (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (ii) A clearance from Fire Safety point of view from the competent authority.
12. That you shall comply with the conditions laid down in the Memo No. 154198 dated 06.09.2021 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).
  13. That you shall comply with the conditions laid down in the Memo No. 3908 dated 28.09.2021 of Director, Fire Service, Haryana, Panchkula (Copy enclosed).
  14. GENERAL: -
    - (i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
    - (ii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
    - (iii) That you shall deposit the labourcess in future, time to time as per construction of work done at site.
    - (iv) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
    - (v) That you shall abide the terms and conditions of the undertaking/affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
    - (vi) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
    - (vii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
  15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL: [https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
    - (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.

- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ` 50,000/- per default in relation to construction activity at its site and ` 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation



to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.

(xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.

(xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in abovesaid order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

16. That you shall submit the soft copy of the approved building plans of this scheme within one week to this office from the issuance of this letter.

***This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.***

DA/As above & One set of Building Plans



(Hitesh Sharma)

Senior Town Planner (M)HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-897-Vol-II/AD(RA)/2022/ \_\_\_\_\_

Dated:- \_\_\_\_\_

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ) HSVP, Panchkula.
6. District Town Planner, Gurugram.
7. District Town Planner (Enf.), Gurugram.
8. Nodal Officer, Website Updation.
9. Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula

(Hitesh Sharma)

Senior Town Planner (M)HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.



100mm DIA. VENT PIPE TO BE TERMINATED AS PER SITE CONDITIONS

250mm DIA. BORE

500mm HOLE

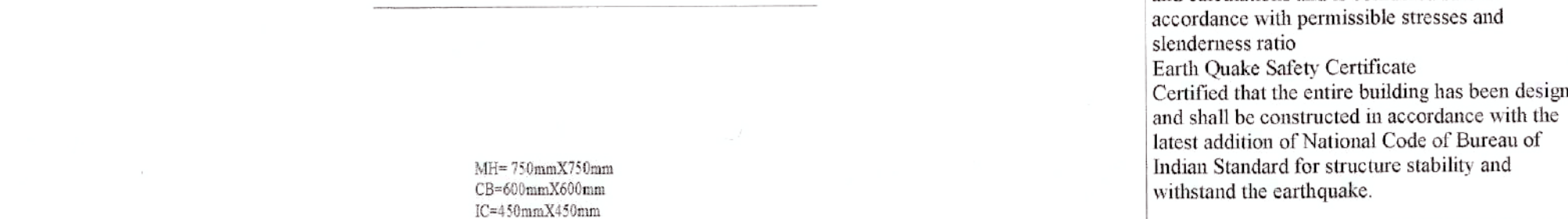
100mm DIA. VENT PIPE TO BE TERMINATED AS PER SITE CONDITIONS

PLAN


DD (THQ) Member BRAC

6/7/11

654198



<p>Applicant</p> <p>For Sterling Infrastructure LLP.</p> <p>Authorised Signatory</p>	<p>Site plan</p>
<p>Architect</p>	

<b>Sheet No. - 01</b>	
Chkd by: Ar. Ankur Sahni	Date: 12-7-2021
Drawn by: Harsh Bhadauriya	
Scale: As indicated	



**Legend -** **Covd. area**  
scale - 1 : 4

Plumbing fixture requirements									
Boys					Girls				
1WC for every 40 male students					1WC for every 25 female students				
1 urinal for every 20 boys					1WB for every 40 girls				
1WB for every 50 boys					Drinking water tap- 1 for every				
Drinking water tap- 1 for every 50 boys					Drinking water tap- 1 for every				
students					staff				
Req no	Name	Required	provided		Required	provided		Required	provided
		Boys	Girls	Boys	girls	male	girls	male	girls
1	WC	19	21	19	24	1	1	1	1
2	wash basin	13	13	18	18	1	1	1	1
3	urinal	38	-	14	40	1	1	1	1
4	Drinking water tap	19	11	20	20	1	1	1	1

Fire tank required	25,000 litres Overhead tank	upto 24m ht. building as per NBC
Fire tank provided		30,000 litres Overhead tank
travel distance required	30m	as per NBC
travel distance provided	less than 30m at all places	
Stairs width required	2000mm	per NBC
stairs width proposed	2450mm	
Ramp width proposed	2100mm	
passage width required	3048mm	for double loaded passage
	2438mm	for single loaded passage
passage width proposed	3200mm	for double loaded passage
	2570mm	for single loaded passage

Ventilation details		
ventilation required for basement as per NBC		
2.5% of carpet area		
required ventilation for first basement	1083.30x2.5% for 1st basement	
	27.08 sq.m	sq.m
provided ventilation		
W37		
	28.67 sq.m	more than requirement
required ventilation for second basement	1471.01x2.5% for 2nd basement	
	36.78	sq.m
provided ventilation		
	49.60 sq.m	more than requirement

FS = Fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = ACS Shaft  
MV = Mechanical ventilation

**Legend -**

scale : 1 : 50

The legend is enclosed in a rectangular box. It contains a vertical list of eight items, each with a circular icon on the left and a text description on the right. The items are numbered 1 through 8. Item 1: A circle with a vertical line through the center, labeled '100MM : SP'. Item 2: A circle with a horizontal line through the center, labeled '75MM : VWP'. Item 3: A circle with a diagonal line from top-left to bottom-right, labeled '250MM CIP-TH'. Item 4: A circle with a diagonal line from top-right to bottom-left, labeled '320MM CIP-UP'. Item 5: A circle with a horizontal line through the center, labeled '150MM : Rain Water pipe'. Item 6: A circle with a horizontal line through the center, labeled '200MM FIRE PIPE'. Item 7: A square with a horizontal line through the center, labeled 'I.C.'. Item 8: A circle with a cross inside, labeled 'Manual Call Point'. Below the numbered list, there are two more items: a triangle with a horizontal line through the center, labeled 'Fire Extinguisher', and a circle with a cross inside, labeled 'Fire Extinguisher'.

1 100MM : SP

2 75MM : VWP

3 250MM CIP-TH

4 320MM CIP-UP

5 150MM : Rain Water pipe

6 200MM FIRE PIPE

7 I.C.

8 Manual Call Point

Fire Extinguisher





**Legend -**

scale : 1 : 200

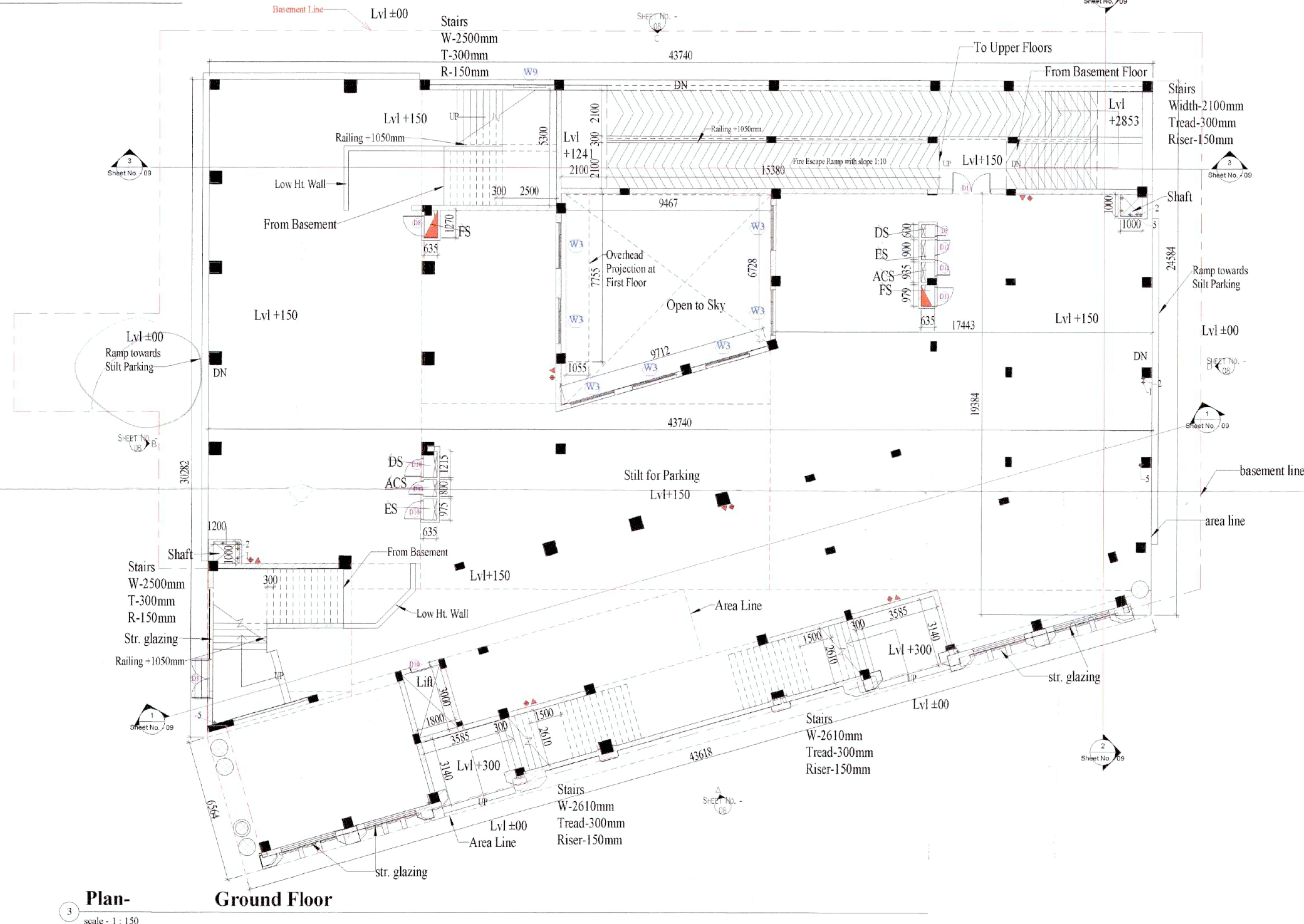
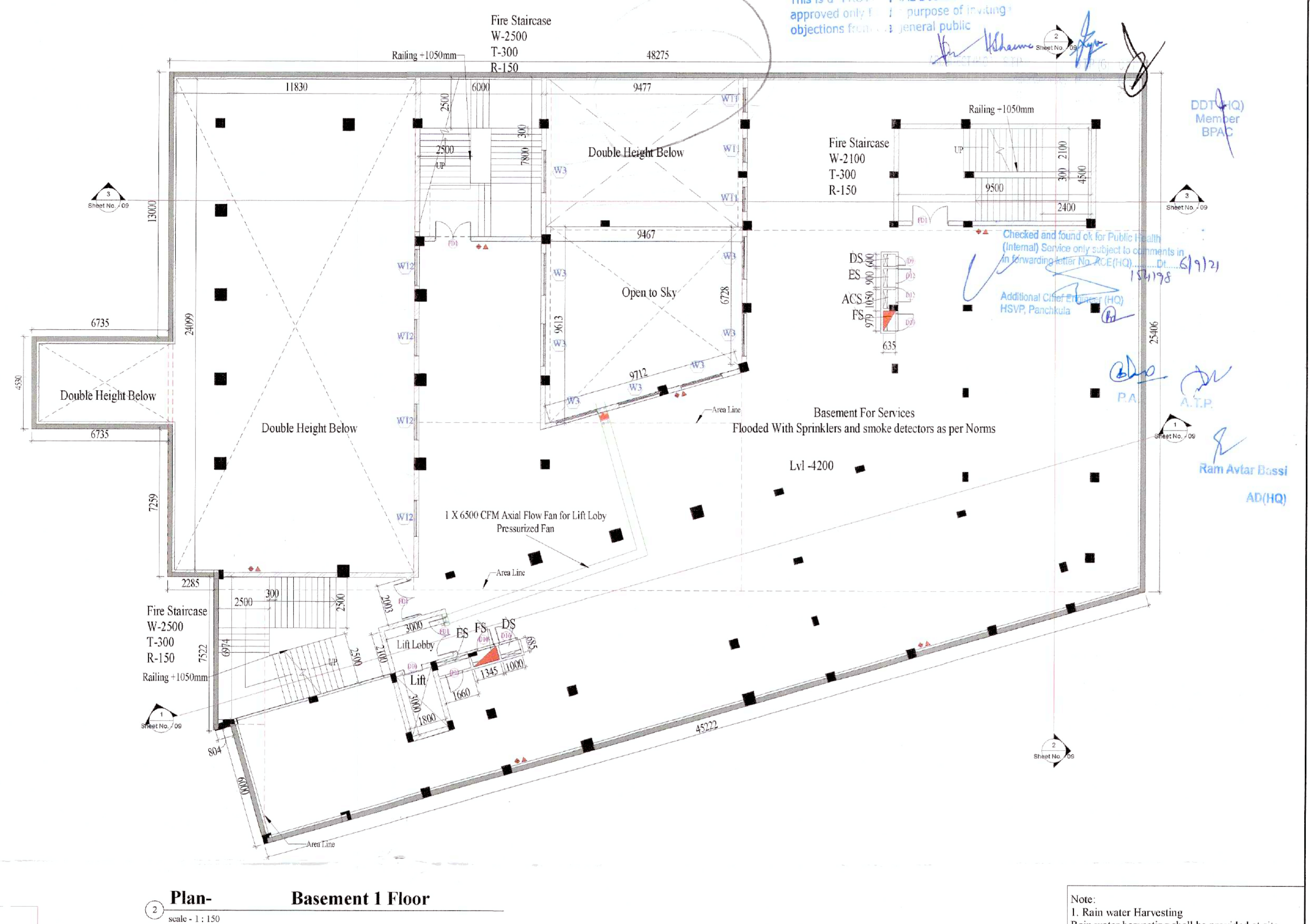
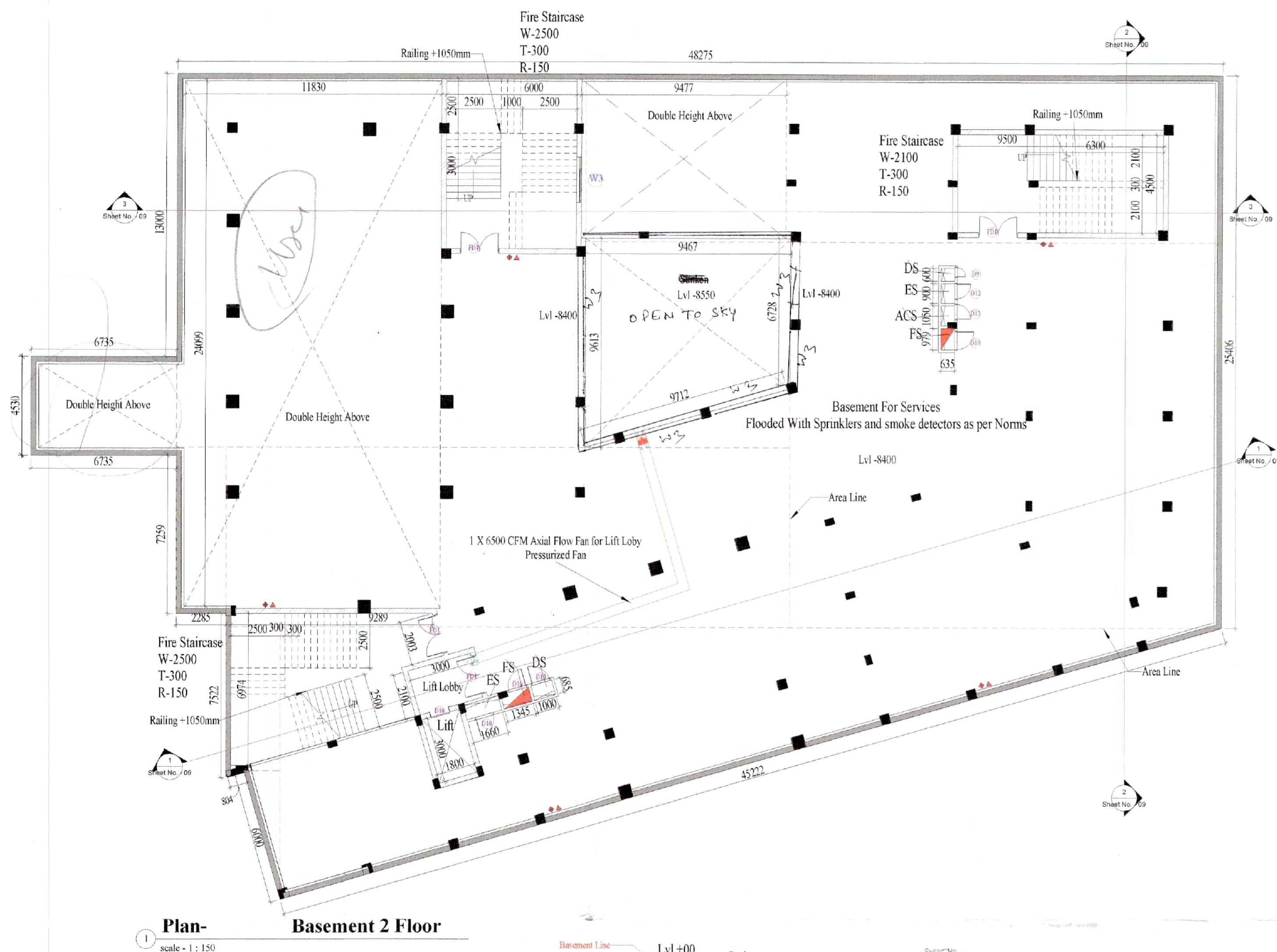
**Pip**

Window Schedule		
Model	Width	Height
W1	2700	1950
W2	2400	1950
W3	2100	1950
W4	1800	1950
W5	1800	1350
W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950

Pipe Color Fill Legend

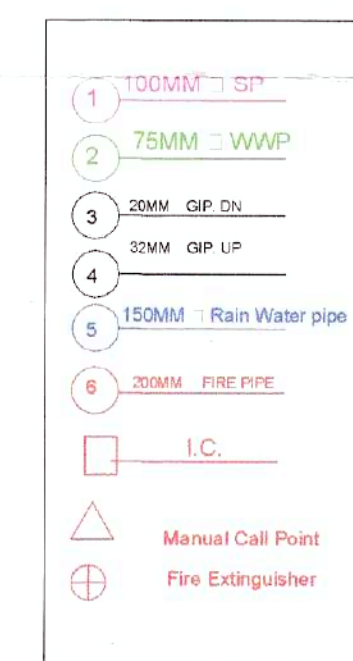
	1 - Sewage pipe 250mm Dia
	2 - Waste Water Pipe 200mm Dia
	5 - Rainwater Pipe 250mm Dia
	6 - Fire Pipe 100mm Dia





FS = fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = AC Shaft  
MV = Mechanical ventilation

#### Legend - Names



#### Legend - Pipe

Window Schedule		
Model	Width	Height
W1	2700	1950
W2	2400	1950
W3	2100	1950
W4	1800	1950
W5	1800	1350
W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950

Door Schedule		
Model	Width	Height
D1	1800	2400
D2	1800	2400
D3	1800	2100
D4	1500	2400
D5	1200	2400
D6	1500	2400
D7	1000	2400
D8	1000	2250
D9	500	2250
D10	900	2400
D11	800	2400
D12	750	2250
D13	700	2100
D14	1800	2400
FD1	1800	2400

- Note:
1. Rain water Harvesting  
Rain water harvesting shall be provided at site prevailing norms of Govt.
  2. Solar water heating system  
Solar water heating system shall be provided at site as per prevailing norms of Govt.
  3. Structure stability certificate  
Certified that the structure part of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio.
  - Earth Quake Safety Certificate  
Certified that the entire building has been designed and shall be constructed in accordance with the latest addition of National Code of Bureau of Indian Standard for structure stability and withstand the earthquake.

#### Floor Plans

Applicant  
For Sterling Infrastructure LLP.  
Authorised Signatory

Architect  
Ankur Sahni  
Architect

**Revised Building Plan for Primary School (measuring 1 Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.8375 acres (License no.- 109 of 2014 dated 14-08-2014), Total area - 17.43125 acres falling in revenue estate of village- Naurangpur, in sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and KJS LLP**

Sheet No. - 02

Chkd by: Ar. Ankur Sahni Date: 12-7-2021  
Drawn by: Harsh Bhaduria  
Scale: As indicated







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

Checked and found ok for Public Health (Habitat) Service only subject to comments in in forwarding letter to ACE(HQ) DL 6/9/21 154198

Exit Calculation (Fifth Floor)

Floor Area = Total FAR Area + FAR Deduction + non FAR Area  
= 1162.81 + 5.4 + 121.10  
= 1289.31 sq.m. (from Fifth Floor Area Calculation)

Occupants Calculation = Floor Area/4  
= 1289.31/4  
= 322.3275  
say 323 person

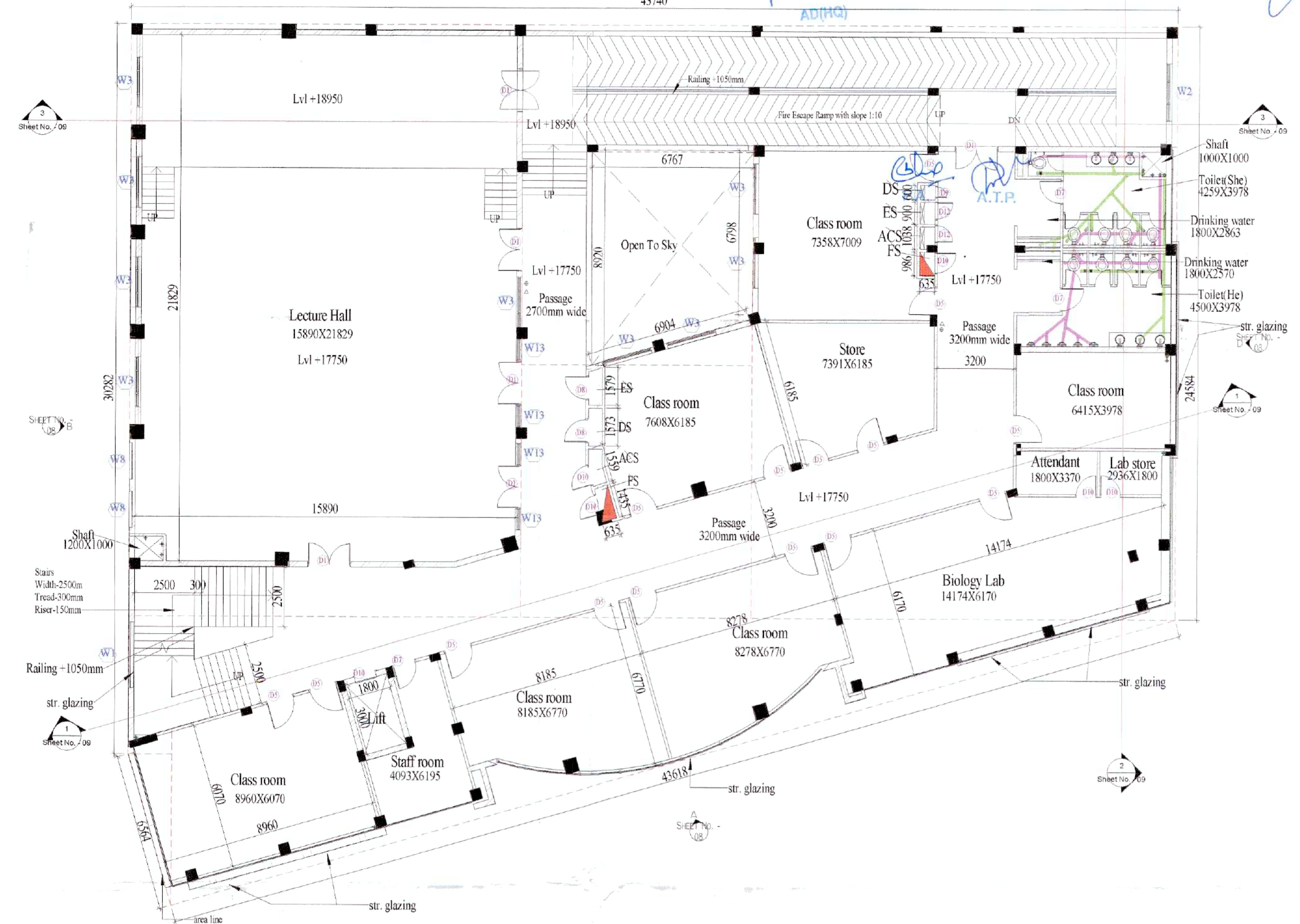
Exit Width Required = 10mm/person  
= 3230mm

Exit Width Provided  
Staircase = 2500mm  
Ramp = 2100mm  
Total = 4600mm



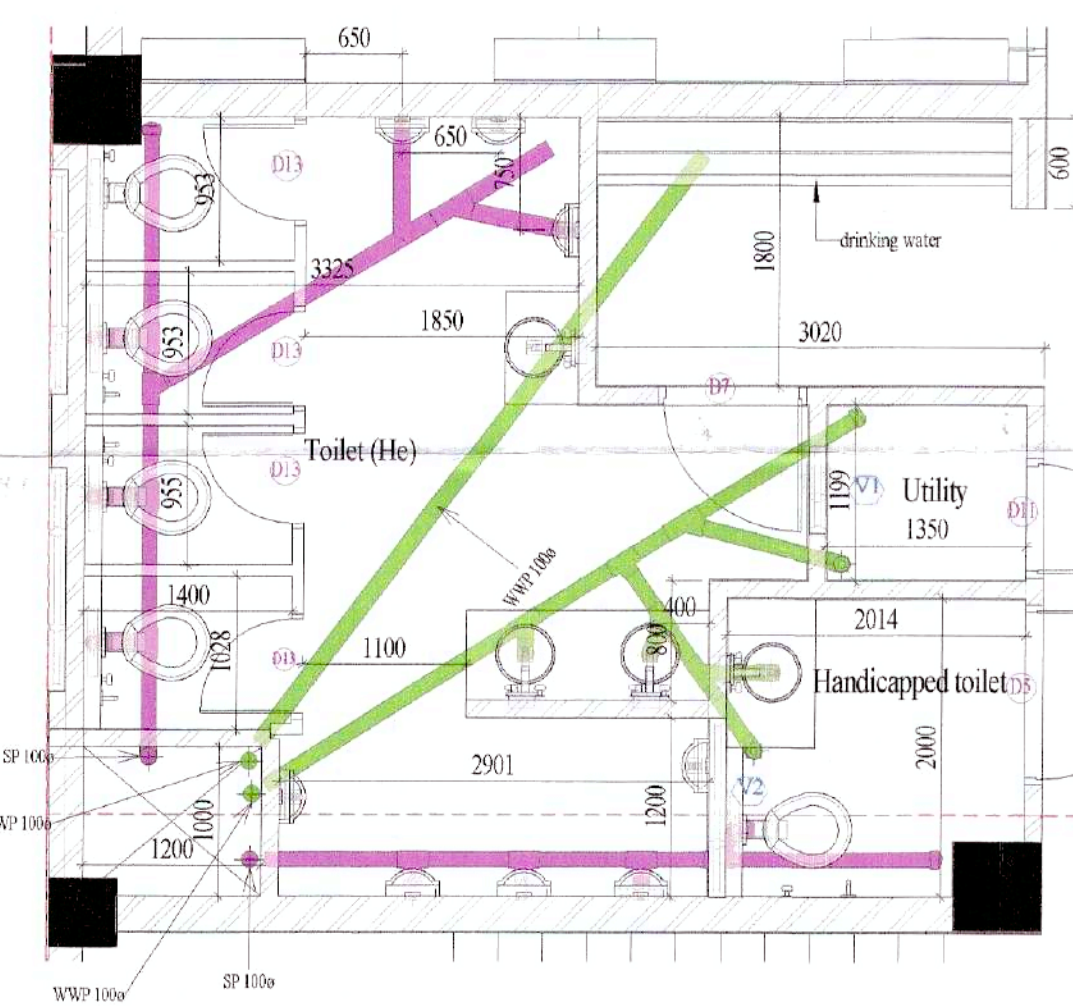
Plan- Fourth Floor

scale - 1 : 150



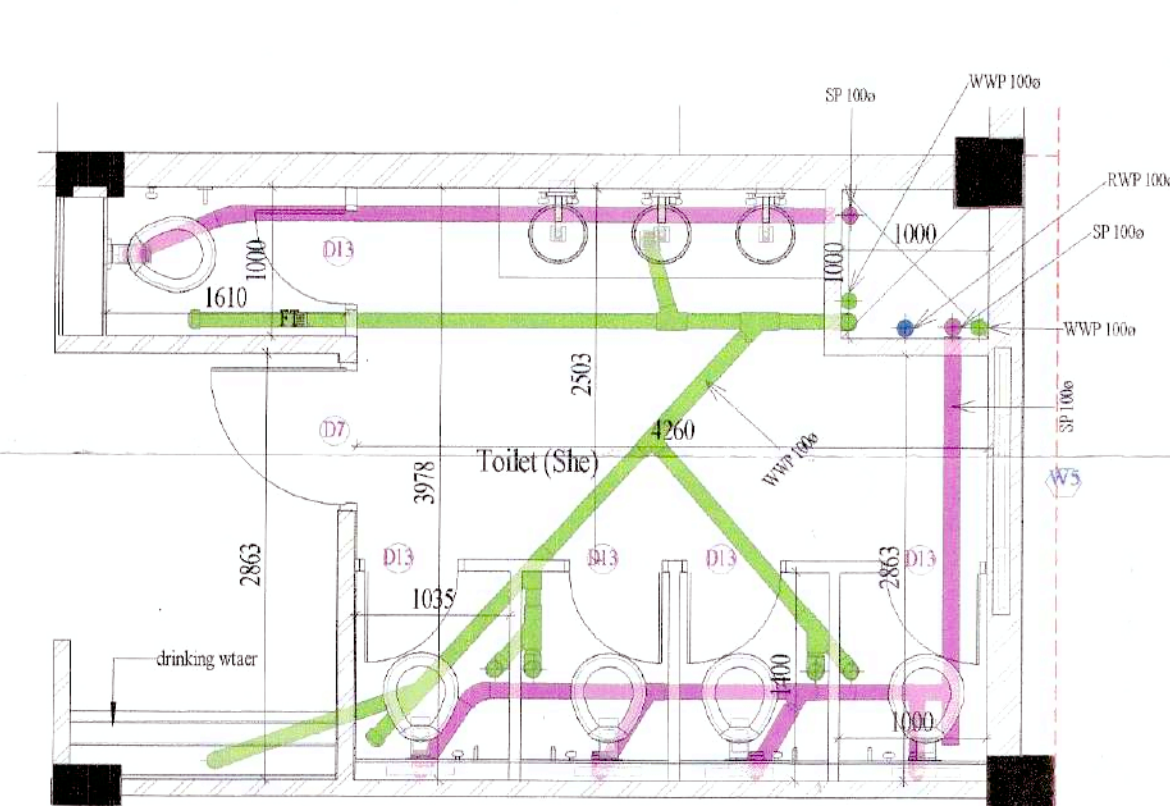
Plan- Fifth Floor

scale - 1 : 150



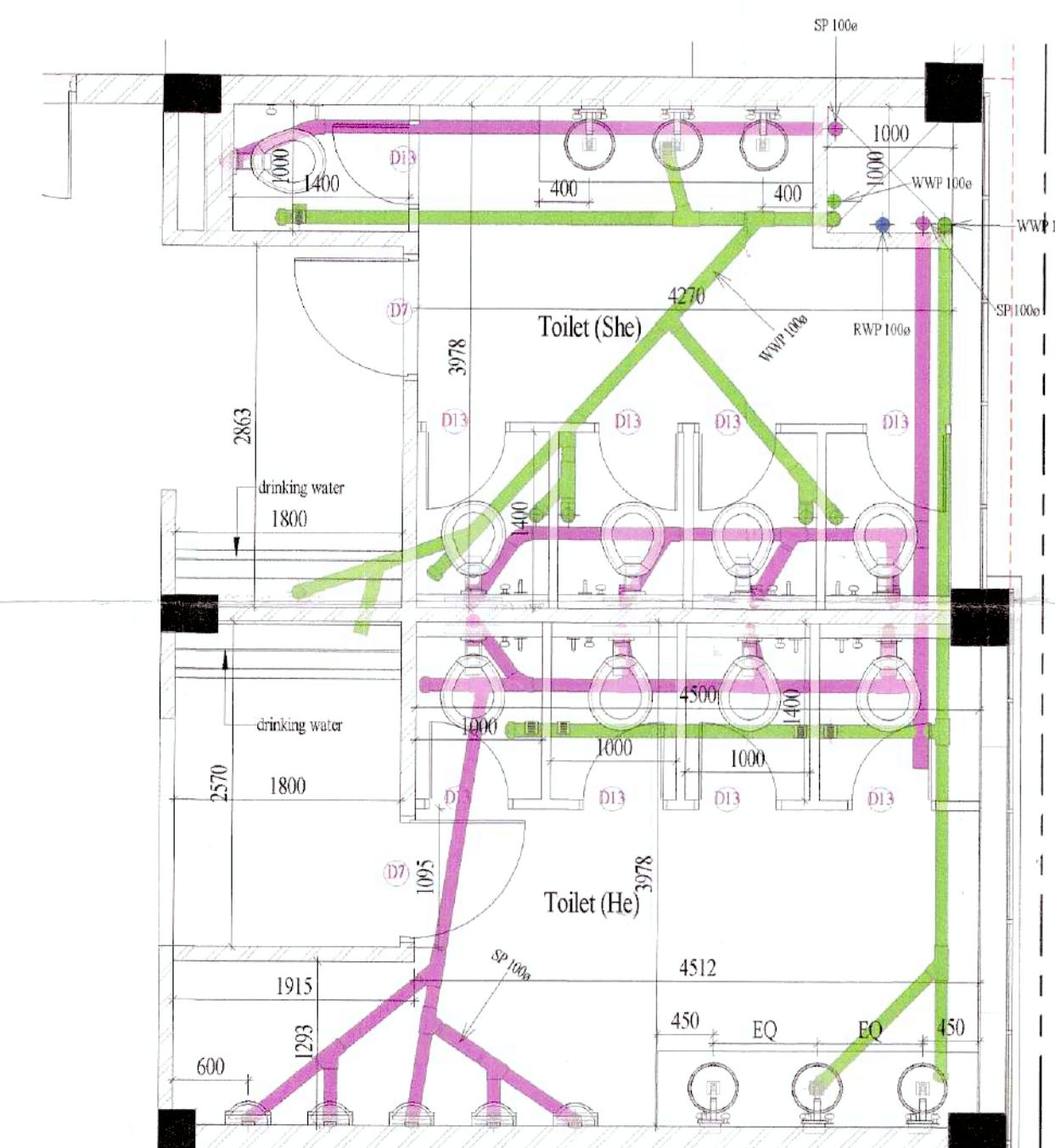
Plan- SF Toilet (He) subm.

scale - 1 : 50



Plan- SF Toilet (She) subm.

scale - 1 : 50



Plan- 5th floor toilet subm.

scale - 1 : 50

FS = fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = AC Shaft  
MV = Mechanical ventilation

Legend -

Names

Legend -

Pipe

scale - 1 : 50

scale - 1 : 200

Window Schedule

Model	Width	Height
W1	2700	1950
W2	2400	1950
W3	2100	1950
W4	1800	1950
W5	1800	1350
W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950

Door Schedule

Model	Width	Height
D1	1800	2400
D2	1800	2400
D3	1800	2100
D4	1500	2400
D5	1200	2400
D6	1500	2400
D7	1000	2400
D8	1000	2250
D9	500	2250
D10	900	2400
D11	800	2400
D12	750	2250
D13	700	2100
D14	1800	2400
FD1	1800	2400

Note:  
1. Rain water Harvesting  
Rain water harvesting shall be provided at site prevailing norms of Govt.  
2. Solar water heating system  
Solar water heating system shall be provided at site as per prevailing norms of Govt.  
3. Structure stability certificate  
Certified that the structure part of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio  
Earth Quake Safety Certificate  
Certified that the entire building has been designed and shall be constructed in accordance with the latest addition of National Code of Bureau of Indian Standard for structure stability and withstand the earthquake.

Floor Plans

Applicant

For Sterling Infrastructure LLP.

Architect

ANILK SALMI  
(Regd.)  
CAP/0012725  
ARCHITECT

Revised Building Plan for Primary School (measuring 1 Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.8375 acres (License no.- 109 of 2014 dated 14-08-2014), Total area - 17.43125 acres falling in revenue estate of village- Naurangpur, in sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and KJS LLP

Sheet No. - 04

Chd by: Ar. Ankur Salmi Date: 12-7-2021

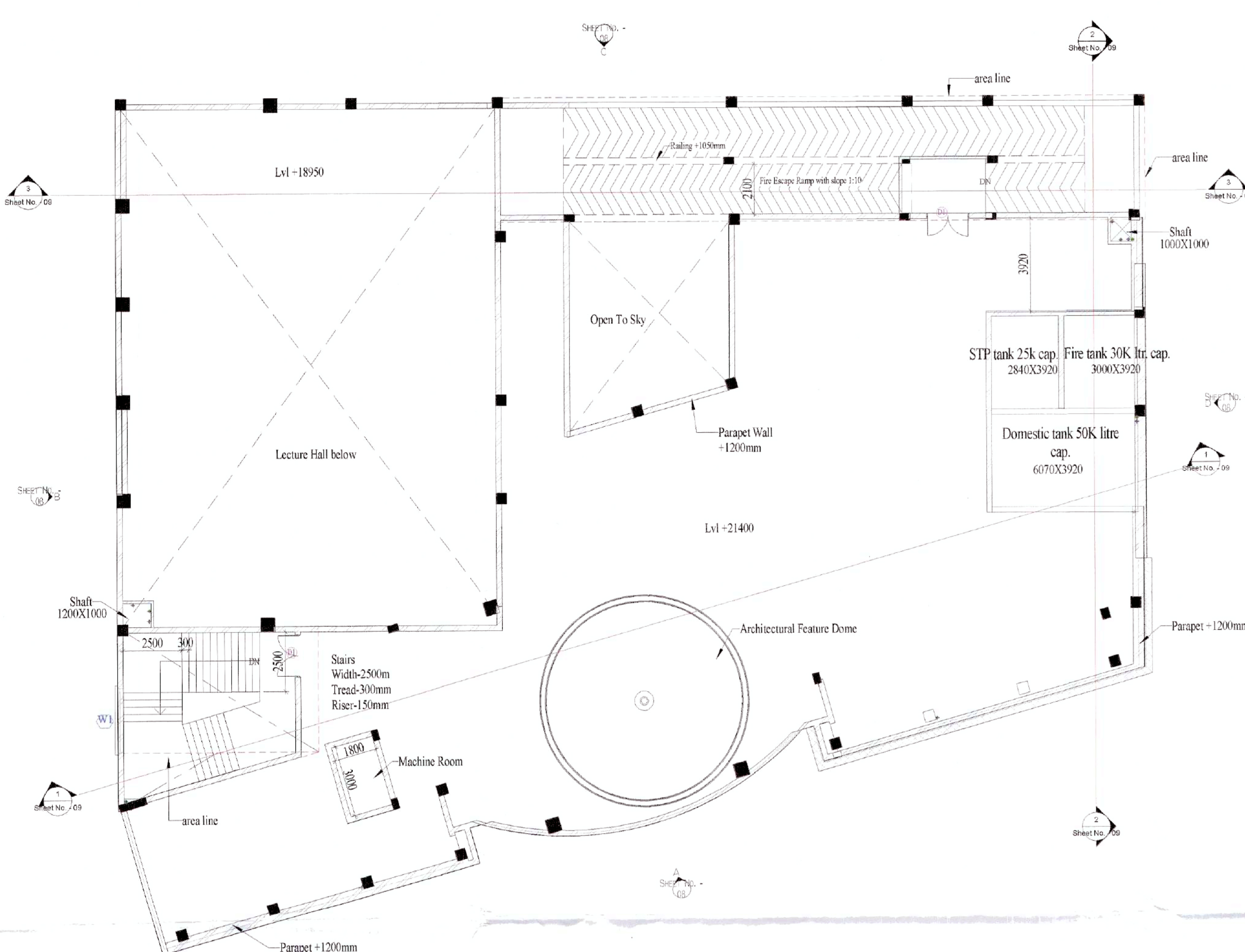
Drawn by: Harsh Bhaduria

Scale: As indicated



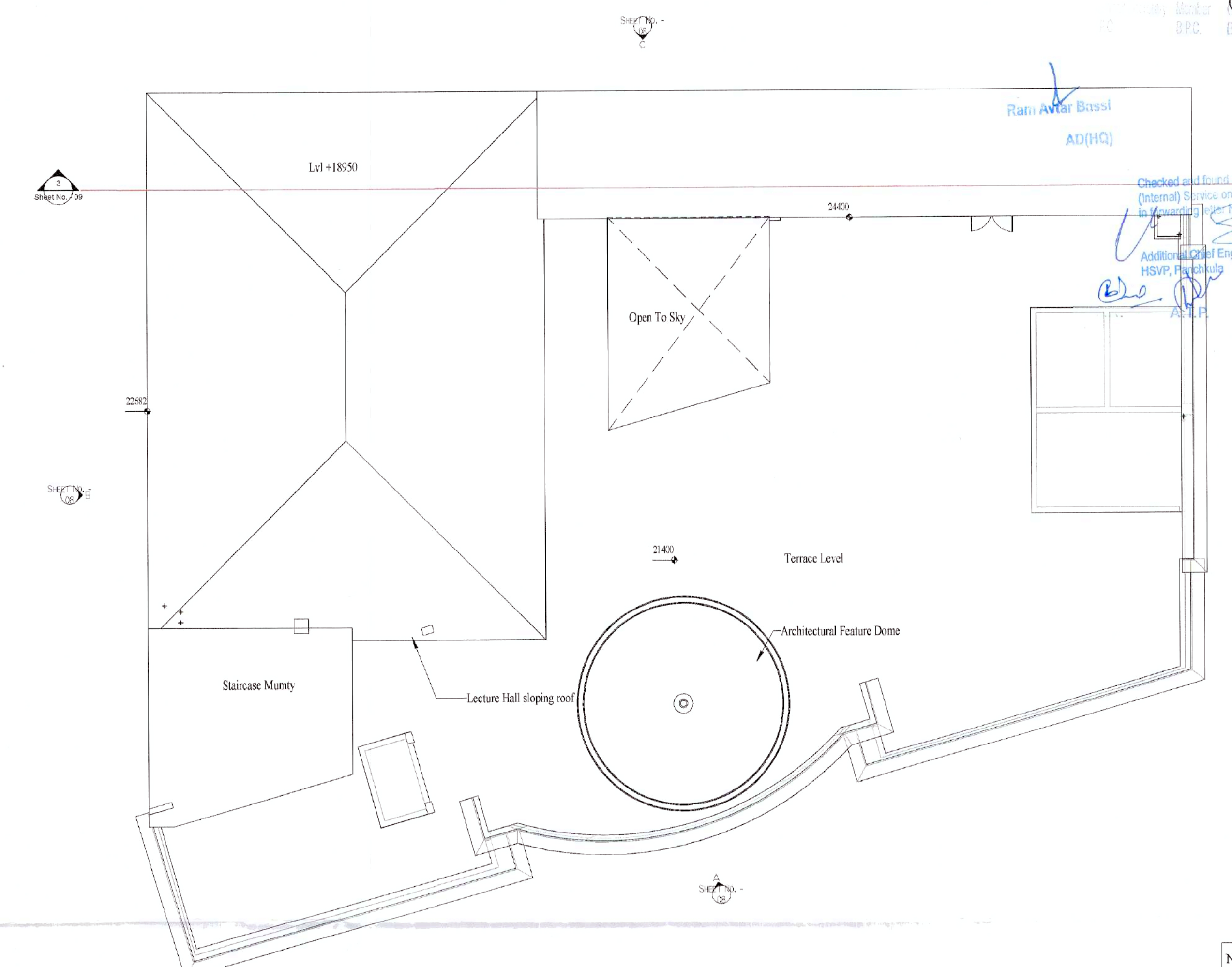
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

Checked and found ok for (Internal) Service only as per drawings in following plan No. 154198  
Additional Civil Engineer (Jr)  
HSVP, Panchkula  
AD(HQ)  
Member BPAC



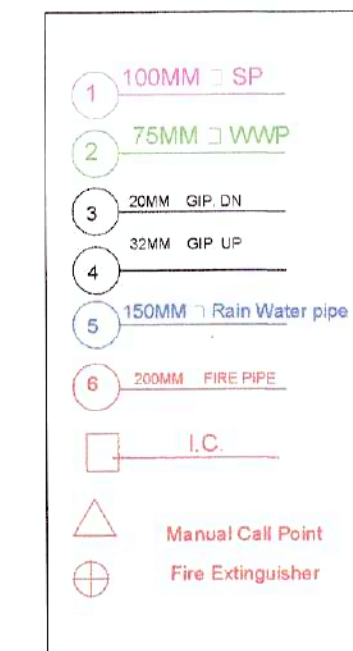
Plan- Terrace Floor

scale - 1 : 150



Plan- Mumty Floor

scale - 1 : 150



Legend - Pipe

scale - 1 : 200

FS = fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = AC Shaft  
MV = Mechanical ventilation

Legend - Names

scale - 1 : 50

Window Schedule		
Model	Width	Height
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W4	1800	1950
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W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950

Door Schedule		
Model	Width	Height
D1	1800	2400
D2	1800	2400
D3	1800	2100
D4	1500	2400
D5	1200	2400
D6	1500	2400
D7	1000	2400
D8	1000	2250
D9	500	2250
D10	900	2400
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D13	700	2100
D14	1800	2400
FD1	1800	2400

Note:  
1. Rain water Harvesting  
Rain-water-harvesting shall be provided at site prevailing norms of Govt.  
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Solar water heating system shall be provided at site as per prevailing norms of Govt.  
3. Structure stability certificate  
Certified that the structure part of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio  
Earth Quake Safety Certificate  
Certified that the entire building has been designed and shall be constructed in accordance with the latest addition of National Code of Bureau of Indian Standard for structure stability and withstand the earthquake.

For Sterling Infrastructure LLP.
Authorized Signatory
Architect
Ar. Ankur Salmi

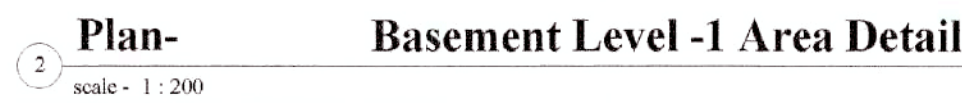
Revised Building Plan for Primary School (measuring 1 Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.8375 acres (License no.- 109 of 2014 dated 14-08-2014), Total area - 17.43125 acres falling in revenue estate of village- Naurangpur, in sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and KJS LLP

Sheet No. - 05
Child by : Ar. Ankur Salmi
Date: 12-07-2021
Drawn by : Harsh Bhaduria
Scale: As indicated





**Total Non FAR area = 1471.011sq.m**  
say 1471.01 sq.m



**Total Non FAR area = 1083.302sq.m**  
say 1083.30sq.m

**Total FAR area = 330.535 sq.m**  
**say 330.54 sq.m**



**Total Non FAR area = 933.618 sq.m  
say 933.62 sq.m**

Area Plans

Applicant

For Sterling Infrastructure LLP.

Authorized Signatory

**Revised Building Plan for Primary School (measuring 1 Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.8375 acres (License no.- 109 of 2014 dated 14-08-2014). Total area - 17.43125 acres falling in revenue estate of village- Naurangpur, in sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and KJS LLP**

Scale: 1 : 200



**Total FAR area = Area - Area Deduction**  
**= 1151.258-5.4 = 1145.858 sq.m**  
**say 1145.86 sq.m**

**Total Non FAR area = 121.095 sq.m  
say 121.10 sq.m**



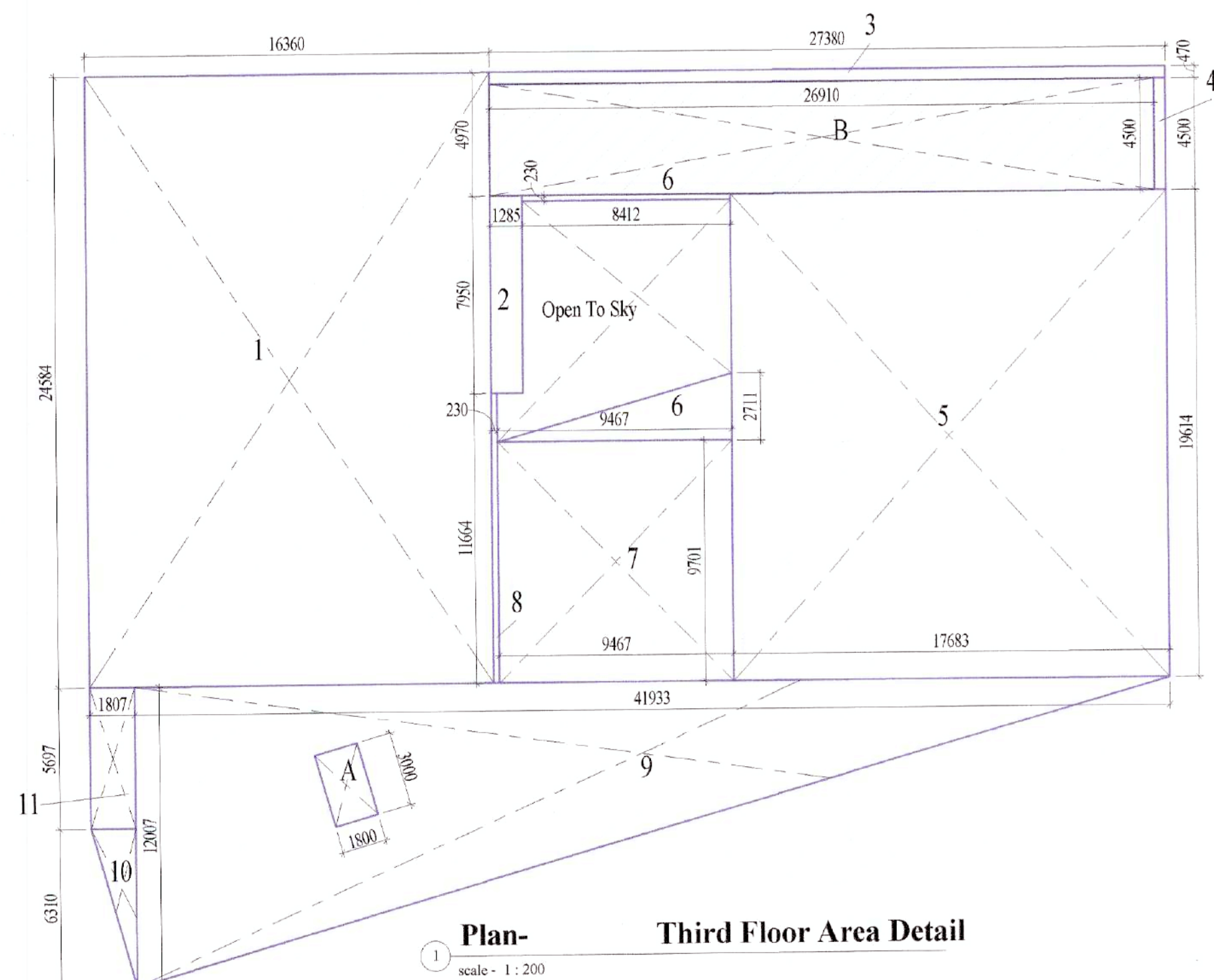
**Total Non FAR area = 121.095 sq.m**  
**say 121.10 sq.m**

Area				1023.981 m <sup>2</sup>	
A	1800	3000	1	5.400 m <sup>2</sup>	Area Deduction
Area Deduction				5.400 m <sup>2</sup>	

**Total FAR area = Area - Area Deduction**  
**= 1023.981-5.4 = 1018.581 sq.m ; say 1018.58 sq.m**

Area Schedule Second floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
B non FAR	269.10	4500	1	121.095 m <sup>2</sup> 121.095 m <sup>2</sup>	non FAR



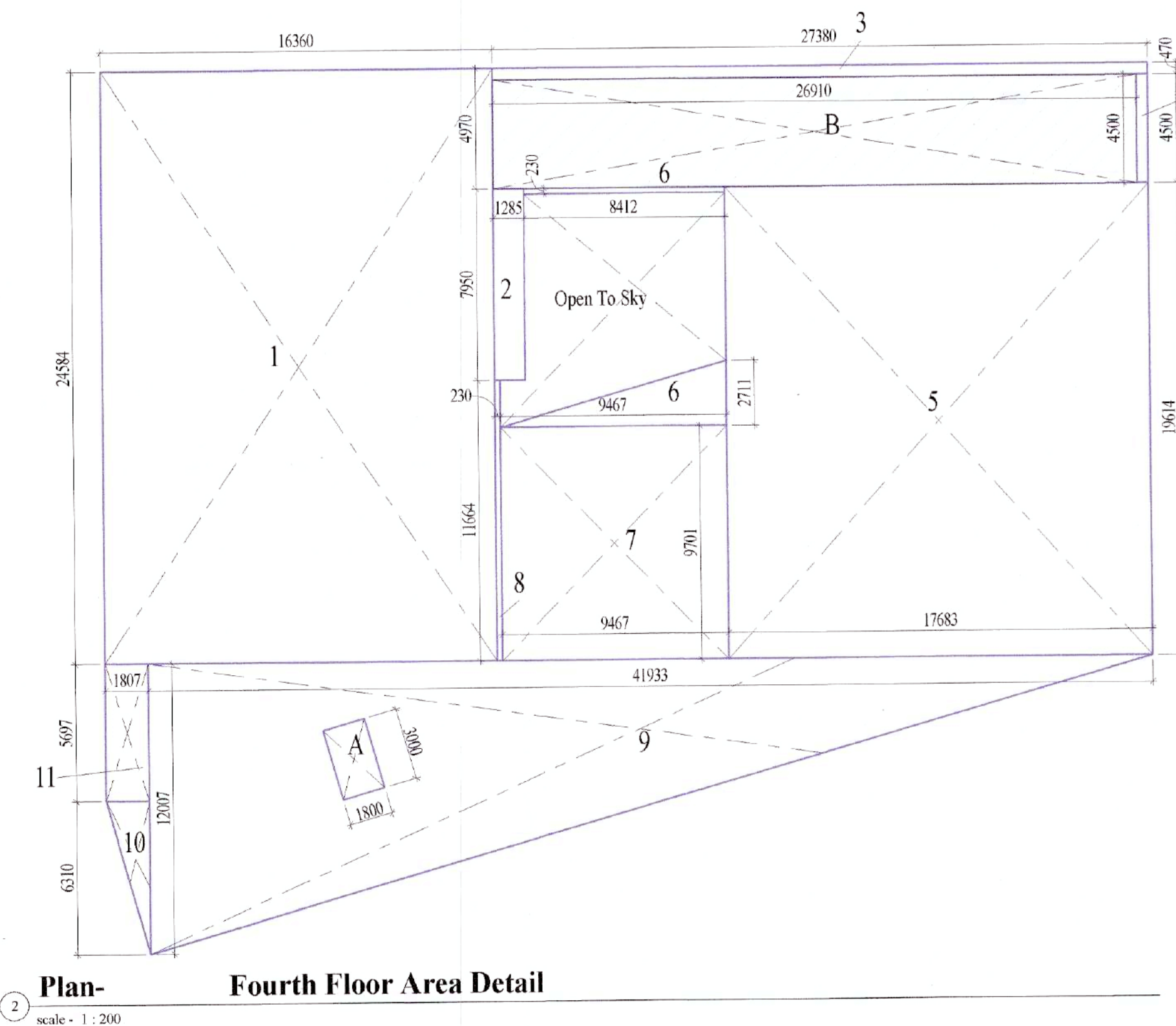


Area Schedule Third floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
1	16360	24584	1	402.194 m <sup>2</sup>	Area
2	1285	7950	1	10.216 m <sup>2</sup>	Area
3	27380	470	1	12.869 m <sup>2</sup>	Area
4	470	4500	1	2.115 m <sup>2</sup>	Area
5	17683	19614	1	346.834 m <sup>2</sup>	Area
6	9467	2711	0.5	12.833 m <sup>2</sup>	Area
6	8412	230	1	1.935 m <sup>2</sup>	Area
7	9467	9701	1	91.839 m <sup>2</sup>	Area
8	230	11664	1	2.683 m <sup>2</sup>	Area
9	41933	12007	0.5	251.745 m <sup>2</sup>	Area
10	1807	6310	0.5	5.701 m <sup>2</sup>	Area
11	1807	5697	1	10.294 m <sup>2</sup>	Area
Area				1151.258 m <sup>2</sup>	
A	1800	3000	1	5.400 m <sup>2</sup>	Area Deduction
Area Deduction				5.400 m <sup>2</sup>	

**Total FAR Area = Area - Area Deduction**  
**= 1151.258-5.4 = 1145.858sq.m**  
**say 1145.86sq.m**

Area Schedule Third floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
B	26910	4500	1	121.095 m <sup>2</sup>	non FAR
				121.095 m <sup>2</sup>	

**Total Non FAR area = 121.095 sq.m**  
**say 121.10sq.m**

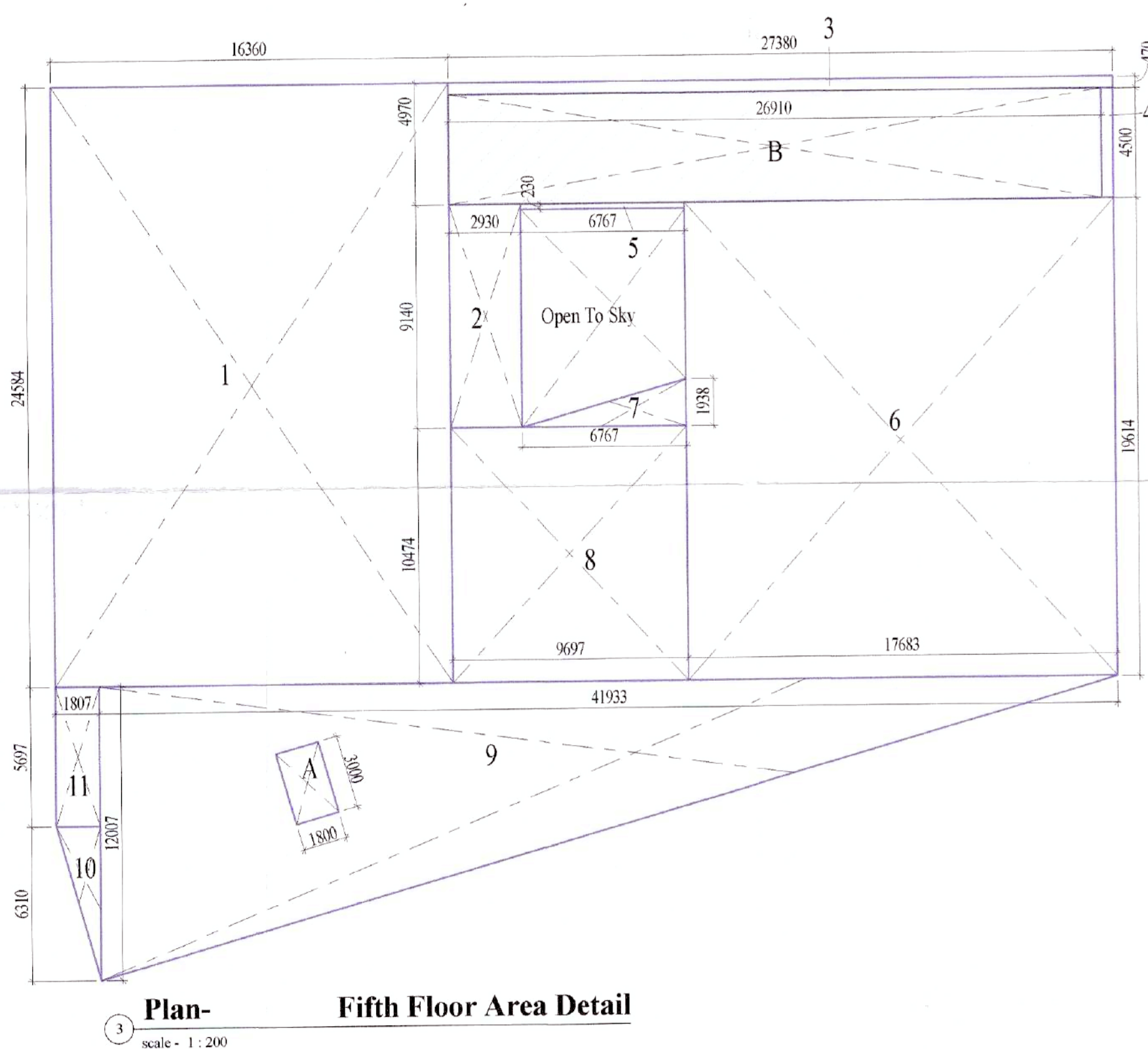


Area Schedule Fourth Floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
1	16360	24584	1	402,194 m <sup>2</sup>	Area
2	1285	7950	1	10,216 m <sup>2</sup>	Area
3	27380	470	1	12,869 m <sup>2</sup>	Area
4	470	4500	1	2,115 m <sup>2</sup>	Area
5	17683	19614	1	346,834 m <sup>2</sup>	Area
6	9467	2711	0.5	12,833 m <sup>2</sup>	Area
6	8412	230	1	1,935 m <sup>2</sup>	Area
7	9467	9701	1	91,839 m <sup>2</sup>	Area
8	230	11664	1	2,683 m <sup>2</sup>	Area
9	41933	12007	0.5	251,745 m <sup>2</sup>	Area
10	1807	6310	0.5	5,701 m <sup>2</sup>	Area
11	1807	5697	1	10,294 m <sup>2</sup>	Area
Area				1151,258 m <sup>2</sup>	
A	1800	3000	1	5,400 m <sup>2</sup>	Area Deduction
Area Deduction				5,400 m <sup>2</sup>	

**Total FAR Area = Area - Area Deduction**  
**= 1151.258-5.4 = 1145.858sq.m**  
**say 1145.86sq.m**

Area Schedule Fourth Floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
B non FAR	26910	4500	1	121.095 m <sup>2</sup> 121.095 m <sup>2</sup>	non FAR

**Total Non FAR area = 121.095 sq.m**  
**say 121.10sq.m**

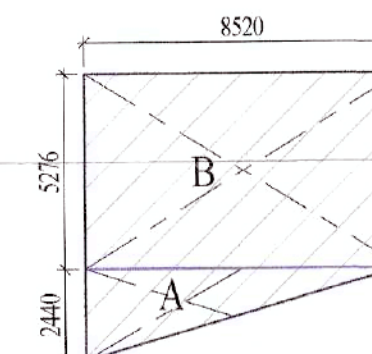
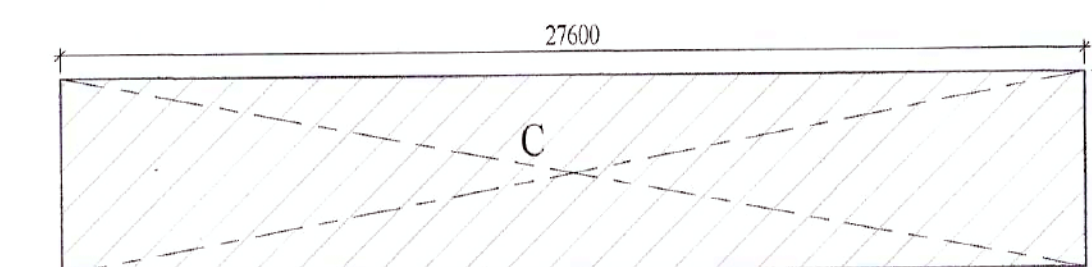


Area Schedule Fifth Floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
1	16360	24584	1	402.194 m <sup>2</sup>	FAR
2	2930	9140	1	26.780 m <sup>2</sup>	FAR
3	27380	470	1	12.869 m <sup>2</sup>	FAR
4	470	4500	1	2.115 m <sup>2</sup>	FAR
5	6767	230	1	1.556 m <sup>2</sup>	FAR
6	17683	19614	1	346.834 m <sup>2</sup>	FAR
7	6767	1938	0.5	6.557 m <sup>2</sup>	FAR
8	9697	10474	1	101.566 m <sup>2</sup>	FAR
9	41933	12007	0.5	251.745 m <sup>2</sup>	FAR
10	1807	6310	0.5	5.701 m <sup>2</sup>	FAR
11	1807	5697	1	10.294 m <sup>2</sup>	FAR
FAR				1168.213 m <sup>2</sup>	
A	1800	3000	1	5.400 m <sup>2</sup>	FAR deduction
FAR deduction				5.400 m <sup>2</sup>	

**Total FAR area = Area - Area Deduction**  
**= 1168.213 - 5.4 = 1162.813 sq.m**  
**say 1162.81 sq.m**

Area Schedule Fifth Floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
B non FAR	26910	4500	1	121.095 m <sup>2</sup> 121.095 m <sup>2</sup>	non FAR

**Total Non FAR area = 121.095 sq.m**  
**say 121.10 sq.m**



**Plan- Mumty Floor Area Detail**

Area Schedule Mumty Floor					
Name	Length	Width	Multiplication Factor	Net Area	Comments
A	8520	2440	0.5	10.394 m <sup>2</sup>	non FAR
B	8520	5276	1	44.952 m <sup>2</sup>	non FAR
C	27600	5260	1	145.176 m <sup>2</sup>	non FAR
non FAR				200.522 m <sup>2</sup>	

**Total Non FAR area = 200.522 sq.m**  
**say 200.52sq.m**

Note:

1. Rain water Harvesting  
Rain water harvesting shall be provided at site prevailing norms of Govt.
2. Solar water heating system  
Solar water heating system shall be provided at site as per prevailing norms of Govt.
3. Structure stability certificate  
Certified that the structure part of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio  
Earth Quake Safety Certificate  
Certified that the entire building has been designed and shall be constructed in accordance with the latest addition of National Code of Bureau of Indian Standard for structure stability and withstand the earthquake.

Area Plans
Applicant For Sterling Infrastructure LLP.

Authorised Signatory

Applicant



(Reg.)  
Cantonment  
A. S. Salvi

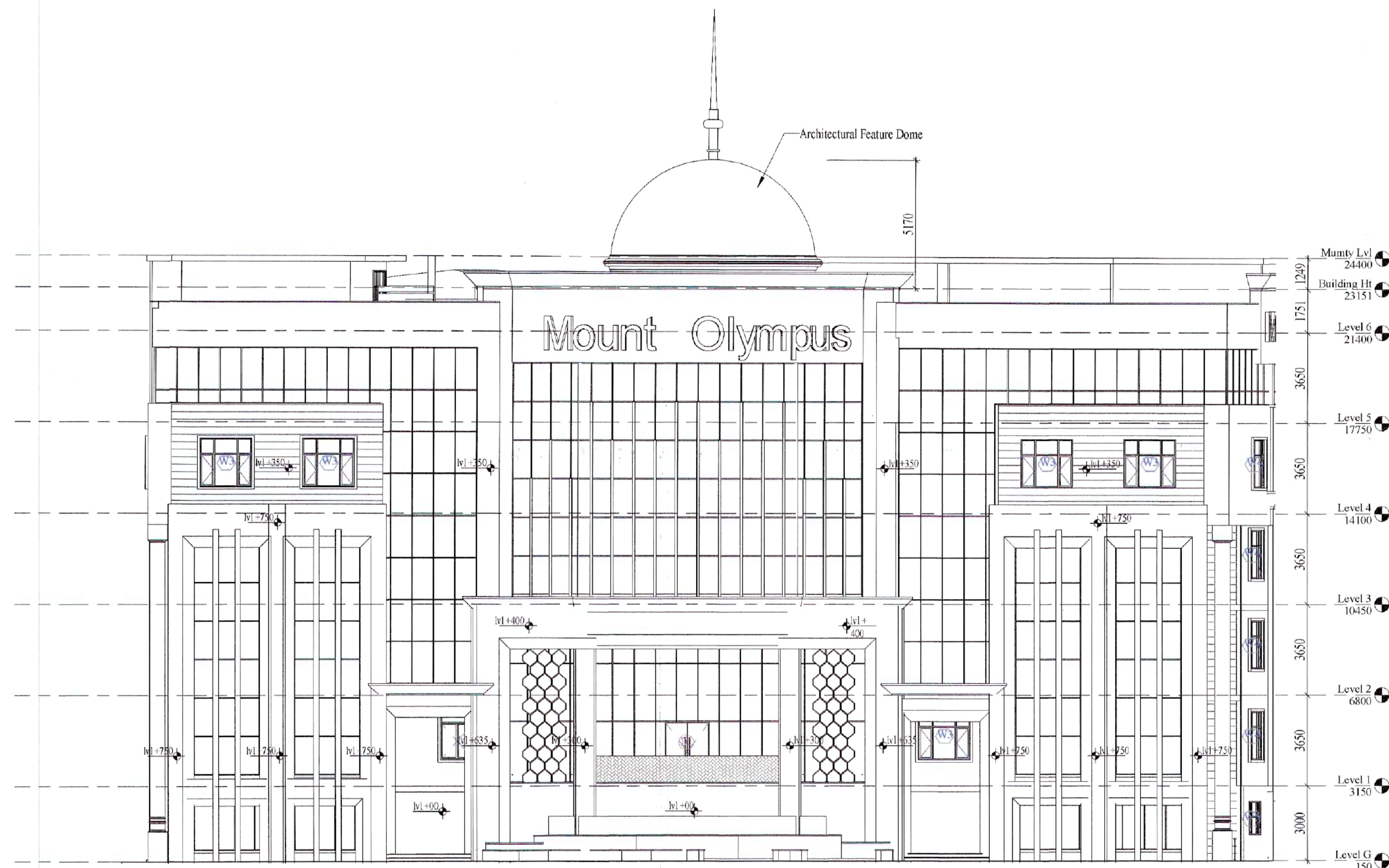
Revised Building Plan for Primary School (measuring Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.83 acres (License no.- 109 of 2013 dated 14-08-2014). Total area 17.43125 acres falling in revenue estate of village- Naurangpur sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and K.J. LLP.

Sheet No. - 07	
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Chkd by: Ar. Ankur Sahni	Date: 12-07
Drawn by: Harsh Bhadauriya	

Scale:	1 : 200
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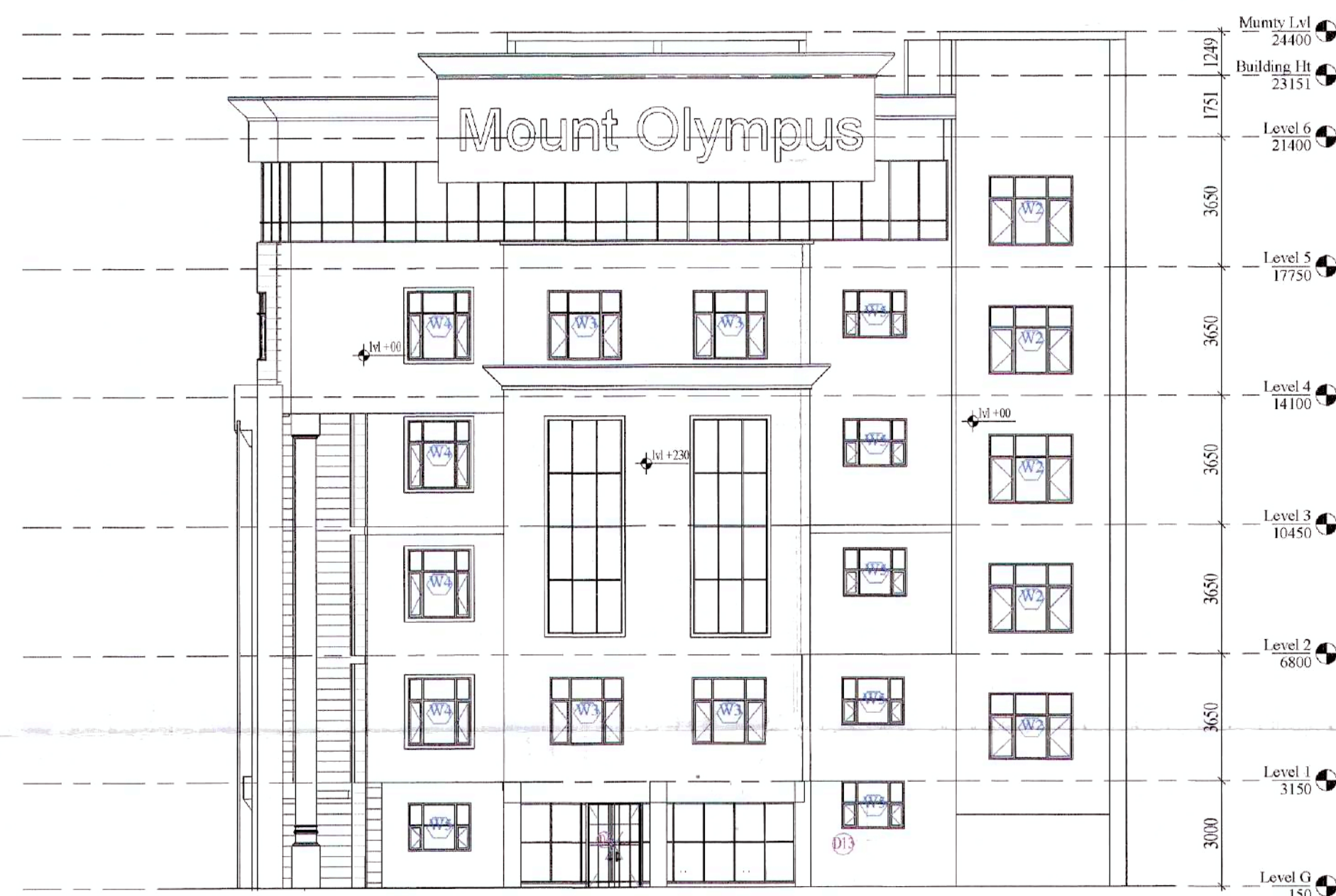




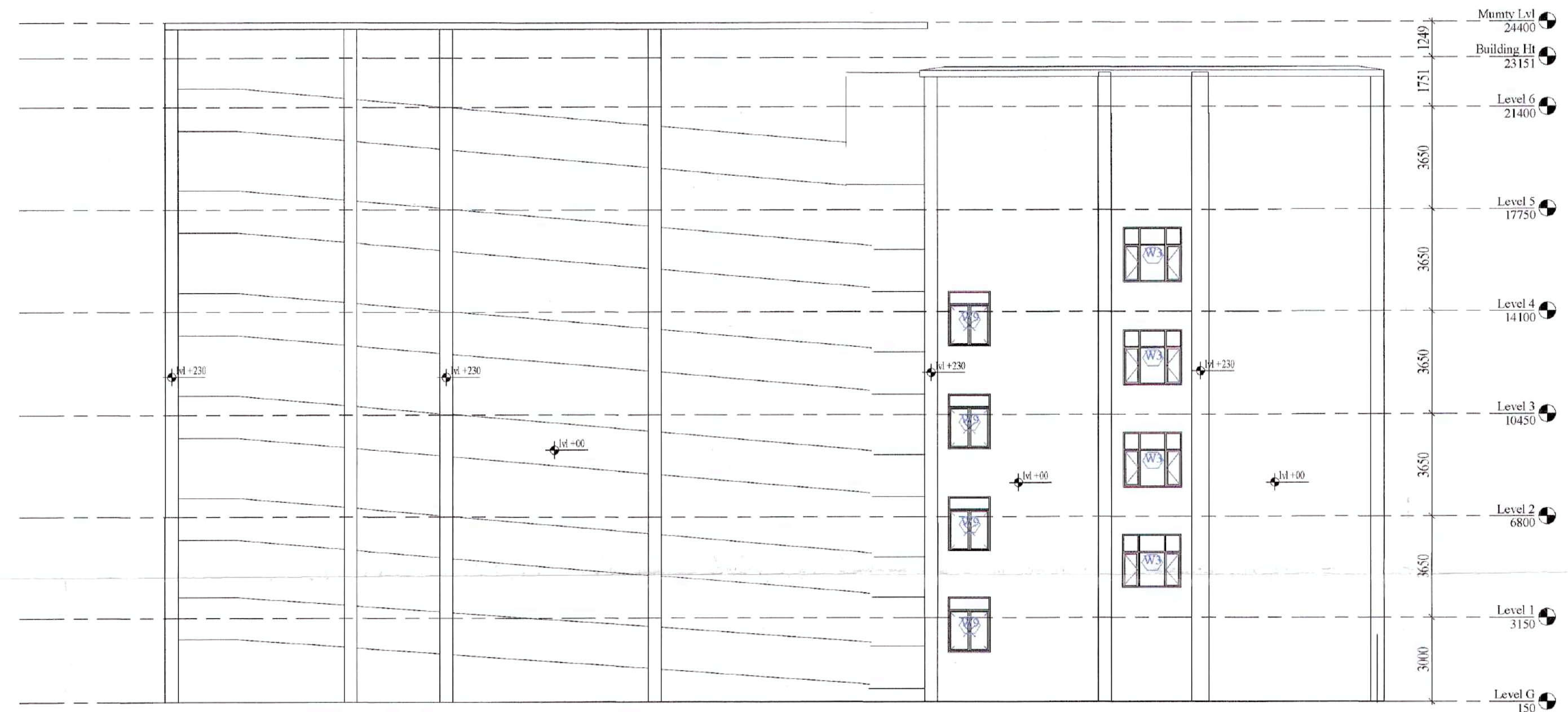
**Elevation - A**  
scale - 1 : 150



**Elevation - B**  
scale - 1 : 150



**Elevation - D**  
scale - 1 : 150



**Elevation - C**  
scale - 1 : 150

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

Ushama  
DOT (HQ) Member BPAQ  
Ram Avtar Bassi  
AD(HQ)  
P.A.  
A.T.P.

#### Door Schedule

Model	Width	Height
D1	1800	2400
D2	1800	2400
D3	1800	2100
D4	1500	2400
D5	1200	2400
D6	1500	2400
D7	1000	2400
D8	1000	2250
D9	500	2250
D10	900	2400
D11	800	2400
D12	750	2250
D13	700	2100
D14	1800	2400
FD1	1800	2400

#### Window Schedule

Model	Width	Height
W1	2700	1950
W2	2400	1950
W3	2100	1950
W4	1800	1950
W5	1800	1350
W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950

PS = fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = AC Shaft  
MV = Mechanical ventilation

Note:  
1. Rain water Harvesting  
Rain water harvesting shall be provided at site prevailing norms of Govt.  
2. Solar water heating system  
Solar water heating system shall be provided at site as per prevailing norms of Govt.  
3. Structure stability certificate  
Certified that the structure part of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio  
Earth Quake Safety Certificate  
Certified that the entire building has been designed and shall be constructed in accordance with the latest addition of National Code of Bureau of Indian Standard for structure stability and withstand the earthquake.

#### Elevations

Applicant For Sterling Infrastructure LLP

Authorised Signatory

Architect

ANKAR SALMI  
CA/2019/17215  
Ankur Salmi

Revised Building Plan for Primary School (measuring 1 Acre) in Group Housing Scheme measuring 14.59375 acres (License no.- 47 of 2013 dated 06-06-2013) along with additional licensed area 2.8375 acres (License no.- 109 of 2014 dated 14-08-2014), Total area - 17.43125 acres falling in revenue estate of village- Naurangpur, in sector-79, Gurugram, Haryana being developed by Sterling Infrastructure LLP and KJS LLP

#### Sheet No. - 08

Chkd by : Ar. Ankur Salmi Date: 12-07-2021

Drawn by : Harsh Bhaduriya

Scale: As indicated

1	100MM - SP
2	75MM - WWP
3	20MM CRP DN
4	32MM CRP UP
5	150MM - Rain Water pipe
6	200MM - FIRE PIPE
7	I.C.
8	Manual Call Point
9	Fire Extinguisher

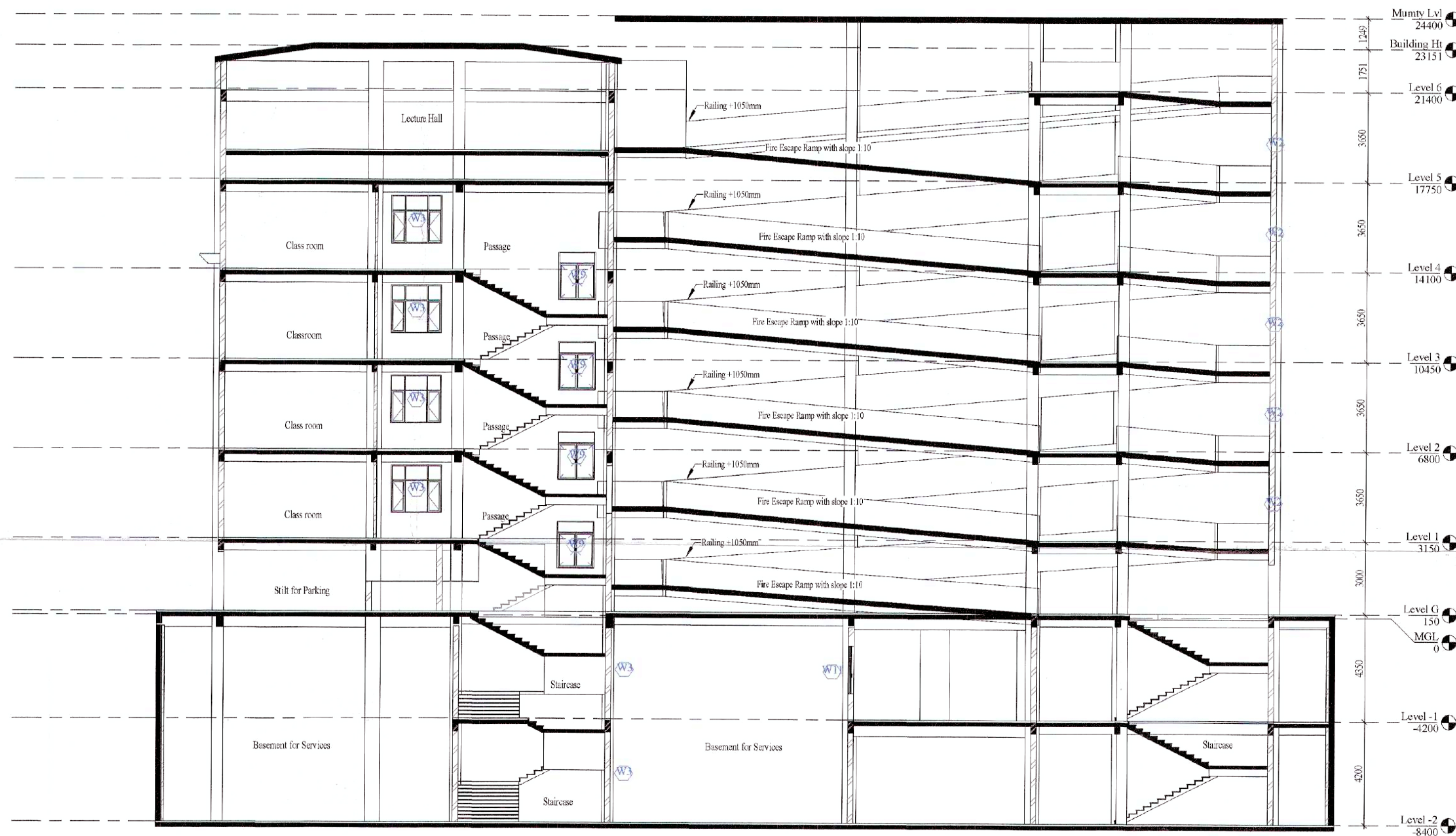




Section- 1  
scale - 1 : 150

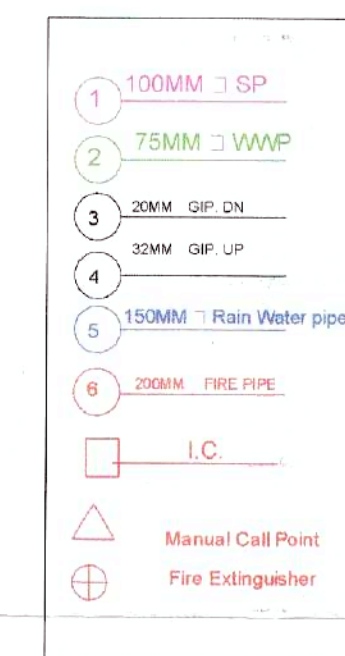


Section- 2  
scale - 1 : 150



Section- 3  
scale - 1 : 150

FS = fire shaft  
ES = Electrical shaft  
DS = Data shaft  
ACS = AC Shaft  
MV = Mechanical ventilation

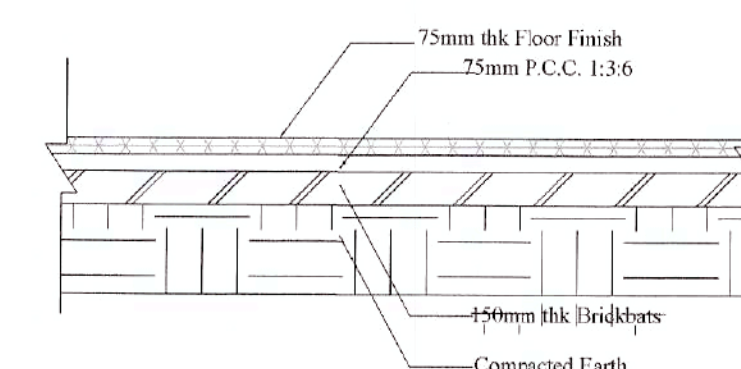


Door Schedule

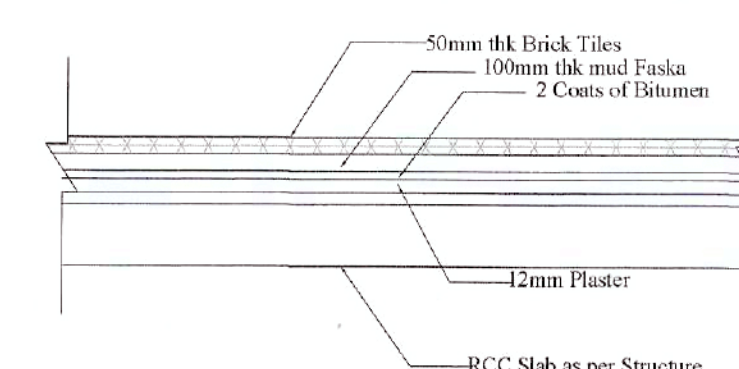
Model	Width	Height
D1	1800	2400
D2	1800	2400
D3	1800	2100
D4	1500	2400
D5	1200	2400
D6	1500	2400
D7	1000	2400
D8	1000	2250
D9	500	2250
D10	900	2400
D11	800	2400
D12	750	2250
D13	700	2100
D14	1800	2400
FD1	1800	2400

Window Schedule

Model	Width	Height
W1	2700	1950
W2	2400	1950
W3	2100	1950
W4	1800	1950
W5	1800	1350
W6	1350	1950
W7	2400	2100
W8	1500	1350
W9	1500	1950
W10	3000	2400
W11	1200	1950
W12	1800	1950
W13	900	1950



Basement Flooring Detail



Terrace Flooring Detail

Note:  
1. Rain water Harvesting  
Rain water harvesting shall be provided at site prevailing norms of Govt.  
2. Solar water heating system  
Solar water heating system shall be provided at site as per prevailing norms of Govt.  
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Sections

Applicant  
For Sterling Infrastructure LLP.  
Authorised Signatory

Architect

Ar. Ankur Salani  
Architect

Revised Building Plan for  
Primary School (measuring 1  
Acre) in Group Housing Scheme  
measuring 14.59375 acres  
(License no.- 47 of 2013 dated  
06-06-2013) along with  
additional licensed area 2.8375  
acres (License no.- 109 of 2014  
dated 14-08-2014), Total area -  
17.43125 acres falling in revenue  
estate of village- Naurangpur, in  
sector-79, Gurugram, Haryana  
being developed by Sterling  
Infrastructure LLP and KJS  
LLP

Sheet No. - 09

Chkd by: Ar. Ankur Salani Date: 12-07-2021  
Drawn by: Harsh Bhaduria  
Scale: As indicated







