RECHARGE BORE WELL
DETAILED SETION OF RECHARGE WELL SYSTEMM OF COLLECTION OF RWP FROM ROOF TOP
PROPOSED HARVESTING SYSTEM
FINE SAND
COARSE SAND
CAST IRON GRATING
RAIN WATER PIPE
R.C.C. SLAB
PERFORATED/HONEY COMMED B.W.
1.5 TO 3.0M
2.5 TO 5.0M
WALL FOUNDATION
WALL FOUNDATION
STANDARD FOOTING SECTION
1830
1000
230
N.G.L
P.C.C. 1:4:8
900
1600
400
300
300
1000
100
GUARD ROOM PLAN
AREA 1.5 X 2.0 = 3.0 SQ.MT.
G. ROOM
1700X1200
METER ROOM PLAN
AREA 1.5 X 2.0 = 3.0 SQ.MT.
M. ROOM
1700X1200
2000
1500
PROPOSED 24.0M WIDE ROAD
LVL±00
PROPOSED 24.0M WIDE ROAD
SOHNA TO DAMDAMA ROAD
LVL±00
11 KARAM RASTA
11 KARAM RASTA
LVL±00
A
B
C
D
E
F
G
H
I
J
K
L
M
258.15
60.35
134.11
67.05
15.09
117.34
70.41
24.00
25.14
41.91
40.23
48.62
10.06
PHASE 1
NO PHASE / EWS
0.51 ACRE
PHASE 2
0.84ACRE
FUTURE EXTENSION AREA
FUTURE EXTENSION AREA
TOWER-C
(G+17)
EWS TOWER
COMMERCIAL BLOCK
TERRACE LVL.+4.600
SWIMMING POOL
1200 MM DEEP
LVL-100 MM
POOL DECK LVL.+1100 MM
PUMP ROOM STAIRS
SPACE FOR UG TANK AT BASEMENT -I & 2 LVL
SPACE FOR ESS AT BASEMENT -I & 2 LVL
PLAY AREA
CAR PARKING
6.0M WIDE FIRE TENDER MOTORABLE ROAD LVL.+1000 MM
GREEN / LANDSCAPE AREA
1500MM WIDE GREEN BELT
PLOT LINE
SET BACK LINE
BASEMENT LINE
RAMP DN TO BASEMENT-1 SLOPE 1:10 WIDTH-4100 MM LENGTH-48500MM
RAMP UP FROM BASEMENT-1 SLOPE 1:10 WIDTH-4100MM LENGTH-48500MM
MASONRY SHAFT FOR STAIRCASE PRESSURIZATION
OPEN TO SKY
TERRACE LVL.+60.65M
TOP LVL.+63.65M
G. ROOM 1500X2000
M. ROOM 1500X2000
ENTRY BOOM BARRIER / SLIDING GATE
EXIT BOOM BARRIER / SLIDING GATE
PHASE-2 CORE AREA
STAIRCASE AREA
6540
7590
7145
7130
2580
3450
3625
4725
W 1250
T=250
R =150
N

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- ALL BUILDING IS MECHANICALLY VENTILATED WITH 100% POWER BACK UP
- BASEMENT BUILDING IS MECHANICALLY VENTILATED WITH 100% POWER BACK UP AND FULLY SPRINKLED
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ALL HANDICAP RAMPS WITH RAILING.
- BUILDING WILL BE CENTRALLY AIR CONDITIONED.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.

GENERAL NOTES:-

1. LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
2. THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT/ OWNER/ENGINEER..
3. HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
4 STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH
5 RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
6 DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
7 ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED .
8 UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
9 FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
10 COVER
   a) BEAM : 25 MM
   b) SLAB : 20MM
11 CONCRETE MIX
   a) BEAM : M25
   b) SLAB : M25
12 TOP REINF.---------------------------
13 BOTTOM REINF.----------------------
14 REINFORCEMENT : REINF. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFIRMING TO IS 1786-1985
15 DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987.IS-456:2000, IS-13920:1993
16 PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW:-
   TOP. - 8T@200 C/C
   BOT. - 8T@C/C

CONSTRUCTION DETAILS:-

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL. BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. –VI) WITH CORRECTION SLIPS AND IS:456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN

Hshams S.T.P.(HQ) Member Secretary BPAC
S.T.P.(G) Member BPAC
C.T.P.(HR) Chairman BPAC.
DTP(HQ)
ATP(HQ)
JD.
P.A.
A.T.P
Ram Avtar Bassi JD(HQ)
JDT(HQ) Member BPAC

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

GROUP HOUSING COLONY SECTOR-04, SOHNA			
	ACRES		PERMISSIBLE SQM
GROUP HOUSING			
TOTAL SITE AREA	4.75 Acres		19,222.54 SQM
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	35.00%		6,727.89 SQM
TOTAL PROPOSED GROUND COVERAGE	**9.02%**		1,732.99 SQM
FAR			
RESIDENTIAL			
PERMISSIBLE FAR ON GROUP HOUSING	175.00%		33,639.44 SQM
PERMISSIBLE IGBC GOLD RATING (GH250116)	12.00%		2,306.70 SQM
PERMISSIBLE TOTAL FAR	**187.00%**		**35,946.15 SQM**
COMMERCAIL PERMISSIBLE @0.5% FAR	0.50%		96.11 SQM
COMMERCIAL PROPOSED FAR			**96.10 SQM**
RESIDENTIAL PERMISSIBLE FAR			**35,850.03 SQM**
TOTAL PROPOSED FAR	**90.816%**		**17,457.19 SQM**
GREEN			
REQUIRED GREEN	15.00%		2883.381
PROPOSED GREEN	**27.399%**		**5266.846**
DENSITY			
PERMISSIBLE DENSITY @ 100 - 300 PPA	100.00 PPA	300.00 PPA	
FOR FAR AREA 4.75 Acres	530.00 Nos	1,587 Nos	
GROUP HOUSING			
	Min.	Max.	Proposed
PERMISSIBLE DENSITY	529 Nos	1,587 Nos	
MAIN UNITS	5 Person / Un	102	510 Nos
EWS 15% of Main Units	2 Person / Un	56	112 Nos
SERVICE PERSON UNIT 10% of Main Units	3 Person / Un	10	30 Nos
TOTAL PROPOSED DENSITY		**137.26**	**652 Nos**
PARKING			
		REQUIRED	Proposed
DWELLING UNIT ECS @1.5 ECS		153	628
EWS		8	25
EV PARKING		04	16
TOTAL CAR PARKING BAYS PROVIDED			**669**
UNIT TYPOLOGY			
MAIN UNIT IN PHASE-1		102	NOS
SERVICE PERSON UNIT 10% of Main Units	10.2	10	NOS
EWS 15% of Main Units	18	56	NOS

BUILDING BLOCKS	TOWER - C				
	UNIT PER FLOOR	FAR AREA IN SQMT	NON-FAR AREA IN SQMT	BALCONY AREA IN SQMT	BUILT UP AREA IN SQMT
STILT/GROUND FLOOR		159.24	911.06		1070.30
1ST.FLOOR LVL.	6	927.59	66.23	176.48	993.82
2ND.FLOOR LVL.	6	927.59	66.23	176.48	993.82
3RD.FLOOR LVL.	6	927.59	66.23	176.48	993.82
4TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
5TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
6TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
7TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
8TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
9TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
10TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
11TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
12TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
13TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
14TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
15TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
16TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
17TH.FLOOR LVL.	6	927.59	66.23	176.48	993.82
MUMTY/MACHINE ROOM			96.13		96.13
TOTAL	**102**	**15928.27**	**2133.10**		**18061.37**

BUILDING BLOCKS	EWS TOWER				
	UNIT PER FLOOR	FAR AREA IN SQMT	NON-FAR AREA IN SQMT	BALCONY AREA IN SQMT	BUILT UP AREA IN SQMT
STILT PARKING	0	50.82	221.45	0	272.27
1ST.FLOOR LVL.	10	241.71	35.47	18.60	277.18
2ND.FLOOR LVL.	10	241.71	35.47	18.60	277.18
3RD.FLOOR LVL.	10	241.71	35.47	18.60	277.18
4TH.FLOOR LVL.	10	241.71	35.47	18.60	277.18
5TH.FLOOR LVL.	10	241.71	35.47	18.60	277.18
6TH.FLOOR LVL.	6	141.91	35.42	18.60	177.33
MUMTY/MACHINE ROOM					43.19
TOTAL	**56**	**1401.28**			**1878.69**
COMMERCIAL AREA					
GROUND FLOOR	6	96.10			96.10
TOTAL		**96.10**			**96.10**
TOTAL FAR AREA CHART			TOTAL UNITS		
TOWER-C	=	15928.27	102	NO,S	
EWS TOWER	=	1401.28	56	NO,S	
COMMERCIAL AREA	=	96.10	6	NO,S	
POOL CHANGING ROOM	=	31.54			
TOTAL FAR	=	17457.19			
TOTAL GROUND COVERAGE					
TOWER-C STILT / GROUND AREA	=	1070.30			
EWS STILT / GROUND AREA	=	272.27			
COMMERCIAL GROUND AREA	=	96.10			
POOL CHANGING ROOM	=	31.54			
GUARD & METER ROOM	=	6.00			
PHASE-2 CORE AREA	=	136.88			
STAIRCASE	=	119.90			
TOTAL GROUND COVERAGE	=	1732.99			

PARKING CALCULATION			
DESCRIPTION	TOTAL DUs	ECS / DUs	REQUIRED ECS
Total Main Dwelling Units	102	1.5	153
PROVIDED CAR PARKING BAYS			
DESCRIPTION	PARKING AREA	ECS @ 32 SQMT.	PROVIDED CAR PARKING BAYS
BASEMENT-1	12041.45	376	326
BASEMENT-2	11231.23	351	302
TOTAL CAR PARKING BAYS PROVIDED		727	628

REQUIRED PARKING FOR EWS @ 5% REQUIRED ECS	8
PROVIDED PARKING BAYS FOR EWS STILT FLOOR	14
PROVIDED PARKING BAYS FOR EWS OPEN SITE	11
TOTAL BAYS FOR EWS PROVIDED	25

SL. NO.	BLOCK/TOWER	GROUND COVERAGE	NO. OF FLOORS	TERRACE HEIGHT OF BUILDING
1	COMMERCIAL	96.10		
2	TOWER-C	1070.30	G+17	60.650 M.
3	EWS	272.27	G+6	22.100 M.
4	POOL CHANGING ROOM	31.54	G	3.10 M.
5	GUARD ROOM / METER ROOM	6.00	G	3.00 M.
6	PHASE-2 CORE AREA	136.88	G	3.00 M.
7	STAIRCASE	119.90	G	3.00 M.
	TOTAL	1732.99		

TOTAL FAR AREA		
		SQMT
TOWER-C	=	15928.27
EWS TOWER	=	1401.28
COMMERCIAL AREA	=	96.10
POOL CHANGING ROOM	=	31.54
TOTAL FAR AREA	=	**17457.19**

TOTAL BUILT UP AREA		
		SQMT
BASEMENT-01	=	14456.86
BASEMENT-02	=	13927.09
TOWER-C	=	18061.37
EWS TOWER	=	1878.69
COMMERCIAL AREA	=	96.10
POOL CHANGING ROOM	=	31.54
GUARD ROOM / METER ROOM	=	6.00
PHASE-2 CORE AREA	=	136.88
STAIRCASE	=	119.90
TOTAL BUILT UP	=	**48714.43**

UNIT CALCULATIONS				
	TYPE	NO. OF UNITS PER FLOOR	NO. OF FLOOR	TOTAL NO . OF UNITS
TOWER 1	GROUND FLOOR	0		102
	FIRST FLOOR	6	6	
	TYPICAL FLOOR	6	96	
EWS	GROUND FLOOR	0	0	56
	TYPICAL FLOOR (1st TO 5th.)	10	50	
	6th FLOOR	6	6	

INVENTORY OF UNITS				
TOWER-C TYPE	UNIT	1 UNIT AREA IN SQ.MT.	1 UNIT BALCONY AREA IN SQ.MT.	TOTAL AREA
3BHK TYPE-01	51	118.15	29.86	6025.65
3BHK TYPE-02	24	117.10	28.70	2810.35
3BHK + UTILITY TYPE-03	17	129.86	29.68	2207.64
2BHK + SERVICE PERSONAL UNIT TYPE-01	10	117.10	28.70	1170.98
TOTAL	102			12214.62

EWS				
TYPE	UNIT	1 UNIT AREA IN SQ.MT.	1 UNIT BALCONY AREA IN SQ.MT.	TOTAL AREA
1 ROOM	56	20	1.86	1120
EWS REQUIRED IN PHASE -1		15.3 nos		
Provided in phase -1		56 nos		

PHASE-2 CORE AREA DETAIL							
1	2	X	6.540	X	2.580	0.5	16.87
2	2	X	7.590	X	3.450	=	52.37
3	2	X	7.145	X	2.580	0.5	18.43
4	2	X	7.130	X	3.450	=	49.20
	TOTAL					=	**136.88**

STAIRCASE AREA							
1	7	X	3.625	X	4.725	1	119.90
	TOTAL					=	**119.90**

SR.NO	DESCRIPTION OF PHASES	AREA IN ACRES
01	▬ ▬ PHASE 1 TOWER C + BASEMENT 2N0 + COMMERCIAL	3.40 ACRE (3.19 + 0.21)
02	▦ PHASE 2	0.84 ACRE
03	▪▪▪▪ NO PHASE / EWS	0.51 ACRE
	TOTAL	4.75 ACRE

NOTE:-
1. GATE & BOUNDARY WALL AS PER STD DESIGN

CLIENT:-
AAR HOUSING PVT.LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY OVER AN AREA MEASURING 4.75 ACRES (LICENCE NO.25 OF.2025 DATED.12.03.2025) IN SECTOR-4, SOHNA BEING DEVELOPED BY AAR HOUSING PVT.LTD.

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON
HARYANA

Checked and found ok for Pu... (Internal) Service ... in forwarding letter No. 22716 Dt. 24/01/2025
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SCALE : 1:100
DRAWING NAME
SITE PLAN
DRAWING NO. SUB-01

For AAR HOUSING PVT. LTD.
Authorised Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon
ARCHITECT'S SIGN