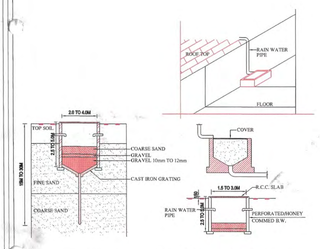
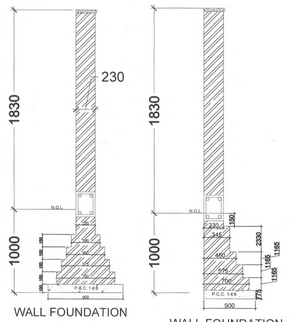
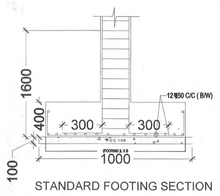


RECHARGE BORE WELL

DETAILED SETION OF RECHARGE WELL SYSTEMM OF COLLECTION OF RWP. FROM ROOF TOP

PROPOSED HARVESTING SYSTEM



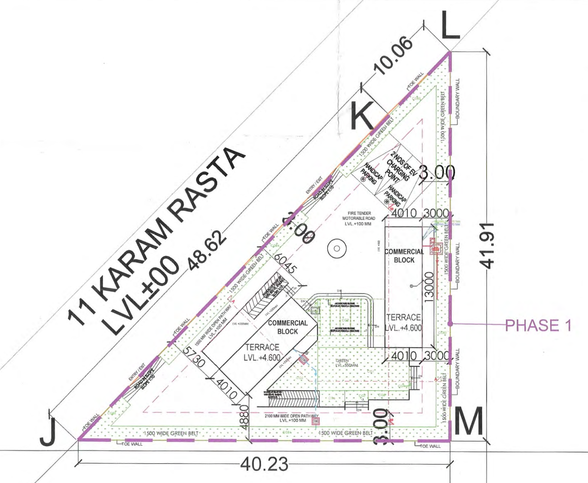


GENERAL NOTES:-

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 CONFUMING TO IS 1786-1985
15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34 (987 IS-456-2000, IS-13920 1993
16. PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW:-
    TOP : - BT@200 C/C
    BOT. : - BT@C/C

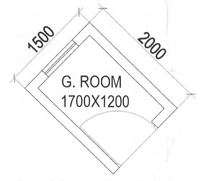
CONSTRUCTION DETAILS:-

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

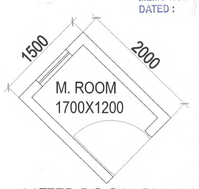


NOTES:

- 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.



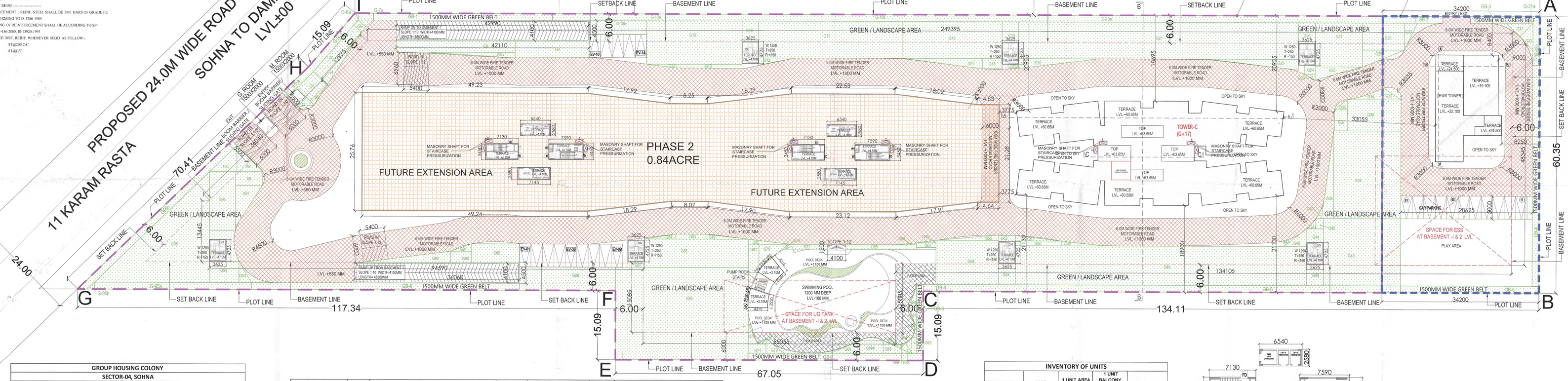
GUARD ROOM PLAN
AREA 1.5 X 2.0 = 3.0 SQ.MT.



METER ROOM PLAN
AREA 1.5 X 2.0 = 3.0 SQ.MT.

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

S.T.P. (HQ) Member — 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



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**		

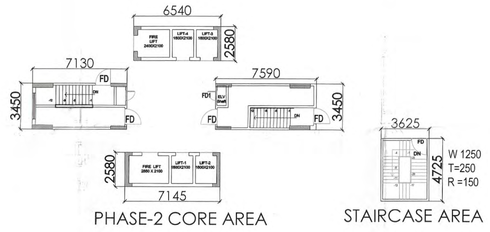
TOTAL FAR AREA		
		SQMT
TOWER-C	=	15928.27
EWS TOWER	=	1401.28
COMMERCIAL AREA	=	96.10
POOL CHANGING ROOM	=	31.54
TOTAL FAR AREA	=	**17457.19**

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 — STAIRCASE AREA

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

N

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON
HARYANA
Checked and Scrutinized for Planning (Internal) Section
In forwarding letter No. 224214 Dt. 05/01/2026
Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

DRAWING NAME
SITE PLAN
DRAWING NO. SUB-01

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.

For AAR HOUSING PVT. LTD.
Authorised Signatory

APPLICANT'S SIGN.

VIMAL BANSAL
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGN