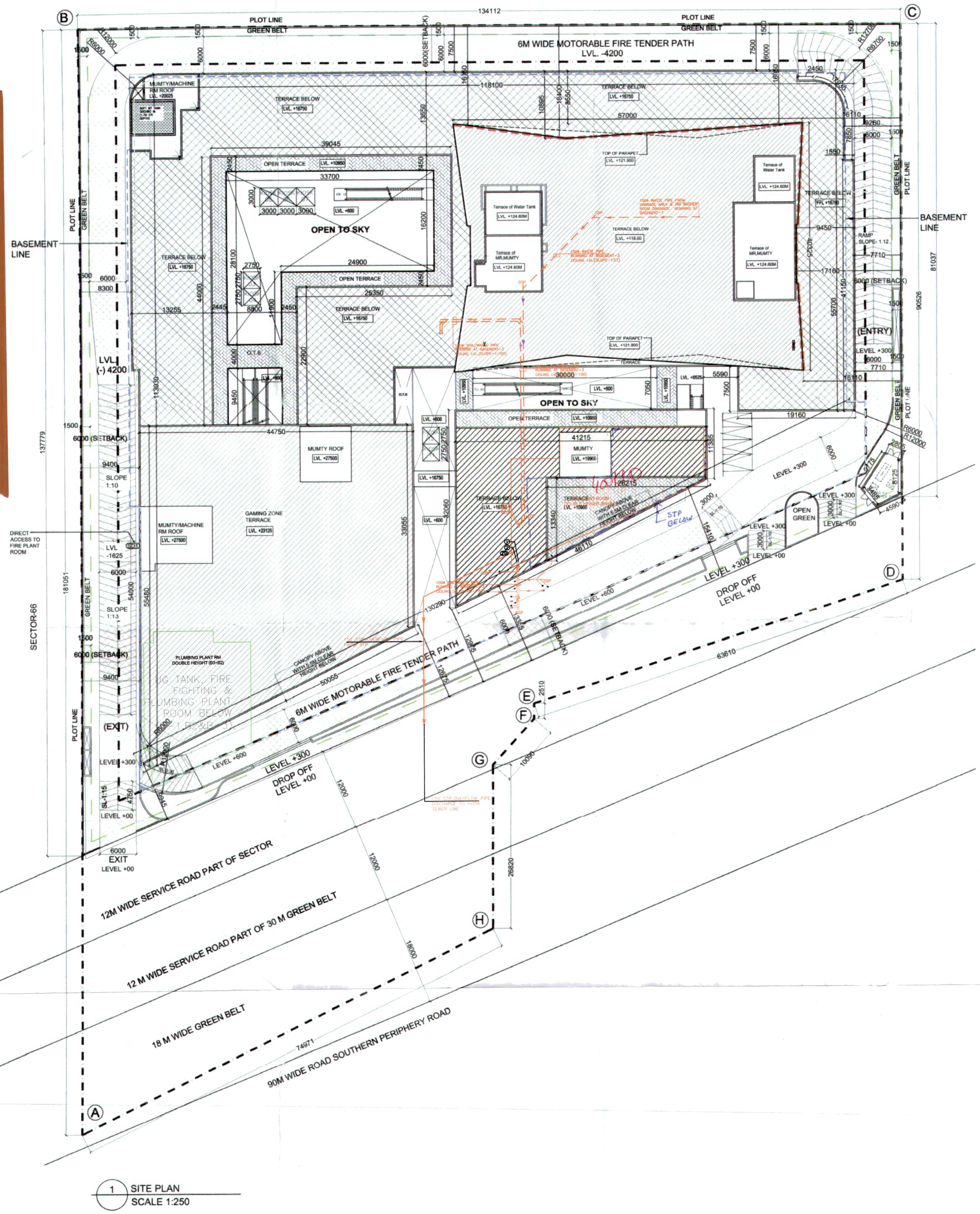


1 SITE PLAN
SCALE 1:250

AREA SUMMARY

S.NO.	DESCRIPTION (PROPOSED)		SQ.M
1	TOTAL PLOT AREA (AS PER ZONING)	4.418 ACRES	17879.027
2	PLOT AREA (AS PER ZONING) FOR FAR CALCULATION	4.2298 ACRES	17117.36
3	PERMISSIBLE GROUND COVERAGE	60%	10270.42
4	GROUND COVERAGE ACHIEVED	49.60%	8491.797
5	PERMISSIBLE FAR	350	59910.929
6	ADDITIONAL LEED 12% OF PLOT AREA	12%	2054.09
7	TOTAL FAR (PERMISSIBLE)	362%	61965.02
8	TOTAL FAR (ACHIEVED)	359.29%	61501.83
9	FAR REMAINING		463.185
10	SETBACKS (AS PER ZONING PLAN)	6M ON ALL SIDES	

FAR & CARPET AREA CALCULATION (ACHIEVED)

S.NO.	FLOORS	FAR AREAS (SQ.M)	CARPET AREA	REFUGE AREA	LEVELS (M)
1	GROUND FLOOR	7690.897	5140.023		(+)0.7
2	FIRST FLOOR	5579.908	4065.990		(+)6.55
3	SECOND FLOOR	5776.822	4674.990		(+)11.05
4	THIRD FLOOR	3350.998	2922.562		(+)16.9
5	FOURTH FLOOR	1603.668	1407.734	125.016	(+)21.1
6	FIFTH FLOOR	1721.204	1496.479		(+)25.3
7	SIXTH FLOOR	1721.426	1530.613		(+)29.5
8	SEVENTH FLOOR	1721.204	1496.479		(+)33.7
9	EIGHTH FLOOR	1599.669	1401.185	125.805	(+)37.9
10	NINTH FLOOR	1714.679	1492.341		(+)42.1
11	TENTH FLOOR	1714.702	1527.184		(+)46.3
12	ELEVENTH FLOOR	1598.984	1367.324	125.805	(+)50.5
13	TWELTH FLOOR	1721.131	1530.613		(+)54.7
14	THIRTEENTH FLOOR	1721.204	1496.479		(+)58.9
15	FOURTEENTH FLOOR	1721.426	1530.613		(+)63.1
16	FIFTEENTH FLOOR	1605.189	1372.184	124.988	(+)67.3
17	SIXTEENTH FLOOR	1714.769	1492.082		(+)71.5
18	SEVENTEENTH FLOOR	1676.785	1526.789		(+)75.7
19	EIGHTEENTH FLOOR	1554.212	1368.175	124.989	(+)79.9
20	NINTEENTH FLOOR	1777.958	1613.744		(+)84.1
21	TWENTIETH FLOOR	1778.569	1615.470		(+)88.3
22	TWENTY FIRST FLOOR	1778.569	1615.470		(+)92.5
23	TWENTY SECOND FLOOR	1662.359	1483.507	125.009	(+)96.7
24	TWENTY THIRD FLOOR	1778.569	1615.470		(+)100.9
25	TWENTY FOURTH FLOOR	1777.958	1613.744		(+)105.1
26	TWENTY FIFTH FLOOR	1661.017	1488.368	124.989	(+)109.3
27	TWENTY SIXTH FLOOR	1777.958	1613.744		(+)113.5
28	TERRACE				(+)127.15
	TOTAL	61501.833	51499.354		

ECS (REQUIRED)

S.NO.	DESCRIPTION	UNIT	REQUIRED
1	CARPET AREA	(SQ.M)	51499.354
2	1 CAR/50 SQ.M ON CARPET AREA	(NOS.)	1030

ECS PROVIDED (2 TIER)

	DESCRIPTION	PROVIDED	STACK PARKING	TOTAL
1	BASEMENT 01	166	0	166
2	BASEMENT 02	161	0	161
3	BASEMENT 03	195	97	292
4	BASEMENT 04	193		193
5	BASEMENT 05	215		215
	Surface car parking	4		4
	TOTAL ECS PROVIDED	934	97	1031

BUILT UP CALCULATION

S.NO.	FLOORS	BUILT UP AREAS (SQ.M)	NON FAR AREAS (SQ.M.)
1	BASEMENT 05	10018.467	10018.467
2	BASEMENT 04	9351.133	9351.133
3	BASEMENT 03	9239.677	9239.677
4	BASEMENT 02	10073.599	10073.599
5	BASEMENT 01	9534.859	9534.859
6	GROUND FLOOR	7690.897	0.000
7	FIRST FLOOR	6915.534	1335.626
8	SECOND FLOOR	7128.192	1351.370
9	THIRD FLOOR	3521.444	170.446
10	FOURTH FLOOR	1868.400	264.732
11	FIFTH FLOOR	1868.400	147.196
12	SIXTH FLOOR	1868.400	146.974
13	SEVENTH FLOOR	1868.400	147.196
14	EIGHTH FLOOR	1861.240	261.571
15	NINTH FLOOR	1861.240	146.561
16	TENTH FLOOR	1861.240	146.538
17	ELEVENTH FLOOR	1861.240	262.256
18	TWELTH FLOOR	1868.400	147.269
19	THIRTEENTH FLOOR	1868.400	147.196
20	FOURTEENTH FLOOR	1868.400	146.974
21	FIFTEENTH FLOOR	1869.880	264.691
22	SIXTEENTH FLOOR	1861.240	146.471
23	SEVENTEENTH FLOOR	1861.050	184.265
24	EIGHTEENTH FLOOR	1904.390	350.178
25	NINTEENTH FLOOR	1922.460	144.502
26	TWENTIETH FLOOR	1923.050	144.481
27	TWENTY FIRST FLOOR	1923.050	144.481
28	TWENTY SECOND FLOOR	1923.050	260.691
29	TWENTY THIRD FLOOR	1923.050	144.481
30	TWENTY FOURTH FLOOR	1922.460	144.502
31	TWENTY FIFTH FLOOR	1922.740	261.723
32	TWENTY SIXTH FLOOR	1922.460	144.502
35	TERRACE	320.000	320.000
	TOTAL	117196.440	55694.607

REFUGE AREA CALCULATION

S.NO.	FLOOR	HEIGHT FROM FIRE TENDER PATH (-4.2M)	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)	HEIGHT REQUIRED AS PER NBC	HEIGHT FROM LVL ±0.0 LVL
1	FOURTH FLOOR	+ 25.300 FFL	123.997	125.016	+ 24.000 FFL	(+)21.1
2	EIGHTH FLOOR	+ 42.100 FFL	124.032	125.805	+ 39.000 FFL	(+)37.9
3	ELEVENTH FLOOR	+ 54.700 FFL	124.032	125.805	+ 54.000 FFL	(+)50.5
4	FIFTEEN FLOOR	+ 71.500 FFL	123.997	124.988	+ 69.000 FFL	(+)67.3
6	EIGHTEENTH FLOOR	+ 84.100 FFL	124.032	124.989	+ 84.000 FFL	(+)79.9
7	TWENTY SECOND FLOOR	+ 100.900 FFL	124.018	125.009	+ 99.000 FFL	(+)96.7
8	TWENTY FIFTH FLOOR	+ 113.500 FFL	124.032	124.989	+ 114.000 FFL	(+)109.3

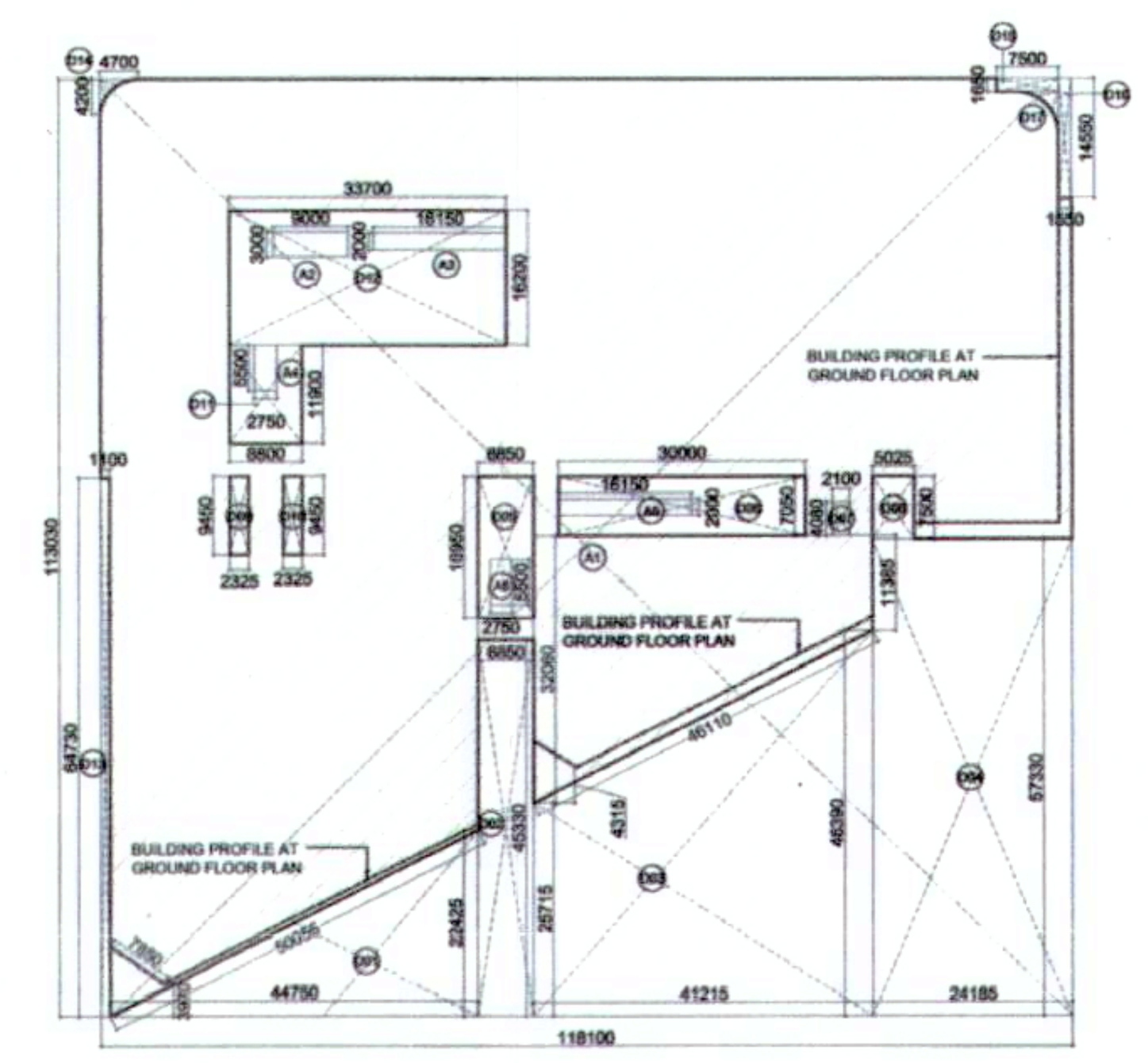
GROUND COVERAGE CALCULATION (ACHIEVED)

GROUND COVERAGE = TOTAL ADDITION AREA-TOTAL DEDUCTION AREA

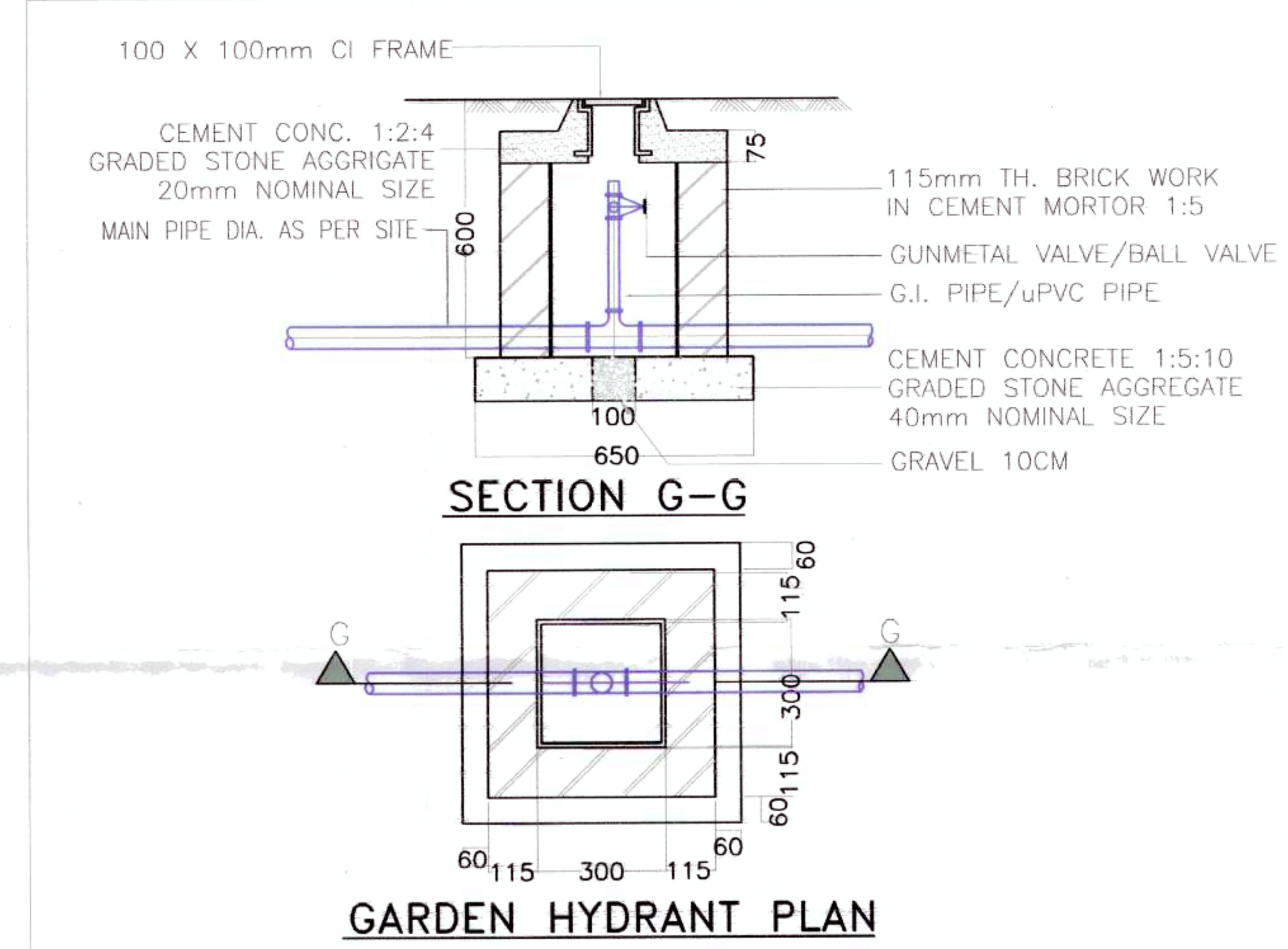
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	A1	1	118.100	113.030		Area of Rectangle = LXB	13348.843
2	A2	1	9.000	3.000		Area of Rectangle = LXB	27.000
3	A3	1	16.150	2.000		Area of Rectangle = LXB	32.300
4	A4	1	2.750	5.500		Area of Rectangle = LXB	15.125
5	A5	1	16.150	2.000		Area of Rectangle = LXB	32.300
6	A6	1	2.750	5.500		Area of Rectangle = LXB	15.125
A.	TOTAL AREA	ADDITION					13470.693
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	D01	1	44.750	22.425		Area of triangle= (BXH)/2	501.759
2	D02	1	6.850	45.330		Area of Rectangle = LXB	310.511
3	D03	1	25.715	46.390	41.215	Area of trapezium=(Sum of parallel sides)xH/2	1485.904
4	D04	1	24.185	57.330		Area of Rectangle = LXB	1386.526
5	D05	1	6.850	16.950		Area of Rectangle = LXB	116.108
6	D06	1	30.000	7.050		Area of Rectangle = LXB	211.500
7	D07	1	2.100	4.080		Area of Rectangle = LXB	8.568
8	D08	1	5.025	7.500		Area of Rectangle = LXB	37.688
9	D09	1	2.325	9.450		Area of Rectangle = LXB	21.971
10	D10	1	2.325	9.450		Area of Rectangle = LXB	21.971
12	D11	1	8.800	11.900		Area of Rectangle = LXB	104.720
13	D12	1	33.700	16.200		Area of Rectangle = LXB	545.940
14	D13	1	1.100	64.730		Area of Rectangle = LXB	71.203
15	D14	1	4.700	4.200		As per plan	4.700
16	D15	1	7.500	1.650		Area of Rectangle = LXB	12.375
17	D16	1	1.550	14.550		Area of Rectangle = LXB	22.553
18	D17	1	0.500	46.755		As per plan	5.472
B.	TOTAL AREA	DEDUCTION					4869.468
C.	GROUND COVERAGE ACHIEVED (C=A-B)						8601.225

STAIRCASE SUMMARY

SR.NO.	STAIRACSE	WIDTH(MM) (B05-B01)	WIDTH(MM) (B01-Ground)	Ground-3rd	4th-Terrace	SEGREGATION ON	TYPE		NOTE
1	ST-01	2000	1500	2000	2000	G.F.	Fire Staircase	All staircases are pressurised	OUT OF TOTAL 6 STAIRCASES, 2 STAIRCASES (ST-02,ST-03) ARE SEGREGATED AT GROUND FLOOR IN OPEN TO SKY AREA & ST-06 IS SEGREGATED AT B01 IN OPEN TO SKY. THUS NBC REQUIREMENT OF MINI. 50% STAIRCASES OPENING DIRECTLY INTO OPEN TO SKY AREA IS MET.
2	ST-02	2000	2000	2000	1500	G.F.	Fire Staircase		
3	ST-03	1500	1500	2000	Terminates	G.F.	Fire Staircase		
4	ST-04	2000	1500	2000	Terminates	G.F.	Fire Staircase		
5	ST-05	2000	2000	2000	Terminates	B01(Staircase released near open to sky road)	Fire Staircase		
6	ST-06	2000	2000	2000	Terminates	B01(Staircase released in driveway open to sky)	Fire Staircase		



2 GROUND COVERAGE DIAGRAM
SCALE 1:750



Checked subject to comments in forwarding letter No. 114418 Dt. 27/07/2020 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

Architect(HQ) S.T.P. Member Secretary B.P.C; S.T.P.(HQ) Member B.P.C; C.T.P.(Hr) Chairman B.P.C; JD; PA; ATP

Rajesh Dutt JD(HQ)

Director Town & Country Planning Haryana, Chandigarh

Only for Service Plan Estimate
Executive Engineer HSVP Division No. IV Gurugram

This is a "PROVISIONAL APPROVED BUILDING PLAN" only for purpose of inviting objection from the general public
Architect (HQ) Directorate of Town and Country Planning, Haryana, Chandigarh

Superintending Engineer, HSVP Circle-II, Gurugram

Addl. Chief Engineer HSVP, Gurugram

LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	GARDEN HYDRANT LINE	
2.	UGT FILLING LINE	
3.	STP OVERFLOW LINE	
4.	GARDEN HYDRANT VALVE CHAMBER	

ARCHITECT:
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI
TEL : 011 - 46556600

STRUCTURE CONSULTANT:
VINTECH CONSULTANTS
C 35, PAMPOSH ENCLAVE, GREATER KAILASH I, NEW DELHI, DELHI 110048
Tel :011 4314 1516

MEP CONSULTANT:
SANELAC CONSULTANTS PVT LTD
C-64/2, Okhla Industrial Area, Phase-II, New Delhi-110020
Tel : 26385310, 40503959

NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
5. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED AND FULLY AIR CONDITIONED.

PROJECT:
BUILDING PLAN OF COMMERCIAL COLONY MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05-12-2008) IN SECTOR 66, GURGAON MANESAR URBAN COMPLEX, BEING DEVELOPED BY M/S R. C. SOOD & CO. C/O ADVANCE INDIA PROJECTS LIMITED, THE MASTERPIECE, GOLF COURSE ROAD, SECTOR 54, GURUGRAM - 122002, HARYANA, INDIA

ARCHITECT'S SIGNATURE:
Abhishek Jain B. Arch. CA/2019/114861

CLIENT'S SIGNATURE:
For R. C. Sood & Co. Pvt. Ltd. C/o Advance India Projects Limited
Authorised Signatory

For Advance India Projects Limited
Authorized Signatry

Sanelac Consultants Pvt. Ltd. C-64/2 Okhla Ph.-II N.D.-20

DRAWING TITLE:
SITE PLAN
SEWERAGE LAYOUT

DRAWING NO:
01 AIPL-SE-PL-03

NORTH:

SCALE: AS MENTION

DATE: 18/01/2020