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The building plans are to be read in Conjunction with Memo No.....

Building plans stands certified by STP, Panchkula vide Memo No. STP(P)/LC-58/PA/2015/5276 dated 20.11.2015 confirmed to be in conformity with the building plans of Block-A2, B1, B2 and Block-C of Group Housing Colony measuring 16.812 acres bearing Licence No. 30 of 2009 dated 03.07.2009, in Sector-30, Panchkula being developed by GLM Infratech Pvt. Ltd., (Earlier known as Bhoomi Infrastructure Company). The following violations have been compounded:-

1.	Construction raised without approval of building plan.	31882.036 Sqm
2.	Un-authorized construction of the Boundary Wall- 1960.49 Rft.	597.53 rmt
3.	8 Nos. Guard rooms (2.8mx2.8m) constructed without permission.	62.72 Sqm.
4.	Site office-990.21 sqm out of which 229.80 sqm non compoundable. Balance 760.41 sqm	760.41 sqm

DRAWING: SITE PLAN

OWNER: GLM INFRATECH PVT. LTD.

PROJECT: PROPOSED BUILDING PLANS OF GROUP HOUSING COLONY MEASURING 16.812 ACRES (License No.30 of 2009 dated 03.07.2009) IN SECTOR-30, PANCHKULA, BEING DEVELOPED BY GLM INFRATECH PVT. LTD.

OWNER SIGNATURE: For GLM Infratech Pvt. Ltd. Director

ARCHITECT SIGNATURE: GAURAV CHAUHAN B.ARCH. REG. NO. CA/2006/37565

NORTH: N

SCALE: 1:300

DATE:

DRAWING NUMBER: AR-01

SUBMISSION DRAWING

TO SAHARANPUR — MAIN ACCESS ROAD (NH-73) — TO PANCHKULA

WATER SUPPLY FROM MUNICIPAL LINE

SIDE ROAD (TO MOGINAND)

BOUNDARY WALL AS PER STANDARD DESIGN

SETBACK LINE

SPACE FOR FUTURE EXPANSION

SPACE FOR ELECTRICAL SUB-STATION

OTHERS PLOT

4.5 MT. WIDE ROW FOR OTHER'S PLOT

BASEMENT LINE

6.0 MTS. WIDE DRIVEWAY

FIRE TENDER MOVEMENT

GREEN AREA AREA = 1490.96 SQ.MT.

GREEN AREA AREA = 1440 SQ.MT.

GREEN AREA AREA = 2859 SQ.MT.

GREEN AREA AREA = 260.05 SQ.MT.

GREEN AREA (TOT-LOTS) AREA = 934 SQ.MT.

GREEN AREA (SPORTS ARENA) AREA = 1874 SQ.MT.

BLOCK - A1 (G + 20)

BLOCK - A2 (G + 20)

BLOCK - B1 (G+ 20)

BLOCK - B2 (G+ 20)

BLOCK - C (G + 20)

BLOCK - D (G + 20)

BLOCK - E (GWS) (G + 8)

BLOCK - F (SQUASH COURT) (G+1)

BLOCK - G (NURSERY SCHOOL) (G+2)

BLOCK - H (CONVENIENT SHOPPING) (GR.)

BLOCK - J (COMMUNITY HALL)

KIDS SWIMMING POOL

SWIMMING POOL

TENNIS COURT

LANDSCAPED GREEN

SUNKEN COURT

PARKING

6.0 MTS. WIDE ROAD

H.T. LINE

N.H.73

TO SAHRANPUR — TO PANCHKULA

AREA CHART

TOWER	UNITS PER TYP. FLR. (A)	UNITS 20th FLR. (A1)	FAR AT GR./ STILT FLR. (B)	FAR TYPICAL FLR. (C)	NO.OF.FLR. (D)	FAR AT 20TH FLR (E)	MUMTY AREA (E1)	TOTAL F.A.R. PER TOWER (F) B + (D x D) + E + E1	NO.OF TOWERS (G)	TOTAL F.A.R. (H) (F x G)	TOTAL NO. OF D.U.s (A x D + A1) x G	GR. COV. PER TOWER (J)	TOTAL GR. COV. (K) (G x J)	NO. OF D.U.s WITH SERVANT RM. AT TYP. FLR.(L)	20TH FLR (M)	TOTAL NO. OF D.U.s WITH SERVANT RM. (D x L) + M) x G
BLOCK - A	6	2	283.337	949.589	19	1116.188	67.314	19500.031	2	39016.062	232	1082.575	2165.15	6	2	232
BLOCK - B	6	2	224.04	708.595	19	876.868	77.048	14660.008	2	29320.16	232	1018.912	2037.824	-----	2	4
BLOCK - C	6	2	177.857	512.776	19	654.30	74.426	10546.329	1	10649.329	116	566.511	566.511	-----	2	2
BLOCK - D	2	-----	69.262	439.926	20	-----	34.942	8922.724	1	8922.724	40	463.94	463.94	2	-----	40
BLOCK - E (EWS FLATS)	14	-----	61.07	369.535	8	-----	33.865	3051.235	1	3051.236	112 (EWS)	382.377	382.377	-----	-----	-----
BLOCK - F (SQUASH COURT)	-----	-----	176.804	-----	2	73.368	20.241	272.413	1	272.413	-----	176.804	176.804	-----	-----	-----
BLOCK - H (CONVENIENT SHOPPING)	-----	-----	326.145	-----	-----	-----	-----	326.145	1	326.145	-----	326.145	326.145	-----	-----	-----
BLOCK - J (COMMUNITY HALL)	-----	-----	1171.96	-----	-----	-----	23.92	1855.67	1	1855.67	-----	1171.96	1171.96	-----	-----	-----
										93415.739	(620 + 112(EWS)		6669.799			278

TOTAL

PLOT AREA (AS PER ZONING)	16.812 ACRES / 68035.230 SQ.M.
NET PLOT AREA	16.121 ACRES / 65239.97 SQ.M.
F.S.I PERMISSIBLE	1.75
TOTAL PERMISSIBLE F.A.R.	114168.22
MINIMUM PERMISSIBLE DENSITY @ 130 PPA	1612.10 PERSONS
MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	6448.40 PERSONS
MAXIMUM PERMISSIBLE GROUND COVERAGE @ 35 %	22833.779 SQ.M.
MAXIMUM PERMISSIBLE AREA FOR CONVENIENT SHOPPING @ 0.5 %	326.167 SQ.M.
MINIMUM PERMISSIBLE NO. OF MAIN D.U.s WITH ATTACHED DOMESTIC SERVANT RM. @ 10% OF NO. OF MAIN D.U.s	68.94 ~ 69 D.U.s
MINIMUM PERMISSIBLE NO. OF D.U.s FOR EWS CATEGORY @ 15 % OF NO. OF MAIN D.U.s	103.411 ~ 104 D.U.s
TOTAL PROPOSED DENSITY : MAIN DWELLING UNITS = 620 X 5 = 3100 PERSONS; DOMESTIC SERVANT RM. WITH MAIN D.U.s = 278 X 2 = 556 PERSONS; E.W.S. UNITS @ 1 PER / 86 SQ.FT. (8 PER / UNIT) = 112 X 3 = 336 PERSONS	3992 PERSONS (247.627 PP/A)
TOTAL PROPOSED F.A.R.	93415.739 SQ.M.
PROPOSED GROUND COVERAGE	6869.799 SQ.M.(10.53 %)
PROPOSED F.A.R. OF 6 TOWERS / 620 MAIN UNITS	87910.275 SQ.M.
PROPOSED F.A.R. OF 1 TOWERS / 112 E.W.S. UNITS	3051.236 SQ.M.
PROPOSED AREA FOR CONVENIENT SHOPPING (0.5%)	326.145 SQ.M. (0.499 %)
PROPOSED NO. OF MAIN D.U.s WITH ATTACHED DOMESTIC SERVANT RM. @ 10% OF NO. OF MAIN D.U.s	278 D.U.s
PROPOSED NO. OF D.U.s FOR EWS CATEGORY @ 15 % OF NO. OF MAIN D.U.s	112 D.U.s
BALANCE F.A.R.	20753.151 SQ.M.
TOTAL BUILT-UP AREA	150012.99 SQ.M.

COVERED PARKING AREA STATEMENT

TOWER/ BLOCK	STILT AREA (A)	NO. OF TOWERS (B)	TOTAL STILT AREA (A x B)	BASEMENT AREA (C)
BLOCK - A	799.278	2	1598.478	-----
BLOCK - B	594.410	2	1188.832	-----
BLOCK - C	388.664	1	388.664	-----
BLOCK - D	374.078	1	374.078	-----
BLOCK - E (EWS FLATS)	321.307	1	321.307	-----
BASEMENT PARKING	-----	-----	-----	47760.18
TOTAL F.P.A			3851.347	47760.18

PARKING AREA STATEMENT

TOTAL NUMBER OF STILT PARKING AVAILABLE = 402

MAXIMUM PERMISSIBLE ECS @ 1.5 ECS PER DWELLING UNIT = 620 X 1.5 = 930 ECS

MAXIMUM PERMISSIBLE ECS FOR EWS @ 0.5% OF TOTAL ECS = 930 X 0.5 = 465 ECS

MAXIMUM TOTAL PERMISSIBLE ECS = 930 + 465 = 1395 ECS

MAXIMUM PERMISSIBLE ECS IN STILT PARKING = 1395 - 465 = 930 ECS

PARKING AREA AVAILABLE IN STILT = 3851.347 SQ.M.

PARKING AREA IN BASEMENTS = 47760.18 SQ.M.

PROPOSED COVERED PARKING IN BASEMENTS @ 36 SQM PER ECS = 47760.18 / 36 = 1326.69 = 1327 ECS

TOTAL PROPOSED COVERED PARKING = PARKING AREA IN STILT + PARKING IN BASEMENTS = 1327 + 930 = 2257 ECS

PROPOSED COVERED PARKING @ 2.5 ECS PER ECS = 2257 X 2.5 = 5642.5

PROPOSED OPEN PARKING @ 25 SQM PER ECS = 2500.00 / 25 = 95.56 = 95 ECS

TOTAL PROPOSED PARKING = COVERED PARKING + OPEN PARKING = 1495 + 95 = 1590 ECS

LANDSCAPE AREA STATEMENT

PROPOSED OPEN AREA (LESS AREA = 4000 AND COVERAGE)	65803.573 SQM.
PROPOSED AREA FOR OPEN PARKING	2500.00 SQM.
PROPOSED AREA MINUS ROADS	13916.172 SQM.
MINIMUM ESTIMATED LANDSCAPED OPEN SPACE (GREEN AREA)	9786.00 SQM.
MINIMUM ESTIMATED TOTAL LANDSCAPED AREA (GREEN AREA + TOT LOTS & PLAYGROUNDS)	9786.00 SQM.
PROPOSED COVERAGE OF OPEN SPACE (GREEN AREA) TO BE DEVELOPED AS TOT LOTS & PLAYGROUNDS	15.00 % OF THE NET SITE AREA

ZONING KEY PLAN

SCALE - 1:1200

SEWER & STORM LEGENDS.

SL.NO.	DESCRIPTION	LEGEND
1.0	INSPECTION CHAMBER(450X450)	IC
2.0	CATCH BASIN(500X450)	CB
3.0	STORM WATER MANHOLE (CIRCULAR) 9100, 12200, 15000	
4.0	RCC STORM WATER PIPE	
5.0	MANHOLE (900 X 900) (RECTANGULAR)	
6.0	SEWERAGE (CIRCULAR) 9100, 12200, 15000	
7.0	ROW CENTER LINE	

UGT SIZE & CAPACITIES.

1. FIRE WATER TANK-1 CAP=100m3 SIZE= 7.45 x 3.0 x 4.5m AND 5.0m TOTAL DEPTH.
2. FIRE WATER TANK-2 CAP= 100m3 SIZE= 7.45 x 3.0 x 4.5m AND 5.0m TOTAL DEPTH.
3. RAW WATER TANK CAP=500m3 SIZE=115M2 x 4.5m AND 5.0m TOTAL DEPTH.
4. TREATED WATER TANK CAP=50m3 SIZE= 115M2 x 4.5m AND 5.0m TOTAL DEPTH.
5. PUMP ROOM

WATER SUPPLY LEGENDS:

S.NO	SYMBOL	DESCRIPTION
1.		DI CWS LINE FOR FLUSHING & DI LINE
2.		DI DOMESTIC WATER SUPPLY ZONE-1
2.		DI DOMESTIC WATER SUPPLY ZONE-2
2.		DI FLUSHING WATER SUPPLY ZONE-1
2.		DI FLUSHING WATER SUPPLY ZONE-2
4.		BUTTERFLY VALVE
5.		VALVE CHAMBER SIZE=900X900, (800X800)

FIREFIGHTING LEGENDS:

S.NO	SYMBOL	DESCRIPTION
1.		MS FIRE LINE
2.		MS SPRINKLER LINE
3.		MS EXTERNAL FIRE HYDRANT LINE
4.	YH	YARD HYDRANT
5.		FOUR WAY FIRE BRIGADE

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