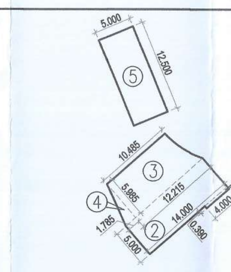


NO OF CAR PARKING ON SURFACE FOR PART-1 = 33 ECS
NO OF DISABLED CAR PARKING ON SURFACE FOR PART-1 = 06 ECS
NO OF CAR PARKING ON SURFACE FOR PART- 2 = 74 ECS
NO OF DISABLED CAR PARKING ON SURFACE FOR PART- 2 = 12 ECS
GRAND TOTAL =125 ECS

PLOT LINE
SETBACK LINE
BASEMENT LINE

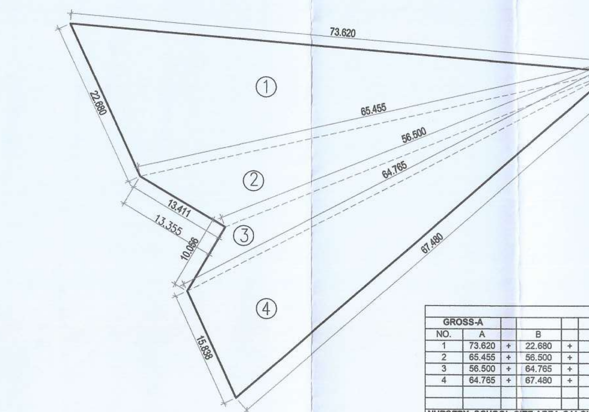
TOTAL NO OF CAR PARKING ON SURFACE RESERVED FOR EWS =15 ECS

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



PARKING AREA

NURSERY SCHOOL PARKING AREA										
GROSS – A										
1	1	X			0.391	X	4.002	=	1.565	SQM
2	1	X			5.000	X	14.002	=	70.010	SQM
3	0.5	X	12.214	+	10.485	X	5.984	=	67.915	SQM
4	0.5	X			1.786	X	5.984	=	5.344	SQM
5	1	X			5.000	X	12.500	=	62.500	SQM
							TOTAL	=	207.334	SQM



SITE AREA–NURSERY SCHOOL

NURSERY SCHOOL SITE AREA CALCULATION										
GROSS-A										
NO.	A	B	C	/	2	=	S	AREA OF =S(S-A)(S-B)(S-C)	Area	
1	73.620 +	22.880 +	65.455	/	2	=	80.9775	528654.092	728.633	SQM
2	65.455 +	56.500 +	13.411	/	2	=	67.683	91522.724	302.527	SQM
3	56.500 +	64.765 +	10.056	/	2	=	65.6605	29950.143	173.061	SQM
4	64.765 +	67.480 +	15.838	/	2	=	74.0415	262308.034	512.160	SQM
							TOTAL	=	1713.582	SQM
NURSERY SCHOOL SITE AREA CALCULATION			=	GROSS-A						
			=	1713.582	SQM			OR	0.423	ACRES

AREA STATEMENT-NURSERY SCHOOL

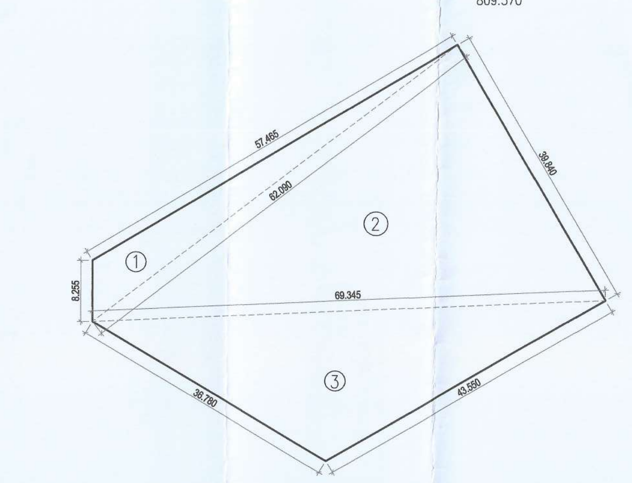
	1	2	3	4	5
	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA/ FLOOR	FAR AREA/ ALL FLOOR	TOTAL GROUND COVERAGE
NURSERY SCHOOL	GROUND FLOOR	1	282.060	282.060	282.060
	1st to 3rd FLOOR	3	232.839	698.517	
TOTAL				980.577	282.060

NURSERY SCHOOL SCHOOL AREA STATEMENT
AREA OF SITE =1713.582 SQM.(0.423 acres)
PERMISSIBLE AREA OF SITE = 809.370 SQM(0.20 acres)

PERMISSIBLE F.A.R.@ 150% =1214.055 SQM.
PROPOSED F.A.R. =980.577 SQM. OR 980.577X100 / 809.370 =121.153%

PERMISSIBLE GROUND COVERAGE @35% =283.279 SQM.
PROPOSED GROUND COVERAGE =282.060 SQM. OR 282.060X100 / 809.370 =34.849%

PERMISSIBLE PARKING AREA @15% =121.405 SQM.
PROPOSED PARKING AREA =207.334 SQM. OR 207.334X100 / 809.370 =25.616%



PRIMARY SCHOOL- SITE AREA

PRIMARY SCHOOL SITE AREA										
NO.	A	B	C	/	2	=	S	AREA OF =S(S-A)(S-B)(S-C)	Area	
1	57.463 +	62.088 +	8.254	/	2	=	63.903	41550.900	203.840	SQM
2	62.088 +	69.346 +	39.839	/	2	=	85.637	1504521.309	1226.589	SQM
3	69.346 +	43.551 +	36.778	/	2	=	74.838	489362.087	699.544	SQM
							TOTAL	=	2129.974	SQM

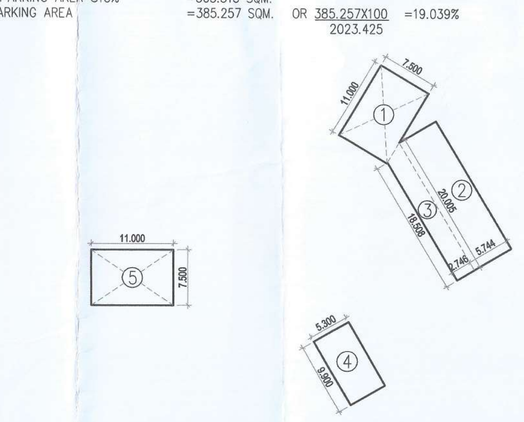
AREA STATEMENT-PRIMARY SCHOOL

	1	2	3	4	5
	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA/ FLOOR	FAR AREA/ ALL FLOOR	TOTAL GROUND COVERAGE
PRIMARY SCHOOL	GROUND FLOOR	1	610.726	610.726	636.076
	1st FLOOR	1	508.153	508.153	
	2nd & 3rd FLOOR	2	545.903	1091.806	
	4th FLOOR	1	503.553	503.553	
TOTAL				2714.238	636.076

PRIMARY SCHOOL AREA STATEMENT
AREA OF SITE =2129.932 SQM.(0.526 acres)
PERMISSIBLE AREA OF SITE =2023.425 SQM(0.50 acres)
PERMISSIBLE F.A.R.@ 150% =3035.1375 SQM.
PROPOSED F.A.R. =2714.238 SQM. OR 2714.238X100 / 2023.425 =134.140%

PERMISSIBLE GROUND COVERAGE @35% = 708.198 SQM.
PROPOSED GROUND COVERAGE = 636.076 SQM. OR 636.076X100 / 2023.425 =31.435%

PERMISSIBLE PARKING AREA @15% =303.513 SQM.
PROPOSED PARKING AREA =385.257 SQM. OR 385.257X100 / 2023.425 =19.039%



PRIMARY SCHOOL PARKING AREA										
GROSS – A										
1	1	X			7.500	X	11.000	=	82.500	SQM
2	1	X			5.744	X	20.005	=	114.909	SQM
3	0.5	X	18.508	+	20.005	X	2.746	=	52.878	SQM
4	1	X			5.300	X	9.900	=	52.470	SQM
5	1	X			11.000	X	7.500	=	82.500	SQM
							TOTAL	=	385.257	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

PROJECT

PROPOSED GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE (90% GH COMPONENT & 10% COMMERCIAL COMPONENT) ON THE AREA 14.53125 ACRE (0.95625+13.575) LICENCE NO. 100 OF 08/05/2023, DATED 08/05/2023, SECTOR -90, GURUGRAM, BEING DEVELOPED BY PARDOS CRAFT HOMES PVT. LTD.

CLIENT

PARDOS CRAFT HOMES PVT LTD.

10, Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi, Delhi, 110002

DESIGN ARCHITECT

RSP
RSP Design consultants (India) Pvt. Ltd.
103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
HEAD OFFICE:NO.30, MUSEUM ROAD, BANGALORE-560 001
TEL: 25596868 FAX:25596818
EMAIL: rsp@rspindia.net ; www.rspindia.net

ASSOCIATE ARCHITECT

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) — DDT (HQ) Member BPAC — ATP(HQ)
AD — PA — AT

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 187407 Dt. 21/06/2024

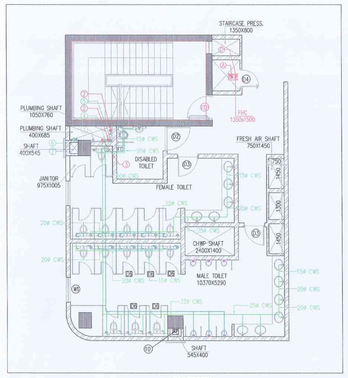
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Ram A. Bassi JD(HQ)

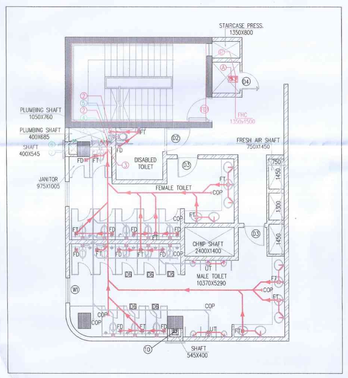
ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For Pardos Craft Homes Pvt. Ltd. Director/Authorised Signatory

JUNE.-2024	Scale : 1:500	
Drawing Title:- SITE PLAN (ALL SERVICES)		Drawing No:- ST-02
N		1-17072024

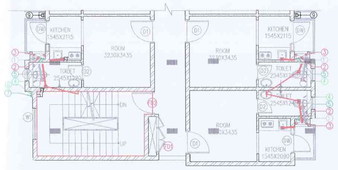
A1-2



TOILET DETAIL
WATER SUPPLY LAYOUT
COMMERCIAL BLOCK



TOILET DETAIL
DRAINAGE LAYOUT
COMMERCIAL BLOCK



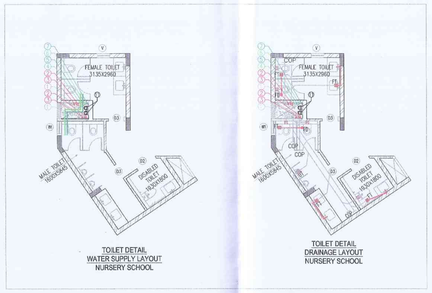
TOILET DETAIL
EWS

PLUMBING LEGEND:-

1	100ø SOIL & VENT PIPE
2	100ø WASTE & VENT PIPE
3	75ø ANTI-SYPHONAGE PIPE
4	DOMESTIC WATER SUPPLY PIPE ON TAKE
5	FLUSHING WATER SUPPLY PIPE ON TAKE
6	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
7	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
8	100ø RAIN WATER PIPE
15	150ø RAIN WATER PIPE

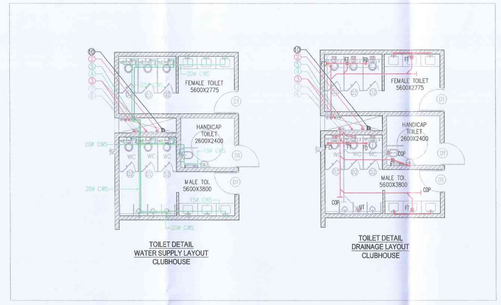
HORIZONTAL PIPE CONNECTION AS FOLLOWS=:

VERTICAL STACK TO WC	100ø PIPE
VERTICAL STACK TO FT	100ø PIPE
WASH BASIN TO FT	32ø PIPE
URINAL TO UT	40ø PIPE
FLOOR TRAP(FT) TO FD	50ø PIPE



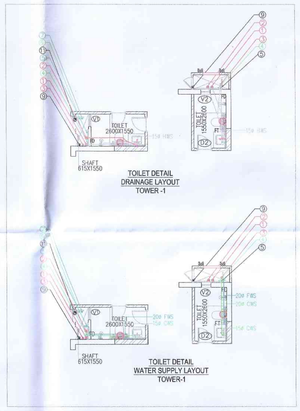
TOILET DETAIL
WATER SUPPLY LAYOUT
NURSERY SCHOOL

TOILET DETAIL
DRAINAGE LAYOUT
NURSERY SCHOOL



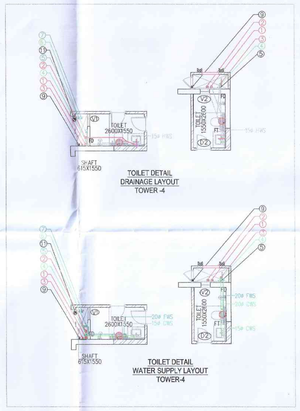
TOILET DETAIL
WATER SUPPLY LAYOUT
CLUBHOUSE

TOILET DETAIL
DRAINAGE LAYOUT
CLUBHOUSE



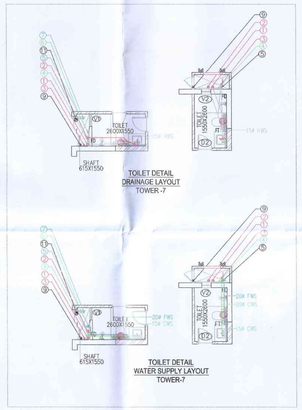
TOILET DETAIL
DRAINAGE LAYOUT
TOWER -1

TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-1



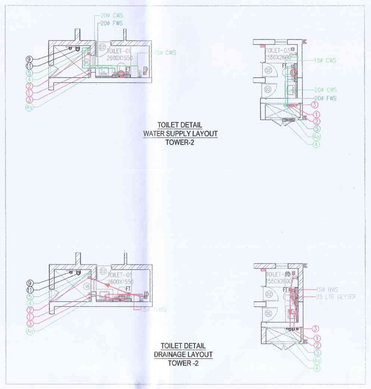
TOILET DETAIL
DRAINAGE LAYOUT
TOWER -4

TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-4



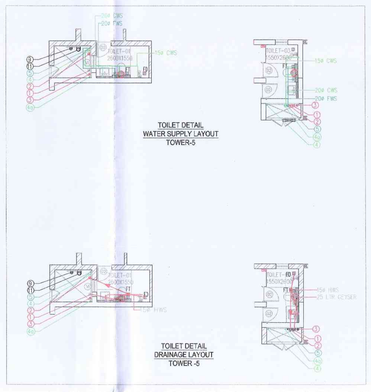
TOILET DETAIL
DRAINAGE LAYOUT
TOWER -7

TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-7



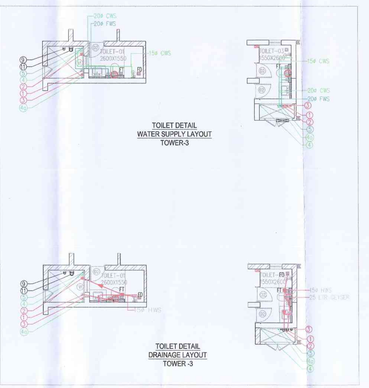
TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-2

TOILET DETAIL
DRAINAGE LAYOUT
TOWER -2



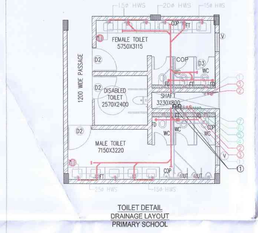
TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-5

TOILET DETAIL
DRAINAGE LAYOUT
TOWER -5

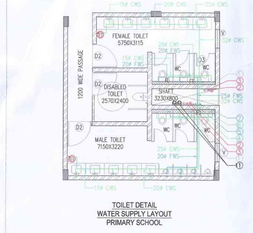


TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-3

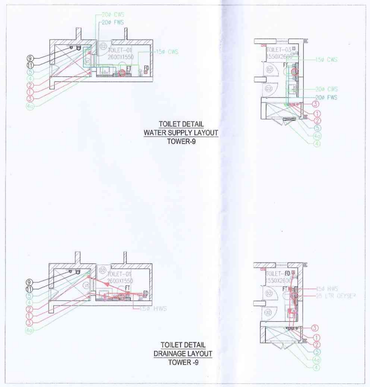
TOILET DETAIL
DRAINAGE LAYOUT
TOWER -3



TOILET DETAIL
DRAINAGE LAYOUT
PRIMARY SCHOOL

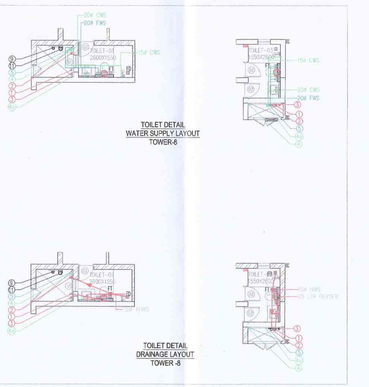


TOILET DETAIL
WATER SUPPLY LAYOUT
PRIMARY SCHOOL



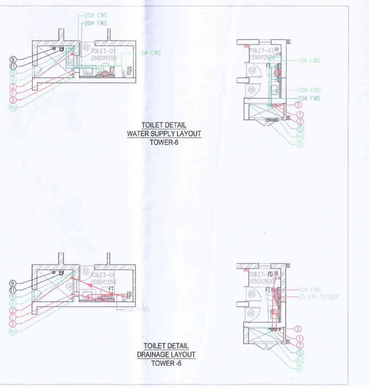
TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-9

TOILET DETAIL
DRAINAGE LAYOUT
TOWER -9



TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-8

TOILET DETAIL
DRAINAGE LAYOUT
TOWER -8



TOILET DETAIL
WATER SUPPLY LAYOUT
TOWER-6

TOILET DETAIL
DRAINAGE LAYOUT
TOWER -6

Note :-

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CLIENT

PARDOS CRAFT HOMES PVT LTD.

10, Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi, Delhi, 110002

DESIGN ARCHITECT

RSP

RSP Design consultants (India) Pvt. Ltd.

103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
HEAD OFFICE:NO.30, MUSEUM ROAD, BANGALORE-560 001
TEL: 25596868 FAX:25596818
EMAIL: rsp@rspindia.net ; www.rspindia.net

ASSOCIATE ARCHITECT

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.A.P.(HR) Chairman B.P.A.C.

DTP(HQ)
ATP(HQ)
AD
PA
ATP

Checked and found ok for Public Health (Internal) Service only subject to comments
In forwarding letter No. 16747 dw 21/08/2024
Ram Avtar Bassi JD(HQ)

Superintending Engineer (HQ) for Chief Engineer (HQ) HSVP, Panchkula
DDT(HQ) Member BPAC

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :	For Pardos Craft Homes Pvt. Ltd. Director/Authorised Signatory

JUNE.-2024	Scale : 1:100	
Drawing Title:- COMMERCIAL BLOCK,EWS,PRIMARY SCHOOL, NURSERY SCHOOL & CLUBHOUSE (TOWER-1,2,3,4,5,6,7,8 & 9)		Drawing No:- TD-01
N		3-17122024

A1-22