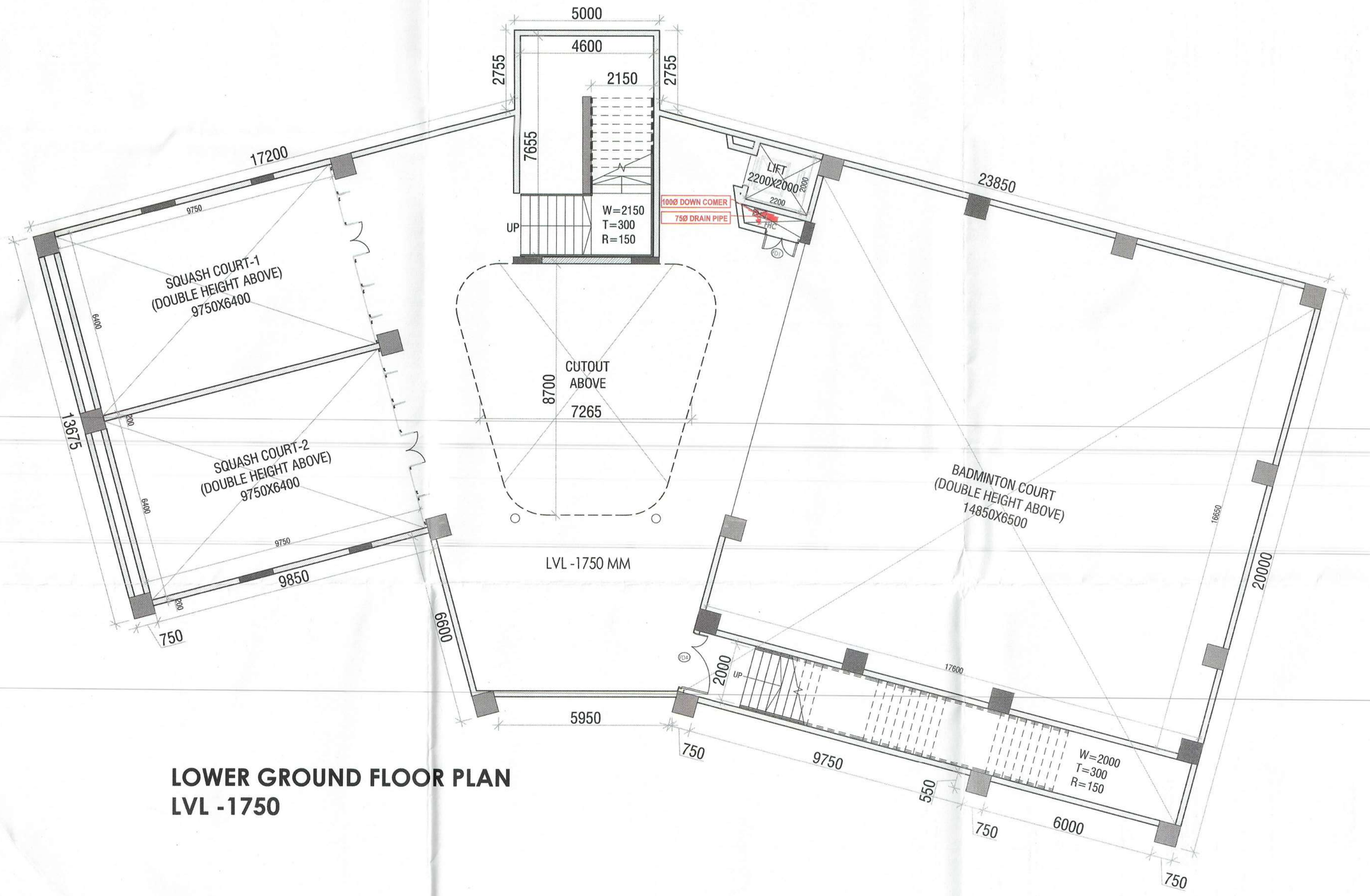
(10)

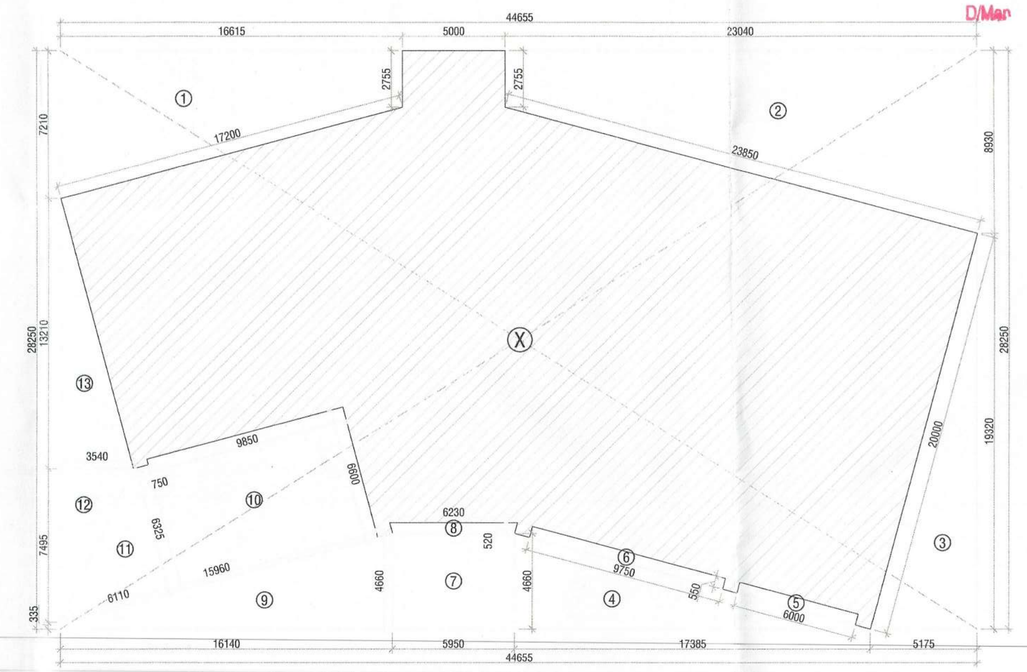
Building Plans Sanction and Plans will be valid for five year only
To be read with Memo No. 1050
Dated 08-10-2025

Chairman Building Plan Committee cum
Senior Town Planner
HSIIDC, IMT Manesar

Recommended for Sanction
ATP
D/Man



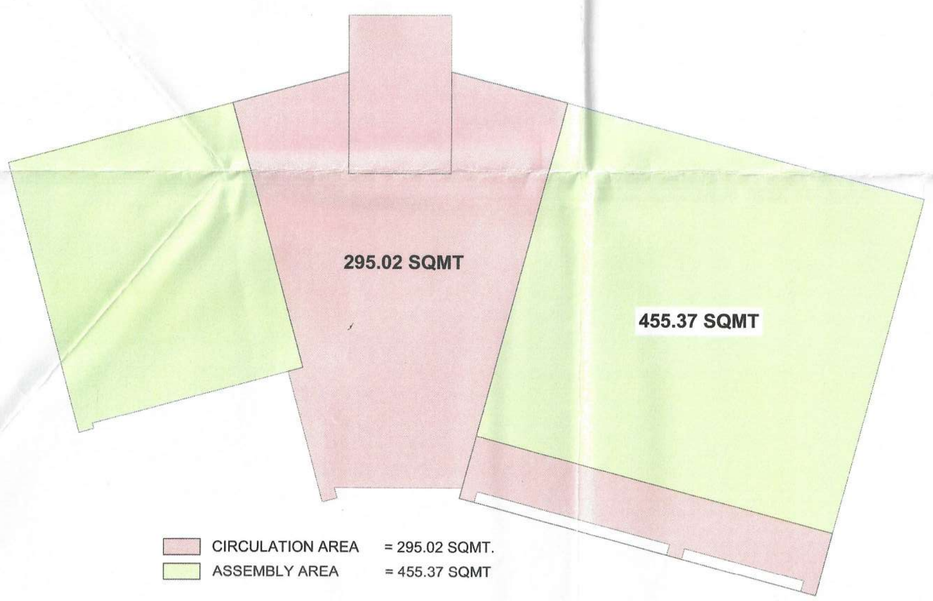
LOWER GROUND FLOOR PLAN
LVL -1750



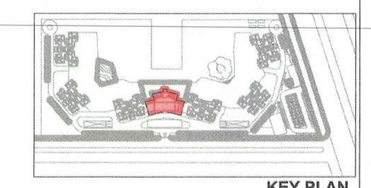
LOWER GROUND FLOOR AREA DIAGRAM

COMMUNITY BUILDING LOWER GROUND FLOOR FAR AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
X	1	44.655	28.250	1	1261.504
TOTAL ADDITIONS (A1)				=	1261.50
DEDUCTIONS					
1	(2.755+7.21)/2		16.615	1	82.784
2	(8.93+2.755)/2		23.040	1	134.611
3	0.5	5.175	19.320	1	49.991
4	0.5	17.385	4.660	1	40.507
5	1	6.000	0.550	1	3.300
6	1	9.750	0.550	1	5.363
7	1	5.950	4.660	1	27.727
8	(5.950+6.230)/2		0.520	1	3.167
9	(0.335+4.66)/2		16.140	1	40.310
10	1	9.850	6.600	1	65.010
11	(0.75+6.11)/2		6.325	1	21.695
12	0.5	3.540	7.495	1	13.266
13	0.5	3.540	13.210	1	23.382
TOTAL DEDUCTIONS (A2)				=	511.11
NET LOWER GROUND FLOOR FAR AREA = (A1 - A2)				=	750.39

DOOR SCHEDULE					
	Type Mark	Rough Width	Rough Height	Sill Height	Count
D1		2000.00	2400.00	0.00	3
D2		1250.00	2400.00	0.00	8
D3		1050.00	2400.00	150.00	2
D4		900.00	2400.00	0.00	3
D5		750.00	2400.00	150.00	1
FD1		1200.00	1800.00	600.00	3
FD2		1050.00	2400.00	0.00	1
FD3		900.00	2400.00	150.00	1
FD4		2000.00	2400.00	0.00	3



EXIT WIDTH CALCULATION ON OCCUPANCY (LOWER GROUND FLOOR)			
	SQMT.	PERSON	MTRS.
CIRCULATION AREA @ 6.0 SQ.M./PERSON	295.02	49.170	0.492
ASSEMBLY AREA @1.4 SQ.M./PERSON	455.37	325.264	3.253
TOTAL REQUIRED EXIT WIDTH	**750.39**	**374.434**	**3.744**
TOTAL PROVIDED EXIT WIDTH			**4.150**



KEY PLAN

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.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- TOILETS ARE MECHANICALLY VENTILATED AS PER HARYANA BUILDING CODE 2017 WHEREVER REQUIRED.
- 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 DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- 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.
- ALL EXTERNAL BLOCK WORK OR MIVAN STRUCTURE SHALL HAVE 200MM THICKNESS & ALL INTERNAL PARTITIONS SHALL HAVE 100MM THICKNESS.

PROJECT
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING OF GH-4 SITE AREA MEASURING 10.80 ACRES IN SECTOR - 80, IMT MANESAR BEING DEVELOPED BY M/S ASHIANA HOUSING LIMITED.

ARCHITECT'S SEAL & SIGNATURE

OWNER/AUTH. SIGN.

For BIAS + ARCHTECTURE

ASHIANA HOUSING LTD. Authorised Signatory

SYED MOHD. IMRAN
CA93/16665

Scale : 1 : 100

Drawing Title:- LOWER GROUND FLOOR AND AREA DETAILS (COMMUNITY BUILDING)

Drawing No:- A-26