COMBINED DETAILS FOR POCKET-A & B

ABSTRACT			
TOTAL SITE AREA	=	20.169 Acres	81620.92 sqm
SITE AREA for Calculation POCKET-A	=	10.41875 Acres	42163.12 sqm
SITE AREA for POCKET-B	=	9.75025 Acres	39457.80 sqm
FAR Permitted @175	=	35.296 Acres	142836.61 sqm

PARAMETERS	PERMISSIBLE		PROPOSED POCKET-A	POCKET-B	TOTAL
Ground Coverage	35.0% =	28567.32 sqm	6321.24 sqm	5123.60 sqm	11444.84 sqm
					14.02%
F.A.R.	175 =	142836.61 sqm	73748.53 sqm	68643.02 sqm	142391.55 sqm
			174.91	173.969	174.45 %
No. of Main Units			418 nos.	444 nos.	862 nos.
No. of EWS units	(15% of Main D.U.'s)		74 nos.	79 nos.	153 nos.
	TOTAL UNITS		492 nos.	523 nos.	1015 nos.
No. of Service Personnel	(10% of Main D.U.'s)		42 nos.	48 nos.	90 nos.
Population		6050.0 nos.	2321 nos.	2474 nos.	4795 nos.
Organised Greens	15% =		20501 sqm	6321.56 sqm	26823 sqm
					32.86%
Convenient Shopping	(0.5% of Site Area) =	408.105	207.71 sqm	197.16 sqm	404.87 sqm
Car Parking	1.5 per Main D.U. =	1293 nos.	957 ECS	1109 ECS	2066 ECS
	75% of Total				
Covered Car Parking Required	=	970 nos.	796 ECS	760 ECS	1556 ECS

DETAILS OF MAIN D.U.'s PROPOSED

	POCKET-A TOWER-1 TYPE-A	TOWER-2 TYPE-B	TOWER-3 TYPE-C & D	TOWER-4 TYPE-C & D	TOWER-5 TYPE-C & D	Total Main D.U.S'	POCKET-B TOWER-1 TYPE-A	TOWER-2 TYPE-A	TOWER-3 TYPE-B	TOWER-4 TYPE-C	TOWER-5 TYPE-D	TOWER-6 TYPE-D	TOWER-7 TYPE-D	TOWER-8 TYPE-E	TOWER-9 TYPE-F	Total Main D.U.S'	GRAND TOTAL
No. of D.U.'s per TOWER	48	50	104	104	104		68	68	40	40	40	40	40	72	36		
No. of Row Houses	8																
Total	56	50	104	104	104	418	68	68	40	40	40	40	40	72	36	444	862

				POCKET-A			POCKET-B			TOTAL
Population of Main Units	@	5	person per unit	418	2090 persons		444	2220 persons		
Population of Service Personnel	@	2	person per unit	42	84 persons	2174 persons	48	96 persons	2316 persons	
Population of EWS Units	@	2	person per unit	74	148 persons	148 persons	79	158 persons	158 persons	
TOTAL POPULATION	=					2321 persons			2474 persons	4795

PARKING SUMMARY

		REQUIRED	POCKET-A	REQUIRED	POCKET-B	TOTAL PARKING
PARKING for Main Units	=	1.5 ECS per unit		1.5 ECS per unit		
	=	627 ECS		666 ECS		
5% PARKING RESERVED FOR EWS		31		34		
COVERED Parking in BASEMENT @ 75%	=	470 ECS	= 796 ECS	500 ECS	= 760 ECS	1556
COVERED PARKING IN STILT					78 ECS	78
Parking in SURFACE @ 25%	=	157 ECS	= 161 ECS	167 ECS	= 225 ECS	386

DETAILS OF PARKING & BASEMENT (not included in FAR) POCKET-A

FLOORS	AREA FOR SERVICES (POCKET-A)	AREA FOR PARKING	ECS @ (In sqm)	NO. OF ECS	AREA FOR SERVICES (POCKET-B)	AREA FOR PARKING	ECS @ (In sqm)	NO. OF ECS	TOTAL
Surface	----	4025.00 sqm	25	161	---	3080.75 sqm	25	123	7105.75
Basement	887.78 sqm	32214.00 sqm	35	796	2501	27004.59 sqm	35	772	59218.59

F.A.R. AREA — BUILDING DESCRIPTION — POCKET-A

Floor	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	EWS	ROW HOUSES	Community Building	Convenient Shopping	Gate Guard house
Ground Floor	673.31	448.94	597.47	597.47	597.47	423.17	986.64	568.11	207.71	30.00
1st Floor	530.39	366.67	582.87	582.87	582.87	423.17	963.84	378.82	----	----
2nd Floor	467.18	366.67	582.87	582.87	582.87	423.17	210.64	----	----	----
3rd Floor	467.18	366.67	582.87	582.87	582.87	381.68	----	----	----	----
4th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
5th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
6th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
7th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
8th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
9th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
10th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
11th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
12th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
13th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
14th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
15th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
16th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
17th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
18th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
19th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
20th Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
21st Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
22nd Floor	467.18	366.67	582.87	582.87	582.87	----	----	----	----	----
23rd Floor	432.77	366.67	582.87	582.87	582.87	----	----	----	----	----
24th Floor	265.91	352.05	582.87	582.87	582.87	----	----	----	----	----
25th Floor	19.66	203.31	582.87	582.87	582.87	----	----	----	----	----
26th Floor		12.48	421.03	421.03	421.03	----	----	----	----	----
27th Floor			233.29	233.29	233.29	----	----	----	----	----
28th Floor			32.65	32.65	32.65	----	----	----	----	----
TOTAL	11732.82	9450.19	15856.19	15856.19	15856.19	1651.19	2161.12	946.93	207.71	30.00

TOTAL (POCKET-A): 73748.53

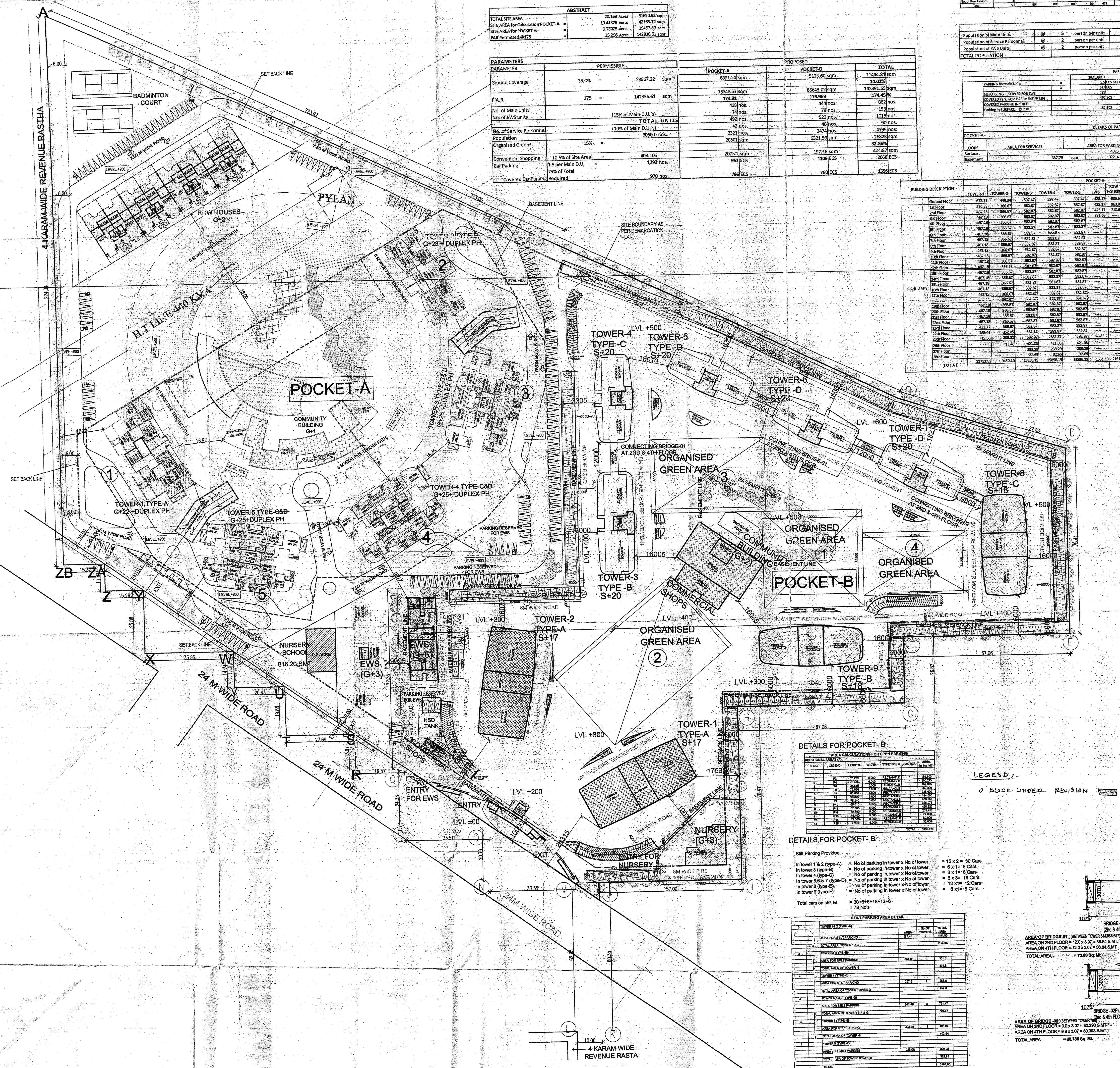
F.A.R. AREA — POCKET-B

Floor	TOWER-1 TYPE A	TOWER-2 TYPE A	TOWER-3 TYPE B	TOWER-4 TYPE C	TOWER-5 TYPE D	TOWER-6 TYPE D	TOWER-7 TYPE D	TOWER-8 TYPE E	TOWER-9 TYPE F	EWS	Community Building	Convenient Shopping	Convenient Shopping	Bridge	NURSERY(FREEFORM)
Ground Floor	66.990	66.990	65.500	64.600	63.710	63.710	63.710	78.320	65.340	323.000	479.910	152.945	44.219	----	804.366
1st Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	318.950	283.800	----	----	140.913	----
2nd Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	318.950	----	----	----	----	----
3rd Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	318.950	----	----	----	140.913	----
4th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	318.950	----	----	----	----	----
5th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	226.350	----	----	----	----	----
6th Floor	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	----	----	----	----	----	----
7th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
8th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
9th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
10th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
11th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
12th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
13th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
14th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
15th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
16th Floor	595.740	595.740	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
17th Floor	615.820	615.820	369.700	295.400	277.766	277.766	277.766	444.630	368.120	----	----	----	----	----	----
18th Floor	----	----	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	460.820	[illegible]	----	----	----	----	----	----
19th Floor	----	----	369.700	[illegible]	277.766	277.766	277.766	----	----	----	----	----	----	----	----
20th Floor	----	----	380.300	304.330	288.166	288.166	288.166	----	----	----	----	----	----	----	----
TOTAL	10214.65	10214.65	7470.10	5981.53	5629.43	5629.43	5629.43	8097.84	6708.11	1825.15	763.71	152.95	44.22	281.83	804.37

TOTAL (POCKET-B): 68643.02 — GRAND TOTAL: 142391.55

NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
3. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
4. BOUNDARY WALL AND GATE AS PER STANDARDS.
5. ALL WALLS ARE 230/200/115/100 MM THK. BRICK/BLOCK WALL.
6. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
7. ALL WINDOWS & VENTILATORS ARE OPENABLE.
8. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.



NURSERY SCHOOL	Pocket-A		Pocket-B	
	Permissible	Provided	Permissible	Provided
Plot Area	816.20 Smt	816.20 Smt		858.18 Smt
FAR @1	816.20 Smt	150.93 Smt	858.18 Smt	804.37 Smt
Ground Coverage@33%	216.28 Smt	150.93 Smt	283.20 Smt	203.8 Smt
Total No of Floor		ground Floor		G+3

NOTE- 1 TO 34 NO. RESERVED FOR EWS PARKING(POCKET-B)
15 TO 47 NO. RESERVED FOR EWS PARKING (POCKET-A)

DETAILS FOR POCKET- B

AREA CALCULATIONS FOR NURSERY SCHOOL PLOT AREA

S. NO.	LEGEND	LENGTH	WIDTH	TYPE OF FORM	FACTOR	AREA (in Sq. Mt.)
1	A	32.610	12.960	RECTANGLE	1	422.626
2	B	12.010	19.525	RECTANGLE	1	234.495
3	C	20.595	19.525	TRIANGLE	[illegible]	201.059
					TOTAL	858.180

NURSRY PLOT AREA
= 858.18 SQ.M.
= 0.17 ACRE

NURSERY SCHOOL PLOT AREA

ORGANISED GREEN AREA

1 = 40 x 39.5 = 1580 SQ.M.
2 = 37 x 62 = 2294 sq.m.
3 = 30 x 46 = 1380 SQ.M.
4 = 41.865 x 25.5 = 1067.557 SQ.M.
TOTAL ORGANISED GREEN AREA = 1 + 2 + 3 + 4
= 1580 + 2294 + 1380 + 1067.557
= 6321.557 SQ.M.
= 16.02 %

DETAILS FOR POCKET- B

AREA CALCULATIONS FOR OPEN PARKING

S. NO.	LEGEND	LENGTH	WIDTH	TYPE OF FORM	FACTOR	AREA (in Sq. Mt.)
1	P3	[illegible]	5.000	RECTANGLE	1	[illegible]
2	P4	[illegible]	5.000	RECTANGLE	1	[illegible]
3	P5	[illegible]	5.000	RECTANGLE	1	[illegible]
4	P6	[illegible]	5.000	RECTANGLE	1	[illegible]
5	P7	[illegible]	5.000	RECTANGLE	1	[illegible]
6	P8	[illegible]	5.000	RECTANGLE	1	[illegible]
7	P9	[illegible]	5.000	RECTANGLE	1	[illegible]
8	P10	[illegible]	5.000	RECTANGLE	1	[illegible]
9	P11	[illegible]	5.000	RECTANGLE	1	[illegible]
10	P12	[illegible]	5.000	RECTANGLE	1	[illegible]
11	P13	[illegible]	5.000	RECTANGLE	1	[illegible]
12	P14	[illegible]	5.000	RECTANGLE	1	[illegible]
13	P15	[illegible]	5.000	RECTANGLE	1	[illegible]
					TOTAL	3080.760

DETAILS FOR POCKET- B

Stilt Parking Provided:-

In tower 1 & 2 (type-A) = No of parking in tower x No of tower = 15 x 2 = 30 Cars
In tower 3 (type-B) = No of parking in tower x No of tower = 6 x 1 = 6 Cars
In tower 4 (type-C) = No of parking in tower x No of tower = 6 x 1 = 6 Cars
In tower 5,6 & 7 (type-D) = No of parking in tower x No of tower = 6 x 3 = 18 Cars
In tower 8 (type-E) = No of parking in tower x No of tower = 12 x 1 = 12 Cars
In tower 9 (type-F) = No of parking in tower x No of tower = 6 x 1 = 6 Cars

Total cars on stilt lvl = 30+6+6+18+12+6
= 78 No's

STILT PARKING AREA DETAIL

		AREA	No. OF TOWERS	TOTAL AREA
1	TOWER 1 & 2 (TYPE-A)			
	AREA FOR STILT PARKING	577.48	2	1154.96
	TOTAL AREA TOWER 1 & 2			1154.96
3	TOWER 3 (TYPE-B)			
	AREA FOR STILT PARKING	331.8	1	331.8
	TOTAL AREA OF TOWER -3			331.8
4	TOWER 4 (TYPE-C)			
	AREA FOR STILT PARKING	257.8	1	257.8
	TOTAL AREA OF TOWER TOWER-D			257.8
	TOWER 5,6 & 7 (TYPE-D)			
	AREA FOR STILT PARKING	240.49	3	721.47
	TOTAL AREA OF TOWER E,F & G			721.47
	TOWER 8 (TYPE-E)			
	AREA FOR STILT PARKING	403.04	1	403.04
	TOTAL AREA OF TOWER -8			403.04
	TOWER 9 (TYPE-F)			
	AREA FOR STILT PARKING	328.98	1	328.98
	TOTAL AREA OF TOWER TOWER-9			328.98
	TOTAL			3197.85

LEGEND :-
BLOCK UNDER REVISION

BRIDGE-01 PLAN (BETWEEN TOWER 3&4, 5&6, 6&7) (2nd & 4th FLOOR LEVEL)

AREA OF BRIDGE-01 (BETWEEN TOWER 3&4,5&6,6&7)
AREA ON 2ND FLOOR = 12.0 x 3.07 = 36.84 S.MT
AREA ON 4TH FLOOR = 12.0 x 3.07 = 36.84 S.MT
TOTAL AREA = 73.68 Sq. Mt.

BRIDGE -02PLAN (BETWEEN TOWER 7&8) (2nd & 4th FLOOR LEVEL)

AREA OF BRIDGE -02 (BETWEEN TOWER 7&8)
AREA ON 2ND FLOOR = 9.9 x 3.07 = 30.393 S.MT
AREA ON 4TH FLOOR = 9.9 x 3.07 = 30.393 S.MT
TOTAL AREA = 60.786 Sq. Mt.

SECTION - XX

(BALWANT SINGH)
SD(HQ)

D.T.P. (HQ) Member Secretary B.P.C.
S.T.P. (G) Member B.P.C.
C.T.P. (Hr.) Chairman B.P.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ)/...
Superintending Engineer (HQ)

DEVELOPED BY:

PROJECT:
REVISED BUILDING PLAN OF GROUP HOUSING FOR AREA MEASURING 11.875 + 8.294 = 20.169 ACRES (LICENCE NO.250 OF 2007 DATED 02.11.2007 AND LICENCE NO. 50 OF 2012 DATED 17/5/2012) IN SECTOR-109, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY RAJ KIRAN PVT. LTD. AND OTHERS IN COLLABORATION WITH CHINTELS INDIA LTD.

DRAWING TITLE:
MASTER SITE LAYOUT

DEALT BY | SCALE: 1:500 | SP-1.1
CHECKED BY | DATE: 11/03/2016

THROUGH: AUTHORISED SIGNATORY

Paradise Consultants New Delhi

OWNER'S SIGN. ARCHITECT'S SIGN.

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