1. SUMMERY OF PROJECT

TOTAL AREA = 14.025 (ACRE)
= 14.025 X 4046.85 = 56,757.071 SQ.MT. & 6,10,933.114 SQ.FT.

SITE AREA = 13.9945 (ACRE) AFTER ROAD WIDENING (56633.642 SQ.MT.) & (609604.522 SQ.FT.)

PARAMETERS :

S.NO.	DESCRIPTION	UNITS	PERMISSIBLE	ACHIEVED
1	TOTAL AREA OF GROUP HOUSING (13.9945 X 4046.85)	SQ.MT.	56633.642	
2	F.A.R.	PERCENTAGE	1.75	1.749
		SQ.MT.	99108.874	99058.560
3	GROUND COVERAGE	PERCENTAGE	35	13.187
		SQ.MT.	19821.775	7468.022
4	CONVENIENT SHOPPING	PERCENTAGE	0.5	0.5
		SQ.MT.	283.168	283.023
5	DENSITY	PPA	300	299.046
	POPULATION (13.9945 X 300)	PERSONS	4198.35	4185.000
6	MDUs	Nos	755	753
7	EWS(15/85 OF MDUs)	15% OF Dus		
		Nos	133.2352941	134.0
8	SERVICE PERSONAL	PERCENTAGE	10% OF MDus	
			75.500	76.0
9	ECS		1.5ECS/MDU	
		NOs	1129.500	2278.0
10	COVERED ECS	PERCENTAGE	75 % OF ECS	91.938%
		NOs	847.125	2087
11	ORGANISED GREEN	PERCENTAGE	15	19.35%
		SQ.MT.	8495.046	10959.951
12	COMMUNITY SITE			
i	NURSERY SCHOOL	NOs	2	2

2. DETAIL OF F.A.R. AREA

TOWERS / FLOORS	1	2	3	4	5	6	7	8	9	EWS	CON. SHOPPING (13NOS.)	COMMUNITY HALL	TYPE-V 01 TO V 04 ARE SIMILAR (1x4=)
STILT/ GROUND	386.939	386.939	370.917	370.917	386.939	386.939	386.939	386.939	386.939	239.435	183.023	1206.608 / 800.000	582.336 / 921.524
1ST FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			318.384
2nd FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
3rd FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
4th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
5th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
6th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
7th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299	413.645			
8th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	486.299	486.299	486.299				
9th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	308.724	308.724	308.724	486.299			
10th FLOOR	486.299	486.299	467.796	467.796	486.299	486.299	113.545	113.545	113.545	486.299			
11th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
12th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
13th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
14th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
15th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
16th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
17th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
18th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
19th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
20th FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
21st FLOOR	486.299	486.299	467.796	467.796	486.299					486.299			
22nd FLOOR	308.724	486.299	467.796	467.796	486.299					308.724			
23rd FLOOR	113.545	486.299	467.796	467.796	486.299					113.545			
24th FLOOR		486.299	467.796	467.796	486.299								
25th FLOOR		486.299	467.796	467.796	486.299								
26th FLOOR		486.299	467.796	467.796	486.299								
27th FLOOR		308.724	302.140	302.140	308.724								
28th FLOOR		113.545	124.147	124.147	113.545								
TOTAL F.A.R. AREA	11507.794	13910.279	13427.696	13427.696	13910.279	4026.598	4026.598	4026.598	4026.598	11507.794	3114.550	283.023	2400.034	1412.244
GRAND TOTAL F.A.R. AREA (SQ.MT.)	99058.560													

3. DETAIL OF GROUND COVERAGE

TOWERS	1	2	3	4	5	6	7	8	9	EWS & CON. SHOPPING (13NOS.)	COMMUNITY HALL	TYPE-01 TO 4 ARE SIMILAR (1x4)
GROUND COVERAGE	523.333	523.333	508.767	508.767	523.333	523.333	523.333	523.333	523.333	577.926	1216.904	582.336
GRAND TOTAL GROUND COVERAGE (SQ.MT.)	7070.632											

4. DETAIL OF MAIN Dus

TOWERS / FLOORS	1	2	3	4	5	6	7	8	9	TYPE-01 TO 4 ARE SIMILAR	NO. OF MDUS PER FLOORS
STILT/ GROUND	3	3	3	3	3	3	3	3	3	4	31
1ST FLOOR	4	4	4	4	4	4	4	4	4		36
2nd FLOOR	4	4	4	4	4	4	4	4	4		36
3rd FLOOR	4	4	4	4	4	4	4	4	4		36
4th FLOOR	4	4	4	4	4	4	4	4	4		36
5th FLOOR	4	4	4	4	4	4	4	4	4		36
6th FLOOR	4	4	4	4	4	4	4	4	4		36
7th FLOOR	4	4	4	4	4	4	4	4	4		36
8th FLOOR	4	4	4	4	4	4	4	4	4		36
9th FLOOR	4	4	4	4	4	2	2	2	4		30
10th FLOOR	4	4	4	4	4	0	0	0	4		24
11th FLOOR	4	4	4	4	4				4		24
12th FLOOR	4	4	4	4	4				4		24
13th FLOOR	4	4	4	4	4				4		24
14th FLOOR	4	4	4	4	4				4		24
15th FLOOR	4	4	4	4	4				4		24
16th FLOOR	4	4	4	4	4				4		24
17th FLOOR	4	4	4	4	4				4		24
18th FLOOR	4	4	4	4	4				4		24
19th FLOOR	4	4	4	4	4				4		24
20th FLOOR	4	4	4	4	4				4		24
21st FLOOR	4	4	4	4	4				4		24
22nd FLOOR	4	4	4	4	4				4		24
23rd FLOOR	2	4	4	4	4				2		20
24th FLOOR	0	4	4	4	4				0		16
25th FLOOR		4	4	4	4						16
26th FLOOR		4	4	4	4						16
27th FLOOR		4	4	4	4						16
28th FLOOR		2	2	2	2						8
29th FLOOR		0	0	0	0						0
TOTAL MDUS	93	113	113	113	113	37	37	37	93	4	
GRAND TOTAL MDUS	753										753

D.T.P. (HQ) Member Secretary B.P.A.C. | T.P. (HQ) Member B.P.A.C. | C.T.P. (HQ) Chairman B.P.A.C.

AD | JD | CD | FA | ATP

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. SE/HQ/ dt.xx.xx.14

Superintending Engineer (HQ) HSVP, Panchkula

9. REQUIRED E.W.S. CAR PARKING

5 % OF TOTAL CAR
=5% OF 1130 = 56.5 SAY 57 E.C.S.

NOTE:- 57 CAR PARKING SHALL BE RESERVED FOR E.W.S.

PROPOSED E.W.S. CAR PARKING

S.NO.	DESCRIPTION	No. OF CARS	TOTAL CAR
01	SURFACE	36 CAR	1 - 36 = 36
02	UPPER BASEMENT PART -01	25 CAR	1 - 25 = 25
	TOTAL	61 CAR	61

LEGEND :-

01		ZONING LINE
02		BASEMENT LINE
03		BOUNDARY LINE
04	2500 / 5500	E.W.S. CAR
05	2500 / 5500	PRIMARY CAR
06	2500 / 5500	NURSERY SCHOOL CAR PARKING
07		BUS
09		CYCLING TRACK
10		PEDESTRAIN PATHWAY

5. DETAIL OF NON F.A.R. AREA

TOWERS	1	2	3	4	5	6	7	8	9	EWS	COMMUNITY HALL	TYPE-01 TO 12 ARE SIMILAR (1x12)	UPPER BASEMENT AREA & LOWER BASEMENT AREA
NON F.A.R. AREA	575.453	655.929	602.403	659.405	654.929	350.897	350.897	350.897	575.453	274.267	181.52	104.604	89565.176
GRAND TOTAL NON F.A.R. AREA	94860.205												

6. DETAIL OF SERVICE PERSONAL UNITS

TOWERS	GROUND FLOOR	TYPICAL FLOOR (1ST TO 11TH)	TYPICAL FLOOR (13TH TO 14TH)	TYPICAL FLOOR. (16TH TO 28RD)	TOTAL
1	1	1X13			14
2	1		1X14	1 X5	24
3	1		1X14	1 X9	24
4	1	1X13			14
TOTAL					76

7. DETAIL OF POPULATION

S.NO	TYPE OF UNIT	NOS	OCCUPANCY PER UNIT	POPULATION
01	MAIN DUS	753	5	3765
02	E.W.S.	134	2	268
03	SERVICE PERSONAL UNIT	76	2	152
	TOTAL			4185

8. DETAIL OF CAR PARKING PROVIDED FOR MDU

S.NO.	DESCRIPTION	No. OF CARS	TOTAL CAR
01	SURFACE	181 CAR	
02	UPPER BASEMENT PART -01	812 CAR	
03	UPPER BASEMENT PART -02	215 CAR	
04	LOWER BASEMENT PART -01	845 CAR	
05	LOWER BASEMENT PART -02	215 CAR	
	TOTAL	2268 CAR	2268

10. DETAIL OF GROUND COVERAGE : (IN SQ.MT.)

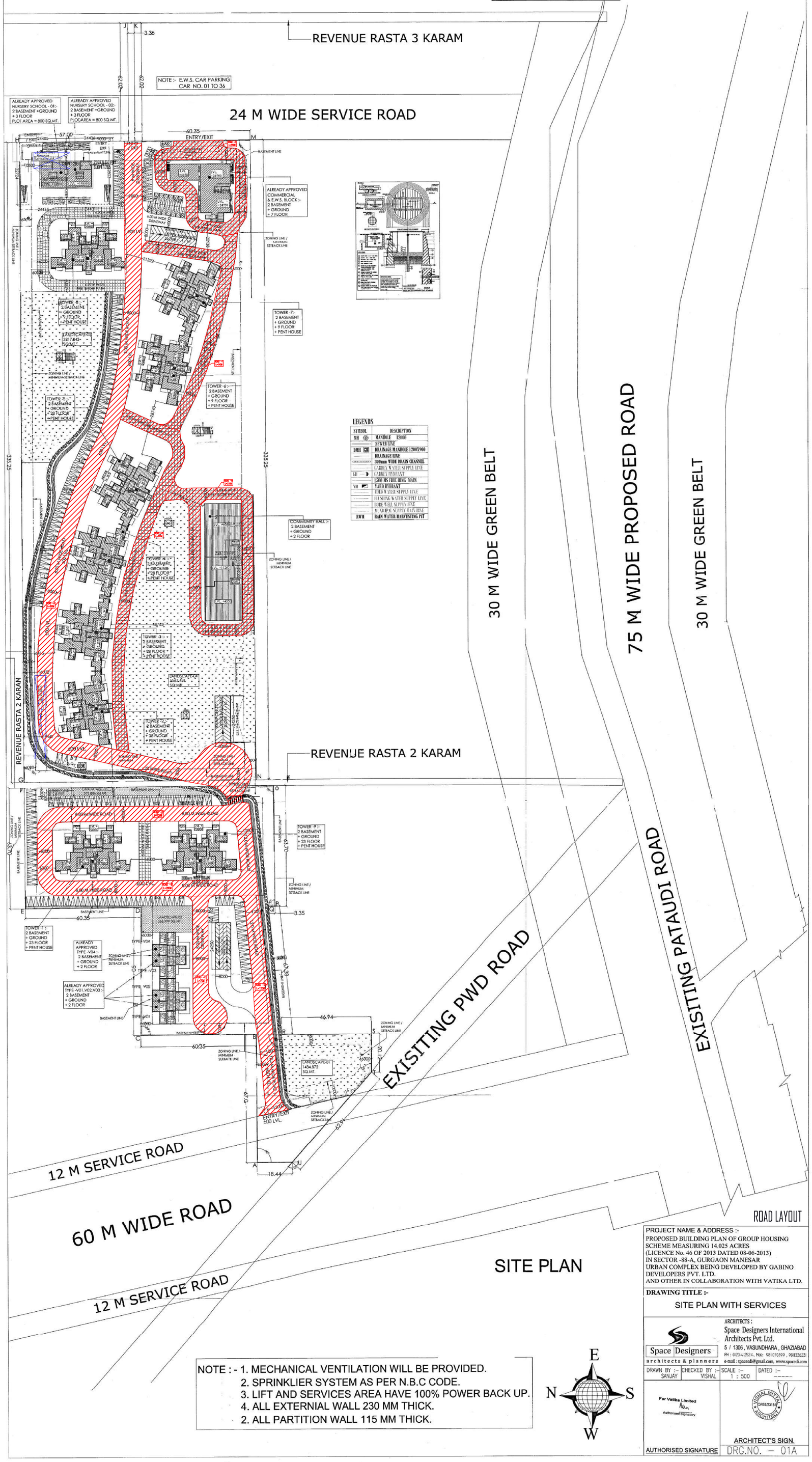
		SQ.MT.
01	GROUND LEVEL (MAIN TOWERS) AS PER TASLE REFER - 03	7070.632
02	NURSERY SCHOOL - 01	198.695
03	NURSERY SCHOOL - 02	198.695
04	TOTAL GROUND COVERAGE	7468.022

11. TOTAL BUILT- UP AREA (IN SQ.MT.)

01	TOTAL F.A.R. AREA	99,058.560
02	TOTAL NON F.A.R. AREA	94,860.206
TOTAL BUILT- UP AREA = 1+2		1,93,918.766

12. LANDSCAPE GREEN AREA DETAIL

LANDSCAPE AREA NO-01	1434.872
LANDSCAPE AREA NO-02	366.999
LANDSCAPE AREA NO-03	372.806
LANDSCAPE AREA NO-04	5567.431
LANDSCAPE AREA NO-05	3217.843
TOTAL	10959.951



LEGENDS

SYMBOL	DESCRIPTION
MH	MANHOLE 1200Ø
	SEWER LINE
DMH	DRAINAGE MANHOLE 1200X900
	DRAINAGE LINE
	300mm WIDE DRAIN CHANNEL
	GARDEN WATER SUPPLY LINE
GH	GARDEN HYDRANT
	150Ø MS FIRE RING MAIN
YH	YARD HYDRANT
	COLD WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	BORE WELL SUPPLY LINE
	MECHANICAL SUPPLY MAIN LINE
RWH	RAIN WATER HARVESTING PIT

NOTE : - 1. MECHANICAL VENTILATION WILL BE PROVIDED.
2. SPRINKLIER SYSTEM AS PER N.B.C CODE.
3. LIFT AND SERVICES AREA HAVE 100% POWER BACK UP.
4. ALL EXTERNIAL WALL 230 MM THICK.
2. ALL PARTITION WALL 115 MM THICK.

PROJECT NAME & ADDRESS :-
PROPOSED BUILDING PLAN OF GROUP HOUSING SCHEME MEASURING 14.025 ACRES (LICENCE No. 46 OF 2013 DATED 08-06-2013) IN SECTOR -88-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GABINO DEVELOPERS PVT. LTD. AND OTHER IN COLLABORATION WITH VATIKA LTD.

DRAWING TITLE :-
SITE PLAN WITH SERVICES

ARCHITECTS :
Space Designers International Architects Pvt. Ltd.
5 / 1306 , VASUNDHARA , GHAZIABAD
PH : 0120-4125214, Mob: 9818070399 , 9811356251
e-mail : spacesdi@gmail.com, www.spacesdi.com
Space Designers architects & planners

DRAWN BY :-	CHECKED BY :-	SCALE :-	DATED :-
SANJAY	VISHAL	1 : 500	-----

For Vatika Limited
Authorised Signatory
AUTHORISED SIGNATURE

VISHAL MITTAL CA/68/23168 ARCHITECT
ARCHITECT'S SIGN.

DRG.NO. – 01A