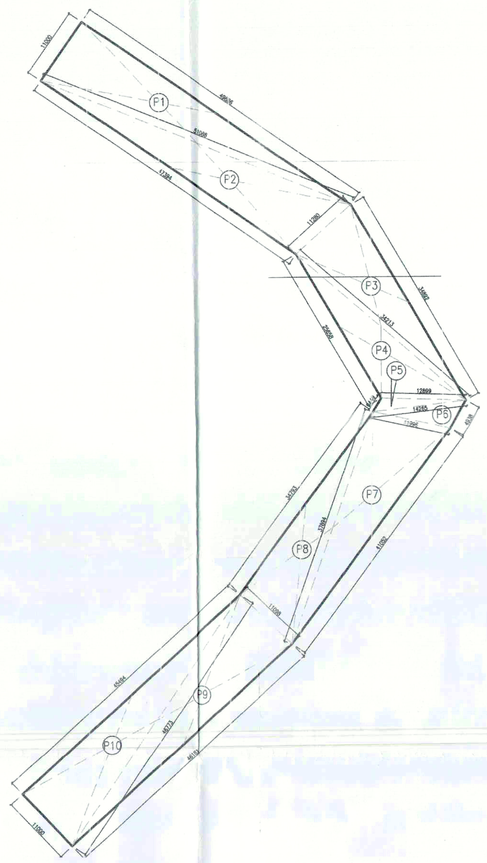
LAY OUT PLAN

Not CD
Not COPY



Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
2. THE BUILDING COMPLY WITH FIRE NORMS

LEGEND :-

LEGEND FOR PLUMBING

SYM.	DESCRIPTION
	400ø DRAINAGE LINE
	200ø SEWERAGE LINE
	150ø SOIL PIPE FROM BASEMENT
	150ø FIRE PIPE
	200ø RAIN WATER PIPE
	300mm WIDE COVERED DRAIN
	300mm WIDE COVERED DRAIN
	GULLY TRAP 200X300 mm
	MANHOLE SEWERAGE 900ø
	MANHOLE DRAINAGE 1200X900mm
	DRAINAGE CHAMBER 600X600mm
IL	INVERT LEVEL
CL	CONNECTION LEVEL

ADDITION -P1 (PARKING AREA)

NO.		A		B		C				S	AREA OF + S+S-A+S-B+S-C	AREA (SQM.)
P1	=	11.100	+	51.088	+	49.886	/	2	=	55.987	75280.535	274.373
P2	=	11.280	+	51.088	+	47.394	/	2	=	54.881	67953.079	260.678
P3	=	11.280	+	34.213	+	34.892	/	2	=	40.193	36830.904	191.914
P4	=	12.899	+	25.658	+	34.213	/	2	=	36.385	19909.921	141.103
P5	=	12.899	+	2.449	+	14.265	/	2	=	14.807	188.993	13.747
P6	=	11.996	+	4.928	+	14.265	/	2	=	15.600	799.763	28.280
P7	=	11.996	+	37.894	+	41.052	/	2	=	45.471	50965.511	225.755
P8	=	11.098	+	37.894	+	34.793	/	2	=	41.893	36621.346	191.367
P9	=	11.098	+	46.773	+	46.181	/	2	=	52.026	65378.187	255.692
P10	=	11.100	+	46.773	+	45.454	/	2	=	51.614	62498.474	249.997
						TOTAL			=			1832.906

TOTAL CAR PARKING AREA ON SURFACE = ADDITION (P1)
= 1832.906 Sqmt.
CAP. OF THE CAR PARKING ON SURFACE @25sqmt./ CAR = 1832.906/25 = 73.316 CAR SAY 74 CARS

AREA OF SITE AS PER ZONING = 2.961 Acres or 11982.723 Sqm.
PERMISSIBLE F.A.R. (@175) = 20969.763 Sqm.
FAR ACHIEVED = 20723.095 Sqm.
= 20723.095 X 100 / 11982.723 = 172.941%
PERMISSIBLE GROUND COVERAGE @40% = 11982.723 X 40 / 100 = 4793.089 Sqm.
PROPOSED GROUND COVERAGE = 4430.258 Sqm.
= 4430.258 X 100 / 11982.723 = 36.97%

REQUIRED CAR PARKING @ 1 Car/50 SQM. = 20874.247 / 50 = 417.48 OR SAY 418 CARS.
CAR PARKING PROVIDED = 543 CARS.
SURFACE PARKING REQUIRED @15% = 418/15 / 100 = 62.7 Cars Say 63 Cars
PROPOSED CAR PARKING ON SURFACE = 65 CARS

TOTAL PARKING CAP OF BASEMENT

CAR PARKING CAPACITY OF 1st BASEMENT = 6033.226 sqm @ 1 car/ 35 SQM. = 172.377 OR SAY 173 CARS
CAR PARKING CAPACITY OF 2nd BASEMENT = 5716.184 sqm @ 1 car/ 35 SQM. = 163.31 OR SAY 163 CARS
CAR PARKING CAPACITY OF 3rd BASEMENT = 5952.653 sqm @ 1 car/ 35 SQM. = 170.075 OR SAY 170 CARS

PROPOSED CAR PARKING

	CAPACITY	PROPOSED	PERMISSIBLE
SURFACE	74	65	65
1st BASEMENT	173	155	155
2nd BASEMENT	163	153	153
3rd BASEMENT	170	170	170
	586	543	543

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	BLOCK TYPE	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	TOTAL GROUND COVERAGE	F.A.R AREA (COL. 2 TO 16)	TOTAL BUILTUP AREA OF ALL BLOCKS (COL. 3 TO 17)	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)
G+2	RETAIL(BLOCK-A)	3399.412	959.906	442.583	-	-	-	-	-	-	-	-	-	-	-	-	3399.412	4801.901	4801.901	13.750
G+2	RETAIL(BLOCK-B)		822.79	289.722	-	-	-	-	-	-	-	-	-	-	-	-		1112.512	1112.512	13.750
G+2	RETAIL(BLOCK-C)		780.587	218.536	-	-	-	-	-	-	-	-	-	-	-	-		999.123	999.123	13.750
G+14	TOWER(BLOCK-D)	976.445	928.225	957.01	957.01	957.01	957.01	957.01	888.383	957.01	962.074	962.074	888.383	957.01	752.453	752.453	1030.646	13809.560	13863.961	55.900
	BASEMENT-1	0.000															0.000	0.000	6769.946	0.000
	BASEMENT-2	0.000															0.000	0.000	6974.509	0.000
	BASEMENT-3	0.000															0.000	0.000	6279.919	0.000
	TOTAL																4430.258	20723.096	40741.873	0.000

Project:

PROPOSED COMMERCIAL COLONY AREA MEASURING 2.961 ACRES. (LICENCE NO. 110 OF 2010 DATED 29-12-2010) IN SECTOR-82-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. TEJPAL S/O SH. BADAM SINGH AND SMT. SAKUNTALA DEVI W/O SH. TEJPAL IN COLLABORATION WITH M/S VATIKA LTD.

Associate Architects

RSMS ARCHITECTS PVT. LTD.
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(Behind D2), Vasant Kunj,
New Delhi-110070.
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www.rsms-arch.com

S.T.P. (HQ) Member Treasury, H.S.I.I.D.C.
S.T.P. (G) Member D.P.C.
C.T.P. (Hr) Chairman D.P.C.

AD JD PA ATP

Checked and found ok for Public Health (Internal) Services only subject to compliance by Schedule letter No. SE(PH)/XEN/SDO

ARCHITECT'S & SIGNATURE

Superintending Engineer (HQ) HSIIDC, Faridabad

OWNER'S SEAL & SIGNATURE

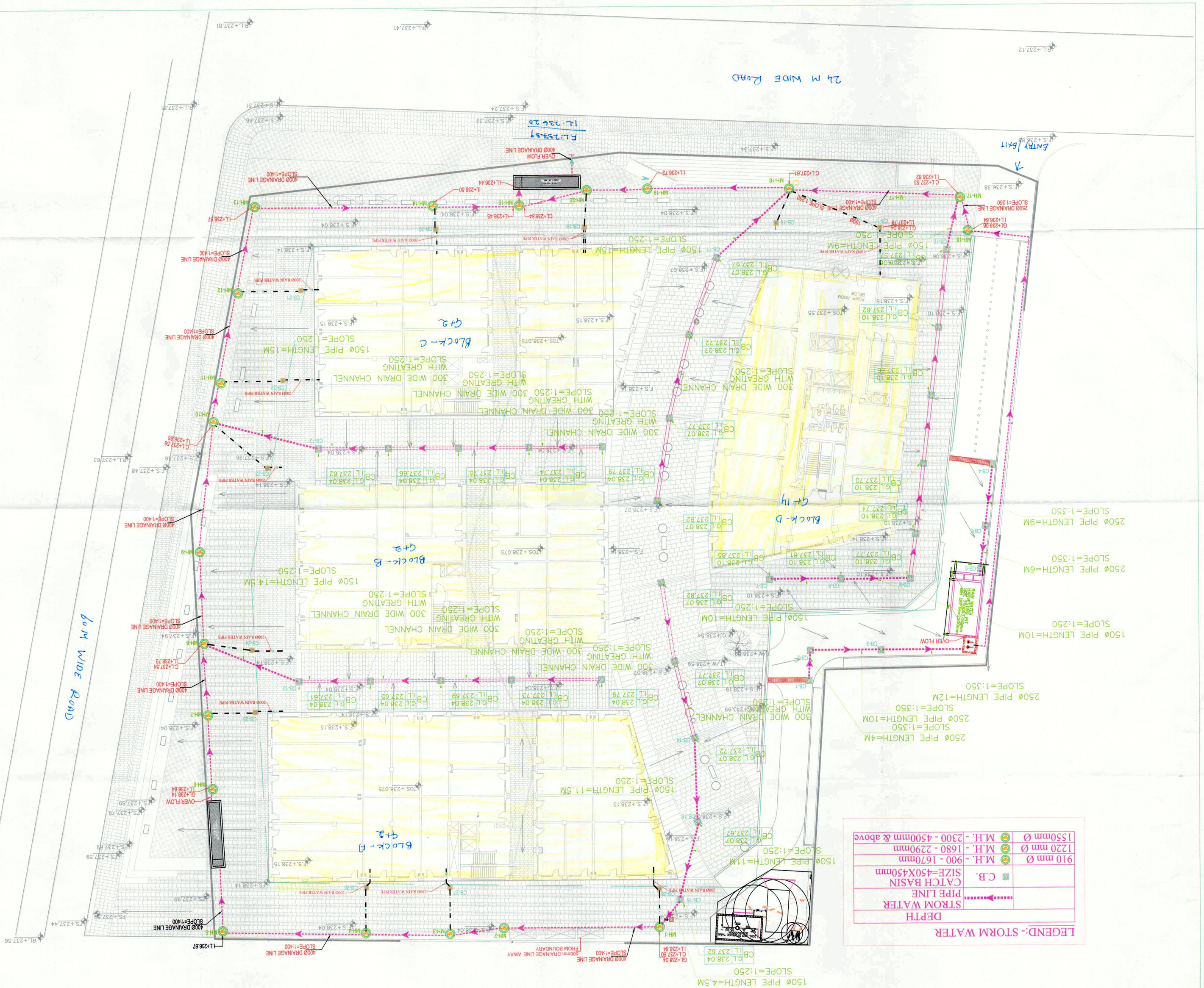
For VATIKA LIMITED
Authorised Signatory

JULY-2011 | Scale : 1:200 | N

Drawing Title:-
SITE PLAN

Drawing No:-
ST-01

VATIKA TOWN SQUARE



STORM WATER

PROJECT NAME

Site Plan

Executive Engineer (W)
for Chief Engineer
HUDA Panchkula

Superintending Engineer
HUDA Circle No. 1
Gurugaon

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Signature
Name
Date

Approved by
Executive Engineer
HUDA Division No. III
Gurgaon

For M/S VATIKA LIMITED
Authorised Signatory

Design Development
Construction Dwg Div
As Built Dwg
Issue Drawings
Construction Dwg
Fire Noting

Drawing No. PL-602
Revision No. R01

Scale 1:250
Drawn GM
Checked by GM
Approved by RJ
Date 03-09-2012

MUNICIPAL SUBMISSION DRAWING

LANDSCAPE ARCHITECTS DESIGN CELL
L

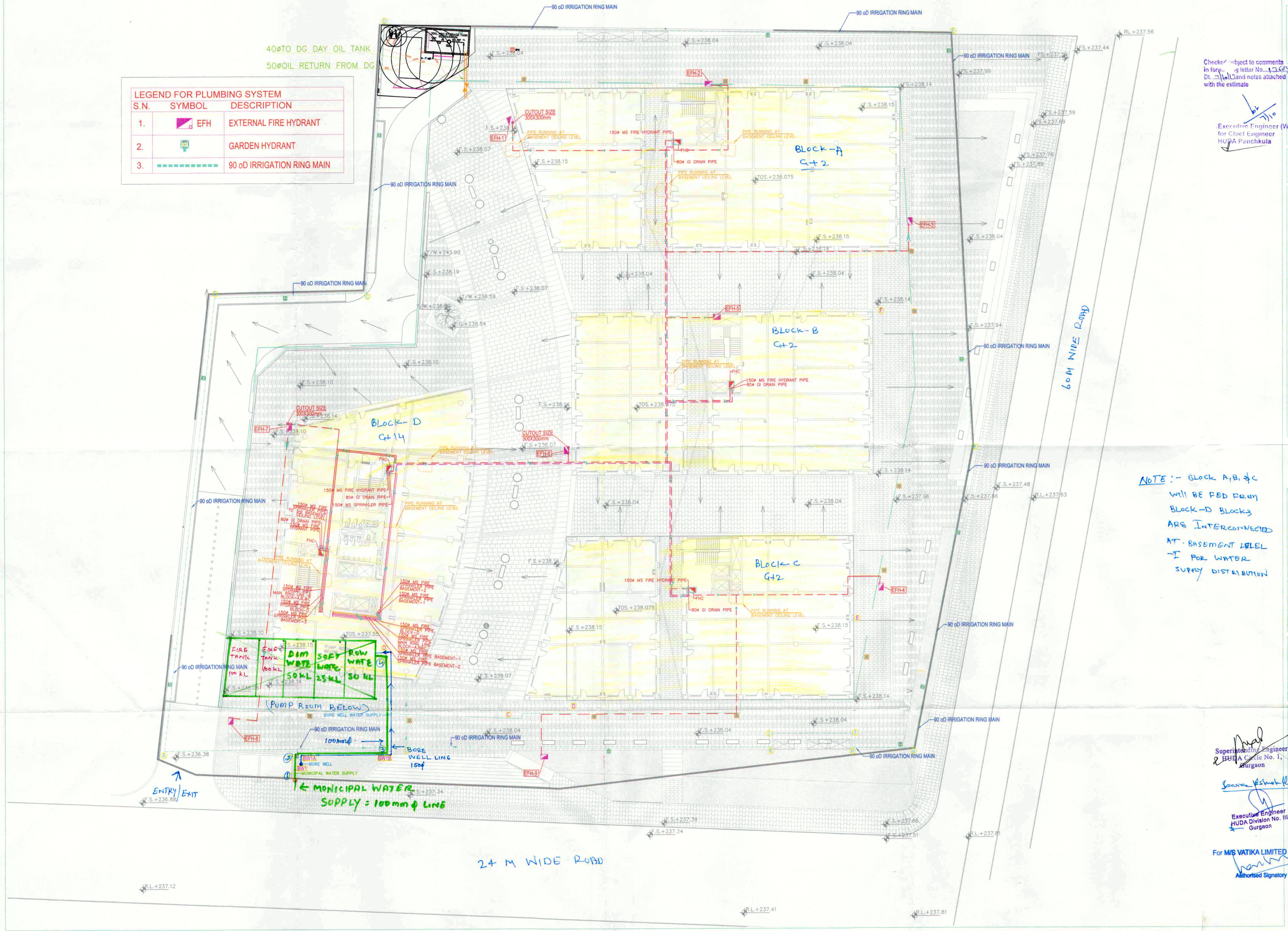
TOWN SQUARE
GURGAON

SITE PLAN (STORM WATER)

Sign date 4-10

WATER SUPPLY

PROJECT_NAME



LEGEND FOR PLUMBING SYSTEM		
S.N.	SYMBOL	DESCRIPTION
1.	EFH	EXTERNAL FIRE HYDRANT
2.	GH	GARDEN HYDRANT
3.		90 oD IRRIGATION RING MAIN

NOTE :- BLOCK A, B, & C WILL BE FED FROM BLOCK-D BLOCKS ARE INTERCONNECTED AT BASEMENT LEVEL -I FOR WATER SUPPLY DISTRIBUTION

Key Plan

Director General
Town and Country Planning,
Haryana, Chandigarh

Checked subject to comments in forwarding letter No.....
Dt.....
and notes attached with the estimate

Executive Engineer (W)
for Chief Engineer
HUDA Panchkula

NOTES:-
1. All dimensions are in millimeters.
2. All levels are in meters.
3. The drawing shall be read, not scaled either in part or in full.
4. This drawing is meant in conjunction with relevant architectural, structural and all services drawings.
5. Any discrepancy, if so, shall be immediately brought to the notice of the architect before start of construction work.
6. The drawing shall be used for the purpose issued and shall not be used for any other purpose without the written consent from the architect.

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No.	Description	Date	By	Ch
Revisions				

MUNICIPAL SUBMISSION DRAWING

Landscape Architect
LANDSCAPE ARCHITECT DESIGN CELL ARCHITECTS & PLANNERS

Project
TOWN SQUARE
GURGAON

Drawing Title
SITE PLAN (WATER SUPPLY)
DOMESTIC, FLUSHING, IRRIGATION & FIRE

Scale	Date	Drawn by	Checked by	Approved by
1:250	03-09-2012	GJ	GM	GM

Superintending Engineer
HUDA Circle No. 1,
Gurgaon

Executive Engineer
HUDA Division No. III
Gurgaon

For M/S VATIKA LIMITED
Authorised Signatory

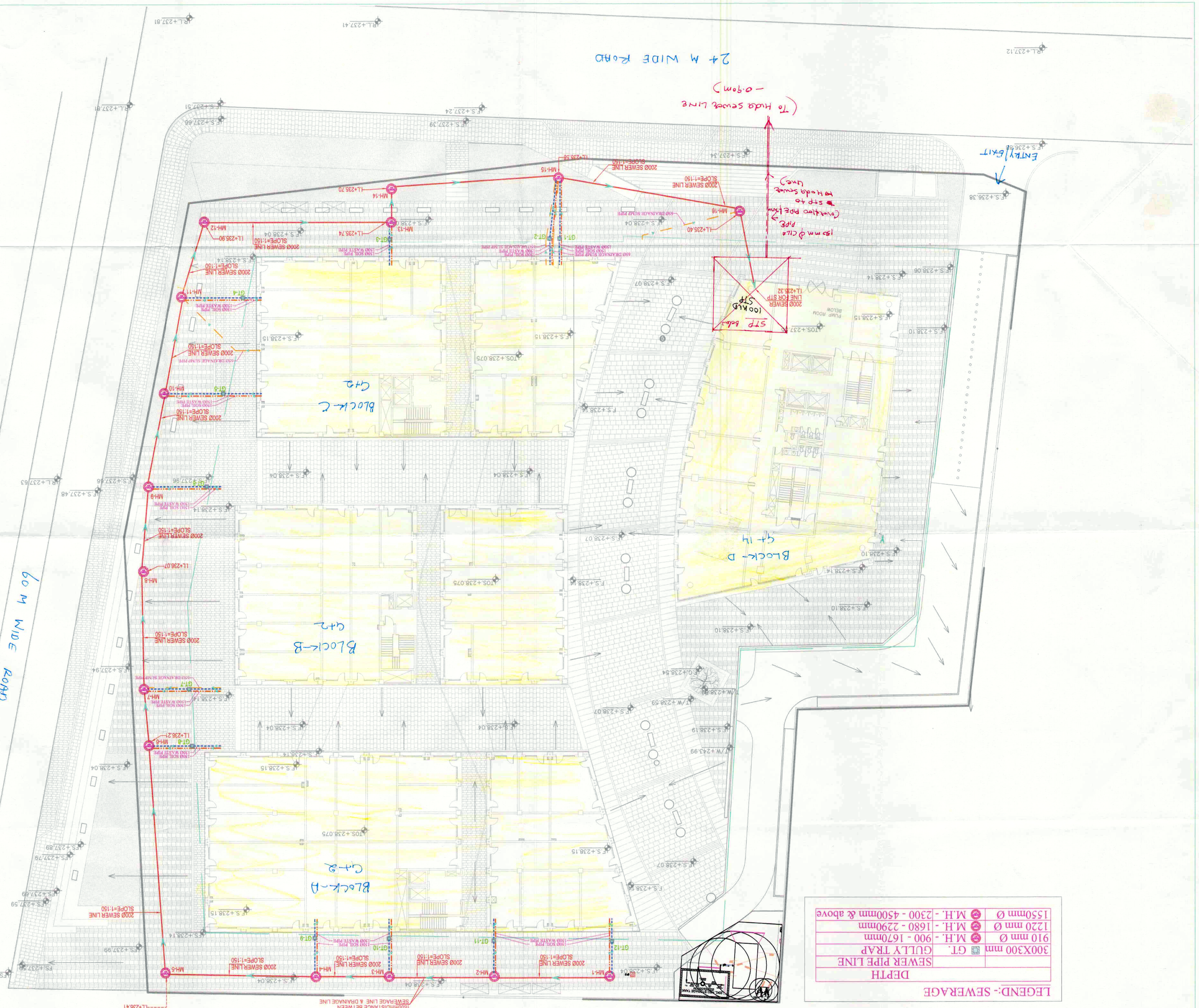
Design Development ☑ Construction Drg Dev. ☐ As Built Drg.
Tender Drawings ☐ Construction Drg.

File Name

Drawing No. PL-603

Revision No. R 01

Amrit Singh & Associates
CA/2012/948
UA/2013/1602



SEWERAGE

Checked subject to comments in covering letter No. 1267/... Dt. 11/1/13 and notes attached with the estimate

Executive Engineer for Chief Engineer HUDA Panchkula

Director General Town and Country Planning, Haryana, Chandigarh

Supertending Engineer HUDA Circle No. 1, Gurgaon

PROJECT NAME

Drawing Title: SEWERAGE

Drawing No: PL-601

Revision No: R01

File Name:

Design Development ☐ Construction Dwg Dev. ☐ As Built Dwg

☐ Tender Drawings ☐ Construction Dwg

Scale: 1:250

Date: 03-09-2012

Drawn: RJ | Checked by: GM | Approved by: GM

NOTE:

For M/S VATIKA LIMITED

Authorised Signatory

SITE PLAN (SEWERAGE)

Project: TOWN SQUARE GURGAON

Landscape Architects: LANDSCAPE ARCHITECTS & PLANNERS DESIGN CELLOMETRIS

Executive Engineer HUDA Division No. III Gurgaon

MUNICIPAL SUBMISSION DRAWING

Revision	Description	Date	By	Checked

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Client

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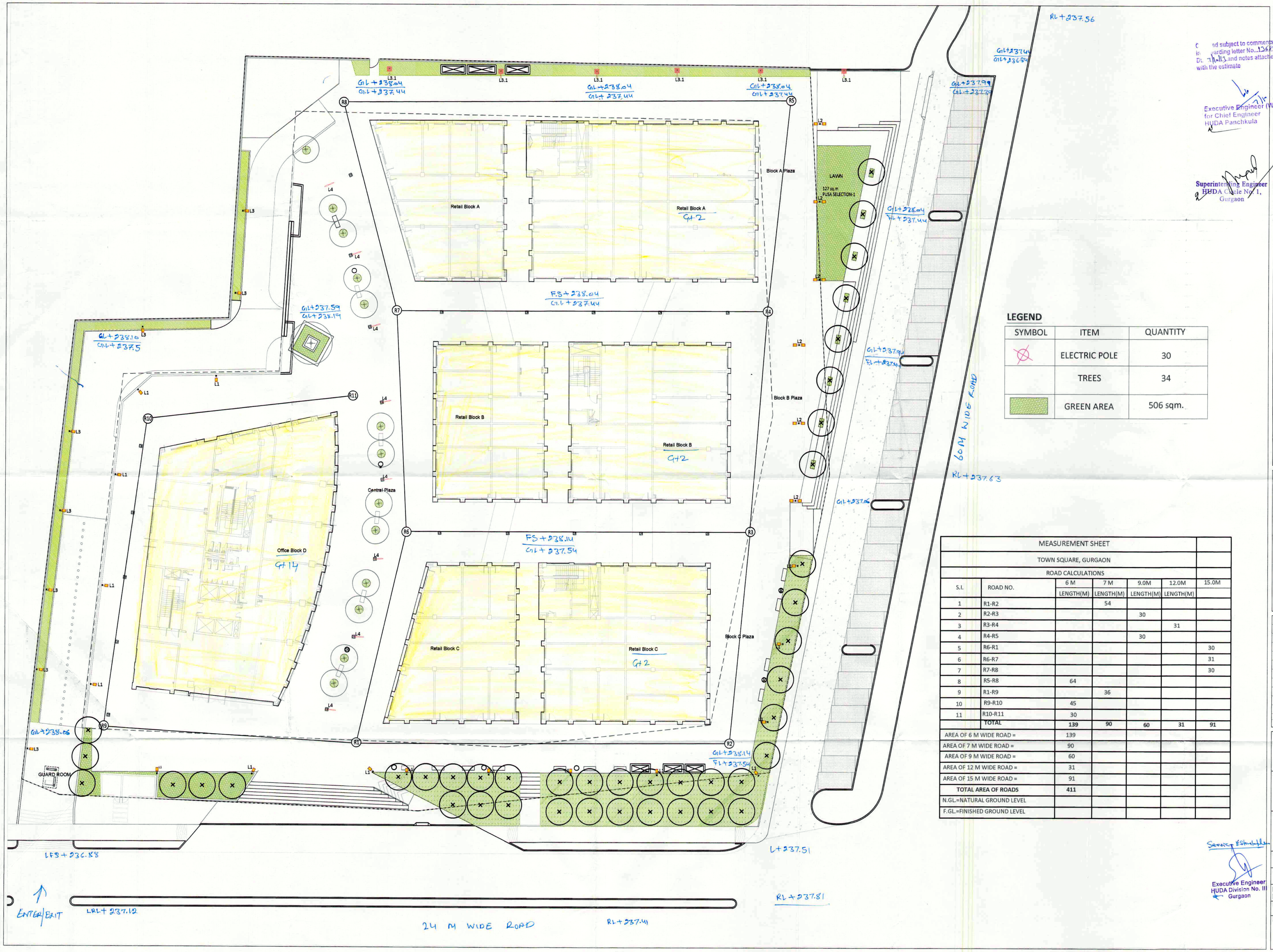
Haryana, Chandigarh

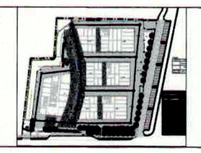


Cond subject to comments in covering letter No...12684... Dt. 7/11/13 and notes attached with the estimate

Executive Engineer (W) for Chief Engineer HUDA Panchkula

Superintending Engineer HUDA Circle No. 1, Gurgaon

Key Plan



Director General Town and Country Planning, Haryana, Chandigarh

Notes:-

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LEGEND

SYMBOL	ITEM	QUANTITY
	ELECTRIC POLE	30
	TREES	34
	GREEN AREA	506 sqm.

MEASUREMENT SHEET

TOWN SQUARE, GURGAON

ROAD CALCULATIONS

S.I.	ROAD NO.	6 M LENGTH(M)	7 M LENGTH(M)	9.0M LENGTH(M)	12.0M LENGTH(M)	15.0M
1	R1-R2		54			
2	R2-R3			30		
3	R3-R4				31	
4	R4-R5			30		
5	R6-R1					30
6	R6-R7					31
7	R7-R8					30
8	R5-R8	64				
9	R1-R9		36			
10	R9-R10	45				
11	R10-R11	30				
	TOTAL	**139**	**90**	**60**	**31**	**91**
AREA OF 6 M WIDE ROAD =		139				
AREA OF 7 M WIDE ROAD =		90				
AREA OF 9 M WIDE ROAD =		60				
AREA OF 12 M WIDE ROAD =		31				
AREA OF 15 M WIDE ROAD =		91				
TOTAL AREA OF ROADS		**411**				
N.GL=NATURAL GROUND LEVEL						
F.GL=FINISHED GROUND LEVEL						

Service Estimate

Executive Engineer HUDA Division No. III Gurgaon

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R.no.	Description	Date	To	By

Revisions

Landscape Architects
LANDSCAPE ARCHITECTS DESIGN CELL ARCHITECTS & PLANNERS

Project
TOWN SQUARE
GURGAON

Drawing Title
FOR SUBMISSION OF SERVICE ESTIMATE

Scale	Date	North
1:250	Oct. 15, 2012	
Drawn: VIKAS	Checked by	Approved by

☐ Design Development ☐ Construction Dwg Dev. ☐ As Built Dwg
☐ Tender Drawings ☐ Construction Dwg

File Name

Drawing No. LD-01SE

Revision No. R 00