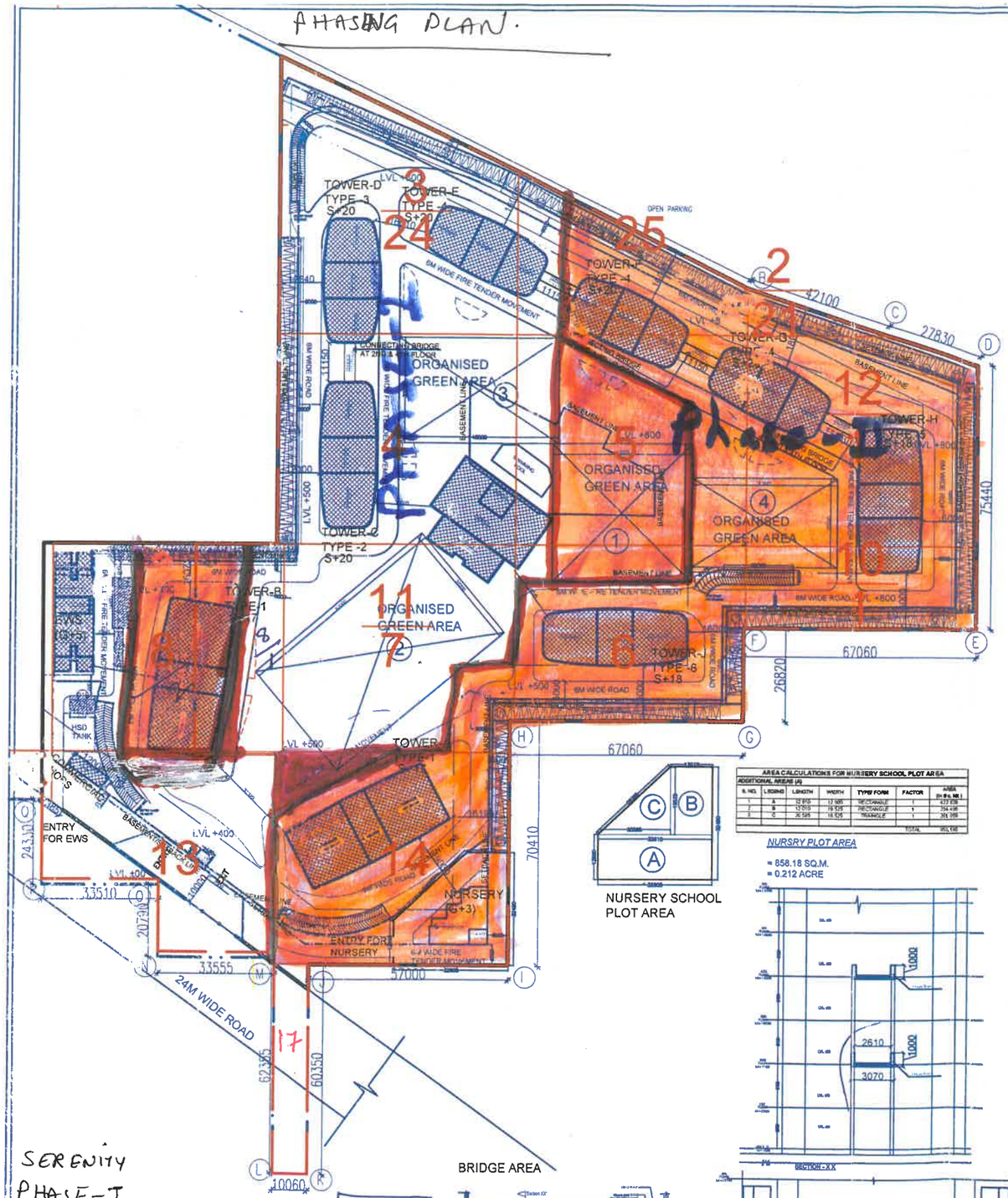
PHASING PLAN.



AREA CALCULATIONS

		FLOOR AREA	No. OF FLOORS	TOWERS	No. OF TOWERS	TOTAL AREA	No. OF UNITS
1	TOWER A & B (TYPE-1)						
	AREA AT STILT	68.39	1	68.39		136.78	
	AREA AT TYPICAL FLOOR (1ST TO 6TH FL)	968.74	6	5810.44	2	11620.88	72
	AREA AT TYPICAL FLOOR (7TH TO 10TH FL)	648.74	4	2547.40		11314.8	40
	AREA AT 11TH FLOOR	815.81	1	815.81		1631.64	4
A	TOTAL AREA OF TOWER A & B		77	12114.05		25468.2	136
2	TOWER C (TYPE-2)						
	AREA AT STILT	68.39	1	68.39		136.78	
	AREA AT TYPICAL FLOOR	968.74	9	8694.79	1	8694.79	54
	AREA AT 10TH FLOOR	386.79	1	386.79		386.79	2
B	TOTAL AREA OF TOWER C		30	7444.96		7444.96	56
3	TOWER D (TYPE-3)						
	AREA AT STILT	82.91	1	82.91		165.82	
	AREA AT TYPICAL FLOOR	968.65	10	8686.58	1	8686.58	54
	AREA AT 10TH FLOOR	386.79	1	386.79		386.79	2
C	TOTAL AREA OF TOWER D		32	9239.33		9239.33	58
4	TOWER E,F & G (TYPE-4)						
	AREA AT STILT	82.91	1	82.91		165.82	
	AREA AT TYPICAL FLOOR	774.83	10	7748.27	3	23244.84	18
	AREA AT 10TH FLOOR	380.84	1	380.84		761.68	2
D	TOTAL AREA OF TOWER E,F & G		32	8812.54		24172.34	150
5	TOWER H (TYPE-5)						
	AREA AT STILT	78.58	1	78.58		157.16	
	AREA AT TYPICAL FLOOR	968.65	7	7298.71	1	7298.71	49
	AREA AT 10TH FLOOR	380.84	1	380.84		761.68	4
E	TOTAL AREA OF TOWER H		10	8567.54		8567.55	72
6	TOWER J (TYPE-6)						
	AREA AT STILT	68.39	1	68.39		136.78	
	AREA AT TYPICAL FLOOR	968.74	17	6298.05	1	6298.05	34
	AREA AT 11TH FLOOR	386.79	1	386.79		386.79	4
F	TOTAL AREA OF TOWER J		19	6753.23		6753.23	38
	TOTAL				8	89550.68	444
G	COMMERCIAL SHOPS						
	AREA OF SHOPS 1					197.568	
	AREA OF SHOPS 2					44.219	
H	TOTAL AREA COMMERCIAL SHOPS					241.784	
7	COMMUNITY BUILDING						
	AREA AT GROUND FLOOR					429.41	
	AREA AT FIRST FLOOR					263.5	
H	TOTAL AREA COMMUNITY BUILDING					692.91	
8	SBS						
	AREA AT GROUND FLOOR	503	1			503.00	
	AREA AT TYPICAL FLOOR (GF+1 TO G+4)	319.08	4			1276.32	
	AREA AT G+5 FLOOR	228.36	1			228.36	
I	TOTAL AREA SBS		6			2008.68	
9	SCHOOL						
	AREA AT 1ST FLOOR	68.39	1			136.78	
	AREA AT 2ND FLOOR	68.39	1			136.78	
J	TOTAL AREA SCHOOL		2			273.56	
K	NURSERY SCHOOL (PART OF F & G)					526.359	
L	AREA OF NURSERY SCHOOL					526.359	
M	TOTAL AREA NURSERY					526.359	

GROUND COVERAGE DETAIL

		AREA	No.OF TOWERS	TOTAL AREA
1	TOWER A & B (TYPE-1)			
	AREA FOR GROUND COVERAGE	614.73	2	1229.46
a	TOTAL AREA FOR GROUND COVERAGE TOWER A & B			1229.46
3	TOWER C (TYPE-2)			
	AREA FOR GROUND COVERAGE	398.06	1	398.06
b	TOTAL AREA OF TOWER -C			398.06
4	TOWER D (TYPE-3)			
	AREA FOR GROUND COVERAGE	325.19	1	325.19
c	TOTAL AREA OF TOWER TOWER-D			325.19
4	TOWER E,F & G (TYPE-4)			
	AREA FOR GROUND COVERAGE	338.7	3	817.1
d	TOTAL AREA OF TOWER E,F & G			817.1
3	TOWER H (TYPE-5)			
	AREA FOR GROUND COVERAGE	478.83	1	478.83
e	TOTAL AREA OF TOWER -H			478.83
4	TOWER J (TYPE-6)			
	AREA FOR GROUND COVERAGE	398.06	1	398.06
f	TOTAL AREA OF TOWER TOWER-J			398.06
	TOTAL			3736.69
5	COMMERCIAL SHOPS			
	AREA FOR GROUND COVERAGE SHOPS 1			153.945
	AREA FOR GROUND COVERAGE SHOPS 2			44.219
g	TOTAL AREA			197.164
6	COMMUNITY BUILDING			
	AREA FOR GROUND COVERAGE			479.91
h	TOTAL AREA			479.91
7	SBS			
	AREA FOR GROUND COVERAGE			339.51
i	TOTAL AREA			339.51
8	BRIDGE			
	AREA FOR GROUND COVERAGE	34.33	4	136.92
j	TOTAL AREA			136.92
9	NURSERY SCHOOL			
	AREA FOR GROUND COVERAGE			203.799
k	TOTAL AREA			203.799
l	GUARD ROOM			
	AREA FOR GROUND COVERAGE			19.89

AREA CALCULATIONS FOR NURSERY SCHOOL PLOT AREA

ADDITIONAL AREAS (A)

S. NO.	LEGEND	LENGTH	WIDTH	TYPE/ FORM	FACTOR	AREA (in Sq. Mt.)
1	A	32.810	17.165	RECTANGLE	1	563.156
2	B	17.010	19.525	RECTANGLE	1	332.126
3	C	30.525	19.525	TRIANGLE	1	364.356
				TOTAL		1259.638

NURSERY SCHOOL PLOT AREA

NURSRY PLOT AREA
= 858.18 SQ.M.
= 0.212 ACRE

STILT PARKING AREA DETAIL

		AREA	No.OF TOWERS	TOTAL AREA
1	TOWER A & B (TYPE-1)			
	AREA FOR STILT PARKING	577.48	2	1154.96
a	TOTAL AREA TOWER A & B			1154.96
3	TOWER C (TYPE-2)			
	AREA FOR STILT PARKING	328.98	1	328.98
b	TOTAL AREA OF TOWER -C			328.98
4	TOWER D (TYPE-3)			
	AREA FOR STILT PARKING	256.72	1	256.72
c	TOTAL AREA OF TOWER TOWER-D			256.72
4	TOWER E,F & G (TYPE-4)			
	AREA FOR STILT PARKING	241.84	3	725.52
d	TOTAL AREA OF TOWER E,F & G			725.52
3	TOWER H (TYPE-5)			
	AREA FOR STILT PARKING	403.04	1	403.04
e	TOTAL AREA OF TOWER -H			403.04
4	TOWER J (TYPE-6)			
	AREA FOR STILT PARKING	329.99	1	329.99
f	TOTAL AREA OF TOWER TOWER-J			329.99
	TOTAL			3148.23

AREA CALCULATIONS FOR OPEN PARKING

ADDITIONAL AREAS (A)

S. NO.	LEGEND	LENGTH	WIDTH	TYPE/ FORM	FACTOR	AREA (in Sq. Mt.)
1	P3	37.920	5.000	RECTANGLE	1	189.600
2	P4	72.055	5.000	RECTANGLE	1	360.275
3	P5	21.815	5.000	RECTANGLE	1	109.075
4	P6	72.060	5.000	RECTANGLE	1	360.300
5	P7	65.600	5.000	RECTANGLE	1	328.000
6	P8	28.800	5.000	RECTANGLE	1	144.000
7	P9	75.210	5.000	RECTANGLE	1	376.050
8	P10	69.015	5.000	RECTANGLE	1	345.075
9	P11	87.385	5.000	RECTANGLE	1	436.925
10	P12	52.890	5.000	RECTANGLE	1	263.450
11	P13	14.400	5.000	RECTANGLE	1	72.000
12	P14	12.000	5.000	RECTANGLE	1	60.000
13	P15	7.200	5.000	RECTANGLE	1	36.000
				TOTAL		3086.750

Proposed Area Description

Total Site Area = 39456.848 Sqm (9.75 Acres)
Max Ground Coverage @ 35% = 13809.896 Sqm
Max FAR @ 1.75 = 69049.480 Sqm
Max Height = NO LIMIT
Parking Required = @ 1.5 ECS/DU

Max Per. Area for Commercial Shops @ 0.5% Of Plot = 197.284 Sqm

Achived Ground Coverage
= a+b+c+d+e+f+g+h+i+j+k+l
=1221.46+398.06+325.18+917.1+476.83+398.06+197.164+479.91+339.51+136.92+203.799+19.89
= 5113.88 SQ.M.
= 12.96 %

Achived FAR
==
== =A+B+C+D+E+F+G+H+I+J
=2042.9.3+7444.35+6009.33+1684.62+8097.84+6708.62+197.164+763.71+1825.15+273.84
= 68595.924 Sqm
= 173.85%

Total No. of Units = 444 Units

No. of Units with Servant Room required = 444x0.1 = 44.4 = 45 Nos (Say)
(@10% of Total no. of Main Units)

No. of Units with Servant Room Provided = 48 Units (In TYPE-1 Tower No A & B)1ST Floor to 6th floor

Total No of E.W.S required = 444/ 0.85 x 0.15 = 78.4 = 79 Nos (Say) E.W.S
(@15% of Total no. of Dwelling Units)
No. of E.W.S. Units Provided = 79 Nos.

Parking Required :-

TOTAL NO. OF UNITS = 444 Flats

Car Parking Required = 444 x 1.5
(@1.5 Car/ Unit) = 666 Cars (Required)
Total Car Parking with Reserved parking of EWS @ 5%
= 666 x 1.05 = 699.3 = 700 Say

Covered Parking = 700 x 0.75 = 524.4
(@ 75% Covered) = 523 Cars (Say)
Open Parking = 700 x 0.25 = 175
(@ 25% Covered) = 175 Cars (Say)
Reserved parking for EWS = 700 - 666 = 34
= 34 (Say)

REQUIRED BASEMENT PARKING AREA = 523 x 35 = 18305 sq.mt

AREA PER CAR:

ON STILT LVL (Area per car) = Stilt Area/ 30
= 3198.2/ 30
= 106.6 Cars = 107 cars (say)

ON Suface (Open) = open car parking area/25
= 3080.75 / 25
= 123.23 Cars = 124 cars (Say)

In Basement (Covered) (Area per car) = Basement Parking Area/ 35
= 27004.59/ 35
= 771.56 Cars = 772 cars (say)

Stilt Parking Provided :-

In tower A & B (type-1) = No of parking in tower x No of tower = 15 x 2 = 30 Cars
In tower C (type-2) = No of parking in tower x No of tower = 6 x 1= 6 Cars
In tower D (type-3) = No of parking in tower x No of tower = 4 x 1= 4 Cars
In tower E,F & G (type-4) = No of parking in tower x No of tower = 4 x 3= 12 Cars
In tower H (type-5) = No of parking in tower x No of tower = 12 x1= 12 Cars
In tower J (type-6) = No of parking in tower x No of tower = 6 x1= 6 Cars

Total cars on stilt lvl = 30+6+4+12+12+6
= 70 No's

Total Parking Provided :-

In Basement (Coverec) = 780 Cars (Provided)
On Surface (Open) = 225Cars (Provided)
On Stilt Lvl = 70 Cars (Provided)
for EWS =34 Cars (Provided)

Total Car Parking Provided = 1109 Cars

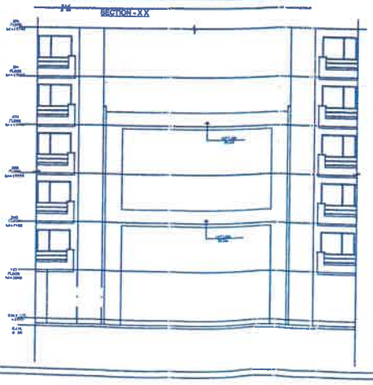
ORGANISED GREEN AREA
1 = 40 x 39.5 = 1580 SQ.M.
2 = 37 x 62 = 2294 sq.m.
3 = 30 x 46 = 1380 SQ.M.
4 = 41.865 x 25.5 = 1067.557 SQ.M.
TOTAL ORGANISED GREEN AREA = 1 + 2 + 3 +4
= 1580 + 2294 + 1380 + 1067.557
= 6321.557 SQ.M.
= 18.02 %

DENSITY CALCULATION

Density required = 300 ppa
Total population = 300 x 9.75
= 2925

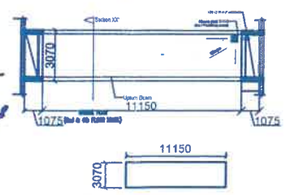
PROPOSED DENSITY CALCULATION
No. of Regular total flats = (444 - 48) x 5 = 1980
No. of ews = 79 x 2 = 158
No. of flats with servant qt. = 48 x 7 = 336

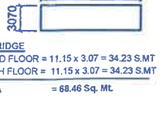
Total population for proposed group housing = 2474 p
Density achieved = 253.74 PPA



AREA OF GUARD ROOM
= 4.46 x 4.46 = 19.89 S.MT

BRIDGE AREA





AREA OF BRIDGE
AREA ON 2ND FLOOR = 11.15 x 3.07 = 34.23 S.MT
AREA ON 4TH FLOOR = 11.15 x 3.07 = 34.23 S.MT
TOTAL AREA = 68.46 Sq. Mt.

NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN MM .
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 200/100 MM THK. BLOCK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

DEVELOPED BY:

PROJECT:
PROPOSED 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:
SITE PLAN
(PART 2)

ARCHITECT:
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY,NEW DELHI
TEL : 011 - 46555600

DESIGN FORUM INTERNATIONAL
• ARCHITECTURE URBAN DESIGN TOWNPLANNING

DEALT BY		SCALE 1:500	DRG. NO. A - 1
CHECKED BY		DATE 19/11/2012	
THROUGH :	AUTHORISED SIGNATORY		
OWNER'S SIGN		ARCHITECT'S SIGN.	1