PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Site Plan
Serenity

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					
PARAMETER	PERMISSIBLE		PROPOSED		
			POCKET-A	POCKET-B	TOTAL
Ground Coverage	35.0% =	28567.37 sqm	6321.24 sqm	4837.21 sqm	11158.45 sqm
					13.67%
F.A.R.	175 =	142836.83 sqm	72748.53 sqm	68972.70 sqm	142721.23 sqm
			174.91	174.80	174.86 %
No. of Main Units			418 nos.	370 nos.	788 nos.
No. of EWS units	(15% of Main D.U.'s)		74 nos.	65 nos.	139 nos.
		TOTAL UNITS	492 nos.	435 nos.	927 nos.
No. of Service Personnel	(10% of Main D.U.'s)		42 nos.	46 nos.	88 nos.
Population		6050.0 nos.	2321 nos.	2072 nos.	4393 nos.
Organised Greens	15% =		20501 sqm	6327.56 sqm	26829 sqm
					32.87%
Convenient Shopping	(0.5% of Site Area) =		207.71 sqm	197.28 sqm	404.99 sqm
Car Parking	1.5 per Main D.U. =	1182 nos.	957 ECS	1173 ECS	2130 ECS
Covered Car Parking	75% of Total Required =	887 nos.	796 ECS	833 ECS	1629 ECS

DETAILS OF MAIN D.U.'s PROPOSED												
	POCKET-A					POCKET-B						
	TOWER-1 TYPE-A	TOWER-2 TYPE-B	TOWER-3 TYPE-C & D	TOWER-4 TYP -C & D	TOWER-5, TYPE-C & D	Total Main D.U.S'	TOWER-TYPE-A	TOWER-TYPE-B	TOWER-TYPE-C	TOWER-TYPE-D	Total Main D.U.S'	GRAND TOTAL
No. of D.U.'s per TOWER	48	50	104	104	104	418	92	80	78	120		
No. of Row Houses	8											
Total	56	50	104	104	104	418	92	80	78	120	370	788

POPULATION										
		POCKET-A			POCKET-B					TOTAL
Population of Main Units	@ 5 per unit per unit	418	2090 persons		370	1850 persons				
Population of Service Personnel	@ 2 person per unit	42	84 persons	2174 persons	46	92 persons	1942 persons			
Population of EWS Units	@ 2 person per unit	74	148 persons	148 persons	65	130 persons	130 persons			
TOTAL POPULATION	=			2321 persons			2072 persons			4393

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		555 ECS				
5% PARKING RESERVED FOR EWS		31		28				
COVERED Parking in BASEMENT @ 75%	=	470 ECS	= 796 ECS	416 ECS	=	833 ECS		1629
COVERED PARKING IN STILT		-	-			62 ECS		62
Parking in SURFACE @ 25%	=	157 ECS	= 161 ECS	139 ECS	=	278 ECS		439

DETAILS OF PARKING & BASEMENT (not included in FAR) POCKET-A									
POCKET-A					POCKET-B				TOTAL
FLOORS	AREA FOR SERVICES	AREA FOR PARKING	ECS @ (in sqm)	NO. OF ECS	AREA FOR SERVICES	AREA FOR PARKING	ECS @ (in sqm)	NO. OF ECS	
Surface	----	4025.00 sqm	25	161		6950.00 sqm	25	278	10975.00
Basement	887.78 sqm	32214.00 sqm	35	796	2602	23755.00 sqm	35	833	55969.00

FAR AREA STATEMENT																												
BUILDING DESCRIPTION		POCKET-A										POCKET-B																GRAND TOTAL
		TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	EWS'	ROW HOUSES	Community Building	Convenient Shopping	Gate Guard house		TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	EWS	Community Building	Convenient Shopping	Bridge		
F.A.R. AREA	Ground Floor	673.31	448.94	597.47	597.47	597.47	42.12	966.64	568.11	207.71	30.00		85.60	85.60	63.50	64.00	63.71	63.71	64.00	63.50	394.40	421.48	197.40					
	1st Floor	530.39	366.67	582.87	582.87	582.87	423.17	963.84	376.11	---	---		553.44	553.44	369.70	295.40	277.77	277.77	295.40	369.70	392.30	170.44	---	---				
	2nd Floor	467.18	366.67	582.87	582.87	582.87	423.17	230.64	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	392.30	126.43	---	110.52				
	3rd Floor	467.18	366.67	582.87	582.87	582.87	381.48	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	321.90	---	---	---				
	4th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	110.52				
	5th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	6th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	7th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	8th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	9th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		484.30	484.30	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	10th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	11th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		484.30	484.30	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	12th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	13th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	14th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	15th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	16th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	17th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	18th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	295.40	369.70	---	---	---	---				
	19th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	295.40	277.77	277.77	304.33	369.70	---	---	---	---				
	20th Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	369.70	304.33	277.77	277.77	---	369.70	---	---	---	---				
	21st Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	---	---	---	---	---	---	---	---	---	---				
	22nd Floor	467.18	366.67	582.87	582.87	582.87	---	---	---	---	---		472.64	472.64	---	---	---	---	---	---	---	---	---	---				
	23rd Floor	432.77	366.67	582.87	582.87	582.87	---	---	---	---	---		435.94	435.94	---	---	---	---	---	---	---	---	---	---				
	24th Floor	165.91	332.05	582.87	582.87	582.87	---	---	---	---	---		390.7	390.7	---	---	---	---	---	---	---	---	---	---				
	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		11702.82	9450.19	15856.19	15856.19	15856.19	1851.29	2161.12	944.95	207.71	30.00	TOTAL	11414.44	11414.44	7470.10	5981.51	5629.43	5629.43	5686.13	7470.10	1500.90	728.34	197.40	221.04	TOTAL			
												73748.53														68972.70	142721.23	

NURSERY SCHOOL				
	POCKET-A		POCKET-B	
	PERMISSIBLE	PROVIDED	PERMISSIBLE	PROVIDED
PLOT AREA	----	816.20 SMT	----	858.18 SMT
FAR @ 1	816.20 SMT	150.93 SMT	858.18 SMT	804.24 SMT
GROUND COVERAGE @ 33 %	216.28 SMT	150.93 SMT	283.20 SMT	203.8 SMT
TOTAL NO OF FLOORS		GROUND FLOOR		G+3

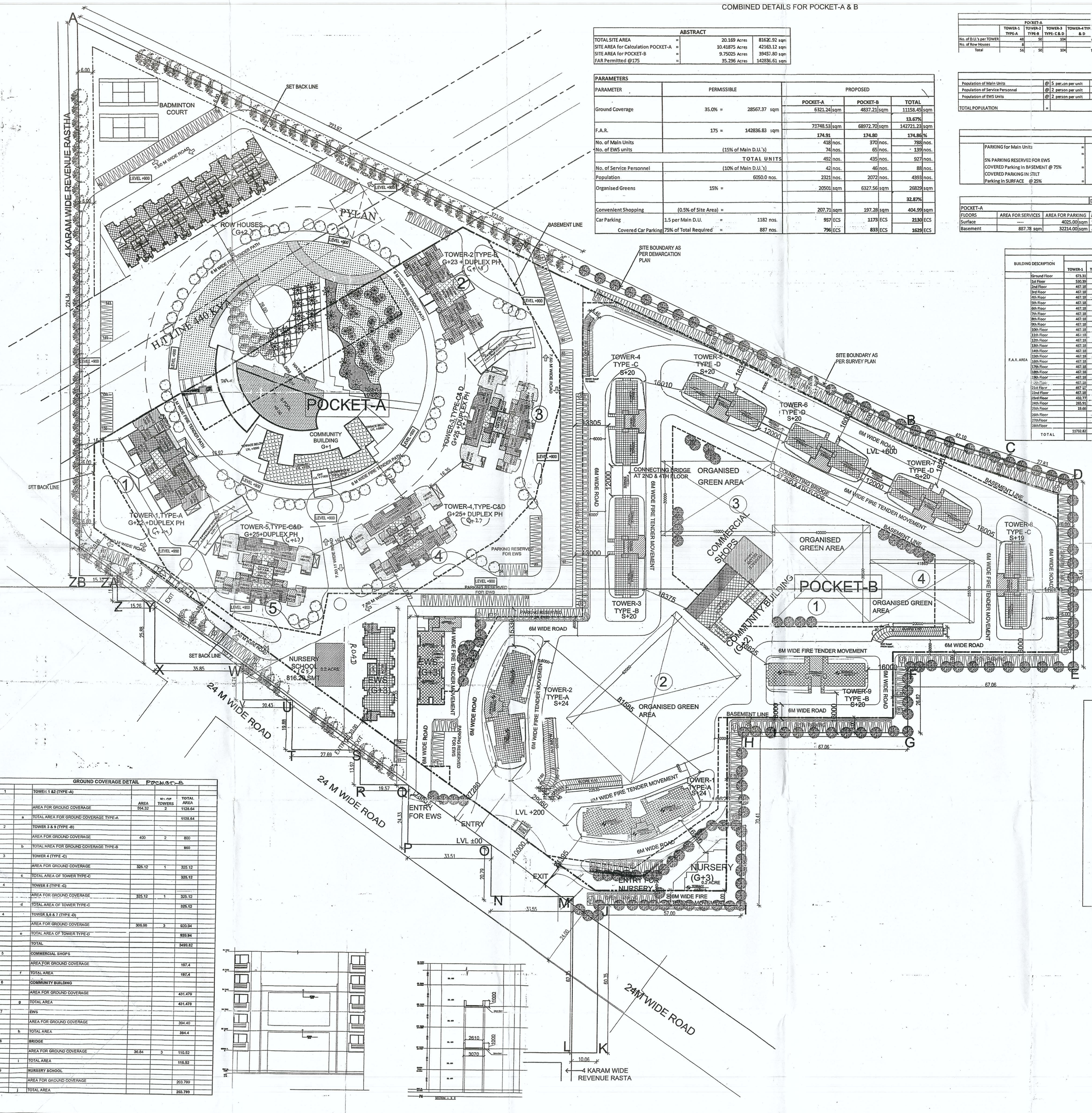
D.T.P.(HQ) Member Secretary B.P.C.

S.T.P. (G) Member B.P.C.

C.T.P. (Hr.) Chairman B.P.C.

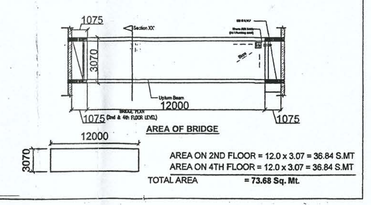
NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN METER.
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 230/115 MM THK. BRICK 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.



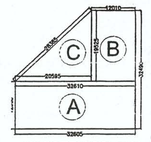
GROUND COVERAGE DETAIL POCKET-B					
1		TOWER 1 & 2 (TYPE -A)			
			AREA	No. OF TOWERS	TOTAL AREA
		AREA FOR GROUND COVERAGE	564.32	2	1128.64
	a	TOTAL AREA FOR GROUND COVERAGE TYPE-A			1128.64
2		TOWER 3 & 9 (TYPE -B)			
		AREA FOR GROUND COVERAGE	400	2	800
	b	TOTAL AREA FOR GROUND COVERAGE TYPE-B			800
3		TOWER 4 (TYPE -C)			
		AREA FOR GROUND COVERAGE	325.12	1	325.12
	c	TOTAL AREA OF TOWER TYPE-C			325.12
4		TOWER 8 (TYPE -C)			
		AREA FOR GROUND COVERAGE	325.12	1	325.12
	d	TOTAL AREA OF TOWER TYPE-C			325.12
4		TOWER 5,6 & 7 (TYPE -D)			
		AREA FOR GROUND COVERAGE	306.98	3	920.94
	e	TOTAL AREA OF TOWER TYPE-D			920.94
		TOTAL			3499.82
5		COMMERCIAL SHOPS			
		AREA FOR GROUND COVERAGE			197.4
	f	TOTAL AREA			197.4
6		COMMUNITY BUILDING			
		AREA FOR GROUND COVERAGE			431.479
	g	TOTAL AREA			431.479
7		EWS			
		AREA FOR GROUND COVERAGE			394.40
	h	TOTAL AREA			394.4
8		BRIDGE			
		AREA FOR GROUND COVERAGE	36.84	3	110.52
	i	TOTAL AREA			110.52
9		NURSERY SCHOOL			
		AREA FOR GROUND COVERAGE			203.799
	j	TOTAL AREA			203.799

Stilt Parking Provided: -	
In tower 1 & 2 (type-A)	= No of parking in tower x No of tower
	= 10 x 2 = 20 Cars
In tower 3 & 9 (type-B)	= No of parking in tower x No of tower
	= 6 x 2= 12 Cars
In tower 4 & 8 (type-A)	= No of parking in tower x No of tower
	= 6 x 2= 12 Cars
In tower 5,6 & 7 (type-A)	= No of parking in tower x No of tower
	= 6 x 3= 18 Cars
Total cars on stilt lvl	= 20+12+12+18
	= 62 No's



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.

NOTE- 1 TO 29 NO. RESERVED FOR EWS PARKING
15 TO 47 NO. RESERVED FOR EWS PARKING



NURSERY SCHOOL PLOT AREA

AREA CALCULATIONS FOR NURSERY SCHOOL PLOT AREA						
ADDITIONAL AREAS (A)						
S. NO.	LENGTH	LENGTH	WIDTH	TYPE/ FORM	FACTOR	AREA IN Sq. Mt.
1	A	12.510	12.801	RECTANGLE	1	160.135
2	B	12.510	18.315	RECTANGLE	1	229.080
3	C	20.591	18.315	TRAPEZIUM	1	377.103
					SUM=	858.318

NURSRY PLOT AREA
= 858.18 SQ.M.
= 2.17 ACRE

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 :
MASTER SITE LAYOUT

DEALT BY
SCALE 1:500
CHECKED BY
DATE
SP-1.1

THROUGH : AUTHORISED

Checked and found all the Building plans (Internal) Drawings only subject to comments in Master Plan.

Superintending Engineer (HQ) HUDA, Panchkula

For CHINTELS INDIA LIMITED & OTHERS
Authorised Signatory

CA/2005/35549

OWNER'S SIGN
ARCHITECT'S SIGN.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT