FAR AREA DETAIL

	ACARE	SQM.		
TOTAL PLOT AREA	13.762	5569.749		
MAX. PERMISSIBLE FAR@ 175 %		97462.310		
TOTAL PROPOSED FAR AREA		97294.435		174.70%
MAX. PERMISSIBLE GROUND COVERAGE @ 35%		19492.462		
TOTAL GROUND COVERAGE		7371.77		13.24%
MAX . PERMISSIBLE DENSITY @300 /ACARE			4128.6	
TOTALPROPOSED DENCITY			4018	291.96/ACARE
PERMISSIBLE COMMERCIAL AREA @0.5 OF PLOT AREA		278.465SQM.		
PROPOSED COMMERCIAL AREA		278.02 SQM.		
PERMISSIBLE GREEN AREA 15%OF PLOT AREA		8353.95		
PROPOSED GREEN AREA		17226.52		

SOLAR WATER HEATING SYSTEM:
The use of Solar Water Heating System as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate

RAIN WATER HARVESTING:
Rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

BOUNDARY WALL / GATE AND GATE POSTS HEDGES AND FENCES:
Such boundary wall, railings or their combination hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front boundary wall

EARTH QUAKE:
The Building is Earth Quake resistance as per norms specified by NBC

SPRINKLER:
In the entire building the sprinkler system shall be installed as per nbc norms and providence contains irrelevant e code

AIR CONDITIONING AND VENTILATION:
The Building will be Air conditioned and Mechanically Ventilated

GENERAL:
a) The width of the corridor would be governed by Rule 82 of the Rules,1965.
b) The W.C and urinals provided in the buildings shall confirm to the National Building Code/Act No.41 of 1963 and rules formed there under
c) That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting

TOWER AREA DETAIL

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(K)	
	GROUND FLOOR			AREA ON TYP. FL.	NO OF TYP. FL.	TOTAL AREA ON TYP. (ExF)			TOTAL FAR AREA (B+G+H+I)	MUMTY & MACHINE ROOM AREA
	FAR AREA	AREA UNDER STILT	TOTAL GROUND COVERAGE							
TOWER -A (3BED ROOM)	343.566	232.554	576.12	553.566	(FIRST TO 22TH FL) 22	12178.452			12522.018	87.43
TOWER -B (3BED ROOM)	643.68	415.8	1059.48	1010.56	(FIRST TO 23TH FL) 23	23242.88			23886.56	174.86
TOWER -C (3BED ROOM)	643.68	415.8	1059.48	1010.56	(FIRST TO 23TH FL) 23	23242.88			23886.56	174.86
TOWER -D (4BED ROOM)	389.59	284.85	674.44	645.19	(FIRST TO 20TH FL) 20	12903.8	21TH FLOOR DUPLEX LOWER FL) 645.19	22TH FLOOR DUPLEX UPPER FL) 436.95	14375.53	87.43
TOWER -E (2BED ROOM)	787.314	471.852	1259.166	1207.197	(FIRST TO 8TH FL) 8	9657.336			10444.65	232.296
TOWER -F (2BED ROOM)	524.876	315.368	840.244	804.788	(FIRST TO 8TH FL) 8	6438.304			6963.18	154.864
CONVENIENT SHOPPING -1	226.166		226.166						226.166	
SHOPPING -2	51.854		51.854						51.854	
COMMUNITY BUILDING	801.743		801.743			387.693 (FIRST FLOOR)	424.327 (SECOND FLOOR)		1613.763	
EWS APRTMENT -1	269.835		269.835	251.975	9 (FIRST TO 9TH FL)	2267.775			2537.61	44.246
EWS APRTMENT -2	196.636		196.636	196.636	3 (FIRST TO 3rd. FL)	589.908			786.544	14.725
NURSERY SCHOOL -01			203.51	203.51 FIRST FLOOR	407.02					
NURSERY SCHOOL -02			109.89	109.89	219.78					
STAIR CASE STILT TO BASEMENT			43.206							
	4878.94	2136.224	7371.77						97294.435SQM.	970.711 SQM.

PLUMBING LEGEND

FLUSHING WATER SUPPLY	
GARDEN HYDRANT SUPPLY	
MUNICIPAL CONNECTION	
TUBE WELL CONNECTION	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
GH	GARDEN HYDRANT

NOTES

1. Dimensions are not to be scaled.
2. All dimensions are in MM.
3. All walls are 230 MM thick, unless otherwise specified.
4. All electrical installations shall be as per provisions of NEC.
5. Fire fighting safety provisions will be as per relevant NBC Provisions.
6. All buildings will have 100% power back up.
7. Buildings are 100% Mechanically Ventilated Lighted.
8. Extended basement slab is designed to take fire tender load.
9. Gate & boundary wall as per design

TOTAL PLOT AREA = 13.762 ACR = 5569.749SQ.MT.
GREEN AREA 30% = 4.1286 ACR = 16707.90 SQ.MT.
PROPOSED TOTAL GREEN AREA = 17226.52 SQ.M.

GREEN AREA CALCULATION

G1	1622.5
G2	47.79
G3	464.78
G4	674.5
G5	273.0
G6	245.88
G7	232.7
G8	387.77
G9	254.46
G10	183.7
G11	714.5
G12	1515.63
G13	681.3
G14	124.25
G15	124.78
G16	524.0
G17	459.0
G18	167.22
G19	238.78
G20	790.21
G21	894.22
G22	766.90
G23	45.0
G24	118.21
G25	330.06
G26	100.23
G27	1885.0
G28	924.13
G29	98.33
G30	47.5
G31	1540.64
G32	146.5
G33	190.5
G34	283.55
G35X5	197.40
G36	131.6
TOTAL	17226.5200

TOTAL GREEN AREA = 17226.52 SQ.M.

Checked subject to compliance in forwarding letter No. 1344 dt. 26.2.12 and notes attached with the estimate
Executive Engineer (W) for Chief Engineer HUDA Panchkula
Director General Town & Country Planning, Haryana, Chandigarh

TOTAL BUILT UP AREA

TOTAL FAR AREA	97294.435
TOTAL AREA UNDER STILT	2136.224
TOTAL BASEMENT AREA	42431.582
MUMTY & MACHINE ROOM AREA ALL TOWER	970.711
STAIR CASE AREA ON GROUND FLOOR	43.206
	142876.158 SQM.

BASEMENT AREA DETAIL

NAME OF BASEMENT	NO OF BASEMENT	TOTAL AREA	AREA SERVICES LOBBY	TOTAL AREA FOR PARKING
BASEMENT -A	1ST. BASEMENT	16982.528	1122.106	15860.422
	2ND BASEMENT	16982.528	1122.106	15860.422
BASEMENT- B	1ST. BASEMENT	4283.77	526.129	3757.641
	2ND BASEMENT	4182.756	526.129	3656.627
		42431.582	3296.47	39135.112

PARKING REQUIRED

PARKING REQUIRED @ 1.5 ECS PER DWELLING UNIT	722	1.5	1083
PARKING PROVIDED FOR EWS CATEGORY = 5% OF TOTAL PARKING	1083	5.00%	54.15
TOTAL PARKING			1137.15
COVD PARKING REQUIRED @ 75% OF TOTAL PARKING =75% OF 1083			812.25

PROPOSED PARKING DETAIL

SURFACE PARKING	104
STILT PARKING	72
BASEMENT PARKING	1064
TOTAL PARKING	1171

PERM. NO OF EWS UNIT = 722 x15/85	127.41
PERM. UNIT WITH SERVANTS = 722 OF 10%	72.2
PROPOSED . NO OF EWS UNIT	132
PROPOSED UNIT WITH SERVANTS	72
PROPOSED UNIT WITHOUT SERVANTS	650
PROPOSED MAIN DWELLING UNITS	722
TOTAL NO OF UNITS	854

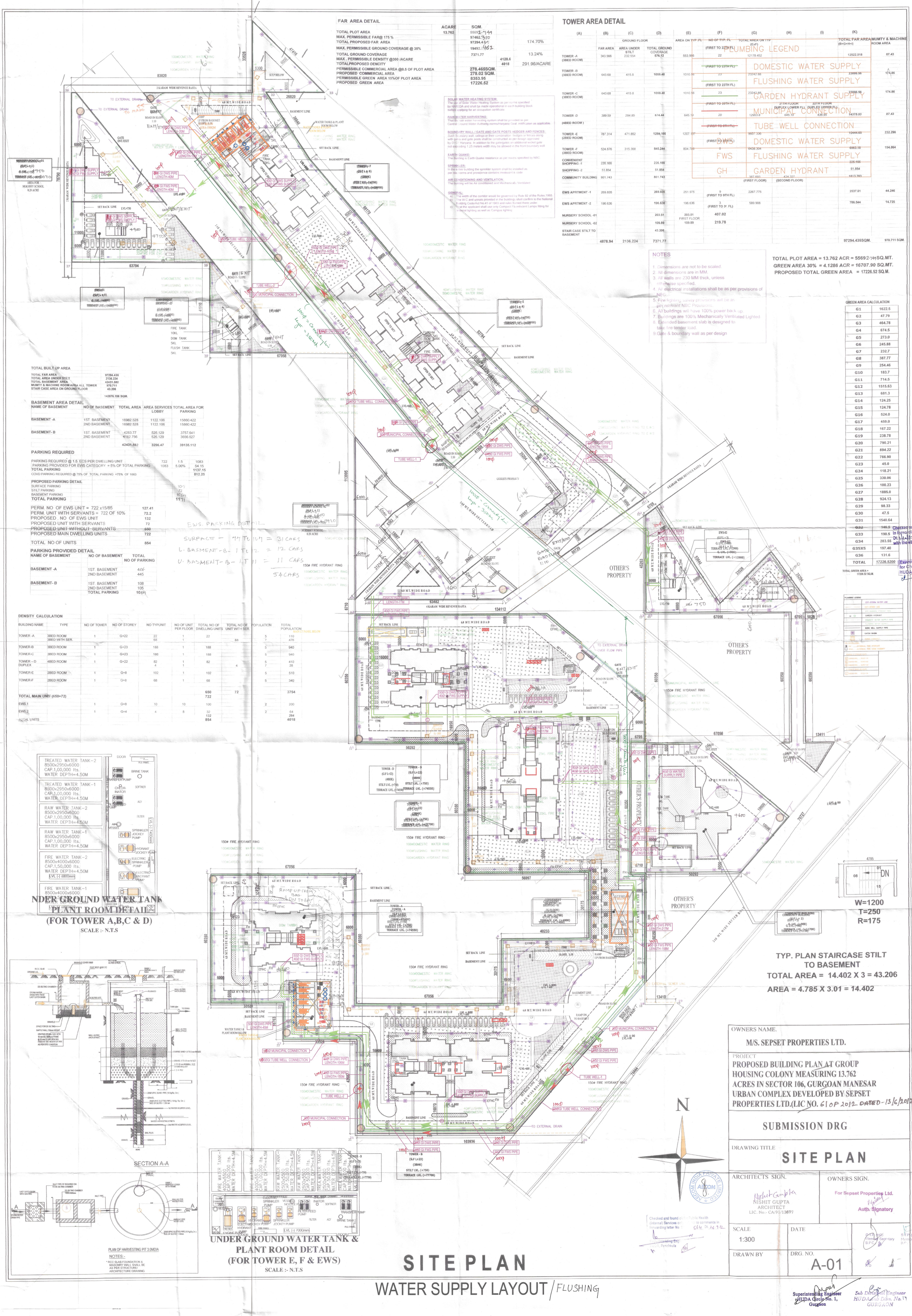
EWS. PARKING DETAIL
SURFACE – 1ST TO 14 = 31 CARS
L. BASMENT-B- 1 TO 12 = 12 CARS
U. BASMENT-B- 1 TO 11 = 11 CARS
54 CARS

PARKING PROVIDED DETAIL

NAME OF BASEMENT	NO OF BASEMENT	TOTAL NO OF PARKING
BASEMENT -A	1ST. BASEMENT	406
	2ND BASEMENT	445
BASEMENT- B	1ST. BASEMENT	108
	2ND BASEMENT	105
	TOTAL PARKING	1064

DENSITY CALCULATION

BUILDING NAME	TYPE	NO OF TOWER	NO OF STOREY	NO TYPUNIT	NO OF UNIT PER FLOOR	TOTAL NO OF DWELLING UNITS	TOTAL NO OF UNIT WITH SER	POPULATION	TOTAL POPULATION
TOWER -A	3BED ROOM	1	G+22	22	1	22		5	110
	3BED WITH SER.			68	1		68	7	476
TOWER-B	3BED ROOM	1	G+23	188	1	188		5	940
TOWER-C	3BED ROOM	1	G+23	188	1	188		5	940
TOWER – D DUPLEX	4BED ROOM	1	G+22	82	1	82		5	410
				4	1		4	7	28
TOWER-E	2BED ROOM	1	G+8	102	1	102		5	510
TOWER-F	2BED ROOM	1	G+8	68	1	68		5	340
						650	72		3754
TOTAL MAIN UNIT (650+72)						722			
EWS.1		1	G+8	10	10	100		2	200
EWS.2		1	G+4	4	8	32		2	64
						132			264
TOTAL UNITS						854			4018



OWNERS NAME.
M/S. SEPSET PROPERTIES LTD.

PROJECT
PROPOSED BUILDING PLAN AT GROUP HOUSING COLONY MEASURING 13.762 ACRES IN SECTOR 106, GURGOAN MANESAR URBAN COMPLEX DEVELOPED BY SEPSET PROPERTIES LTD.(LIC NO. 61 OF 2012 DATED-13/6/2012

SUBMISSION DRG

DRAWING TITLE
SITE PLAN

ARCHITECTS SIGN.
NISHIT GUPTA
ARCHITECT
LIC. No:- CA/91/13697

OWNERS SIGN.
For Sepset Properties Ltd.
Auth. Signatory

NISHIT GUPTA
ARCHITECT
LIC. No:- CA/91/13697

SCALE	DATE	
1:300		
DRAWN BY	DRG. NO.	
	A-01	

Checked and found as per Public Health (Internal) Services on ... to comments in forwarding letter No. 664 Dt. 26.9.12
Executing Engg. Panchkula

Superintending Engineer HUDA Circle No. 1, Gurgaon
Sub Divisional Engineer HUDA Sub Divn. No. 14 GURGAON
Executive Engineer HUDA Division No. V, Gurgaon

WATERSUPPLY. 1/6

SITE PLAN
WATER SUPPLY LAYOUT / FLUSHING