FAR AREA DETAIL

	ACARE	SQM.
TOTAL PLOT AREA	13.762	55692.749
MAX. PERMISSIBLE FAR@ 175 %		97462.310
TOTAL PROPOSED FAR AREA		97294.435
MAX. PERMISSIBLE GROUND COVERAGE @ 35%		19492.462
TOTAL GROUND COVERAGE		7371.77
MAX . PERMISSIBLE DENSITY @300 /ACARE	4128.6	
TOTALPROPOSED DENCITY	4018	
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

174.70%

13.24%

291.96/ACARE

PLUMBING LEGEND

EXT-STORM WATER LINE	
EXT-SEWER LINE	
GARDEN HYDRANT	
DOMESTIC WATER SUPPLY PIPE	
FLUSHING WATER SUPPLY PIPE	
BORE WELL SUPPLY PIPE	
CATCH BASIN	
SEWER MANHOLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

TOWER AREA DETAIL

FAR AREA DETAIL	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(K)	
TOTAL PLOT AREA 55692.749										TOTAL FAR AREA (B+G+H+I)	MUMTY & MACHINE ROOM AREA
MAX. PERMISSIBLE FAR@ 175 %		FAR AREA	GROUND FLOOR AREA UNDER STILT	TOTAL GROUND COVERAGE	AREA ON TYP .FL	NO OF TYP. FL	TOTAL AREA ON TYP (ExF)				
TOTAL PROPOSED FAR AREA 97294.435						(FIRST TO 22TH FL)					
MAX. PERMISSIBLE GROUND COVERAGE @ 35% 19492.462	TOWER -A (3BED ROOM)	343.566	232.554	576.12	553.566	22	12178.452			12522.018	87.43
TOTAL GROUND COVERAGE 7371.77						13.24% (FIRST TO 23TH FL)					
MAX. PERMISSIBLE DENSITY @300 /ACARE 4128.6	TOWER -B (3BED ROOM)	643.68	415.8	1059.48	1010.56	23	23242.88			23886.56	174.86
TOTALPROPOSED DENCITY 4018						291.96/ACARE (FIRST TO 23TH FL)					
PERMISSIBLE COMMERCIAL AREA @0.5 OF PLOT AREA 278.465SQM.	TOWER -C (3BED ROOM)	643.68	415 8	1059.48	1010.56	23	23242.88			23886.56	174.86
PROPOSED COMMERCIAL AREA 278.02 SQM.						(FIRST TO 20TH FL)		21TH FLOOR DUPLEX (LOWER FL)	22TH FLOOR DUPLEX (UPPER FL)		
PERMISSIBLE GREEN AREA 15%OF PLOT AREA 8353.912	TOWER -D (4BED ROOM)	389.99	284.85	674.44	645.19	20	12903.8	645.19	436.95	14375.53	87.43
PROPOSED GREEN AREA 17226.52						(FIRST TO 8TH FL)					
	TOWER -E (2BED ROOM)	787.314	471.852	1259.166	1207.167	8	9657.336			10444.65	232.296
						(FIRST TO 8TH FL)					
	TOWER -F (2BED ROOM)	524.876	315.368	840.244	804.788	8	6438.304			6963.18	154.864
						(FIRST TO 23TH FL)					
	CONVENIENT SHOPPING -1	226.166		226.166	196.636	23	23242.88			23886.56	174.86
	SHOPPING -2	51.854		51.854						51.854	
	COMMUNITY BUILDING	801.743		801.743		(FIRST TO 23TH FL) 1	387.693 (FIRST FLOOR)	424.327 (SECOND FLOOR)		1613.763	
	EWS APRTMENT -1	269.835		269.835	251.975	9 (FIRST TO 30TH FL)	2267.775	21TH FLOOR DUPLEX (LOWER FL)	22TH FLOOR DUPLEX (UPPER FL)	2537.61	44.246
	EWS APRTMENT -2	196.636		196.636	196.636	3 (FIRST TO 3 FL)	589.908			786.544	14.725
	NURSERY SCHOOL -01			203.51	203.51 FIRST FLOOR	407.02					
	NURSERY SCHOOL -02	471.852		109.89	109.89	219.78	9657.336			10444.65	232.296
	STAIR CASE STILT TO BASEMENT			43.206							
		524.876	315.368	840.244	804.788	8	6438.304			6963.18	154.864
		4878.94	2136.224	7371.77						97294.435SQM.	970.711 SQM.

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 NBC.
5. Fire fighting safety provisions will be as per Rule and 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 = 55692.749 SQ.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	694.22
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 comments in forwarding letter No. 13-14-1a Dt. 11-1-13 and notes attached with the estimate

Executive Engineer 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

TOWER-A	3BED ROOM	1	1ST. BASEMENT	22	4283.77	22	526.129	1	3757.641	68	5
	3BED WITH SER.		2ND BASEMENT	22	4182.756	68	526.129	1	3656.627		5
TOWER-B	3BED ROOM	1	G+23	188	42431.582	188	3296.47	1	39135.112		5
TOWER-C	3BED ROOM	1	G+23	188		188		1	188		5
TOWER – D DUPLEX	4BED ROOM	1	G+22	82		82		1	82		5
TOWER-E	2BED ROOM	1	G+8	102		102		1	102		5
TOWER-F	2BED ROOM	1	G+8	68		68		1	68		5
TOTAL UNITS											

PARKING REQUIRED @ 1.5 ECS PER DWELLING UNIT 722 1.5 1083 4
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 650 106 72
STILT PARKING 722 72
BASEMENT PARKING 1 G+8 10 10 100 1072
TOTAL PARKING 1 G+4 4 8 32 1178

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

PARKING PROVIDED DETAIL

NAME OF BASEMENT	NO OF BASEMENT	TOTAL NO OF PARKING
BASEMENT -A	1ST. BASEMENT	414
	2ND BASEMENT	445
BASEMENT- B	1ST. BASEMENT	108
	2ND BASEMENT	105
	TOTAL PARKING	1072

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

UNDER GROUND WATER TANK
PLANT ROOM DETAIL
(FOR TOWER A,B,C & D)
SCALE :- N.T.S

UNDER GROUND WATER TANK & PLANT ROOM DETAIL
(FOR TOWER E, F & EWS)
SCALE :- N.T.S

SECTION A-A

PLAN OF HARVESTING PIT 3.0MDIA

NOTES:-
* RCC SLAB FOUNDATION & MASONRY WALL SHALL BE AS PER STRUCTURE/ ARCHITECTURE DRAWING.

TYP. PLAN STAIRCASE STILT TO BASEMENT
TOTAL AREA = 14.402 X 3 = 43.206
AREA = 4.785 X 3.01 = 14.402

W=1200
T=250
R=175

Total STP Capacity: STP-1 + STP-2 = 600 KLD.

SEWERAGE

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

Checked and found ok for Public Health (Internal) Services on ... subject to comments in forwarding letter No. ... Dt. 26.9.12
Executive Engineer, HUDA Panchkula

Superintending Engineer HUDA Circle No. 1, Gurgaon

Sub Divisional Engineer HUDA Sub Divn. No. 1 GURGAON

Executive Engineer HUDA Division No. V, Gurgaon

SITE PLAN

SEWER DRAINAGE LAYOUT