FAR AREA DETAIL

	ACARE	SQM.
TOTAL PLOT AREA	13.762	55692.749
MAX. PERMISSIBLE FAR@ 175 %		97462.310
TOTAL PROPOSED FAR AREA		97294.435 174.70%
MAX. PERMISSIBLE GROUND COVERAGE @ 15%		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 FLOT AREA		278.465SQM.
PROPOSED COMMERCIAL AREA		278.02 SQM.
PERMISSIBLE GREEN AREA 15%OF PLOT AREA		8353.95
PROPOSED GREEN AREA		17226.52

FLOORING LEGEND

- EXT–STORM WATER LINE
- EXT–SEWER LINE
- CATCH BASIN
- SEWER MANHOLE
- GL GROUND LVL.
- IL INVERT LVL.
- CL CONNECTING LVL.

SOLAR WATER HEATING SYSTEM:
The use of Solar Water Heating System as per norms specified by AREDA and shall be made operational in each building block prior to issue of occupation certificate.

RAIN WATER HARVESTING:
Roof top rain water harvesting system shall be provided as per norms of Haryana Urban Local Authority norms/Haryana Govt. notification as applicable.

BOUNDARY WALL / GATE AND GATE POSTS, HEDGES AND FENCES:
The boundary wall, railings or their combination, hedges or fences along the 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.

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

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 conform to the National Building Code/Act No 41 of 1963 and rules framed there under.
c) That the applicant shall use only Compact Fluorescent Lamps (CFL) or other equivalent lighting as well as Campus lighting.

TOWER AREA DETAIL

FAR AREA DETAIL	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(K)	
			GROUND FLOOR	SQM.	AREA ON TYP .FL	NO OF TYP. FL	TOTAL AREA ON TYP (ExF)			TOTAL FAR AREA (B+G+H+I)	MUMTY & MACHINE ROOM AREA
TOTAL PLOT AREA			13.762	55692.749							
MAX. PERMISSIBLE FAR@ 175 %		FAR AREA	AREA UNDER STILT	TOTAL GROUND COVERAGE		(FIRST TO 22TH FL)					
TOTAL PROPOSED FAR AREA				97462.310		174.698%					
MAX. PERMISSIBLE GROUND COVERAGE @ 15%				19492.462							
TOTAL GROUND COVERAGE				7371.77		13.24%					
MAX. PERMISSIBLE DENSITY @300 /ACARE				4128.6		(FIRST TO 23TH FL)					
TOTALPROPOSED DENCITY				4018		291.96/ACARE					
PERMISSIBLE COMMERCIAL AREA @0.5 OF FLOT AREA				278.465SQM.							
PROPOSED COMMERCIAL AREA				278.02 SQM.							
PERMISSIBLE GREEN AREA 15%OF PLOT AREA				8353.912		(FIRST TO 23TH FL)					
PROPOSED GREEN AREA				17226.52							
TOWER -C (3BED ROOM)		643.68	415.8	1059.48	1010.56	23	23242.88			23886.56	174.86
						(FIRST TO 20TH FL)		21TH FLOOR DUPLEX LOWER FL)	22TH FLOOR DUPLEX UPPER FL)		
TOWER -D	(A) (4BED ROOM)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(K)	
						(FIRST TO 8TH FL)					
TOWER -E (2BED ROOM)		787.314	471.852	1259.166	1207.167	8	9657.336			10444.65	232.296
			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		(FIRST TO 22TH FL)					
TOWER -A (3BED ROOM)		343.566	232.554	576.12	553.566	22	12178.452			12522.018	87.43
						(FIRST TO 8TH FL)					
TOWER -F (2BED ROOM)		524.876	315.368	840.244	804.788	8	6438.304			6963.18	154.834
						(FIRST TO 23TH FL)					
CONVENIENT SHOPPING -1		226.166		226.166	210.56	23	23242.88			23886.56	226.166 174.86
SHOPPING -2		51.854		51.854						51.854	
						(FIRST TO 22TH FL)					
COMMUNITY BUILDING		801.743		801.743		1	387.693 (FIRST FLOOR)	424.327 (SECOND FLOOR)		1812.763	
TOWER -C (3BED ROOM)		643.68	415.8	1059.48	1010.56	23	23242.88			23886.56	174.86
						(FIRST TO 20TH FL)					
EWS APRTMENT -1		269.835		269.835	251.975	9	2267.775	21TH FLOOR DUPLEX LOWER FL)	22TH FLOOR DUPLEX UPPER FL)	2537.61	44.246
						(FIRST TO 9TH FL)					
EWS APRTMENT -2		196.636		196.636	196.636	3	589.908			786.544	14.725
TOWER -D		645.19	436.95	674.44	645.19	20	14375.53	645.19	436.95	14375.53	87.43
						(FIRST TO 3 FL)					
(4BED ROOM)											
NURSERY SCHOOL -01				203.51	203.51	407.02					
						(FIRST TO 2TH FL) FIRST FLOOR					
TOWER -E (2BED ROOM)		787.314	471.852	1259.166	1207.167	8	9657.336			10444.65	232.296
NURSERY SCHOOL -02				109.89	109.89	219.78					
						(FIRST TO 8TH FL)					
STAIR CASE STILT TO BASEMENT				43.206							
TOWER -F (2BED ROOM)		524.876	315.368	840.244	804.788	8	6438.304			6963.18	154.834
		4878.94	2136.224	7371.77						97294.435SQM.	970.711 SQM.

CONVENIENT SHOPPING -1 226.166 226.166
SHOPPING -2 51.854 51.854
COMMUNITY BUILDING 801.743 801.743
EWS APRTMENT -1 269.835 269.835
EWS APRTMENT -2 196.636 196.636
NURSERY SCHOOL -01 203.51
NURSERY SCHOOL -02 109.89
STAIR CASE STILT TO BASEMENT 43.206
4878.94 2136.224 7371.77

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 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 = 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	786.90
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. 1214-16 dt. 11-1-13 and notes attached with the estimate

Executive Engineer (W) for Chief Engineer HUDA Panchkula

Director General Town & Country Planning, Haryana, Chandigarh

DENSITY CALCULATION

BUILDING NAME		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	3BED ROOM	1	G+22	82	1	82		5	410
	2BED ROOM	1	G+8	102	1	102		5	510
TOWER-E	2BED ROOM	1	G+8	68	1	68		5	340
TOWER-F	2BED ROOM	1	G+8	68	1	68		5	340
						650	72		3754
TOTAL MAIN DWELLING UNITS						722			
EWS.1		1	G+8	10	1	10		2	200
EWS.2		1	G+4	4	1	4		2	64
TOTAL UNITS						854			4018

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	970.711 127.41
STAIR CASE AREA ON GROUND FLOOR	43.206 72.2
PROPOSED NO OF EWS UNIT	132
PROPOSED UNIT WITH SERVANTS	142876.158 SQM.
PROPOSED UNIT WITHOUT SERVANTS	650
PROPOSED MAIN DWELLING UNITS	722
TOTAL NO OF UNITS	854

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
	TOTAL PARKING	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	106
STILT PARKING	72
BASEMENT PARKING	1072
TOTAL PARKING	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
= 31 CARS
= 12 CARS
= 11 CARS
54 CARS

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

STORM WATER.

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

PLAN OF HARVESTING PIT 3.0MDIA
SECTION A-A
NOTES:-
* RCC SLAB FOUNDATION & MASONRY WALL SHALL BE AS PER STRUCTURE/ ARCHITECTURE DRAWING

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

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 from Public Health Internal Services on forwarding letter No. 564 Dt. 26.9.12

Executive Engineer HUDA Division No. V, Gurgaon

Superintending Engineer HUDA Circle No. 1, Gurgaon

Sub Divisional Engineer HUDA Sub Divn. No.14 GURGAON

SITE PLAN

STORM DRAINAGE LAYOUT