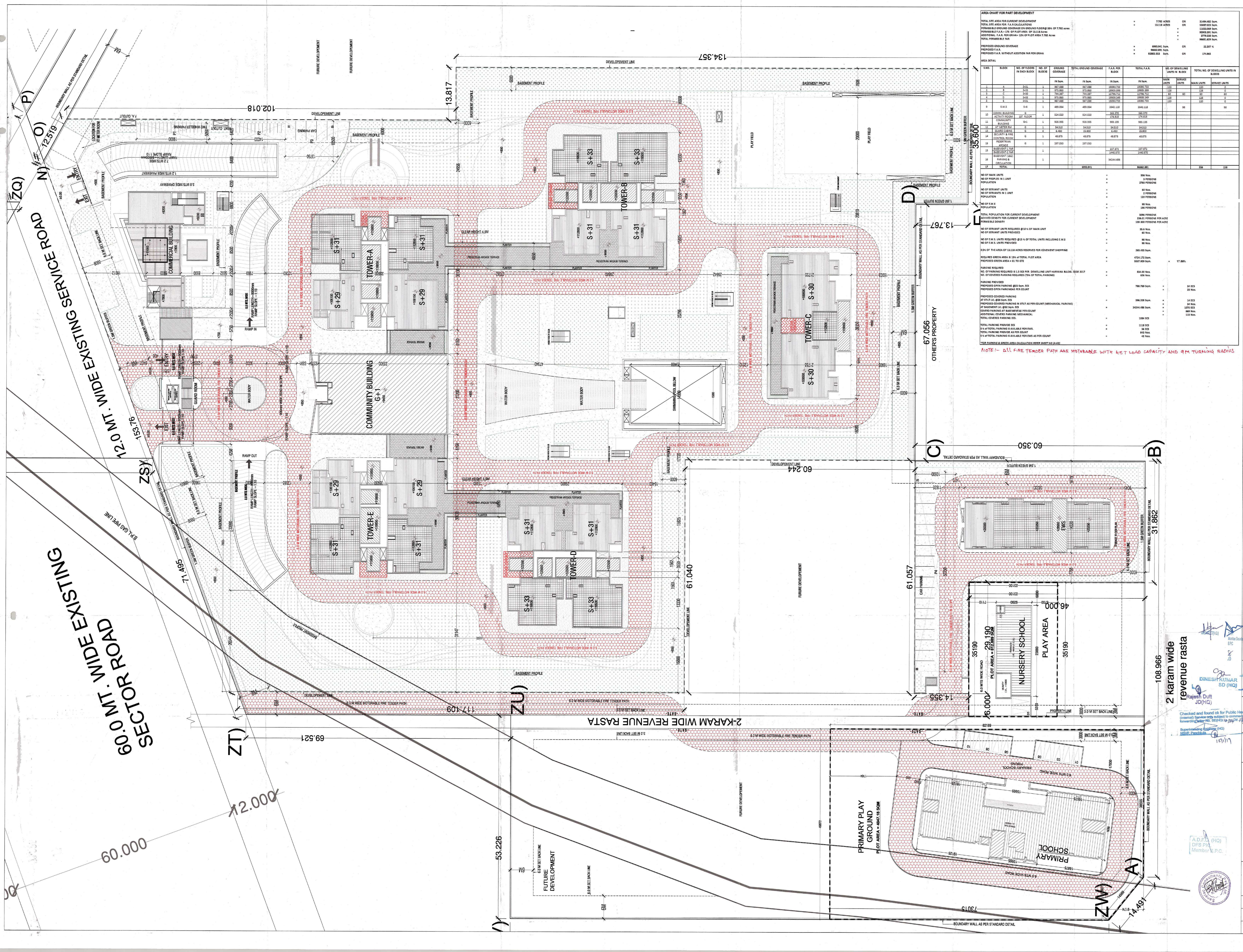

60.0 MT. WIDE EXISTING
SECTOR ROAD
12.0 MT. WIDE EXISTING SERVICE ROAD
2-KARAM WIDE REVENUE RASTA
2 karam wide
revenue rasta
B.P.L GAS PIPE LINE
TOWER-A
TOWER-B
TOWER-C
TOWER-D
TOWER-E
S+31
S+33
S+30
S+29
COMMUNITY BUILDING
G+1
COMMERCIAL BUILDING
GUARD ROOM
ENTRY
EXIT
WATER BODY
SWIMMING POOL BELOW
PLAY FIELD
FUTURE DEVELOPMENT
OTHER'S PROPERTY
EWS
NURSERY SCHOOL
PLOT AREA = 812.89 SQM
PLAY AREA
PRIMARY SCHOOL
PRIMARY PLAY GROUND
PLOT AREA = 4047.16 SQM
6.0 M WIDE MOTORABLE FIRE TENDER PATH
BOUNDARY WALL AS PER STANDARD DETAIL
1.5M GREEN BUFFER
6.0 M SET BACK LINE
BASEMENT PROFILE
DEVELOPEMENT LINE
RAMP IN
RAMP OUT
134.357
102.018
13.817
12.519
153.76
71.495
69.521
117.109
53.226
14.491
108.966
31.862
60.350
61.057
14.355
46.000
29.190
61.040
60.244
67.056
13.767
35.600
12.000
60.000
A)
B)
C)
D)
E)
N)
O)
P)
ZQ)
ZS)
ZT)
ZU)
ZW)

AREA CHART FOR PART DEVELOPMENT

TOTAL SITE AREA FOR CURRENT DEVELOPMENT = 7.782 ACRES OR 31494.482 Sqm.
TOTAL SITE AREA FOR F.A.R CALCULATIONS = 13.118 ACRES OR 53087.023 Sqm.
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR@ 35% OF 7.782 acres = 11023.069 Sqm.
PERMISSIBLE F.A.R.= 175 OF PLOT AREA OF 13.118 Acres = 92902.291 Sqm.
ADDITIONAL F.A.R. FOR GRIHA= 12% OF PLOT AREA 7.782 Acres = 3779.338 Sqm.
TOTAL PERMISSIBLE FAR = 96681.629 Sqm.

PROPOSED GROUND COVERAGE = 6993.941 Sqm. OR 22.207 %
PROPOSED F.A.R. = 96662.891 Sqm.
PROPOSED F.A.R. WITHOUT ADDITION FAR FOR GRIHA = 92883.553 Sqm. OR 174.965

AREA DETAIL

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DEWELLING UNITS IN BLOCK		TOTAL NO. OF DEWELLING UNITS IN BLOCKS	
				IN Sqm.	IN Sqm.	IN Sqm.	IN Sqm.	MAIN UNITS	SERVICE UNITS	MAIN UNITS	SERVICE UNITS
1	A	S+31	1	967.088	967.088	19090.733	19090.733	120		120	0
2	B	S+33	1	973.863	973.863	19905.399	19905.399	128		128	0
3	C	S+30	1	744.387	744.387	12796.712	12796.712	60	60	60	60
4	D	S+33	1	973.863	973.863	19908.249	19908.249	128		128	0
5	E	S+31	1	967.088	967.088	19090.733	19090.733	120		120	0
9	E.W.S	S+6	1	489.064	489.064	2642.118	2642.118		98		98
10	COMM. BUILDING	G	1	524.020	524.020	263.370	263.370				
	ACTIVITY ROOM	1ST FLOOR				174.815	174.815				
11	COMMUNITY BUILDING	G+1	1	928.355	928.355	983.135	983.135				
12	HT METER RM	G	1	54.510	54.510	54.510	54.510				
13	GUARD CABINS	G	4	6.450	25.800	6.450	25.800				
14	SECURITY & FIRE CONTROL ROOM	G	1	48.875	48.875	48.875	48.875				
15	PEDERTRIAN ARCADE	G	1	297.030	297.030						
15	BASEMENT-1 FAR		1			237.872	237.872				
	BASEMENT-2 FAR					1440.570	1440.570				
16	BASEMENT (1&2) PARKING & CIRCULATION		1			34244.486					
17	TOTAL				6993.941		96662.891			556	158

NO OF MAIN UNITS = 556 Nos.
NO OF PEOPLES IN 1 UNIT = 5 PERSONS
POPULATION = 2780 PERSONS

NO OF SERVANT UNITS = 60 Nos.
NO OF SERVANTS IN 1 UNIT = 2 PERSONS
POPULATION = 120 PERSONS

NO OF E.W.S = 98 Nos.
POPULATION = 196 PERSONS

TOTAL POPULATION FOR CURRENT DEVELOPMENT = 3096 PERSONS
ACHIVED DENSITY FOR CURRENT DEVELOPMENT = 236.01 PERSONS PER ACRE
PERMISIBLE DENSITY = 100-300 PERSONS PER ACRE

NO OF SERVANT UNITS REQUIRED @10 % OF MAIN UNIT = 55.6 Nos.
NO OF SERVANT UNITS PROVIDED = 60 Nos.

NO OF E.W.S. UNITS REQUIRED @15 % OF TOTAL UNITS INCLUDING E.W.S = 98 Nos.
NO OF E.W.S. UNITS PROVIDED = 98 Nos.

0.5% OF THE AREA OF 13.118 ACRES RESERVED FOR COVENIENT SHOPPING = 265.435 Sqm.

REQUIRED GREEN AREA IS 15% of TOTAL PLOT AREA = 4724.172 Sqm.
PROPOSED GREEN AREA = G1 TO G72 = 5537.929 Sqm. = 17.58%

PARKING REQUIRED
NO. OF PARKING REQUIRED IS 1.5 ECS PER DEWELLING UNIT HARYANA BULDG. CODE 2017 = 834.00 Nos.
NO. OF COVERED PARKING REQUIRED (75% OF TOTAL PARKING) = 626 Nos.

PARKING PROVIDED
PROPOSED OPEN PARKING @23 Sqm. ECS = 780.769 Sqm. = 34 ECS
PROPOSED OPEN PARKINGAS PER COUNT = 25 Nos.

PROPOSED COVERED PARKING
AT STILT LVL @28 Sqm. ECS = 396.208 Sqm. = 14 ECS
PROPOSED COVERED PARKING IN STILT AS PER COUNT (MECHANICAL PARKING) = 34 Nos.
AT BASEMENT LVL @32 Sqm. ECS = 34244.486 Sqm. = 1070 ECS
COVERD PARKING AT BASEMENTAS PER COUNT = 669 Nos.
ADDITIONAL COVERD PARKING MECHANICAL = 115 Nos.
TOTAL COVERED PARKING ECS. = 1084 ECS

TOTAL PARKING PROVIDE ECS = 1118 ECS
5 % of TOTAL PARKING IS AVILABLE FOR EWS. = 56 ECS
TOTAL PARKING PROVIDE AS PER COUNT 843 Nos.
5 % of TOTAL PARKING IS AVILABLE FOR EWS AS PER COUNT = 42 Nos.

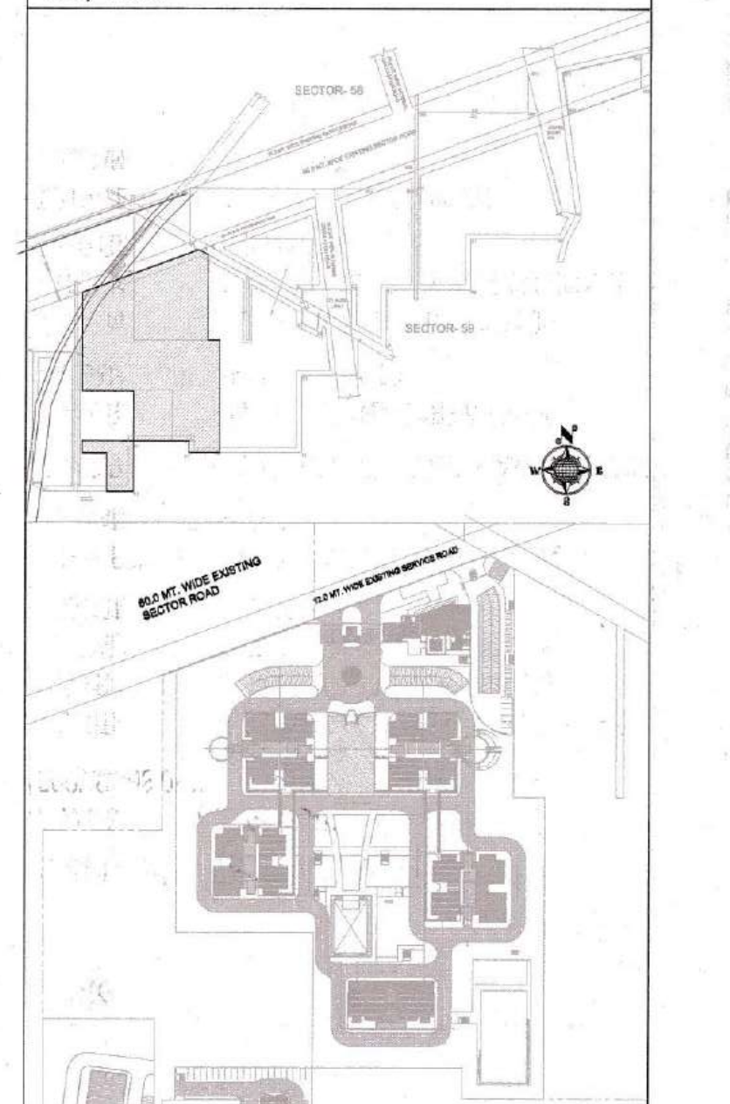
*FOR PARKING & GREEN AREA CALCULATION REFER SHEET NO (A-02)

NOTE:- All FIRE TENDER PATH ARE MOTORABLE WITH 45T LOAD CAPACITY AND 9M TURNING RADIUS

Notes

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
3. VENTILATION IN BASEMENTS SHALL BE AS PER RELEVANT NBC PROVISIONS 12- 15 AIR CHANGES PER HOUR FOR NORMAL OPERATION 30 AIR CHANGES PER HOUR FOR OPERATION IN CASE OF FIRE
4. FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS
5. BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT
6. ALL RAMPS ARE IN 1:10 SLOP FOR CARS & 1:20 FOR HANDICAPS UNTIL UNLESS SPECIFIED
7. 200 mm WIDE (AAC) BLOCKS SHALL BE USED FOR EXTERNAL WALLS & 100 MM WIDE (AAC) BLOCKS SHALL BE USED FOR INTERNAL WALLS
8.KITCHEN & TOILETS EXHAUST FAN PROVIDED / MECHANICALLY LIT & VENTILATED.

Key Plan



ARCHITECT(H.Q)
S.T.P. Member Secretary B.P.C
S.T.P. (G) Member B.P.C
C.T.P. (HQ) Chairman B.P.C
JD
FA
ATP

DINESH KUMAR
SD (HQ)

Rajesh Dutt
JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ/10-314 Dt/. 15/1/19
Superintending Engineer (HQ)
HSVP, Panchkula
15/1/19

A.D.F.O. (HQ)
DFS Ph.
Member B.P.C.

Architects Signature
Harshit Parashar, Architect
Council of Architecture
Registration No.:- CA/2017/87556

Owner's Signature

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Job Title
"PROPOSED BUILDING PLAN OF GROUP HOUSING SCHEME ON PART LAND MEASURING 7.78 ACRES " OF "COMBINED ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 17.55 ACRES (LICENCE NO. 16 OF 2008 DATED 31.01.2008) + 11.90 ACRES (LICENCE NO. 28 OF 2008 DATED 17.02.2008) + 4.725 ACRES (LICENCE NO. 44 OF 2011 DATED 13.05.2011) = 34.175 ACRES IN SECTOR—59, GURGAON MANESAR URBAN COMPLEX BEING (DEVELOPED BY COMMANDER -REALTORS PVT. LTD., ORNAMENTAL REALTORS PVT. LTD., BTVS BUILDWELL PVT. LTD., GOLDEN VIEW BUILDERS PVT. LTD., FIVE RIVER DEVELOPERS PVT. LTD., BULLS REALTORS PVT. LTD., FIVE RIVER BUILDCON PVT. LTD., ASPIRANT BUILDERS PVT. LTD., ADSON SOFTWARE PVT. LTD., HI-ENERGY REALTORS PVT. LTD. & FIVE RIVER TOWNSHIP PVT. LTD. IN COLLABORATION WITH BY BASE EXPORTS PVT. LTD. & BUZZ HOTELS PVT. LTD."

Drawing Title
SITE PLAN PARKING & GREEN AREA CALCULATION

Job No.		Drawing No.
2011/68		A-01
Drawn	Checked	
ASHOK	LABIB	
Date	Scale	Revisions
10.10.2018	1:300	0