SITE LAYOUT PLAN
DWG. NO.01/38

Architect (HQ) S.T.P. (F) Member B.P.A.C. | S.E. (HQ) Member Secretary B.P.A.C. | C.T.P. (Hr.) Chairman B.P.A.C.

DCT (HQ) Member B.P.A.C

24.00 W I D E R O A D

TO EXTERNAL DRAIN

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

26820

5.028 MT WIDE REVENUE RASTA

134105

144925

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

100Ø GI WATER LINE FROM AUTHORITY

150Ø SW SEWER PIPE TO AUTHORITY SEWER

80Ø GI TUBEWELL LINE

TUBEWELL-1

1800 MM HIGH BOUNDARY WALL AS/ STANDARD DESIGN

GUARD RM. 1800X1665

9.0 MT. WIDE EXIT GATE

ROAD IN SLOPE

CUT OUT FOR BASEMENT VENT.

R.L = ± 00mm
I.L = - 1800mm

LVL.+50

BASEMENT LINE

ZONING LINE

6000 WIDE FIRE TENDER MOTERABLE ROAD

SET BACK LINE

R.L = ± 00mm
I.L = - 900mm

2389 WIDE PATHWAY SLOPE TOWARD ROAD

1800 WIDE PROJECTION AT ROOF LVL.

COMMERCIAL BLOCK G+1 FLOOR

TERRACE LVL.+4.10 MT.

OPEN TO SKY

TERRACE LVL.+8.00 MT.

LVL.+100

PIPE FROM COMMERCIAL

UG FIRE TANK FIRE PUMP ROOM WATER AT Basement LVL.

R.P-01

U.G.T IN BASEMENT

100Ø GI WATER LINE FROM AUTHORITY

100Ø GI TUBEWELL LINE
R.L = ± 00mm
I.L = - 1500mm

200Ø SW SEWER PIPE SLOPE :- 1 : 145

90 OD ACCESS WATER FROM STP TO AUTHORITY SEWER

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

6000 WIDE FIRE TENDER MOTERABLE ROAD

UGT FIRE TANK
FIRE PUMP Room

SETBACK LINE

R.L = ± 00mm
I.L = - 1725mm

REFER BASEMENT PLAN

TOWER-A1 S+14 F.

TOWER-A2 S+14 F.

TOWER-A3 S+14 F.

TOWER-A4 S+14 F.

TOWER-A5 S+14 F.

TOWER-A6 S+14 F.

TOWER-A7 S+14 F.

TOWER-A8 S+14 F.

TOWER-A9 S+14 F.

TOWER-A10 S+14 F.

TERRACE LVL +45.00 mt.

4500 WIDE RAMP UP FROM -1 BASEMENT

MOTERABLE 6000 WIDE ROAD FOR FIRE TENDER MOMENT LVL.+3700

300X300mm DRAIN AT PODIUM LVL.

PIPE DROP

LT PANEL

15000 POOL 6.0X15.0

COMMERCIAL BLOCK (BELOW)

BASEMENT LVL.-3800

TERRACE GARDEN LVL.+3650

R.L = ± 00mm
I.L = - 1500mm

200Ø SW SEWER PIPE SLOPE :- 1 : 145

48606

10058

41920

10058

103215

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

80Ø GI TUBEWELL LINE

1800 MM HIGH BOUNDARY WALL AS/ STANDARD DESIGN

LVL.±00

6270 WIDE FIRE TENDER MOTERABLE ROAD

TWO WHEELER PARKING

PODIUM LINE

80462

R.L = ± 00mm
I.L = - 1640mm

CUT OUT FOR Basement Vent.

R.L = ± 00mm
I.L = - 1817mm

200Ø SW SEWER PIPE SLOPE :- 1 : 145

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

R.P-04

1800 MM HIGH BOUNDARY WALL AS/ STANDARD DESIGN

R.L = ± 00mm
I.L = - 1500mm
C.L = - 1245mm

250Ø SW SEWER PIPE SLOPE :- 1 : 190

R.L = ± 00mm
I.L = - 2642mm

C.L = - 2372mm

R.L = ± 00mm
I.L = - 2422mm

CLUB BUILDING (BELOW)

COMMUNITY HALL (BELOW)

6100 WIDE FIRE TENDER ROAD

TOWER-A7 S+14 F. TERRACE LVL +45.00 mt.

TOWER-A8 S+14 F. TERRACE LVL +45.00 mt.

ANGANWARI HALL BELOW

S.T.P R4500

7500 WIDE RAMP UP TO PODIUM LVL (SLOPE 1:10)

250Ø C.L = - 2345mm

R.L = ± 00mm
I.L = - 2717mm

6000 WIDE FIRE TENDER MOTERABLE ROAD 16 NOS. TWO WHEELER

R.L = ± 00mm
I.L = - 2245mm

TOWER-09 G+16 F. TERRACE LVL +49.65 mt.

TOWER-10 G+16 F. TERRACE LVL +49.65 mt.

TOWER-8 S+14 F. TERRACE LVL +45.00 mt.

TOWER-A7 S+14 F. TERRACE LVL +45.00 mt.

6370 WIDE FIRE TENDER MOTERABLE ROAD

TENDER ROAD (IN SLOPE)

R.L = ± 00mm
I.L = - 1500mm
C.L = - 1185mm

200Ø SW SEWER PIPE SLOPE :- 1 : 145

90 OD ACCESS WATER FROM STP TO AUTHORITY SEWER

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

R.L = ± 00mm
I.L = - 1970mm

TUBEWELL-2

R.L = ± 00mm
I.L = - 1125mm

250Ø SW SEWER PIPE SLOPE :- 1 : 190

R.P-02

90 OD ACCESS WATER FROM STP TO AUTHORITY SEWER

R.L = ± 00mm
I.L = - 2170mm

R.L = ± 00mm
I.L = - 2040mm

R.L = ± 00mm
I.L = - 2745mm

R.L = ± 00mm
I.L = - 1000mm

R.L = ± 00mm
I.L = - 1050mm

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

110642

92925

D.G.

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

ESS

H.T. PANEL ROOM

TRANSFORMER

R.P-03

1800 MM HIGH BOUNDARY WALL AS/ STANDARD DESIGN

1500Ø SW SEWER PIPE SLOPE :- 1 : 100

40 NOS. TWO WHEELER

CUTOUT FOR Basement Ventilation.

1800 MM HIGH BOUNDARY WALL AS/ STANDARD DESIGN

60344

400Ø RCC STORM WATER PIPE SLOPE :- 1 : 570

note:- all dimension are in mm

BASIC AREA DETAIL

S. NO.	DISCRIPTION	AREA IN ACRES	AREA IN METERS
1	TOTAL APPLIED LICENSED LAND	5.0062	20259.37
2	AREA FOR PLANING	5.00520	20259.37
3	COMMERCIAL AREA 8% OF PLANING LAND (AS PER AMENDMENT MEMO NO.PF-27(VOL-III)/2020/2-TCP/41)	0.40050	1620.75
a	PERMISSIBLE COMMERCIAL @ 1.75 FAR		2836.31
4	RESIDENTIAL PLAN AREA 92% OF TOTAL LAND	4.60570	18638.62
a	PERMISSIBLE RESIDENTIAL @ 2.25 FAR		41936.90
	TOTAL PERMISSIBLE F.A.R. (RESI.+ COMMERCIAL) (3a+4a)		44773.21

		PERMISSIBLE / REQUIRED	Percentage	PROPOSED	Percentage
1	COVERD AREA (F.A.R.)	41936.90	225%	41933.205	224.98%
2	GROUND COVERAGE ALLOWED	10129.68525	50%	9555.935	47.17%
3	COMMERCIAL AREA 8% @ 1.75 FAR (AS PER AMENDMENT MEMO NO.PF-27(VOL-III)/2020/2-TCP/41)	2836.3119	175%	2835.861	174.97%
4	OPEN AREA (a+b+c+d)	10129.68525		8589.545	42.40%
a	Area under Internal Raod			2931.436	
b	Area under Open Parking			4685.053	
c	Area Electrical Sub Station			125.000	
d	Open to sky area			848.056	
d	Area under Ramp to Basement			153.271	
5	GREEN 15% OF NET PLANNED AREA	3038.905576	15%	3568.7630	17.62%
	AT GROUND LVL			1866.981	9.22%
6	AT PODIUM LVL			1701.782	8.40%
7	CREACH /ANGANWARI NOT LESS THAN	185.8		198.34	
8	COMMUNITY NOT LESS THAN	185.8		200.20	
9	MIN.NUMBER OF UNITS	690.8556		712	
10	DENSITY MINIMUM @ 750 PPA (4.6057 X750)	3454.278	772.96 PPA	3560	
11	DENSITY MAXIMUM @ 900 PPA (4.6057 X900)	4145.1336			
12	UNIT REQUIRED MINIMUM	690.8556			
13	UNIT REQUIRED MAXIMUM	829.02672			
14	SCOOTER PARKING EQUALENT TO 50% CAR PARKING	356			

GROUND COVERAGE AREA CALCULATION

S.NO.		sq.mt.
1.0	AREA OF COMMERCIAL BLOCK (REF. TO DWG. NO. 8/38)	2216.890
2.0	AREA OF TOWER A9 & A10 (REF. TO DWG. NO. 22 & 30/38)	866.890
3.0	AREA OF PODUIM WITH RAMP (REF. TO DWG. NO. 3A/38)	6312.890
4.0	COVERED AREA OF GUARD ROOM	5.994
5.0	AREA OF RAMP TO BASEMENT(REF.TO DWG. NO.02/38)	153.271
	TOTAL GROUND COVERAGE	9555.935

PARKING CALCULATION

		PARKING CATE.	AREA (SQ.MT.)	ECS PERM.	ECS PROPOSED
1	PARKING IN OPEN AREA@23 (a+b)		4685.052	203.698	203
a	2 WHELLER/HALF ECS (392. NOS.(1-b))	FREE	4523.940	196.693	196
b	FULL ECS	PAID	161.112	7.00	7
2	PARKING IN STILT AREA@28 (c+d)		4792.558	171.163	169
c	AREA UNDER PODIUM		4646.362	165.942	
d	AREA UNDER TOWER A9 & A10 (6. NOS.)	FREE	146.196	5.221	4
e	FULL ECS (UNDER PODIUM	PAID	1153.571	41.199	41
f	UNDER PODUM 2 WHELLER = (248. NOS.) (c-d)	FREE	3492.791	124.743	124
3	PARKING IN BASEMENT @32		5692.095	171.628	145
g	FULL ECS (C)	PAID	4422.833	138.214	82
h	2 WHELLER = (BY) (64. NOS.)	FREE	1069.262	33.414	32
	PARKING PROVIDED FOR ADDITIONAL 4/. COMMERCIAL				31
4	REQUIRED ECS (712 Units / 2)			356.00	
5	PROPOSED TOTAL ECS				517
6	PROPOSED 2 WHELLERS FREE PARKING (392+8+248+64) =712 NOS.	FREE			356
7	PROPOSED TOTAL PAID PARKING (b+e+g)	PAID			130
	PARKING FOR ADDITIONAL 4/.				31

FAR CALCULATION OF TOWERS (A01 TO A10)

DESCRIPTION	TOWER-A1 (2BHK) AREA IN SQ METER	TOWER-A2 (2BHK) AREA IN SQ METER	TOWER-A3 (2BHK) AREA IN SQ METER	TOWER-A4 (2BHK) AREA IN SQ METER	TOWER-A5 (3BHK) AREA IN SQ METER	TOWER-A6 (3BHK) AREA IN SQ METER	TOWER-A7 (3BHK) AREA IN SQ METER	TOWER-A8 (3BHK) AREA IN SQ METER	TOWER-A9 (1BHK) AREA IN SQ METER	TOWER-A10 (1BHK) AREA IN SQ METER	AREA IN SQ METER
PODIUM /STILT FLOOR	57.965	57.965	57.965	57.965	52.496	52.496	52.496	52.496	294.283	294.283	1030.410
1 ST FLOOR	271.113	271.113	271.113	271.113	274.827	274.827	274.827	271.460	325.723	325.723	2831.839
2ND FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
3RD FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
4TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
5TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
6TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
7TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
8TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
9TH FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
10th FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
11th FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
12th FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
13th FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
14th FLOOR	270.209	270.209	270.209	270.209	271.460	271.460	271.460	271.460	325.723	325.723	2818.122
15th FLOOR									325.723	325.723	651.446
16th FLOOR									168.947	325.723	494.670
TOTAL AREA OF TOWER IN SQ METER	3841.795	3841.795	3841.795	3841.795	3856.303	3856.303	3856.303	3852.936	5349.075	5505.851	41643.951
F.A.R. OF CLUB BUILDING UNDER PODIUM (REF. TO. DWG. NO.37/38)											264.784
F.A.R. OF GUARD ROOM (REF. TO. DWG. NO.02/38)											5.994
F.A.R. OF FIRE CONTROL ROOM (UNDER PODIUM) (REF. TO. DWG. NO.06/38)											18.476
TOTAL PROPOSED F.A.R. FOR RESIDENTAIL											41933.205

BUILT-UP CALCULATION OF TOWERS (A01 TO A10)

DESCRIPTION	TOWER-A1 (2BHK) AREA IN SQ METER	TOWER-A2 (2BHK) AREA IN SQ METER	TOWER-A3 (2BHK) AREA IN SQ METER	TOWER-A4 (2BHK) AREA IN SQ METER	TOWER-A5 (3BHK) AREA IN SQ METER	TOWER-A6 (3BHK) AREA IN SQ METER	TOWER-A7 (3BHK) AREA IN SQ METER	TOWER-A8 (3BHK) AREA IN SQ METER	TOWER-A9 (1BHK) AREA IN SQ METER	TOWER-A10 (1BHK) AREA IN SQ METER	AREA IN SQ METER
GROUND /STILT FLOOR									433.445	433.445	866.890
1 ST FLOOR	305.419	305.419	305.419	305.419	300.383	300.383	300.383	297.016	355.943	355.943	3131.727
2ND FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
3RD FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
4TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
5TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
6TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
7TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
8TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
9TH FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
10th FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
11th FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
12th FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
13th FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
14th FLOOR	298.600	298.600	298.600	298.600	297.016	297.016	297.016	297.016	355.943	355.943	3094.350
15th FLOOR									355.943	355.943	711.886
16th FLOOR									210.777	355.943	566.720
MUMTY+MACH. RM.	105.120	105.120	105.120	105.120	93.651	93.651	93.651	93.651	99.940	99.940	994.964
TOTAL AREA OF TOWER IN SQ METER	4292.339	4292.339	4292.339	4292.339	4255.242	4255.242	4255.242	4251.875	6083.307	6228.473	46498.7370
BUILT-UP AREA OF PODIUM (REF. TO. DWG. NO.03A/38)											6312.890
BUILT-UP AREA OF COMMERCIAL BUILDING UNDER (REF. TO. DWG. NO. 07/38)											2835.861
BUILT-UP AREA OF GUARD ROOM (REF. TO. DWG. NO. 02/38)											5.994
BUILT-UP AREA OF BASEMENT (SERVICES +UGT+ PARKING AREA + STP) = 3254.615+183.250+639.528 +265.18 (REF. TO. DWG. NO. 08 & 10 /38)											10062.573
TOTAL PROPOSED BUILT-UP AREA OF THE PROJECT											65716.055

UNIT CALCULATIONS

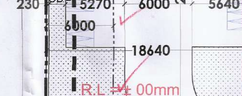
DISCRIPTION	NO. OF UNITS ON EACH FLOOR	NO. OF FLOORS	TOTAL NO. OF FLAT IN TOWER	3 BHK TYPE-A CARPET AREA (SQ. MT.)	3 BHK TYPE-A1 CARPET AREA (SQ. MT.)	2 BHK TYPE-B CARPET AREA (SQ. MT.)	2 BHK TYPE-B1 CARPET AREA (SQ. MT.)	1 BHK TYPE-C CARPET AREA (SQ. MT.)	1 BHK TYPE-D CARPET AREA (SQ. MT.)
				59.965	59.828	59.506	59.881	35.281	33.30
TOWER-A1	4	1	4			3	1		
	4	13	52			52			
TOWER-A2	4	1	4			3	1		
	4	13	52			52			
TOWER-A3	4	1	4			3	1		
	4	13	52			52			
TOWER-A4	4	1	4			3	1		
	4	13	52			52			
TOWER-A5	4	1	4	3	1				
	4	13	52	52					
TOWER-A6	4	1	4	3	1				
	4	13	52	52					
TOWER-A7	4	1	4	3	1				
	4	13	52	52					
TOWER-A8	4	14	56	56					
TOWER-A9	6	1	6					4	2
	8	15	120					90	30
	4	1	4					2	2
TOWER-A10	6	1	6					4	2
	8	16	128					96	32
TOTAL UNITS OF THE PROJECT			712	221	3	220	4	196	68
CARPET AREA OF UNIT WISE				13252.265	179.484	13091.32	239.524	6915.076	2264.4
TOTAL CARPET AREA OF ALL UNITS									35942.069

LEGEND :-

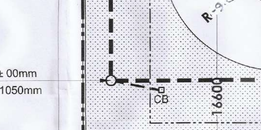
○	SEWER MANHOLE
○	STORM WATER MANHOLE
CB □	CATCH BASIN (450 X 450 X 450)mm
	800X900mm SEWER LINE
	(SW) SEWER LINE
	(RCC) STORM WATER LINE
DWS	TUBEWELL LINE
FWS	WATER SUPPLY LINE FROM AUTHORITY
	OPEN DRAIN
D	DESILTING CHAMBER
R.P	RECHARGE PIT 2.5 MØ

SITE PLAN

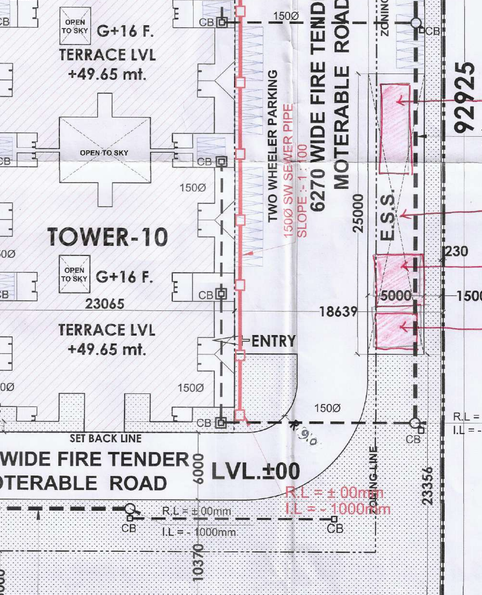
PLAN OF 3.0 X 1.7 X 2.5 M. RECHARGE PIT
SCALE = NTS



PLAN OF DESILTING CHAMBER
SCALE = NTS



SECTION-B-B'
SCALE = NTS



SECTION-A-A'

CONSULTANTS :-

SONI CONSULTANTS
Plumbing & Fire Suppression Consultants
B-2A/139, Janak Puri, New Delhi - 110058
PH - 011 - 25503781 , 41403781
e-mail: info@soniconsultants.in
Website : www.soniconsultants.in

FINE ARCH STUDIO (P) LTD
ARCHITECTS ENGINEERS & INTERIOR DESIGNERS
K - 7/34 , D.L.F. PH - II, GURGAON (HARYANA) , PIN - 122001
PH. - 0124 - 4296622, CELL +91-98106-30218, +91-98108-80260

CLIENT:-

M/s RPS INFRASTRUCTURE LTD

DWG. TITLE:-

SITE LAYOUT PLAN WITH ALL CALCULATION

PROJECT:-

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING LAND MEASURING 5.0062 ACRES LICENCE NO.001 OF 2021 DATED 19.01.2021 (UNDER MIGRATION FROM LICENCE NO.124 OF 2008 DATED 14/06/2008) FALLING IN SECTOR - 88, DISTT.- FARIDABAD (HR.)
BEING DEVELOPED BY M/S RPS INFRASTRUCTURE LTD.

N

SCALE :- 1:250
DATE :-04-04-2021
DRG. NO. 01/38

OWNER SIGN.

M/s RPS INFRASTRUCTURE LTD.
Auth. Signatory

ARCHITECT SIGN.

ARCHITECT
J.B.SINGH CA.NO.2008/12268
K-7/34, G.F. DLF PH II
GURGAON-122001
CELL :9810630218