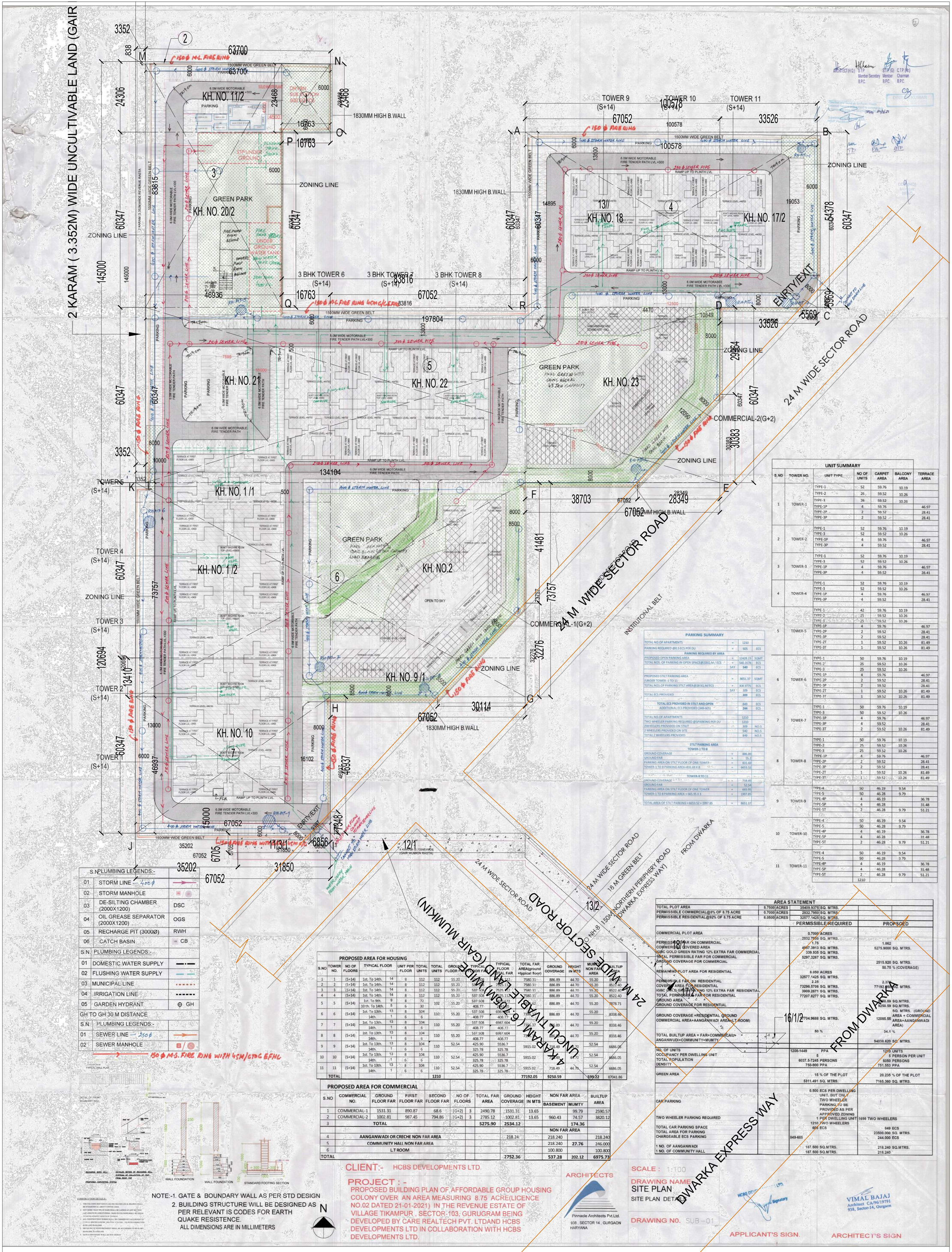

S.N	PLUMBING LEGENDS:-	
01	STORM LINE — 400ϕ	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000Ø)	RWH
06	CATCH BASIN	CB
S.N	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	FLUSHING WATER SUPPLY	
03	MUNICIPAL LINE	
04	IRRIGATION LINE	
05	GARDEN HYDRANT	GH
GH TO GH 30 M DISTANCE		
S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE — 250ϕ	
02	SEWER MANHOLE	

150 ϕ M.S. FIRE RING WITH 45M/GTBC EFHC

TYPICAL WALL PLAN

DETAIL OF FRONT BOUNDARY WALL

RECHARGE BORE WELL — DETAILED SECTION OF RECHARGE WELL

PROPOSED HARVESTING SYSTEM

WALL FOUNDATION — WALL FOUNDATION — STANDARD FOOTING SECTION

CONSTRUCTION DETAILS:

1. THE COLUMNS (RECTANGULAR OR COLUMNS) (I.E. HELIPAD HEAD BE SYMMETRICAL ABOUT CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION LAP LENGTH IS LONGITUDINAL BARS IN COLUMN SHALL BE EQUAL TO 40 DIA (PERMITTED LENGTH OF TENSION).
3. ALL CONSTRUCTION WORKER SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS (WITH LATEST UP TO DATE AND WITH CORRECTION SLIPS AND REVISIONS).
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34-1987, IS-456:2000, IS-13920:1993.
5. GATE & BOUNDARY WALL AS PER STD DESIGN

NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
ALL DIMENSIONS ARE IN MILLIMETERS

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UNIT SUMMARY

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY AREA	TERRACE AREA
1	TOWER-1	TYPE-1	52	59.76	10.19	
		TYPE-2	26	59.52	10.26	
		TYPE-3	26	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-2P	2	59.52		28.41
		TYPE-3P	2	59.52		28.41
2	TOWER-2	TYPE-1	52	59.76	10.19	
		TYPE-3	52	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-3P	4	59.52		28.41
3	TOWER-3	TYPE-1	52	59.76	10.19	
		TYPE-3	52	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-3P	4	59.52		28.41
4	TOWER-4	TYPE-1	52	59.76	10.19	
		TYPE-3	52	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-3P	4	59.52		28.41
5	TOWER-5	TYPE-1	42	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	25	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-2P	2	59.52		28.41
		TYPE-3P	2	59.52		28.41
		TYPE-2T	1	59.52	10.26	81.49
		TYPE-3T	1	59.52	10.26	81.49
6	TOWER-6	TYPE-1	50	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	25	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-2P	2	59.52		28.41
		TYPE-3P	2	59.52		28.41
		TYPE-2T	1	59.52	10.26	81.49
		TYPE-3T	1	59.52	10.26	81.49
7	TOWER-7	TYPE-1	50	59.76	10.19	
		TYPE-3	50	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-3P	4	59.52		28.41
		TYPE-3T	2	59.52	10.26	81.49
8	TOWER-8	TYPE-1	50	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	25	59.52	10.26	
		TYPE-1P	4	59.76		46.97
		TYPE-2P	2	59.52		28.41
		TYPE-3P	2	59.52		28.41
		TYPE-2T	1	59.52	10.26	81.49
		TYPE-3T	1	59.52	10.26	81.49
9	TOWER-9	TYPE-4	50	46.19	9.54	
		TYPE-5	50	46.28	9.79	
		TYPE-4P	4	46.19		36.78
		TYPE-5P	4	46.28		31.48
		TYPE-5T	2	46.28	9.79	51.21
10	TOWER-10	TYPE-4	50	46.19	9.54	
		TYPE-5	50	46.28	9.79	
		TYPE-4P	4	46.19		36.78
		TYPE-5P	4	46.28		31.48
		TYPE-5T	2	46.28	9.79	51.21
11	TOWER-11	TYPE-4	50	46.19	9.54	
		TYPE-5	50	46.28	9.79	
		TYPE-4P	4	46.19		36.78
		TYPE-5P	4	46.28		31.48
		TYPE-5T	2	46.28	9.79	51.21
			1210			

PARKING SUMMARY

TOTAL NO.OF APARTMENTS	=	1210	
PARKING REQUIRED @0.5 ECS PER DU	=	605	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	12428.23	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	540.3578	ECS
	SAY	**540**	ECS
PROPOSED STILT PARKING AREA (UNDER TOWER -1 TO 11	=	8651.37	SQMT
TOTAL NOS.OF PARKING STILT AREA@28 SQ.M/ECS	=	308.9775	ECS
	SAY	309	ECS
TOTAL ECS PROVIDED		**309**	ECS
TOTAL ECS PROVIDED IN STILT AND OPEN		849	ECS
ADDITIONAL ECS PROVIDED (849-605)		**244**	ECS
TOTAL NO.OF APARTMENTS		1210	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		1210	
2WHEELERS PROVIDED ON STILT		309	NO.S
2 WHEELERS PROVIDED ON SITE		540	NO.S
TOTAL 2 WHEELERS PROVIDED		849	NO.S
STILT PARKING AREA			
TOWER-1 TO 8			
GROUND COVERAGE	=	886.89	
GROUND FAR	=	55.2	
PARKING AREA ON STILT FLOOR OF ONE TOWER	=	831.69	
TOWER-1 TO 8 PARKING AREA=831.69 X 8	=	6653.52	
TOWER-9 TO 11			
GROUND COVERAGE	=	718.49	
GROUND FAR	=	52.54	
PARKING AREA ON STILT FLOOR OF ONE TOWER	=	665.95	
TOWER-1 TO 8 PARKING AREA = 665.95 X 3	=	1997.85	
TOTAL AREA OF STILT PARKING = 6653.52 + 1997.85	=	8651.37	

AREA STATEMENT

TOTAL PLOT AREA	8.7500 ACRES	35409.9375 SQ. MTRS.		
PERMISSIBLE COMMERCIAL@8% OF 8.75 ACRE	0.7000 ACRES	2832.7950 SQ. MTRS.		
PERMISSIBLE RESIDENTIAL@92% OF 8.75 ACRE	8.0500 ACRES	32577.1425 SQ. MTRS.		
		PERMISSIBLE/REQUIRED		**PROPSOED**
COMMERCIAL PLOT AREA		0.7000 ACRES 2832.7950 SQ. MTRS.		
PERMISSIBLE FAR ON COMMERCIAL		1.75		1.862
COMMERCIAL COVERED AREA		4957.3913 SQ. MTRS.		5275.9000 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		339.935 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		5297.3267 SQ. MTRS.		
GROUND COVERAGE FOR COMMERCIAL				2515.920 SQ. MTRS. 50.75 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL		8.050 ACRES 32577.1425 SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL		2.25		2.37
COVERED AREA FOR RESIDENTIAL		73298.5706 SQ. MTRS.		77192.1505 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		3909.2571 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		77207.6277 SQ. MTRS.		
GROUND AREA				8260.69 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL				9250.59 SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA+LT.ROOM)		12704.9688 SQ. MTRS.		SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA) 12085.55
TOTAL BUILTUP AREA = FAR+COMMERCIAL+ ANGANWUDI+COMMUNITY+MUMTY		50 %		34.1 % 94038.620 SQ. MTRS.
NO. OF UNITS		1208-1449 PPA		1210 UNITS
OCCUPANCY PER DWELLING UNIT		5		5 PERSON PER UNIT
TOTAL ROPULATION		6037.5-7245 PERSONS		6050 PERSONS
DENSITY		750-900 PPA		751.553 PPA
GREEN AREA		15 % OF THE PLOT 5311.491 SQ. MTRS.		20.235 % OF THE PLOT 7165.360 SQ. MTRS.
CAR PARKING		0.500 ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
TWO WHEELER PARKING REQUIRED		1 PER DWELLING UNIT 1210 TWO WHEELERS		1698 TWO WHEELERS
TOTAL CAR PARKING SPACE		605 ECS		849 ECS
TOTAL AREA FOR PARKING				23500.000 SQ. MTRS.
CHARGEABLE ECS PARKING		849-605		244.000 ECS
1 NO. OF AANGANWADI		187.500 SQ.MTRS.		218.240 SQ.MTRS.
1 NO. OF COMMUNITY HALL		187.500 SQ.MTRS.		218.240

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(ground +typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	(S+14)	1st. To 14th.	14	8	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	55.20	8522.40
2	2	(S+14)	1st. To 14th.	14	8	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	55.20	8522.40
3	3	(S+14)	1st. To 14th.	14	8	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	55.20	8522.40
4	4	(S+14)	1st. To 14th.	14	8	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	55.20	8522.40
5	5	(S+14)	1st. To 9th.	9	8	72	102	55.20	537.508	4837.572	5375.08	886.89	44.70	55.20	7878.71
			10 th. To 14th.	5	6	30			408.77	2043.85				
6	6	(S+14)	1st. To 13th.	13	8	104	110	55.20	537.508	6987.604	7525.11	886.89	44.70	55.20	8338.46
			14th.	1	6	6			408.77	408.77				
7	7	(S+14)	1st. To 13th.	13	8	104	110	55.20	537.508	6987.604	7525.11	886.89	44.70	55.20	8338.46
			14th.	1	6	6			408.77	408.77				
8	8	(S+14)	1st. To 13th.	13	8	104	110	55.20	537.508	6987.604	7525.11	886.89	44.70	55.20	8338.46
			14th.	1	6	6			408.77	408.77				
9	9	(S+14)	1st. To 13th.	13	8	104	110	52.54	425.90	5536.7	5915.02	718.49	44.70	52.54	6686.05
			14th.	1	6	6			325.78	325.78				
10	10	(S+14)	1st. To 13th.	13	8	104	110	52.54	425.90	5536.7	5915.02	718.49	44.70	52.54	6686.05
			14th.	1	6	6			325.78	325.78				
11	11	(S+14)	1st. To 13th.	13	8	104	110	52.54	425.90	5536.7	5915.02	718.49	44.70	52.54	6686.05
			14th.	1	6	6			325.78	325.78				
	TOTAL					1210					77192.05	9250.59		999.22	87041.86

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	SECOND FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA BASEMENT	NON FAR AREA MUMTY	BUILTUP AREA
1	COMMERCIAL-1	1531.31	890.87	68.6	(G+2)	3	2490.78	1531.31	13.65		99.79	2590.57
2	COMMERCIAL-2	1002.81	987.45	794.86	(G+2)	3	2785.12	1002.81	13.65	960.43	74.57	3820.12
3	TOTAL						5275.90	2534.12			174.36	
										NON FAR AREA		
4	AANGANWADI OR CRECHE NON FAR AREA							218.24		218.240		218.240
5	COMMUNITY HALL NON FAR AREA									218.240	27.76	246.000
6	L.T ROOM									100.800		100.800
TOTAL								2752.36		537.28	202.12	6975.73

CLIENT:- HCBS DEVELOPMENTS LTD.

PROJECT : - PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 8.75 ACRE(LICENCE NO.02 DATED 21-01-2021) IN THE REVENUE ESTATE OF VILLAGE TIKAMPUR , SECTOR-103, GURUGRAM BEING DEVELOPED BY CARE REALTECH PVT. LTDAND HCBS DEVELOPMENTS LTD IN COLLABORATION WITH HCBS DEVELOPMENTS LTD.

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

SCALE : 1:100
DRAWING NAME SITE PLAN
SITE PLAN DETAILS
DRAWING NO. SUB –01

HCBS DEVELOPMENTS LTD. Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon
ARCHITECT'S SIGN

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AREA STATEMENT

S.NO	LENGTH(L)	WIDTH(W)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS						
1	16.763	23.468		RECTANGLE	LXW	393.394
2	0.838		63.700	TRIANGLE	1/2XLXH	26.690
3	46.936	83.815		RECTANGLE	LXW	3933.941
4	100.578	60.347		RECTANGLE	LXW	6069.581
5	197.804	60.347		RECTANGLE	LXW	11936.878
6	134.104	73.757		RECTANGLE	LXW	9891.109
7	67.052	46.937		RECTANGLE	LXW	3147.220
					TOTAL AREA=	35398.81
						8.75 ACRES

DEMARCATION PLAN FOR GRANT OF LICENCE FOR SETTING UP AN AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 8.75 ACRES IN THE REVENUE ESTATE OF VILLAGE TIKAMPUR, SECTOR-103, GURUGRAM-
CARE REALTECH PVT. LTD. IN COLLABORATION WITH HCBS DEVELOPMENTS LTD.

SCALE 1: 800

OWNER SIGN.

ARCHITECT SIGN.