

S.N PLUMBING LEGENDS:-

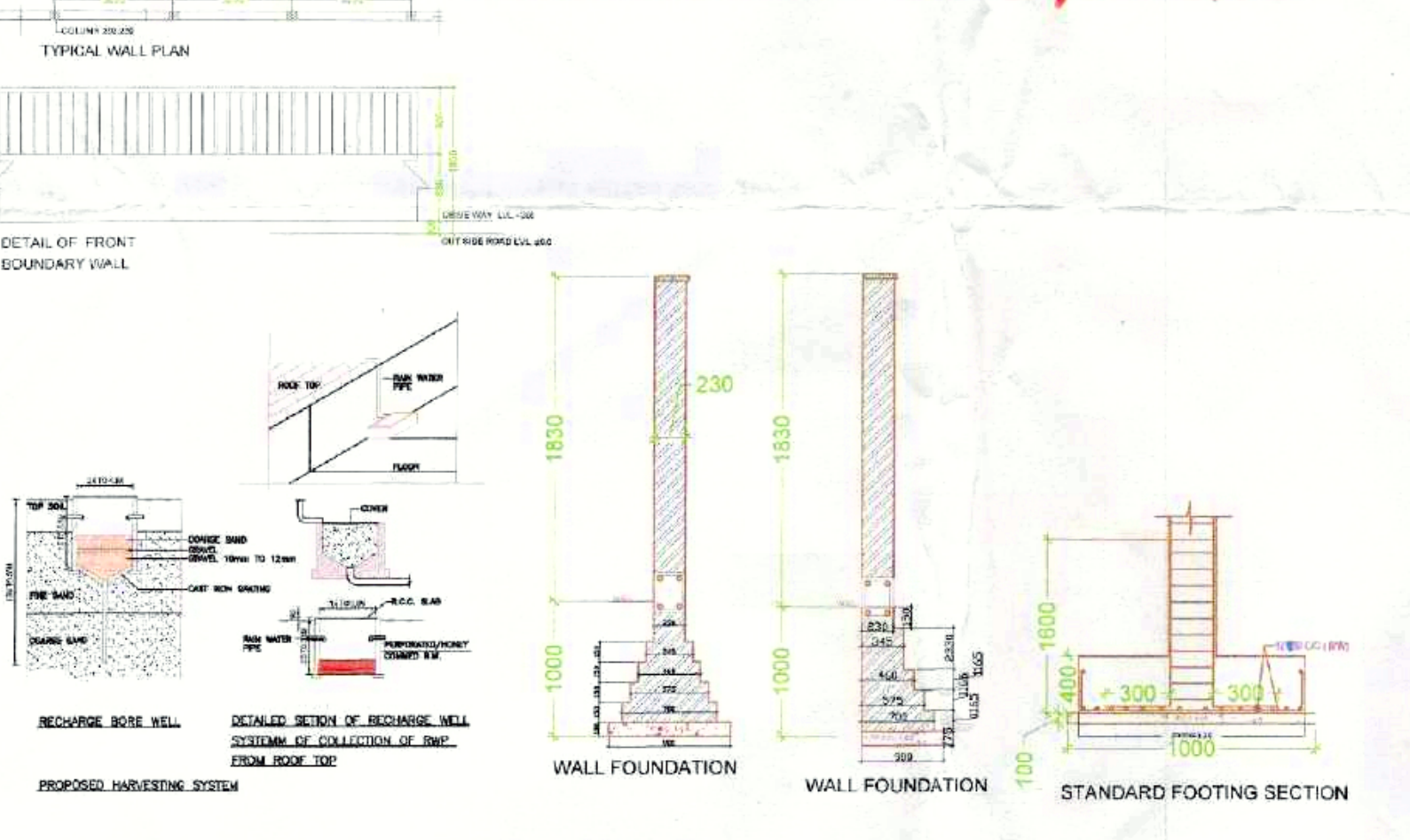
01	STORM LINE - 400φ	→
02	STORM MANHOLE	⊙
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000φ)	RWH
06	CATCH BASIN	CB

S.N PLUMBING LEGENDS:-

01	DOMESTIC WATER SUPPLY	—
02	FLUSHING WATER SUPPLY	—
03	MUNICIPAL LINE	—
04	IRRIGATION LINE	—
05	GARDEN HYDRANT	⊙ GH

S.N PLUMBING LEGENDS:-

01	SEWER LINE - 250φ	→
02	SEWER MANHOLE	⊙



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

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR FAR	GROUND FLOOR FAR	TYPICAL FLOOR AREA	TOTAL FLOOR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
2	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
3	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
4	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
5	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
6	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
7	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
8	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
9	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
10	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
11	(S+14)	14	1st. To 14th.	14	112	112	55.20	537.508	7525.112	7580.31	886.89	44.70	8522.40
TOTAL					1210				77192.05	9250.59	599.22	67041.86	

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	BUILTUP AREA
1	COMMERCIAL-1	1531.31	890.87	68.6	(G+2)	2490.78	1531.31	13.65	960.43	2500.57
2	COMMERCIAL-2	1002.81	987.45	794.86	(G+2)	2785.12	1002.81	13.65	960.43	3820.12
3	TOTAL					5275.90	2534.12		174.36	
4	AANGANWADI OR CRECHE NON FAR AREA					218.24			218.240	218.240
5	COMMUNITY HALL NON FAR AREA					218.240			218.240	218.240
6	LT ROOM					100.800			100.800	100.800
TOTAL						2752.36			537.28	6975.75

PARKING SUMMARY

TOTAL NO. OF APARTMENTS	1210
PARKING REQUIRED @ 0.5 ECS PER DU	605
PROPOSED OPEN PARKING AREA	1240.21 SQM
TOTAL NO. OF PARKING IN OPEN SPACE @ 200 SQM / ECS	620
PROPOSED STILL PARKING AREA	865.17 SQM
TOTAL NO. OF PARKING IN STILL @ 200 SQM / ECS	433
TOTAL ECS PROVIDED	1053
TOTAL ECS PROVIDED IN STILL AND OPEN	1053
ADDITIONAL ECS PROVIDED (800-1053)	253
TOTAL NO. OF APARTMENTS	1210
TWO WHEELER PARKING REQUIRED @ 0.5 PER DU	605
TWO WHEELER PROVIDED ON STREET	309
TWO WHEELER PROVIDED ON SITE	296
TOTAL TWO WHEELER PROVIDED	605

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	25	59.52	10.26	
		TYPE-3	26	59.52	10.26	
		TYPE-1P	4	59.76	10.26	46.97
		TYPE-2P	2	59.52	10.26	28.41
2	TOWER-2	TYPE-1	52	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
3	TOWER-3	TYPE-1	52	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
4	TOWER-4	TYPE-1	52	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
5	TOWER-5	TYPE-1	50	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
6	TOWER-6	TYPE-1	50	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
7	TOWER-7	TYPE-1	50	59.76	10.19	
		TYPE-2	25	59.52	10.26	
		TYPE-3	4	59.76	10.26	46.97
		TYPE-1P	4	59.52	10.26	28.41
		TYPE-2P	2	59.52	10.26	28.41
8	TOWER-8	TYPE-1	50	46.19	9.54	
		TYPE-2	25	46.28	9.79	36.78
		TYPE-3	4	46.19	9.54	31.48
		TYPE-1P	4	46.28	9.79	51.21
		TYPE-2P	2	46.28	9.79	51.21
9	TOWER-9	TYPE-1	50	46.19	9.54	
		TYPE-2	25	46.28	9.79	36.78
		TYPE-3	4	46.19	9.54	31.48
		TYPE-1P	4	46.28	9.79	51.21
		TYPE-2P	2	46.28	9.79	51.21
10	TOWER-10	TYPE-1	50	46.19	9.54	
		TYPE-2	25	46.28	9.79	36.78
		TYPE-3	4	46.19	9.54	31.48
		TYPE-1P	4	46.28	9.79	51.21
		TYPE-2P	2	46.28	9.79	51.21
11	TOWER-11	TYPE-1	50	46.19	9.54	
		TYPE-2	25	46.28	9.79	36.78
		TYPE-3	4	46.19	9.54	31.48
		TYPE-1P	4	46.28	9.79	51.21
		TYPE-2P	2	46.28	9.79	51.21
TOTAL			1210			

AREA STATEMENT

TOTAL PLOT AREA	8.7500 ACRES	35409.9375 SQ. MTRS.
PERMISSIBLE COMMERCIAL @ 8% OF 8.75 ACRES	0.7400 ACRES	2932.7980 SQ. MTRS.
PERMISSIBLE RESIDENTIAL @ 82% OF 8.75 ACRES	7.2100 ACRES	28577.1425 SQ. MTRS.
COMMERCIAL PLOT AREA	6.7000 ACRES	26120.9850 SQ. MTRS.
PERMISSIBLE FAR ON COMMERCIAL	1.76	1.862
PERMISSIBLE FAR ON RESIDENTIAL	4897.9913 SQ. MTRS.	6275.9000 SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	5297.2267 SQ. MTRS.	2516.920 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL	8.0500 ACRES	31212.9825 SQ. MTRS.
PERMISSIBLE FAR ON RESIDENTIAL	32877.1425 SQ. MTRS.	50.75 % (COVERAGE)
COVERED AREA FOR RESIDENTIAL	2.25	2.370
PERMISSIBLE FAR FOR RESIDENTIAL	73298.9708 SQ. MTRS.	77182.050 SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	3909.2871 SQ. MTRS.	8250.59 SQ. MTRS.
GROUND AREA	77207.8227 SQ. MTRS.	9250.59 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL		9250.59 SQ. MTRS.
GROUND COVERAGE = RESIDENTIAL GROUND COMMERCIAL AREA + AANGANWADI AREA + LT ROOM	17704.6668 SQ. MTRS.	12085.95 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)
TOTAL BUILTUP AREA = FAR * COMMERCIAL + AANGANWADI + COMMUNITY HALL + MUMTY	60%	34.1%
NO. OF APARTMENTS	1208-1449	1210 UNITS
OCCUPANCY PER DWELLING UNIT	5	5 PERSON PER UNIT
TOTAL POPULATION	6037.5-7245 PERSONS	6050 PERSONS
GREEN AREA	15% OF THE PLOT	20.235% OF THE PLOT
CAR PARKING	0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	1 PER DWELLING UNIT
TWO WHEELER PARKING REQUIRED	1210 TWO WHEELERS	1688 TWO WHEELERS
TOTAL CAR PARKING SPACE	849 ECS	849 ECS
TOTAL AREA FOR PARKING	23500.000 SQ. MTRS.	244,000 ECS
CHARGEABLE ECS PARKING	849 ECS	218,240 SQ. MTRS.
1 NO. OF AANGANWADI	187,500 SQ. MTRS.	218,240 SQ. MTRS.
1 NO. OF COMMUNITY HALL	187,500 SQ. MTRS.	218,240 SQ. MTRS.

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 REVENU ESTATE OF VILLAGE TIKAMPUR, SECTOR-103, GURUGRAM BEING DEVELOPED BY CARE REALTECH PVT. LTD AND 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 DETAILS

DRAWING NO.: SUB-01

APPLICANT'S SIGN: [Signature]

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