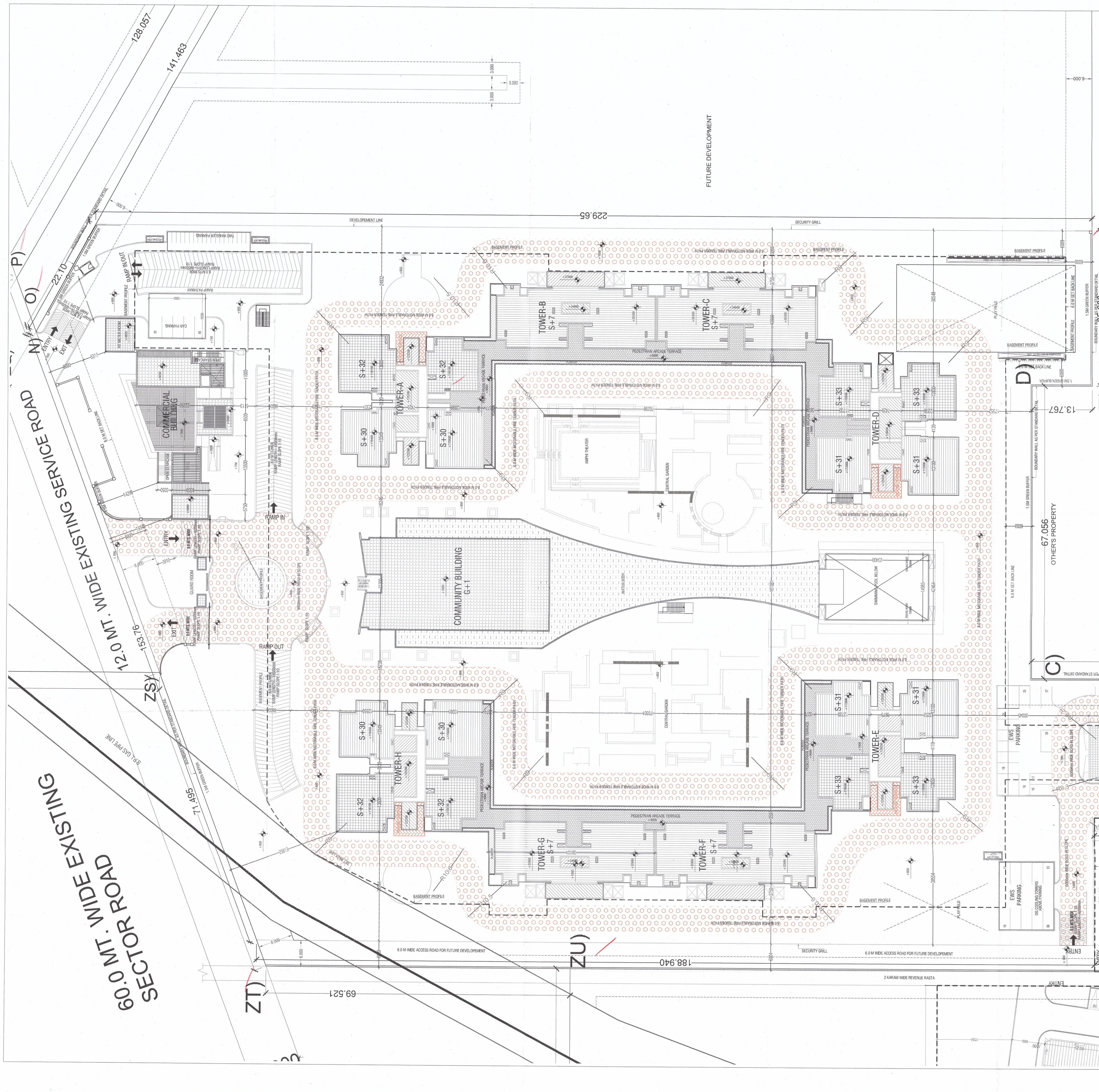

60.0 MT. WIDE EXISTING SECTOR ROAD
12.0 MT. WIDE EXISTING SERVICE ROAD
B.P.L GAS PIPE LINE
COMMERCIAL BUILDING
CAR PARKING
TWO WHEELER PARKING
GUARD ROOM
ENTRY
EXIT
RAMP IN
RAMP OUT
RAMP IN/OUT
HT METER ROOM
OPEN STAIRCASE
BASEMENT PROFILE
DEVELOPMENT LINE
SECURITY GRILL
FUTURE DEVELOPMENT
TOWER-A
TOWER-B
TOWER-C
TOWER-D
TOWER-E
TOWER-F
TOWER-G
TOWER-H
S+32
S+30
S+7
S+33
S+31
COMMUNITY BUILDING G+1
WATER BODY
AMPHI THEATER
CENTRAL GARDEN
SWIMMING POOL BELOW
PEDESTRIAN ARCADE TERRACE
6.0 M WIDE MOTORABLE FIRE TENDER PATH
PLAY FIELD
EWS PARKING
DG COOLING TOWERS ABOVE PARKING
EWS BLOCK
S+5
S+6
NURSERY SCHOOL
PLAY AREA
PRIMARY SCHOOL
6.0 MTS WIDE ROAD
6.0 M WIDE ACCESS ROAD FOR FUTURE DEVELOPEMENT
2 KARAM WIDE REVENUE RASTA
2 karam wide revenue rasta
OTHER'S PROPERTY
1.5M GREEN BUFFER
BOUNDARY WALL AS PER STANDARD DETAIL
6.0 M SET BACK LINE
PROPERTY LINE
128.057
141.463
22.10
153.76
71.495
69.521
188.940
229.65
134.112
35.600
13.767
67.056
60.350
31.862
108.966
46.000
29.190
6.000
35190
P)
O)
N)
ZS)
ZT)
ZU)
B)
C)
D)
E)

AREA CHART FOR PART DEVELOPMENT

TOTAL PLOT AREA FOR CURRENT DEVELOPMENT	= 8.917 ACRES	OR		36085.761 Sqm.
TOTAL PLOT AREA FOR F.A.R CALCULATIONS	= 13.118 ACRES	OR		53087.023 Sqm.
PERMISSIBLE COVERED AREA ON GROUND FLOOR@ 35% OF 8.917 acres			=	18580.458 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 8.917 Acres			=	4330.291 Sqm.
TOTAL PERMISSIBLE FAR			=	97232.582 Sqm.
PROPOSED GROUND COVERAGE	= 8763.054 Sqm.	OR		24.284 %
PROPOSED F.A.R.	= 96904.372 Sqm.			
PROPOSED F.A.R. WITHOUT ADDITION FAR FOR GRIHA	= 92574.081 Sqm.	OR		174.382

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+32	1	972.134	972.134	19706.402	19706.402	123		123	0
2	B	S+7	1	729.423	729.423	2878.203	2878.203	14	14	14	14
3	C	S+7	1	709.535	709.535	2878.203	2878.203	14	14	14	14
4	D	S+33	1	985.827	985.827	19882.751	19882.751	127		127	0
5	E	S+33	1	985.827	985.827	19882.751	19882.751	127		127	0
6	F	S+7	1	709.535	709.535	2878.203	2878.203	14	14	14	14
7	G	S+7	1	729.423	729.423	2878.203	2878.203	14	14	14.	14
8	H	S+32	1	972.134	972.134	19706.402	19706.402	123		123	0
9	E.W.S	S+6	1	489.064	489.064	2642.118	2642.118		98		98
10	COMM. BUILDING	G	1	540.076	540.076	274.960	274.960				
	ACTIVITY ROOM	1ST FLOOR				159.210	159.210				
11	COMMUNITY BUILDING	G+1	1	885.567	885.567	1141.426	1141.426				
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	BASEMENT-1 FAR		1			283.465	283.465				
	BASEMENT-2 FAR					1582.892	1582.892				
16	BASEMENT (1&2) PARKING & CIRCULATION		1			37378.922					
17	TOTAL				8763.054		96904.372			556	154

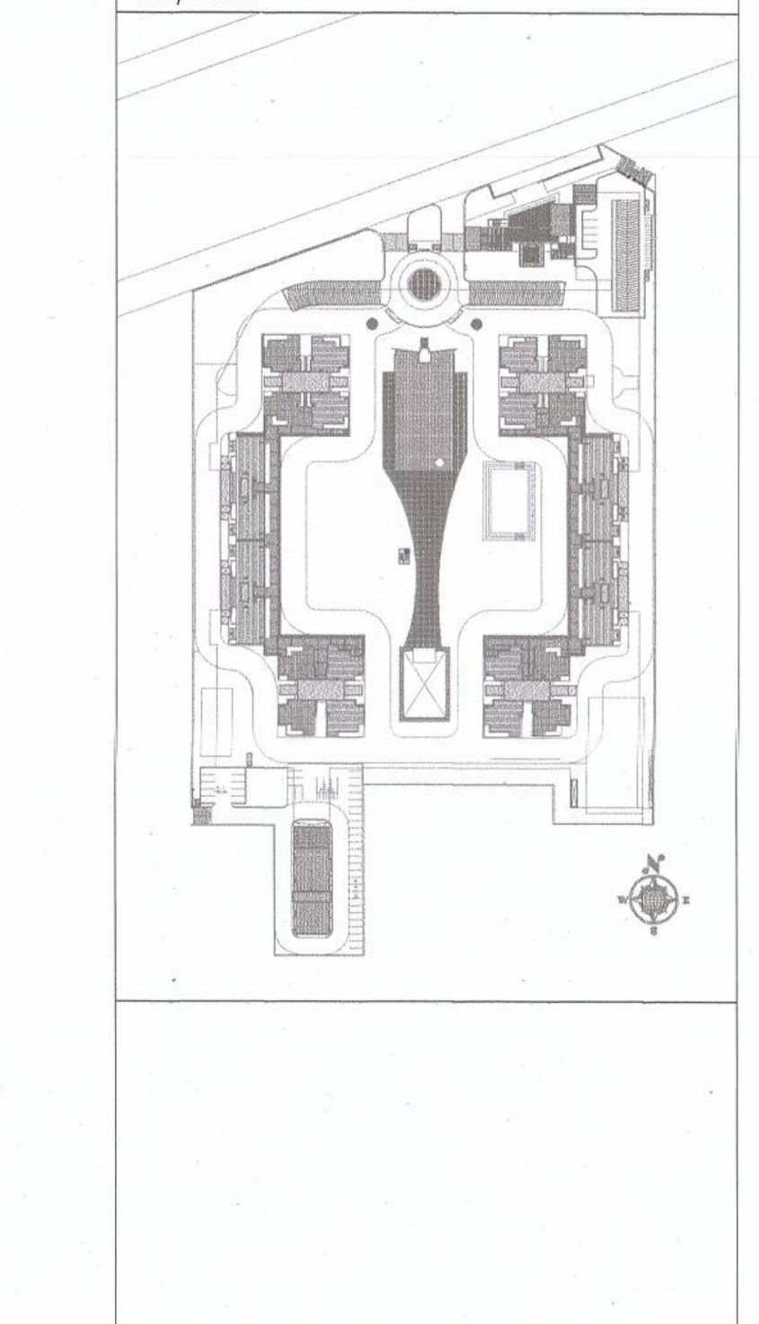
NO OF MAIN UNITS	=	556 Nos.		
NO OF PEOPLES IN 1 UNIT	=	5 PERSONS		
POPULATION	=	2780 PERSONS		
NO OF SERVANT UNITS	=	56 Nos.		
NO OF SERVANTS IN 1 UNIT	=	2 PERSONS		
POPULATION	=	112 PERSONS		
NO OF E.W.S	=	98 Nos.		
POPULATION	=	196 PERSONS		
TOTAL POPULATION	=	3088 PERSONS		
ACHIVED DENSITY	=	235.40 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	=	56 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	=	5412.864 Sqm.		
PROPOSED GREEN AREA = G1 TO G42	=	7461.256 Sqm.	=	20,68%
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 Nos.
PROPOSED COVERED PARKING				
AT STILT LVL @28 Sqm. ECS & BASEMENT LVL @32 Sqm. ECS	=	37775.130 Sqm.	=	1182 Nos.
TOTAL COVERED PARKING	=	1182 Nos.		
TOTAL PARKING PROVIDE	=	1216 Nos.		
5 % of TOTAL PARKING IS AVILABLE FOR EWS.	=	61 Nos.		

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

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.)
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S.T.P. (G) Member B.P.C
C.T.P. (Hr.) Chairman B.P.C
JD
PA
ATP

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F.O. (HQ)
DFS PKL.
Member B.P.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ/........Dt 02/11/2017
205277
Superintending Engineer (HQ) HUDA, Panchkula.
02/11/17

(BALWANT SINGH)
S.D.

Architects Signature
Labib Alam, Architect
Council of Architecture
Registration No.: CA/2001/27447

Owner's Signature

Clients
[illegible]

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Job Title
"PROPOSED BUILDING PLAN OF GROUP HOUSING SCHEME ON PART LAND MEASURING 8.9 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
& MASTER AREA CHART

Job No.		Drawing No.
2011/68		A-01
Drawn	Checked	
ASHOK	LABIB	
Date	Scale	Revisions
08.07.2017	1:300	0