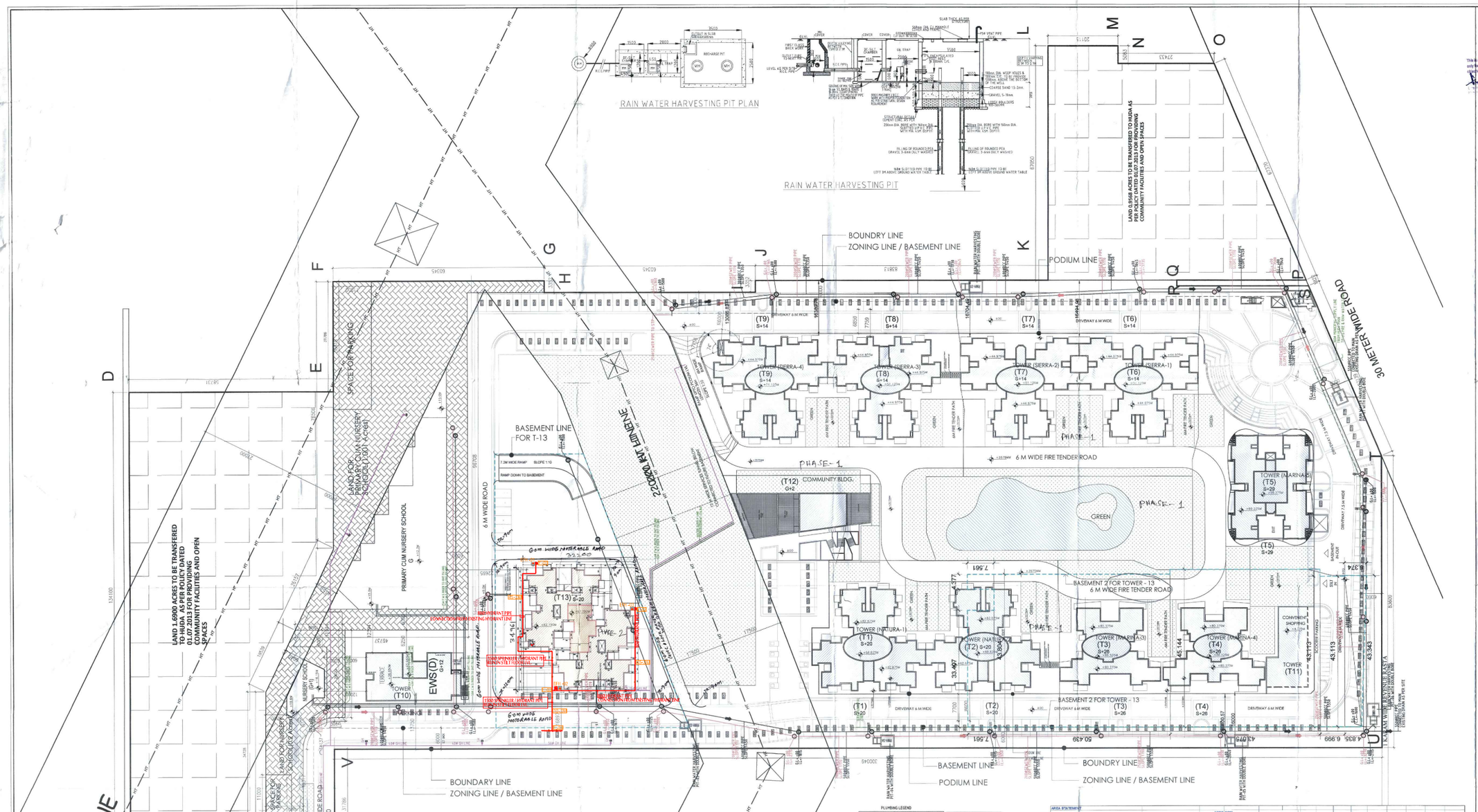


PLUMBING LEGEND

- SEWER MANHOLE
- STORM MANHOLE
- STORM WATER LINE
- SEWER LINE
- WATER SUPPLY LINE
- HUDA WATER SUPPLY LINE
- GARDEN HYDRANT LINE
- GH GARDEN HYDRANT

NOTE:

FIRE TENDER ROAD/PATH ARE ALSO CONSIDER AS MANDATORY GREEN

BUILDING APPLIED FOR PART O.C.
TOWER 1 (NATURA-1)
TOWER 2 (NATURA-2)
TOWER 3 (MARINA-3)
TOWER 4 (MARINA-4)
TOWER 5 (MARINA-5)
TOWER 6 (SIERRA 1)
TOWER 7 (SIERRA 2)
TOWER 8 (SIERRA 3)
TOWER 9 (SIERRA 4)
EWS
COMMUNITY BLDG
CONVENIENT SHOPPING

FORMULA FOR RAMP RADIUS

LENGTH OF THE SEGMENT (S_L) = 2πR x θ/360°

R = (S_L x 360) / 2θ

= (7.756 x 360) / 2x3.14x74

= 2792.16 / 464.72

R = 6M

S_L - IS THE INNER ARC LEGTH OF THE RAMP

R - IS THE RADIUS OF THE INNER ARC OF THE RAMP

PARKING FOR EWS

REQUIRED PARKING FOR EWS = 5% OF TOTAL REQUIRED PARKING(15.30)

PROVIDED PARKING FOR EWS = 5% OF 15.30

= 7.65 ECS

PROPOSED TOWER

EFH -03 — 150Ø SPRINKLER / HYDRANT PIPE

FIRE LAYOUT

AREA STATEMENT		ACRES	SQMS
SITE AREA		13.2118	53465.17
PERMISSIBLE F.A.R		175	93565.80
ADDITIONAL 3% OF SOLID WASTE MNAGEMENT			1003.96
TOTAL		175	95569.76
ACHIEVED FAR @ PER O.C. REPORT		165.58	87463.714
TOTAL F.A.R INCLUDING T-13		184.19	98477.561
PERMISSIBLE GROUND COVERAGE		35%	18713.16
ACHIEVED GROUND COVERAGE AS PER O.C. REPORT		35.10%	18994.35
PROPOSED GROUND COVERAGE FOR TOWER -13		1.18%	765.499
TOTAL		21.49%	19804.852
PERMISSIBLE CONVENIENT SHOPPING		5.00%	267.32
PER ACHIEVED AS PER O.C. REPORT CONVENIENT SHOPPING		4.49%	299.342
PERMISSIBLE DENSITY	432.21 PPA MIN / 477.34 PPA MAX		5775.22 / 6374.44 PERSON
ACHIEVED AS PER O.C. REPORT DENSITY		433.34 PPA	5786 PERSON
PROPOSED DENSITY FOR TOWER -13		45.41 PPA	606 PERSON
PERMISSIBLE GREEN		15.00%	8019.52
ACHIEVED GREEN AS O.C. REPORT		16.19%	8655.331
ACHIEVED MAIN UNIT AS PER O.C. REPORT			900
PROPOSED MAIN UNIT FOR T-13			126 UNIT
TOTAL UNITS		85.05%	1026
REQUIRED EWS		15%(Of EWS)	180 UNIT
ACHIEVED EWS 5.6 % PER O.C. REPORT			180 UNIT
REQUIRED DOMESTIC HELP WITH DOMESTIC SERVANT (10% OF MAIN UNITS OF TOWER)			102 UNIT
ACHIEVED UNITS WITH DOMESTIC SERVANT AS PER O.C. REPORT			426 UNIT
REQUIRED PARKING (1.5 ECS / UNITS (1026x1.5 = 1539 ECS)			1539 ECS
REQUIRED PARKING FOR BF(13% OF 1539)			77 ECS
AS PER O.C. REPORT OPEN PARKING (BF/S)		(B-1 TO B-66)	66 ECS
PROPOSED PARKING (EWS)		(E-66 TO E-73)	8 ECS
TOTAL OPEN PARKING PROVIDED (including BF/S)			258 ECS
REQUIRED COVERED PARKING (70% OF 1539)			1148 ECS
PROVIDED AS PER O.C. REPORT COVERED PARKING			1091 ECS
ACHIVED PARKING AS PER O.C. REPORT			1339 ECS
PROPOSED COVERED PARKING			231 ECS
PROPOSED COVERED PARKING FOR T-13			150 ECS
TOTAL PARKING			1500 ECS
REQUIRED NO. OF NURSERY SCHOOL	1	0.2 ACRES	
REQUIRED NO. OF NURSERY (1)+ PRIMARY(2)SCHOOL	1	1.6 ACRES	

REQUIRED PARKING FOR PRIMARY CUM NURSERY SCHOOL = 10% OF LAND AREA (4046.85 SQM)

REQUIRED PARKING FOR NURSERY SCHOOL = 10% OF LAND AREA (809.37 SQM)

A	B	C	D	E	F	G	H	I	J	K	L	M	N
Housing Block	Description	No. of Block	No. of Floor	No. of Unit		TOTAL NO. OF UNIT	Ground coverage	MUMTY AREA	First floor FAR	Ground Floor FAR	Typical floor FAR	Total Typical floor FAR	HEIGHT OF TOWER(M)	TOTAL Tower FAR
				2BHK	3 BHK	3BHK								
TOWER 13	2 BHK & 3 BHK	1	B1+S+1st to 20(17F)	68	42	110	748.488	68.298	549.278	108.687	549.278	10266.282	52.100	11014.247
TOTAL GROUND COVERAGE								68.298		108.687				11014.247
TOTAL		1				40								
	4 BHK	1		6		116								
											TOTAL PERMISSIBLE FAR			95569.76
											TOTAL ACHIEVED FAR (EXCLUDING T13 AREA)			87463.714
											TOTAL ACHIEVED FAR (INCLUDING T13 AREA) (87463.714 + 11014.247)			98477.961
											INCREASED FAR (TOW FAR)			3908.171
TOTAL BUILT-UP AREA + TOTAL FAR OF ALL TOWER + TOTAL BASEMENT AREA + TOTAL STILT AREA +MACHINE ROOM +MUMTY AREA OF ALL TOWER											= 102386.432 SQM	207399.13 SQFT		
REQUIRED PARKING 1.5/UNIT														

	AREA(sqm)	ECS
BASEMENT-2	4851.5	147
BASEMENT-1	3125.44	77
STILT (GROUND)	84.647	33
TOTAL PARKING PROVIDED		237

TOWER-13

DENSITY			
DENSITY 432.21NHA-477.34 SM/PPHA	STILT-2176/334.44 PERSON		
TYPE OF UNITS	UNIT NO.	PERSON/UNIT	TOTAL PERSON
2 BHK	216	4	1404
2 BHK+STDY	24	5	120
3 BHK +SERVANT	272	7	1904
3 BHK +SERVANT	168	8	1344
EWS	180	2	360
TOW BR - 13			5140 A
2 BHK	68	4	272
3 BHK	6	5	30
TOTAL			302 B

Total Density A+B = 5712+302 = 5714 / 13.2118 = 477.6 PPA

Revised layout as per approved layout

ARCHITECT (H.O)	S.T.P. Member Secretary B.P.C.
S.T.P.(B) Member B.P.C.	C.T.P.(HQ) Chairman B.P.C.

This is a PROVISIONAL APPROVED BUILDING PLAN only for purpose of inviting objections from the general public

Director (HQ) Director of Town and Country Planning, Haryana, Chandigarh

Checked and found ok for Public Health Interest subject to compliance of Fire Safety requirements forwarded to Director Fire Services, Haryana, Chandigarh 26.08.20 6/9/20

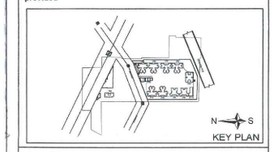
Superintending Engineer (HQ) Public Health Department, Haryana

Ram Avtar Basal AD(HQ)

Deputy Director (T) O/o Directorate Fire Services Member B.P.C.

GENERAL NOTES:-

1. All dimensions in millimeters unless otherwise specified.
2. Drawings are not to be scaled, written dimensions are to be followed. All discrepancies to be brought to the notice of the Architect and resolved before commencement of any work.
3. This drawing is to be read in conjuction with details, large scale drawings, structural, plumbing, electrical and other relevant drawings.
4. All dimensions are unfinished dimensions unless otherwise mentioned.
5. Detail drawings shall supercede smaller scale drawings and notes.
6. Building sprinkler, 100% power back up, water harvesting provided



PROJECT TITLE :

ADDITIONAL BUILDING PLANS OF GROUP HOUSING COLONY MEASURING 13.2118 ACRES (LICENCE NO. 93 OF 2014 DATED 13.08.2014) IN SECTOR-68(HD ZONE), GURGAON MANESAR URBAN COMPLEX DEVELOPED BY HANS PROPCON PVT LTD.AND OTHERS

OWNER :-

HANS PROPCON PVT. LTD.
OFFICE NO-1221-A, DEVIKA TOWER,
12TH FLOOR, NEHRU PLACE
NEW DELHI-110019

STRUCTURAL ENGINEER :

CIVTECH CONSULTANT PVT LTD
A-45 SECTOR-04,
NOIDA-201301(U.P)

MEP CONSULTANTS :

M/S Kumar Endecon Pvt. Ltd.
ENGINEERING DESIGN CONSULTANTS
E-212, Greater Kailash-2
New Delhi-110048
India+91 11 41435794, +91 11 29223231

LANDSCAPE CONSULTANTS :

Designs International Studio Pvt. Ltd.
Anand Niketan,New Delhi-110021
India+91 11 24114500, +91 11 24114501

DESIGN ARCHITECT:-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B-6/17 SHOPPING CENTRE SAKET,NEW ENCLAVE NEW DELHI 110029 INDIA
T 91 11 26162600 / 26162601
F 91 11 26166574

STATUS :

REVISED SUBMISSION DRAWINGS

DRAWING TITLE :

SITE PLAN / PODIUM FLOOR PLAN

SCALE :- 1:400 | DATED : OCT, 2019

DWG NO.
MUN-ST-100

SIGNATURE & SEAL OF ARCHITECT
RAJINDER KUMAR
CA/2490/75

SIGNATURE OF OWNER
For Hans Propcon Private Limited
Authorized Signatory