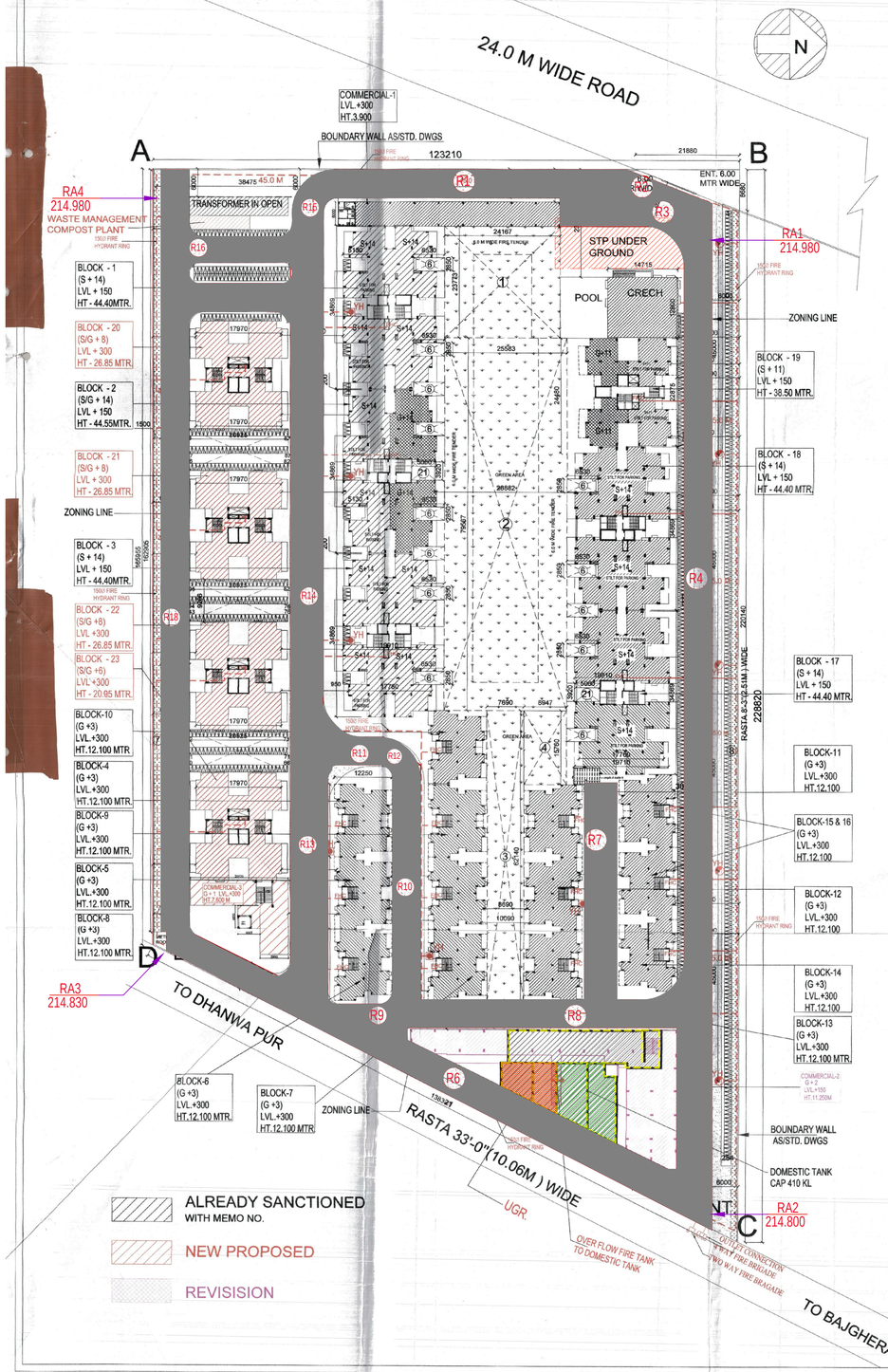
S-06 ROAD LAYOUT PLAN



AREA STATEMENT							
PLOT AREA	ALL READY SANCTIONED		ADDITIONAL AREA	TOTAL			
	20234.250		4173.314	24407.564	SQ.M		
	5.000		1.63125	6.631	ACRES		
PERMISSIBLE GR. COVG 50%	10117.125		2086.657	12203.782	SQM		
PROPOSED GROUND COVERAGE	5769.690		2297.946	8067.636	SQM	33.05%	
COMMERCIAL AREA DETAIL							
PERMISSIBLE AREA FOR COMMERCIAL 4 %	809.370		166.933	976.303	SQM	4.00%	
	0.200	ACRES	0.041	0.241	ACRES		
PERMISSIBLE F.A.R FOR COMMERCIAL 175	1416.398		292.132	1708.529	SQM		
COMMERCIAL AREA SANCTIONED	1411.853				SQM		
	SANCTIONED	REVISED	PROPOSED				
PROPOSED COMMERCIAL	250.648	1090.711	360.783	1702.142	SQM	174.35%	
NET AREA FOR HOUSING	19424.880		4006.382	23431.262	SQM		
	4.800	ACRES	0.990	5.790	ACRES		
HOUSING AREA CALCULATION							
PERMISSIBLE F.A.R FOR HOUSING 225	43705.980		9014.358	52720.338	SQM		
ADD 3 % FOR COMPOST PLANT ON 5.79 ACRES				702.938	SQM		
NET PERMI. FAR FOR HOUISNG				53423.276	SQM	228.00%	
LESS FAR ALREADY SANCTIONED	43670.379						
BALANCE FAR FOR AVAILABLE FOR SANCTION				9752.897	SQM		
PROPOSE F.A.R			9605.122		SQM		
NET PROPOSED FAR				53275.501	SQM	227.37%	
DENSITY CALCULATION							
PERMISSIBLE DENSITY MAXIMUM @ 900PPA	5211.000	PERSONS	1042.200	DU'S			
PERMISSIBLE DENSITY MINIMUM @ 750 PPA	4343.000	PERSONS	868.600	DU'S			
PROPOSED DENSITY / DWELLING UNITS	SANCTIONED	PROPOSED	TOTAL				
NO. OF UNITS	818.000	132.000	950.000	UNITS			
DENSITY	4090.000	660.000	4750.000	PERSONS			
			820.380	PPA			
GREEN AREA CALCULATION							
MINIMUM GREEN AREA REQU. 15%	3661.135	SQ.M					
PROPOSE GREEN AREA	4102.121	SQ.M				16.81%	
COVERD AREA DETAIL	BLOCK -20 SQM.(3 BHK)	BLOCK -21 SQM.(3 BHK)	BLOCK -22 SQM.(3BHK)	BLOCK -23 SQM.(3BHK)	TOTAL SQM.		COMMERCIAL 1,2,&3
GROUND COVERAGE	319.611	319.611	319.611	319.611			1019.502
STILT AREA (PARKING) NON F.A.R	71.542	71.542	71.542	71.542	286.168		
F.A.R DETAIL							
GROUND FLOOR	248.068	248.068	248.068	248.068			500.307
1 ST. FLOOR	287.095	287.095	287.095	287.095			182.330
2 ND FLOOR	287.095	287.095	287.095	287.095			
3 RD. FLOOR	287.095	287.095	287.095	287.095			
4 TH. FLOOR	287.095	287.095	287.095	287.095			
5 TH. FLOOR	287.095	287.095	287.095	287.095			
6 TH. FLOOR	287.095	287.095	287.095	287.095			
7 TH. FLOOR	287.095	287.095	287.095				
8 TH. FLOOR	287.095	287.095	287.095				
TOTAL F.A.R	2544.828	2544.828	2544.828	1970.638	9605.122		1702.139
MUMTY MACHINE ROOM (NON F.A.R)	38.216	38.216	38.216	38.216	152.864		
PROPOSED UNIT ON GROUND/ FLOOR	3.000	3.000	3.000	3.000			
PROPOSED UNIT ON TYPICAL FLOOR	4.000	4.000	4.000	4.000			
NO. OF FLOOR	8.000	8.000	8.000	6.000			
TOTAL NO UNITS IN TYPICAL FLOOR	32.000	32.000	32.000	24.000			
TOTAL NO UNITS PER BLOCK	35.000	35.000	35.000	27.000	132		
HIGHT OF BUILDING	27.000	27.000	27.000	21.100			
PROPOSED DENSITY	175.000	175.000	175.000	135.000	660		
PARKING AREA CALCULATION							
REQUIRED PARKING @.5 ECS PER UNIT	818.000	+	132.000	950.000	X .5		475 ECS
PROPOSED PARKING							
PARKING IN STILT	2182.460	+	286.168	2468.628	/ 28		88 ECS
ROAD REA FOR ECS				12238.009	/ 23		532 ECS
PLOT AREA - (GROUND COVERAGE + GREEN AREA)							920 ECS
24407.766 - (8067.636+4102.121) = 12238.009							
TOTAL NO. OF SCOOTERS (REQ.) @ 1 PER UNIT							950 SCOOTERS

GREEN AREA DETAIL						
1	24.167	X	23.773		574.522	SQM.
2	25.583	X	79.567		2035.563	SQM.
3	7.690	X	62.140		477.857	SQM.
4	8.947	X	15.760		141.005	SQM.
5	6.530	X	2.850	X13	241.937	SQM.
6	2.330	X	24.480		57.038	SQM.
7	162.905	X	1.500		244.358	SQM.
8	219.895	X	1.500		329.843	SQM.
			TOTAL		4102.121	SQM.

DRAWING TITLE
SUBMISSION DRAWING
LAYOUT PLAN

DRG. NO.
S - 01

This is a * PROVISIONAL APPROVED BUILDING PLANS only for purpose of inviting objection from the general public

Director
Directorate of Town and Country Planning, Haryana, Chandigarh.

(BALWANT SINGH)
S.D.

S.NO.	WIDTH	LENGTH		AREA	
R1	6	62	X1	372	SQM.
R2	6	13	/2	39	SQM.
R3	6	27	X1	162	SQM.
R4	6	166	X1	996	SQM.
R5	6	49	X1	294	SQM.
R6	6	123	X1	738	SQM.
R7	6	46	X1	276	SQM.
R8	6	61	X1	366	SQM.
R9	6	12	/2	36	SQM.
R10	6	50	X1	300	SQM.
R11	6	14	X1	84	SQM.
R12	6	8	/2	24	SQM.
R13	8	43	X1	344	SQM.
R14	6	117	X1	702	SQM.
R15				86	SQM.
R16	6	21	X1	126	SQM.
R17	6	21	X1	126	SQM.
R18	6	163	X1	978	SQM.
TOTAL		996		6049	SQM.

SYMBOLS	DESCRIPTION
	BUTTER FLY VALVE
	NON RETURN VALVE
	9 KG CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER
	4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER
	TWO WAY FIRE BRAGADE
	4 WAY FIRE BRIGADE OUTLET CONNECTION
YH	YARD HYDRENT

DORMITERIES & APPARTMENTS (A-3)
(PART-3) - ABOVE 35 MT. BUT NOT EXCEEDING 45 MT. IN HEIGHT

1- HOSE REEL
2- WET TISER SYSTEM
3- SPRINKLER RISER FOR STILT AND BASEMENT I & II
4- AUTOMATIC SPRINKLER SYSTEM IN BASEMENT AND STILT
5- MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM
6- UNDER GROUND TANK CAPACITY - 75,000 Ltr.
7- OVER HEAD FIRE TANK CAPACITY - 10,000 Ltr. EACH BLOCK
8- ELECTRIC FIRE PUMPS - 1620 lpm HEAD - 80 M.
9- DIESEL PUMP - 1620 lpm HEAD - 80 M.
10- JOCKEY PUMP - 180 lpm HEAD - 35 M.
11- 9 KG CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER AS ISI 2191
12- 4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER AS PER ISI 2191
13- FIRE STAIRCASE AND FIRE ESCAPE AS PER NBC NORMS.
14- SET BACK AS PER NBC NORMS.
15- P.A. SYSTEM AND COMPARTMENTATION AS NBC NORMS
16- STRUCTURAL SAFTY FIRE CONTROL ROOM AS PER GROUND FLOOR
17- FIRE MEN LIFT WITH FIRE MAN SWITCH
18- YARD HYDRANT. SET BACK AS PER NBC NORMS
19- 4WAY FIRE BRIGADE OUTLET CONNECTION.
20- 2 WAY FIRE BRIGADE INLET CONNECTION
21- ALTERNATE SOURCE OF ELECTRIC SUPPLY.
22- FIRE PUMP HOUSE ESTABLISHED UPPER BASEMENT.

PROJECT TITLE
PROPOSED ADDITION ALTERATION AND REVISION FOR AFFORDABLE GROUP HOUSING COLONY ON AREA MEASURING (5 ACRES + 1.03125 = 6.03125 ACRES)
ADDITIONAL AREA MEASURING 1.03125 ACER (LICENCE NO.96 OF 2017 DATED 8.11.2017) IN ADDITION TO ALREADY LICENSE AREA 5.00 ACRES (LICENCE NO. 12 OF 2014 DATED 14.06.2014 IN SECTOR 104,GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PERFECT BUILDWELL PVT.LTD.AND OTHERS.

SCALE	NTS		
DATE	JAN. 2018		
DEALT		CHECKED	VIG

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APPLICANT 'S SIGN.
For Perfect Buildwell Pvt Ltd
Authorised Signatory