

90.0M WIDE SECTOR ROAD

134.1M

PROPERTY LINE

PROPERTY LINE

18.0M WIDE GREEN BELT

8.40 M WIDE REVENU RASTA

18.0M WIDE GREEN BELT

24.0M WIDE SERVICE ROAD

PROPERTY LINE

90.0M

18.0M

24.0M

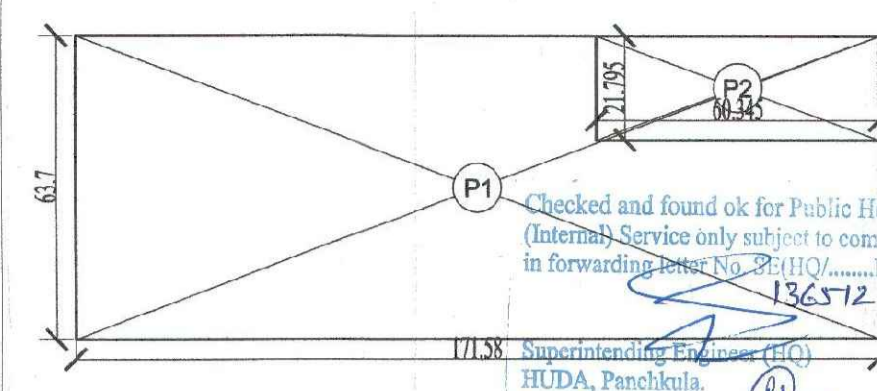
AREA STATEMENT				
TOTAL SITE AREA	=	3.675	ACRES	14872.21 SQM
TOTAL PLOT AREA FOR FAR	=	11843.32	SQMT	
EFFECTIVE PLOT AREA (A)	=	9614.43	SQMT	
PERMISSIBLE GROUND COVERAGE	=	40%		
PROPOSED GROUND COVERAGE	=	4737.33	SQMT	
F.A.R. PERMISSIBLE	=	3714.35	SQMT	
ADDITIONAL FAR FOR INSTALLING SOLID WASTE MANAGEMENT PLANT (3% ON SITE AREA)	=	355.30	SQMT	
ADDITIONAL FAR FOR INSTALLING SOLAR PHOTOVOLTAIC PLANT (3% ON SITE AREA)	=	355.30	SQMT	
TOTAL FAR PERMITTED	=	18475.58	SQMT	
FAR PROPOSED	=	18454.83	SQMT	
PARKING REQUIRED @ 1 ECS PER 50 SQM	=	370		
PARKING PROVIDED ON SURFACE	=	60	Required Car Parking at street level (15%)=56	
PARKING PROVIDED IN BASEMENT-1	=	113		
PARKING PROVIDED IN BASEMENT-2	=	103		
PARKING PROVIDED IN BASEMENT-3	=	105		
TOTAL PARKING PROVIDED	=	381		
SITE AFTER MAX GROUND COVERAGE (B) ON A	=	4877.10		

Details of area for solar photovoltaic power plant.

Total Sanction load as approved scheme	=	1693 KW
DHBVN dated 21/06/2017	=	1693 x .15
15% of total load	=	254 KW
Area required	=	1778 SqM
Terrace area with 0.75 m Cantilevered panel area	=	1100 SqM
Area on Ground floor for solar Panels & Solar Lights	=	700 SqM
Total area Provided	=	1800 SqM

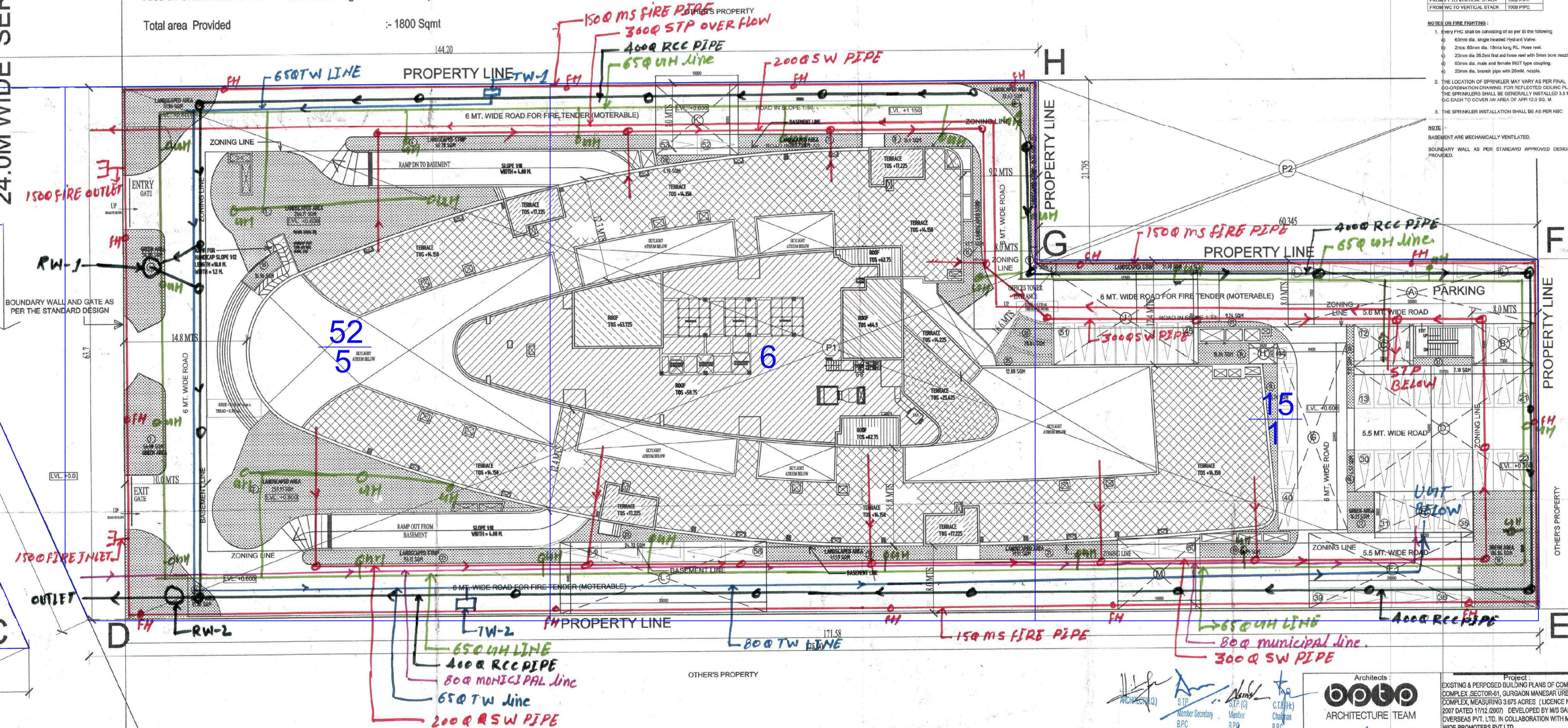
Area Summary (Project: Centra One)							
Sno	Location	FAR (Sq.m.)	AHU (Sq.m.)	pedestrian Plaza	FIRE STAIRCASE	REFUGEE AREA	STILT AREA
1	Basement -1						
2	Basement -2						
3	Basement -3						
4	Ground Floor	3259.905	47.894	0.000	80.113		149.719
5	First Floor	2166.585	161.437		160.028		209.770
6	Second Floor	1881.110	122.078		154.701		105.290
7	Third Floor	970.224			44.336		7.430
8	Fourth Floor	970.224			44.336		7.430
9	Fifth Floor	970.224			44.336		7.430
10	Sixth Floor	911.124			44.336	59.100	7.430
11	Seventh Floor	970.224			44.336		7.430
12	Eighth Floor	970.224			44.336		7.430
13	Ninth Floor	970.224			44.336		7.430
14	Tenth Floor	882.953			44.336	87.371	7.430
15	Eleventh Floor	882.953			44.336	(terrace)	7.430
16	Twelfth Floor	882.953			44.336		7.430
17	Thirteenth Floor	882.953			44.336		7.430
18	Fourteenth Floor	882.953			44.336		7.430
19	Mummy area on 3rd floor						
20	Mummy area on top floor						
Total		18454.83	331.41	0.00	926.87	59.10	149.72
19	Mummy area on 3rd floor						
20	Mummy area on top floor						
NET AREA ON EACH FLOORS (INCLUDING BASEMENTS)							
Grand Total					37902.772		

Ground Coverage area calculations :- (3259.905+47.894+80.113+149.719+176.71)=3714.348



Effective plot area				
Box	Dimension		Area	Unit
Addition	A	171.58 X	63.7	10929.65 SQM
Subtraction	B	60.345 X	21.795	1315.219 SQM
Addition				10929.65
Subtraction				1315.22
Area				9614.43 SQM

- STRUCTURAL STABILITY CERTIFICATE**
- IT IS CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSES 10 OF BUILDING BYE-LAWS, 1989 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
 - IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SUPPORT MATERIALS AND BASES ON SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.
- NOTE FOR BASEMENT**
- THE WALLS & FLOOR OF THE BASEMENT SHALL BE WATER TIGHT & SO DESIGNED THAT THE EFFECT OF THE SURROUNDING SOIL & WATER, IF ANY, TAKEN IN TO ACCOUNT IN DESIGN A SUFFICIENT DAMP PROOFING TREATMENT BE GIVEN.
- GENERAL NOTES:**
- THIS COMMERCIAL DEVELOPMENT HAS BEEN CONSIDERED ON THE BASIS OF THE FOLLOWING PARAMETERS:
 - ALL TOILETS/PANTRY WILL BE MECHANICALLY VENTILATED, CONDITIONED AIR FROM THE FLOOR WILL BE SUCKED IN TO THE TOILETS/PANTRY AND VENTED OUT THROUGH A ROOF DUCT.
 - THE BUILDING SHALL BE MECHANICALLY VENTILATED.
 - 100% POWER BACKUP WILL BE PROVIDED.
- NOTE FOR WATER HARVESTING:**
- CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DECHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22.1.1, 22.1.2 AND THE INFORMATION IS GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
 - WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.
- CERTIFICATE**
- THE MAJOR OF THE CONSTRUCTION WILL BE REMOVED WEEKLY BASIS IF THE SAME IS NOT DONE IN THAT CASE THE LOCAL BODY SHALL REMOVE THE MAJOR AND COST SHALL BE BORNE BY THE OWNER OF PLOT.
 - DURING CONSTRUCTION IT IS MANDATORY ON THE PART OF THE OWNER TO PROVIDE A SCREEN WALL NOT LESS THAN 1.8M IN HEIGHT FROM GROUND LEVEL, WHICH IS TO BE MAINTAINED IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS A MET OR MORE OTHER PROTECTIVE MATERIAL SHALL BE PROVIDED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAIN WITHIN THE PROTECTED AREA.
 - NOISE RELATED ACTIVITIES SHALL NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT AFTER 10 PM.
- NOTE:**
- THE LIFT AND MACHINE ROOM SHALL BE AS PER STANDARD.
- NOTE:**
- THIS DRAWING REPRESENTS ONLY PLUMBING DETAILS FOR ARCHITECTURAL, STRUCTURAL AND OTHER SERVICES REFER TO SEPARATE DRAWINGS.
 - THE SLOPE OF ALL INTERNAL SOIL & WASTE PIPE SHALL BE GENERALLY TO A SLOPE OF 1:60.
 - ALL HORIZONTAL, C.I. SOIL AND WASTE PIPE SHALL RUN PREFERABLY ON THE SLOPE OF 1:60.
 - THE LOCATION OF SPRINKLER MAY VARY AS PER ARCHITECTURAL COORDINATION DRAWING. FOR SELECTED COLORING PLAN THE SPRINKLER SHALL BE GENERALLY INSTALLED 3.0M TO COVER AN AREA OF APPROX. 1.2 SQM.
 - THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS-18515:2002 & OTHER RELEVANT GUIDELINES.
- HORIZONTAL PIPE CONNECTIONS SHALL BE AS FOLLOWS:**
- | | |
|--------------------------------|------------|
| FROM WASH BASIN TO FT | 32mm PIPE |
| FROM TOILET TO FT | 50mm PIPE |
| FROM KITCHEN TO VERTICAL STACK | 100mm PIPE |
| FROM WC TO VERTICAL STACK | 100mm PIPE |
- NOTES ON FIRE FIGHTING:**
- Every PWC shall be connected as per IS 15025.
 - 60mm dia. single threaded tapered Valve.
 - 20mm dia. 10mm long P.L. Hose reel.
 - 20mm dia. 10mm long P.L. Hose reel.
 - 60mm dia. male and female P.L. type coupling.
 - 20mm dia. 10mm long P.L. type coupling.
- NOTE:**
- BASEMENT ARE MECHANICALLY VENTILATED. BOUNDARY WALL AS PER STANDARD APPROVED DESIGN WILL BE PROVIDED.



Architects: **ARCHITECTURE TEAM**

Project: EXISTING & PROPOSED BUILDING PLANS OF COMMERCIAL COMPLEX SECTOR-01, GURGAON MANESAR URBAN COMPLEX, MEASURING 30.75 ACRES (LICENSE NO. 277 OF 2007 DATED 11/02/2007). DEVELOPED BY M/S BAKSHI OVERSEAS PVT. LTD. IN COLLABORATION WITH M/S COUNTRY WIDE PROMOTERS PVT. LTD.

SHEET TITLE: **SITE PLAN**

DRAWING NUMBER: **SD-001**

SCALE: **1:300**

REVISION: **N**

Owners Signature: **(RAM AVTAR BASSI) A.D.**

Authorized Signatory: **(BALWANT SINGH) S.D.**