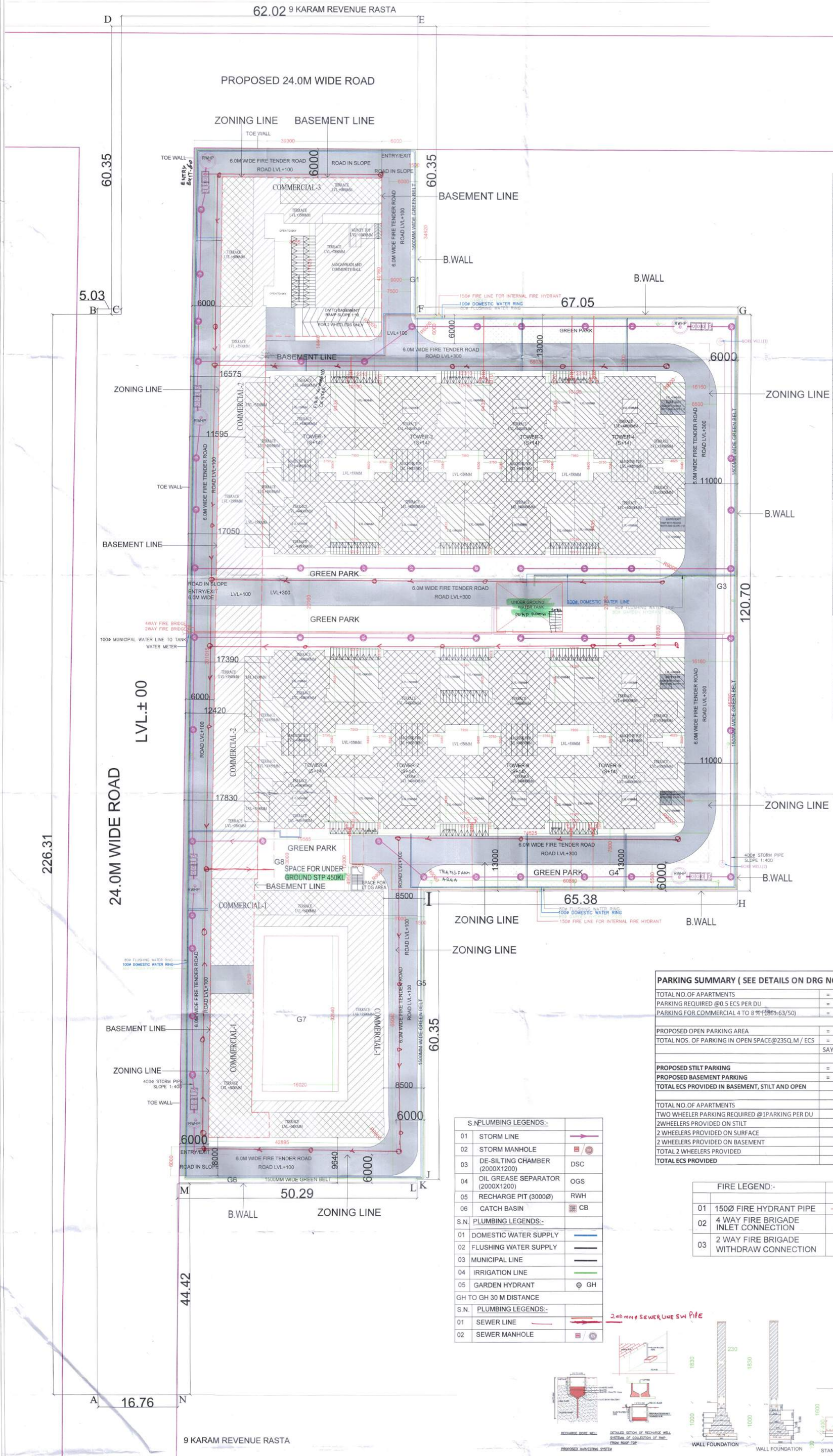
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

Ram Avtar Bassi
AD(HQ)

DDT (T)
MEMBER
BPAC

J.D. P.A. A.T.P.



AREA STATEMENT					
TOTAL PLOT AREA	6.1500	ACRES	24888.1275	SQ. MTRS.	
PERMISSIBLE COMMERCIAL@8%	0.4920	ACRES	1991.0502	SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@92%	5.6580	ACRES	22897.0773	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPSOED
DENSITY REQUIRED			750-900	PPA	756.451 PPA
COMMERCIAL PLOT AREA			0.4920	ACRES	
			1991.0502	SQ. MTRS.	
PERMISSIBLE FAR ON COMMERCIAL			1.75		1.869
COMMERCIAL FAR AREA			3484.3379	SQ. MTRS.	3721.9600 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL			238.926	SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL			3723.2639	SQ. MTRS.	
GROUND COVERAGE FOR COMMERCIAL					2713.230 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL			5.658	ACRES	
			22897.0773	SQ. MTRS.	
PERMISSIBLE FAR ON RESIDENTIAL			2.25		2.366
COVERED AREA FOR RESIDENTIAL			51618.4239	SQ. MTRS.	54184.680 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL			2747.6493	SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL			54266.0732	SQ. MTRS.	
GROUND AREA					5837.54 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL					5837.54 SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA)			12444.0638	SQ. MTRS.	8769.12 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
			50	%	35.2 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY					73235.380 SQ. MTRS.
NO. OF UNITS			849-1018	PPA	856 UNITS
OCCUPANCY PER DWELLING UNIT			5		5 PERSON PER UNIT
TOTAL POPULATION			4242.6-5091.12	PERSONS	4280 PERSONS
DENSITY			750-900	PPA	756.451 PPA
GREEN AREA			15	% OF THE PLOT	15.043 % OF THE PLOT
			3733.219	SQ. MTRS.	3743.870 SQ. MTRS.
PARKING			0.500	ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	
TWO WHEELER PARKING REQUIRED			1	PER DWELLING UNIT	856 TWO WHEELERS
			856	TWO WHEELERS	
TOTAL PARKING SPACE			479	ECS	428 ECS
TOTAL AREA FOR PARKING					23500.000 SQ. MTRS.
COMMERCIAL PARKING (ECS) REQUIRED	1861.63	50	37	ECS	
ADDITIONAL ECS PARKING			479-465		14 ECS
1 NO. OF AANGANWADI			165.810	SQ.MTRS.	218.350 SQ.MTRS.

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR		UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(ground +typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	(S+14)	1st. To 9th.	9	8	72	102	50.59	509.01	4581.09	6571.18	647.06	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			387.9	1939.50					
2	2	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
3	3	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
4	4	(S+14)	1st. To 9th.	9	8	72	102	50.59	509.01	4581.09	6571.18	772.39	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			387.9	1939.50					
5	5	(S+14)	1st. To 9th.	9	8	72	102	50.59	509.01	4581.09	6571.18	772.39	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			387.9	1939.50					
6	6	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
7	7	(S+14)	1st. To 14th.	14	8	112	112	50.59	494.6	6924.40	6974.99	749.66	44.80	50.59	8483.59
8	8	(S+14)	1st. To 9th.	9	8	72	102	50.59	509.01	4581.09	6571.18	647.06	44.80	50.59	8102.46
			10th. To 14th.	5	6	30			387.9	1939.50					
	TOTAL					856					54184.68	5837.54		404.72	66344.20

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		BUILTUP AREA
									BASEMENT	MUMTY	
1	COMMERCIAL-1	2713.23	1008.73	(G+1)	2	3721.96	2713.23	13.65	2706.95	4.6	6433.51
	TOTAL					3721.96	2713.23		2706.95	4.6	
									NON FAR AREA		
4	AANGANWADI OR CRECHE NON FAR AREA						218.35		218.350		218.350
5	COMMUNITY HALL NON FAR AREA								218.350	20.97	239.320
TOTAL							2931.58		436.70	25.57	6891.18

UNIT SUMMARY

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
1	TOWER-1	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
2	TOWER-2	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
3	TOWER-3	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
4	TOWER-4	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
5	TOWER-5	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
6	TOWER-6	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
7	TOWER-7	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-3P(2BHK)	4	50.41	8.79	201.64
		TYPE-1(3BHK)	52	59.52	14.00	3095.04
		TYPE-3(2BHK)	52	50.41	8.79	2621.32
8	TOWER-8	TYPE-1P(3BHK)	4	59.52	45.64	238.08
		TYPE-2P(2BHK+STORE)	2	57.75	22.36	115.5
		TYPE-3P(2BHK)	2	50.41	8.79	100.82
		TYPE-1(3BHK)	50	59.52	14.00	2976
		TYPE-2(2BHK+STORE)	16	57.75	9.20	924
		TYPE-3(2BHK)	26	50.41	8.79	1310.66
		TYPE-1T(3BHK)	2	59.52	71.70	119.04
			856			47760.72

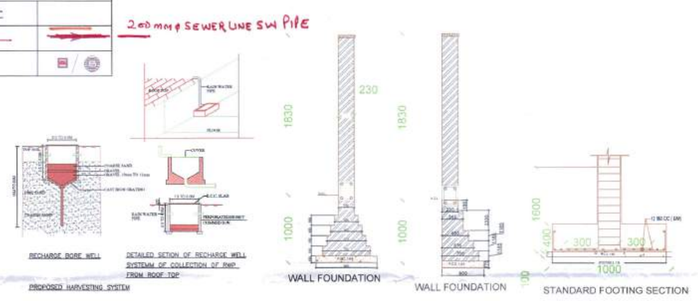
PARKING SUMMARY (SEE DETAILS ON DRG NO.-2)

TOTAL NO.OF APARTMENTS	=	856	
PARKING REQUIRED @0.5 ECS PER DU	=	428	ECS
PARKING FOR COMMERCIAL 4 TO 8 % (1861.63/50)	=	37	ECS
PROPOSED OPEN PARKING AREA	=	5905.87	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.M / ECS	=	256.78	ECS
	SAY	257	ECS
PROPOSED STILT PARKING	=	**194**	**ECS**
PROPOSED BASEMENT PARKING	=	**28**	**ECS**
TOTAL ECS PROVIDED IN BASEMENT, STILT AND OPEN		**479**	ECS
TOTAL NO.OF APARTMENTS		856	
TWO WHEELER PARKING REQUIRED @1PARKING PER DU		856	
2WHEELERS PROVIDED ON STILT		388	NO.S
2 WHEELERS PROVIDED ON SURFACE		514	NO.S
2 WHEELERS PROVIDED ON BASEMENT		56	NO.S
TOTAL 2 WHEELERS PROVIDED		958	NO.S
TOTAL ECS PROVIDED		**479**	**NO.S**

S.N	PLUMBING LEGENDS:-	
01	STORM LINE	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000Ø)	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
GH TO GH 30 M DISTANCE		
S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE	
02	SEWER MANHOLE	

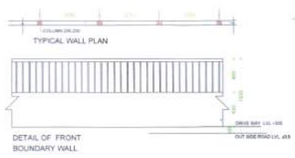
	FIRE LEGEND:-	
01	150Ø FIRE HYDRANT PIPE	
02	4 WAY FIRE BRIGADE INLET CONNECTION	
03	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	

NORTH :
N



CONSTRUCTION DETAILS:-

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. –VI) WITH CORRECTION SLIPS AS IS 456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34-1987, IS-456-2000, IS-13920-1993.
5. GATE & BOUNDARY WALL AS STD. DESIGN



NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
3. IN CASE OF BASEMENT EXTENDING BEYOND THE BUILDING LINE , IT SHALL BE CAPABLE OF TAKING LOAD OF 45 TONNES FOR A BUILDING OF HEIGHT 15.0 METERS AND ABOVE 22 TONNES FOR THE BUILDING HEIGHT LESS THAN 15.0 METERS.

CLIENT:-
SH. JAGDISH S/O SH. LAXMI NARAYAN AND OTHERS IN COLLABORATION WITH RISEONIC REALITY PVT. LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 6.15 ACRE(LICENCE NO.03 OF2022 DATED 07.01.2022) IN SECTOR-70, GURUGRAM BEING DEVELOPED BY SH. JAGDISH S/O SH. LAXMI NARAYAN AND OTHERS IN COLLABORATION WITH RISEONIC REALITY PVT. LTD.

ARCHITECTS
Pinnacle Architects Pvt Ltd
938 , SECTOR 14 , GURGAON HARYANA

SCALE : 1:100

DRAWING NAME
SITE PLAN

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ACE(HQ)/ DT.28/02/2022 21220
Additional Chief Engineer (HQ) HSVP, Panchkula

DRAWING NO. SUB -

Riseonic Realty Pvt. Ltd.
Authorised Signatory

APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGN