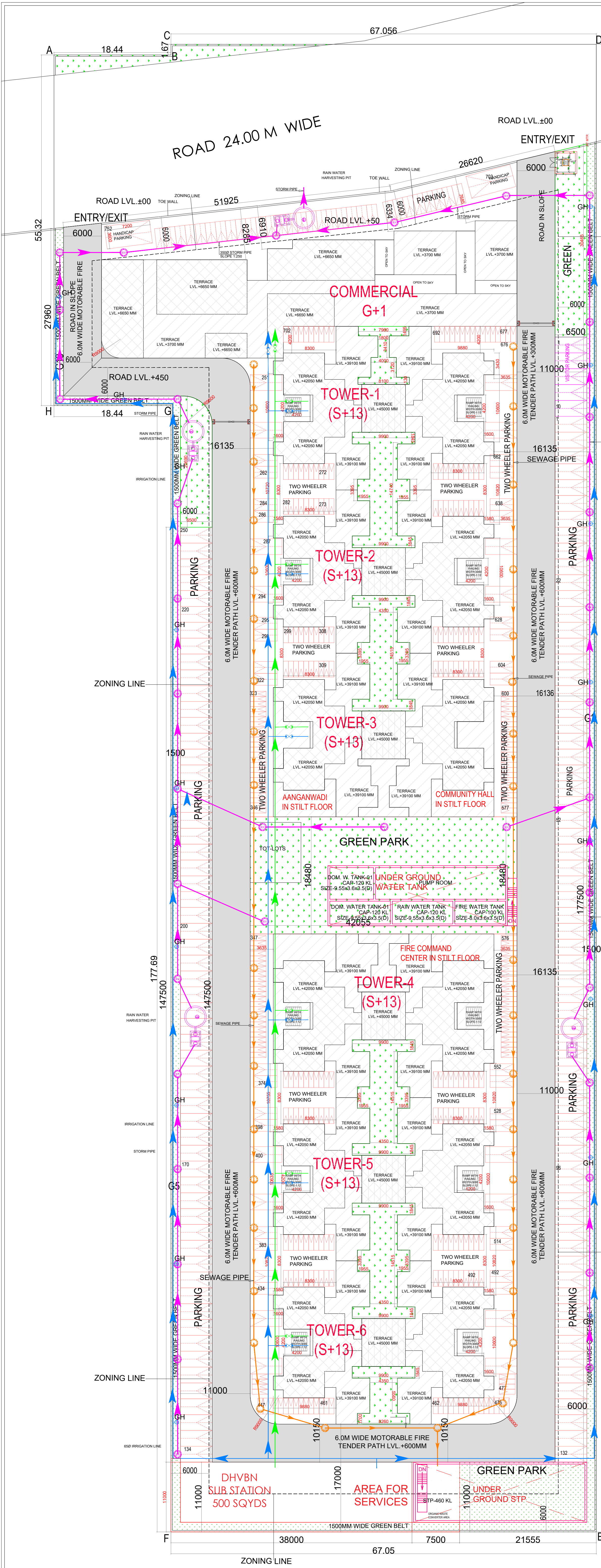




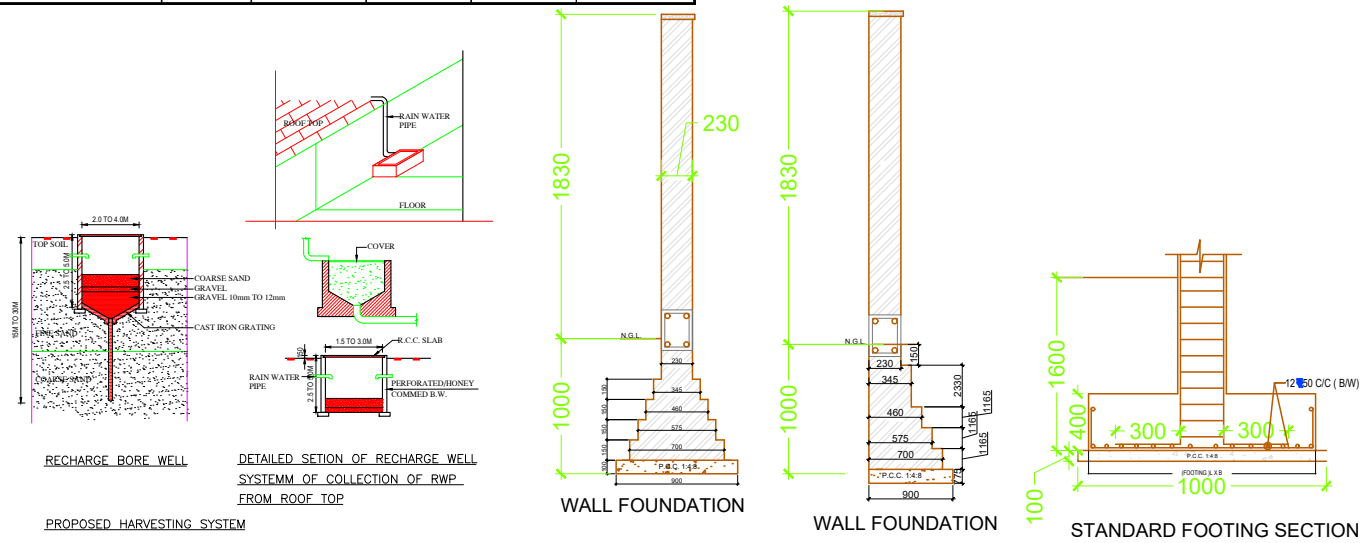
AREA STATEMENT			
TOTAL PLOT AREA	4.1600 ACRES	16794.4276 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @4%	0.1660 ACRES	671.7771 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @96%	3.9840 ACRES	16122.6504 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
		AREA	UNITS
COMMERCIAL PLOT AREA		0.1660 ACRES	
		671.7771 SQ. MTRS.	1.852
PERMISSIBLE FAR ON COMMERCIAL		1175.6099 SQ. MTRS.	1244.1000 SQ. MTRS.
12% EXTRA COMMERCIAL FAR (IGBC GOLD GREEN RATING) (IGBC Registration No.GAH221179)		80.613 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		1256.2232 SQ. MTRS.	873.370 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		3.9840 ACRES	
		16122.6504 SQ. MTRS.	
PERMISSIBLE FAR ON RESIDENTIAL		2.25	2.368
12% EXTRA RESIDENTIAL FAR (IGBC GOLD GREEN RATING) (IGBC Registration No.GAH221179)		36275.9634 SQ. MTRS.	38174.470 SQ. MTRS.
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		1934.7180 SQ. MTRS.	
GROUND COVERAGE FOR RESIDENTIAL		38210.6814 SQ. MTRS.	3635.90 SQ. MTRS.
GROUND COVERAGE = RESIDENTIAL GROUND COMMERCIAL AREA+AANGANWADI AREA		8397.2138 SQ. MTRS.	4509.27 SQ. MTRS. (GROUND AREA +AANGANWADI AREA)
TOTAL BUILTUP AREA = FAR+COMMERCIAL+ AANGANWADI+COMMUNITY+MUMTY		60 %	46327.460 SQ. MTRS.
NO. OF UNITS		597.6-717	599 UNITS
OCCUPANCY PER DWELLING UNIT		5	5 PERSON PER UNIT
TOTAL POPULATION		2988-3585.60 PERSONS	2995 PERSONS
DENSITY		760-900 PPA	751.757 PPA
GREEN AREA		15 % OF THE PLOT	15.036 % OF THE PLOT
		2519.164 SQ. MTRS.	2525.150 SQ. MTRS.
CAR PARKING		0.500	ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING PROVIDED AS PER APPROVED ZONING PLAN.
TWO WHEELER PARKING REQUIRED		1 PER DWELLING UNIT	
TOTAL CAR PARKING SPACE		599	599 TWO WHEELERS
TOTAL AREA FOR PARKING		300	396 ECS
ADDITIONAL ECS PARKING PROVIDED		396-300	96 ECS
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	191.550 SQ. MTRS.
1 NO. OF COMMUNITY HALL		185.810 SQ. MTRS.	191.550

PROPOSED AREA FOR HOUSING											
TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR	GROUND COVERAGE	HEIGHT IN MTRS	MUMTY NON FAR AREA
1	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	100	52.10	511.33	6135.96	6475.55	547.11
2	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	100	52.10	494.26	5931.12	6270.71	530.05
3	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	100	52.10	511.33	6135.96	6475.55	749.32
4	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	100	52.10	511.33	6135.96	6475.55	749.32
5	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	100	52.10	494.26	5931.12	6270.71	530.05
6	(S+13)	1ST. TO 12TH. FLOOR	12	8	96	99	52.10	494.26	5931.12	6206.40	530.05
TOTAL		13TH. FLOOR	1	3	3	599		223.18	223.18		38174.47

PROPOSED AREA FOR COMMERCIAL									
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTRS	NON FAR AREA	BUILTUP AREA
1	COMMERCIAL	873.37	370.73	(G+1)	2	1244.10	873.37	6.65	44.16
3	TOTAL							191.55	1298.92
4	AANGANWADI OR CRECHE NON FAR AREA							191.55	191.55
5	COMMUNITY HALL NON FAR AREA							191.55	191.55
TOTAL						873.37		383.10	1682.02

UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY AREA	TERRACE AREA
1	TOWER-1	TYPE-1(3BHK)	48	59.10	14.42	2836.80
		TYPE-2(3BHK)	22	59.07	15.56	1417.68
		TYPE-3(2BHK+STORE)	24	50.50	12.46	1212.00
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
2	TOWER-2	TYPE-1(3BHK)	48	59.10	14.42	2836.80
		TYPE-3(2BHK+STORE)	48	50.50	12.46	2424.00
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
		TYPE-2(3BHK)	22	59.07	15.56	1299.54
3	TOWER-3	TYPE-1(3BHK)	46	59.10	14.42	2718.60
		TYPE-2(3BHK)	22	59.07	15.56	1299.54
		TYPE-3(2BHK+STORE)	24	50.50	12.46	1212.00
		TYPE-1P(3BHK)	2	59.10		53.23
4	TOWER-4	TYPE-1P(3BHK)	2	59.10		53.23
		TYPE-2P(3BHK)	2	59.07		32.37
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
5	TOWER-5	TYPE-1(3BHK)	48	59.10	14.42	2836.80
		TYPE-3(2BHK+STORE)	48	50.50	12.46	2424.00
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
		TYPE-1T(3BHK)	4	59.68	15.53	62.70
6	TOWER-6	TYPE-1(3BHK)	48	59.10	14.42	2836.80
		TYPE-3(2BHK+STORE)	48	50.50	12.46	2424.00
		TYPE-1T(3BHK)	3	59.68	15.53	62.70
		TOTAL	599			33554.48

- CONSTRUCTION DETAILS:-
- THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
 - 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.
 - ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C P W D SPECIFICATIONS, 1996 (VOL.-I TO VOL. -VI) WITH CORRECTION SLIPS AND IS 456:2000.
 - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
 - GATE & BOUNDARY WALL AS /STD DESIGN



- GENERAL NOTES:-
- LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
 - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTHQUAKE SHALL BE ENTIRELY OF THE ARCHITECT/ OWNER/ENGINEER.
 - HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
 - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
 - DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
 - ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
 - UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
 - FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DBI.
 - COVER
 - 10) BEAM - 25 MM
 - 11) SLAB - 20MM
 - 12) CONCRETE MIX
 - 13) BEAM - M25
 - 14) SLAB - M25
 - 15) TOP REIN -
 - 16) BOTTOM REIN -
 - 17) REINFORCEMENT - REIN. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFORMING TO IS 1786:1985
 - 18) DETAILS OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
 - 19) PROVIDED DIST. REIN. WHEREVER REQD. AS FOLLOW:-
 - 20) TOP - 8@200 C/C
 - 21) BOT - 8@C/C

CLIENT:-
SILVER X PROJECTS INDIA PVT.LTD.

PROJECT :-
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 4.15 ACRE(LICENCE NO.159 OF 2022 DATED.03/10/2022) IN SECTOR-79B, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH.BHEEM SINGH & Inder Singh S/O SULTAN SINGH,FORSYTHIA PROPBUILD IN COLLABORATION WITH SILVER X PROJECTS INDIA PVT.LTD.

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

SCALE : 1:100

DRAWING NAME
SITE PLAN

DRAWING NO.- 01

APPLICANT'S SIGN.

ARCHITECT'S SIGN