SANCTIONED

To be read in conjuction with memo No. 25535 Dtd 13/11/12

PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M

Permissible Ground Coverage @ 35% = 14182.206 SQ.M

Permissible F.A.R. @ 175% = 70911.029 SQ.M

Maximum Allocation for commerical @ 0.5% = 202.603 SQ.M

Minimum Allocation for EWS units @ 15% of proposed D:U'S. = 57.18 Required

Minimum Allocation for service personnel @ 10% of proposed D:U'S. = 32.4 Required

Minimum Parking Requirement = 1 car per D.U.

Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M

Maximum density = 250 persons per acre

DTP (HQ) — S.T.P. (ROHTAK) — C.T.P. (HARYANA)

AREA OF TERRACE ON ONE FLOOR = (4 X T1) + (3 X T2) + T3
= 68.096 + 5.577 + 3.240
= 76.913 SQ.M.

T1 = 2.509 X 6.785 = 17.024 SQ.M.
T2 = 1.130 X 1.645 = 1.859 SQ.M.
T3 = 1.800 X 1.800 = 3.240 SQ.M.

F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	STILT FLOOR (In Sq.M.)	1ST FLOOR (In Sq.M.)	2ND FLOOR (In Sq.M.)	3RD FLOOR (In Sq.M.)	4TH FLOOR (In Sq.M.)	5TH FLOOR (In Sq.M.)	6TH FLOOR (In Sq.M.)	7TH FLOOR (In Sq.M.)	8TH FLOOR (In Sq.M.)	9TH FLOOR (In Sq.M.)	10TH FLOOR (In Sq.M.)	TOTAL (In Sq.M.)
EXISTING TOWER A	1	S+9	36	35.355	511.842	511.842	511.842	511.842	511.842	511.842	511.842	511.842	511.842	—	4640.280
EXISTING TOWER B	1	S+9	36	36.066	443.993	443.993	443.993	443.993	443.993	443.993	443.993	443.993	443.993	—	4032.000
EXISTING TOWER C1	1	S+9	36	32.315	352.250	352.250	352.250	352.250	352.250	352.250	352.250	352.250	352.250	—	3202.560
EXISTING TOWER C2	1	S+9	36	32.315	352.250	352.250	352.250	352.250	352.250	352.250	352.250	352.250	352.250	—	3202.560
PROPOSED TOWER A1	1	S+9	36	91.903	547.149	547.149	547.149	547.149	547.149	547.149	547.149	547.149	547.148	—	5016.201
PROPOSED TOWER D1	1	S+9	36	84.079	546.551	546.551	546.551	546.551	546.551	546.551	546.551	546.551	546.551	—	5003.038
PROPOSED TOWER D2	1	S+9	36	84.079	546.551	546.551	546.551	546.551	546.551	546.551	546.551	546.551	546.551	—	5003.038
PROPOSED TOWER E	1	S+9	36	97.444	605.340	605.340	605.340	605.340	605.340	605.340	605.340	605.340	605.340	—	5545.504
PROPOSED TOWER F1	1	S+10	36	110.951	752.139	752.139	752.139	752.139	752.139	752.139	752.139	752.139	752.139	581.746	7440.048
PROPOSED E.W.S.	1	G+3	58	413.951	409.361	258.215	—	—	—	—	—	—	—	—	1488.768
PROPOSED SHOPS	1	Ground	—	201.213	—	—	—	—	—	—	—	—	—	—	201.213
PROPOSED Community Bldg.	1	G+2	—	406.679	346.207	326.056	—	—	—	—	—	—	—	—	1080.942
Connecting TERRACES			—	—	—	76.913	—	76.913	—	—	—	—	—	—	153.826
TOTAL	12		324 + 58 EWS	1629.318	5413.433	5489.195	4914.080	4734.778	4657.865	4657.865	4657.865	4657.865	4635.965	581.746	46009.978

Prop. G. coverage = 14182.206 Sqmt (35%)
Proposed G. coverage = 6651.446 Sqmt. (16.41%)

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (In sq.m.)
TOWER A	515.590
TOWER B	595.890
TOWER C1	355.840
TOWER C2	355.840
TOWER A1	640.814
TOWER D1	641.789
TOWER D2	641.789
TOWER E	694.072
TOWER F1	852.017
E.W.S.	447.435
SHOPS	201.213
Community Bldg.	453.331
Connecting Terraces	153.826
TOTAL	6651.446

PERMISSIBLE GROUND COVERAGE = 14182.206 SQM (35%)
PROPOSED GROUND COVERAGE = 6651.446 SQM (16.41%)

PROPOSED COVERED AREA OF THE SCHEME :-
PROPOSED FAR = STILT + MUMTY/M.ROOM
30932.58 + 468.413 + 288.335
31689.328 SQ.MT.

TOTAL PROPOSED AREA :-

TOWER	FAR	STILT	MUMTY & MACHINE RM	TOTAL
TOWER-A1	5016.201	91.86	51.081	5159.142
TOWER-D1	5003.038	84.079	51.050	5138.167
TOWER-D2	5003.038	84.079	51.050	5138.167
TOWER-E	5545.501	97.444	59.594	5702.539
TOWER-F1	7440.048	110.951	61.219	7612.218
EWS	1488.768		14.341	1503.109
CONVENIENT SHOPPING	201.213			201.213
COMMUNITY CENTRE	1080.942			1080.942
TOWER CONNECTING	153.826			153.826
TOTAL	30932.58	468.413	288.335	31689.328 SQM

F.A.R ACHIEVED = 113.54 %

GROUND COVERAGE ACHIEVED = 16.41%

Parking Requirement for 324 D.U.s
(100%) = 324cars (min. 162cov'd)

Proposed Car Parking :- a) under stilt & under podium = 163 NO:S
b) open parking = 191 NO:S

TOTAL PROPOSED PARKING = 354 NO.S.

Total population = 1802 persons
Proposed density = 179.98 persons/acre

* 10% OF SERVICE PERSONNEL ARE ACCOMMODATED IN TOWER A & TOWER A1 i.e. 33 NO.S (REQD.= 32.4), AREA OF SERVICE PERSONNEL'S ROOM = 22.092 SQ.M.

TOTAL PERMISSIBLE PARKING = 324 NO.S.
TOTAL PROPOSED PARKING = 354 NO.S.

TOTAL PERMISSIBLE GREEN AREA = 6078.088 SQ.M.
TOTAL PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %
BALANCE AREA TO BE PROVIDED IN PHASE III

TOTAL PERMISSIBLE DENSITY= 250 PERSON/ACRE
TOTAL PROPOSED DENSITY = 179.98 PERSON/ACRE

DENSITY CALCULATIONS :-
D.U.S. = 324 @ 5 P/DU = 1620
E.W.S. = 58 @ 2 P/DU = 116
SERVICE PERSONNEL = 33 @ 2 P/DU= 66
TOTAL = 1802 PERSONS

24M WIDE ROAD
18M WIDE ROAD
REVENUE RASTA
SET BACK LINE
ZONING LINE
E.W.S. ENTRY
EXIT
ENTRY
PHASE-II
PHASE-I
FUTURE EXPANSION
BALALNCE AREA TO BE PROVIDED IN PH. III
ALREADY SANCTIONED
VIED MEMO. NO. 1890 DATED 22-04-08
EXISTING BLOCKS
PROPOSED BLOCKS

GREEN AREA CALCULATIONS

TOTAL GREEN AREA = G - (GROUND COVERAGE OF Community Building)
= 2675.940 - 453.331
= 2222.609 SQ.M.

G = g1 + g2 + g3 + g4 + g5
= 2675.940 SQ.M.

g1 = 68.34 X 16.58 = 1133.077 SQ.M.
g2 = ½ X 66.99 X 27.98 = 937.190 SQ.M.
g3 = ½ X 31.52 X 13.17 = 207.559 SQ.M.
g4 = 1.34 X 31.52 = 42.237 SQ.M.
g5 = ½ X 18.97 X 37.52 = 355.877 SQ.M.

REQUIRED GREEN AREA = 6078.088 SQ.M.
PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %
BALANCE AREA TO BE PROVIDED IN PHASE III

N

ARCHITECT'S SIGNATURE
PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE
for Stanza Developers & Infrastructure Pvt. Ltd.
Authorised Signatory

PROJECT TITLE
ADDITIONAL BUILDING PLANS FOR GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRA-STRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

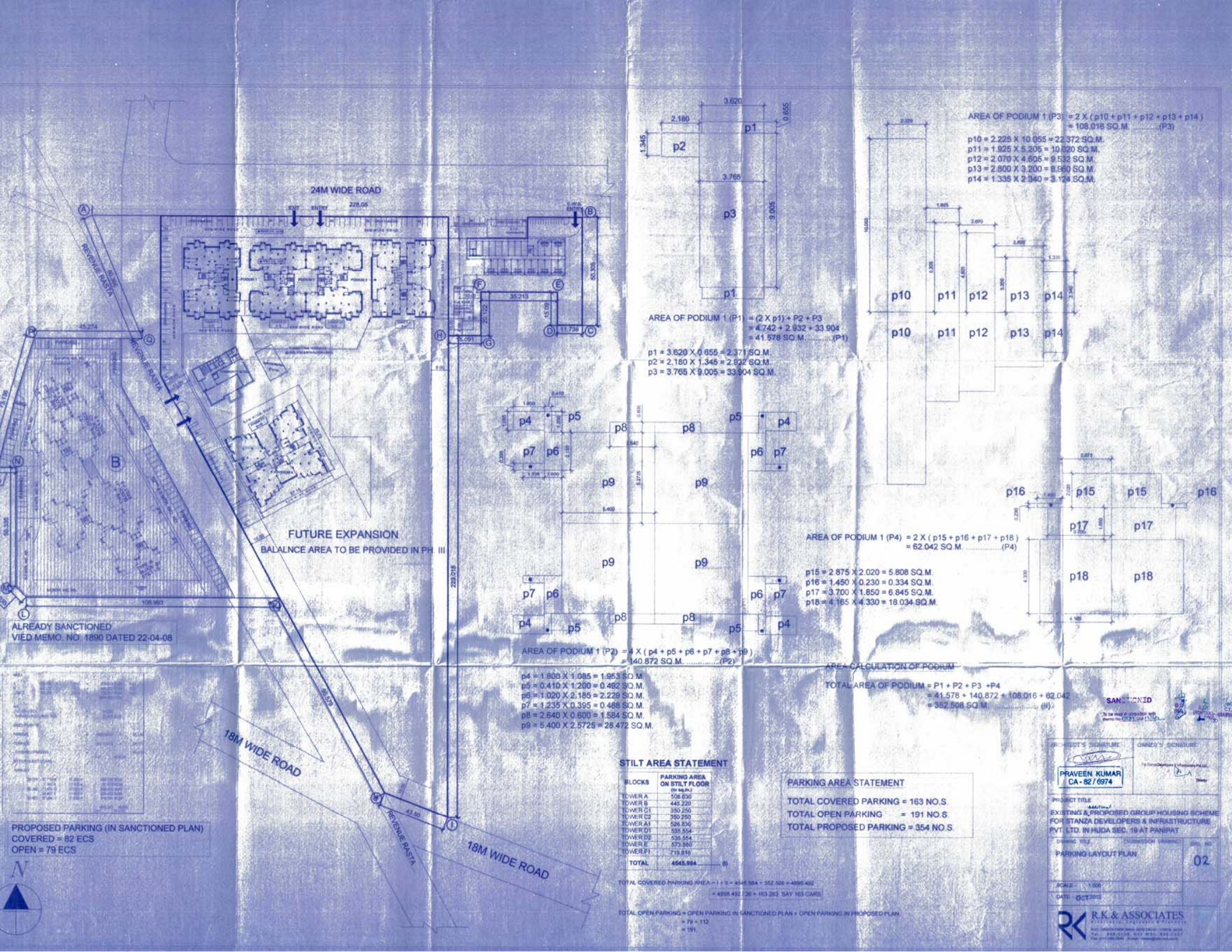
DRAWING TITLE (SUBMISSION DRAWING)
LAYOUT PLAN

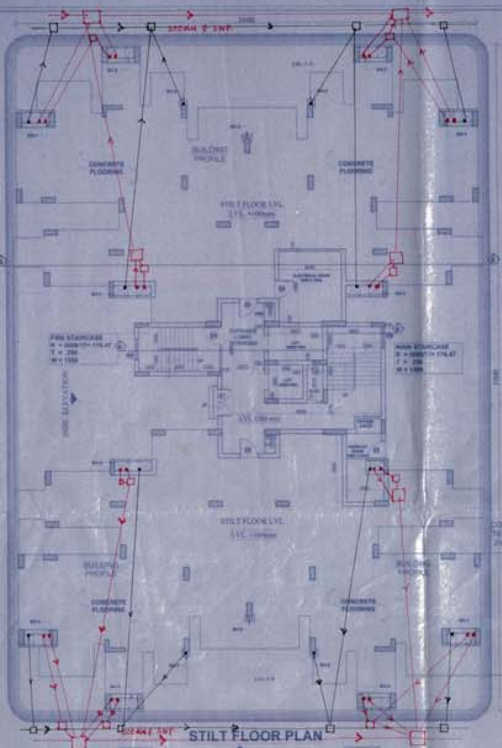
DRG. NO. 01

SCALE - 1:500

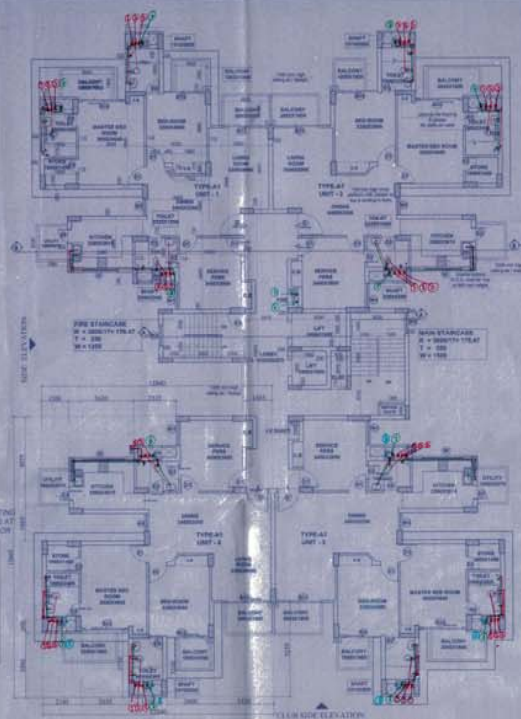
DATE - OCT. 2012

R.K. & ASSOCIATES
Architects, Engineers & Planners


24M WIDE ROAD
EXIT
ENTRY
228.05
REVENUE RASTA
45.274
108.960
FUTURE EXPANSION
BALALNCE AREA TO BE PROVIDED IN PH III
ALREADY SANCTIONED
VIDE MEMO. NO. 1890 DATED 22-04-08
18M WIDE ROAD
PROPOSED PARKING (IN SANCTIONED PLAN)
COVERED = 82 ECS
OPEN = 79 ECS
N
AREA OF PODIUM 1 (P1) = (2 X p1) + P2 + P3
= 4.742 + 2.932 + 33.904
= 41.578 SQ.M. .....(P1)
p1 = 3.620 X 0.655 = 2.371 SQ.M.
p2 = 2.180 X 1.345 = 2.932 SQ.M.
p3 = 3.765 X 9.005 = 33.904 SQ.M.
AREA OF PODIUM 1 (P3) = 2 X (p10 + p11 + p12 + p13 + p14)
= 108.016 SQ.M. .....(P3)
p10 = 2.225 X 10.055 = 22.372 SQ.M.
p11 = 1.925 X 5.205 = 10.020 SQ.M.
p12 = 2.070 X 4.605 = 9.532 SQ.M.
p13 = 2.800 X 3.200 = 8.960 SQ.M.
p14 = 1.335 X 2.340 = 3.124 SQ.M.
AREA OF PODIUM 1 (P2) = 4 X (p4 + p5 + p6 + p7 + p8 + p9)
= 140.872 SQ.M. .....(P2)
p4 = 1.800 X 1.085 = 1.953 SQ.M.
p5 = 0.410 X 1.200 = 0.492 SQ.M.
p6 = 1.020 X 2.185 = 2.229 SQ.M.
p7 = 1.235 X 0.395 = 0.488 SQ.M.
p8 = 2.640 X 0.600 = 1.584 SQ.M.
p9 = 5.400 X 2.5725 = 28.472 SQ.M.
AREA OF PODIUM 1 (P4) = 2 X (p15 + p16 + p17 + p18)
= 62.042 SQ.M. .....(P4)
p15 = 2.875 X 2.020 = 5.808 SQ.M.
p16 = 1.450 X 0.230 = 0.334 SQ.M.
p17 = 3.700 X 1.850 = 6.845 SQ.M.
p18 = 4.165 X 4.330 = 18.034 SQ.M.
AREA CALCULATION OF PODIUM
TOTAL AREA OF PODIUM = P1 + P2 + P3 +P4
= 41.578 + 140.872 + 108.016 + 62.042
= 352.508 SQ.M. .....(II)
STILT AREA STATEMENT
BLOCKS | PARKING AREA ON STILT FLOOR (in sq.m.)
TOWER A 508.630
TOWER B 445.220
TOWER C1 350.250
TOWER C2 350.250
TOWER A1 526.830
TOWER D1 535.554
TOWER D2 535.554
TOWER E 573.860
TOWER F1 719.816
TOTAL 4545.984 .....(I)
TOTAL COVERED PARKING AREA = I + II = 4545.984 + 352.508 = 4898.492
= 4898.492 / 30 = 163.283 SAY 163 CARS
TOTAL OPEN PARKING = OPEN PARKING IN SANCTIONED PLAN + OPEN PARKING IN PROPOSED PLAN
= 79 + 112
= 191
PARKING AREA STATEMENT
TOTAL COVERED PARKING = 163 NO.S.
TOTAL OPEN PARKING = 191 NO.S.
TOTAL PROPOSED PARKING = 354 NO.S.
SANCTIONED
ARCHITECT'S SIGNATURE
PRAVEEN KUMAR
CA - 82 / 6974
OWNER'S SIGNATURE
PROJECT TITLE
EXISTING & PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT
DRAWING TITLE
PARKING LAYOUT PLAN
DRG. NO.
02
SCALE - 1:500
DATE - OCT.2012
R.K. & ASSOCIATES

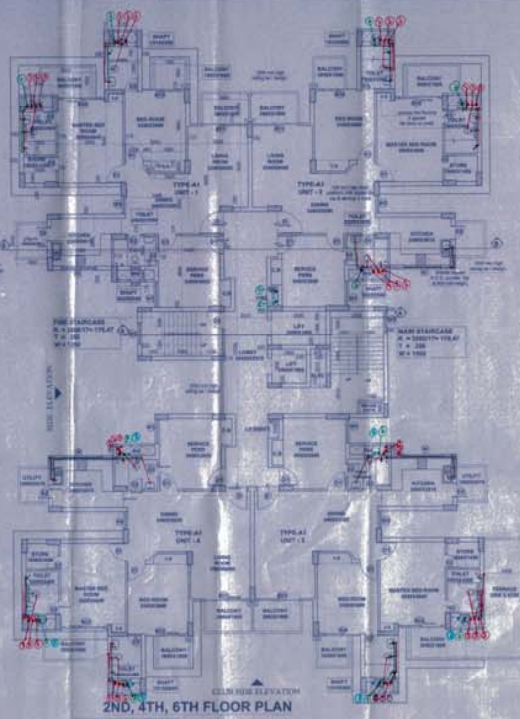


STILT FLOOR PLAN



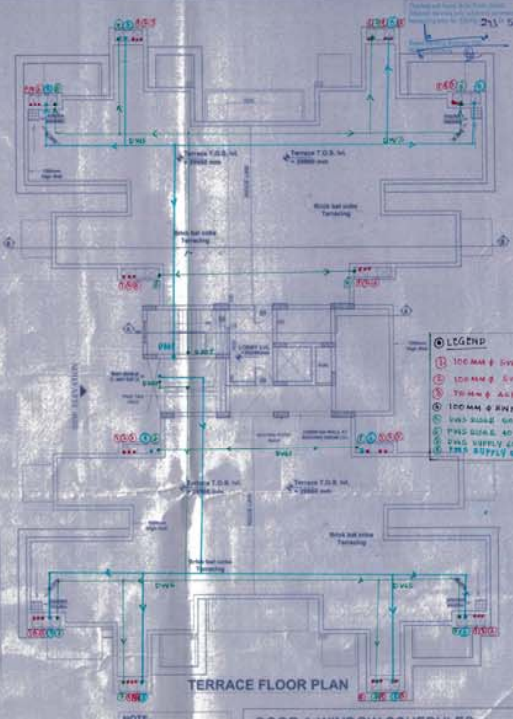
1ST, 3RD, 5TH, 7TH, 8TH,9TH FLOOR PLAN

NOTE-
BAND ON EACH FLOOR AS/ELEVATION



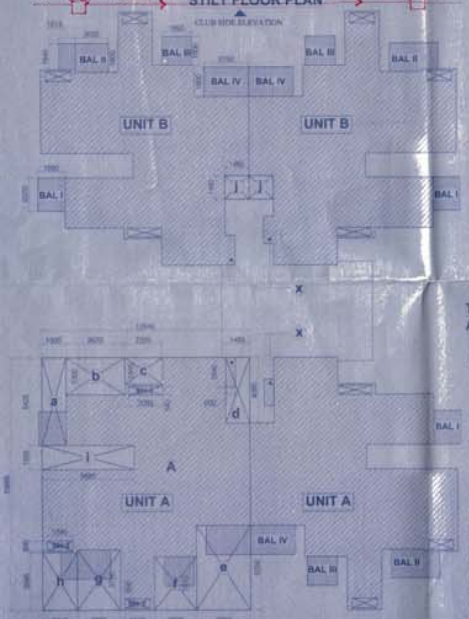
2ND, 4TH, 6TH FLOOR PLAN

NOTE-
BAND ON EACH FLOOR AS/ELEVATION



TERRACE FLOOR PLAN

NOTE-
BAND ON EACH FLOOR AS/ELEVATION



UNIT AREA DIAGRAM

BALCONY AREA CALCULATION
TOTAL BALCONY AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)
= 4 X (BAL I + BAL II + BAL III + BAL IV)
= 4 X 17.114
= 68.456 SQ.M. .....(IV)
BAL I = 1.650 X 2.070 = 3.498 SQ.M.
BAL II = (1.015 X 1.645) + (2.035 X 1.800) = 5.333 SQ.M.
BAL III = 1.850 X 1.800 = 3.333 SQ.M.
BAL IV = 2.750 X 1.800 = 4.950 SQ.M.

TYPICAL FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON TYPICAL FLOOR (1ST TO 9TH) CALCULATION

CIRCULATION AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)
= (c1 + c2 + c3 + c4 + c5 + c7 + c8 + c9 + c10) + (2 X c6) - (X1 + X2)
= 77.429 + 1.002 + 9.310
= 69.121 SQ.M. .....(II)

c1 = 2.970 X 2.550 = 7.574 SQ.M.
c2 = 2.370 X 1.150 = 2.726 SQ.M.
c3 = 1.770 X 1.845 = 3.266 SQ.M.
c4 = 0.600 X 1.335 = 0.801 SQ.M.
c5 = 9.290 X 5.715 = 53.092 SQ.M.
c6 = 2.180 X 0.230 = 0.501 SQ.M.
c7 = 2.370 X 2.135 = 5.164 SQ.M.
c8 = 1.770 X 2.550 = 4.532 SQ.M.
c9 = 0.600 X 1.070 = 0.642 SQ.M.
c10 = 0.600 X 2.220 = 1.332 SQ.M.
X1 = 3.000 X 1.900 = 5.700 SQ.M.
X2 = 1.900 X 1.900 = 3.610 SQ.M.

NET UNIT AREA CALCULATION
NET UNIT AREA OF ONE UNIT A
= (A + x) - (a + b + c + d + e + f + g + h + i + SH-1 + SH-2 + SH-3)
= 202.246 - 81.640
= 120.606 SQ.M. .....(Ia)

NET UNIT AREA OF ONE UNIT B
= Ia - j
= 120.606 - 2.196
= 118.408 SQ.M. .....(Ib)

A = 12.840 X 15.665 = 201.139 SQ.M.
a = 1.500 X 5.425 = 8.138 SQ.M.
b = 3.620 X 2.300 = 8.326 SQ.M.
c = 2.325 X 1.645 = 3.825 SQ.M.
d = 1.485 X 4.065 = 6.037 SQ.M.
e = 3.350 X 5.255 = 17.604 SQ.M.
f = 2.600 X 3.310 = 8.606 SQ.M.
g = 2.635 X 3.750 = 9.881 SQ.M.
h = 2.145 X 3.595 = 7.711 SQ.M.
i = 5.680 X 1.505 = 8.548 SQ.M.
j = 1.485 X 1.480 = 2.198 SQ.M.
SH-1 = 2.095 X 0.540 = 1.131 SQ.M.
SH-2 = 1.545 X 0.600 = 0.927 SQ.M.
SH-3 = 1.510 X 0.600 = 0.906 SQ.M.
x = 0.600 X 1.845 = 1.107 SQ.M.

NET UNIT AREA ON ONE TYPICAL FLOOR (1ST TO 9TH) OF TOWER A1
= 2 X (Ia + Ib)
= 2 X 239.014
= 478.028 SQ.M. .....(I)

STILT FLOOR AREA DIAGRAM

STILT AREA CALCULATION
STILT AREA OF TOWER A1 = (I + II + IV + s1) - (III)
= 618.690 - 91.860
= 526.830 SQ.M.

s1 = 2.180 X 1.415 = 3.085 SQ.M.

GROUND COVERAGE CALCULATION
GROUND COVERAGE OF TOWER A1
= I + II + IV + s1 + X1 + X2 + F1
= 640.814 SQ.M.

SERVICE PERS. AREA DIAGRAM
= (p+q+r) - SH-1
= (0.600 X 1.845 + 3.910 X 4.295 + 2.325 X 2.650) - (2.065 X 0.540)
= 22.930 SQ.M.

10% OF DOMESTIC SERVANTS ARE ACCOMMODATED IN TOWER A1 AREA OF SERVANT'S ROOM = 22.930 SQ.M.

MACHINE ROOM /WATER TANK FLOOR PLAN

MACHINE ROOM /WATER TANK ROOF PLAN

WATER TANK & MACHINE ROOM AREA DIAGRAM

MACHINE ROOM AND WATER TANK AREA CALCULATION
= (W) - W1
= (10.675X6.175) - 2.104
= 65.918 - 2.104
= 63.814 SQ.M

TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 9TH) = I + II = 478.028 + 69.121 = 547.149 SQ.M.

TOTAL F.A.R. OF TOWER A1 = (9 X (I + II)) + III = 5016.201 SQ.M.

GROUND FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON GROUND FLOOR CALCULATION

CIRCULATION AREA ON GROUND FLOOR
= (c11 + c12 + c13 + c14 + c15 + c16) - SH-1'
= 92.292 - 0.432
= 91.860 SQ.M. .....(III)

c11 = 3.910 X 2.730 = 10.674 SQ.M.
c12 = 7.110 X 7.510 = 53.396 SQ.M.
c13 = 3.430 X 1.335 = 4.579 SQ.M.
c14 = 2.180 X 6.175 = 13.462 SQ.M.
c15 = 2.410 X 1.415 = 3.410 SQ.M.
c16 = 2.555 X 2.650 = 6.771 SQ.M.
SH-1' = 0.800 X 0.540 = 0.432 SQ.M.

FIRE STAIRCASE AREA CALCULATION
AREA OF FIRE STAIRCASE = F1 + F2
= 12.814 SQ.M.
F1 = 0.935 X 0.230 = 0.215 SQ.M.
F2 = 4.615 X 2.730 = 12.599 SQ.M.

DOOR & WINDOW SCHEDULES

NAME	SIZE	C. Lvl.	L. Lvl.	LOCATION
D'	1000 X 2250		2250	ENT. LOBBY
D0	1000 X 2250		2250	ENT. LOBBY, ELEC. ROOM
D	1000 X 2100		2100	ENTRY
D1	1000 X 2100		2100	BEDROOM, MUM
D2	750 X 2100		2100	TOILET, STORE
D3	1000 X 2100		2100	FIRE STAIRCASE
W	2000 X 1200	1100	2300	KITCHEN
W1	2075 X 2410	100	2510	SERVICE PERS.
W2	900 X 1410	100	1510	DN/DNG
W3	1200 X 1100	1000	2100	MAIN STAIRCASE, FIRE STAIRCASE
W4	700 X 1000	1200	2200	TOILET
SD2	2150 X 2310		2310	LIVING ROOM,
SD3	2175 X 2310		2310	MASTER BED RO
SD5	1000 X 2310		2310	BEDROOM

PIPE LEGEND

1. 100MM Ø C.I. WASTE & VENT PIPE
2. 100MM Ø H.D.L. SOIL & VENT PIPE
3. 75MM Ø ANTI - SIPHONAGE PIPE
4. 50MM Ø G.I. (D) PIPE
5. 100MM Ø R.C.C. P

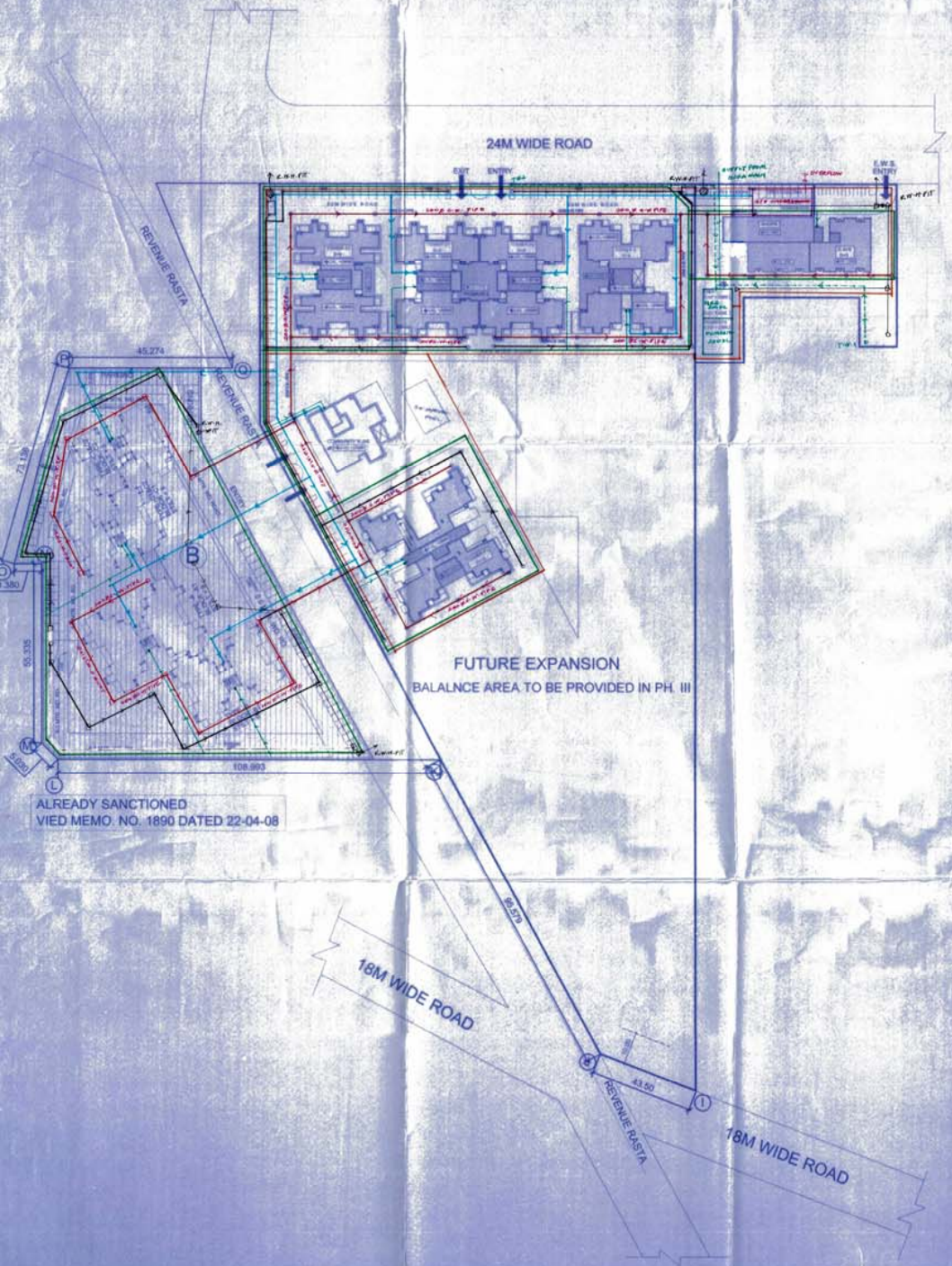
SANCTIONED

PRAVEEN KUMAR
CA - 82 / 6974

PROJECT TITLE
PROPOSED GROUP HOUSING SCHEME F
STANZA DEVELOPERS & INFRASTRUCTUR
PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

TOWER - A1 (S+9)	PLANS & AREA CALCULATION	SHEET NO. 4
SCALE - 1:100		
DATE - OCT. 2012		

R.K.& ASSOCIATES



LEGEND

- Sewer Line
- Manhole
- Water line
- Masonary chamber for isolating valve
- Drain line
- Catch Pit
- Recharge Pit (3m x 3m)
- Desilting Chamber (5x3x3m)

N

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE

EXISTING & PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE (SUBMISSION DRAWING)

SERVICE LAYOUT PLAN

DWG. NO.

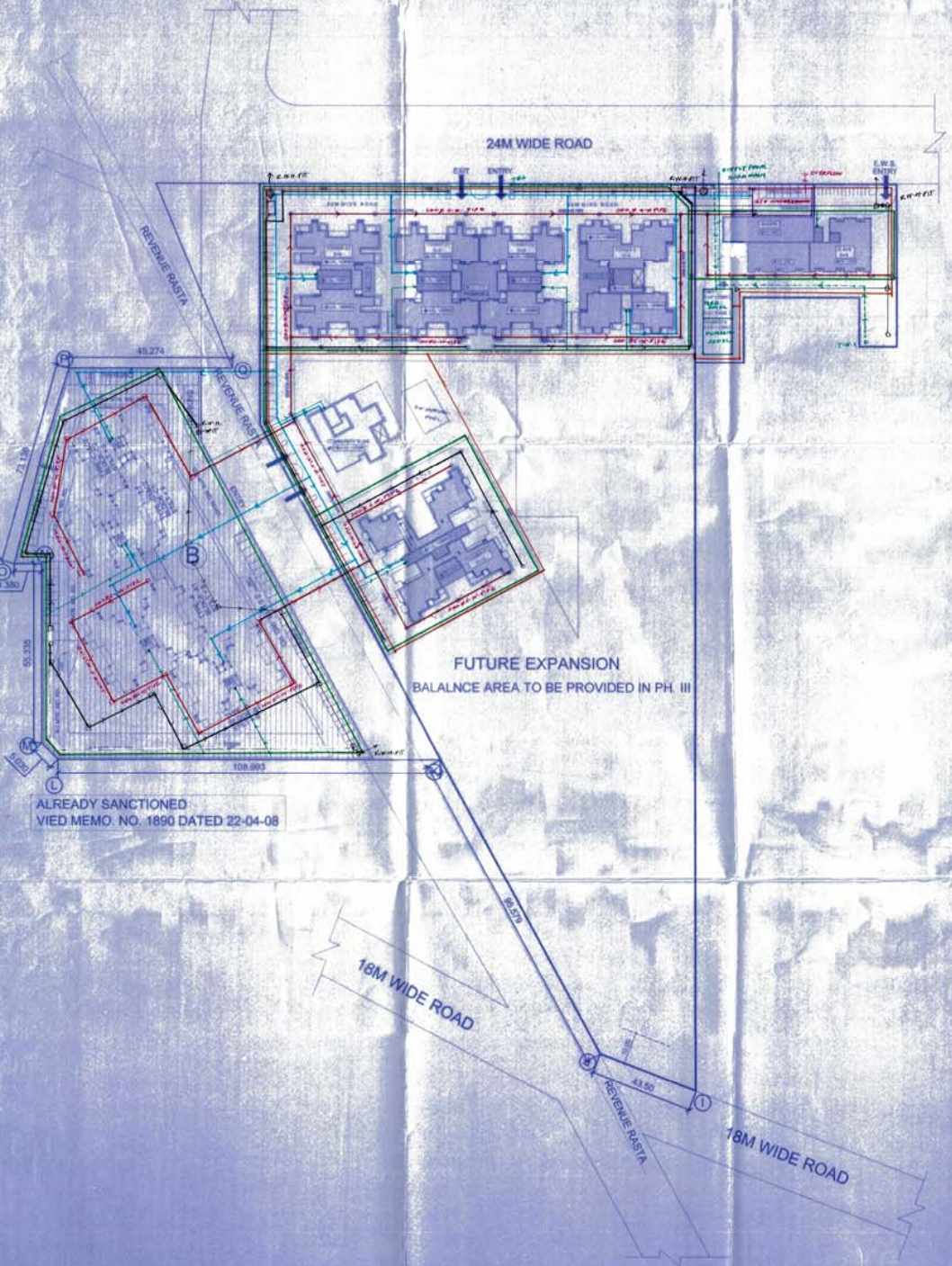
03

SANCTIONED

SCALE - 1:500

DATE - OCT. 2012

R.K. & ASSOCIATES



LEGEND

- Sewer Line
- Manhole
- Water line
- Masonary chamber for isolating valve
- Drain line
- Catch Pit
- Recharge Pit (3m x 3m)
- Desilting Chamber (5x3x3m)

N

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE

EXISTING & PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE (SUBMISSION DRAWING)

SERVICE LAYOUT PLAN

DWG. NO.

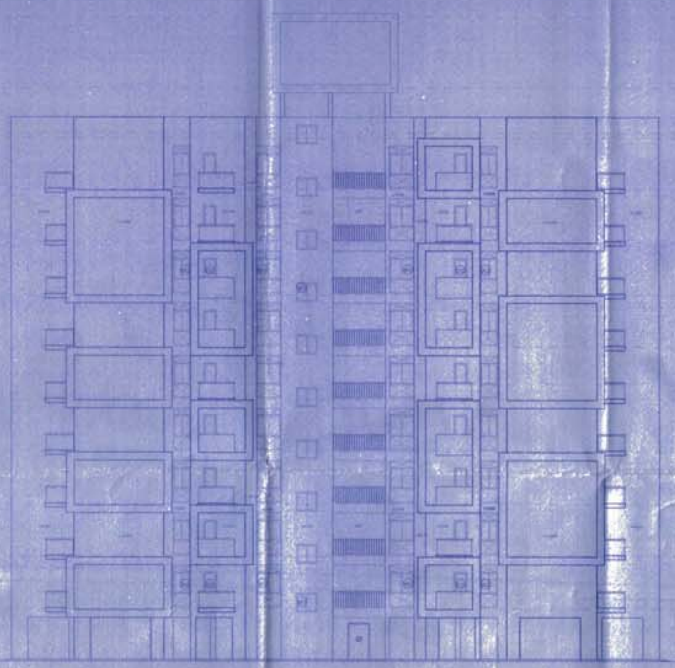
03

SANCTIONED

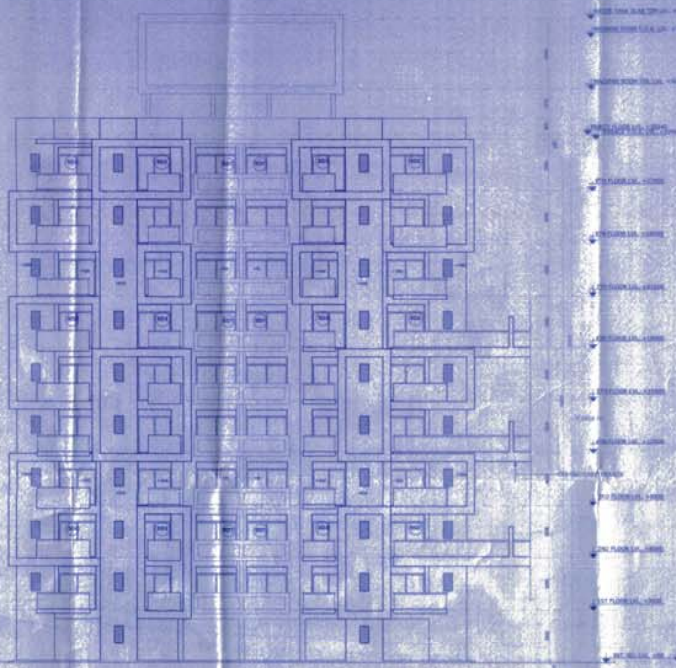
SCALE - 1:500

DATE - OCT. 2012

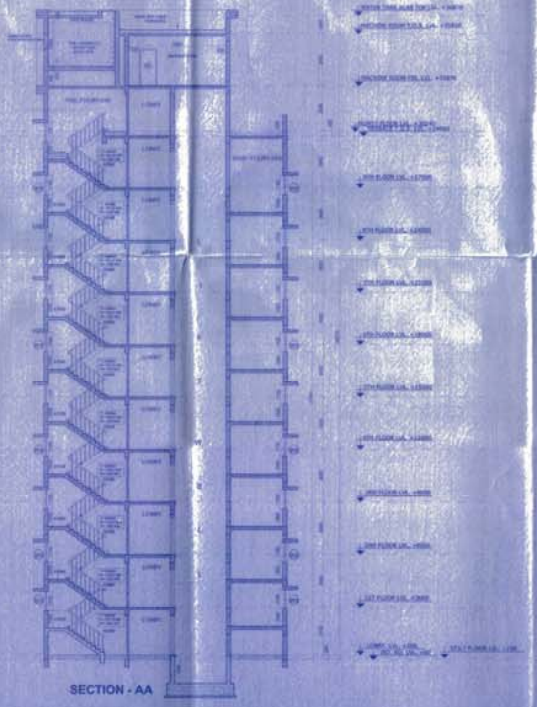
R.K. & ASSOCIATES



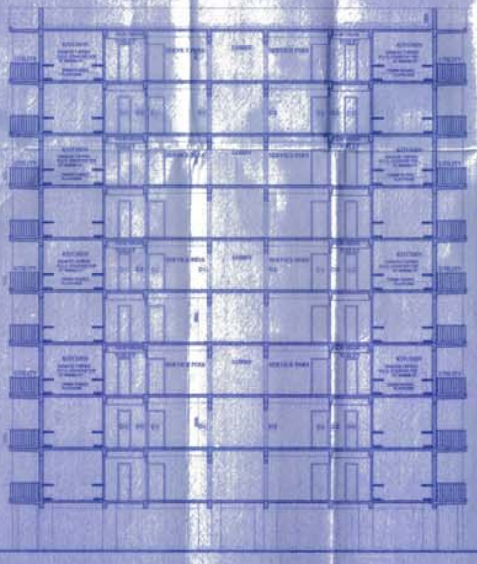
ELEVATION - 1



CLUB SIDE ELEVATION



SECTION - AA



SECTION - BB

DOOR & WINDOW SCHEDULES

NAME	SIZE	C. Lvl.	L. Lvl.	LOCATION
DH	1000 X 2250		2250	ENT. LOBBY, LIFT, ROOM
D	1000/2100		2100	ENTRY
D1	900 X 2100		2100	BEDROOM MUMMY
D2	750 X 2100		2100	TOILET, STORE
D3	1000 X 2100		2100	FIRE STAIRCASE
W	2400 X 1200	1100	2300	KITCHEN
W1	1800 X 2400	100	2500	SERVICE PERS
W2	900 X 1800	500	2300	DRAWING
W3	1200 X 1800	500	2300	MAIN STAIRCASE, CUM STAIRCASE
W4	600 X 1800	1200	3000	TOILET
W5	1200 X 2400		2400	LIVING ROOM
W6	2100 X 2400		2400	MASTER BED ROOM
W7	1500 X 1800		2300	BEDROOM

PIPE LEGEND

1. 100MM Ø PVC SOIL WASTE & VENT PIPE
2. 100MM Ø PVC SOIL SOIL & VENT PIPE
3. 40MM Ø MTD - SEPARATE PIPE
4. 20MM Ø GI / CW TANK PIPE
5. 15MM Ø R. R. P.

SANCTIONED

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

PROJECT TITLE

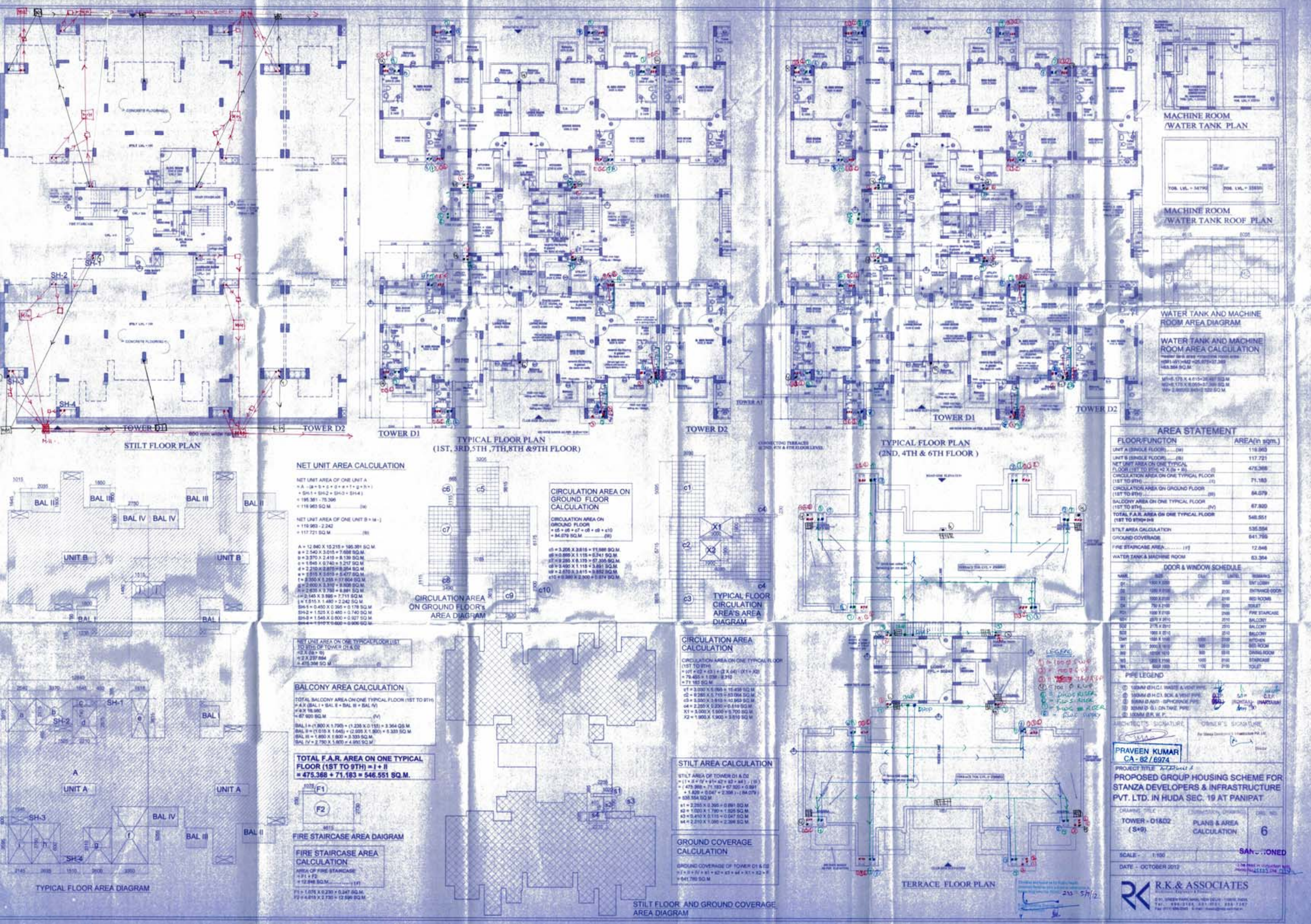
PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	SUBMISSION DRAWING	DRG. NO.
TOWER - A1 (S+9)	ELEVATION & SECTION	5

SCALE - 1:100

DATE - OCT. 2012

R.K. & ASSOCIATES



STILT FLOOR PLAN
TOWER D1
TOWER D2
TYPICAL FLOOR PLAN
(1ST, 3RD,5TH ,7TH,8TH &9TH FLOOR)
TYPICAL FLOOR PLAN
(2ND, 4TH & 6TH FLOOR)
MACHINE ROOM /WATER TANK PLAN
MACHINE ROOM /WATER TANK ROOF PLAN
WATER TANK AND MACHINE ROOM AREA DIAGRAM
WATER TANK AND MACHINE ROOM AREA CALCULATION
NET UNIT AREA CALCULATION
CIRCULATION AREA ON GROUND FLOOR CALCULATION
CIRCULATION AREA ON GROUND FLOOR's AREA DIAGRAM
TYPICAL FLOOR CIRCULATION AREA'S AREA DIAGRAM
CIRCULATION AREA CALCULATION
BALCONY AREA CALCULATION
TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 9TH) = I + II
= 475.368 + 71.183 = 546.551 SQ.M.
FIRE STAIRCASE AREA DAIGRAM
FIRE STAIRCASE AREA CALCULATION
STILT AREA CALCULATION
GROUND COVERAGE CALCULATION
STILT FLOOR AND GROUND COVERAGE AREA DIAGRAM
TYPICAL FLOOR AREA DIAGRAM
TERRACE FLOOR PLAN
UNIT A
UNIT B
BAL I
BAL II
BAL III
BAL IV
SH-1
SH-2
SH-3
SH-4
PIPE LEGEND

AREA STATEMENT

FLOOR/FUNCTON	AREA(in sqm.)
UNIT A (SINGLE FLOOR)......(a)	119.963
UNIT B (SINGLE FLOOR)......(b)	117.721
NET UNIT AREA ON ONE TYPICAL FLOOR (1ST TO 9TH) =2 X (a + b)......(I)	475.368
CIRCULATION AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)......(II)	71.183
CIRCULATION AREA ON GROUND FLOOR (1ST TO 9TH)......(III)	84.079
BALCONY AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)......(IV)	67.920
TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)= I+II	546.551
STILT AREA CALCULATION	535.584
GROUND COVERAGE	641.799
FIRE STAIRCASE AREA......(V)	12.846
WATER TANK & MACHINE ROOM	63.384

DOOR & WINDOW SCHEDULE

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE

PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE: TOWER - D1&D2 (S+9) — PLANS & AREA CALCULATION

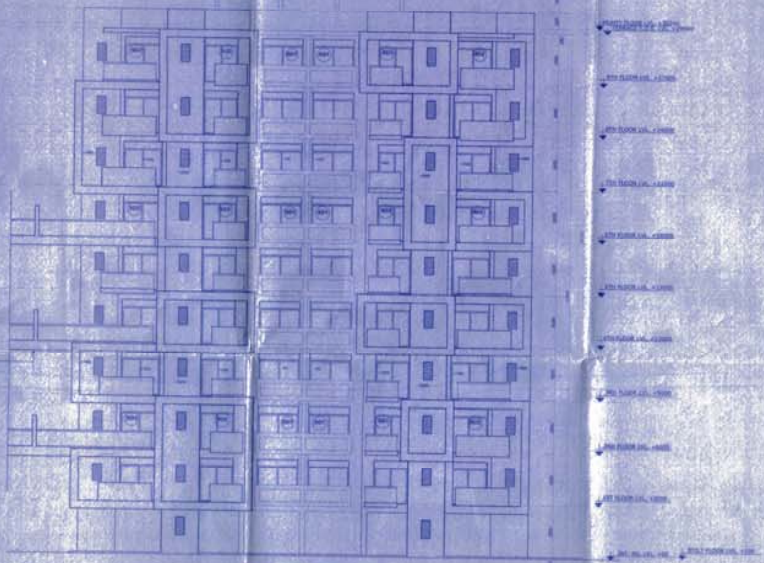
DRG. NO. 6

SCALE - 1:100

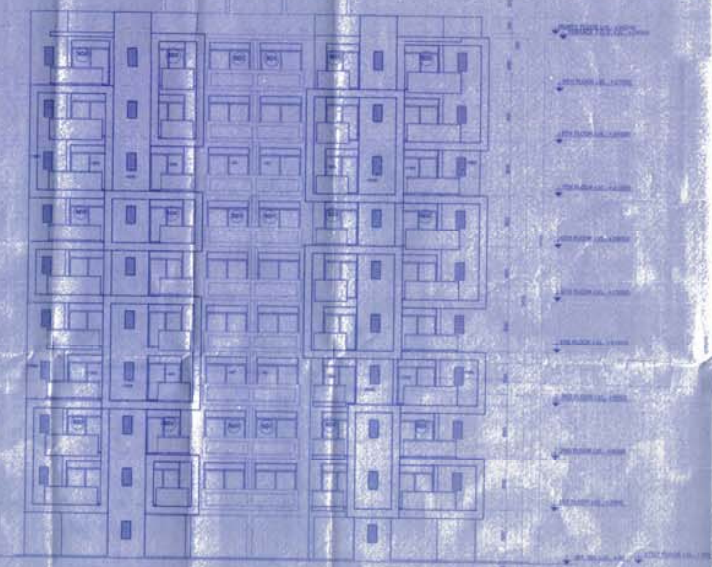
DATE - OCTOBER 2012

SANCTIONED

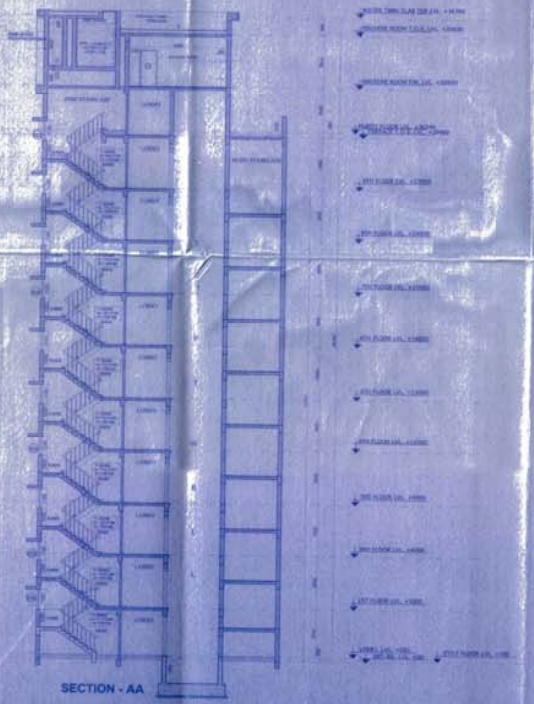
R.K.& ASSOCIATES



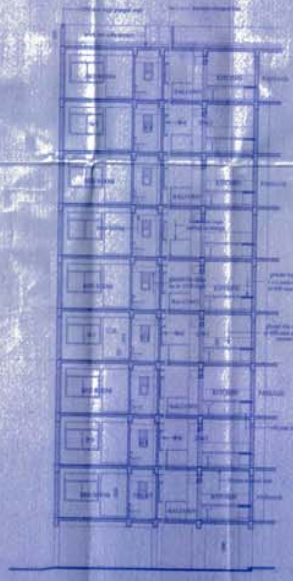
CLUB SIDE ELEVATION



ROAD SIDE ELEVATION



SECTION - AA



SECTION - BB

DOOR & WINDOW SCHEDULE

MARK	SIZE	NO.	UNITS	REMARKS
D1	1050 X 2100		2100	DET.LOBBY
D2	1050 X 2100		2100	SERVANCE DOOR
D3	1050 X 2100		2100	BED ROOMS
D4	900 X 2100		2100	TOILET
FD1	900 X 2100		2100	FIRE STAIRCASE
W1	1200 X 1200		2400	BALCONY
W2	1200 X 1200		2400	BALCONY
W3	1200 X 1200		2400	BALCONY
W4	1200 X 1200		2400	KITCHEN
W5	1200 X 1200		2400	BED ROOM
W6	2100 X 1200		2400	DINING ROOM
W7	600 X 600		2400	SERVANCE
W8	600 X 1200		2400	TOILET

PRU LEGEND

SANCTION

To be read in conjunction with memo No. [illegible]

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE

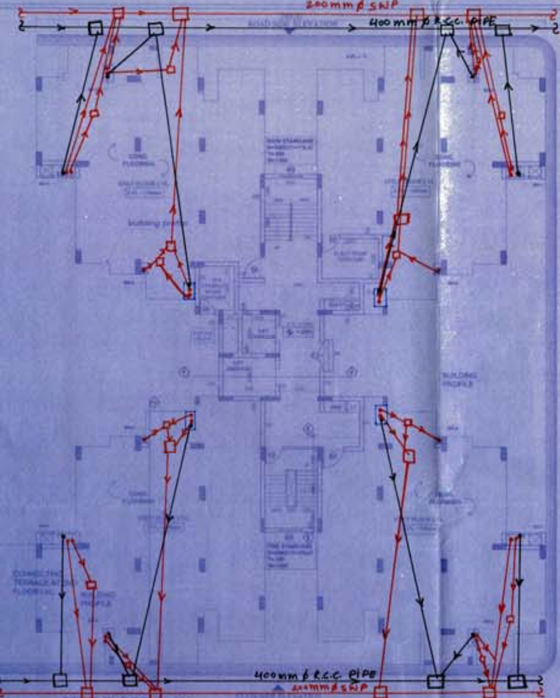
PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	SUBMISSION DRAWING	DRG. NO.
TOWER - D1 & D2 (S+9)	ELEVATION & SECTION	7

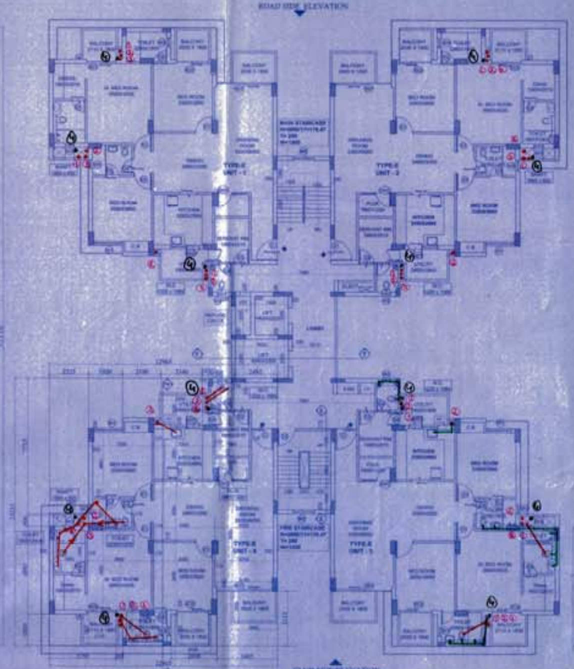
SCALE - 1:100

DATE - OCT. 2012

R.K.& ASSOCIATES

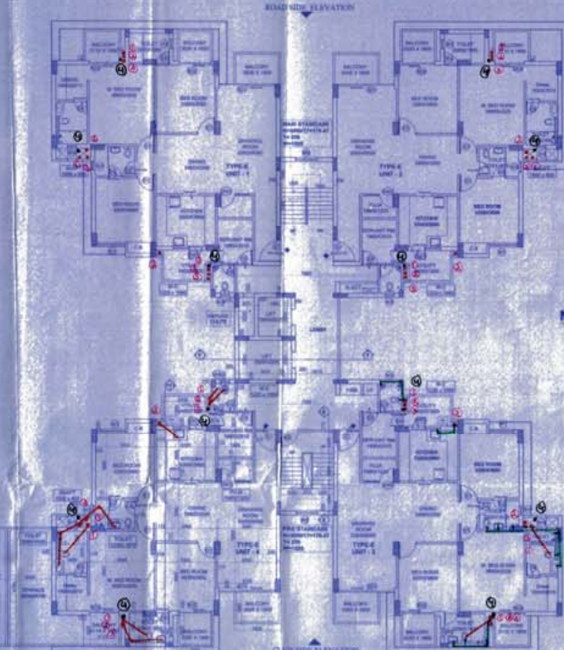


STILT FLOOR PLAN



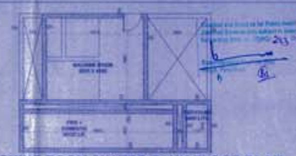
1ST, 3RD, 5TH, 7TH, 8TH,9TH FLOOR PLAN

NOTE-
BAND ON EACH FLOOR
AS/ELEVATION



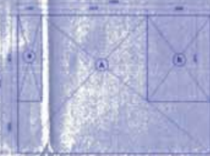
2ND, 4TH, 6TH FLOOR PLAN

NOTE-
BAND ON EACH FLOOR
AS/ELEVATION



MACHINE ROOM /WATER TANK FLOOR PLAN

MACHINE ROOM /WATER TANK ROOF PLAN



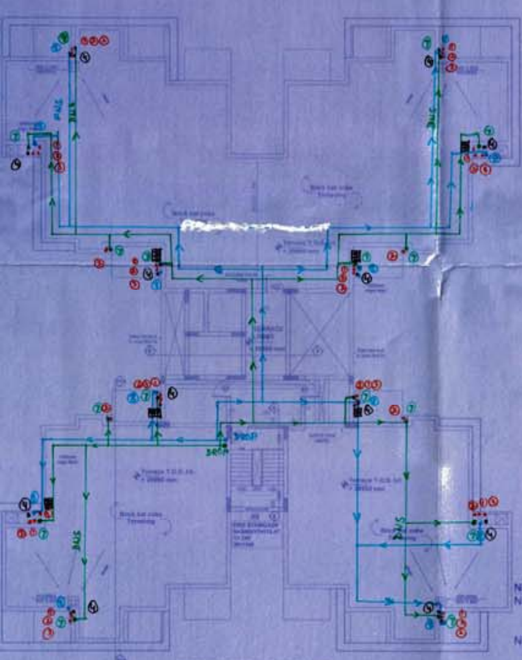
WATER TANK & MACHINE ROOM AREA DIAGRAM

MACHINE ROOM AND WATER TANK AREA CALCULATION

= A- (a+ b)
= (10.890 x7.780) - (6.555+17.577)
= 85.704 - 24.132
= 61.572 SQ M

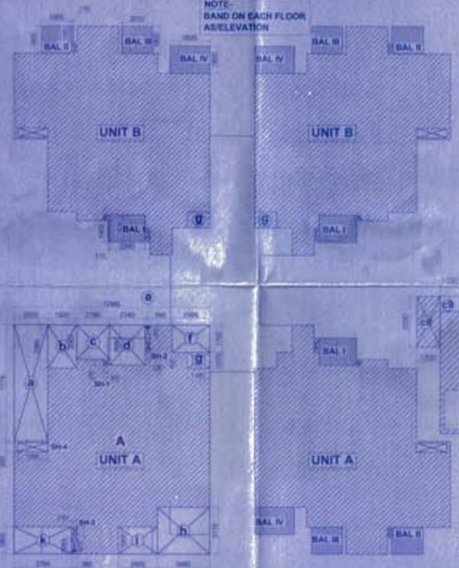
F.A.R. AREA STATEMENT FOR TOWER F1

1. F.A.R. AREA ON GROUND FLOOR = III = 107.951 SQ M
2. F.A.R. AREA ON 1ST TO 9TH FLOOR = (A) = 605.340 SQ M



TERRACE FLOOR PLAN

NOTE-
BAND ON EACH FLOOR
AS/ELEVATION



UNIT AREA DIAGRAM

NET UNIT AREA CALCULATION

NET UNIT AREA OF ONE UNIT A = A - (a + b + c + d + e + f + g + h + i + j + k + SH-1 + SH-2 + SH-3 + SH-4)
= 197.262 - 64.523
= 132.739 SQ.M. .... (Ia)

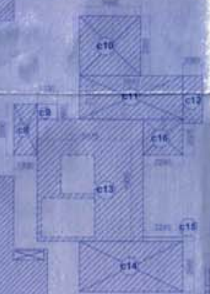
NET UNIT AREA OF ONE UNIT B = Ia + g
= 132.739 + 1.584
= 134.323 SQ.M. .... (Ib)

NET UNIT AREA ON ONE TYPICAL FLOOR (1ST TO 9TH) OF TOWER D1 & D2
= 2 X (Ia + Ib)
= 2 X 267.062
= 534.124 SQ.M. .... (I)

BALCONY AREA CALCULATION

TOTAL BALCONY AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)
= 4 X (BAL I + BAL II + BAL III + BAL IV)
= 4 X 16.496
= 65.984 SQ.M. .... (IV)

BAL I = (2.340 X 1.800) + (0.115 X 1.405) = 4.374 SQ.M.
BAL II = (1.995 X 1.800) + (0.115 X 1.085) = 3.716 SQ.M.
BAL III = 2.035 X 1.800 = 3.663 SQ.M.
BAL IV = 2.635 X 1.800 = 4.743 SQ.M.



GROUND FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON GROUND FLOOR CALCULATION

CIRCULATION AREA ON GROUND FLOOR
= c8 + c9 + c10 + c11 + c12 + c13 + c14 + c15 + c16
= 97.444 SQ.M. .... (III)

c8 = 1.335 X 2.890 = 3.858 SQ.M.
c9 = 1.130 X 0.865 = 0.977 SQ.M.
c10 = 3.460 X 3.395 = 11.747 SQ.M.
c11 = 5.840 X 2.510 = 14.658 SQ.M.
c12 = 1.085 X 2.740 = 2.973 SQ.M.
c13 = 5.975 X 6.935 = 41.437 SQ.M.
c14 = 5.840 X 2.865 = 16.732 SQ.M.
c15 = 2.245 X 0.230 = 0.516 SQ.M.
c16 = 2.245 X 2.025 = 4.546 SQ.M.

TYPICAL FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA CALCULATION

CIRCULATION AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)
= (c1 + c2 + c3 + c4 + c6 + c7) + (2 X c5) - (X1 + X2)
= 78.475 + 3.644 - 9.310
= 71.216 SQ.M. .... (II)

c1 = 3.030 X 5.095 = 15.438 SQ.M.
c2 = 9.285 X 5.715 = 53.064 SQ.M.
c3 = 3.030 X 3.615 = 10.953 SQ.M.
c4 = 2.255 X 0.230 = 0.519 SQ.M.

TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 9TH)
= I + II
= 534.124 + 71.216
= 605.340 SQ.M. .....(A)

STILT FLOOR AREA DIAGRAM

STILT AREA CALCULATION

STILT AREA OF TOWER E
= (I + II + IV) - III
= (534.124 + 71.216 + 65.984) - 97.444
= 573.880 SQ.M.

s1 = 2.255 X 0.395 = 0.891 SQ.M.
s2 = 1.020 X 1.790 = 1.826 SQ.M.
s3 = 0.410 X 0.115 = 0.047 SQ.M.
s4 = 2.210 X 1.085 = 2.398 SQ.M.

GROUND COVERAGE CALCULATION

GROUND COVERAGE OF TOWER E
= I + II + IV + X1 + X2 + F
= 696.072 SQ.M.

FIRE STAIRCASE AREA CALCULATION

AREA OF FIRE STAIRCASE
= 3.000 X 4.615 = 13.845 SQ.M. .... (F)

DOOR & WINDOW SCHEDULES

NAME	SIZE	C. Lvl.	L. Lvl.	LOCATION
D'	[illegible]	-	2250	ENT. LOBBY
D8	[illegible]	-	2250	ENT. LOBBY / ELEC. ROOM
D	[illegible]	-	2100	ENTRY
D1	1000 X 2100	-	2100	BEDROOM/ MUMMTY
D2	1000 X 2100	-	2100	FIRE STAIRCASE, TERRACE
D3	900 X 2100	-	2100	SERVANT ROOM
D4	750 X 2100	-	2100	TOILET
W	[illegible]	100	2510	BEDROOM
W1	[illegible]	100	2510	SERVICE PERS.
W2	[illegible] X 1100	1000	2100	MAIN STAIRCASE, FIRE STAIRCASE
W3	[illegible]	1200	2100	TOILET
[illegible]	[illegible]	-	2100	UTILITY
DW2	1800 X 2100	-	2100	PUJA
SD1	[illegible] X 2510	-	2510	LIVING ROOM
SD2	[illegible] X 2510	-	2510	MASTER BED ROOM
SD3	[illegible] X 2510	-	2510	BEDROOM

PIPE LEGEND

1. [illegible] WASTE & VENT PIPE
2. [illegible] SOIL & VENT PIPE
3. [illegible] ANTI - SIPHONAGE PIPE
4. [illegible] ON TAKE PIPE
5. [illegible]

SANCTIONED

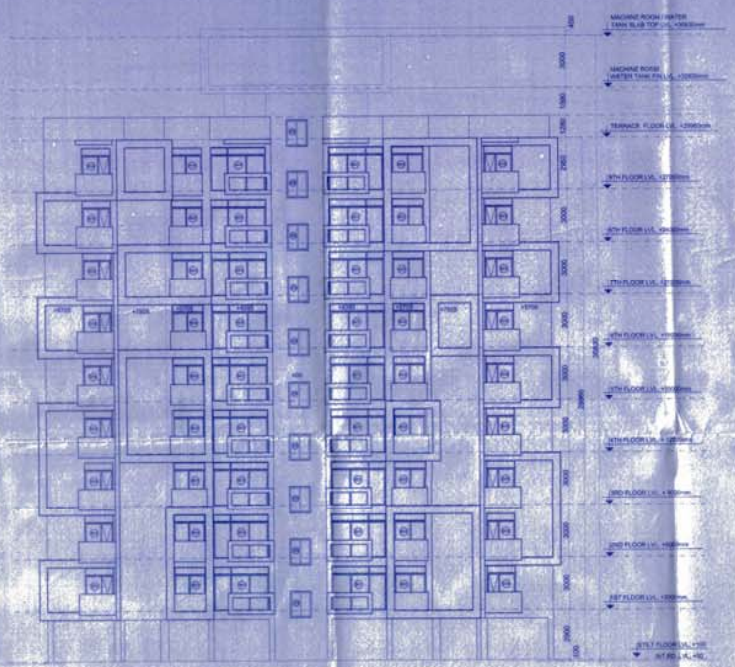
ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

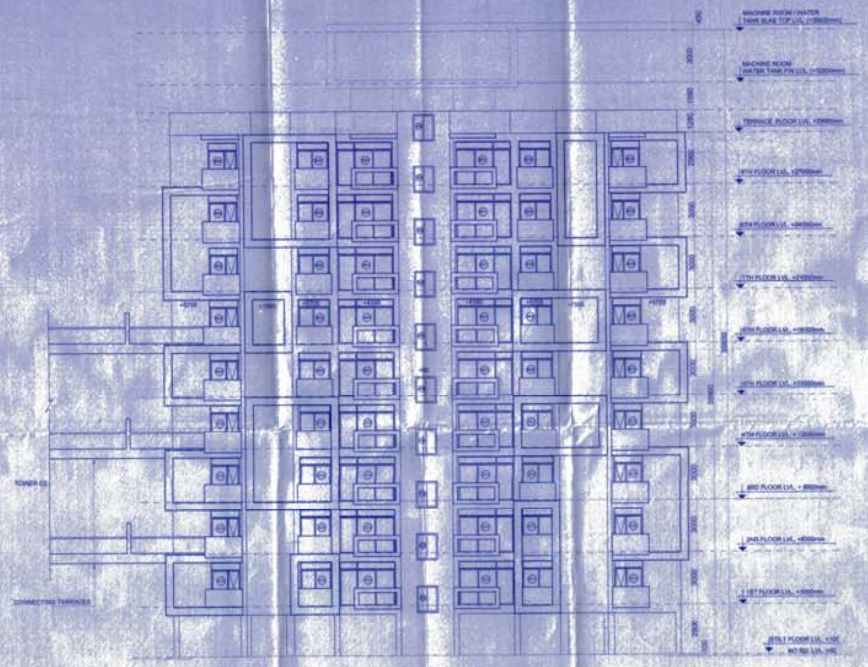
PROJECT TITLE: additional
PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	SUBMISSION DRAWING	DRG. NO.
TOWER - E (S+9)	PLANS & AREA CALCULATION	8
SCALE - 1:100		
DATE - OCT. 2012		

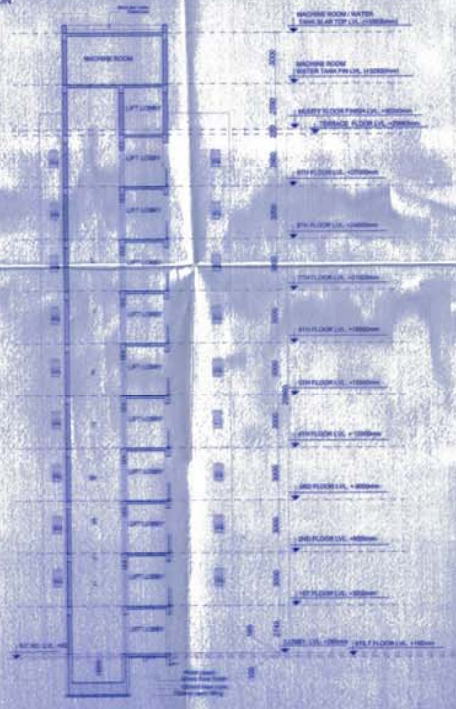
R.K.& ASSOCIATES



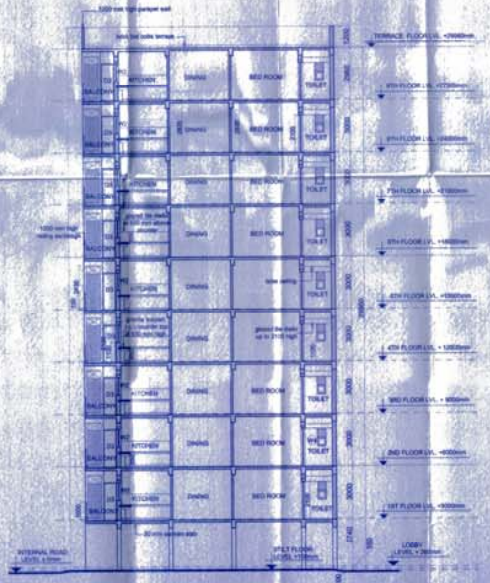
ROAD SIDE ELEVATION



CLUB SIDE ELEVATION



SECTION- YY



SECTION- ZZ

SANCTIO

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE material 3

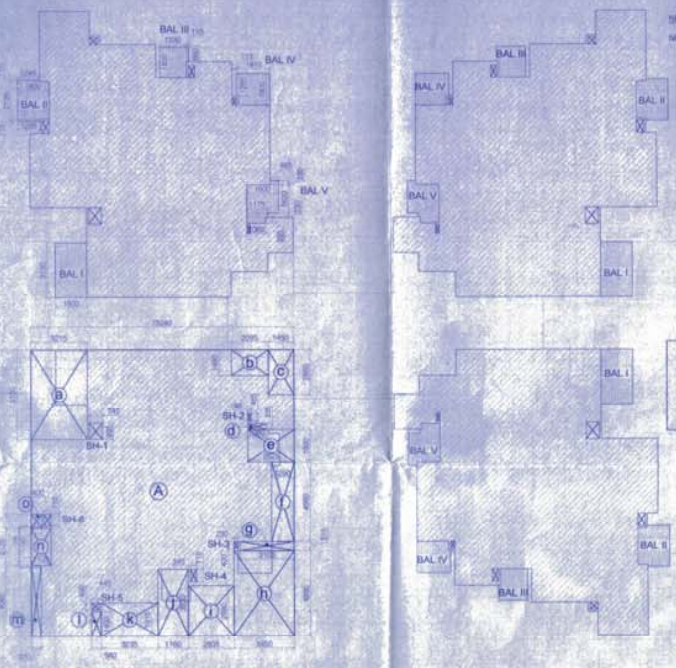
PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	(SUBMISSION DRAWING)	DRG. NO.
TOWER - E (S+9)	ELEVATION & SECTION	09

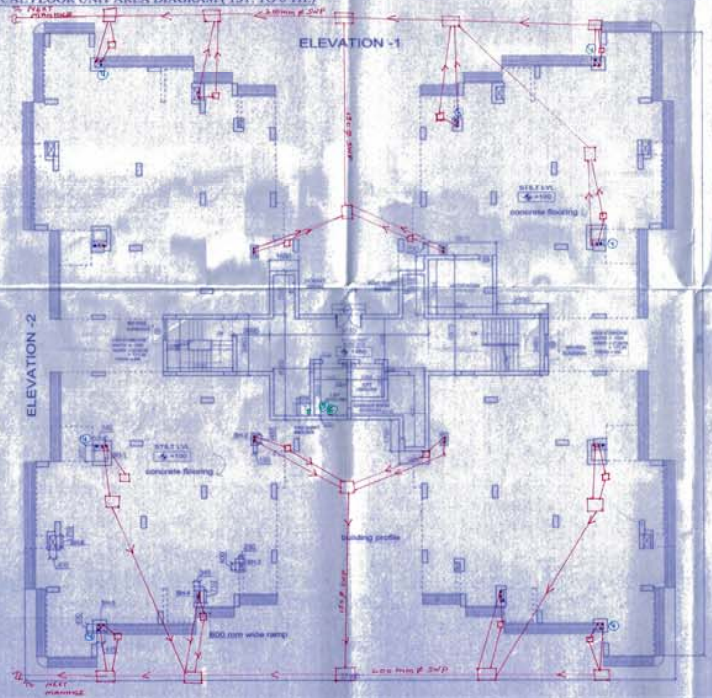
SCALE :- 1:100

DATE :- OCT. 2012

R.K.& ASSOCIATES



TYPICAL FLOOR UNIT AREA DIAGRAM (1ST, TO 8 TH)



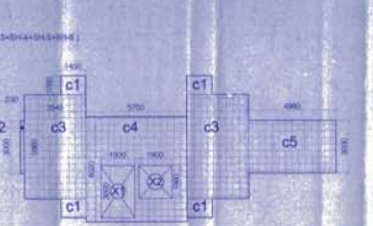
STILT FLOOR PLAN

NET UNIT AREA CALCULATION ON TYPICAL FLOOR (1ST TO 8TH)

NET UNIT AREA OF ONE UNIT A = A - (a+b+c+d+e+f+g+h+i+j+k+l+m+n+o+p+SH-1+SH-2+SH-3+SH-4+SH-5+SH-6)
= 246.581 - 80.910
= 165.671 SQ.M. (a)

A = 15.040 X 16.395 = 246.581 SQ.M.
a = 3.215 X 5.130 = 16.493 SQ.M.
b = 2.965 X 1.460 = 4.101 SQ.M.
c = 1.450 X 2.960 = 3.712 SQ.M.
d = 1.060 X 0.325 = 0.355 SQ.M.
e = 2.625 X 1.850 = 4.856 SQ.M.
f = 1.290 X 4.960 = 6.872 SQ.M.
g = 2.105 X 0.515 = 1.083 SQ.M.
h = 3.460 X 4.890 = 16.871 SQ.M.
i = 2.605 X 2.880 = 7.526 SQ.M.
j = 1.760 X 0.850 = 0.741 SQ.M.
k = 3.225 X 1.915 = 5.195 SQ.M.
l = 0.560 X 1.400 = 0.784 SQ.M.
m = 0.570 X 4.060 = 2.314 SQ.M.
n = 1.125 X 2.120 = 2.385 SQ.M.
o = 0.610 X 0.825 = 0.503 SQ.M.
SH-1 = 0.745 X 0.935 = 0.697 SQ.M.
SH-2 = 0.195 X 0.465 = 0.090 SQ.M.
SH-3 = 0.230 X 0.400 = 0.092 SQ.M.
SH-4 = 0.345 X 0.710 = 0.245 SQ.M.
SH-5 = 0.445 X 0.400 = 0.178 SQ.M.
SH-6 = 0.400 X 0.710 = 0.284 SQ.M.

NET UNIT AREA ON ONE TYPICAL FLOOR (1ST TO 8TH) OF TOWER F1
= 4 X (a)
= 4 X 165.671
= 662.684 SQ.M (I)



TYPICAL FLOOR CIRCULATION AREA DIAGRAM

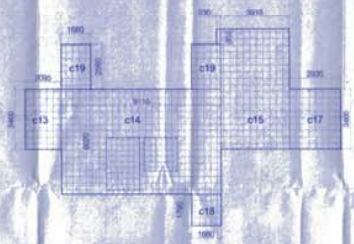
CIRCULATION AREA ON TYPICAL FLOOR (1ST TO 8TH) CALCULATION

CIRCULATION AREA ON ONE TYPICAL FLOOR (1ST TO 8TH)
= (4 X c1) + (2 X c3) + (c2 + c4 + c5) - (X1 + X2)
= 6.264 + 42.256 + 50.340 - 9.310
= 89.455 SQ.M (II)

c1 = 1.450 X 1.080 = 1.566 SQ.M.
c2 = 0.230 X 3.000 = 0.690 SQ.M.
c3 = 3.545 X 5.960 = 21.128 SQ.M.
c4 = 5.750 X 6.020 = 34.615 SQ.M.
c5 = 4.980 X 3.000 = 14.940 SQ.M.

X1 = 3.000 X 1.600 = 5.700 SQ.M.
X2 = 1.900 X 1.900 = 3.610 SQ.M.

TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 8TH) = I + II = 662.684 + 89.455 = 752.139 SQ.M. (A)



GROUND FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON GROUND FLOOR CALCULATION

CIRCULATION AREA ON GROUND FLOOR
= c13 + c14 + c15 + c16 + c17 + c19 + (2 X c18)
= 102.349 + 8.802
= 110.951 SQ.M (VII)

c13 = 2.095 X 3.460 = 7.249 SQ.M.
c14 = 6.170 X 6.020 = 54.942 SQ.M.
c15 = 3.915 X 6.675 = 26.916 SQ.M.
c16 = 0.200 X 0.655 = 0.197 SQ.M.
c17 = 2.930 X 3.460 = 10.139 SQ.M.
c18 = 1.980 X 1.790 = 3.007 SQ.M.
c19 = 1.980 X 2.560 = 4.301 SQ.M.

BALCONY AREA CALCULATION

TOTAL BALCONY AREA ON ONE TYPICAL FLOOR (1ST TO 8TH)
= 4 X (BAL I + BAL II + BAL III + BAL IV + BAL V)
= 4 X 19.657
= 78.629 SQ.M (VIII)

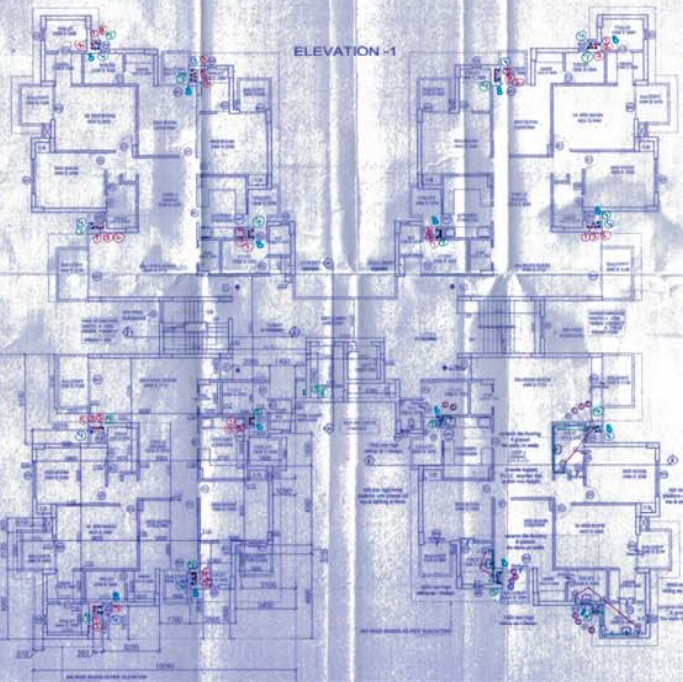
BAL I = 1.800 X 3.130 = 5.634 SQ.M.
BAL II = (1.240 X 0.115) + (1.800 X 2.120) + (1.285 X 0.115) = 4.197 SQ.M.
BAL III = (3.530 X 1.800) + (0.115 X 0.860) = 2.853 SQ.M.
BAL IV = (0.115 X 1.285) + (1.815 X 1.800) = 3.415 SQ.M.
BAL V = (0.445 X 0.230) + (1.800 X 1.820) + (1.175 X 0.230) + (1.060 X 0.335) = 3.645 SQ.M.

FIRE STAIRCASE AREA CALCULATION

AREA OF FIRE STAIRCASE = 3.960 X 3.000 = 11.940 SQ.M. (F)

GROUND COVERAGE CALCULATION

GROUND COVERAGE OF TOWER F
= I + II + VII + X1 + X2 + F
= 852.017 SQ.M



TYPICAL FLOOR PLAN

AREA STATEMENT

FLOOR/FUNCTON	AREA(in sqm.)
UNIT A (SINGLE FLOOR)..... (III)	165.671
NET UNIT AREA ON ONE TYPICAL FLOOR (1ST TO 8TH) =4 X (a) ..... (I)	662.684
CIRCULATION AREA ON ONE TYPICAL FLOOR (1ST TO 8TH) ..... (II)	89.455
NET UNIT AREA ON 9 TH FLOOR FLOOR =4 X (aa) ..... (IV)	663.188
CIRCULATION AREA ON 9 TH FLOOR (L.P.H) ..... (V)	77.051
NET UNIT AREA ON 10 TH FLOOR FLOOR =4 X (aa) ..... (v)	544.408
CIRCULATION AREA ON 10 TH FLOOR (L.P.H) ..... (VI)	37.336
CIRCULATION AREA ON GROUND FLOOR (1ST TO 8TH) ..... (VII)	110.951
BALCONY AREA ON ONE TYPICAL FLOOR (1ST TO 8TH) ..... (VIII)	78.629
TOTAL F.A.R. AREA ON ONE TYPICAL FLOOR (1ST TO 8TH)= I+II	752.139
TOTAL F.A.R. AREA ON 9 TH. FLOOR (L.P.H)= III+IV	730.239
TOTAL F.A.R. AREA ON 10 TH. FLOOR (U.P.H)= V+VI	581.744
FIRE STAIRCASE AREA	11.940
GROUND COVERAGE	852.017

STILT FLOOR AREA DIAGRAM

STILT AREA CALCULATION

STILT AREA OF TOWER F1 = (I + II + VIII) - VII
= 662.767 - 110.951
= 716.055 SQ.M

1. 100 ø SVP
2. 100 ø SVP
3. 150 ø RSP
4. 100 ø RWP
5. 200 RISER
6. 200 RISER
7. 200 SUPPLY
8. RW SUPPLY

DOOR & WINDOW SCHEDULES

MARK	SIZE	QTY	DETAIL	REMARKS
D	1200 X 2100	4	2100	ENTRANCE DOOR
D1	1000 X 2100	4	2100	BED ROOMS
D2	800 X 2100	4	2100	SHUTTER DOOR
D3	750 X 2100	4	2100	TOILET / B. RM.
D4	1000 X 2100	4	2100	ENT. LOBBY
F1	1000 X 2100	4	2100	FIRE STAIRCASE
W1	1800 X 1200	4	2100	BALCONY
W2	1800 X 1200	4	2100	BALCONY
W3	1800 X 1200	4	2100	BALCONY
W4	1800 X 1200	4	2100	BALCONY
V	1200 X 1200	4	2100	STAIRCASE
W5	1940 X 1200	4	2100	KITCHEN
W7	1200 X 1200	4	2100	BEDROOM
W8	600 X 1200	4	2100	TOILET

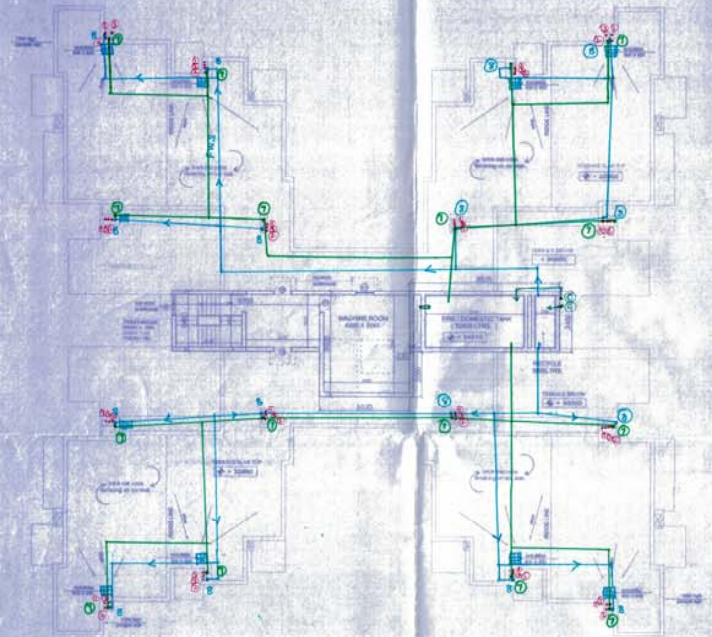
SANCTIONED

PRAVEEN KUMAR
CA - 82 / 6974

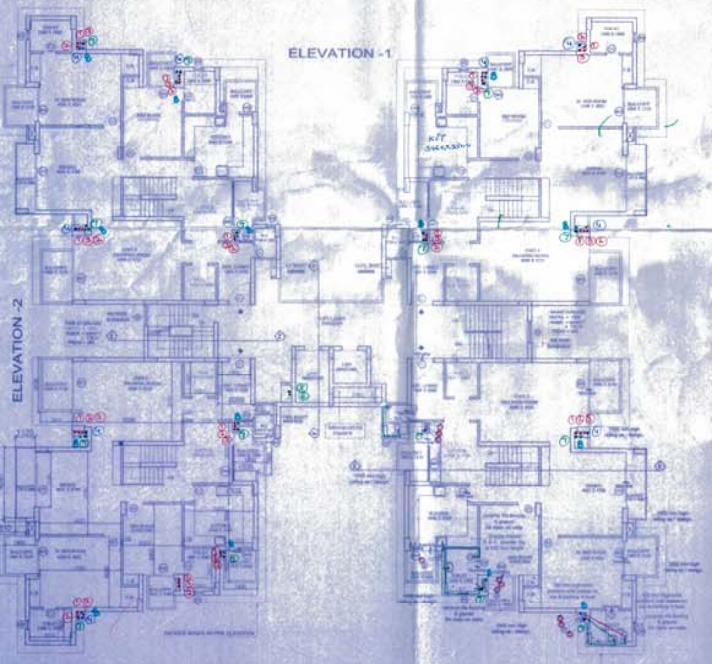
PROPOSED GROUP HOUSING SCHEME
FOR STANZA DEVELOPERS & INFRASTRUCTURE
PVT. LTD., IN HSIIDC SEC. 79 AT PANIPAT

PLANS & AREA
TOWER - F1

R.K. & ASSOCIATES



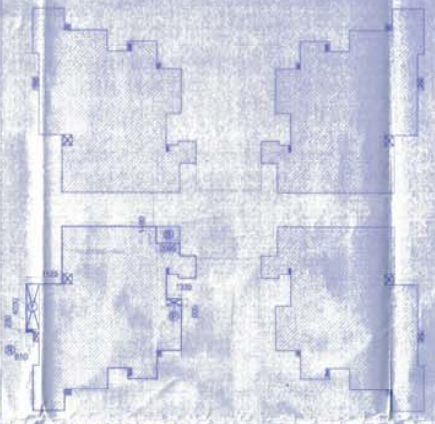
TERRACE PLAN



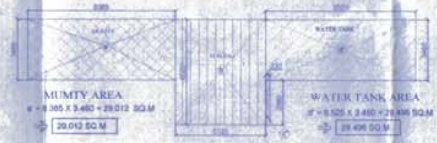
ELEVATION -1

ELEVATION -2

LOWER PENT HOUSE



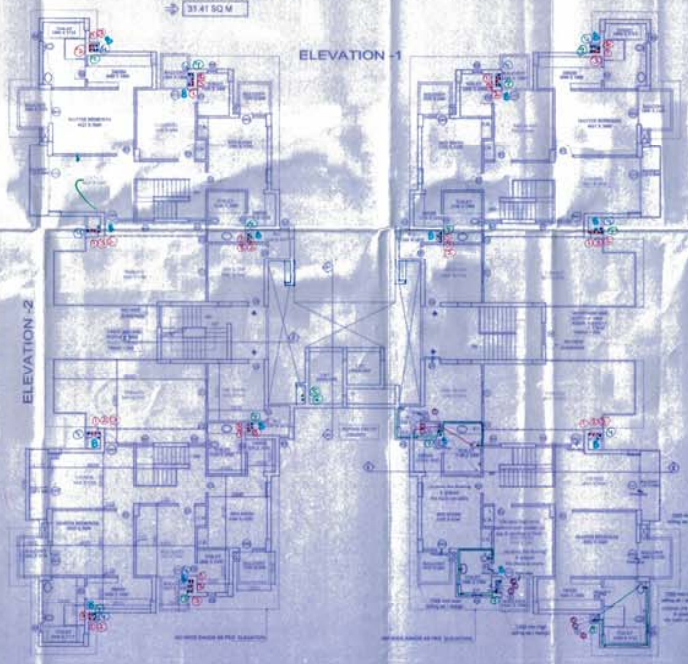
9th. FLOOR AREA DIAGRAM



MUMTY AREA
d' = 8.385 X 3.460 = 29.012 SQ.M
29.012 SQ.M

WATER TANK AREA
d' = 8.525 X 3.460 = 29.496 SQ.M
29.496 SQ.M

M.ROOM AREA
b' = 5.120 X 6.020 = 30.822 SQ.M
d' = 0.230 X 2.580 = 0.368 SQ.M
31.41 SQ.M



ELEVATION -1

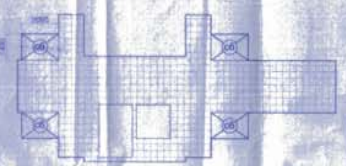
ELEVATION -2

UPPER PENT HOUSE

NET UNIT AREA CALCULATION ON 9TH FLOOR

NET UNIT AREA OF ONE UNIT ON 9TH FLOOR = I - (a + b + f) + 8
= 165.671 - 5.475 + 3.101
= 163.297 SQ.M (tab)

NET UNIT AREA ON 9TH FLOOR OF TOWER F1
= 4 X (tab)
= 4 X 163.297
= 653.188 SQ.M (III)



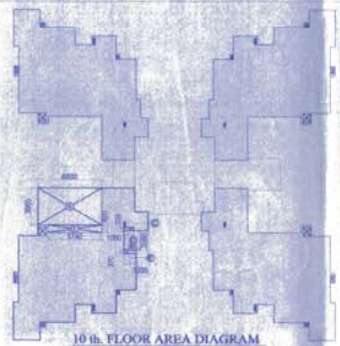
9th. FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON 9TH FLOOR CALCULATION

CIRCULATION AREA ON 9TH FLOOR
= (II - (4 X d4))
= 89.405 - 12.404
= 77.001 SQ.M (IV)

d4 = 2.095 X 1.480 = 3.101 SQ.M

TOTAL F.A.R. AREA ON 9TH FLOOR = III + IV = 653.188 + 77.001 = 730.279 SQ.M (II)

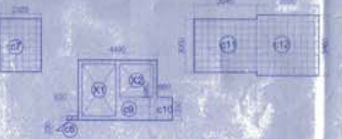


10 th. FLOOR AREA DIAGRAM

NET UNIT AREA CALCULATION ON 10TH FLOOR

NET UNIT AREA OF ONE UNIT ON 10TH FLOOR = tab - (a + b) + (C + D + E)
= 163.297 - 31.798 + 4.540
= 136.103 SQ.M (tab)

NET UNIT AREA ON 10TH FLOOR OF TOWER F1
= 4 X 136.103
= 544.408 SQ.M (V)



10 th. FLOOR CIRCULATION AREA DIAGRAM

CIRCULATION AREA ON 10TH FLOOR CALCULATION

CIRCULATION AREA ON 10TH FLOOR
= (c7 + c8 + c9 + c10 + c11 + c12) - (X1 + X2)
= 40.548 + 6.31
= 37.338 SQ.M (VI)

c7 = 2.325 X 3.000 = 6.975 SQ.M
c8 = 0.630 X 0.230 = 0.145 SQ.M
c9 = 4.490 X 3.460 = 15.535 SQ.M
c10 = 0.800 X 1.330 = 1.144 SQ.M
c11 = 3.045 X 3.000 = 10.935 SQ.M
c12 = 3.530 X 3.460 = 12.214 SQ.M

X1 = 3.000 X 1.600 = 9.700 SQ.M
X2 = 1.800 X 1.600 = 3.610 SQ.M

TOTAL F.A.R. AREA ON 10TH FLOOR = V + VI = 544.408 + 37.339 = 581.746 SQ.M (I)

DOOR & WINDOW SCHEDULES

NAME	SIZE	SILL	LINTEL	REMARKS
D	1250 X 2100		2100	ENTRANCE DOOR
D1	1000 X 2100		2100	BED ROOMS
D2	900 X 2100		2100	DRAWING ROOM, KITCHEN
D3	750 X 2100		2100	TOILET / M.BR
D4	1000 X 2200		2200	ENTI.DOOR
F3	1000X 2100		2100	FIRE STAIRCASE
T2	1000X 2100			TERRACE
SD1	1800 X 2000		2000	BALCONY
SD2	1800 X 2000		2000	BALCONY
SD3	1500X2000		2000	BALCONY
SD4	1515X2000		2000	BALCONY
SD5	2130X2000		2000	BALCONY
SD6	3750 X 2000		2000	BALCONY
SD7	1515X2000		2000	BALCONY
W	1200 X 1500	1000	2100	KITCHEN U.P.VC
W1	1800 X 1500	900	2100	STAIRCASE FIRE & MAIN
W2	1800 X 1500	900	2100	BEDROOM
W3	900 X 1200	1100	2100	TOILETS
W4	750 X 1070	900	2100	DRY.LOBBY U.P.VC
W5	1800 X 1070	1000	2070	STAIRCASE U.P.V.
W6	1800 X 1200	900	2100	K.ROOM
V	1200 X 600	2100	2700	WORK TOPS

PIPE LEGEND

SANCTI

ARCHITECT'S SIGNATURE

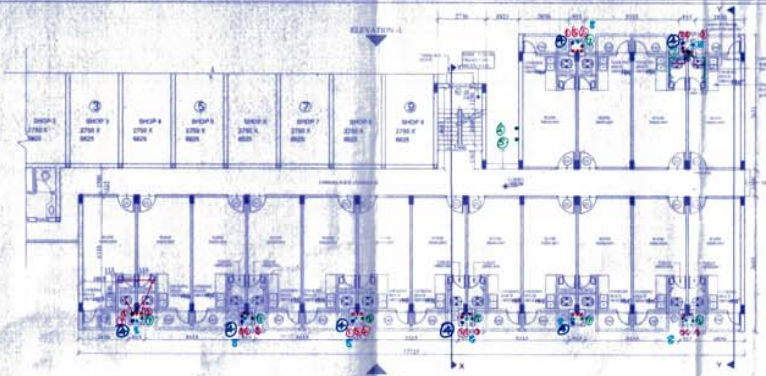
OWNER'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

PROJECT TITLE
PROPOSED GROUP HOUSING SCHEME
FOR STANZA DEVELOPERS & INFRASTRUCTURE
PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

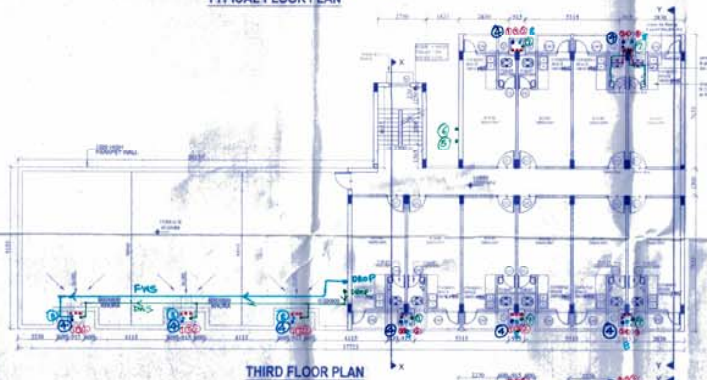
DRAWING TITLE	DIMENSION (DRAWING)	DRG. NO.
PLANS & AREA TOWER - F1	(S+10)	11
SCALE :- 1:100		
DATE :- OCT, 2012		

R.K.& ASSOCIATES

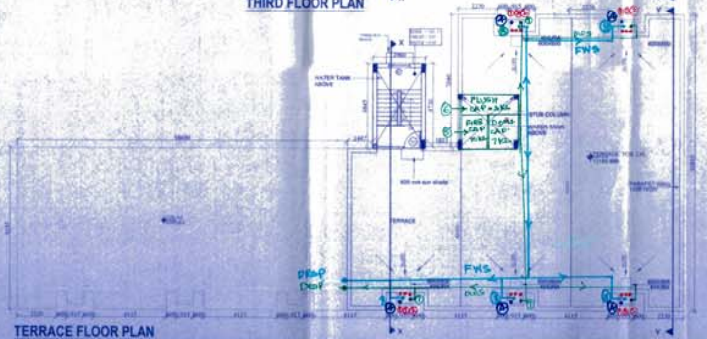


GROUND FLOOR PLAN

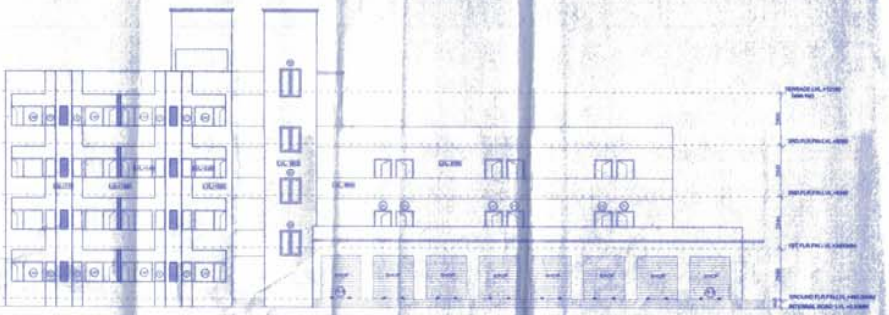
TYPICAL FLOOR PLAN



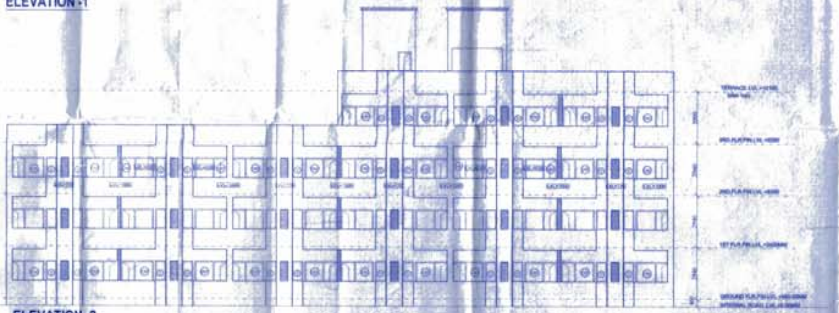
THIRD FLOOR PLAN



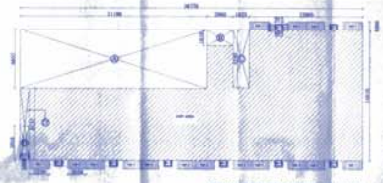
TERRACE FLOOR PLAN



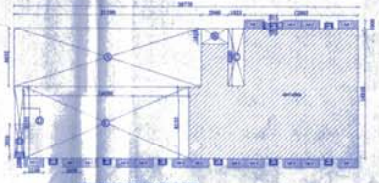
ELEVATION -1



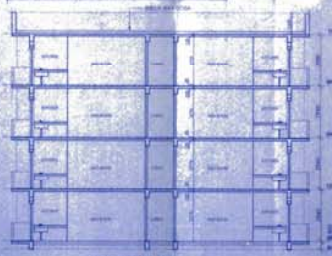
ELEVATION -2



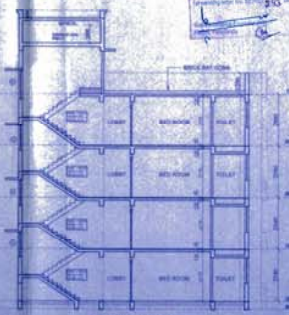
AREA DIAGRAM FOR GROUND, 1&2 FLOOR



AREA DIAGRAM FOR 3RD FLOOR

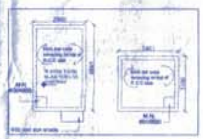


SECTION -YY



SECTION -XX

WATER TANK PLAN



WATER TANK ROOF PLAN

AREA STATEMENT

FLOOR/FUNCTON	AREA(in sqm.)
GROUND FLOOR (I)	413.831
FIRST FLOOR.....(II)	409.361
SECOND FLOOR (III)	409.361
THIRD FLOOR ....(IV)	256.215
TOTAL F.A.R.((I) + (II) X 2 + (IV))	1488.768
TOTAL BALCONY AREA....(III)	33.604
GROUND COVERAGE (I + III)	447.435

PIPE LEGEND

1	100MM Ø H.C.I. WASTE & VENT PIPE.
2	150MM Ø H.C.I. SOIL & VENT PIPE.
3	50MM Ø ANTI - SIPHONAGE PIPE.
4	32MM Ø G.I. ON TAKE PIPE
5	100MM Ø R. W. P.

Door Windows Schedule

Name	Size	Cill	Lintel	Remarks
DW	1885 x 2100	1000	2100	Kitchen
DW	1628 x 2100	1000	2100	Kitchen
D1	1000 x 2100	-	2100	Rooms
D2	750 x 2100	-	2100	Toilet
TD	1000x2100	-	2100	Terrace
V	600 x 1110	1000	2100	Toilet
W	1200 x 1450	1000	2100	Staircase

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

PROJECT TITLE Annexure I

PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	(SUBMISSION DRAWING)	DRG. NO.
EWS (G+3)	PLANS, ELEVATION, SECTION & AREA CALCULATION	13

SCALE :- 1:100

DATE :- OCTOBER 2012

R.K.& ASSOCIATES
Architects, Engineers & Planners

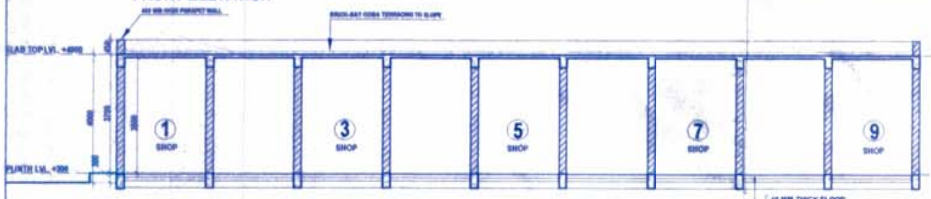
SANCTIONED

To be read in conjuction with memo No 25585 Dtd 13/12/12

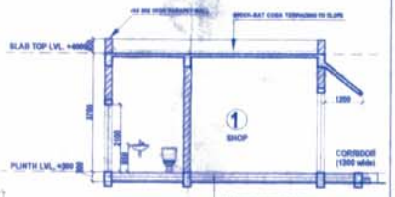
Superintending Engineer HUDA, Panchkula

D.T.P. (HQ) S.T.P. (ROHTAK) C.T.P. (HARYANA)

FRONT ELEVATION

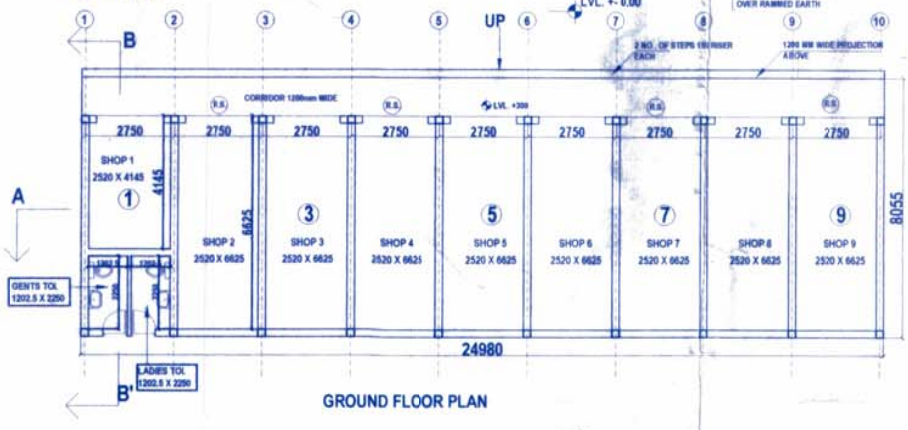


SECTION AA'



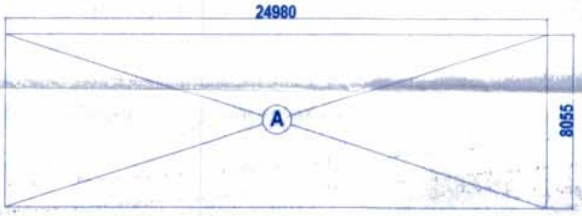
SECTION BB'

40 MM THICK FLOOR FINISH ON 100 MM LEAN CONC. ON 100 MM SAND FILLING OVER RAMMED EARTH

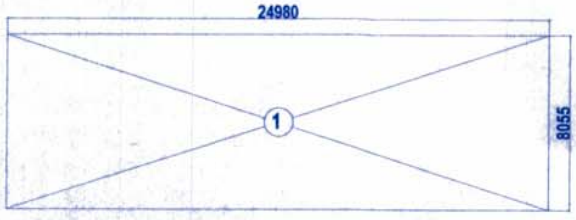


GROUND FLOOR PLAN

TERRACE FLOOR PLAN



F.A.R. CALCULATION :
AREA OF SHOPS = A = 201.213 sq.mts.
AREA A = 24.980 X 8.055 = 201.213 sq.mts.



GROUND COVERAGE CALCULATION
GROUND COVERAGE OF SHOPS = 1 = 201.213 sq.mts.
AREA 1 = 24.980 X 8.055 = 201.213 sq.mts.

ARCHITECT'S SIGNATURE

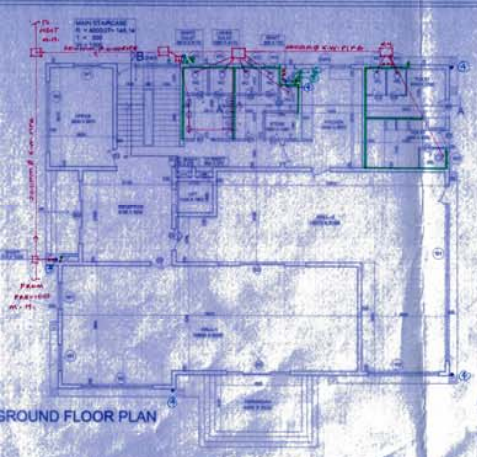
PRAVEEN KUMAR
CA - 82 / 6974
Architect & Town Planner

OWNER'S SIGNATURE
for Stanza Developers & Infrastructure Pvt. Ltd.
Auth. Signatory

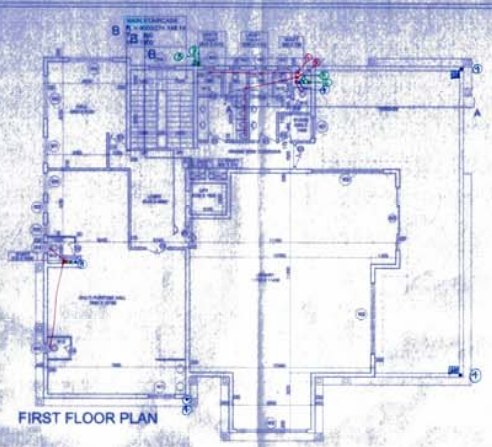
PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	(SUBMISSION DRAWING)	DRG. NO.
SHOPS	PLANS,ELEVATION, SECTION, & AREA CALCULATION	14
SCALE - 1:100		
DATE - October 2012		

R.K. & ASSOCIATES
ARCHITECTS, ENGINEERS & PLANNERS

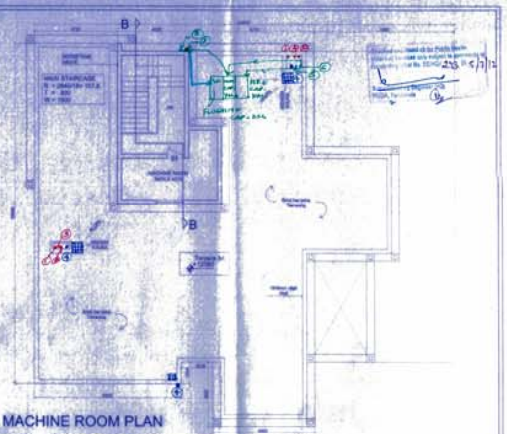


GROUND FLOOR PLAN

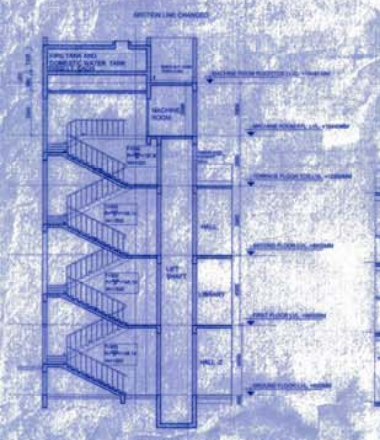


FIRST FLOOR PLAN

SECOND FLOOR PLAN

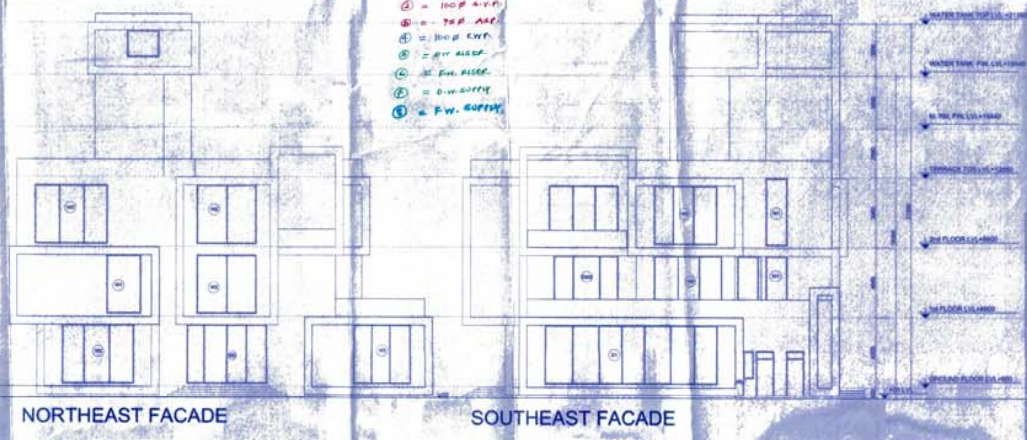


MACHINE ROOM PLAN



SECTION BB

SECTION AA



NORTHEAST FACADE

SOUTHEAST FACADE

WATER TANK PLAN

DOOR & WINDOW SCHEDULES

NAME	SIZE	C. Lvl.	L. Lvl.	LOCATION
D1	1000 X 2100	-	2100	ENT. LOBBY
D2	750 X 2100	-	2100	TOILET
D3	1300X 2100	-	2100	HALL
DW1	2250 X 2100	-	2100	KITCHEN
DW2	4980 X 2100	-	2100	TERRACE
D4D	1590 X 2100	-	2100	STAIRCASE
G1	16000 X 3350	150	3500	HALL
D5	3400 X 3350	-	3510	ENTRANCE
W1	1500 X 2700	150	3510	OFFICE/ HALL
W2	4970 X 3350	150	3510	HALL
D6	900 X 1000	1200	2100	TOILET
G2	2100 X 3350	150	3510	HALL
G3	1200 X 3350	150	3510	HALL
SW	1500 X 1000	1100	2100	STAIRCASE

PIPE LEGEND

1. 100MM Ø H.C.I. WASTE & VENT PIPE
2. 100MM Ø H.C.I. SOIL & VENT PIPE
3. 50MM Ø (MIN - 32MM) W.S. PIPE
4. 50MM Ø G.I. DN TANK PIPE
5. 100MM Ø R. W. P.

SANCTION

ARCHITECT'S SIGNATURE

PRAVEEN KUMAR
CA - 82 / 6974

OWNER'S SIGNATURE

For Stanza Developers & Infrastructure Pvt. Ltd.

Director

PROJECT TITLE: Additional

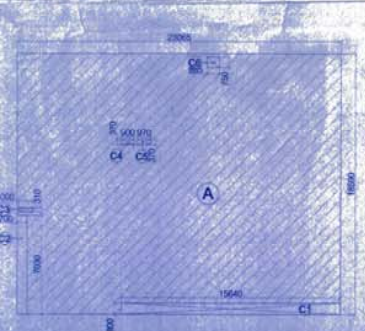
PROPOSED GROUP HOUSING SCHEME FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT. LTD. IN HUDA SEC. 19 AT PANIPAT

DRAWING TITLE	SUBMISSION DRAWING	DRG. NO.
COMMUNITY BUILDING (G+2)	PLANS & AREA CALCULATION	15

SCALE - 1:100

DATE - OCT. 2012

R.K.& ASSOCIATES

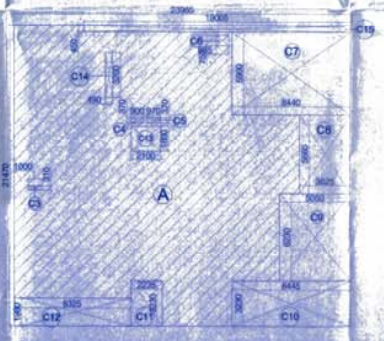


F.A.R ON GROUND FLOOR

A =23.065x18.590= 428.779

c1=	15.640x	0.800=	12.512
c2=	0.700x	7.030=	4.921
c3=	1.000x	0.310=	0.310
c4=	0.900x	0.370=	0.333
c5=	0.970x	0.370=	0.359
c6=	0.865x	0.865=	0.664

AREA OF GROUND FLOOR
A - (c1+c2+c3+c4+c5+c6)
=436.779-19.099
=409.679 SQM
= 409.679 SQM ..... (I)

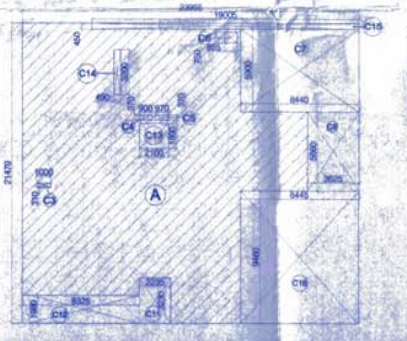


F.A.R ON 1ST FLOOR

A =23.965x21.470=514.528

c3=	1.000x	0.310=	0.310
c4=	0.900x	0.370=	0.333
c5=	0.970x	3.370=	0.359
c6=	0.865x	0.750=	0.664
c7=	8.440x	5.900=	49.796
c8=	3.625x	5.900=	20.518
c9=	5.050x	6.230=	31.462
c10=	6.445x	3.230=	27.277
c11=	2.235x	3.230=	7.219
c12=	8.325x	1.980=	16.483
c13=	2.100x	1.800=	3.780
c14=	0.490x	0.450=	1.568
c15=	19.005x	0.450=	8.552

AREA OF 1ST FLOOR
A - (c3+c4+c5+c6+c7+c8+c9+.....+c15)
=514.528 - 166.321
=348.207 SQM
= 348.207 SQM ..... (II)



F.A.R ON 2ND FLOOR

A =23.965x21.470=514.528

c3=	1.000x	0.310=	0.310
c5=	0.970x	0.370=	0.359
c6=	0.865x	0.750=	0.664
c7=	0.844x	5.900=	49.796
c8=	3.625x	5.660=	20.518
c11=	2.235x	3.230=	7.219
c12=	8.325x	1.980=	16.483
c13=	2.100x	1.800=	3.780
c14=	0.490x	3.200=	1.568
c15=	19.005x	0.450=	8.552
c 16=	8.445x	9.460=	79.890

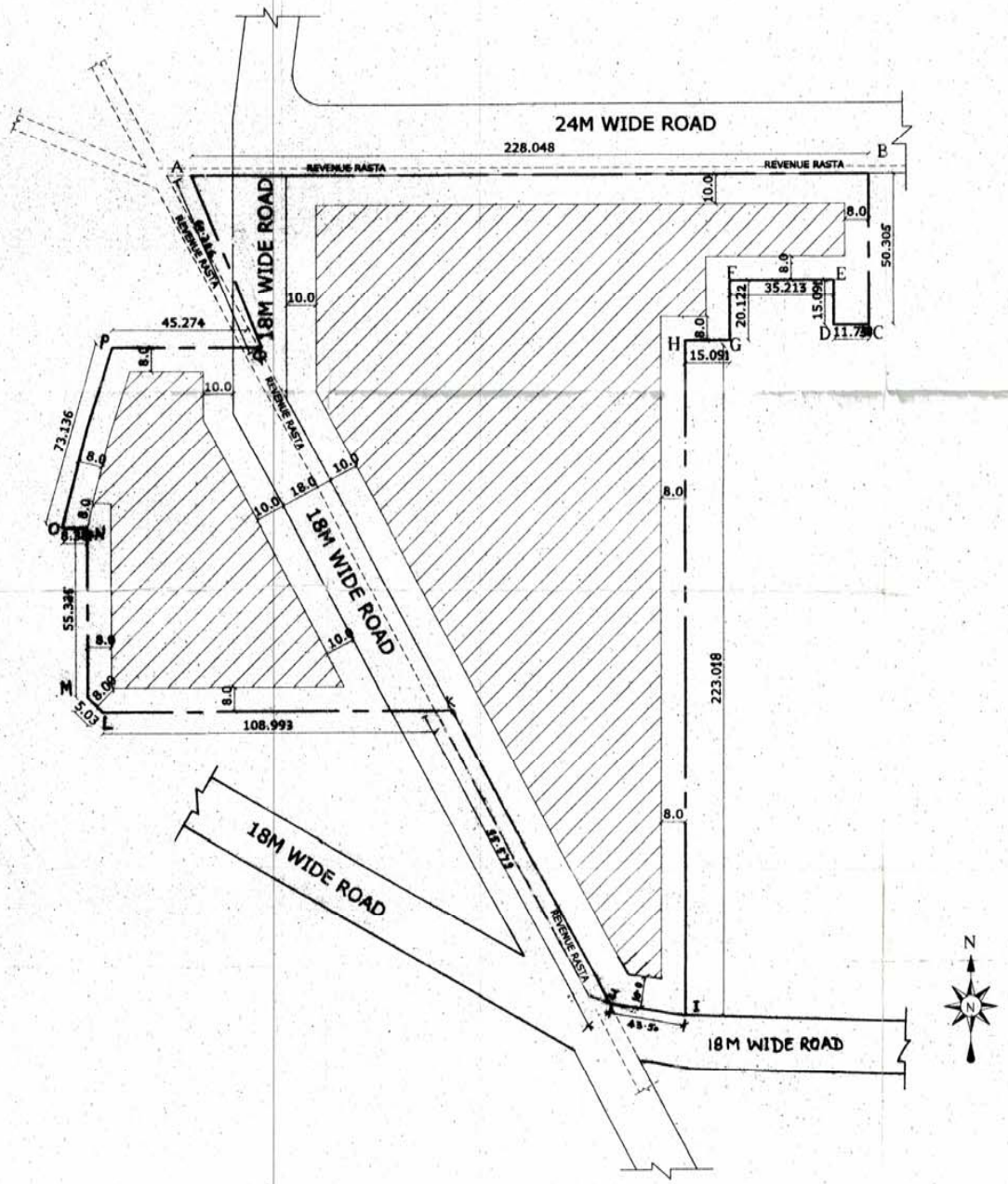
AREA 2ND FLOOR
A - (c3+c4+c5+c6+c7+c8+c11+c12+c13+14+c15+c16)
=514.528 - 189.472
=325.056 SQM
= 325.056 SQM ..... (III)

GROUND COVERAGE AREA DIAGRAM

TOTAL COMMUNITY BUILDING F.A.R =
= I + II + III
= 409.679 + 348.207 + 325.056
= 1082.942 SQM
= 1082.942 SQM

TOTAL COMMUNITY BUILDING GROUND COVERAGE =
= 514.528 - (C3 + C4+ C5+C6 + C10+ C11+C12+C15)
= 514.528 - 61.197
= 453.331 SQM
= 453.331 SQM

ZONING PLAN — STANZA-PANIPAT-



ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 10.0125 ACRES (LICENCE NO.997 OF 2006 DATED 16.6.2006) IN SECTOR-19,PANIPAT BEING DEVELOPED BY M/S STANZA DEVELOPERS AND INFRASTRUCTURE PVT.LTD

FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES,1965.

1.SHAPE & SIZE OF SITE:

The shape and size of the Group Housing Colony is in accordance with the approved demarcation plan shown as A To B. As Confirmed by D.T.P(E) PANIPAT vide Endst. No 3121 dated 14.07.2006

2.TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenent building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

3.GROUND COVERAGE AND FAR:

a)Building shall only be permitted with in the portion of the site marked as ▨ buildable zone and no where else.

b)The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30%

c)The maximum FAR shall not exceed 175. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director, Town and Country Planning, Haryana.

4.HEIGHT OF BUILDING:

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

a)The maximum height of the buildings shall not be more than 60 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.This clause shall be read in conjuction of clause no. 13 mentioned below .

b)If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.

c)Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.

d)All building block(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	16

e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

5.SUB-DIVISION OF SITE:

a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.

b) The site shall not be sub divided or fragmented in any manner whatsoever.

6.GATE POST AND BOUNDARY WALL.

Such Boundery wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/ public open space.

7.DENSITY.

The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 250 PPA.
For computing the density, the occupancy per main dwelling unit shall betaken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8.ACCOMMODATION FOR SERVICE POPULATION.

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less then 10 %of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft.In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

9. PARKING:

Parking space shall be provided at the rate of one car park per flat excluding EWS flats. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-

a) Basement. 35 sqm.
b) Stilts. 30 sqm.
c) Open. 25 sqm.

At least 50% of the equivalent car spaces shall be provided in the form of covered pa

10.LIFTS AND RAMPS.

Ramps would be optional in Group Housing building in case of 100% stand by genera along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more then four storeys lifts with 100% stand b generators along with automatic switchover would be essential.The clear width of ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slop steeper than 1:10. The entry and exit shall be seperate perferably at opposite ends.

11.OPEN SPACES.

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and land scaped according to the plan approved by th D.T.C.P. Haryana. At least 15% of the total site area shall be developed as organise open space i.e tot lots and play ground.

12.APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at site shall have to be got appr from the DTCP, Haryana (under section 8(2) of the Act No.41 of 1963), before takin up the construction.

13.BUILDING BYE- LAWS:

The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and stipulate no conditions or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DTCP, Har

14.CONVENIENT SHOPPING.

0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions.

a) The ground coverage of 100% with FAR of 100 will be permissible. However this wi be a part of the permissible ground coverage and FAR of the Group Housing Colony.
b) The size of Kiosk/Shops shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25
c) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meters.

15.PROVISION OF COMMUNITY BUILDINGS.

The community buildings shall be provided as per the composite norms in the Group Housing Scheme.

16.BASEMENT:

Twin level basement within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition t parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for par and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for us other than those specified above.

17. APPROACH TO SITE:

The vehicular approach to the site and parking lots shall be planned and provided gi due consideration to the junctions of and the junctions with the surrounding roads t the satisfaction of the DTCP, Haryana.

18. FIRE SAFETY MEASURES:

a) The owner will ensure the provision of proper fire safety measures in the multi stor buildings conforming to the provisions of Rules 1965/ NBC and the same should be certified from the competent authority.
b) Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector Haryana.

19. SOLAR WATER HEATING SYSTEM

The use of solar water heating system as per norms specified by HAREDA is mandato and shall be made operational in group housing before applying for an occupation cer

20. The coloniser shall obtain the clearance/NOC as per the provisions of the Notificatio No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

DRG. NO. D.T.C.P. 1379 DATED 25.9.07

(HITESH SHARMA) DTP(HQ)

(DHARE SINGH) CTP(HR)

(S.S. DHILLO D.T.C.P.(H

L ZONED AREA= 6.5 ACRE