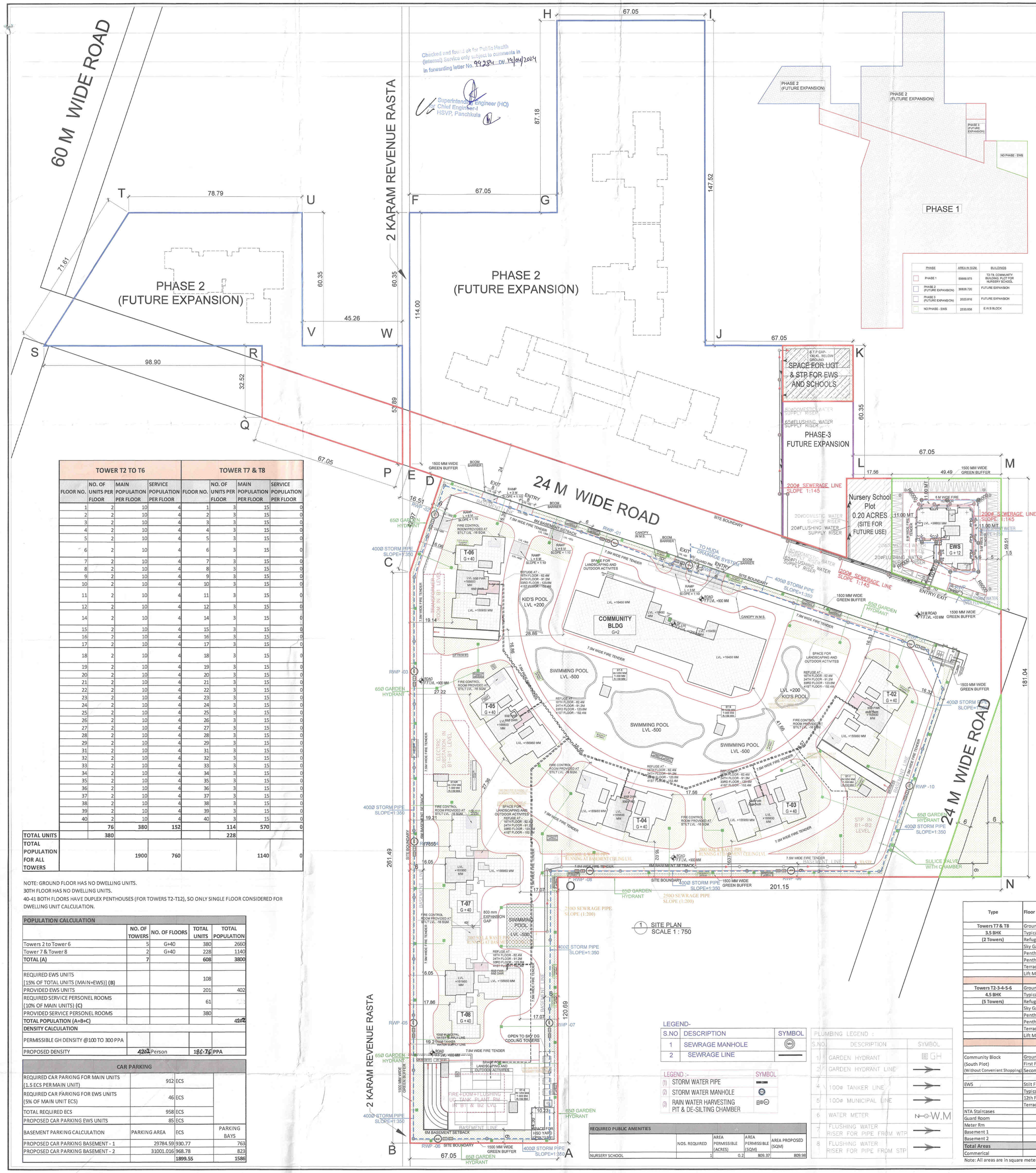


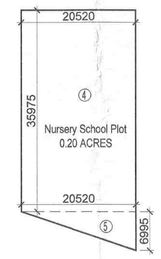
Checked and found ok for Public Health (Internal) Service only. Need to comments in forwarding letter No. 92284 Dt. 19/04/2024

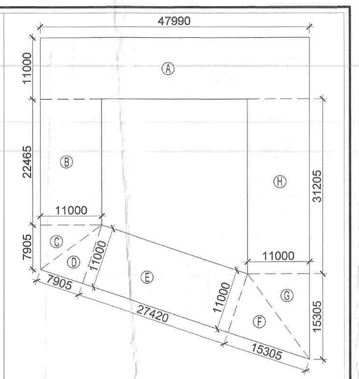
Superintending Engineer (HQ) cum Chief Engineer-I HSVP, Panchkula

DRM No. DTCP 10229 Dated 30/5/24

Nursery School Plot							
PLOT AREA							
S.NO.	PARTICULARS						AREA (SQMT)
4	1	X	20.520	X	35.975	=	738.207
5	0.5	X	20.520	X	6.995	=	71.769
TOTAL Nursery School Plot area						=	809.98

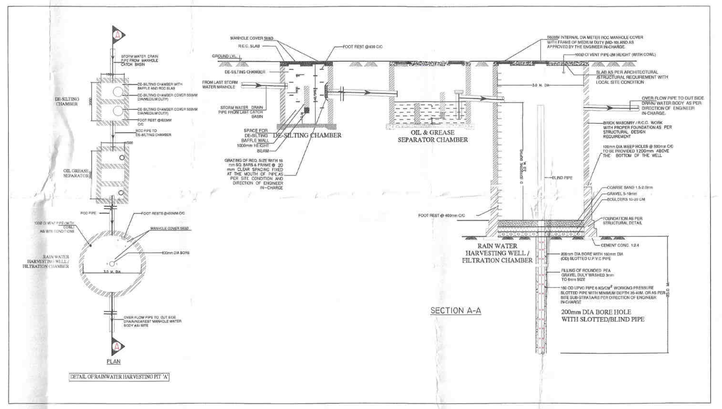
2 SCHOOL PLOT AREA CALCULATION SCALE 1 : 500



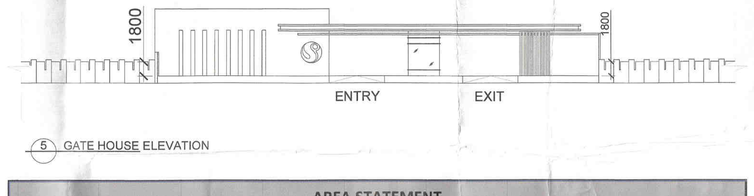


EWS PARKING AREA							
PARKING AREA CALC							
S.NO.	PARTICULARS						AREA (SQMT)
A	1	X	47.990	X	11.000	=	527.890
B	1	X	11.000	X	22.465	=	247.115
C	0.5	X	11.000	X	7.905	=	43.478
D	0.5	X	11.000	X	7.905	=	43.478
E	1	X	27.420	X	11.000	=	301.620
F	0.5	X	11.000	X	15.305	=	84.178
G	0.5	X	11.000	X	15.305	=	84.178
H	1	X	11.000	X	31.205	=	343.255
TOTAL BUILT UP PARKING AREA						=	1875.19
ECS @ 25 SQM = 1875.19/25						=	72.83
SURFACE PARKING BAYS PROVIDED						=	51
MECHANICAL PARKING PROVIDED IN STILT						=	17 X 2 = 34
TOTAL PARKING BAYS PROVIDED						=	85

3 EWS PARKING CALCULATION SCALE 1 : 500



4 RAIN WATER HARVESTING DETAIL



5 GATE HOUSE ELEVATION

AREA STATEMENT				
SITE AREA	22.50	Acres	91,054.35	Sqm
PLOT AREA FOR GROUP HOUSING (X)	90599.08		99.50%	
PLOT AREA FOR COMMERCIAL (Y)	455.27		0.50%	
PERMISSIBLE GH FAR @1.75 (A)	1,58,548.39	Sqm	1.75	FAR
ADDITIONAL PERMISSIBLE GH FAR @12% FOR GOLD IGBC PRE CERTIFICATION ON X (B)	10,871.89	Sqm		
ADDITIONAL PERMISSIBLE COMM FAR @12% FOR GOLD IGBC PRE CERTIFICATION ON Y (D)	54.63	Sqm		
TOTAL PERMISSIBLE GH FAR (A+B)	1,69,420.28	Sqm	1.87	FAR
TOTAL PROPOSED GH FAR	1,62,466.66	Sqm	1.79	FAR
TOTAL PERMISSIBLE COMM. FAR (Y+D)	509.90		112%	
TOTAL PROPOSED COMMERCIAL FAR	196.62		39%	
BALANCE GROUP HOUSING FAR	6,953.62	Sqm		
PERMISSIBLE GROUND COVERAGE @35%	31,869.02	Sqm	35%	
PROPOSED GROUND COVERAGE	8,526.00	Sqm	9.36%	
PLOT AREA CONSIDERED FOR GREEN (SOUTH PLOT - PHASE-1)	55,669.98	Sqm		
GREEN AREA REQUIRED @15%	8,350.50	Sqm	15%	
GREEN AREA PROVIDED	9,435.67	Sqm	16.9%	

Type	Floor	No of Floors	FAR	No of Towers	Total FAR of all Towers	Total Non FAR of all Towers	Built Up Area	Total Built Up Area	Ground Coverage	Total Ground Coverage	To no of Units
Towers T7 & T8	Ground Level	1	418.849		837.698	333.659	752.508	1505.016			0
3.5 BHK	Typical Floor	34	579.881		39431.908	171.790	751.671	51113.628			204
(2 Towers)	Refuge Level (16,24,33)	3	585.929		3515.574	208.281	794.210	4765.260			18
	Sky Garden	1	64.294	2	128.588	655.388	719.682	1439.364	837.878	1675.756	0
	Penthouse Level 1	1	572.267		1144.534	171.790	744.057	1488.114			6
	Penthouse Level 2	1	500.798		1001.596	144.579	645.377	1290.754			0
	Terrace Level	1	64.294		128.588	80.481	144.775	289.550			0
	Lift Machine Rm + Mumty	1	0.000		0.000		139.210	278.420			0
Towers T2-3-4-5-6	Ground Level	1	427.949		2139.745	302.597	730.546	3652.730			0
4.5 BHK	Typical Floor	34	532.773		90571.410	129.418	662.191	112572.470			340
(5 Towers)	Refuge Level (16,24,33)	3	532.771		7991.565	166.988	699.759	10496.385			30
	Sky Garden	1	69.498	5	347.490	734.315	803.813	4019.065	856.703	4283.515	0
	Penthouse Level 1	1	532.773		2663.865	129.943	662.716	3313.580			10
	Penthouse Level 2	1	396.511		1982.555	136.280	532.791	2663.955			0
	Terrace Level	1	63.038		315.190	66.795	129.833	649.165			0
	Lift Machine Rm + Mumty	1	0.000		0.000		147.370	736.850			0
Community Block	Ground floor				1883.235			1883.235		1883.235	
(South Plot)	First Floor				1596.453			1818.213			
(Without Convenient Shopping)	Second Floor				1406.001			1627.761			
EWS	Stilt Floor	1	87.246		87.246		478.187	478.187		514.379	
	Typical Floor (1st to 11th Floor)	11	434.91	1	4784.010		501.733	5519.063			
	12th Floor	1	365.405		365.405		425.749	425.749			
	Terrace Lvl	1	0		0		41.237	41.237			
NTA Staircases								232.83			
Guard Room					12			9		9	
Meter Rm					132			87		87	
Basement 1								36115.974			
Basement 2								35767.793			
Total Areas			6,229.19	8.00	1,62,466.66		10,507.42	2,44,280.35	1,694.58	8,622.00	608
Commercial					169.12		169.12	169.12	169.12		

Note: All areas are in square meter

TOWER T2 TO T6				TOWER T7 & T8			
FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR	SERVICE POPULATION PER FLOOR	FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR	SERVICE POPULATION PER FLOOR
1	2	10	4	1	3	15	0
2	2	10	4	2	3	15	0
3	2	10	4	3	3	15	0
4	2	10	4	4	3	15	0
5	2	10	4	5	3	15	0
6	2	10	4	6	3	15	0
7	2	10	4	7	3	15	0
8	2	10	4	8	3	15	0
9	2	10	4	9	3	15	0
10	2	10	4	10	3	15	0
11	2	10	4	11	3	15	0
12	2	10	4	12	3	15	0
14	2	10	4	14	3	15	0
15	2	10	4	15	3	15	0
16	2	10	4	16	3	15	0
17	2	10	4	17	3	15	0
18	2	10	4	18	3	15	0
19	2	10	4	19	3	15	0
20	2	10	4	20	3	15	0
21	2	10	4	21	3	15	0
22	2	10	4	22	3	15	0
23	2	10	4	23	3	15	0
24	2	10	4	24	3	15	0
25	2	10	4	25	3	15	0
26	2	10	4	26	3	15	0
27	2	10	4	27	3	15	0
28	2	10	4	28	3	15	0
29	2	10	4	29	3	15	0
31	2	10	4	31	3	15	0
32	2	10	4	32	3	15	0
33	2	10	4	33	3	15	0
34	2	10	4	34	3	15	0
35	2	10	4	35	3	15	0
36	2	10	4	36	3	15	0
37	2	10	4	37	3	15	0
38	2	10	4	38	3	15	0
39	2	10	4	39	3	15	0
40	2	10	4	40	3	15	0
	76	380	152		114	570	0
TOTAL UNITS	380				228		
TOTAL POPULATION FOR ALL TOWERS		1900	760			1140	0

NOTE: GROUND FLOOR HAS NO DWELLING UNITS.
30TH FLOOR HAS NO DWELLING UNITS.
40-41 BOTH FLOORS HAVE DUPLEX PENTHOUSES (FOR TOWERS T2-T12), SO ONLY SINGLE FLOOR CONSIDERED FOR DWELLING UNIT CALCULATION.

POPULATION CALCULATION				
	NO. OF TOWERS	NO. OF FLOORS	TOTAL UNITS	TOTAL POPULATION
Towers 2 to Tower 6	5	G+40	380	2660
Tower 7 & Tower 8	2	G+40	228	1140
TOTAL (A)	**7**		**608**	**3800**
REQUIRED EWS UNITS (15% OF TOTAL UNITS (MAIN+EWS)) **(B)**			108	
PROVIDED EWS UNITS			201	402
REQUIRED SERVICE PERSONEL ROOMS (10% OF MAIN UNITS) **(C)**			61	
PROVIDED SERVICE PERSONEL ROOMS			380	
TOTAL POPULATION (A+B+C)				**4202**
DENSITY CALCULATION				
PERMISSIBLE GH DENSITY @100 TO 300 PPA				
PROPOSED DENSITY	4202 Person		186.76 PPA	

CAR PARKING		
REQUIRED CAR PARKING FOR MAIN UNITS (1.5 ECS PER MAIN UNIT)	912 ECS	
REQUIRED CAR PARKING FOR EWS UNITS (5% OF MAIN UNIT ECS)	46 ECS	
TOTAL REQUIRED ECS	958 ECS	
PROPOSED CAR PARKING EWS UNITS	85 ECS	
BASEMENT PARKING CALCULATION	PARKING AREA ECS	PARKING BAYS
PROPOSED CAR PARKING BASEMENT - 1	29784.59 930.77	763
PROPOSED CAR PARKING BASEMENT - 2	31001.016 968.78	823
	1899.55	1586

REQUIRED PUBLIC AMENITIES				
	NOS. REQUIRED	AREA PERMISSIBLE (ACRES)	AREA PERMISSIBLE (SQM)	AREA PROPOSED (SQM)
NURSERY SCHOOL	1	0.2	809.37	809.98

LEGEND-		
S.NO	DESCRIPTION	SYMBOL
1	SEWRAGE MANHOLE	SM
2	SEWRAGE LINE	

LEGEND :-	SYMBOL
(1) STORM WATER PIPE	
(2) STORM WATER MANHOLE	
(3) RAIN WATER HARVESTING PIT & DE-SILTING CHAMBER	

PLUMBING LEGEND :-		
S.NO.	DESCRIPTION	SYMBOL
1	GARDEN HYDRANT	GH
2	GARDEN HYDRANT LINE	
4	100ø TANKER LINE	
5	100ø MUNICIPAL LINE	
6	WATER METER	W.M
7	FLUSHING WATER RISER FOR PIPE FROM WTP	
8	FLUSHING WATER RISER FOR PIPE FROM STP	

I

STP (HQ) Member Secretary BPAC — STP (HQ) Member BPAC — Chief Town & Country Planning Haryana, Chandigarh — DDT(T) DTP (HQ) MEMBER BPAC — ATP(HQ) — PA — A.T.P. — (Dinesh Kumar) PA(HQ)

N

OWNER SIGN — Signature Global India Limited

ARCHITECT SIGN — VISHAL SHARMA ARCHITECT CA/2022/93 2022/10/0018

- Non Tower area basement slab is designed for 45 Tonne Fire Tender Load.
- All Toilets are mechanically ventilated.
- All staircases above ground are naturally cross ventilated.

REVISION	DATE	DESCRIPTION	BY

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FOR TENDER PURPOSE	☐
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GOOD FOR CONSTRUCTION	☐

KEYPLAN

CLIENT

Proposed Group Housing colony measuring 22.50 Acres (Licence no. 9 of 2010 dated 23.01.2010) in Sec.-71, Gurugram Manesar urban complex being developed by Signature Global India Ltd., 13th Floor, Dr. Gopal Das Bhavan, 28 Barakhamba Road, Cannaught Place, New Delhi, 110001.

DATE	PROJECT INCHARGE	CHECKED BY
SCALE	DEALT BY	APPROVED BY

DRAWING TITLE

SITE PLAN / *PHASING PLAN*

CONSULTANTS

STRUCTURE :	VINTECH CONSULTANTS
MEP :	SANELAC CONSULTANTS PVT LTD
LANDSCAPE :	NMP DESIGN

ARCHITECT:

Confluence
NEW DELHI , INDIA

F - 1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR Ph- +91-11-26925684 ccs@inconfluence.com Member of IGBC N.D. - 65, INDIA Ph- +91-11-40564788 www.inconfluence.com ISO - 9001 : 2000
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hospitality interiors

ARCHITECTURE

DRAWING NO.	REVISION
S2	R0

Print Date: 29 April 2024