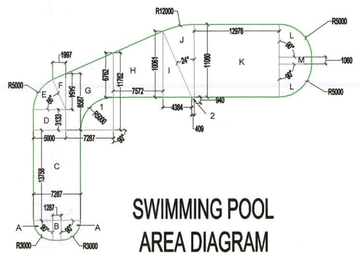
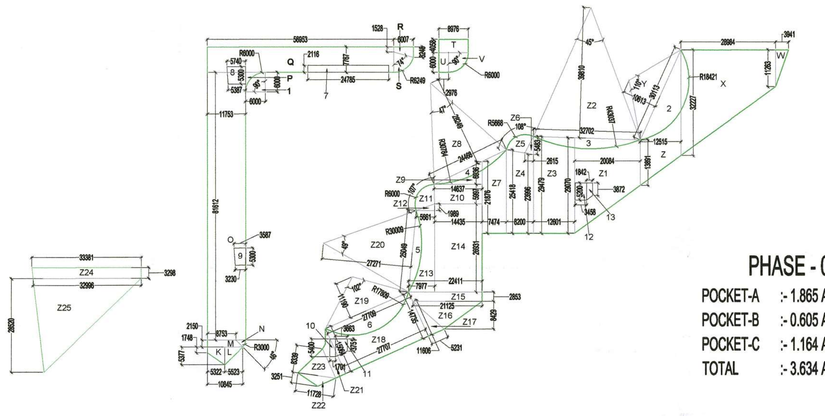
GREEN AREA DETAIL					
ADDITIONS					
S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	45.030	15.088	679.413
B	1	(9.348+26.739)/2		31.619	570.517
C	1	(1.676+8.382)/2		18.440	92.735
D	1	1	62.027	5.762	357.400
E	1	1	3.747	23.104	86.571
F	1	(28.896+29.528)/2		20.849	609.041
G	1	(7.144+6.100)/2		34.472	228.274
H	1	1	23.819	6.272	149.393
I	1	(6.272+5.501)/2		6.189	36.432
J	1	0.5	12.222	5.501	33.617
K	1	(1.748+5.377)/2		5.322	18.960
L	1	0.5	5.523	5.377	14.849
M	1	(8.753+10.845)/2		2.150	21.068
N	0.128	3.143	3.000	3.000	3.614
O	1	1	81.612	11.753	959.186
P	1	1	6.000	6.000	36.000
Q	1	1	56.953	7.767	442.354
R	1	(1.528+3.248)/2		6.007	14.345
S	0.206	3.143	6.249	6.249	25.228
T	1	1	8.976	4.058	36.425
U	1	1	2.976	6.000	17.856
V	0.25	3.143	6.000	6.000	28.286
W	1	0.5	3.941	11.263	22.194
X	1	(32.227+11.263)/2		28.984	630.257
Y	1	0.5	10.613	30.113	159.795
Z	1	(13.891+32.227)/2		12.515	288.583
Z1	1	(13.891+29.070)/2		20.084	431.414
Z2	1	0.5	32.702	39.810	650.933
Z3	1	(29.479+29.070)/2		12.601	368.888
Z4	1	(25.418+23.996)/2		8.200	202.597
Z5	0.300	3.143	5.668	5.668	30.290
Z6	1	0.5	2.615	5.483	7.169
Z7	1	(21.876+25.418)/2		7.474	176.738
Z8	1	0.5	28.249	24.468	345.598
Z9	1	0.5	14.637	6.936	50.761
Z10	1	(14.435+14.637)/2		5.997	87.172
Z11	0.297	3.143	6.000	6.000	33.629
Z12	1.000	0.500	5.661	1.989	5.630
Z13	1	(5.661+7.977)/2		26.931	183.642
Z14	1	1	14.435	26.931	388.749
Z15	1	(21.125+22.411)/2		2.853	62.104
Z16	1	0.5	21.125	8.429	89.031
Z17	1	0.5	5.231	11.606	30.355
Z18	1	(15.064+14.735)/2		27.707	412.820
Z19	1	0.5	27.709	11.190	155.032
Z20	1	0.5	27.271	25.049	341.556
Z21		PLINE			39.478
Z22	1	0.5	11.728	3.251	19.064
Z23	1	0.5	8.339	11.728	48.900
Z24	1	(33.381+32.996)/2		3.298	109.456
Z25	1	0.5	32.996	28.520	470.523
TOTAL ADDITION					10303.919
SUBTRACTIONS					
S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
1	0.25	3.143	6.000	6.000	28.286
2	0.306	3.143	18.421	18.421	325.868
3	0.125	3.143	43.037	43.037	727.643
4	0.131	3.143	30.784	30.784	388.839
5	0.136	3.143	30.009	30.009	385.231
6	0.283	3.143	17.809	17.809	282.424
7	1	1.000	24.785	2.116	52.445
8	1.000	(5.740+5.387)/2		5.300	29.487
9	1.000	(3.587+3.230)/2		5.300	18.065
10	1.000	1.000	1.701	5.400	9.185
11	1.000	(5.400+3.751)/2		3.663	16.760
12	1.000	1.000	5.200	3.458	17.982
13	1.000	(5.200+3.872)/2		1.842	8.355
TOTAL SUBTRACTION					2290.570
TOTAL GREEN AREA					8013.349



SWIMMING POOL AREA DIAGRAM

SWIMMING POOL AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	2	0.250	3.143	3.000	14.143
B	1	1	1.237	3.000	3.711
C	1	1	7.287	13.758	100.255
D	1	1	5.000	3.133	15.665
E	0.183	3.143	5.000	5.000	14.405
F	1	0.5	1.997	5.454	5.446
G	1	(8.587+11.762)/2		7.287	74.142
H	1	(6.762+10.061)/2		7.572	63.692
I	1	0.5	4.384	10.061	22.054
J	0.067	3.143	12.000	12.000	30.171
K	1	1	12.976	11.060	143.515
L	2	0.25	3.143	5.000	39.286
M	1	1	5.000	1.060	5.300
TOTAL ADDITION					531.783
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	0.25	3.143	5.000	5.000	19.643
TOTAL SUBTRACTION					19.643
TOTAL AREA					512.140



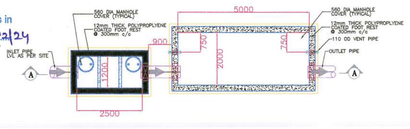
GREEN AREA DIAGRAM

GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	GREEN AREA				8013.349
TOTAL ADDITION					8013.349
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	SWIMMING POOL AREA				512.140
TOTAL SUBTRACTION					512.140
TOTAL GREEN AREA					7501.209

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

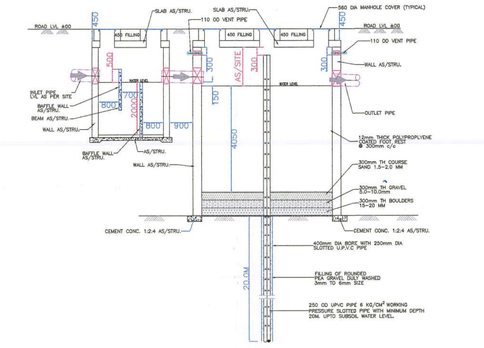
Checked and found ok for Public Health
(Internal) Service only subject to comments in
In forwarding letter No. 5219 dt. 24/12/24

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



PLAN OF DE-SILTING CHAMBER
SIZE:-2500x1200x 2000mm (ED)

PLAN OF RAIN WATER HARVESTING PIT
SCALE:- NTS



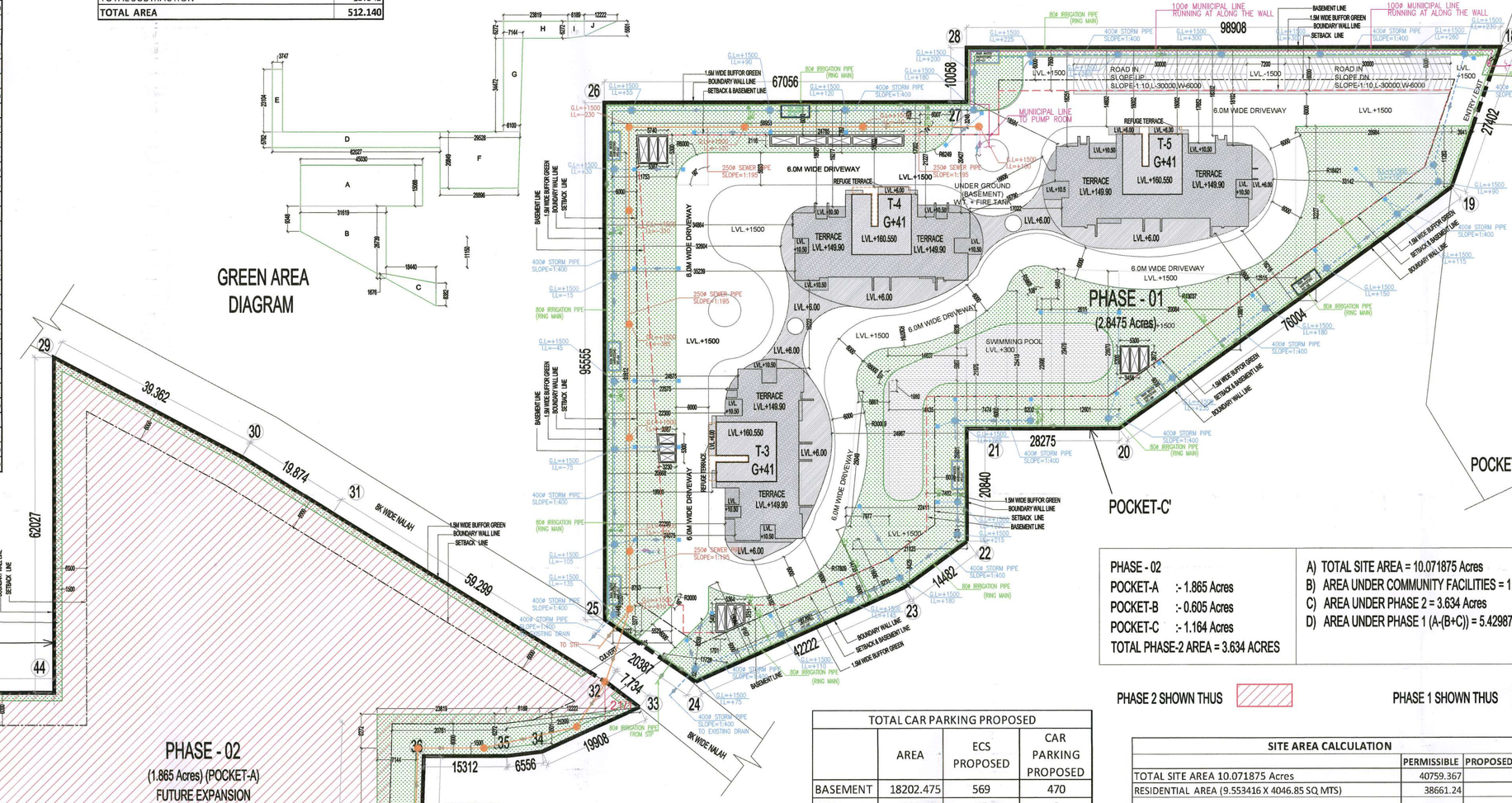
SECTION A-A
SCALE:- NTS

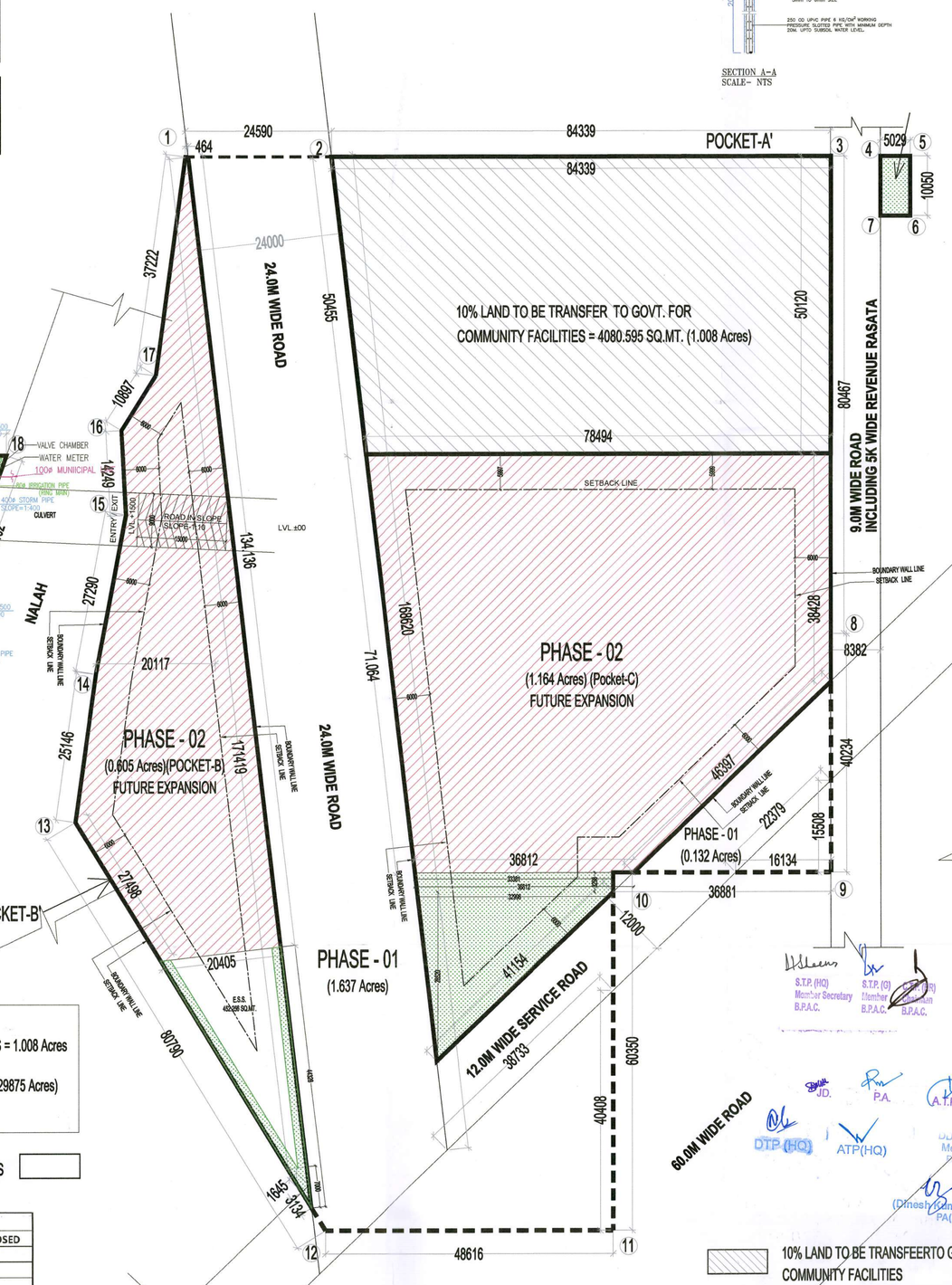
S.N.	STORM LEGENDS:-
01	STORM LINE (RCC NP2/NP3 PIPE)
02	STORM MANHOLE
03	DE-SILTING CHAMBER
04	RECHARGE PIT
05	CATCH BASIN 300X300/ 450X450
06	

S.N.	WATER SUPPLY LEGENDS:-
01	IRRIGATION LINE
02	GARDEN HYDRANT
03	VALVE CHAMBER 300x300/ 600X600

S.N.	SEWER LEGENDS:-
01	SEWER LINE
02	SEWER MANHOLE

PHASE - 02
POCKET-A :- 1.865 Acres
POCKET-B :- 0.605 Acres
POCKET-C :- 1.164 Acres
TOTAL :- 3.634 Acres





PHASE - 02	
POCKET-A	:- 1.865 Acres
POCKET-B	:- 0.605 Acres
POCKET-C	:- 1.164 Acres
TOTAL PHASE-2 AREA = 3.634 ACRES	

A) TOTAL SITE AREA = 10.071875 Acres
B) AREA UNDER COMMUNITY FACILITIES = 1.008 Acres
C) AREA UNDER PHASE 2 = 3.634 Acres
D) AREA UNDER PHASE 1 (A-(B+C)) = 5.429875 Acres

PHASE 2 SHOWN THUS

PHASE 1 SHOWN THUS

TOTAL CAR PARKING PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT	18202.475	569	470
STILT	407.969	15	0
TOTAL	18610.444	583	470

BASEMENT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	5689.540	177.80	149
BASEMENT 02	6192.698	193.52	158
BASEMENT 03	6320.237	197.51	163
TOTAL	18202.475	569	470

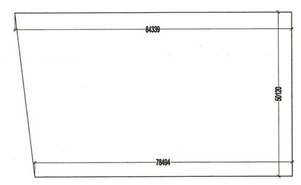
STILT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	407.969	15	SCOOTER
TOTAL	407.969	15	0

SITE AREA CALCULATION		
	PERMISSIBLE	PROPOSED
TOTAL SITE AREA 10.071875 Acres	40759.367	
RESIDENTIAL AREA (9.553416 X 4046.85 SQ.MTS)	38661.24	
F.A.R. (1.25%) A	48326.55	
NET PERMISSIBLE F.A.R.	48326.55	**48319.378**
		124.95 %
TOTAL RESIDENTIAL GROUND COVERAGE (35%)	13531.435	**2198.011**
		5.68 %
SITE COMMERCIAL COMPONENT (0.398075)	1610.950	
NET PERMISSIBLE COMMERCIAL F.A.R. @1.75%	2819.162	**0.000**
GROUND COVERAGE COMMERCIAL COMPONENT @0.50%	805.475	**0.000**
REQUIRED GREEN/OPEN AREA ON SITE (@ 15 %)	6113.905	**7501.209**
		19.40 %
NO. OF DEWELLING UNIT OF RESIDENTIAL		**243**
MAIN DEWELING UNIT POPULATION (@ 5 PERSONS EACH)		**1215**
TOTAL POPULATION PROPOSED		**1215**
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(9.5538 ACRE) 100 - 400 PPA.		**1215.00**
PROPOSED DENSITY		**127.17**
PARKING AREA		**ECS**
(1.5 ECS X NO OF UNITS) = 243 X 1.5 = 364.5 ECS REQUIRED		
AREA UNDER BASEMENT FOR PARKING(/32 SQ.MTS.)	18202.475	569
AREA UNDER STILT FOR PARKING(/28 SQ.MTS.)	**407.969**	15
TOTAL PROPOSED ECS		**583**
PROPOSED CAR PARKING		**470**

UNIT DETAIL						
	NO. OF FLOOR	UNIT ON GROUND FLOOR	TYP. FL. UNITS/ FL.	NO. OF TYP. (1) FL.	42nd FLOOR UNIT/FL.	TOTAL NO. OF UNITS
TOWER 3	G + 42	0	2	40	1	81
TOWER 4	G + 42	0	2	40	1	81
TOWER 5	G + 42	0	2	40	1	81
TOTAL NO. OF UNITS						243
NO. OF PERSONS IN EACH UNIT						**5**
POPULATION						**1215**
TOTAL POPULATION PROPOSED						**1215**

TOWER AREA DETAIL																	
	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	2nd FL. F.A.R.	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R.	NO. OF TYPICAL FL. (2)	TYP. (3) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (3) (REFUGE)	42nd FLOOR F.A.R.	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT-UP PER TOWER
TOWER 3	G + 42	0.000	0.000	0.000	337.136	337.136	32	337.136	4	337.136	3	341.03	13826.470	118.288	1134.000		68.370	15147.128
TOWER 4	G + 42	0.000	0.000	0.000	348.382	348.382	32	348.382	4	348.382	3	353.05	14288.330	118.288	1134.000		68.370	15608.988
TOWER 5	G + 42	0.000	0.000	0.000	431.895	431.895	32	431.895	4	431.895	3	436.867	17712.667	118.288	1134.000		68.370	19033.325
COMMUNITY AREA	G+1	2198.011	1790.041	407.969		701.870							2491.911	0.000	75.375			2975.255
BASEMENT - 01	1															8194.192		8194.192
BASEMENT - 02	1															7992.328		7992.328
BASEMENT - 03	1															7547.479		7547.479
TOTAL		**2198.011**		**407.969**									**48319.378**					**76498.695**

COMMUNITY FACILITIES AREA DIAGRAM



COMMUNITY FACILITIES AREA DETAIL					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(84.339+78.494)/2		50.120	4,080.595
TOTAL ADDITION					4,080.595
TOTAL AREA					4,080.595

10% LAND TO BE TRANSFEERTO GOVT . FOR COMMUNITY FACILITIES

NOTES:-
- BOUNDARY WALL AS PER STANDARD DESIGN

PROJECT:-

PROPOSED BUILDING PLAN FOR RESIDENTIAL COLONY UNDER NILP POLICY DATED 11.05.2022 OVER AN AREA MEASURING 10.071875 ACRES LICENSE NO. 225 OF 2023 DATED 30/10/2023 (7.434375 Acres UNDER MIGRATION FROM LICENSE NO. 92 OF 2023 DATED 21-04-2023 GRANTED FOR DDJAY AFFORDABLE PLOTTED COLONY AND FRESH APPLIED AREA MEASURING 2.6375 Acres)IN SECTOR-59&63A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY - 4S DEVELOPERS P V T . L T D .

ARCHITECT >
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit No.303,Ninex Time Center, Sunciity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 09899158486 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

Ar. VIKAS AHLAWAT
CA/2013/59929

S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (O) Member B.P.A.C.
JD.
P.A.
A.T.P.
DTP (HQ)
ATP(HQ)
Member
(Dinesh Kumar) PA(HQ)

DRAWING TITLE :
SITE PLAN
PLAN & AREA CALCULATION

DATE:- JAN-2024
SCALE:- 1:200 (A1)
SHEET NO. S-001