Checked subject to comments in forwarding letter No. ..... Dt. ..... and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer I HSVP Panchkula

30M WIDE GREEN BELT
12M WIDE SERVICE ROAD
ROAD WIDENING
EXISTING ROAD
ROAD WIDENING
DE SECTOR ROAD
TO JHAJJAR TO BAHADURGARH
TO BAHADURGARH
30M WIDE GREEN BELT
12M WIDE SERVICE ROAD
CANAL
OPEN SPACE ZONE
CULTURE
PROPOSED 60M WIDE SECTOR ROAD
30M WIDE GREEN BELT
12M WIDE SERVICE ROAD
FUTURE EXPANSION
132 KV HT LINE
13.5M WIDE HT LINE SETBACK LINE
3.35M WIDE KHAL
REVENUE RASTA
PROPERTY LINE
BOUNDARY WALL AS/ STANDARD DRG.
BOUNDARY WALL AS/ STANDARD DRG.
CONNECTING BRIDGE
LEGEND :
ROADS
FIRE TENDER MOVEMENT PATH
STP BELOW
EWS GROUND+11 BLOCK-1
NURSERY SCHOOL 0.2 ACRES
PRIMARY SCHOOL 1.0ACRES
ESS
GREEN
TOWER-5 G+14
TOWER-6 G+14
TOWER-7 G+14
TOWER-8 G+14
TOWER-9 G+14
TOWER-10 G+14
TOWER-11 G+14
TOWER-12 G+14
TOWER-13 G+14
TOWER-14 G+14
TOWER-15 G+14
TOWER-16 G+14
TOWER-17 G+14
TOWER-18 G+14
BLOCK-1
BLOCK-2
BLOCK-3
BLOCK-4
BLOCK-5
BLOCK-6
COMMUNITY BUILDING G+2 (VEDIC)
UG TANK & PUMP ROOM BELOW
KIDS POOL
POOL
LANDSCAPED GREEN/CENTRAL LAWN (UG OHT)
FIRE TENDER MOVEMENT PATH
63.70M
82.03M
67.06M
67.06M
120.70M
120.69M
63.39M
174.25M
181.05M
177.69M
72.08M
134.11M
26.73M
35.29M
72.08M
62.02M
24.79M
38.84M
20.11M
57.00M
63.39M
31.85M
35.50M
26.82M
16.76M
30.0 M
60.0 M
18.0M
12.0M
6.75M
LOCATION PLAN
SECTOR-36
AGRICULTURE ZONE
TYPICAL BOUNDARY WALL ELEVATION
TYPICAL BOUNDARY WALL PLAN
BOUNDARY WALL DETAIL
SECTION A-A'
SECTION B-B'
DETAIL - X
BRICK WALL WITH DHOLPUR CLADDING
FOOTING AS/STR. DET.
P.C.C. (1:4:8)
ROAD LVL ±00
PLOT LINE
IN SIDE
OUT SIDE
RAILING
12 X 12MM GROOVE
P. 35MM X 35MM M.S. BOX SECTION
C. 75MM X 75MM M.S. BOX SECTION
R. 25 MM X 25 MM M.S. BAR (VERTICAL)
@ 11 NO. BARS
S. 25 MM X 25 MM M.S. BAR (HORIZONTAL)
A. 25MM TH. DHOLPUR (ROUGH)
B. 25MM WO. DHOLPUR (POLISHED) IN 20X40 MM GROOVE
C. 75MM X 75MM M.S. BOX SECTION
D. 100MM TH. RCC SLAB WITH 25MM TH. DHOLPUR (POLISHED)
A. 25MM TH. DHOLPUR (ROUGH) CLADDING
R. 25 MM x 25 MM M.S. BAR (VERTICAL) @ 150MM C/C
S. 25 MM X 25 MM M.S. BAR (HORIZONTAL)

ALREADY APPROVED BUILDINGS VIDE MEMO NO. ZP-985/AD (RA) /2015 /3255 DATED:- 26/02/15

REVISED PROPOSED BUILDINGS

UNITS CALCULATION CHART

TOWER TYPE	TYPE OF UNITS	NO. OF FLOORS above ground	NO. OF UNITS AT GROUND FLOOR	NO. OF UNITS AT TYPICAL FLOORS	NO. OF TYPICAL FLOORS	NO. OF UNITS IN SINGLE TOWER	NO. OF TOWERS	NO. OF SERVANT UNITS	TOTAL DWELLING UNITS
1. BLOCK - 1 (Ground+14)	2Bed Units	14	6	6	14	90	4		360
2. BLOCK - 2 (Ground+S&S+14)	2Bed Units	14	2	5	14	72	3		216
3. BLOCK - 3 (Ground+S&S+14)	2Bed Units	14	0	5	14	70	1		142
			2	6	14	72	1		
4. BLOCK - 4 (Ground+8)	2Bed Units	14	6	6	14	90	1		96
5. BLOCK - 5 (Ground+14)	2Bed Units	14	6	6	14	90	2		186
6. BLOCK - 6 (Ground+S&S+14)	2 Bed + Servant	14	3 (2 in T-11)	6	14	88	2	117	174
				6	14	88	1		
				TOTAL NOS. OF MAIN DWELLING UNITS =					1164
				TOTAL NOS. OF SERVANT UNITS =				117	117
7. BLOCK- 7 (G+11)	EWS Units	G+11	18	18	11	216	1	-	216
				TOTAL NOS. OF EWS UNITS =					216

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NO. OF DRGS/SS	DATE	ISSUED TO	REMARKS

REVISION	DATE	DESCRIPTION	BY

GENERAL NOTES

1. All dimensions are in mm unless mentioned otherwise
2. No dimensions are to be scaled from this drawing.

GENERAL NOTES.

1 FIRE SAFETY MEASURES.

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.

b) Electric Sub Station / generator room if provided should be on solid ground near DG/ELT. 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 Chief Electrical inspector Haryana.

2 SOLAR WATER HEATING SYSTEM.

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

3 RAIN WATER HARVESTING SYSTEM.

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

LEGEND :
ROADS
FIRE TENDER MOVEMENT PATH

KEY PLAN

REVISED SUBMISSION DRAWINGS

PROJECT
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY MEASURING 21.70925 Acres(LICENCE No.60 of 2014 dated 30/06/2014 for 16.43125 Acres & LICENSE NO.120 of 2014 dated 22/08/2014 for 5.278 Acres) IN SECTOR-37 BAHADURGARH BEING DEVELOPED BY HLT RESIDENCY PVT. LTD. AND OTHERS IN COLLABORATION WITH HL PROMOTERS PVT. LTD.

DATE	DRAWN BY	CHECKED BY	APPROVED BY
MARCH 2016			
SCALE	DRG. NO.		
1:500	ARAY 5000		S.M.SHARMA

DRAWING TITLE
SITE PLAN

OWNER'S SIGN.

ARCHITECTS / TOWN PLANNERS

ARCHITECTS:
C. P. KUKREJA ARCHITECTS
A3/84(WORLD MALL)
D-1, GREEN PARK
NEW DELHI - 110016
PHONE : 011 26863053 , FAX : 011 26865770
EMAIL:cpka@vsnl.com

STRUCTURAL CONSULTANTS
TPC TECHNICAL PROJECTS CONSULTANTS(P)LTD.
H.O. B-14, SECTOR-51, NOIDA
(TPMA PROFESSIONS (INDIA))
DD/ATC NO.-81-20-4500800

ISO9001:2008 CERTIFIED

MEP Services Consultants
PARADISE CONSULTANTS
Plot No. 103, Basement,
Near Living Style Mall, Jasola Vihar,
Landline :91-11-29943691, 29943216
New Delhi - 110025
E-mail :paradiseconsultants@gmail.com
website :www.paradiseconsultants.com

DRAWING NO.
140/07TH B+S/LBL&TEST/SITE PLAN/A-SP01

CAD NO.

DRG. NO.
1/35

BLOCK CONFIGURATION AND AREAS

BLOCK NAMES & TOWER NUMBERS	BLOCK-1 T - 1,2,3,4	BLOCK-2 T - 5,6,7	BLOCK-3 T - 8	BLOCK-3 T - 9	BLOCK-4 T - 15	BLOCK-5 T - 13, 14	BLOCK-6 T - 16	BLOCK-6 T - 11	BLOCK-6 T - 12	BLOCK-7 EWS-1 & 2	COMMUNITY BUILDING/	CONVENIENT SHOPPING BLOCKS	NURSERY SCHOOL	PRIMARY SCHOOL		
	REVISED	(AA/Barrier Approved Drgs)	REVISED	REVISED	REVISED	REVISED	REVISED	(AA/Barrier Approved Drgs)	(AA/Barrier Approved Drgs)	REVISED	REVISED	REVISED	REVISED	REVISED		
No. OF FLOORS	(G + 14)	(S/Q + 14)	(S/Q + 14)	(S/Q + 14)	(G + 14)	(G + 14)	(G + 14)	(S/Q + 14)	(S/Q + 14)	(G + 11)	(G + 2)	(G)	(G + 1)	(G + 1)		
GROUND COVERAGE AREA	537.512	495.360	424.520	424.520	537.512	537.512	480.044	535.386	535.386	526.592	954.451	123.014	229.330	666.129		
GROUND STILT AREA (NON-P.MR)	0.000	264.992	279.903	230.778	0.000	0.000	94.833	231.359	115.679	0.000						
GROUND FLOOR FAR	537.512	230.368	144.617	193.742	537.512	537.512	385.211	304.027	419.707	526.592	954.451	123.014	229.330	666.129		
1st FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879	955.791		223.930	640.025		
2nd FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879	147.062					
3rd FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
4th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
5th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
6th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
7th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
8th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
9th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
10th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
11th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
12th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
13th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
14th FLOOR FAR	496.492	467.595	385.048	385.048	496.492	496.492	435.407	508.283	508.283	478.879						
MAIN & FIRE STAIRS (NON FAR)	369.600	360.360	330.266	330.266	369.600	369.600	421.218	421.218	421.218	367.090	54.804					
TOTAL FAR OF SINGLE TOWER/BLOCK	7616.400	6777.269	5875.289	5884.414	7616.400	7616.400	6480.905	7419.868	7535.689	5734.219	1757.504	123.014				
NOS. OF TOWERS/BLOCKS	4	3	1	1	2	2	1	3	3	1	1	1	453.260	1306.154		
NET TOTAL FAR	30665.600	20331.904	5875.289	5884.414	7516.400	15032.800	6480.905	7419.868	7535.689	5734.219	1757.504	123.014			113217.611	TOTAL FAR AREA
NET NON-FAR AREA	1478.400	1080.756	330.266	330.266	369.600	739.200	421.218	421.218	421.218	367.090			453.260	1306.154		TOTAL NON-FAR AREA
NET TOTAL GR.COVERAGE	2150.048	1480.000	279.903	230.778	537.512	1075.024	480.044	535.386	535.386	526.592	954.451	123.014	229.330	666.129	9769.635	TOTAL GR. COVG.
NET TOTAL STILT (TOWER) AREA	0.000	792.846	279.903	230.778	0.000	0.000	94.833	304.027	419.707	0.000					2062.094	TOTAL STILT AREA
MUMTY/ MACHINE ROOM / OH TANKS AREA - TOTAL AREA OF BLOCK	230.080	171.202	57.064	57.064	57.520	115.040	59.186	58.443	58.443	70.395	30.825		30.612	79.946	1075.780	TOTAL MUMTY/ MACHINE ROOM / OH TANKS AREA
ALL AREAS IN SQMT.																

SUMMARY OF AREAS APPLIED FOR APPROVAL
(excluding Towers T-5,6,7, 11 and 12)

1	TOTAL FAR AREA	77930.140 SQMT.
2	TOTAL STILT AREA	566.514 SQMT.
3	TOTAL MUMTY / MACHINE ROOM / OH TANKS AREA	677.184 SQMT.
4	TOTAL SCHOOL AREA	1969.872 SQMT.
5	TOTAL BASEMENT AREA	31574.311 SQMT.
	TOTAL OF ABOVE	112617.030 SQMT.

SUMMARY OF AREAS

1	TOTAL FAR AREA	113217.611 SQMT.
2	TOTAL STILT AREA	2062.094 SQMT.
3	TOTAL MUMTY / MACHINE ROOM / OH TANKS AREA	1075.780 SQMT.
4	TOTAL SCHOOLS AREA	954.451 SQMT.
5	TOTAL BASEMENT AREA	31574.311 SQMT.
	TOTAL OF ABOVE	149819.588 SQMT.

CAR PARKING

Required no of car parking including EWS @1.5 ECS /main DU		1748	ECS
Required EWS. Car parking @5% of Total car parking (NOS 80.		87.3	ECS
			ECS
PROPOSED CAR PARKING			
Surface Car Parking (ECS)		629	CAR
Surface car parking for EWS. (ECS)		87	CAR
Total Surface car parking		716	CAR
STILT (Tower) Parking (car parking ECS)	SQM OF STILT AREA	19	CAR
Basement Car parking (ECS)	001 TO 355	355	CAR
	003 TO 039	37	CAR
Basement Part-1 Mech. car parking (ECS)	(355-602)*2	494	CAR
Basement Part-2 Mech. car parking (ECS)	(640-706)*2	134	
Total Covd. Car parking provided		1039	CAR
Total Car Parking Provided		1755	CAR

AREA STATEMENT

	%			
TOTAL SITE AREA			87854.078 SQM	21.70925 ACRES
PERMISSIBLE GROUND COVERAGE AND FAR ON LAND AREA			83190.963 SQM	20.55845 ACRES
PERMISSIBLE GROUND COVERAGE (@ 35%)			29116.937 SQM	
PROPOSED GROUND COVERAGE	11.7428 %		9769.635 SQM	
PERMISSIBLE F. A. R. (@ 175%)			145589.686 SQM	
PROPOSED F.A.R.	136.064 %		113217.611 SQM	
PERMISSIBLE/REQUIRED GREEN AREA (@ 18%)			12479.543 SQM	
PROPOSED GREEN AREA	15.326 %		12750.989 SQM	
REQUIRED CAR PARKING (@ 1.5 ECS/MAIN DU)	1164 MAIN DU Nos. X 1.5 =		1746 CAR	
PROPOSED CAR PARKING	=		1755 CAR	
PERMISSIBLE DENSITY (100-400 P.P.A.)	400 X 20.55845 =		8223.38 PERSONS	
PROPOSED DENSITY	1164 MAIN DU X 5 =		5820 PERSONS	
	216 EWS X 2 =		432 PERSONS	
	117 117 SERVANT X 2 =		234 PERSONS	
	TOTAL ACHIEVED (POPULATION) DENSITY		6486 PERSONS	315.49 PPA
PERMISSIBLE COMMERCIAL AREA	0.50%	415.5848169	0	
PROPOSED COMMERCIAL AREA	0.148%	123.014		

GUARD ROOM DETAIL
SCALE 1:100

Executive Engineer, HSVP, Division, Bahadurgarh

Superintending Engineer HSVP Circle, Rohtak

Executive Engineer County Planner Haryana Gurgaon