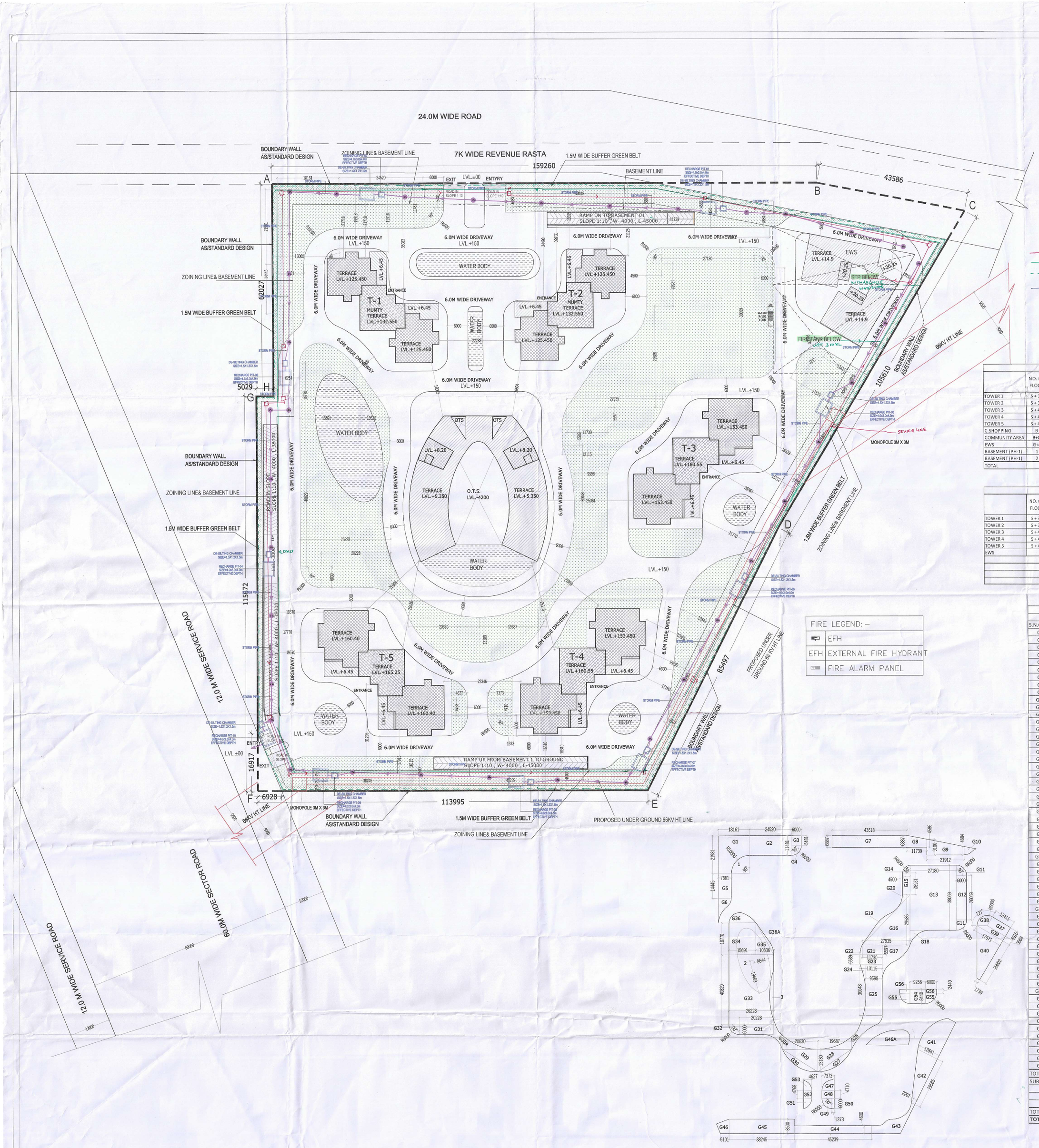

FIRE LEGEND: –
EFH
EFH EXTERNAL FIRE HYDRANT
FIRE ALARM PANEL

GREEN AREA DIAGRAM

GREEN AREA DETAIL					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
G1	1	1	18.161	21.981	399.197
G2	1	1	24.520	11.481	281.514
G3	1	1	6.000	5.481	32.886
G4	0.25	3.142857	6.000	6.000	28.286
G5	1	1	7.661	14.445	110.663
G6		PLINE			49.877
G7	1	1	43.618	6.887	300.397
G8	1	(6.887+4.586)/2		11.739	67.341
G9	1	(9.180+4.884)/2		21.912	154.085
G10		PLINE			19.325
G11	2	0.25	3.142857	6.000	56.571
G12	1	1	6.000	26.069	156.414
G13	1	1	27.180	38.069	1,034.715
G14	0.25	3.142857	4.500	4.500	15.911
G15	1	1	4.500	12.582	56.619
G16	1	0.5	27.935	29.586	413.242
G17		PLINE			143.130
G18		PLINE			26.470
G19		PLINE			39.420
G20		PLINE			13.460
G21	1	1	11.730	5.597	65.653
G22		PLINE			5.230
G23	1	1	13.115	5.589	73.300
G24		PLINE			20.670
G25	1	1	9.598	30.048	288.401
G26		PLINE			170.800
G27		PLINE			55.560
G28	1	0.5	13.180	19.687	129.737
G29	1	0.5	13.180	20.630	135.952
G30		PLINE			61.810
G30A		PLINE			95.090
G31	1	1	20.228	6.000	121.368
G32	0.25	3.142857	6.000	6.000	28.286
G33	1	1	26.228	40.829	1,070.863
G34	1	1	15.691	18.770	294.520
G35	1	0.5	10.536	18.770	98.880
G36		PLINE			65.930
G36A		PLINE			18.770
G37	1	1	12.411	5.926	73.548
G38	0.336111	3.142857	6.000	6.000	38.029
G39	1	(12.411+17.571)/2		3.069	46.007
G40	1	(17.571+1.739)/2		26.602	256.842
G41		PLINE			292.263
G42	1	(12.841+2.207)/2		29.585	222.598
G43		PLINE			154.148
G44	1	1	45.239	4.600	208.099
G45	1	1	38.245	8.500	325.083
G46		PLINE			45.710
G46A		PLINE			165.658
G47		PLINE			37.353
G48	1	1	7.373	4.710	34.727
G49	0.25	3.142857	6.000	6.000	28.286
G50	1	1	1.373	6.000	8.238
G51		PLINE			20.109
G52	1	1	4.768	4.627	22.062
G53		PLINE			20.109
G54	1	1	9.256	8.440	78.121
G55	2	0.25	3.143	6.000	56.571
G56	2	1	6.000	2.440	29.280
TOTAL ADDITION					8,367.183
SUBTRACTIONS					
1	0.25	3.142857	10.500	10.500	86.625
2	1	3.142857	8.644	19.463	528.749
3		PLINE			49.970
TOTAL SUBTRACTIONS					665.344
TOTAL GREEN AREA					7,701.839

TOWER AREA DETAIL																
	NO. OF FLOOR	GROUND COVFRAGE	GROUND FLOOR F.A.R.	STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL (1)	17TH FLOOR F.A.R	TYP. (2) FL. F.A.R.	NO. OF TYPICAL FL. (2)	TYP. (3) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (3) (REFUGE)	LOWER PENTHOUSE AREA	UPPER PENTHOUSE AREA	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT-UP PER TOWER
TOWER 1	S + 34	505.586	116.112	325.948	357.630	20	357.630	349.827	11	349.827	2	0	0.000	12174.093	130.349	1048.560		55.527	13734.477
TOWER 2	S + 34	505.586	116.112	325.948	357.630	20	357.630	349.827	11	349.827	2	0	0	12174.093	130.349	1048.560		55.527	13734.477
TOWER 3	S + 42	621.306	122.792	498.514	463.192	37				463.192	3	461.844	327.337	19439.553	150.114	1316.532		74.700	21479.513
TOWER 4	S + 42	621.306	122.792	498.514	463.192	37				463.192	3	461.844	327.337	19439.553	150.114	1316.532		74.700	21479.513
TOWER 5	S + 44	621.306	122.792	498.514	463.192	39				463.192	3	461.844	327.337	20366.037	150.114	1379.224		99.600	22493.489
C.SHOPPING	B	0.000	125.914											125.914					125.914
COMMUNITY AREA	B+G	947.912	947.912		122.017									1069.929	110.545				1180.474
EWS	G+4	480.001	42.272	437.729	413.406	4								1695.896	33.920	109.760			2277.305
BASEMENT (PH-1)	1																22634.000		22634.000
BASEMENT (PH-1)	2														855.505		23313.017		23313.017
TOTAL		4303.003		2585.167										86485.268					142452.179

UNIT DETAIL									
	NO. OF FLOOR	UNIT ON GROUND FLOOR	TYP. (1) FL. UNITS/FL.	NO. OF TYP. (1) FL.	TYP. (2) FL. UNITS/FL.	NO. OF TYP. (2) FL.	PENTHOUSE	TOTAL NO. OF UNITS	DOMESTIC HELP	EWS UNIT
TOWER 1	S + 34	0	2	31	2	3	0	68	21	
TOWER 2	S + 34	0	2	31	2	3	0	68	21	
TOWER 3	S + 42	0	2	37	2	3	2	82	0	
TOWER 4	S + 42	0	2	37	2	3	2	82		
TOWER 5	S + 44	0	2	39	2	3	2	86		
EWS		0	18	4						72
TOTAL NO. OF UNITS								386	42	72
NO. OF PERSONS IN EACH UNIT								5	2	2
POPULATION								1930	84	144
TOTAL POPULATION PROPOSED									2158	

STILT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
TOWER-1	326.764	12	SCOOTER
TOWER 2	326.764	12	SCOOTER
TOWER 3	498.514	18	SCOOTER
TOWER 4	498.514	18	SCOOTER
TOWER 5	498.514	18	SCOOTER
TOTAL	2149.07	77	0

BASEMENT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	18434.570	576.08	397
BASEMENT 02	19491.594	609.11	442
TOTAL	37926.164	1185	839

TOTAL CAR PARKING PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	2149.070	77	SCOOTER
BASEMENT	37926.164	1185	839
TOTAL	40075.234	1262	839

SITE AREA CALCULATION		
	PERMISSIBLE	PROPOSED
SITE AREA (6.95 X 4046.85 SQ.MTS)	28125.608	
F.A.R. (175%) **A**	49219.814	
EXTRA F.A.R. FOR I.G.B.C. PLATINUM RATING (GREEN BUILDING)(15%) (IGBC REG. NO. GH230266) **B**	4218.841	
EXTRA F.A.R. FOR T.D.R. (119.8%) **C**	33702.606	
NET PERMISSIBLE F.A.R. **(A+B+C)**	87141.261	86485.268
COMMERCIAL COMPONENT @ 0.5%	140.628	
NET PERMISSIBLE COMMERCIAL F.A.R.	140.628	**125.914**
TOTAL GROUND COVERAGE (35%)	9843.963	**4303.003**
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)	4218.841	**7701.839**
NO. OF DEWELLING UNIT OF RESIDENTIAL		**386**
NO. OF DEWELLING UNIT OF EWS (@ 15 UNIT PER 85 UNITS)		**72**
NO. OF DEWELLING UNIT OF DOMESTIC SERVANT (@ 10 %)		**42**
MAIN DEWELING UNIT POPULATION (@ 5 PERSONS EACH)		**1930**
EWS POPULATION (@ 2 PERSONS EACH)		**144**
D.S. POPULATION (@ 2 PERSONS EACH)		**84**
TOTAL POPULATION PROPOSED		**2158**
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA(6.95 ACRE) 100 - 300 PPA. (MAX DENSITY (PPA) WITH TDR EXISTING + 200)		**2158.00**
PROPOSED DENSITY		**310.50**
PARKING AREA		**ECS**
(1.5 ECS X NO OF UNITS) = 579 ECS REQUIRED (+5% EWS)		**607.95**
AREA UNDER STILT FOR PARKING (/ 28 SQ.MTS.)	2147.488	77
AREA UNDER BASEMENT FOR PARKING(/32 SQ.MTS.)	37926.164	1185
TOTAL ECS PROPOSED	**40073.602**	**1262**

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

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HQ) Chairman B.P.A.C.
DTP (HQ) | ATP(HQ)
JD. | PA. | A.T.P.
Mem BPA
(Dinesh Kumar) PA(HQ)

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HRT) Chairman B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to co-ordination in in forwarding letter No. 2.58429 DV. 24.11.23
Superintending Engineer (HQ)
Chief Engineer-I
CSVP, Panchkula

NOTES:
- ALL LEVELS ARE IN METRES
- ALL INTERNAL AND EXTERNAL WALLS ARE R.C.C.
- STRUCTURAL MEMBER
- BRICK WORK
- ALL INTERNAL WALLS ARE OF 150mm AND EXTERNAL WALLS 150mm NON-STRUCTURAL
- 100% POWER BACKUP & HVAC

PROJECT:-

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY OVER AN AREA MEASURING 6.95 ACRES(LICENCE NO. 137 OF 2023 DATED 06-07-2023) AFTER MIGRATING 2.95 ACRES FROM LICENCE NO. 30 OF 2013 & AN AREA MEASURING 4.0 ACRES FROM LICENCE NO. 31 OF 2013) IN THE REVENUE ESTATE OF VILLAGE MAIDAWAS, SECTOR - 63A, GURUGRAM BEING DEVELOPED BY T A R C L T D . (FORMELY KNOWN AS ANANT RAJ G L O B A L L T D .)

OWNERS SIGNATURE:-	ARCHITECT SIGNATURE:-
TARC LIMITED	Ar. VIKAS AHLAWAT CA/2013/59929

DRAWING TITLE :

SITE PLAN

DATE: –		SHEET NO.
SCALE: – 100		S–1