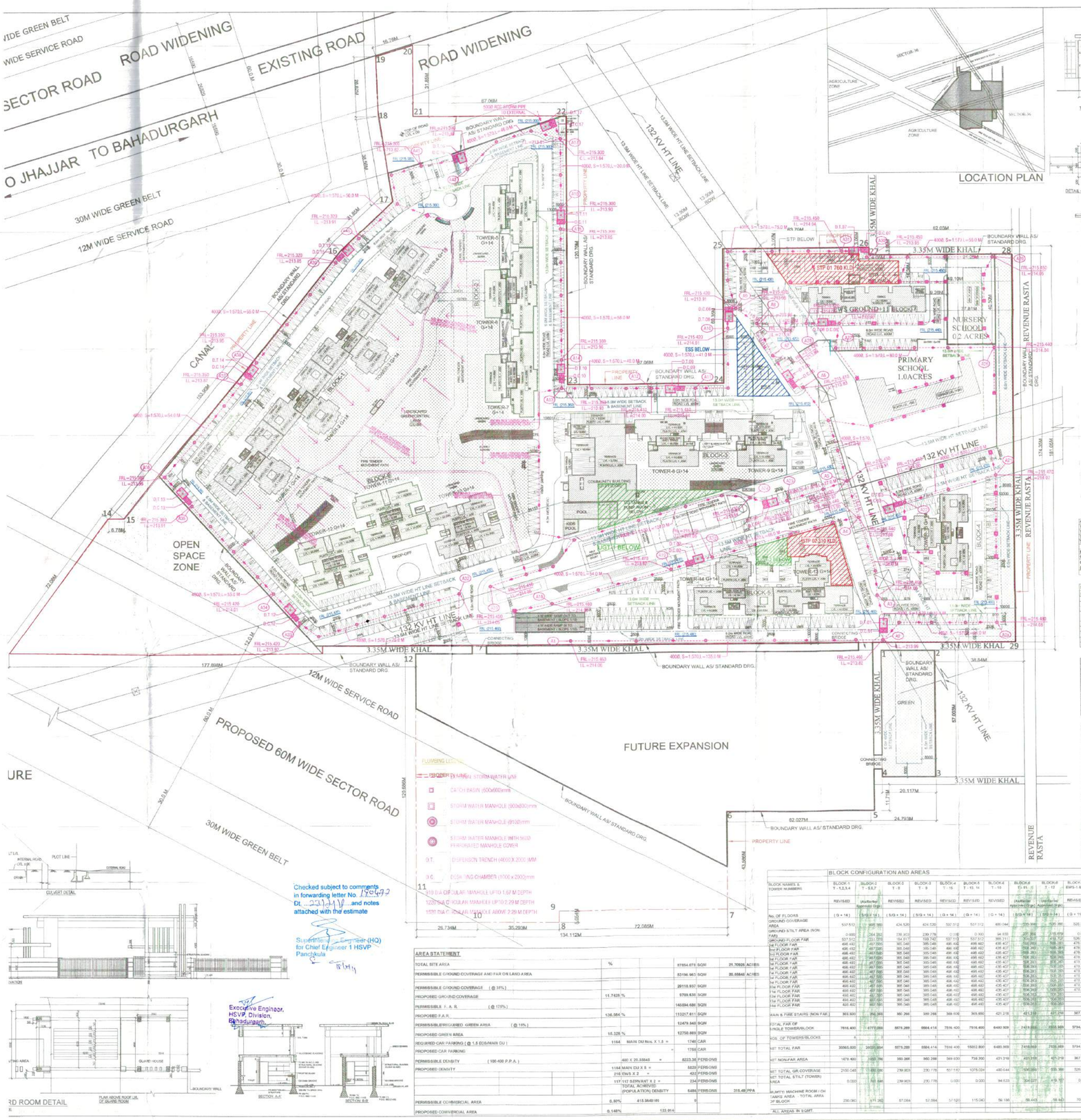

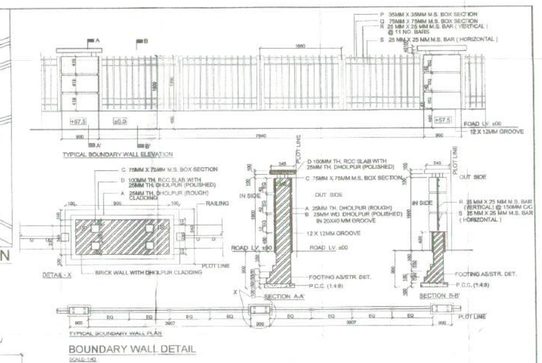

BOUNDARY WALL DETAIL

SCALE 1:40

UNITS CALCULATION CHART										
TOWER TYPE	TYPE OF UNITS	NO. OF FLOORS above ground	NO. OF UNITS AT GROUND FLOOR	NO. OF UNITS AT TYPICAL FLOOR	NO. OF TYPICAL FLOORS	NO. OF UNITS IN SINGLE TOWER	NO. OF TOWERS		NO. OF SERVANT UNITS	TOTAL DWELLING UNITS
1. BLOCK -1 (Ground+16)	2Bed Units	14	6	6	14	90	4			360
2. BLOCK -2 (Ground+5 EWS+14)	2Bed Units	14	2	5	14	72	3			219
3. BLOCK -3 (Ground+5 EWS+14)	2Bed Units	14	6	5	14	72	1			142
			5	5	14	72	1			
4. BLOCK -4 (Ground+14)	2Bed Units	14	6	6	14	90	1			90
5. BLOCK -5 (Ground+14)	2Bed Units	14	5	6	14	90	2			180
6. BLOCK -6 (Ground+5 EWS+14)	2 Bed + Servant	14	3	4	14	66	2		117	174
			3 in T-11	4	14	66	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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REVISION	DATE	DESCRIPTION	BY

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

REVISED PROPOSED BUILDINGS

Nos. OF APARTMENT IN ALREADY APPROVED (UNDER CONSTRACTION) TOWER=		
TOWER TS, T8, T7+T12A=	216	Nos.
TOWER T11=	58	Nos.
TOWER T13=	59	Nos.
TOTAL	333	Nos.
PARKING REQUIRED FOR 333 UNITS @ 1.5ECS/UNIT = 499.5 ECS =	500	ECS
COVERED CAR PARKING REQUIRED = 75% =	375	Nos.
COVERED CAR PARKING PROPOSED =		
(INCLUDES 375 Nos. FOR EARLIER PROPOSED TOWER & UNITS.)	1039	Nos.

SUMMARY OF AREAS APPLIED FOR APPROVAL (excluding Towers T-4,5,7, 11 and 12)		
1 TOTAL FAR AREA	77900.148	SQMT.
2 TOTAL STILT AREA	56514.5	SQMT.
3 TOTAL MUMTY / MACHINE ROOM / OH TANKS AREA	877.194	SQMT.
4 TOTAL SCHOOLS AREA	1960.872	SQMT.
5 TOTAL BASEMENT AREA	37874.31	SQMT.
TOTAL OF ABOVE	112917.039	SQMT.

SUMMARY OF AREAS		
1 TOTAL FAR AREA	113217.611	SQMT.
2 TOTAL STILT AREA	2392.094	SQMT.
3 TOTAL MUMTY / MACHINE ROOM / OH TANKS AREA	1075.789	SQMT.
4 TOTAL SCHOOLS AREA	1960.872	SQMT.
5 TOTAL BASEMENT AREA	31874.31	SQMT.
TOTAL OF ABOVE	145515.668	SQMT.

CAR PARKING			
Required no of car parking including EWS @1.5 ECS /main DU		1746	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
	803 TO 639	37	
Basement Part-1 Mech. car parking (ECS)	(356-602)*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

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 1986 NBC and the same should be get certified from the competent authority.
b) Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Centre yard on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be get 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.

STORM LAYOUT

REVISED SUBMISSION DRAWINGS

PROJECT
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY MEASURING 21.76925 Acres(LICENCE No. 60 of 2014 dated 30/08/2014 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 M/S PROMOTERS PVT. LTD.

DATE	Forwarding letter No.	Checked by	Approved by

Architect	Structural Engineer	Services

DRAWING TITLE: SITE PLAN (Revised HQ)

STP Engineer	Services Engineer	CTP Authority

CONCEPT BY: BPAC | ARCHITECT: BPAC

B. M. SHARMA
Council of Architecture
Registration No. CA/79/20

ARCHITECTS:
C. P. KUKREJA ARCHITECTS
A-2/WINGS BUILDING
D-1 GREEN PARK
NEW DELHI - 110016
PH-0091 - 011 26855563 FAX - 011 26855772
EMAIL:cpka@cpkaindia.com

A.D.F.O. (HQ)
DFS Pkl.
Member (BP)

STRUCTURAL CONSULTANTS:
TPC TECHNICAL PROJECTS CONSULTANTS(P) LTD.
H.O. B-64, SECTOR-57, NOIDA
(0120) PABX:91-(0)120-4567900-(NBR)
FAX(0) NO. 91-(0)-4243444
ISO9001 CERTIFIED "FAST & EASY MANAGEMENT REPORTING"
GURGAON - HYDERABAD - NOIDA(U.P.) - NUH

MEP Services Consultants:
PARADISE CONSULTANTS
Head Office: 1st Floor, Plot No. 2, Sector 18, Near Hero Honda Main, Jawahar Vihar Landmark, Pkl-11, Ziyaw360 - 2894321 5
New Delhi - 110085
E-mail: paradiseconsultants@gmail.com
website: www.paradiseconsultants.com

TBR/BRAND NO.

1.BASTH BASUBLA ESTATE PLAZA,SPR			

CAD NO.

DWG. NO. 1/35

Executive Engineer, HSVP, Division, Bahadurgarh.

Checked subject to comments in forwarding letter No. 179472 Dt. 23/04/19 ...and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

Superintending Engineer NUH Circle, Rohtak

Director Town & Country Planning Haryana Chandigarh

AREA STATEMENT					
TOTAL SITE AREA		%	87854.679	SQM	21.70925 ACRES
PERMISSIBLE GROUND COVERAGE AND FAR ON LAND AREA			33196.963	SQM	20.55648 ACRES
PERMISSIBLE GROUND COVERAGE (@ 35%)			29115.937	SQM	
PROPOSED GROUND COVERAGE		11.7428 %	9769.635	SQM	
PERMISSIBLE F. A. R.	(@ 175%)		145584.486	SQM	
PROPOSED F.A.R.		136.564 %	113217.611	SQM	
PERMISSIBLE PROPOSED GREEN AREA	(@ 15%)		12479.948	SQM	
PROPOSED GREEN AREA		15.328 %	12750.869	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 20.55648 =	8223.36	PERSONS	
PROPOSED DENSITY		1164 MAIN DU X 5 =	5820	PERSONS	
		216 EWS X 2 =	432	PERSONS	
		117 (117 SERVANT X 2 = TOTAL ACHIEVED (POPULATION) DENSITY	234	PERSONS	
			6486	PERSONS	315.48 PPA
PERMISSIBLE COMMERCIAL AREA		0.50%	439.9648166	S	
PROPOSED COMMERCIAL AREA		0.148%	133.014		

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 - 10, 14	BLOCK-6 T - 11	BLOCK-6 T - 12	BLOCK-6 T - 13	BLOCK-7 EWS-1 & 2	COMMUNITY BUILDING	CONVENIENT SHOPPING BLOCKS	NURSERY SCHOOL	PRIMARY SCHOOL
	REVISED	(Authority approved)	REVISED	REVISED	REVISED	REVISED	REVISED	(Authority approved)	(Authority approved)	REVISED	REVISED	REVISED	REVISED	REVISED
No. OF FLOORS	(G + 14)	(S/G + 14)	(S/G + 14)	(S/G + 14)	(G + 14)	(G + 14)	(G + 14)	(S/G + 14)	(S/G + 14)	(G + 11)	(G + 2)	(G)	(G + 1)	(G + 1)
GROUND COVERAGE AREA	537.512	495.386	424.526	424.526	537.512	537.512	490.194	355.306	355.306	326.580	954.451	1213.414	226.20	696.126
GROUND & STILT AREA (NON FAR)	0.000	54.352	239.303	239.778	0.000	0.000	54.933	37.366	37.366	0.000	954.451	1213.414	226.20	696.126
GROUND FLOOR FAR	537.512	441.034	184.617	184.748	537.512	537.512	435.261	317.940	317.940	326.580	147.862		226.20	696.126
1st FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
2nd FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
3rd FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
4th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
5th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
6th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
7th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
8th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
9th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
10th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
11th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
12th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
13th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
14th FLOOR FAR	496.492	447.995	365.048	365.048	496.492	496.492	435.407	508.395	508.395	476.876				
MAIN & FIRE STAIRS (NON FAR)	363.500	364.364	360.268	369.268	369.600	369.600	421.219	421.219	421.219	367.590	54.904			
TOTAL FAR OF SINGLE TOWER/BLOCK	7916.400	6777.889	5878.289	5884.414	7916.400	7916.400	6480.909	7419.989	7419.989	5794.216	1757.504	1213.414	453.261	1392.154
NOS. OF TOWERS/BLOCKS	4	3	1	1	4	4	1	2	2	1	1	1	1	1
NET TOTAL FAR	30965.600	20331.664	5878.289	5884.414	7916.400	15832.800	6480.909	7419.989	7419.989	5794.216	1757.504	1213.414		113217.611
NET NON-FAR AREA	1479.400	1000.376	360.268	360.268	369.600	738.200	421.219	421.219	421.219	367.590			453.261	1392.154
NET TOTAL GR.COVERAGE	2150.048	1981.544	239.303	239.778	537.512	1075.024	490.044	710.790	710.790	326.580	954.451	1213.414	229.330	696.126
NET TOTAL STILT (TOWER) AREA	0.000	163.696	239.303	239.778	0.000	0.000	54.933	74.732	74.732	0.000				
MUMTY/ MACHINE ROOM / OH TANKS AREA. / TOTAL AREA OF BLOCK	230.060	171.262	57.084	52.084	57.520	115.040	56.196	56.443	56.443	70.365	39.625		30.512	79.846

ALL AREAS IN SQMT.

TOTAL FAR AREA		113217.611
TOTAL NON-FAR AREA		2392.094
TOTAL GR. COVS		9769.635
TOTAL STILT AREA		2392.094
TOTAL MUMTY/ MACHINE ROOM / OH TANKS AREA		1075.789