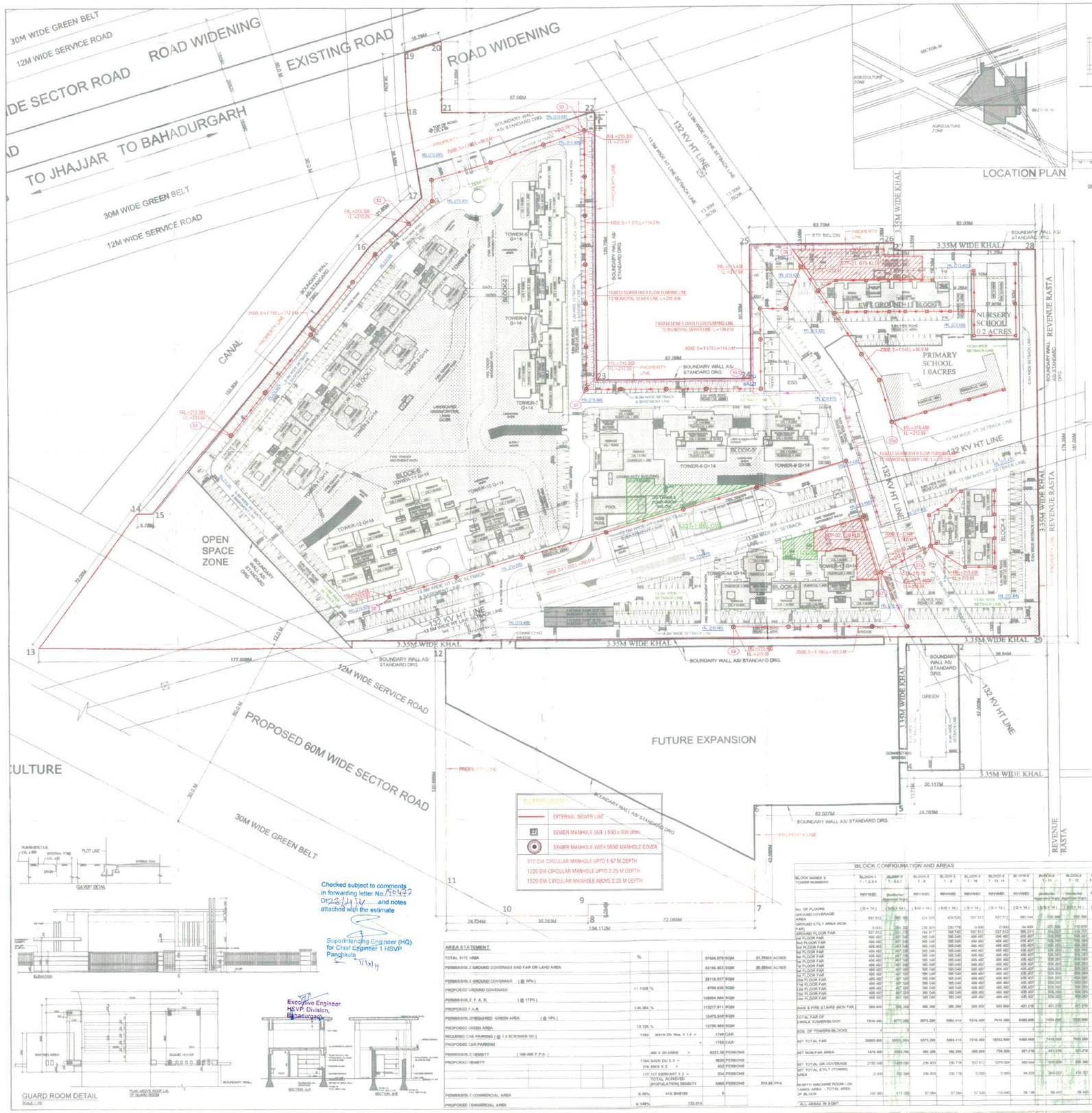

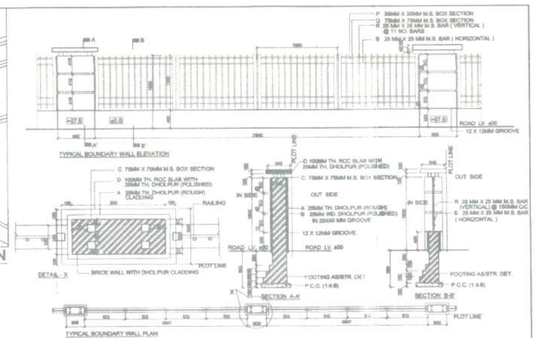

BOUNDARY WALL DETAIL

SCALE 1:50

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+14)	3Bed Units	14	6	6	14		84	4		336
2. BLOCK - 2 (Ground/S+14)	3Bed Units	14	3	6	14		72	3		216
3. BLOCK - 3 (Ground/S+14)	3Bed Units	14	3	6	14		75	1		142
			3	5	14		73	1		
4. BLOCK - 4 (Ground+14)	3Bed Units	14	6	6	14		90	1		90
5. BLOCK - 5 (Ground+14)	3Bed Units	14	3	6	14		90	2		180
6. BLOCK - 6 (Ground/S+14)	3 Bed + Servant	14	3	4	14		88	2	117	176
			(3 in T-11)	3	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

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) TOWERS=		
TOWERS T5, T6, T7+T3A*	216	Nos.
TOWERS T11=	88	Nos.
TOWERS T12=	89	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-5,6,7, 11 and 12)		
1 TOTAL FAR AREA		77990.149 SQMT
2 TOTAL STILT AREA		365.514 SQMT
3 TOTAL MUMTY / MACHINE ROOM /		677.186 SQMT
3 IOH TANKS AREA		1868.872 SQMT
4 TOTAL SCHOOLS AREA		31874.311 SQMT
5 TOTAL BASEMENT AREA		31874.311 SQMT
TOTAL OF ABOVE		112817.835 SQMT

SUMMARY OF AREAS		
1 TOTAL FAR AREA		113317.611 SQMT
2 TOTAL STILT AREA		2082.094 SQMT
3 TOTAL MUMTY / MACHINE ROOM /		1075.780 SQMT
3 IOH TANKS AREA		1868.872 SQMT
4 TOTAL SCHOOLS AREA		31874.311 SQMT
5 TOTAL BASEMENT AREA		31874.311 SQMT
TOTAL OF ABOVE		149919.868 SQMT.

CAR PARKING			
Required no of car parking including EWS @1.5 ECS /main DU		1746	ECS
Required EWS, Car parking @8% 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
	603 TO 639	37	
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		1758	CAR

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-4 T - 9	BLOCK-5 T - 10	BLOCK-6 T - 13, 14	BLOCK-7 T - 10	BLOCK-8 T - 11		BLOCK-9 T - 12	BLOCK-7 EWS-1 & 2	COMMUNITY BUILDING	CONVENIENT SHOPPING BLOCKS	NURSERY SCHOOL	PRIMARY SCHOOL
	REVISED	(Building Approved Drg.)	REVISED	(Building Approved Drg.)	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED	(Building Approved Drg.)	REVISED	REVISED	REVISED	REVISED	REVISED	REVISED
No. OF FLOORS	(G + 14)		(S/G + 14)		(S/G + 14)	(G + 14)	(G + 14)	(G + 14)	(G + 14)	(S/G + 14)		(S/G + 14)	(G + 11)	(G + 3)	(G)	(G + 1)	(G + 1)
GROUND COVERAGE																	
AREA	537.512	537.512	424.520	424.520	537.512	537.512	482.044	530.388	530.388	530.388		530.388	530.388	954.481	123.014	239.330	686.129
GROUND S.TILT AREA (NON-FAR)	0.000	284.282	239.970	230.776	0.000	0.000	94.830	101.388	0.000	101.388		101.388	101.388	954.481	123.014	239.330	686.129
GROUND FLOOR FAR	537.512	253.230	184.417	193.743	537.512	537.512	387.214	429.000	429.000	429.000		429.000	429.000	000.000		000.000	000.000
1st FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876	147.882		225.000	642.025
2nd FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
3rd FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
4th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
5th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
6th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
7th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
8th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
9th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
10th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
11th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
12th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
13th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
14th FLOOR FAR	496.492	497.398	385.048	385.048	496.492	496.492	496.492	508.348	508.348	508.348		508.348	479.876				
MAIN & FIRE STAIRS (NON FAR)	369.600	369.600	369.288	369.288	369.600	369.600	421.216	451.216	451.216	451.216		451.216	367.000	64.800			
TOTAL FAR OF SINGLE TOWER/BLOCK	7516.480	6772.180	5575.200	5584.414	7516.480	7516.480	6480.888	7459.888	7459.888	7459.888		7459.888	5794.216	1767.564	123.014	464.660	1328.154
NOS. OF TOWERS/BLOCKS	4	3	3	1	1	1	1	2	1	2		2	1				
NET TOTAL FAR	30065.920	20316.540	16725.600	5584.414	7516.480	15032.960	6480.888	14918.888	7459.888	14918.888		14918.888	5794.216	1767.564	123.014		113217.611	TOTAL FAR AREA
NET NON-FAR AREAS	1476.480	1053.780	350.288	350.288	369.600	739.200	421.216	451.216	451.216	451.216		451.216	367.000			464.660	1328.154	TOTAL NON-FAR AREA
NET TOTAL GR. COVERAGE	2150.048	1690.090	239.970	230.776	537.512	1075.024	480.044	508.388	508.388	508.388		508.388	530.388	954.481	123.014	239.330	686.129	9766.835	TOTAL GR. COVG.
NET TOTAL STILT (TOWER) AREA	0.000	760.566	239.970	230.776	0.000	0.000	94.830	304.027	419.157	0.000								2082.094	TOTAL STILT AREA
MUMTY/ MACHINE ROOM / IOH TANKS AREA - TOTAL AREA OF BLOCK	230.080	171.280	57.084	57.084	57.520	115.040	59.186	66.443	66.443	70.365		66.828		36.828		36.512	79.848	1075.780	TOTAL MUMTY/ MACHINE ROOM / IOH TANKS AREA
ALL AREAS IN SQMT																			

AREA STATEMENT				
TOTAL SITE AREA	%		87584.979 SQM	21.7091 ACRES
PERMISSIBLE GROUND COVERAGE AND FAR ON LAND AREA			83196.963 SQM	20.6594 ACRES
PERMISSIBLE GROUND COVERAGE (@ 30%)			29118.937 SQM	
PROPOSED GROUND COVERAGE	11.7428 %		9766.835 SQM	
PERMISSIBLE F. A. R. (@ 175%)			145594.856 SQM	
PROPOSED F.A.R.	134.384 %		113317.611 SQM	
PERMISSIBLE/REQUIRED GREEN AREA (@ 15%)			12475.545 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		=	1758 CAR	
PERMISSIBLE DENSITY (100-400 P.P.A.)		400 X 20.5049 =	8220.35 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	318.49 PPA
PERMISSIBLE COMMERCIAL AREA	0.35%	416.8948169	0	
PROPOSED COMMERCIAL AREA	0.148%	123.014		

GUARD ROOM DETAIL

SCALE 1:50

Checked subject to comments in forwarding letter No. 19477 Dt. 28/11/16 .....and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

Executive Engineer, HSVP, Division, Bahadurgarh

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 got certified from the competent authority.

b) Electrical Sub Station / generator room if provided should be on solid ground near DG/LT. Centre panel 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

SEWER LAYOUT

REVISED SUBMISSION DRAWINGS

PROJECT

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY MEASURING 21.70925 Acres(LICENCE No 60 of 2014 dated 30/08/2014 for 18.43125 Acres & LICENSE NO.130 of 2014 dated 22/08/2014 for 3.278 Acres) IN SECTOR 37 BAHADURGARH BEING DEVELOPED BY HILT RESIDENCY PVT. LTD. AND OTHERS IN COLLABORATION WITH M/S PROMOTERS PVT. LTD.

DATE 28/11/16 | DRAWN BY | CHECKED BY | APPROVED BY

SCALE 1:500 | DRAWN SIGN | L.K. Sharma

DRAWING TITLE

SITE PLAN

DRAWING NO. | STP Kanal | STP HQ | STP Panchkula

DRAWN BY: SPAC | CHECKED BY: SPAC | ARCHITECT: SPAC

L. K. SHARMA
Council of Architecture
Registration No. CA/79/5019

ARCH. REG'N
C. P. KUKREJA ARCHITECTS
A-3/WIRING BUILDING
DLF GREEN PARK
NEW DELHI - 110018
PHONE : 011-26863600 FAX : 011-26865770
E-MAIL cpkuk@vsnl.com

STRUCTURAL CONSULTANTS
TK TECHNICAL PROJECTS CONSULTANTS(P) LTD.
S.C.O. 51 SECTOR 37 NIDA
CHTTM 160/23-20-20 (NEW)
ICAEC NO. 01-125-1/93/01

ENVIRO. CONSULTANTS
SURJAN PROSEMBIC SERVICES NOIDA

ART GALLERY CONSULTANTS
PARADISE CONSULTANTS
Plot No. 108, Basement
New Living Style Mall Jasola Vihar
Sector - 25 Noida (UP) 201301
Cell Phone : 9810-2815215
E-mail : paradiseconsultants@gmail.com
website : www.paradiseconsultants.com

DRAWING NO.
ARCH/TK/SHUBLATESTSITE PLANA-SPR1

CAD ID.

DRG. NO. 1/35

Superintending Engineer HSVP Circle, Rohtak

Director Town & Country Planning Haryana Chandigarh