

1. LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP
2. THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT/ OWNER/ENGINEER..
3. HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.

4. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH
5. RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
6. DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
7. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED.
8. UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL
DRAWINGS ARE STRUCTURAL LEVELS ONLY.
9. FOR FURTHER NOTES AND STANDARD DETAILS REFER STANDARD
DRG.
10. COVER
a) BEAM : 25:34M
b) SLAB : 20:04M
11. CONCRETE MIX :
a) BEAM : M25
b) SLAB : M25
12. TOP REINFE-----
13. BOTTOM REINFE-----
14. REINFORCEMENT: REINFE. STEEL SHALL BE TMT BARS OF GRADE FS
500 CONFORMING TO IS 1786-1985
15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO IS 25
34:1978-1985 AND IS 25:1978-1985
16. PROVIDE JST. REINFE. WHEREVER REQD. AS FOLLOW:-
TOP : 8T @200 CM
BOT. : 8T @200 CM

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY ONE SECTION. LAP LENGTH IN LONGITUDINAL BARS IN COLUMNS SHALL BE NOT LESS THAN DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO THE S.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. -VII) WITH SLIPS AND IS-456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO S.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. -VII) WITH SLIPS AND IS-456-2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD DESIGN

METER ROOM	
GUARD	

90.51	Supply Ring Main
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24.0 M WIDE ROAD
INCLUDING 5 KARAM REVENUE RASTA

5 KARAM WIDE REVENUE RASTA

[illegible]

	uPVC FLUSHING WATER SUPPLY PIPE
 VC	VALVE CHAMBER

AREA STATEMENT					
TOTAL PLOT AREA	7.8750	ACRES	31868.9438	SQ. MTRS.	
PERMISSIBLE COMMERCIAL@5% OF 7.875 ACRES	0.3938	ACRES	1593.4472	SQ. MTRS.	
PERMISSIBLE RESIDENTIAL@55% OF 7.575 ACRES	7.4813	ACRES	30275.4966	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPOSED
COMMERCIAL PLOT AREA		FAR	0.3938	ACRES	
			1593.4472	SQ. MTRS.	
PERMISSIBLE FAR ON COMMERCIAL	1.75		2788.5324	SQ. MTRS.	
15% EXTRA FAR FOR IGCB PLATINUM GREEN RATING (REG.NO.GAH249132) FOR COMMERCIAL	0.15		239.017	SQ. MTRS.	1.883 %
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	1.90		3027.549656	SQ. MTRS.	3000.05 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL					1935.61 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		7.4813	ACRES		
			30275.4966	SQ. MTRS.	
PERMISSIBLE FAR ON RESIDENTIAL	2.25		86119.87	SQ. MTRS.	
15% EXTRA FAR FOR IGCB PLATINUM GOLD GREEN RATING (REG.NO.GAH 240132) FOR RESIDENTIAL	0.15		4541.324	SQ. MTRS.	2.399 %
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	2.4		72661.19	SQ. MTRS.	72628.090 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL					8614.15 SQ.MTRS.
GROUND COVERAGE					
-RESIDENTIAL-COMMERCIAL+ANGANWADI+COMMUNITY		15934.4718	SQ. MTRS.	10939.76	SQ. MTRS. (STILT + COMMERCIAL AREA
TOTAL BUILT UP AREA=RESIDENTIAL+COMMERCIAL+ ANGANWADI+COMMUNITY		RESIDENTIAL	50	% COMMERCIAL	34.3 %
		8549.890	3593.27	89443.250	SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE		750-900	NO	1124	UNITS
OCCUPANCY PER DWELLING UNIT		5	PER UNIT	5	PERSON PER UNIT
TOTAL POPULATION(750-900)		5676-6804	PERSONS	5620	PERSONS
DENSITY		750-900	PPA	751.211	PPA
GREEN AREA		15	% OF THE PLOT	17.421	% OF THE PLOT
		4780.342	SQ. MTRS.	5551.840	SQ. MTRS.
PARKING		0.500	ECs PER DWELLING UNIT		
TWO WHEELER PARKING REQUIRED		1	PER DWELLING U	1376	TWO WHEELERS/PROVIDED ON SITE
		1124	TWO WHEELERS		
TOTAL ECs REQUIRED		562	ECs		
TOTAL ECs PROVIDED				636	ECs
				12	ECs FOR COMMERCIAL
EXTRA ECs AS PER POLICY				62	ECs
1 NO. OF AANGANWADI		185.810	SQ.MTRS.	195.000	SQ.MTRS.
1 NO. OF COMMUNITY HALL		185.810	SQ.MTRS.	195.000	SQ.MTRS.

PROPOSED AREA FOR HOUSING														
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	TOTAL UNITS	TOTAL UNITS	TYPICAL FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR AREA Ground + Typical Floor	GROUND COVERAGE	HEIGHT IN MTS	SETBACK MON FAR AREA	BUILD UP AREA
1	1	(05+16)	GROUND				112	88.40						
			1st Floor	8	1	8		518.76	518.76	7323.04	874.63	44.95	51.64	8873.58
			2nd to 16th	8	13	104		518.76	2433.88					
2	2	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		505.11	505.11	7323.18	874.63	44.95	51.64	8890.13
			2nd to 16th	8	13	104		505.11	2666.43					
3	3	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		505.11	505.11	7323.18	874.63	44.95	51.64	8890.13
			2nd to 16th	8	13	104		505.11	2666.43					
4	4	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		505.11	505.11	7323.18	874.63	44.95	51.64	8890.13
			2nd to 16th	8	13	104		505.11	2666.43					
5	5	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		505.11	505.11	7323.18	874.63	44.95	51.64	8890.13
			2nd to 16th	8	13	104		505.11	2666.43					
6	6	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		518.76	518.76	7314.28	874.63	44.95	51.64	8873.58
			2nd to 16th	8	13	104		518.76	2433.88					
7	7	(05+16)	GROUND				116	314.13						
			1st Floor	8	2	8		530.37	530.37	7799.31	764.28	44.95	51.64	8705.91
			2nd to 16th	8	13	104		530.37	2694.81					
8	8	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		518.76	518.76	7314.28	874.63	44.95	51.64	8873.13
			2nd to 16th	8	13	104		518.76	2433.88					
9	9	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		505.11	505.11	7323.18	874.63	44.95	51.64	8890.13
			2nd to 16th	8	13	104		505.11	2666.43					
10	10	(05+16)	GROUND				112	51.64						
			1st Floor	8	1	8		518.76	518.76	7314.28	874.63	44.95	51.64	8873.13
			2nd to 16th	8	13	104		518.76	2433.88					
			TOTAL				1124			72629.09	8614.15			85849.98

PROPOSED AREA FOR COMMERCIAL										
S.NO	COMMERCIAL NO.	GROUND FLOOR AREA	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTRS	NON FAR AREA	BUILT UP AREA		
1	GROUND FLOOR	1829.20	G	1	1829.20	1951.71	6.60	122.51	1951.71	SQMT
2	FIRST FLOOR				1121.23			64.71	1185.94	
	TOTAL				2950.43	1951.71			3137.65	
3	AANGANWADI OR CRECHE NON FAR AREA				390.00			195.000	195.000	SQMT
4	COMMUNITY HALL NON FAR AREA							195.000	195.000	SQMT
	TOTAL					2341.71			3527.65	

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	1124	
PARKING REQUIRED @0.5 ECS PER DU	=	562	ECS
PROPOSED PARKING			
PROPOSED OPEN PARKING AREA	=	8614.97	SQMT
SITE OPEN PARKING @23)	=	374.56	ECS
	SAY	375	ECS
PROVIDED ON OPEN SITE	=	363	ECS
PROPOSED STILT PARKING AREA			
TOWER-1	=	27	ECS
TOWER-2 TO 6 (29 X 5 = 145)	=	145	ECS
TOWER-7	=	14	ECS
TOWER-9	=	29	ECS
TOWER-8 TO 10 (29 X 2 = 58)	=	58	ECS
TOTAL STILT PARKING	=	273	ECS
2WHEELERS PROVIDED ON STILT ALL TOWER	=	1376	NO'S
TOTAL ECS PROVIDED	=	636	ECS

CLIENT:-
[IV] LANDBASE PRIVATE LIMITED

PROJECT :- PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 7.875 ACRE/LICENCE NO.31 OF 2024 DATED 26.02.2024) IN SECTOR-3 FARUKHABAD BEING DEVELOPED BY U.V. LANDBASE PVT. LTD.

ARCHITECTS  PRIYANKA ARCHITECTS PVT.LTD. 605, SECTOR-14, GURGAON HARYANA	SCALE: 1:100 DRAWING NAME SITE PLAN
FOR UV Landbase Private Limited <i>Umed Singh</i> Authorised Signatory	DRAWING NO. SUB-01 <i>Vimal Bajaj</i> VIMAL BAJAJ Architect CA/06/19791 938, Sector-14, Gurgaon