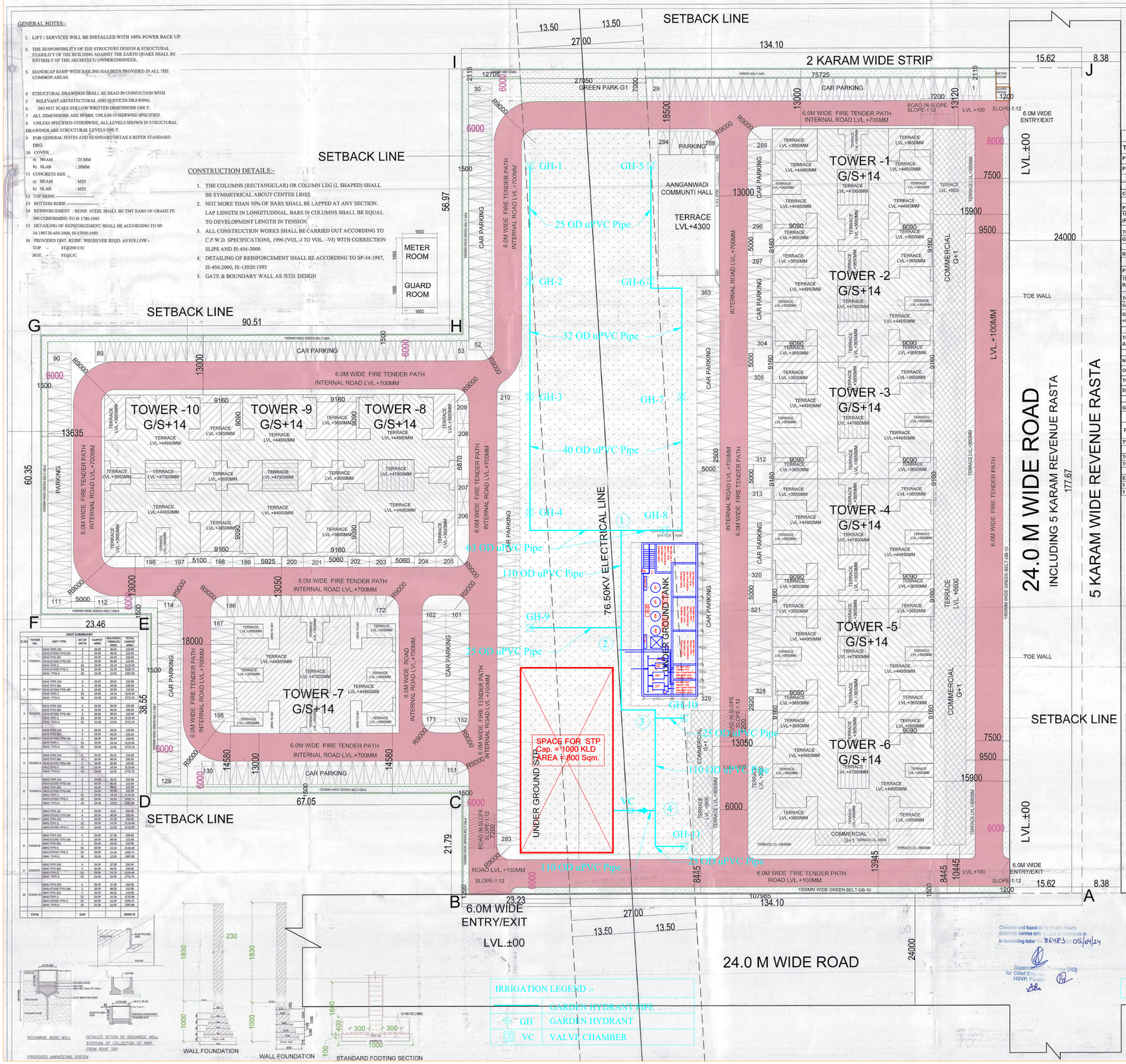
GENERAL NOTES:-

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 CONJUCTION 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 GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
10. COVER
    a) BEAM : 25 MM
    b) SLAB : 20MM
11. CONCRETE MIX
    a) BEAM : M25
    b) SLAB : M25
12. TOP REINF.----------
13. BOTTOM REINF.----------
14. REINFORCEMENT : REINF. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFIRMING TO IS 1786-1985
15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987.IS-456:2000, IS-13920:1993
16. PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW:-
    TOP. - 8T@200 C/C
    BOT. - 8T@C/C

CONSTRUCTION DETAILS:-

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 SECTION. LAP LENGTH IN LONGITUDINAL. BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. –VI) WITH CORRECTION SLIPS AND IS:456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN



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

S.T.P.(HQ) Member Secretary BRAC
S.T.P.(HQ) Member BRAC
DTP (HQ)
ATP(HQ)
AD
PA
ATP
Ram Avtar Basal JD(HQ)
DJD(HQ) MEMBER BRAC

AREA STATEMENT						
TOTAL PLOT AREA	7.8750	ACRES	31868.9438	SQ. MTRS.		
PERMISSIBLE COMMERCIAL@5% OF 7.875 ACRE	0.3938	ACRES	1593.4472	SQ. MTRS.		
PERMISSIBLE RESIDENTIAL@95% OF 7.575 ACRE	7.4813	ACRES	30275.4966	SQ. MTRS.		
			PERMISSIBLE/REQUIRED		PROPSOED	
		FAR				
COMMERCIAL PLOT AREA			0.3938	ACRES		
			1593.4472	SQ. MTRS.		
PERMISSIBLE FAR ON COMMERCIAL		1.75	2788.5326	SQ. MTRS.		
15% EXTRA FAR FOR IGBC PLATINUM GREEN RATING (REG.NO.GAH240132) 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	68119.87	SQ. MTRS.		
15% EXTRA FAR FOR IGBC PLARINUM 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.	72629.090	SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL					8614.15	SQ.MTRS.
GROUND COVERAGE =RESIDENTIAL+COMMERCIAL+ANGANWUDI+COMMUNITY			15934.4719	SQ. MTRS.	10939.76	SQ. MTRS. (STILT + COMMERCIAL AREA
			50	%	34.3	%
TOTAL BUILTUP AREA =RESIDENTIAL+COMMERCAIL+ ANGANWUDI+COMMUNITY			RESIDENTIAL	COMMERCIAL		
			85849.980	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)			5670-6804	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 STILT	
			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	

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(Ground +Typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	1	(G/S+14)	GROUND					68.40							
			1st.floor	8	1	8	112		518.76	518.76	7331.04	874.43	44.95	51.64	8493.58
			2nd.to 14th.	8	13	104			518.76	6743.88					
2	2	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		505.11	505.11	7123.18	874.43	44.95	51.64	8490.13
			2nd.to 14th.	8	13	104			505.11	6566.43					
3	3	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		505.11	505.11	7123.18	874.43	44.95	51.64	8490.13
			2nd.to 14th.	8	13	104			505.11	6566.43					
4	4	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		505.11	505.11	7123.18	874.43	44.95	51.64	8490.13
			2nd.to 14th.	8	13	104			505.11	6566.43					
5	5	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		505.11	505.11	7123.18	874.43	44.95	51.64	8490.13
			2nd.to 14th.	8	13	104			505.11	6566.43					
6	6	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		518.76	518.76	7314.28	874.43	44.95	51.64	8673.58
			2nd.to 14th.	8	13	104			518.76	6743.88					
7	7	(G/S+14)	GROUND	4	1	4	116	314.13							
			1st.floor	8	1	8			530.37	530.37	7739.31	744.28	44.95	51.64	8705.91
			2nd.to 14th.	8	13	104			530.37	6894.81					
8	8	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		518.76	518.76	7314.28	874.43	44.95	51.64	8673.13
			2nd.to 14th.	8	13	104			518.76	6743.88					
9	9	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		505.11	505.11	7123.18	874.43	44.95	51.64	8490.13
			2nd.to 14th.	8	13	104			505.11	6566.43					
10	10	(G/S+14)	GROUND					51.64							
			1st.floor	8	1	8	112		518.76	518.76	7314.28	874.43	44.95	51.64	8673.13
			2nd.to 14th.	8	13	104			518.76	6743.88					
	TOTAL					1124					72629.09	8614.15			85849.98

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		BUILTUP AREA	
1	GROUND FLOOR	1829.20	G	1	1829.20	1951.71	6.60	122.51		1951.71	SQMT
	FIRST FLOOR				1121.23			64.71		1185.94	
2	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	

UNIT SUMMARY

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY TERRACE AREA	TOTAL CARPET AREA
1	TOWER 1	2BHK-TYPE-1M	2	33.09	36.01	133.09
		2BHK+STORE-TYPE-2M	2	33.09	48.06	133.09
		2BHK TYPE-8M	2	33.09	44.05	133.09
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK+STORE-TYPE-1	30	33.09	14.14	3129.49
		1BHK+STORE-TYPE-1	20	33.09	12.05	1587.88
		1BHK-TYPE-3	26	33.09	12.05	1987.88
2	TOWER 2	1BHK-TYPE-1M	2	33.09	56.91	133.09
		2BHK TYPE-8M	4	33.09	44.05	266.18
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
3	TOWER 3	1BHK-TYPE-1M	2	33.09	56.91	133.09
		2BHK TYPE-8M	4	33.09	44.05	266.18
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
4	TOWER 4	1BHK-TYPE-1M	2	33.09	56.91	133.09
		2BHK TYPE-8M	4	33.09	44.05	266.18
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
5	TOWER 5	1BHK-TYPE-1M	2	33.09	56.91	133.09
		2BHK TYPE-8M	4	33.09	44.05	266.18
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
6	TOWER 6	2BHK-TYPE-1M	2	33.09	36.01	133.09
		2BHK+STORE-TYPE-2M	2	33.09	48.06	133.09
		2BHK TYPE-8M	2	33.09	44.05	133.09
		2BHK+STORE-TYPE-6M	2	33.09	30.84	133.09
		2BHK-TYPE-1	30	33.09	14.14	3129.49
		1BHK+STORE-TYPE-1	20	33.09	12.05	1587.88
		1BHK-TYPE-3	20	33.09	12.05	1587.88
7	TOWER 7	1BHK-TYPE-4G	4	33.09	8.61	209.06
		2BHK+STORE-TYPE-2M	4	33.09	48.06	266.18
		2BHK TYPE-1M	4	33.09	27.29	266.18
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
8	TOWER 8	2BHK-TYPE-1M	4	33.09	27.29	266.18
		2BHK+STORE-TYPE-2M	2	33.09	48.06	133.09
		2BHK TYPE-8M	2	33.09	44.05	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK+STORE-TYPE-2	26	33.09	12.05	1935.74
		1BHK-TYPE-3	26	33.09	12.05	1987.88
9	TOWER 9	2BHK-TYPE-1M	4	33.09	27.29	266.18
		2BHK TYPE-8M	4	33.09	44.05	266.18
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK-TYPE-3	52	33.09	12.05	2775.76
10	TOWER 10	2BHK-TYPE-1M	4	33.09	27.29	266.18
		2BHK+STORE-TYPE-2M	2	33.09	48.06	133.09
		2BHK TYPE-8M	2	33.09	44.05	133.09
		2BHK-TYPE-1	52	33.09	14.14	3129.49
		1BHK+STORE-TYPE-2	26	33.09	12.05	1935.74
		1BHK-TYPE-3	26	33.09	12.05	1987.88
TOTAL			1124			69882.70

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 STILIT ALL TOWER	=	1376	NO'S
TOTAL ECS PROVIDED	=	636	ECS

IRRIGATION LEGEND :-

GARDEN HYDRANT PIPE
GH GARDEN HYDRANT
VC VALVE CHAMBER

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No 8648 dt 05/04/24
Superintendent Engineer (HQ) for Chief Engineer HSVP, Panchkula

GARDEN HYDRANT / IRRIGATION LAYOUT

ARCHITECTS
Prasada Architects/Planners
859, SECTOR-14, GURGAON HARYANA

SCALE : 1:100
DRAWING NAME
SITE PLAN
DRAWING No. SUB-01

CLIENT:-
UV 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 FARUKH-NAGAR BEING DEVELOPED BY U.V. LANDBASE PVT. LTD.

For UV Landbase Private Limited
Umed singh
Authorised Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
858, Sector-14, Gurgaon
ARCHITECT'S SIGN