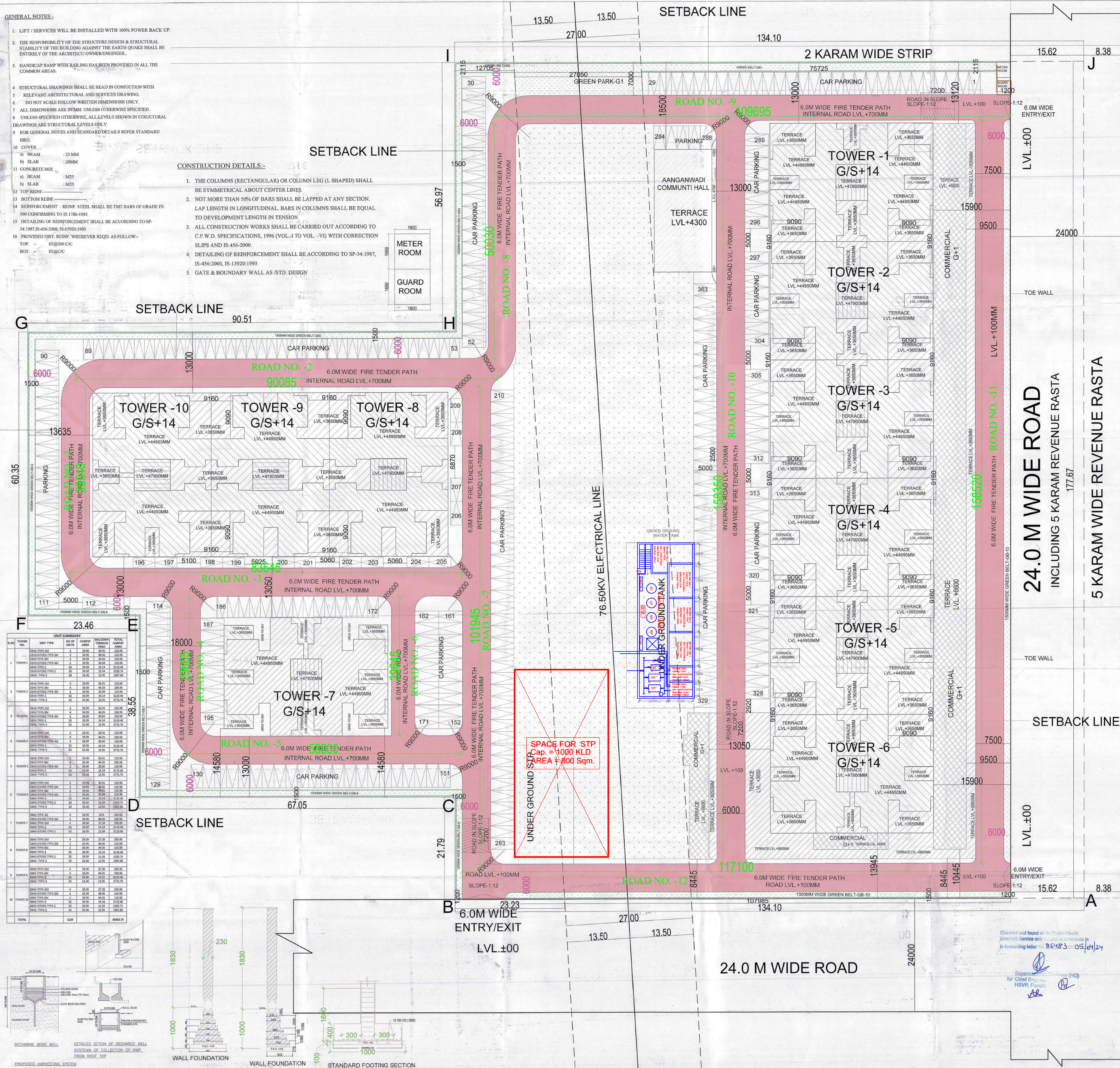


- GENERAL NOTES:-
- LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
 - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT / OWNER ENGINEER.
 - HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
 - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
 - DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
 - ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED.
 - UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
 - FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
 - COVER:
 - 1) BEAM : 25 MM
 - 2) SLAB : 20 MM
 - 3) CONCRETE MIX : M25
 - 4) BEAM : M25
 - 5) SLAB : M25
 - TOP REIN:
 - 1) BOTTOM REIN:
 - 2) REINFORCEMENT : REIN. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFORMING TO IS 1786-1983
 - 3) DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 & SP-46:2000, IS-1920:1993
 - 4) PROVIDED DET. REIN. WHEREVER REQD. AS FOLLOW:-
 - TOP : 8T @ 200 C/C
 - BOT. : 8T @ 200 C/C

CONSTRUCTION DETAILS:-

- THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES
- 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
- ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 19% (VOL-1 TO VOL-VI) WITH CORRECTION SLIPS AND IS-456:2000.
- DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-1920:1993
- GATE & BOUNDARY WALL AS STD. DESIGN



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.	
		FAR	PERMISSIBLE/REQUIRED		PROPOSED
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.GA/24/0132) FOR COMMERCIAL	0.15	239.017	SQ. MTRS.	1.885	%
TOTAL PERMISSIBLE FAR ON 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 PLATINUM GOLD GREEN RATING (REG.NO.GA/ 24/0132) 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+COMMUNITY		15934.4719	SQ. MTRS.	10939.76	SQ. MTRS. (STILT+ COMMERCIAL AREA)
		50	%	34.3	%
TOTAL BUILTUP AREA +RESIDENTIAL+COMMERCIAL+ANGANWADI+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)
TOTAL ECS REQUIRED		562	TWO WHEELERS	ECS	
TOTAL ECS PROVIDED				636	ECS
				12	ECS FOR COMMERCIAL
EXTRA ECS AS PER POLICY				62	ECS
1 NO. OF ANGANWADI		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 FLOOR AREA	GROUND FLOOR AREA	TYPICAL FLOOR AREA	TOTAL FLOOR AREA	TOTAL FAR AREA (SQ. MTRS.)
1	1	1	GROUND	8	1	8	112	112	518.76	518.76	7314.04
2	2	2	1st floor	8	13	104	112	518.76	518.76	1037.52	8351.56
3	3	3	1st floor	8	13	104	112	518.76	518.76	1037.52	9389.08
4	4	4	1st floor	8	13	104	112	518.76	518.76	1037.52	10426.60
5	5	5	1st floor	8	13	104	112	518.76	518.76	1037.52	11464.12
6	6	6	1st floor	8	13	104	112	518.76	518.76	1037.52	12501.64
7	7	7	1st floor	8	13	104	112	518.76	518.76	1037.52	13539.16
8	8	8	1st floor	8	13	104	112	518.76	518.76	1037.52	14576.68
9	9	9	1st floor	8	13	104	112	518.76	518.76	1037.52	15614.20
10	10	10	1st floor	8	13	104	112	518.76	518.76	1037.52	16651.72
11	TOTAL						1124				85849.98

PROPOSED AREA FOR COMMERCIAL						
S.NO.	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS
1	GROUND FLOOR	1829.20	G	1	1829.20	1951.71
2	FIRST FLOOR	1121.23	G	1	1121.23	1185.94
3	TOTAL				2950.43	3137.65
4	ANGANWADI OR CRECHE NON FAR AREA				390.00	195.000
5	COMMUNITY HALL NON FAR AREA				390.00	195.000
6	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
PROVIDED ON OPEN SITE	=	375	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
2 WHEELERS PROVIDED ON STILT ALL TOWER	=	1376	NO'S
TOTAL ECS PROVIDED	=	636	ECS

ROAD LAYOUT

CLIENT: UV LANDBASE PRIVATE LIMITED

PROJECT: PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 7.875 ACRES (LICENCE NO. 3 OF 2024 DATED 26.02.2024) IN SECTOR-3 FARUKH NAGAR BEING DEVELOPED BY UV LANDBASE PVT. LTD.

ARCHITECTS: Vimal Bajaj

SCALE: 1:100

DRAWING NAME: SITE PLAN

DRAWING NO.: SUB-01

APPLICANT'S SIGN: Vimal Bajaj

ARCHITECT'S SIGN: Vimal Bajaj