Service Estimate Plan Only

STORM WATER LAYOUT

AREA STATEMENT

LICENCSED AREA OF SITE	=17.90 ACRES
AREA OF SITE AS PER ZONING	= 17.7475 Acres or 71821.470 Sqm.
PLOT AREA IN INTENSE TOD ZONE	+ 0.49 Acres or 1982.957 Sqm
PLOT AREA IN TRANSITION ZONE	= 17.2575 Acres or 69838.514 Sqm.
PERMISSIBLE FAR IN INTENSE TOD ZONE (@3.5)	= 6940.350 Sqm.
PERMISSIBLE FAR IN TRANSITION ZONE (@2.5)	= 174596.285 Sqm.
TOTAL PERMISSIBLE FAR	= 181538.635 sqm.
PROPOSED FAR.	= 181477.339 SQM.
PERMISSIBLE GROUND COVERAGE @40%	= 28728.588 SQM.
PROPOSED GROUND COVERAGE	= 14481.236 SQM.OR 14481.236X100 =20.162% / 71821.470

PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 350 ON 0.5% AREA OF 0.00245 ACRES = (9.915X3.5) = 34.703 sqm.
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @ 250 ON 0.5% AREA OF 0.0863 ACRES = (349.243X2.5) =873.108 sqm.
TOTAL PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING =907.811 SQM.
PROPOSED FAR AREA OF CONVENIENT SHOPPING = 891.116 SQM
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 0.49 ACRES @ 540 TO 660 PPA = 265 PERSONS TO 323 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 17.2575 ACRES @ 367 TO 473 PPA =6679 PERSONS TO 8163 PERSONS
TOTAL PERMISSIBLE DENSITY =6944 PERSONS TO 8486 PERSONS
PROPOSED DENSITY = 8486 PERSONS

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL –	= 2 NO
PRIMARY SCHOOL –	= 1 NOS.
PROPOSED PUBLIC AMENITIES	
NURSERY SCHOOL – 2	= UNDER EWS
PRIMARY SCHOOL –	= 1 NOS. OF 1ACRE

REQUIRED EWS UNITS	= 15% OF TOTAL UNITS (MAIN+EWS) = 15X1798/100 = 269.7 TO SAY 270 NOS
PROPOSED EWS UNITS	= 270 NOS. OR 270X100/1798 = 15.01%
REQUIRED SERVANT ROOMS	= 10% OF MAIN UNITS =10X1528/100= 152.8 OR SAYS 153 NOS
PROPOSED SERVANT ROOMS	= 153 NOS. OR 153X100/1528 = 10.013%

POPULATION CALCULATION

MAIN UNITS	= 1528 X 5	=7640
EWS	= 270 X 2	= 540
SERVANTS	= 153 X 2	= 306
TOTAL		=8486

TOT – LOT AND GREEN AREA REQUIRED	= 10773.221 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED	= 10890.798 SQM. = 15.16% OF THE PLOT

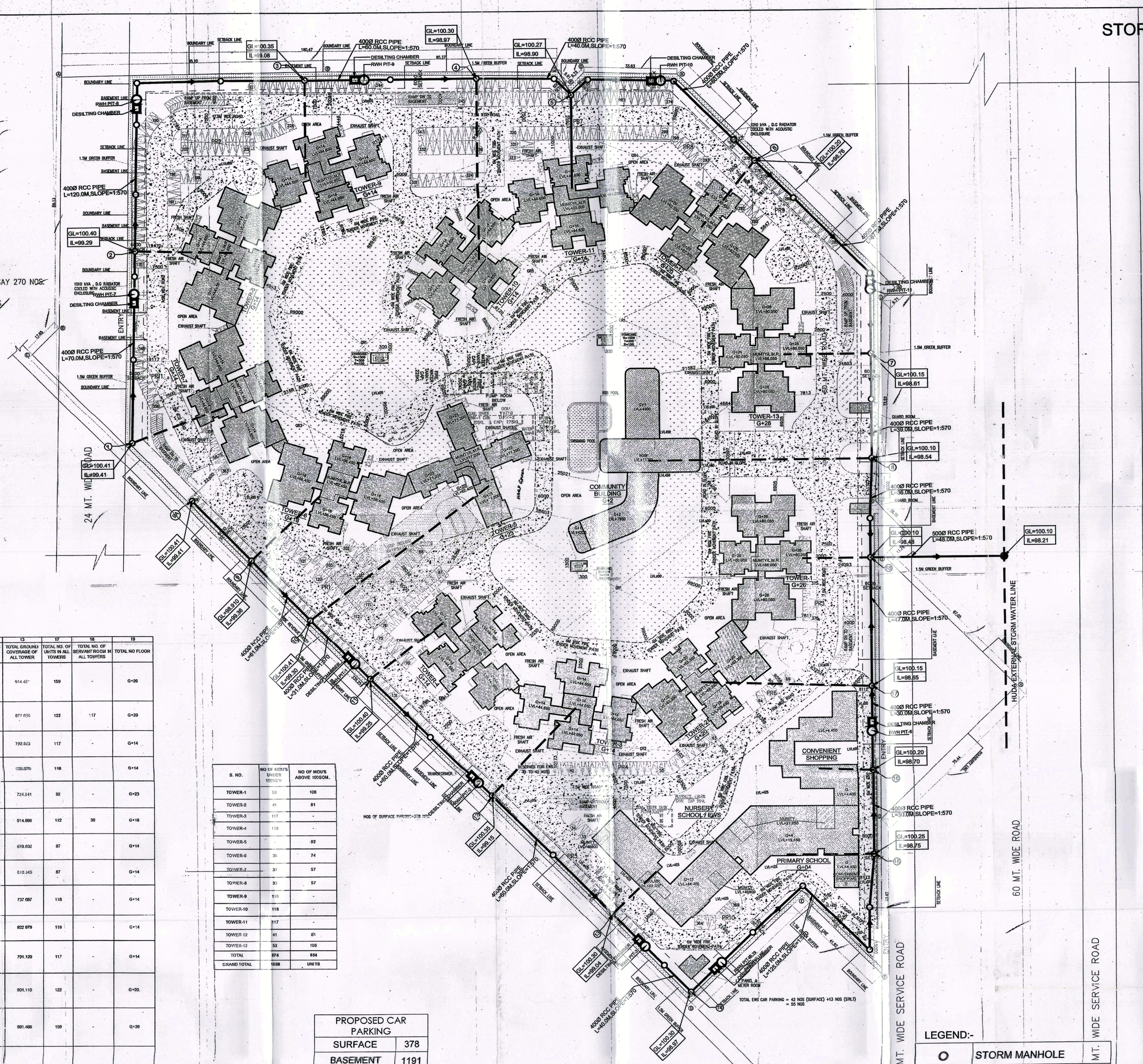
CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS –	= 0.5 CAR PER MAIN UNIT under 100sqm
	= 1.0 CAR PER MAIN UNIT over 100sqm
	= 874(UNDER 100sqm) x 0.5 = 437 CARS
	= 654(ABOVE 100sqm) x 1.0 = 654 CARS
	= 1091 CARS
PROPOSED CAR PARKING FOR MAIN UNITS	= 1569 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS	= 05% OF 1091 CARS = 54.55 OR 55 CARS
PROPOSED CAR PARKING FOR EWS UNITS	= 55 CARS

1	2	3	4	5	6	9	10	11	13	17	18	19
TYPE	FLOOR	NO. OF FLOORS	AREA IN SQM / ONE FLOOR	AREA IN SQM / OF ALL FLOORS (2ND)	TOTAL FAR OF ALL TOWER	TOTAL BUILT-UP OF ONE FLOOR	TOTAL BUILT-UP OF ALL FLOORS(2ND)	TOTAL BUILT-UP AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNITS IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM IN ALL TOWERS	TOTAL NO FLOOR
TOWER-1	GROUND FLOOR	1	620.480	620.480	19557.054	914.451	914.451	20240.589	914.451	159	-	G+20
	1ST TO 20TH & 22ND TO 26TH FLOOR	25	743.794	18594.850		743.794	18594.850					
	21 ST FLOOR	1	641.744	641.744		641.744	641.744					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-2	GROUND FLOOR	1	501.943	501.943	15274.473	677.695	677.695	15735.030	677.695	122	117	G+20
	1ST TO 19TH FLOOR	19	743.484	14132.196		743.484	14132.196					
	20TH FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-3	GROUND FLOOR	1	564.453	564.453	10143.191	790.823	790.823	10470.092	790.823	117	-	G+14
	1ST TO 14TH FLOOR	14	684.510	9583.740		684.510	9583.740					
	MUMTY & MACHINE ROOM	1	-	-		90.409	90.409					
TOWER-4	GROUND FLOOR	1	643.625	643.625	10405.680	820.870	820.870	10823.385	820.870	118	-	G+14
	1ST TO 14TH FLOOR	14	709.491	9932.874		709.491	9932.874					
	MUMTY & MACHINE ROOM	1	-	-		90.409	90.409					
TOWER-5	GROUND FLOOR	1	181.971	181.971	14054.386	724.541	724.541	14725.328	724.541	92	-	G+23
	1ST TO 23RD FLOOR	23	604.049	13893.127		604.049	13893.127					
	MUMTY & MACHINE ROOM	1	-	-		697.200	697.200					
TOWER-6	GROUND FLOOR	1	820.332	820.332	14033.044	914.896	914.896	14387.152	914.896	112	36	G+18
	1ST TO 18TH FLOOR	18	743.484	13382.712		743.484	13382.712					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-7	GROUND FLOOR	1	597.485	597.485	10918.244	678.032	678.032	11377.122	678.032	87	-	G+14
	1ST TO 14TH FLOOR	14	743.484	10408.776		743.484	10408.776					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-8	GROUND FLOOR	1	620.172	620.172	11038.948	870.040	870.040	11368.660	870.040	87	-	G+14
	1ST TO 14TH FLOOR	14	743.484	10408.776		743.484	10408.776					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-9	GROUND FLOOR	1	556.787	556.787	9569.621	737.087	737.087	9830.410	737.087	118	-	G+14
	1ST TO 14TH FLOOR	14	643.061	9002.854		643.061	9002.854					
	MUMTY & MACHINE ROOM	1	-	-		90.409	90.409					
TOWER-10	GROUND FLOOR	1	645.932	645.932	10455.732	822.879	822.879	10719.045	822.879	118	-	G+14
	1ST TO 14TH FLOOR	14	700.700	9809.800		700.407	9805.698					
	MUMTY & MACHINE ROOM	1	-	-		90.409	90.409					
TOWER-11	GROUND FLOOR	1	554.289	554.289	10129.813	791.120	791.120	10452.843	791.120	117	-	G+14
	1ST TO 14TH FLOOR	14	683.951	9573.314		683.661	9571.254					
	MUMTY & MACHINE ROOM	1	-	-		90.409	90.409					
TOWER-12	GROUND FLOOR	1	526.581	526.581	15274.191	901.110	901.110	15755.284	901.110	122	-	G+20.
	1ST TO 19TH FLOOR	19	743.484	14132.196		743.484	14132.196					
	20TH FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
TOWER-13	GROUND FLOOR	1	620.441	620.441	19848.975	901.485	901.485	20219.564	901.485	159	-	G+26
	1ST TO 25TH & 27ND TO 28TH FLOOR	26	743.484	19557.100		743.484	19557.100					
	27ST FLOOR	1	641.434	641.434		641.434	641.434					
	MUMTY & MACHINE ROOM	1	-	-		89.544	89.544					
EWS	GROUND FLOOR	1	117.102	117.102	7828.257	943.656	943.656	8057.328	943.656	270	-	G+13
	3rd FLOOR	1	675.878	675.878		675.878	675.878					
	4TH FLOOR	1	687.994	687.994		687.994	687.994					
	5TH & 6TH FLOOR	2	689.576	1379.152		689.576	1379.152					
	7TH TO 13TH FLOOR	7	709.733	4968.131		709.733	4968.131					
	MUMTY & MACHINE ROOM	1	-	-		183.151	183.151					
COMMUNITY BUILDING	GROUND FLOOR	1	816.444	816.444	1755.802	983.495	983.495	1968.810	983.495	-	-	G+3
	FIRST FLOOR	1	533.179	533.179		533.179	544.616					
	2ND FLOOR	1	377.179	377.179		377.179	438.699					
CONVENIENT SHOPPING	GROUND FLOOR	1	891.116	891.116	891.116	891.116	891.116	891.116	891.116	-	-	G
PRIMARY SCHOOL	GROUND FLOOR	1	-	-	-	717.557	717.557	3556.431	717.557	-	-	G+4
	FIRST FLOOR	1	-	-	-	668.049	668.049					
	2ND FLOOR	1	-	-	-	704.241	704.241					
	3RD FLOOR	1	-	-		703.292	703.292					
	4TH FLOOR	1	-	-	-	703.292	703.292					
NURSERY SCHOOL -1 & 2	GROUND FLOOR	1	-	-	-	324.207	324.207	1304.884	-	-	-	-
	FIRST FLOOR	1	-	-		485.769	485.769					
	2ND FLOOR	1	-	-	-	505.008	505.008					
GUARD, METER ROOM & LT PENEL ROOM	-	-	-	-	-	-	-	98.691	98.691	-	-	-
BASEMENT – 1	-	-	-	-	-	-	-	57114.725	-	-	-	-
TOTAL	-	-	-	-	181477.339	-	-	249668.098	14481.236	1798	153	-

S. NO.	NO OF MOU'S UNDER 100SQM.	NO OF MOU'S ABOVE 100SQM.
TOWER-1	53	106
TOWER-2	41	81
TOWER-3	117	-
TOWER-4	118	-
TOWER-5	-	92
TOWER-6	36	74
TOWER-7	30	57
TOWER-8	30	57
TOWER-9	118	-
TOWER-10	118	-
TOWER-11	117	-
TOWER-12	41	81
TOWER-13	53	106
TOTAL	874	654
GRAND TOTAL	1528	UNITS

PROPOSED CAR PARKING	
SURFACE	378
BASEMENT	1191
TOTAL	1569



GUARD, METER ROOM & LT PENEL ROOM										
GROSS – A										
1	=	1	X	6.060	X	6.260	=	37.936	SQM	
2	=	1	X	3.230	X	3.460	=	11.176	SQM	
3	=	2	X	6.700	X	3.700	=	49.580	SQM	
						TOTAL	=	98.691	SQM	

LEGEND:-

O	STORM MANHOLE
(RCC 1M-3 PIPE)	STORM WATER LINE
	STORM WATER LINE FROM BASEMENT CEILING
O	RECHARGE PIT
	DESILTING CHAMBER
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL

STORM WATER LAYOUT

Checked subject to comments in forwarding letter No.....
Dt.....and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSVP
Panchkula

Director
Town and Country Planning,
Haryana, Chandigarh

Note:-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT:
PROPOSED GROUP HOUSING COLONY MEASURING 17.90 ACRES (LICENCE NO 14 OF 2018 DATED 07/02/2018) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR 102 GURUGRAM MANESAR URBAN COMPLEX
BEING DEVELOPED BY
JOYVILLE SHAPOORJI HOUSING PVT LTD.

(RAM AVTAR BASSI) A.D. (BALWANT SINGH) S.D.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

CA/95/18071

JULY-2018. Scale : 1:500

Drawing Title:-
SITE PLAN

Drawing No:-

Executive Engineer
HSVP Division No.V
Gurugram