DU CALCULATIONS OF EACH BUILDING BLOCKS

BUILDING BLOCK	OC RECEIVED	PROPOSED BLOCK	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC APPLIED	OC RECEIVED	OC RECEIVED	OC RECEIVED
	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	TOWER 6	TOWER 7	TOWER 8	EWS-BLOCK
	T1-A	T4	T2-A	T2-B	T2-C	T2-D	T2-E	T3	
FLOORS	S+7	GROUND/ STILT +8	S+8	S+8	S+8	S+8	S+8	S+8	G+4
GROUND FLOOR	STILT	1	STILT	STILT	STILT	STILT	STILT	STILT	13
1st FLOOR	4	4	4	4	4	4	4	8	13
2nd FLOOR	4	4	4	4	4	4	4	8	13
3rd FLOOR	4	4	4	4	4	4	4	8	13
4th FLOOR	4	4	4	4	4	4	4	8	5
5th FLOOR	4	4	4	4	4	4	4	8	
6th FLOOR	4	4	4	4	4	4	4	8	
7th FLOOR	4	4	4	4	4	4	4	8	
8th FLOOR		4	4	4	4	4	4	8	
TOTAL DU/BUILDING BLOCK	28	33	32	32	32	32	32	64	57
TOTAL	285			NOS					

DU CALCULATION (SERVANT ROOM)

FLOOR	T1-A	T2-E
G.FLOOR	STILT	STILT
1st FLR	4	0
2nd FLR	4	0
3rd FLR	4	0
4th FLR	4	0
5th FLR	4	0
6th FLR	4	0
7th FLR	4	0
8th FLR	-	4
TOTAL	28	4
TOTAL	32	ROOMS

EWS DU'S CALCULATION

TOTAL DU'S =	285	
EWS TO BE PROVIDED =	298X15/85	
=	50.29	
=	SAY -53	
EWS PROVIDED =	57	NOS

LEGEND :-

- SEWER LINE
- SOIL & WASTE LINE FROM BASEMENT
- STORM WATER LINE
- DOMESTIC WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE
- CIRCULAR MANHOLE
- RECTANGULAR MANHOLE (900X800)mm
- L LENGTH IN METER
- R.L ROAD LEVEL
- GL GROUND LEVEL
- CL CONNECTION LEVEL
- IL INVERT LEVEL

SIZE OF MANHOLE WITH REFERENCE TO DEPTH

DEPTH	SIZE OF M.H.
0.91m TO 1.67m	910mm DIA
1.68m TO 2.29m	1220mm DIA
2.30m TO 9.00m	1520mm DIA

This is a" PROVISIONAL APPROVED BUILDING PLAN" only for purpose of inviting objection from the general public

Recommended for Sanction
To be read with memo no. 452
dated 01.02.2023
Senior Town Planner
For-Member

DDT(HQ)
Member
BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 63/17 dt. 04/01/2023

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

AREA SUMMARY

AREAS IN SQ.MTRS

SITE AREA	=	5.00	ACRES	
	=	20234.130	SQ MTRS.	
PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA	=	7081.9455	sq mtrs.	
PROPOSED GROUND COVERAGE	=	5120.380	sq mtrs.	
	=	25.306%		
PERMISSIBLE FAR @ 175%	=	35409.728	sq mtrs.	
FAR AS PER OC RECEIVED		26897.592	sq mtrs.	
FAR AS PER OC APPLIED		3026.817	sq mtrs.	
FAR OF PROPOSED BLOCK		5434.443	sq mtrs.	
TOTAL FAR		35358.852	sq mtrs.	
	=	174.749%		
PERMISSIBLE DENSITY	=	2000.00	400 PPA	
DENSITY AS PER OC RECEIVED	=	1278.00	PPA	
DENSITY AS PER OC APPLIED	=	160.00	PPA	
DENSITY IN NEW PROPOSED BLOCK		165.00	PPA	
TOTAL DENSITY		1603.00	PPA	
TOTAL Dus	=	285	No.	
EWS TO BE PROVIDED	=	285	* 15/85	
	=	50.29	No.	
EWS PROPOSED (OC RECEIVED)	=	57	No.	
REQUIRED SERVANTS ROOM @ 10%	=	28.50	No.	
EXISTING/PROPOSED	=	32	No.	
MINIMUM REQUIRED ECS	=	427.5	No.	
PARKING AS PER OC RECEIVED				
AT SURFACE	=	184.0		
IN BASEMENT	=	211.0		
IN STILT	=	90.0		
TOTAL PARKING AS PER OC RECEIVED	=	485.0	No.	
REQUIRED ORGANIZED GREEN @ 15%	=	3035.12	sq mtrs.	
PROPOSED GREEN	=	3938.95	sq mtrs.	
	=	19.47	%	
PERMISSIBLE SHOPPING AREA @ 0.5%	=	101.17	sq mtrs.	
SHOPPING AREA AS PER OC RECEIVED	=	101.17	sq mtrs.	
BASEMENT AREA AS PER OC RECEIVED	=	8739.13	sq mtrs.	
PROPOSED COMMUNITY	=	01 IN NO.		

SITE PLAN

R O A D

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

DTP (HQ) Architect (HQ) S.T.P. Member Secretary B.P.A.C (HR) cum-chairman BPAC

ATP (HQ) (SATYA PAL) JD (HQ)

KEY PLAN

NOTES:

1 BUILDING PLAN WERE SANCTIONED VIDE LETTER NO..... DATED.....

2 THE FIRST REVISED BUILDING PLANS WERE APPROVED VIDE LETTER NO..... DATED .....

Notes:

1. All Dimensions in millimeters unless otherwise specified.
2. All basement areas shall be mechanically lit and ventilated with 100% power back-up
3. Gate and Boundary wall shall be as per standard design
4. The provision of solar water heating system to be as per norms specified by HREDA, and made operational before applying for occupancy certificate.
5. Rain water harvesting system shall be as per central Ground Water Authority norms/Haryana Govt.
6. Fire Fighting provisions including fire sprinklers shall be as per NBC guidelines.

FAR CALCULATIONS OF EACH BUILDING BLOCKS

AREAS IN SQ.MTRS.

BUILDING BLOCKS	OC RECEIVED	PROPOSED BLOCK	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC APPLIED	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC RECEIVED
	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	TOWER 6	TOWER 7	TOWER 8	EWS-BLOCK	COMMUNITY	COMMERCIAL
	T1-A	T-4	T2-A	T2-B	T2-C	T2-D	T2-E	T3			
FLOORS	S+7	G/S+8	S+8	S+8	S+8	S+8	S+8	S+8	G+4	GROUND FLOOR	GROUND FLOOR
GROUND FLOOR / STILT	58.012	254.235	55.490	55.490	55.490	45.937	55.490	94.943	285.952	206.714	101.170
1st FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762	285.629	60.477	
2nd FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762	285.629		
3rd FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762	285.629		
4th FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762	120.927		
5th FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762			
6th FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762			
7th FLOOR	638.442	647.526	488.480	488.480	488.480	372.610	488.480	598.762			
8th FLOOR		647.526	488.480	488.480	488.480	372.610	488.480	598.762			
TOTAL AREA/BUILDING BLOCK	4527.11	5434.443	3963.330	3963.330	3963.330	3026.817	3963.330	4885.04	1263.766	267.191	101.170
TOTAL	35358.85			SQ.M.							

DENSITY = 400 PPA

AREAS IN SQ.MT

BUILDING BLOCKS	TYPE	PROPOSED BLOCK NOS	STOREY	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT	TOTAL FAR SQ.MT	TOTAL NO OF DU'S NOS	POPULATION PERSONS	
TOWER 1 OC RECEIVED	T1-A	1	STILT + 7	666.993	580.430	4527.106	28.00	140.00	(5 PERSONS)
TOWER 2 PROPOSED BLOCK	T-4	1	STILT/ GROUND +8	695.487	441.252	5434.443	33.00	165.00	(5 PERSONS)
TOWER 3 OC RECEIVED	T2-A	1	STILT + 8	520.853	438.899	3963.330	32.00	160.00	(5 PERSONS)
TOWER 4 OC RECEIVED	T2-B	1	STILT + 10	520.853	438.899	3963.330	32.00	160.00	(5 PERSONS)
TOWER 5 OC RECEIVED	T2-C	1	STILT + 8	520.853	438.899	3963.330	32.00	160.00	(5 PERSONS)
TOWER 6 OC APPLIED	T2-D	1	STILT + 8	385.439	326.674	3026.817	32.00	160.00	(5 PERSONS)
TOWER 7 OC RECEIVED	T2-E	1	STILT + 8	520.853	438.899	3963.330	32.00	160.00	(5 PERSONS)
TOWER 8 OC RECEIVED	T3	1	STILT + 8	632.170	503.820	4885.039	64.00	320.00	(5 PERSONS)
EWS-BLOCK		1	GROUND + 4	288.518		1263.766	57.00	114.00	(2 PERSONS)
COMMUNITY OC RECEIVED	-	1	GROUND	267.191		267.191			
COMMERCIAL OC RECEIVED	-	1	GROUND	101.170		101.170			
SERVANT ROOM	-						32.000	64.00	(2 PERSONS)
TOTAL	-	11.000		5120.380	3607.772	35358.852		1603.00	

NON FAR OF EACH BULIDING BLOCK

AREAS IN SQ.MTRS.

BUILDING BLOCKS	OC RECEIVED	PROPOSED BLOCK	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC APPLIED	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC RECEIVED	OC RECEIVED
	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	TOWER 6	TOWER 7	TOWER 8	EWS-BLOCK	COMMUNITY	COMMERCIAL
	T1-A	T-4	T2-A	T2-B	T2-C	T2-D	T2-E	T3			
FLOORS	S+7	S+8	S+8	S+8	S+8	S+8	S+8	S+8	G+4	GROUND FLOOR	GROUND FLOOR
STILT AREA	580.430	441.252	438.899	438.899	438.899	326.674	438.899	503.819	------	------	------
MUMTY AREA	32.406	34.225	18.388	18.388	18.388	18.296	18.388	42.093	17.399	21.994	------
MACHINE ROOM AREA	26.094	33.179	43.307	43.307	43.307	18.276	43.307	46.314	------	------	------
TOTAL AREA	638.930	508.656	500.594	500.594	500.594	363.246	500.594	592.226	17.399	21.994	------
BASEMENT AREA OC RECEIVED	8739.130			SQ.MT							
TOTAL APPROVED NON FAR AREA ASPER R2 SUBMISSION		12971.489	SQ.MT								
TOTAL PROPOSED NON FAR AREA		12883.957	SQ.MT								

PROJECT:
PROPOSED 3RD REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 5 ACRES (LICENCE NO. 95 OF 2008 DATED12.5.2008) IN SECTOR-35,KARNAL BY JBB INFRASTRUCTURES PVT. LTD.

OWNER:
M/S J.B.B. INFRASTRUCTURE PVT. LTD.

TITLE
SITE PLAN & AREA CALCULATION

ARCHITECT:
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599| F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

SCALE : 1: 350	
DATE : OCT' 2020	
DEALT :- ALI	
CHKD : - NAMITA	OWNER'S SIGN
DWG. NO. -	GPM / KAR-JBB / SUB-111

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., A.I.I.A CA No-60/5769
ARCHITECT'S SIGN