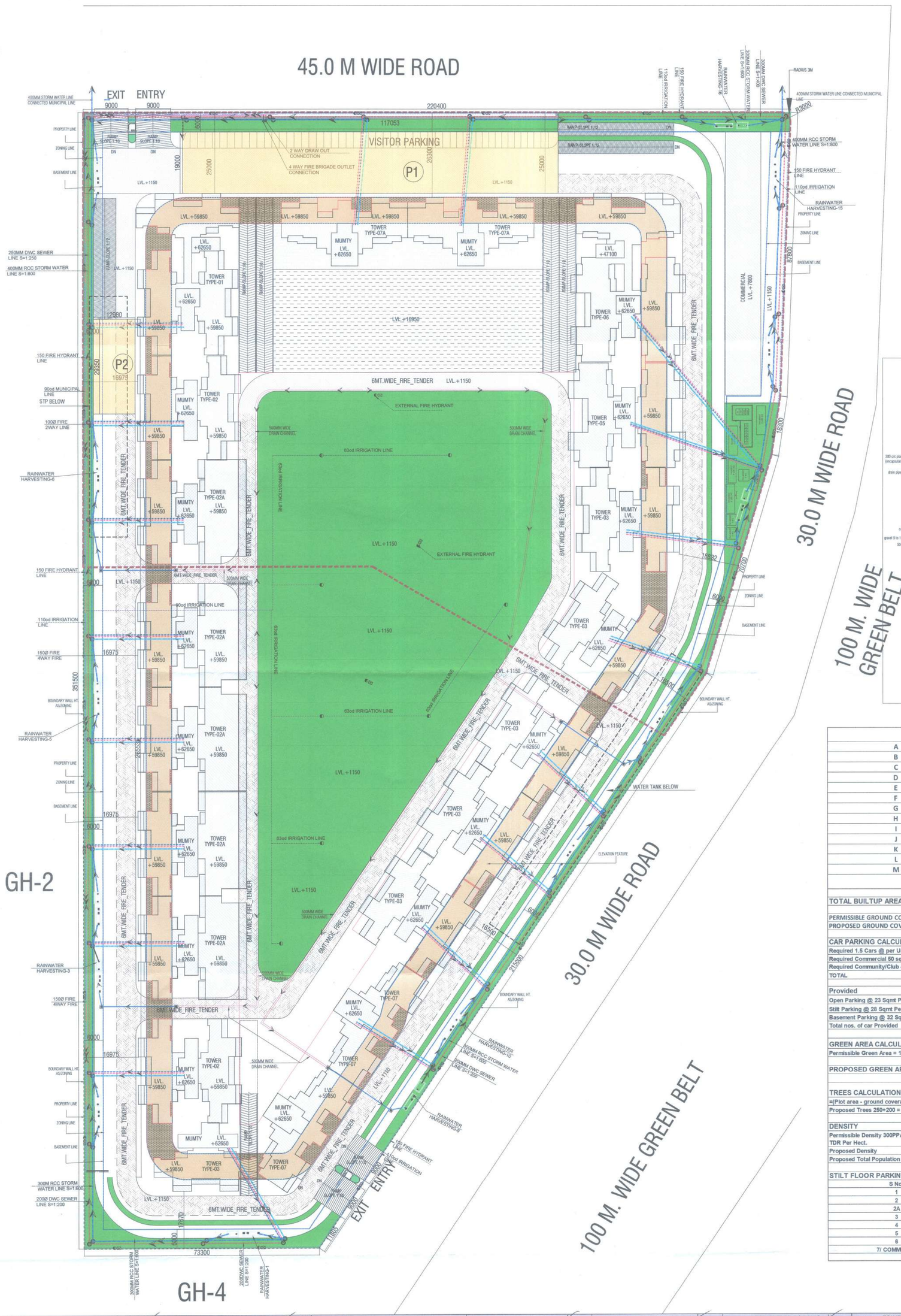


Sanctioned & Valid for.....5.....years
to be read with memo No.539 DL 03/01/2025

Divisional Town Planner
HSIIDC IMT, Rohtak

Assistant Town Planner
HSIIDC IMT, Rohtak

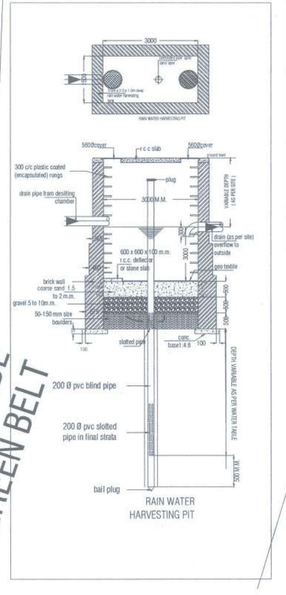
Head Draftsman
HSIIDC IMT Rohtak

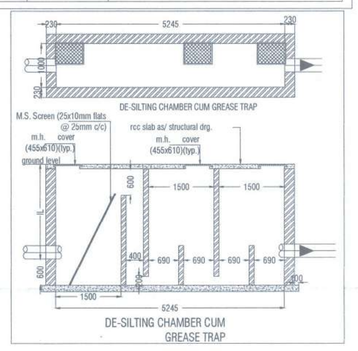
SEWER LEGEND LEGENDS:-		
S.NO.	SYMBOL	DESCRIPTION
1.		SEWER MANHOLE
2.		SEWER LINE

STORM LEGENDS:-		
S.NO.	SYMBOL	DESCRIPTION
1.		STORM MANHOLE
2.		CATCH BASIN
3.		STORM LINE
4.		SAUCER DARIN
5.		RAIN WATER HARVESTING PIT

WATER SUPPLY LEGENDS:-		
S.NO.	SYMBOL	DESCRIPTION
1.		IRRIGATION WATER LINE
2.		MUNICIPAL WATER LINE
3.		BOREWELL WATER LINE
4.		BUTTERFLY VALVE
5.		GARDEN HYDRANT
6.		TUBEWELL WITH BFV AND NRV

FIRE FIGHTING LEGENDS:-		
S.NO.	SYMBOL	DESCRIPTION
1.		FIRE PIPE
2.		EXTERNAL YARD HYDRANT (EFH)
3.		2 WAY FIRE BRIGADE DRAW OUT CONNECTION
4.		4 WAY FIRE BRIGADE INLET CONNECTION





AREA STATEMENT					
A	PLOT AREA			60718.000	Sqmts.
B	PERMISSIBLE F.A.R & 1.75 B= (AX1.75)		1.75	106256.500	Sqmts.
C	IGBC GOLD RATING FAR 12% C=(AX0.12)		12%	7286.160	Sqmts.
D	AREA AS PER TDR POLICY			72323.318	Sqmts.
E	TOTAL PERMISSIBLE FAR E (B+C+D)			185865.978	Sqmts.
F	PERMISSIBLE AREA FOR COMMERCIAL=(B+D)*0.5%)		0.50%	892.899	Sqmts.
G	BALANCE F.A.R FOR RESIDENTIAL BUILDINGS G=(E-F)			184973.079	Sqmts.
H	PROPOSED FAR FOR RESIDENTIAL+COMMERCIAL			175100.652	Sqmts.
I	BALANCE F.A.R FOR RESIDENTIAL BUILDINGS			9872.427	Sqmts.
J	PROPOSED BUILT-UP IN TOWER			255485.283	Sqmts.
K	PROPOSED BUILT-UP IN CLUB			12357.823	Sqmts.
L	PROPOSED BUILT-UP IN BASEMENT			55157.908	Sqmts.
M	TOTAL BUILT-UP AREA			323001.014	Sqmts.
TOTAL BUILTUP AREA (FAR + NON FAR				3,23,001.01	Sqmts.
PERMISSIBLE GROUND COVERAGE				21,251.30	Sqmts.
PROPOSED GROUND COVERAGE				20,832.18	Sqmts.
CAR PARKING CALCULATIONS					
Required 1.5 Cars @ per Units(1100 UNITS)	1650			1650	
Required Commercial 50 sqmt Cars @ per ECS	17.86			18	
Required Community/Club 40 sqmt Cars @ per ECS	308.95			309	
TOTAL				1977	
Provided			Sqmts.		
Open Parking @ 23 Sqmt Per Car			2,604.97	113	ECS
Stilt Parking @ 28 Sqmt Per Car			9,678.04	346	ECS
Basement Parking @ 32 Sqmt Per Car			48,579.26	1,518.10	ECS
Total nos. of car Provided				1977	ECS
GREEN AREA CALCULATIONS					
Permissible Green Area = 15% Of Plot area				9107.700	Sqmt.
PROPOSED GREEN AREA				16239.509	Sqmt.
TREES CALCULATIONS					
=(Plot area - ground coverage)/100				398.86	Nos.
Proposed Trees 250+200 = 450				450	Nos.
DENSITY					
Permissible Density 300PPA /+200PPA AS PER TDR Per Hect.				7499.75	Nos.
Proposed Density				1100	Nos.
Proposed Total Population (5 PERSON)				5500	Nos.

STILT FLOOR PARKING AREA				
S No.	BLOCK	AREA	NO. OF BLOCK	TOTAL
1	1	0.000	1	0.000
2	2	4240.776	7	4240.776
2A	2A	3754.233	5	3754.233
3	3	71.820	1	71.820
4	4	845.416	2	845.416
5	5	765.800	1	765.800
6	6	0.000	1	0.000
7/ COMMUNITY	7	0.000	2	0.000
	TOTAL			9678.044

BUILDING	TOWER TYPE-1 (3 BHK)				TOWER TYPE-2 (3 BHK)				TOWER TYPE-2A (3 BHK+5BHK)				TOWER TYPE-3 (3 BHK)				TOWER TYPE-7A (4 BHK)				TOWER TYPE-5 (4 BHK)				TOWER TYPE-6 (4 BHK)			
		1				7				5				1				2				1				1		
	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL
GROUND COVERAGE				1060.880				4954.558				4264.077				407.118				1096.770				873.071				1309.546
BASEMENT																												
STILT FLOOR	6	845.748	215.133	1060.880		713.782	4240.776	4954.558		509.844	3754.233	4264.077		335.298	71.820	407.118		251.354	845.416	1096.770		107.271	765.800	873.071	6	1065.610	243.936	1309.546
1ST FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
2ND FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
3RD FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
4TH FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
5TH FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
6TH FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
7TH FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
8th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
9th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
10th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
11th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
12TH FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
13th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
14th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
15th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
16th FLOOR	6	773.284	287.596	1060.880	28	3450.881	1503.677	4954.558	15	3144.399	1119.677	4264.077	2	266.645	140.473	407.118	4	780.249	316.521	1096.770	4	639.061	234.010	873.071	6	991.613	317.933	1309.546
MUMTY AND MACHINE ROOM			106.870	106.870			679.934	679.934			485.667	485.667			100.333	100.333			198.922	198.922			98.815	98.815			107.471	107.471
O.H.TANK			31.249	31.249			31.249	31.249			31.249	31.249			31.249	31.249			61.610	61.610			31.249	31.249			31.545	31.545
TOTAL	102	13218.293	4954.793	18173.086	448	55927.872	29010.794	84938.666	240	50820.232	22185.985	73006.217	32	4601.615	2450.977	7052.592	64	12735.336	6170.278	18905.615	64	10332.242	4640.023	14972.265	102	16931.414	5469.877	22401.291

BUILDING	TOWER TYPE-7 (4 BHK)				COMMUNITY BUILDING			COMMERCIAL BUILDING			GUARD ROOM			METER ROOM			CONNECTING BRIDGE AREA			TOTAL			
		2			1			1			1			1			1						
	UNITS	FAR AREA	NON FAR FAR	TOTAL	FAR AREA	NON FAR FAR	TOTAL	FAR AREA	NON FAR FAR	TOTAL	FAR AREA	NON FAR FAR	TOTAL	FAR AREA	NON FAR FAR	TOTAL	FAR AREA	NON FAR FAR	TOTAL	UNITS	FAR AREA	NON FAR FAR	TOTAL
GROUND COVERAGE				251.354			4252.378			892.485			8.820			9.000			1452.125				20832.181
BASEMENT																						55157.908	55157.908
STILT FLOOR		251.354	0.000	251.354	0.000	4252.378	4252.378	892.485	0.000	892.485	8.820	0.000	8.820	9.000	0.000	9.000			1452.125	12	4999.565	15832.616	20832.181
1ST FLOOR		0.000	0.000	0.000	0.000	4551.357	4551.357				0.000	0.000	0.000	0.000	0.000	0.000				65	10046.131	8471.245	18517.376
2ND FLOOR		0.000	0.000	0.000	0.000	1777.044	1777.044													65	10046.131	5696.932	15743.063
3RD FLOOR		0.000	0.000	0.000	0.000	1777.044	1777.044													65	10046.131	5696.932	15743.063
4TH FLOOR		0.000	0.000	0.000																65	10046.131	3919.888	13966.019
5TH FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
6TH FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
7TH FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
8th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
9th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
10th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
11th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
12TH FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
13th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
14th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
15th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
16th FLOOR	4	780.249	316.521	1096.770																69	10826.380	4236.408	15062.788
MUMTY AND MACHINE ROOM			198.922	198.922																0	0.000	1976.934	1976.934
O.H.TANK			61.610	61.610																		311.010	311.010
																						0.000	
TOTAL	48	9614.341	4058.780	13673.121	0.000	12357.823	12357.823	892.485	0.000	892.485	8.820	0.000	8.820	9.000	0.000	9.000			1452.125	1100	175100.652	91299.329	323001.014

N

CLIENT:
HL RESIDENCY (PROP)

ARCHITECT:

PROJECT:
PLOT No.-3,SECTOR - 30 B,PHASE II, INDUSTRIAL MODAL TOWNSHIP, ROHTAK, HARYANA

DRAWING TITLE :
SITE PLAN WITH AREA DETAIL

SHEET NO.	ARCHITECT'S SIGN	OWNER'S SIGN
SCALE:- 1:450	Pardeep Sharma	HL Residency
DATE:- 27.12.2024	PARDEEP SHARMA CA/2021/12230 Architect	Proprietor
DRAWN BY:-		
CHECK BY:-		

GENERAL NOTES:
1. ALL DIMENSIONS AREA IN MILLIMETERS UNLESS NOTED OTHERWISE.