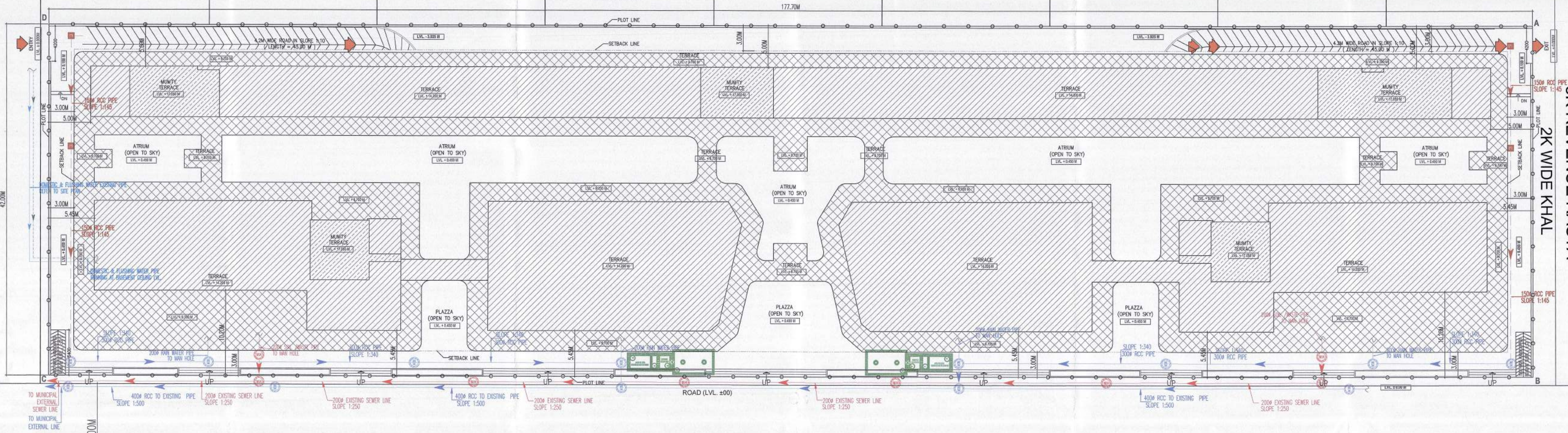


24 M. WIDE ROAD
(ORCHID AVENUE)

PLOT TYPE A1
18X45=810 sqm.
(09 nos.)



12 M. WIDE SERVICE ROAD

HT LINE 132 KV

60 M. WIDE SECTOR ROAD

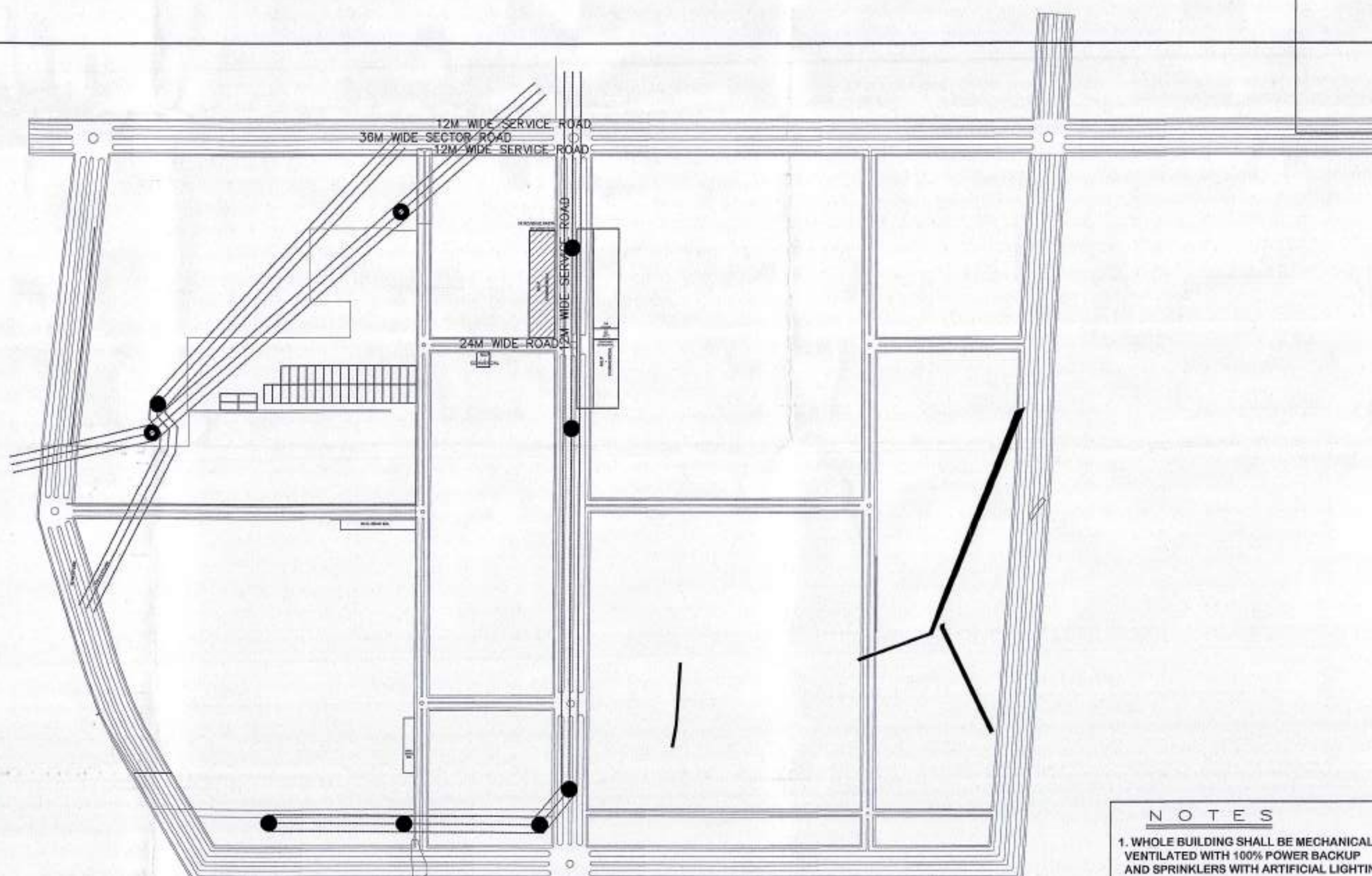
12 M. WIDE SERVICE ROAD

AREA CALCULATION FOR PLOT -01,NILP, PANIPAT

TOTAL PLOT AREA (1.85 ACRES)				7486.684
PERMISSIBLE GROUND COVERAGE @ 60 %				4492.010
PERMISSIBLE F.A.R @ 150 %				11230.026
PROPOSED GROUND COVERAGE 59.99 %				4491.058
PROPOSED F.A.R. 149.717%				11208.879
S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	BASEMENT FLOOR	0.000	5865.000	5865.000
2	GROUND FLOOR	4491.058	0.000	4491.058
3	FIRST FLOOR	4148.891	248.580	4397.471
4	SECOND FLOOR	2568.930	237.030	2805.960
5	TERRACE FLOOR	0.000	386.220	386.220
	TOTAL AREA	11208.88	6736.830	17945.709

PARKING AREA CALCULATION

ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA	
1 EQ. CAR SPACE FOR 50 SQ.M OF FAR AREA	
TOTAL FAR AREA =	11208.879
ECS REQUIRED =	224.18
NET ECS REQUIRED =	224
ECS PROVIDED	
BASEMENT	
SINGLE PARKING SLOTS	149
MECHANICAL PARKING SLOTS (38 X 2)	76
TOTAL PARKING (ECS) SLOTS PROVIDED	225



KEY PLAN

- NOTES
- WHOLE BUILDING SHALL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP AND SPRINKLERS WITH ARTIFICIAL LIGHTING.
 - HANDICAP RAMP WITH RAILING
 - ALL PARTITION ARE IN 150/200MM THICK IN BLOCK WORK.

(SUBMISSION DRAWING)

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A.
CA No. 80/5769

ARCHITECT'S SIGN

OWNER'S SIGN

PROJECT: -
PROPOSED BUILDING PLAN OF COMMERCIAL -01 AREA
MEASURING 1.85 ACRES IN INTEGRATED TOWNSHIP (UNDER
NILP -2022) OVER AN AREA MEASURING 251.99 ACRES
(MIGRATED FROM LICENCE NO. 06 OF 2010 DATED 14.10.2010
OF 314.808 ACRES) (LICENCE NO. 257 OF 2023 DATED
28.11.2023 AT SECTOR 36,37,38,39 PANIPAT BEING
DEVELOPED BY M/S UTRINA INFRA PROJECTS PRIVATE
LIMITED.

TITLE SITE PLAN & AREA CALCULATION

FOR DRAWING IN THE PROPERTY OF
GIAN P. MATHUR & ASSOCIATES PVT. LTD.
C-14, Sector 36, Panipat -132103
Haryana
GIAN P. MATHUR & ASSOCIATES PVT. LTD.
C-14, Sector 36, Panipat -132103
Haryana
GIAN P. MATHUR & ASSOCIATES PVT. LTD.
C-14, Sector 36, Panipat -132103
Haryana

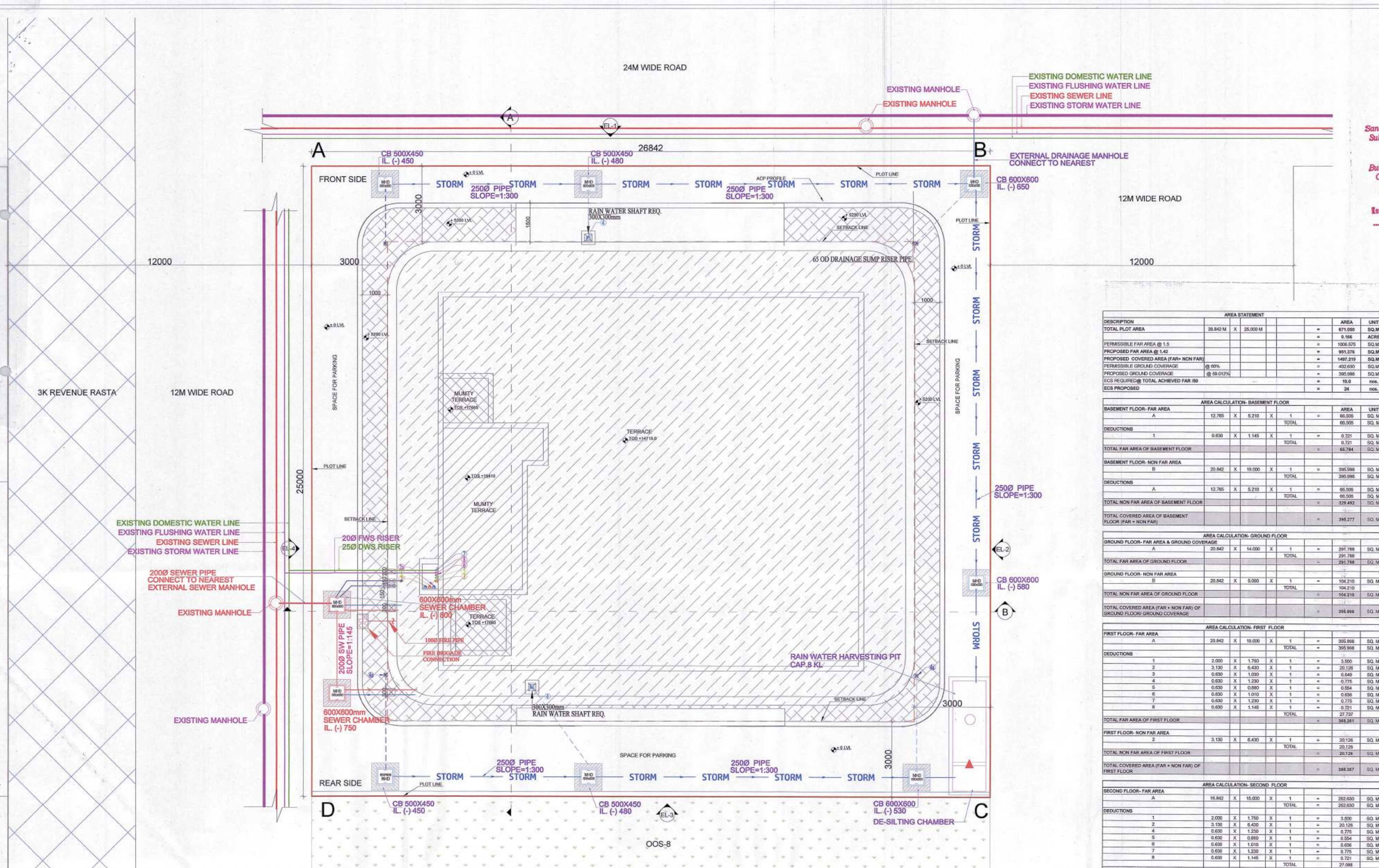
SCALE: -1:250

DATE: -16-02-2024

01

Issued vide STP (N) Memo No.
21117 dated 29/02/24

Sanctioned and valid for Two Years
Subject to validity of License/CUJ
Chairman
Building Plan Approval Committee,
Constituted by DTCP, Haryana
City, Rohtak
Note: - 1. PROPOSED BUILDING SHALL BE FULLY AIR
CONDITIONED & MECHANICALLY VENTILATED WITH
100% POWER BACK UP.
2. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AT SITE AS
PER PREVAILING GOVERNMENT NORMS.
3. SOLAR WATER HEATING SYSTEM SOLAR POWER PANELS WILL BE
PROVIDED AT SITE AS PER PREVAILING GOVERNMENT NORMS.
4. RESPONSIBILITY OF STRUCTURE STABILITY OF ENTIRE BUILDING
BLOCKS W.A.T. EART QUAKE POINT OF VIEW AND OTHER
NATURAL CALAMITIES SHALL BE OF
OWNER/ARCHITECT/ENGINEER.
5. ALL FLUSHING CISTERN SHALL BE USED WITH DUAL CONTROL
OPERATION.
6. STACK PARKING PROPOSED.
7. PROPOSED BUILDING SHALL BE FULLY SPRINKLERED.
8. THE STRUCTURE OF ROOF WHERE ON PARKING HAS BEEN
PROVIDED IS DESIGNED AS PER PRESCRIBED NORMS.



KEY PLAN:

Sanctioned and valid for Two Years
Subject to validity of License/CDU

Chairman
Building Plan Approval Committee
Constituted by DTCP, Haryana
Rohatkar Circle, Rohtak

Issued vide STP (P) Memo No.
1131 dated 29/03/24

GENERAL NOTES:

- CONSTRUCTED WITH A VENTILATION SYSTEMS, PLUMBING AND FIRE SUPPRESSION SYSTEM.
- IN CASE OF ANY DISCREPANCY IT SHALL BE BRUGHT TO THE NOTICE OF ARCHITECT/PROJECT MANAGER/CONSULTANT.
- DRAINAGE DETAILS NOT BE SHOWN.
- ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
- THE DRAWING SHALL BE IN CONFORMANCE WITH RELEVANT ARCHITECTURAL, LAND, SCAPING, STRUCTURAL, AND ELECTRICAL STANDARDS.
- ALL EXISTING MANHOLES SHALL BE SHOWN AT EVERY FLOOR LEVEL, AFTER INITIAL LAND SURVEY.

LEGEND:

DESCRIPTION	SYMBOL
110 CD 4" PVC SOIL & VENT PIPE	1
110 CD 4" PVC WASTE & VENT PIPE	2
75 CD VENT PIPE (V/P)	3
110 CD 4" PVC RAIN WATER PIPE	4
75 CD BALCONY DRAIN PIPE	4a
DOMESTIC WATER SUPPLY DN TAKE	5
FLUSHING WATER SUPPLY DN TAKE	6
DOMESTIC WATER SUPPLY RISER	7
FLUSHING WATER SUPPLY RISER	8
PIPE DROP	9
FLOOR DRAIN (FD)	10
FLOOR TRAP (FT) 150x150mm CUTOUT	11
URINAL TRAP (UT) 150x150mm CUTOUT	12
BOTTLE TRAP (BT)	13
CLEAN OUT PLUG (COP)	14
FLOOR CLEAN OUT (FCO)	15
KITCHEN SINK 400x300mm	16
DOMESTIC WATER SUPPLY	DWS
FLUSHING WATER SUPPLY	FWS
BALCONY DRAIN PIPE	17
DOMESTIC WATER SUPPLY (DWS)	18
FLUSHING WATER SUPPLY (FWS)	19
FLUSHING WATER SUPPLY RISER (FWR)	20
DOMESTIC WATER SUPPLY RISER (DWR)	21
1000 SOIL PIPE	22
1000 WASTE PIPE	23
750 VENT PIPE	24
RAIN WATER PIPE	25
HEALTH FAUCET	H.F
BALL VALVE/BUTTERFLY VALVE	B.V
NON RETURN VALVE	N.R.V
SLEEVE FOR WATER SUPPLY	26
CUTOUT FOR SOIL WASTE PIPES	27
AS PER WATER SUPPLY DISTRIBUTION DIAGRAM	*

FIRE LEGEND:

- A. 1000 FIRE HYDRANT PIPE
- B. 1000 DRAIN PIPE
- C. 1500 SPRINKLER PIPE FOR LOW ZONE
- FIRE HOSE CABINET
- CO, TYPE FIRE EXTINGUISHERS 4.5KG.
- MECHANICAL FOAM TYPE FIRE EXTINGUISHERS 1KG.

PROJECT:-

PROPOSED BUILDING PLAN OF COMMERCIAL -03 WITH AREA MEASURING 0.166 ACRES IN INTEGRATED TOWNSHIP (UNDER NILP - 2022) OVER AN AREA MEASURING 251.90 ACRES (MIGRATED FROM LICENCE NO. 08 OF 2010 DATED 14.10.2010 OF 314.808 ACRES) (LICENCE NO 257 OF 2023 DATED 29/11/23) AT SECTOR 36, 37, 38, 39 PANIPAT BEING DEVELOPED BY M/s UTRINA INFRA PROJECTS PRIVATE LIMITED

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
F. Praveen Kr. Verma
CA/2014/65167

TITLE

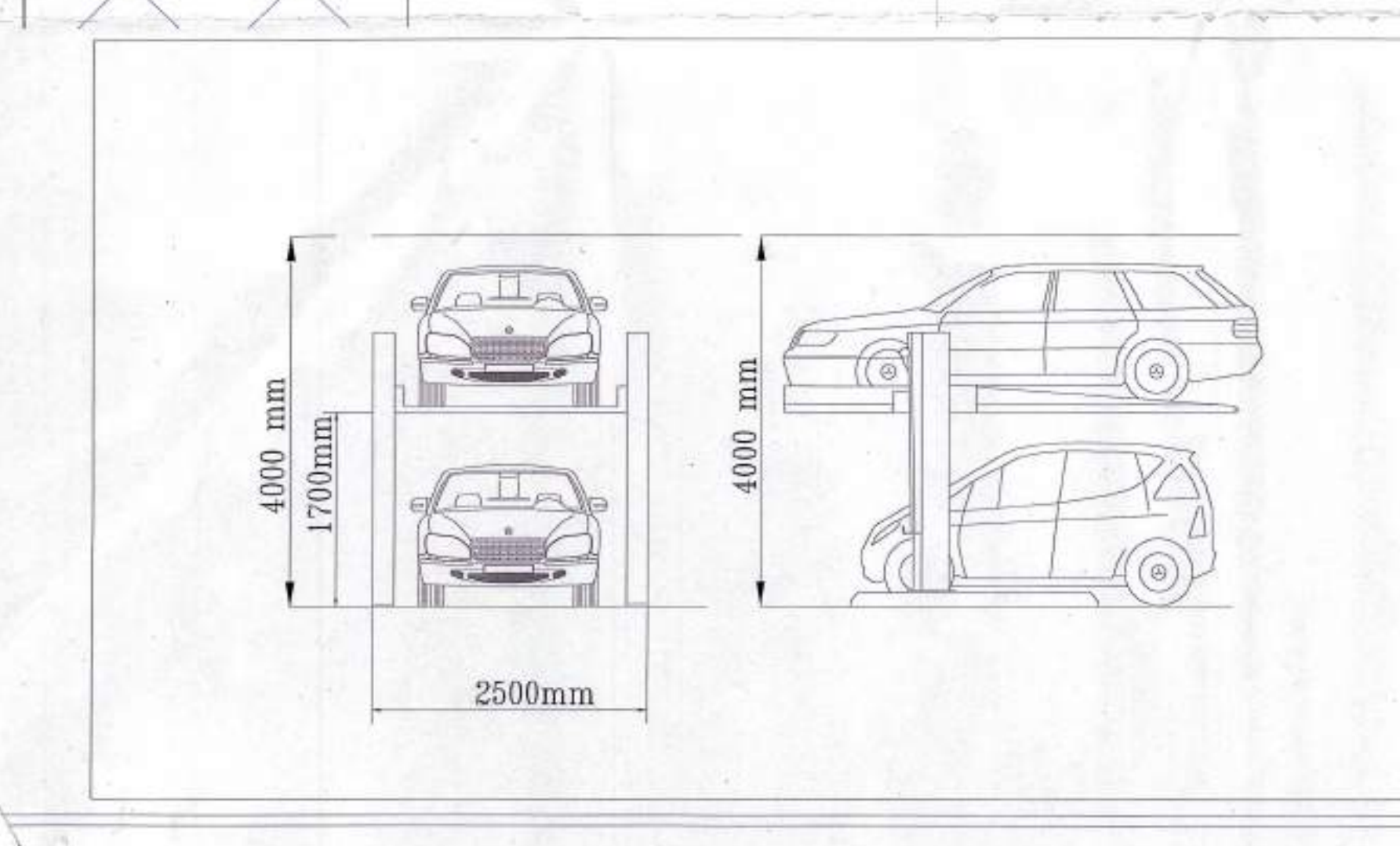
SITE PLAN

SCALE

DRAWING NO. CM3/SP-1

DATE

REVISION NO.



TOILET COUNT

Proposed FAR	Area	Unit	Nos.
Proposed FAR	952.128	Sqm	196
Staff Population @ 10% of total population			20
Visitor Population @ 90% of total population			177

Required for Staff		Required for Visitors		Provisions	
Male	Female	Male	Female	Male	Female
12	8	108	71	4	4
W.C.	1	1	3	2	4
U.L.	1	3	7	7	-
W.B.	1	1	3	2	5

POPULATION LOAD CALCULATION

Population load at Street Floor = 3sqm/person	Area	Unit	Nos.
Population load at Upper Floor = 6sqm/person	871.050	Sqm	145
Total Plot Area	952.128	Sqm	196
Proposed FAR	952.128	Sqm	196
Proposed FAR at Ground Floor	291.788	Sqm	97
Total population at Ground Floor	291.788 / 3		97
Proposed FAR at First Floor	368.638	Sqm	61
Total population at First Floor	368.638 / 6		61
Proposed FAR at Second Floor	225.919	Sqm	38
Total population at Second Floor	225.919 / 6		38
Total			196

AREA CALCULATION - MUMTY

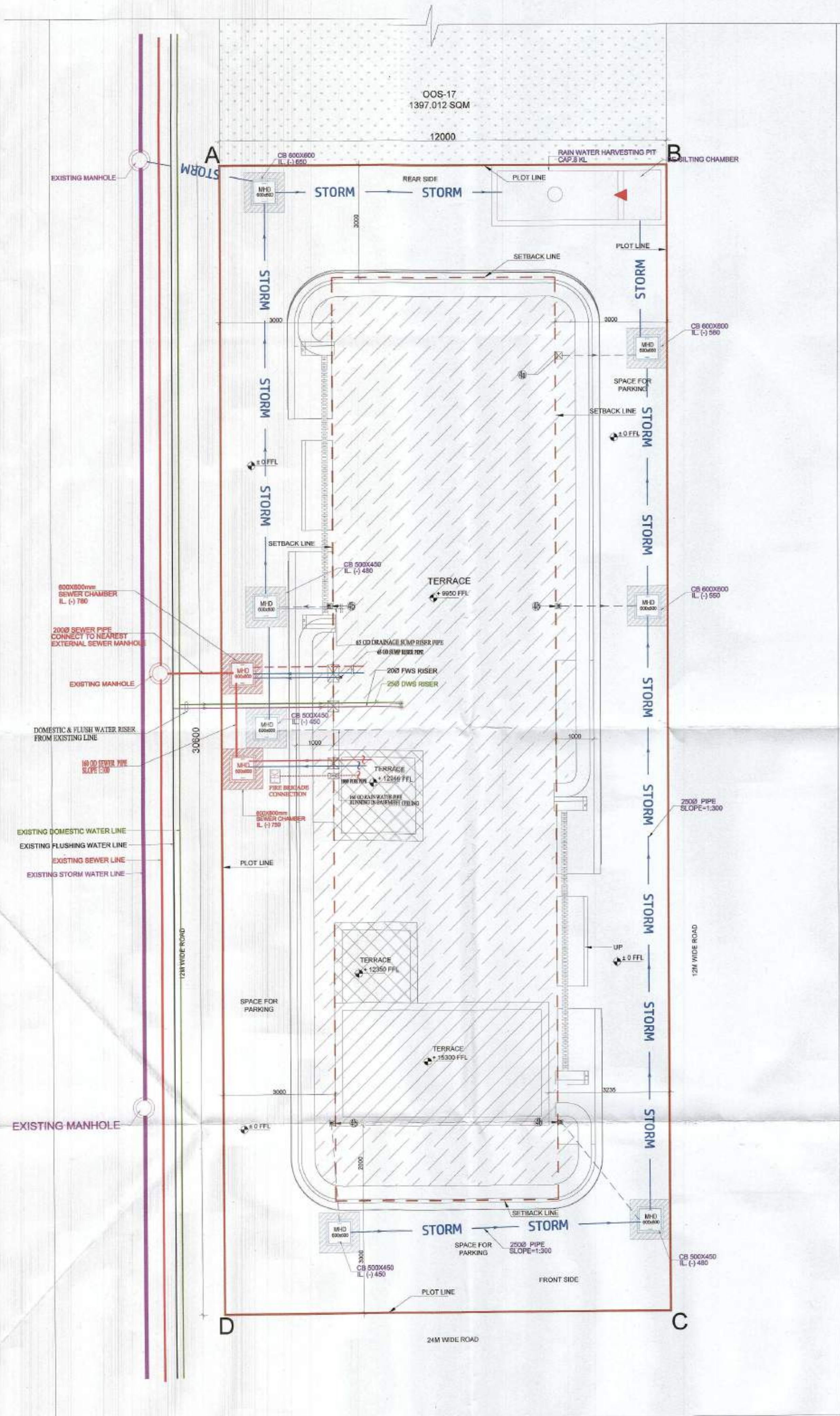
MUMTY AREA	Area	Unit	Nos.
1	2.400 X 1.950	Sqm	4.800
2	4.350 X 1.950	Sqm	7.325
3	3.530 X 5.150	Sqm	18.180
4	2.400 X 2.400	Sqm	5.760
TOTAL			36.025

PROPOSED AREA SUMMARY CHART

FLOORS	FAR	NON FAR	TOTAL COVERED AREA	UNIT
TOTAL AREA OF BASEMENT FLOOR	65.784	359.492	425.276	SQ.M.
TOTAL AREA OF GROUND FLOOR	291.788	104.210	395.998	SQ.M.
TOTAL AREA OF FIRST FLOOR	368.281	20.128	388.409	SQ.M.
TOTAL AREA OF SECOND FLOOR	225.919	20.128	246.047	SQ.M.
TOTAL AREA OF TERRACE FLOOR (MUMTY)	0.000	35.944	35.944	SQ.M.
AREA OF OUT	0.000	25.944	25.944	SQ.M.
TOTAL	952.774	545.843	1498.617	SQ.M.

PARKING CALCULATION

OPEN AREA CALCULATION	P1	P2	TOTAL	UNIT
P1	3.000 X 25.000	X 2	150.000	SQ.M.
P2	20.842 X 3.000	X 2	125.052	SQ.M.
TOTAL			275.052	SQ.M.
OPEN PARKING @ 25 SQM			12.0	NOS.
STILT PARKING	6	X 2	12	NOS.
TOTAL PARKING			24	NOS.



SITE PLAN

AREA STATEMENT						AREA	UNIT
DESCRIPTION							
TOTAL PLOT AREA	12.0 M	X	30.6 M		=	367.200	SQ. M
					=	8.091	ACRE
PERMISSIBLE FAR AREA @ 1.5					=	550.800	SQ. M
PROPOSED FAR AREA @ 1.10					=	403.808	SQ. M
PROPOSED COVERED AREA (FAR+ NON FAR)					=	563.394	SQ. M
PERMISSIBLE GROUND COVERAGE @ 60%					=	220.320	SQ. M
PROPOSED GROUND COVERAGE @ 36.928%					=	135.600	SQ. M
ECS REQUIRED @ TOTAL ACHIEVED FAR /60					=	8.08	nos.
ECS PROPOSED					=	9	nos.

AREA CALCULATION- BASEMENT FLOOR						AREA	UNIT
BASEMENT FLOOR- FAR AREA							
A	6.000	X	8.850	X	1	=	51.900 SQ. M
B	3.900	X	4.815	X	1	=	18.779 SQ. M
					TOTAL	=	70.679 SQ. M
TOTAL FAR AREA OF BASEMENT FLOOR							
						=	70.679 SQ. M
BASEMENT FLOOR- NON FAR AREA							
C	6.000	X	22.600	X	1	=	135.600 SQ. M
					TOTAL	=	135.600 SQ. M
DEDUCTIONS							
A	6.000	X	8.850	X	1	=	51.900 SQ. M
B	3.900	X	4.815	X	1	=	18.779 SQ. M
					TOTAL	=	70.679 SQ. M
TOTAL NON FAR AREA OF BASEMENT FLOOR							
						=	64.922 SQ. M
TOTAL COVERED AREA OF BASEMENT FLOOR (FAR + NON FAR)							
						=	135.600 SQ. M

AREA CALCULATION- GROUND FLOOR						AREA	UNIT
GROUND FLOOR- FAR AREA & GROUND COVERAGE							
A	4.800	X	7.400	X	1	=	35.520 SQ. M
B	6.000	X	15.200	X	1	=	91.200 SQ. M
					TOTAL	=	126.720 SQ. M
TOTAL FAR AREA OF GROUND FLOOR							
						=	126.720 SQ. M
GROUND FLOOR- NON FAR AREA							
C	1.200	X	7.400	X	1	=	8.880 SQ. M
					TOTAL	=	8.880 SQ. M
TOTAL NON FAR AREA OF GROUND FLOOR							
						=	8.880 SQ. M
TOTAL COVERED AREA (FAR + NON FAR) OF GROUND FLOOR/ GROUND COVERAGE							
						=	135.600 SQ. M

AREA CALCULATION- FIRST FLOOR						AREA	UNIT
FIRST FLOOR- FAR AREA							
A	6.000	X	20.600	X	1	=	123.600 SQ. M
B	6.000	X	0.200	X	2	=	2.400 SQ. M
					TOTAL	=	126.000 SQ. M
DEDUCTIONS							
1	0.830	X	0.600	X	1	=	0.498 SQ. M
2	0.630	X	0.600	X	1	=	0.378 SQ. M
3	0.880	X	0.600	X	1	=	0.528 SQ. M
4	1.135	X	0.600	X	1	=	0.681 SQ. M
5	2.000	X	1.700	X	1	=	3.400 SQ. M
6	5.575	X	3.105	X	1	=	17.310 SQ. M
					TOTAL	=	22.795 SQ. M
TOTAL FAR AREA OF FIRST FLOOR							
						=	103.205 SQ. M
FIRST FLOOR- NON FAR AREA							
G (Staircase)	5.575	X	3.105	X	1	=	17.310 SQ. M
					TOTAL	=	17.310 SQ. M
TOTAL NON FAR AREA OF FIRST FLOOR							
						=	17.310 SQ. M
TOTAL COVERED AREA (FAR + NON FAR) OF FIRST FLOOR							
						=	120.515 SQ. M

AREA CALCULATION- SECOND FLOOR						AREA	UNIT
SECOND FLOOR- FAR AREA							
A	6.000	X	20.600	X	1	=	123.600 SQ. M
B	6.000	X	0.200	X	2	=	2.400 SQ. M
					TOTAL	=	126.000 SQ. M
DEDUCTIONS							
1	0.830	X	0.600	X	1	=	0.498 SQ. M
2	0.630	X	0.600	X	1	=	0.378 SQ. M
3	0.880	X	0.600	X	1	=	0.528 SQ. M
4	1.135	X	0.600	X	1	=	0.681 SQ. M
5	2.000	X	1.700	X	1	=	3.400 SQ. M
6	5.575	X	3.105	X	1	=	17.310 SQ. M
					TOTAL	=	22.795 SQ. M
TOTAL FAR AREA OF SECOND FLOOR							
						=	103.205 SQ. M
SECOND FLOOR- NON FAR AREA							
G (Staircase)	5.575	X	3.105	X	1	=	17.310 SQ. M
					TOTAL	=	17.310 SQ. M
TOTAL NON FAR AREA OF SECOND FLOOR							
						=	17.310 SQ. M
TOTAL COVERED AREA (FAR + NON FAR) OF SECOND FLOOR							
						=	120.515 SQ. M

AREA CALCULATION- MUMTY						AREA	UNIT
MUMTY AREA							
1	2.445	X	1.900	X	1	=	4.645 SQ. M
2 (CHT)	5.765	X	3.635	X	1	=	20.379 SQ. M
3 (FL. TANK)	2.400	X	2.400	X	1	=	5.760 SQ. M
					TOTAL	=	30.785 SQ. M

PROPOSED AREA SUMMARY CHART						AREA	UNIT
FLOORS		FAR	NON FAR			TOTAL COVERED AREA	
TOTAL AREA OF BASEMENT FLOOR		70.679	64.922	=		135.600	SQ. M
TOTAL AREA OF GROUND FLOOR		126.720	8.880	=		135.600	SQ. M
TOTAL AREA OF FIRST FLOOR		103.205	17.310	=		120.515	SQ. M
TOTAL AREA OF SECOND FLOOR		103.205	17.310	=		120.515	SQ. M
TOTAL AREA OF TERRACE FLOOR (MUMTY)		0.000	30.785	=		30.785	SQ. M
AREA OF CHT		0.000	20.379	=		20.379	SQ. M
TOTAL		403.808	159.586	=		563.394	SQ. M

PARKING CALCULATION						AREA	UNIT
TOTAL FAR AREA						403.808	
ECS REQUIRED @ 1 PER 100SQM						8	
OPEN AREA CALCULATION							
P1	3.000	X	15.000	X	1	=	45.000 SQ. M
P2	12.000	X	5.000	X	1	=	60.000 SQ. M
P3	3.000	X	6.000	X	1	=	18.000 SQ. M
P4	3.000	X	19.000	X	1	=	57.000 SQ. M
P5	9.000	X	3.000	X	1	=	27.000 SQ. M
P6	3.000	X	4.000	X	1	=	12.000 SQ. M

POPULATION LOAD CALCULATION			
Population load at Street Floor = 3sqm/person			
Population load at Upper Floor = 6sqm/person			
	Area	Unit	Nos.
Total Plot Area	367.200	Sqm	
Proposed FAR	404.828	Sqm	
Proposed FAR at Ground Floor	126.720	Sqm	
Total population at Ground Floor	126.720 / 3		42
Proposed FAR at First Floor	103.715	Sqm	
Total population at First Floor	103.715 / 6		17
Proposed FAR at Second Floor	103.715	Sqm	
Total population at Second Floor	103.715 / 6		17
Total			

TOILET COUNT				
		Area	Unit	Nos.
Proposed FAR		404.828	Sqm	77
Total Population				77
Staff Population @ 10% of total population				8
Visitor Population @ 90% of total population				69
	Required for Staff		Required for Visitors	
	Male	Female	Male	Female
W.G.	1	1	1	1
U.L.	1	-	1	-
W.B.	1	1	1	1

LEGEND :-	
DESCRIPTION	SYMBOL
110 OD uPVC SOIL & VENT PIPE	1
110 OD uPVC WASTE & VENT PIPE	2
75 OD VENT PIPE (V.P)	3
160 OD uPVC RAIN WATER PIPE	4
110 OD uPVC RAIN WATER PIPE	4a
75 OD BALCONY DRAIN PIPE	4b
DOMESTIC WATER SUPPLY DN. TAKE	* 5
FLUSHING WATER SUPPLY DN. TAKE	* 6
DOMESTIC WATER SUPPLY RISER	* 7
FLUSHING WATER SUPPLY RISER	* 8
PIPE DROP	
FLOOR DRAIN (FD)	
FLOOR TRAP (FT) 150X150mm CUTOUT	
URINAL TRAP (UT) 150X150mm CUTOUT	
BOTTLE TRAP (BT)	
CLEAN OUT PLUG (COP)	
FLOOR CLEAN OUT (FCO)	
KHURRA SIZE 450X450mm	
DOMESTIC WATER SUPPLY	DWS
FLUSHING WATER SUPPLY	FWS
BALCONY DRAIN PIPE	
DOMESTIC WATER SUPPLY (DWS)	
FLUSHING WATER SUPPLY (FWS)	
FLUSHING WATER SUPPLY RISER (FWR)	
DOMESTIC WATER SUPPLY RISER (DWR)	
1000 SOIL PIPE	
1000 WASTE PIPE	
750 VENT PIPE	
RAIN WATER PIPE	
HEALTH FAUCET	H.F
BALL VALVE / BUTTERFLY VALVE	B.V
NON RETURN VALVE	N.R.V
SLEEVE FOR WATER SUPPLY	
CUTOUT FOR SOIL&WASTE PIPES	
AS PER WATER SUPPLY DISTRIBUTION DIAGRAM	*

FIRE LEGEND:-	
A.	1000 FIRE HYDRANT PIPE
B.	500 DRAIN PIPE
FHC	FIRE HOSE CABINET
CO2	CO2 TYPE FIRE EXTINGUISHERS 4.5KG.
MF	MECHANICAL FOAM TYPE FIRE EXTINGUISHERS 9Ltr.

KEY PLAN:

Issued vid- 570 (M) Memo No. 1124

GENERAL NOTES :

1. DRAWINGS IN PL & HY SERIES REPRESENTS PLUMBING AND FIRE SUPPRESSION SPECIFICATIONS.
2. IN CASE OF ANY DISCREPANCY IT SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT / PROJECT MANAGER / CONSULTANT.
3. DRAWING SHOULD NOT BE SCALED. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, LAND, SCAPING, STRUCTURAL AND OTHER SERVICES DRAWING.
5. ALL SERVICES SHAPES WILL BE SEALED AT EVERY FLOOR UNTIL AFTER INSTALLING SERVICES.

GLAZING SCHEDULE

Type Mark	Width	Height
GL-1	5400	2600
GL-2	2715	2600
GL-3	8940	2600
GL-4	5828	2600
GL-5	2131	2600
GL-6	6000	2600
GL-7	2131	2600
GL-8	5878	2600
GL-10	5400	2550
GL-11	3100	2600
GL-11	2715	2550
GL-12	9526	2600
GL-13	5828	2600
GL-14	5400	2550
GL-15	5813	2600
GL-16	2582	2600
GL-18	5400	2550
GL-19	2715	2550
GL-20	9526	2600
GL-21	5828	2600
GL-22	5400	2550
GL-23	5813	2600
GL-24	2582	2600

DOOR SCHEDULE

Nos.	Type Mark	Dimens ions Width	Height	Count
1	D1	1800	2400	1
2	D2	1800	2400	4
3	D3	1800	2400	3
4	D4	700	2100	8
5	D5	900	2400	2
6	D6	1200	2400	2
7	D7	1050	2400	1
8	D8	600	1200	12

PROJECT:-

PROPOSED BUILDING PLAN OF COMMERCIAL -04 WITH AREA MEASURING 0.091 ACRES IN INTEGRATED TOWNSHIP (UNDER NILP - 2022) OVER AN AREA MEASURING 251.90 ACRES (MIGRATED FROM LICENCE NO. 06 OF 2010 DATED 14.10.2010 OF 314.808 ACRES) (LICENCE NO 257 OF 2023 DATED 29/11/23) AT SECTOR 36, 37, 38, 39 PANIPAT BEING DEVELOPED BY M/s UTRINA INFRA PROJECTS PRIVATE LIMITED

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

Pr. Praveen K. Verma
CA/2014/05167

TITLE

SITE PLAN

SCALE

DRAWING NO. CM4/SP-1

DATE

REVISION NO.

KEY PLAN: