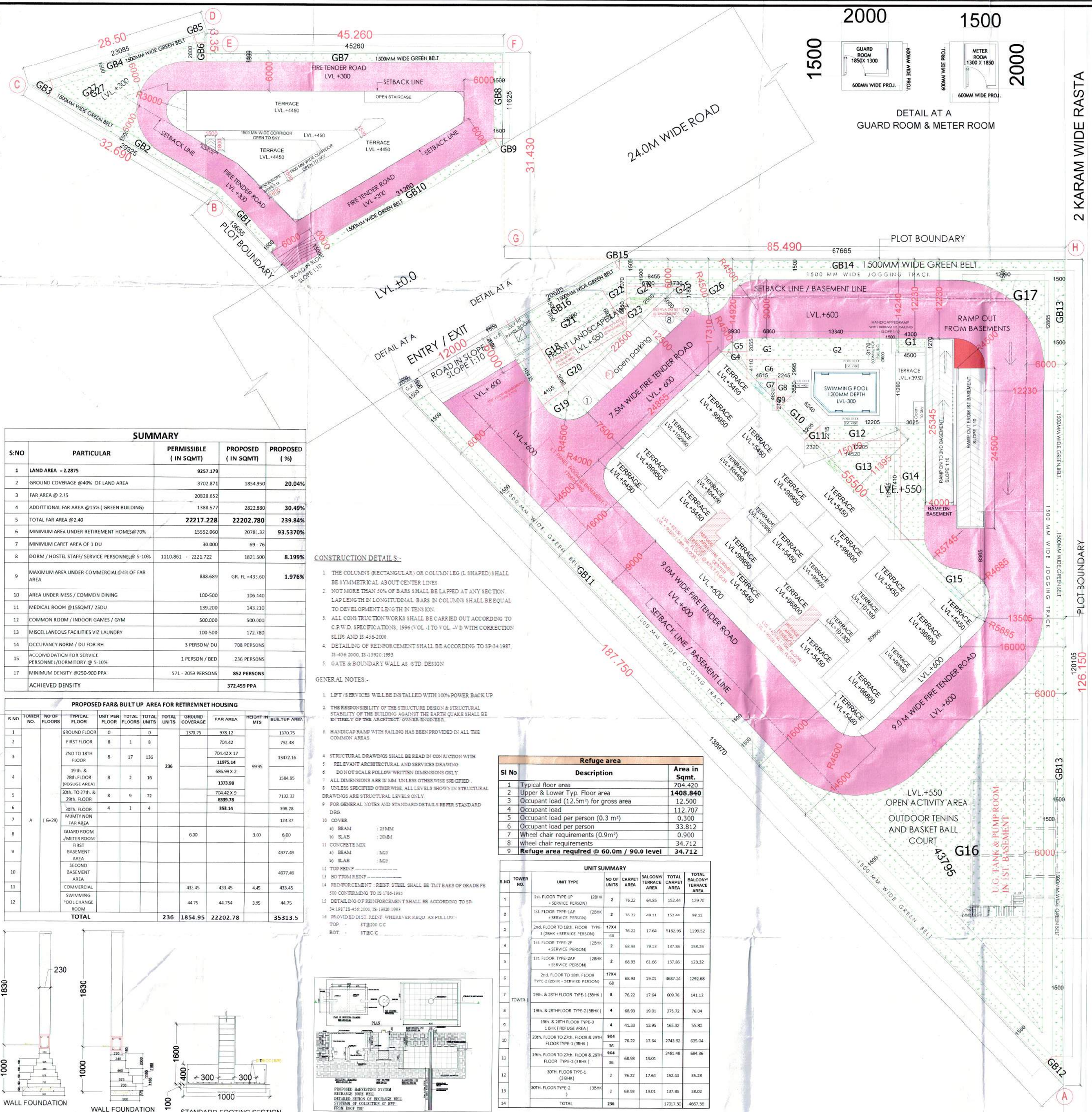

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (%)
1	LAND AREA = 2.2875	9257.179		
2	GROUND COVERAGE @40% OF LAND AREA	3702.871	1854.950	20.04%
3	FAR AREA @ 2.25	20828.652		
4	ADDITITIONAL FAR AREA @15% (GREEN BUILDING)	1388.577	2822.880	30.49%
5	TOTAL FAR AREA @2.40	22217.228	22202.780	239.84%
6	MINIMUM AREA UNDER RETIREMENT HOMES@70%	15552.060	20781.32	93.5370%
7	MINIMUM CARET AREA OF 1 DU	30.000	69 - 76	
8	DORM / HOSTEL STAFF/ SERVICE PERSONNELL@ 5-10%	1110.861 - 2221.722	1821.600	8.199%
9	MAXIMUM AREA UNDER COMMERCIAL @4% OF FAR AREA	888.689	GR. FL =433.60	1.976%
10	AREA UNDER MESS / COMMON DINING	100-500	106.440	
11	MEDICAL ROOM @15SQMT/ 25DU	139.200	143.210	
12	COMMON ROOM / INDOOR GAMES / GYM	500.000	500.000	
13	MISCELLANEOUS FACILITIES VIZ LAUNDRY	100-500	172.780	
14	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU	708 PERSONS	
15	ACCOMODATION FOR SERVICE PERSONNEL/DORMITORY @ 5-10%	1 PERSON / BED	236 PERSONS	
17	MINIMUM DENSITY @250-900 PPA	571 - 2059 PERSONS	852 PERSONS	
	ACHIEVED DENSITY		372.459 PPA	

PROPOSED FAR& BUILT UP AREA FOR RETIREMNET HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL FLOORS	TOTAL UNITS	TOTAL UNITS	GROUND COVERAGE	FAR AREA	HEIGHT IN MTS	BUILTUP AREA
1			GROUND FLOOR	0		0		1370.75	978.12		1370.75
2			FIRST FLOOR	8	1	8			704.42		792.48
3			2ND TO 18TH FLOOR	8	17	136	236		704.42 X 17 **11975.14**	99.95	13472.16
4			19 th. & 28th.FLOOR (REGULIZ AREA)	8	2	16			686.99 X 2 **1373.98**		1584.95
5			20th. TO 27th. & 29th. FLOOR	8	9	72			704.42 X 9 **6339.78**		7132.32
6			30th. FLOOR	4	1	4			**353.14**		398.28
7	A	(G+29)	MUMTY NON FAR AREA								128.37
8			GUARD ROOM /METER ROOM					6.00		3.00	6.00
9			FIRST BASEMENT AREA								4977.49
10			SECOND BASEMENT AREA								4977.49
11			COMMERCIAL					433.45	433.45	4.45	433.45
12			SWIMMING POOL CHANGE ROOM					44.75	44.754	3.95	44.75
			TOTAL				236	**1854.95**	**22202.78**		**35313.5**

CONSTRUCTION DETAILS:-

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES
2. 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.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL-I TO VOL -V) WITH CORRECTION SLIPS AND IS:456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987.
IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS STD. DESIGN

GENERAL NOTES:-

1. LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP
2. THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT. OWNER ENGINEER.
3. HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
4. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH
5. RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
6. DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
7. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED.
8. UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
9. FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
10. COVER
a) BEAM : 25 MM
b) SLAB : 20MM
11. CONCRETE MIX
a) BEAM : M25
b) SLAB : M25
12. TOP REINF.----------
13. BOTTOM REINF.----------
14. REINFORCEMENT : REINF. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFORMING TO IS 1786-1985
15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 IS-456:2000, IS-13920:1993
16. PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW:-
TOP - ST@200 C/C
BOT. - ST@C C

Refuge area

Sl No	Description	Area in Sqmt.
1	Typical floor area	704.420
2	Upper & Lower Typ. Floor area	**1408.840**
3	Occupant load (12.5m²) for gross area	12.500
4	Occupant load	112.707
5	Occupant load per person (0.3 m²)	0.300
6	Occupant load per person	33.812
7	Wheel chair requirements (0.9m²)	0.900
8	wheel chair requirements	34.712
9	**Refuge area required @ 60.0m / 90.0 level**	**34.712**

UNIT SUMMARY

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA	TOTAL BALCONY/ TERRACE AREA
1	TOWER-1	1st. FLOOR TYPE-1P (2BHK + SERVICE PERSON)	2	76.22	64.85	152.44	129.70
2		1st. FLOOR TYPE-1AP (2BHK + SERVICE PERSON)	2	76.22	49.11	152.44	98.22
3		2nd. FLOOR TO 18th. FLOOR TYPE-1 (2BHK + SERVICE PERSON)	17X4 / 68	76.22	17.64	5182.96	1199.52
4		1st. FLOOR TYPE-2P (2BHK + SERVICE PERSON)	2	68.93	79.13	137.86	158.26
5		1st. FLOOR TYPE-2AP (2BHK + SERVICE PERSON)	2	68.93	61.66	137.86	123.32
6		2nd. FLOOR TO 18th. FLOOR TYPE-2 (2BHK + SERVICE PERSON)	17X4 / 68	68.93	19.01	4687.24	1292.68
7		19th. & 28TH FLOOR TYPE-1 (3BHK)	8	76.22	17.64	609.76	141.12
8		19th. & 28TH FLOOR TYPE-2 (3BHK)	4	68.93	19.01	275.72	76.04
9		19th. & 28TH FLOOR TYPE-3 1 BHK (REFUGE AREA)	4	41.33	13.95	165.32	55.80
10		20th. FLOOR TO 27th. FLOOR & 29TH FLOOR TYPE-1 (3BHK)	9X4 / 36	76.22	17.64	2743.92	635.04
11		19th. FLOOR TO 27th. FLOOR & 29TH FLOOR TYPE-2 (3 BHK)	9X4 / 36	68.93	19.01	2481.48	684.36
12		30TH. FLOOR TYPE-1 (3 BHK)	2	76.22	17.64	152.44	35.28
13		30TH. FLOOR TYPE-2 (3BHK)	2	68.93	19.01	137.86	38.02
14		TOTAL	236			17017.30	4667.36

BROAD PLANNING PRINCIPLES:

(1) Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms is to be reserved at the ground floor and in proximity to the vertical movement core of building blocks.

(ii) Attendants/staff accommodation may be provided on site as per norms.

(iii) **Building Design Principles**

a. Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons' (Harmonized Guidelines), as amended from time to time.

b. All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs equipment/mobility tools, and similar

c. All the external and internal design of building spaces should consider the free movement of wheelchairs.

d. Door openings (between jambs) should not be less than 900 mm in width.

e. Preferably sliding windows should be used.

f. Easy to grip door knobs and lever type handles of large size to be used.

g. Ergonomic design of furniture specific to the requirements of senior citizens.

h. Furniture should be lightweight, sturdy and without sharp edges.

(iv) **Lifts and Ramps**

a. All lifts must have audio and visual signage and signaling systems and to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.

b. Mandatory ramps to be provided throughout the building to provide for wheelchair access.

(v) **Staircase**

a. Provision of clear width not less than 1500 mm.

b. Handrails should be fitted on both sides of stair flights.

c. Treads and risers should be as per the standards prescribed in Harmonized Guidelines applicable to senior citizens.

d. Avoid long flights of steps; in no case with more than 12 treads in a single flight.

e. Projecting nosing and open stairs should not be provided to minimize the risk of stumbling.

Spiral stairs should be avoided.

f. Illuminated/ fluorescent/ radium strips should be installed on all stairs to act as guides, especially conditions. in low light and night-time

Specifications of lighting and ventilation of staircases as per HBC/NBC.

h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

(vi) **Corridors**

a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.

b. Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.

c. It is essential to provide handrails along the walls on either side of the corridor, at suitable heights above the floor level.

(vii) **Kitchen**: Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.

(viii) **Bathrooms**:

a. Wash basins should be provided with provision of grab rails.

b. Toilet paper roll dispensers shall be able to withstand heavy loads.

c. Bathrooms must have anti-skid tiles.

d. Bathrooms shall be provided with outward opening doors so bathrooms can be accessed in an emergency when the senior citizen is inside the bathroom.

(ix) **Lighting and ventilation**

a. Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection in bathroom and kitchen.

b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied undisrupted electricity with power-backup facility.

(x) **Basic Services**:

a. Adequate security and housekeeping services.

b. Caregiving facilities for those residents requiring special care.

c. Opportunities for residents to provide community services to their peers and other residents.

d. Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-carts for internal movements within the Retirement Home complex.

(i) **Medical Services (Mandatory)**

a. 24X7 on-site ambulance service with oxygen support facility, tied up with nearest hospital.

b. Basic first aid medical facility with nurse and physiotherapy services / Geriatric Care Centers.
The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common areas of the premises.

c. Mandatory tie-up with the emergency facilities with the nearest hospitals/Multi Super Speciality Hospital(s).

d. Emergency rooms with provision for accommodating one or two patients and an attendant, attached toilet, medicines and medical accessories that may be needed for treatment, with due check on expiry dates, appropriate storage facilities for equipment and drugs, oxygen cylinders and intravenous set, all other items as prescribed by the Medical Council of India or any appropriate institution.

e. Regular medical check-up and follow-up for the residents as required.

f. Pharmacy tiw-ups for medicine with door-step delivery.

g Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

(ii) **Fitness Facilities**

a. Jogging and walking tracks with non-slippery and non-skid surfaces.

b. Efficient signage and clearly marked hedges and boundaries to avoid collision.

c. Yoga, Physiotherapy, Exercise Centers to be provided-as feasible

(iii) **Safety and Security**

a. Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom and common areas.

b. Emergency alarm and lights controls at bedside and bathrooms near toilet seat.

c. Appropriate safety features in all electrical equipment.

d. Free intercom facilities to be provided in all apartments with the single digit dialing facility to the emergency contact numbers i.e. security, medical ambulance, local police

e. Properly trained and skilled security personnel at all required locations to be deployed.
Security guard(s) shall be deployed with access to intercom facilities and basic telephone facilities.

f. Security personnel to restrict trespassers in society, entry passes for all visitors including service providers to be issued.CCTV cameras to be installed on each floor of the premises near lift area and in all the common areas, lobbies reception, all the gates, parks, etc. Surveillance of these CCTV footage to be monitored on regular basis by the security personnel(s).

h. Emergency fire-fighting services, disaster preparedness for evacuation to be provided.

i. Mock drills to be conducted on timely intervals with due intimation to the RWA

j. Emergency and important contact numbers should be provided to all residents and displayed in all common areas i. e. outside lifts

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ) | Ram Avtar Bassi JD(HQ)
AD | PA | AT
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED:
DTP (T) MEMBER BPAC
Checked and found ok for Public Health (Internal) Service only. Subject to comments in in forwarding letter No. 3981-77 Dt. 8/10/2024
Chief Engineer (HQ) HSVP, Panchkula

POPULATION DENSITY @ 250-900 /ACRE = 572 - 2059					
S:NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSONS	POPULATION NOS
1	MAIN DWELLING UNITS		236	3	708
2	SERVICE PERSONNEL / DORMITORY @ 5-10%		144	1	144
4	TOTAL PROPOSED POPULATION		852		
5	DENSITY ACHIEVED(PPA)		372.459		

PARKING SUMMARY			
TOTAL NO.OF DU'S	=	236	
PARKING REQUIRED @1. ECS PER MAIN DU	=	236	ECS
PROPOSED BASEMENT-1 PARKING DETAIL			
PROPOSED FIRST BASEMENT PARKING AREA	=	3691.66	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS	=	115.36	ECS
	SAY	**115**	ECS
NO OF BAYS PROVIDED ON **FIRST BASEMENT**		**90**	NOS
PROPOSED SECOND BASEMENT -2 PARKING AREA	=	4268.99	SQMT
BASEMENT PARKING REQUIRED @32 =1.5 ECS	=	133.41	ECS
	SAY	**133**	ECS
NO OF BAYS PROVIDED ON **SECOND BASEMENT**		**119**	NOS
STACK PARKING PROVIDED ON 2ND BASMENT (119X2 = 238 NOS)		**238**	NOS
TOTAL NO OF BAYS PROVIDED ON IST & 2ND BASEMENT (90 + 238 = 328)	=	**328**	**NOS**
OPEN PARKING DETAIL			
P1 = 12.50 X 22.500	=	**281.250**	**SQMT**
OPEN PARKING REQUIRED @23	=	12.23	ECS
	SAY	**12**	ECS
NO OF BAYS PROVIDED ON OPEN		**9**	NOS
TOTAL NO OF BAYS PROVIDED	=	**337**	**NOS**

NOTE:-
1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
3. ALL COMMON AREA FULLY POWER BACKUP
4. ALL FD-DOOR 1HOUR. FIRE RATING DOOR

ALL DIMENSIONS ARE IN MILLIMETERS

NOTE: THE BASEMENT IS MECHANICALLY VENTILATED AND BUILDING IS FULLY SPRINKLED

CLIENT:- JMS INFRA REALITY PRIVATE LIMITED

PROJECT : -
PROPOSED GROUP HOUSING COLONY UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021 OVER AN AREA MEASURING 2.2875 ACRES IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, SECTOR -95 GURUGRAM MANESAR URBAN COMPLEX (LICENCE NO 80 OF 2024 DATED 10.07.2024) BELONGS TO JMS INFRA REALITY PRIVATE LIMITED

SCALE : 1:200 AO

NORTH

DRAWING NAME
SITE PLAN
(SHOWING AREA STATMENT)

DRAWING NO. SUB-01

For JMS INFRA REALITY PVT. LTD.
Authorised Signatory

VIMAL BAJAJ
Architect Reg.No.CA/2001/20064
938, Sector-14, Gurgaon

APPLICANT'S SIGN. | ARCHITECT'S SIGN