DTP (HQ) Member Secretary BPAC | STP(H) Member BPAC | CTP Chairman BPAC

Suraj Bhan J.D.

JD (H) | DTP (H) | STP (H) (MEMBER) BPAC

SANCTIONED VIDE MEMO No. 1430 DATED 19/4/2024

HT METER & VCB ROOM (3000 X 4000)

GUARD ROOM (3000 X 2000)

AREA CALCULATION OF HT METER & VCB ROOM

GROSS – 1								
M1	=	1	X	10.165	X	2.440	=	24.803 SQM
M2	=	0.5	X	8.415	X	2.755	=	11.592 SQM
M3	=	0.5	X	4.969	X	6.740	=	16.530 SQM
TOTAL AREA							=	52.924 SQM

AREA CALCULATION OF GUARD ROOM

GROSS – 1								
GD 1	=	2	X	3.000	X	2.000	=	12.000 SQM
TOTAL AREA							=	12.000 SQM

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOM
TOWER-1	GROUND FLOOR/STILT FLOOR	1	354.413	354.413	36411.787	1269.746	1269.745	39446.013	804.568	804.568	2923.462	1289.745	180	18
	1ST TO 16TH,17TH TO 24TH,26TH TO 33RD,35TH TO 42ND,44THS 45TH FLOOR	41	805.134	33010.494		846.958	34725.278		41.824	1714.784				
	16TH, 25TH, 34TH & 43RD FLOOR	4	761.720	3046.88		803.544	3214.176		41.824	167.296				
	MUMTY MACHINE ROOM	1	-	-		236.814	236.814		236.814	236.814				
TOWER-2	GROUND FLOOR/STILT FLOOR	1	326.453	326.453	36379.773	1201.098	1201.098	39373.312	874.645	874.645	2993.539	1201.098	180	18
	1ST TO 16TH,17TH TO 24TH,26TH TO 33RD,35TH TO 42ND,44THS 45TH FLOOR	41	805.044	33008.804		846.868	34721.588		41.824	1714.784				
	16TH, 25TH, 34TH & 43RD FLOOR	4	761.629	3046.516		803.453	3213.812		41.824	167.296				
	MUMTY MACHINE ROOM	1	-	-		236.814	236.814		236.814	236.814				
TOWER-3	GROUND FLOOR/STILT FLOOR	1	326.453	326.453	36383.827	1205.996	1205.996	39362.264	879.543	879.543	2996.437	1205.996	180	18
	1ST TO 16TH,17TH TO 24TH,26TH TO 33RD,35TH TO 42ND,44THS 45TH FLOOR	41	805.134	33010.494		846.958	34725.278		41.824	1714.784				
	16TH, 25TH, 34TH & 43RD FLOOR	4	761.720	3046.88		803.544	3214.176		41.824	167.296				
	MUMTY MACHINE ROOM	1	-	-		236.814	236.814		236.814	236.814				
COMMUNITY BUILDING	GROUND FLOOR	1	1549.655	1549.655	4131.289	2190.252	2190.252	5364.841	640.597	640.597	1233.552	2190.252	-	-
	FIRST FLOOR	1	1275.379	1275.379		1388.659	1388.659		113.280	113.280				
	SECONDFLOOR	1	1151.839	1151.839		1265.119	1265.119		113.280	113.280				
	THIRD FLOOR	1	154.416	154.416		398.314	398.314		243.898	243.898				
	MUMTY MACHINE ROOM	1	-	-		122.497	122.497		122.497	122.497				
CONVENIENT SHOPPING (UNDER TOWER-1)	-	1	110.764	110.764	110.764	110.764	110.764	110.764	110.764	110.764	110.764	-	-	-
NURSERY SCHOOL (UNDER TOWER-1)	-	1	-	-	-	283.548	283.548	283.548	283.548	283.548	283.548	-	-	-
HT METER & VCB ROOM	-	-	-	-	-	52.924	52.924	52.924	52.924	52.924	52.924	-	-	-
GUARD ROOM	-	-	-	-	-	12.000	12.000	12.000	12.000	12.000	12.000	-	-	-
BASEMENT – 1	-	-	-			16114.214	16114.214	16114.214	16114.214	16114.214	16114.214	-	-	-
BASEMENT – 2	-	-	-	-	-	16012.381	16012.381	16012.381	16012.381	16012.381	16012.381	-	-	-
BASEMENT – 3	-	-	-	-	-	15546.016	15546.016	15546.016	15546.016	15546.016	15546.016	-	-	-
TOTAL	-	-			113417.440			171698.277			58280.837	5932.015	540	54

AREA STATEMENT

DESCRIPTION	ACRE			Area	Unit	
TOTAL PLOT AREA	5.496	%	=	22243.6108	SQ.M	
TOTAL PERMISSIBLE GROUND COVERAGE		60%	=	13346.166	SQ.M	
PROPOSED GROUND COVERAGE		26.67%	=	5932.015	SQ.M	
PERMISSIBLE FAR UNDER TOD		350%	=	77852.638	SQ.M	
IGBC FAR @ 4 Star Rating		12%	=	2669.233	SQ.M	
PERMISSIBLE TDR FAR		150%	=	33365.416	SQ.M	
TOTAL PERMISSIBLE FAR AREA @5.496 Acres		512%	=	113887.287	SQ.M	
Proposed FAR		509.89%	=	113417.440	SQ.M	
PERMISSIBLE FAR FOR CONVENIENT SHOPPING		0.50%	=	111.218	SQ.M	
Proposed FAR for CONVENIENT SHOPPING		0.50%	=	110.764	SQ.M	
Permissible DENSITY (meximumu density 600 person per acres)				3297.6	person	

Proposed DENSITY					
No of dwelling Units	540	x	5	=	2700
SERVICE PERSONAL ROOM	54	x	2	=	108
Total					2808
Achieved PPA					511

	PROPOSED PARKING
BASEMENT-1	347
BASEMENT-2	394
BASEMENT-3	411
TOTAL	1152

PROPOSED CAR PARKING DETAILS

Nos of Units	Required Car Parking	Proposed Car Parking
Main Units - 219 Req 1.5 Per D. Units	329	1152
Main Units - 321 Req 1.0 Per D. Units	321	
TOTAL	650	1152

GREEN AREA STATEMENT

Site Area in Acres	5.496	Acre =		22243.6108
	Required		Proposed	
	SQM	%	SQM	%
Green Area	3336.542	15%	3342.202	15.03%

NOTES:–
AIR CONDITIONING SYSTEM IS BEING PROVIDED.
BUILDING IS ARTIFICIALLY LIGHTENED MECHANICALLY VENTILATED & CENTRALLY AIR CONDITIONED WITH POWER BACKUP
DG POWER BACKUP IS BEING PROVIDED.
TOILET ARE MECHANICAL VENTILATED.
ALL LIFTS SHALL HAVE POWER BACK–UP.
ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE.
FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
BUILDING WILL BE DESIGNED(STRUCTURES)AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE.
SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED AS PER HARE DA/ZONING NORMS.
ALL HANDICAP RAMPS WITH RAILING.
ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE.
THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROJECT

BUILDING PLAN OF G.H. SITE NO.3
IN SECTOR–48 GURUGRAM

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Gold Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part–2),
Gurgaon, Haryana–122001

ARCHITECTS

ACPL
E 24, South Extension 1, New Delhi 110049
Ph. 011–48234444

ASSOCIATE ARCHITECTS–Submission Drawings

CosMAN, 11th Floor, Tower–2 , DLF Corporate Greens
Sector–74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

DDR (T) MEMBER BPAC

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health (External) Service only subject to comments in forwarding letter No. 218329 Dt. 25/7/24

Ar. Rajveer Jain CA/2012/...987

Superintending Engineer (HQ) for CMWSC, HSVP, Panchkula

SEPTEMBER–2024 | Scale : 1:300

Drawing Title:–
SITE PLAN

Drawing No:–
ST-01

NORTH

SECTOR 48
10.0 M WIDE SERVICE ROAD
60.0 M WIDE SECTOR ROAD
10.0 M WIDE SERVICE ROAD
OTHER LAND
LICENSE LAND
GH3A SECTOR 48
AREA 2.354 ACRE
HP PETROL PUMP
CENTRAL PARK IN
CENTRAL PARK IN
ORCHID PARK
BOUNDARY LINE
ENTRY LVL+99
EXIT LVL+100
ZONING SETBACK
BASEMENT LINE
BASEMENT 1 LEVEL LVL-4950
1200MM HIGH PARAPET
COMMUNITY BUILDING
TOWER-1
TOWER-2
TOWER-3
ROAD 1:10 SLOPE
7.927M
32.387M
10.0M
60.0M
29.280M
70.687M
64.909M
11.202M
7.359M
21.304M
50.671M
19.418M
11.153M
130.166M
71.642M
7.813M
200.938M
SITE LINE
BASEMENT LINE
ZONING LINE