HEALTH CENTRE
AREA 0.90AC.

RESERVED FOR EDUCATIONAL
INSTITUTIONAL USE
AREA 5.28AC.

FIRE STATION
AREA1.16AC.

OTHER'S LAND

AREA STATEMENT					
DESCRIPTION	ACRE			Area	Unit
TOTAL PLOT AREA	5.56	%	=	22501.0	SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE		35%	=	7875.350	SQ.M
PROPOSED GROUND COVERAGE		24.12%	=	5428.044	SQ.M
PERMISSIBLE FAR		175%	=	39376.750	SQ.M
IGBC FAR @15% PLATINUM CERTIFICATE		15%	=	3375.150	SQ.M
TOTAL PERMISSIBLE FAR AREA @5.56Acres		190%	=	42751.900	SQ.M
Proposed FAR		186.36%	=	41932.278	SQ.M
PERMISSIBLE FAR FOR COMMERCIAL		0.50%	=	112.505	SQ.M
Proposed FAR FOR COMMERCIAL		0.47%	=	105.000	SQ.M
Permissible DENSITY (maximumu density 600 person per acres)				3336	person

Proposed DENSITY				
No of dwelling Units	268	x	5	= 1340
SERVICE PERSONAL ROOM	32	x	2	= 64
Total				1404
Achieved PPA				253

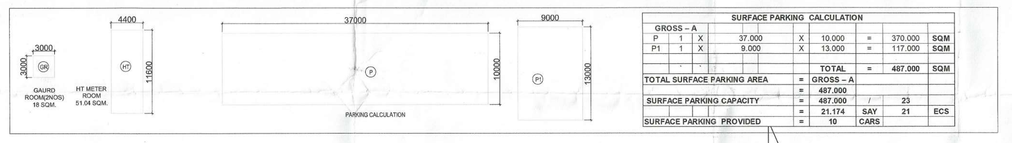
TOT – LOT AND GREEN AREA REQUIRED = 3399.354 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 4527.914 SQM. = 20.12% OF THE PLOT

CAR PARKING

REQUIRED ECS PARKING FOR MAIN UNITS = 1.5 ECS PER UNIT
= 268X1.5
= 402 CARS
PROPOSED ECS PARKING FOR MAIN UNITS = 995 ECS

	PROPOSED PARKING	PROPOSED ECS
SURFACE	10	21
BASEMENT-1	307	336
BASEMENT-2	337	383
BASEMENT-3	341	389
TOTAL	995	1129

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR ALL TOWER	NON FAR AREA IN SQM./ FLOOR	TOTAL NON FAR OF ALL FLOOR	TOTAL NON FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - A	STILT FLOOR	1	259.671	259.671	19804.637	315.178	315.178	1718.033	574.849	574.849	21522.570	1,982.151	136	-
	TYPICAL FLOOR	32	574.849	18395.168		37.505	1200.160		612.354	19595.328				
	REFUGE FLOOR	2	574.849	1149.698		37.505	75.010		612.354	1224.708				
	MUMTY MACHINE ROOM	1	-	-		127.685	127.685		127.685	127.685				
TOWER - B	STILT FLOOR	1	259.120	259.120	19650.988	327.399	327.399	1730.254	586.519	586.519	21381.242		132	32
	1ST & 2ND FLOOR	2	311.630	623.26		37.505	75.010		349.135	698.270				
	TYPICAL FLOOR	30	586.519	17595.570		37.505	1125.150		624.024	18720.720				
	REFUGE FLOOR	2	586.519	1173.038		37.505	75.010		624.024	1248.048				
	MUMTY MACHINE ROOM	1	-	-		127.685	127.685		127.685	127.685				
COMMUNITY BUILDING-2	GROUND FLOOR	1	584.000	584.000	1000.390	0.000	0.000	27.567	584.000	584.000	1027.957		-	-
	1ST FLOOR	1	416.390	416.390		27.567	27.567		443.957	443.957				
CONVENIENT SHOPPING	GROUND FLOOR	1	105.000	105.000	105.000	0.000	0.000	0.000	105.000	105.000	105.000		-	-
COMMUNITY BUILDING-1	GROUND FLOOR	1	761.743	761.743	1353.363	0.000	0.000	28.460	761.743	761.743	1381.823	761.743	-	-
	1ST FLOOR	1	591.620	591.620		28.460	28.460		620.080	620.080				
GUARD ROOM	-	1	18	18	18	0.000	0.000	0.000	18.000	18.000	18.000	18.000		
HT METER ROOM	-	-	-	-	-	-	-	51.040	51.040	51.040	51.040	51.040	-	-
PODIUM LVL	-	-	-	-	-	-	-	2615.110	2615.110	2615.110	2615.110	2615.110	-	-
BASEMENT - 1	-	-	-	-	-	-	-	14907.486	14907.486	14907.486	14907.486	-	-	-
BASEMENT - 2	-	-	-	-	-	-	-	14377.170	14377.170	14377.170	14377.170	-	-	-
BASEMENT -3	-	-	-	-	-	-	-	14530.120	14530.120	14530.120	14530.120	-	-	-
TOTAL	-	-	-	41932.278	-			49985.240	-	-	91917.518	5428.044	268	32



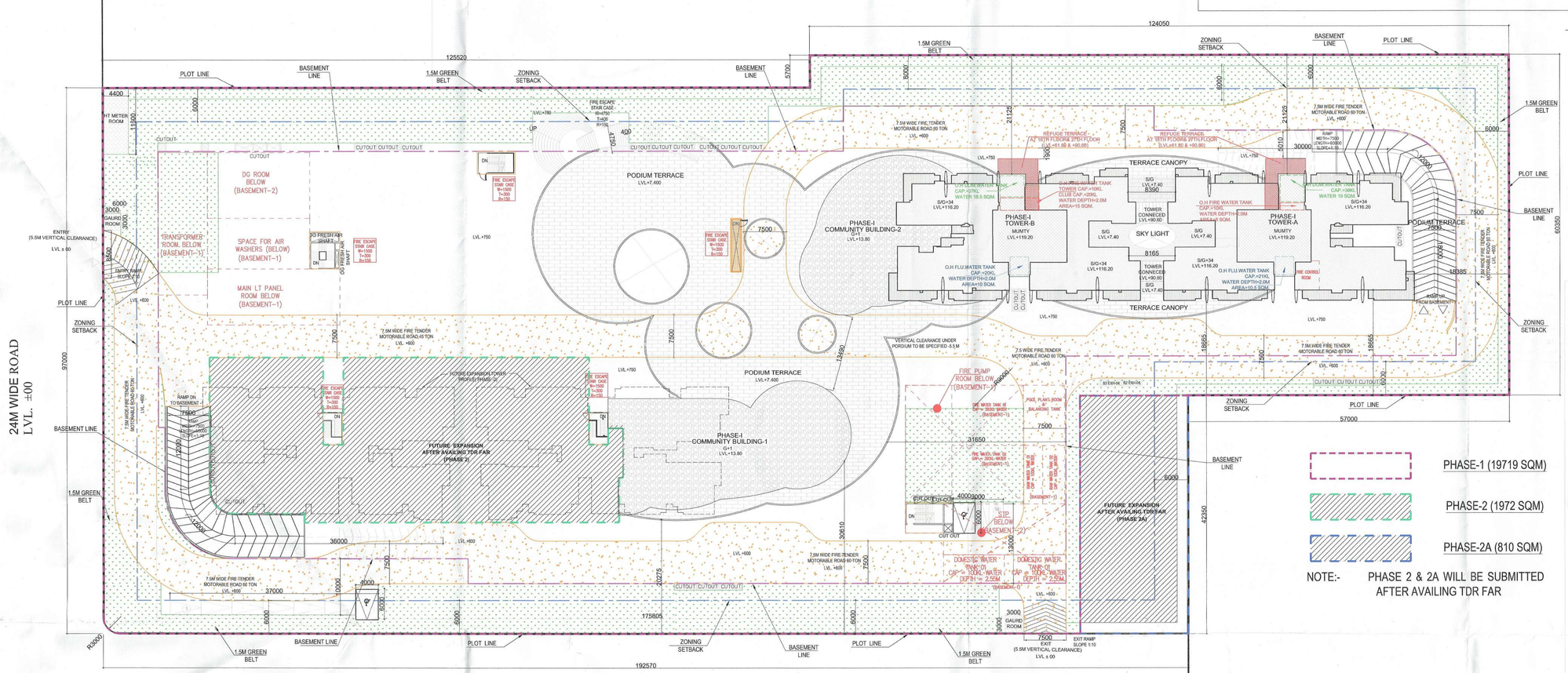
SURFACE PARKING CALCULATION								
GROSS – A								
P	1	X	37.000	X	10.000	=	370.000	SQM
P1	1	X	9.000	X	13.000	=	117.000	SQM
					TOTAL	=	487.000	SQM
TOTAL SURFACE PARKING AREA				=	GROSS – A			
				=	487.000			
SURFACE PARKING CAPACITY				=	487.000	/	23	
				=	21.174	SAY	21	ECS
SURFACE PARKING PROVIDED				=	10	CARS		

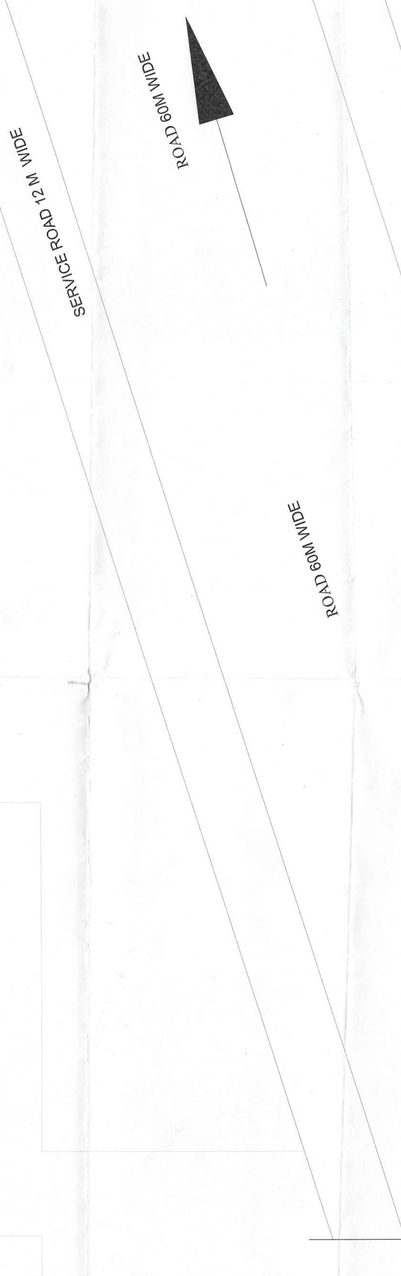
Building Plans Sanction and Plans will be valid for five year only
To be read with Memo No. 1311
Dated 7/01/2025

Building Plans Approved by Supervising Committee (HQ).

Chairman Building Plan Committee cum Senior Town Planner HSIIDC, IMT Manesar

Recommended for Sanction
HDM
D/MAN





Note :-

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
3. VENTILATION IN BASEMENTS SHALL BE AS PER RELEVANT NBC PROVISIONS & AIR CHANGES PER HOUR FOR NORMAL OPERATION 12 AIR CHANGES IN CASE OF FIRE.
4. FIRE-FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT.
6. ROOF SLAB OF UPPER BASEMENT DESIGNED TO TAKE LOAD OF FIRE TENDER.
7. MAIN ENTRY GATE AND BOUNDARY WALL AS/STANDARD DESIGN.
8. ALL RAMPS ARE IN 1:10 SLOP FOR CARS & 1:20 FOR HANDICAPS UNTIL UNLESS SPECIFIED.
9. ALL EXTERNAL WALL WILL BE STRUCTURAL/NON STRUCTURAL(THICKNESS AS PER DESIGN) RCC WALL ONLY PROVISION FOR EXHAUST WILL BE PROVIDED
10. BASEMENT PARKING ARE FOR BOTH PHASE 1 & PHASE 2
11. LAND AREA OF PHASE 2 IS 1972 SQM IN WHICH 3 LEVEL OF BASEMENTS ARE PART OF PHASE 1.
12. LAND AREA OF PHASE 2A IS 810 SQM.
13. PHASE 2 AND 2A BUILDING PLAN WILL BE SUBMITTED AFTER AVAILING ADDITIONAL TDR FAR UPTO 1.75 (AS PER PERMISSION WIDE MEMO NO.HSIIDC.C&H-2024-9302, DATED 01.08.2024.)
14. ALL BASEMENTS,SERVICES,COMMUNITY FACILITIES,LANDSCAPE AREAS,GROUND LEVEL CIRCULATION,INGRESS, EGRESS ETC. ARE COMMON FOR PHASE 1,2 & 2A .
15. PHASE 1 AREA =SITE AREA-(PHASE 2 +PHASE 2A)
22501-(-1972 +810)
22501-(-2782)
19719 SQMT

PLOT BOUNDARY
SETBACK LINE
BASEMENT PROFILE LINE

PROJECT:

PROPOSED BUILDING PLAN OF GROUP HOUSING,AT SITE NO. GH-03 SITUATED AT SECTOR-80 (RESIDENTIAL), MANESAR-MEASURING 22501.0 SQM.

ASSOCIATE ARCHITECTS

ASSOCIATES

PLOT NO-408 SEC-37C GURGAON (PH-9560794794)

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971
Mob.: 9871004573

DEC.-2024	Scale : 1:300	
Drawing Title:- SITE PLAN		Drawing No:- ST-01