

HEALTH CENTRE
AREA 0.90AC.

RESERVED FOR EDUCATIONAL
INSTITUTIONAL USE
AREA 5.28AC.

FIRE STATION
AREA 1.6AC.

OTHER'S LAND

DESCRIPTION	AREA	UNIT
TOTAL PLOT AREA	5.56	% = 2299.0 SQM
TOTAL PERMISSIBLE GROUND COVERAGE	30%	= 705.90 SQM
PROPOSED GROUND COVERAGE	24.12%	= 5438.04 SQM
PERMISSIBLE FAR	1.70%	= 3936.29 SQM
PROPOSED FAR	1.90%	= 4271.90 SQM
TOTAL PERMISSIBLE FAR AREA (0.5% MAX)	1.90%	= 4271.90 SQM
PROPOSED FAR	1.90%	= 4271.90 SQM
PERMISSIBLE FAR FOR COMMERCIAL	0.50%	= 112.50 SQM
PROPOSED FAR FOR COMMERCIAL	0.47%	= 105.00 SQM
PERMISSIBLE DENSITY (max. density 500 person per acre)		3330 person

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

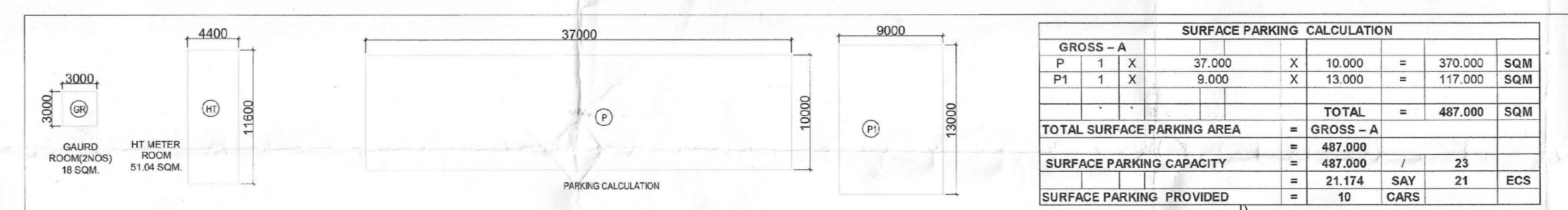
TOT - LOT AND GREEN AREA REQUIRED = 3399.34 SQM = 10% OF THE PLOT
TOT - LOT AND GREEN AREA PROVIDED = 4271.914 SQM = 20.12% OF THE PLOT

REQUIRED ECS PARKING FOR MAIN UNITS = 1.5 ECS PER UNIT
= 268 X 1.5 = 402 CARS

PROPOSED ECS PARKING FOR MAIN UNITS = 995 ECS

PROPOSED SURFACE	PROPOSED PARKING	ECS
SURFACE	10	21
BASEMENT-1	307	536
BASEMENT-2	337	309
BASEMENT-3	342	309
TOTAL	996	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 AREA OF ONE FLOOR	TOTAL BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - A	SKY FLOOR	1	299.871	299.871	1004.537	316.179	316.179	1718.033	316.179	316.179	2162.870		136	-
	TYPICAL FLOOR	32	574.849	18396.168		37.505	1206.560		612.354	19563.728				
	MULTI MACHINE ROOM	2	574.849	1149.698		37.505	75.010		612.354	1206.560				
	SKY FLOOR	1	299.871	299.871		37.505	37.505		316.179	316.179				
TOWER - B	1ST & 2ND FLOOR	2	311.830	623.660		37.505	75.010		349.135	698.270				
	TYPICAL FLOOR	30	586.919	17607.570	19650.988	37.505	1125.150	1730.254	624.024	19729.720	21381.242	1,092.151	132	32
COMMUNITY BUILDING-2	REUSE FLOOR	2	586.919	1173.838		37.505	75.010		624.024	1248.048				
	MULTI MACHINE ROOM	1				37.505	37.505		37.505	37.505				
COMMUNITY BUILDING-1	GROUND FLOOR	1	584.000	584.000	1000.300	0.000	0.000	27.967	584.000	584.000	1027.967			
	1ST FLOOR	1	416.390	416.390		0.000	0.000	27.967	416.390	416.390	105.000			
COMMUNITY BUILDING-1	GROUND FLOOR	1	106.000	106.000	106.000	0.000	0.000	0.000	106.000	106.000	106.000			
	1ST FLOOR	1	591.620	591.620	1303.363	0.000	0.000	28.460	761.743	761.743	1381.823	791.743		
GUARD ROOM		1	18	18	18	0.000	0.000	0.000	18.000	18.000	18.000			
HT METER ROOM		1							51.040	51.040	51.040			
PODIUM LVL									2015.110	2015.110	2015.110	2015.110		
BASEMENT -1									14907.486	14907.486	14907.486			
BASEMENT -2									14377.170	14377.170	14377.170			
BASEMENT -3									14530.120	14530.120	14530.120			
TOTAL					41932.278				4988.240	4988.240	6428.044	268	32	

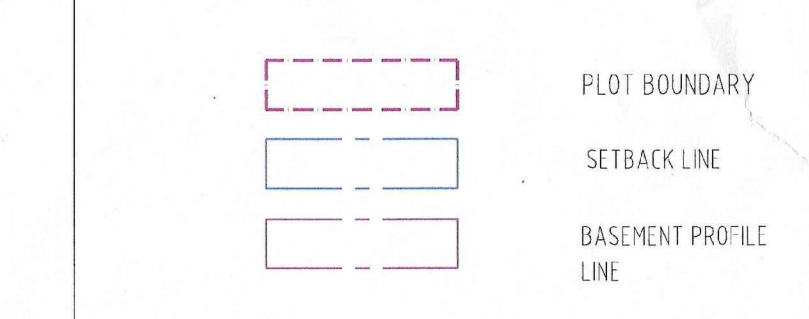


Building Plans Sanction and Plans will be valid for five year only
To be read with Memo No. 13/11
Dated: 17/11/2025

Building Plans Approved by Supervising Committee (HSD)
Chairman Building Plan Committee cum Senior Town Planner
HSDD, IMT Manesar

Recommended for Sanction
HDM
D/MAN

- Note:-
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
 - ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NEC.
 - VENTILATION IN BASEMENTS SHALL BE AS PER RELEVANT NBC PROVISIONS & AIR CHANGES PER HOUR FOR NORMAL OPERATION. 12 AIR CHANGES IN CASE OF FIRE.
 - FIRE-FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 - BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT.
 - ROOF SLAB OF UPPER BASEMENT DESIGNED TO TAKE LOAD OF FIRE TENDER.
 - MAIN ENTRY GATE AND BOUNDARY WALL AS STANDARD DESIGN.
 - ALL RAPPARE IN 1:10 SLOP FOR CARS & 1:20 FOR HANDICAPS UNTIL UNLESS SPECIFIED.
 - ALL EXTERNAL WALL WILL BE STRUCTURAL/NON STRUCTURAL THICKNESS AS PER DESIGN RCC WALL ONLY PROVISION FOR EXHAUST WILL BE PROVIDED.
 - BASEMENT PARKING ARE FOR BOTH PHASE 1 & PHASE 2
 - LAND AREA OF PHASE 2 IS 1972 SQM IN WHICH 3 LEVEL OF BASEMENTS ARE PART OF PHASE 1
 - LAND AREA OF PHASE 2A IS 810 SQM
 - PHASE 2 AND 2A BUILDING PLAN WILL BE SUBMITTED AFTER AVAILING ADDITIONAL TDR FAR UPTO 1.5% PER PERMISSION WIDE MEMO NO.HSDD/CLM/2024/9302, DATED 01.08.2024.
 - ALL BASEMENTS, SERVICE, COMMUNITY FACILITIES, LANDSCAPE AREAS, GROUND LEVEL, REGULATION, DRESS, GREEN ETC. ARE COMMON FOR PHASE 1, 2 & 2A.
 - PHASE 1 AREA - 6 SITE AREA - PHASE 2 - PHASE 2A) 22501.1979 - 4903 22501.12783 19119 SQM



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 GURGMAN (PH-9560794794)

OWNER'S SEAL & SIGNATURE
ARCHITECT'S SEAL & SIGNATURE
Ar. Ravinder Kumar
CA2019/25071
Mob.: 9871004573

DEC.-2024 Scale: 1:300
Drawing Title: SHE PLAN
Drawing No.: SI-01

