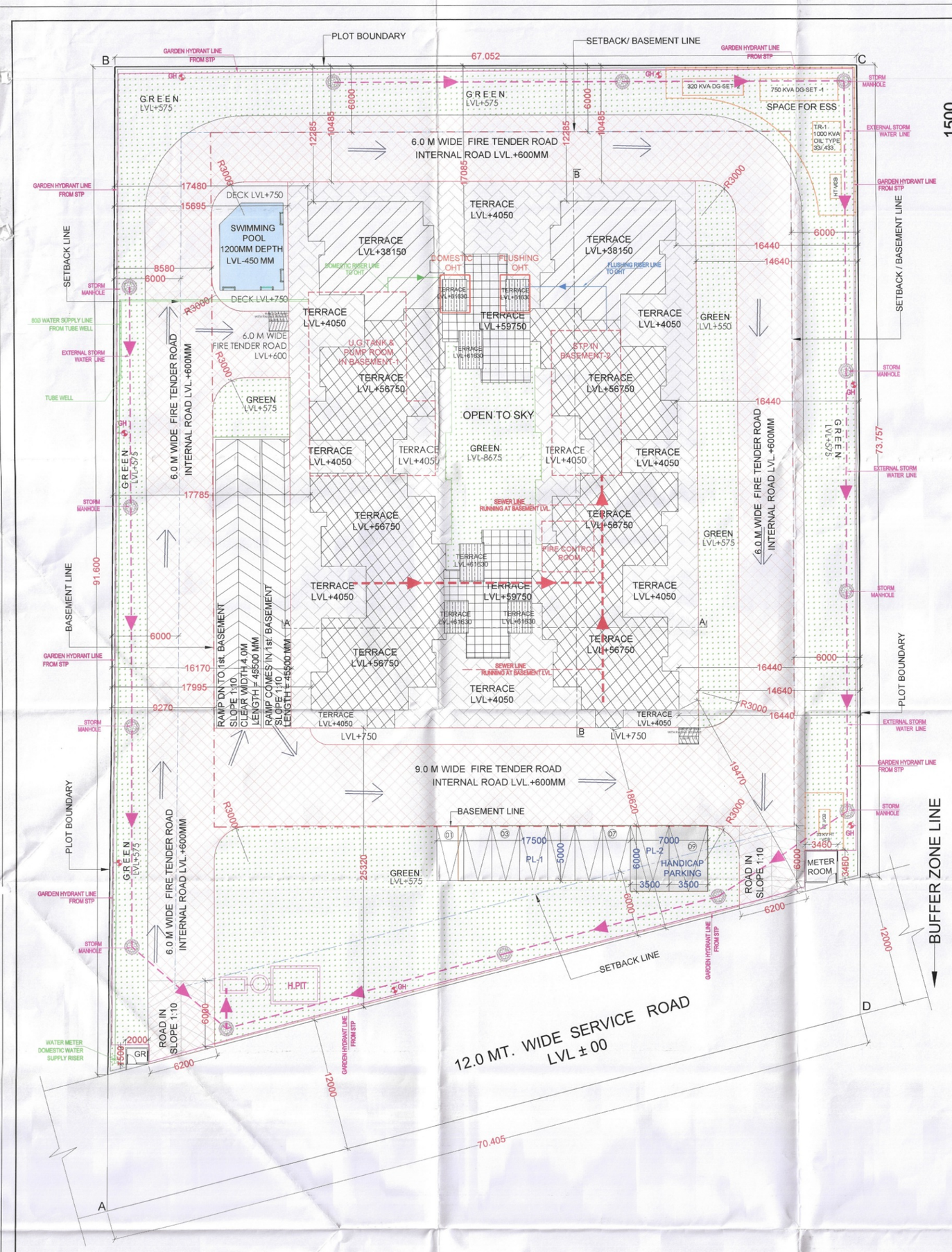
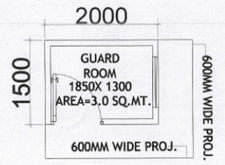
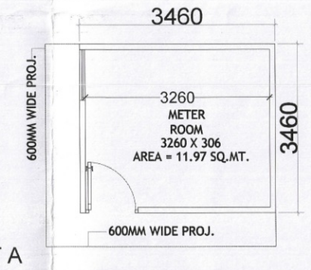






DETAIL AT A
GUARD ROOM & METER ROOM

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. –VI) 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
6. FIRE MOVENT TENDER ROAD LOAD 60 TON

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 CONJUCTION 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 CODE.
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 CONFRMING 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 : - 8T@200 C/C
    BOT. : - 8T@C/C

B.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | L.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ)
JD. | PA. | A.T.P.
DINESH KUMAR PA(HQ)
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :
JDT(HQ) Member BPAC

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN SQMT)
1	**LAND AREA = 1.57875**	**6388.964**		
2	GROUND COVERAGE @40% OF LAND AREA	2555.590	1845.570	**28.887%**
3	FAR AREA @ 2.25	14375.169		
4	ADDITTIONAL FAR AREA @12% (FOR IGBC GOLD GREEN RATING)	766.677		
5	TOTAL FAR AREA @2.37	15141.846	**15130.92**	**2.368**
8	MINIMUM AREA UNDER RETIREMENT HOMES MINI 75% AS PER NEW POLICY	11356.401	13209.87	**87.241%**
9	MINIMUM CARET AREA OF 1 DU AS PER NEW POLICY	30.000	93-94	
10	DORM / HOSTEL STAFF/ SERVICE PERSONNEL **MAXIMUM** 10% OF PERMITTED FAR AS PER NEW POLICY	1514.187	1147.520	**7.578%**
11	MAXIMUM AREA UNDER COMMERCIAL@4% OF FAR AREA	575.067	70.920	**0.468%**
12	AREA UNDER MESS / COMMON DINING MIN 100 SQMT AS PER NEW POLICY	100 SQMT	100.210	
13	MEDICAL ROOM MIN 100 SQMT AS PER NEW POLICY	100.000	100.960	
14	COMMON ROOM / INDOOR GAMES / GYMNASIUM AS PER NEW POLICY	500.000	501.440	
15	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT AS PER NEW POLICY	100.000	108.780	
16	MINIMUM AREA UNDER ORGANIZED PARK@ 20%	1277.793	1715.420	**26.850%**
17	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU		
18	ACCOMODATION FOR SERVICE PERSONNEL/DORMITORY @ 5-10%	1 PERSON / BED		
19	MINIMUM DENSITY @250-900 PPA	394 - 1420 PERSONS	**460 PERSON**	
	ACHIEVED DENSITY	99 UNITS -----355 UNITS	**124**	**291.37 PPA**

OPEN AREA PARKING CALCULATIONS

P1	1	X	24.500	X	5.000	=	122.50
P2	1	X	7.000	X	6.000	=	42.00
PARKING AREA ON SITE OPEN							164.50
SITE OPEN PARKING@23 SQ.M/ECS						=	7.15
SAY						=	**7**
NO OF BAYS PROVIDED ON OPEN						=	**9**

UNIT SUMMARY

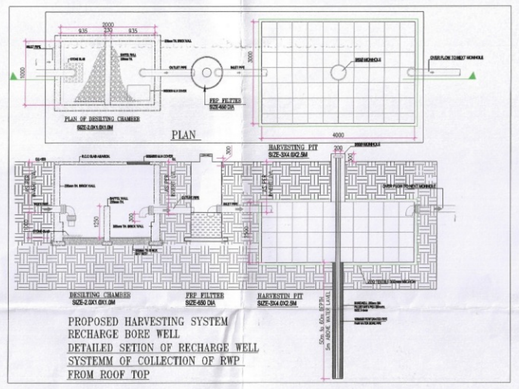
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA IN SQ.MT.	TOTAL BALCONY/ TERRACE AREA IN SQ.MT.
1	1st.FLOOR	TYPE-1P (3BHK + SERVICE PERSONUNIT)	2	94.25	68.39	188.50	136.78
		TYPE-2P (3BHK + SERVICE PERSONUNIT)	4	94.84	102.75	379.36	411.00
		TYPE-3P (3BHK + SERVICE PERSONUNIT)	2	94.50	97.96	189.00	195.92
2	2nd. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
3	3rd. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
4	4th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
5	5th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
6	6th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
7	7th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
8	8th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
9	9th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
10	10th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
11	11th. FLOOR	TYPE-1 (3BHK + SERVICE PERSON)	6	94.25	36.32	565.50	217.92
		TYPE-2 (3BHK + SERVICE PERSON UNIT)	2	94.84	35.70	189.68	71.40
12	12th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
13	13th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
14	14th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
15	15th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
16	16th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
17	17th. FLOOR	3 BHK TYPE-1	6	94.25	36.32	565.50	217.92
		TOTAL	**124**			11701.66	4944.42

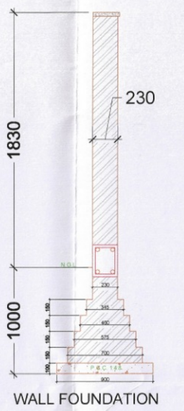
PROPOSED AREA STATEMENT

FLOORS	UNIT PER FLOOR	FAR AREA	NON FAR AREA	BUILT UP AREA	GROUND COVERAGE
COMMERCIAL	___	70.92	___	70.92	1830.60
GROUND	___	881.79	877.89	1759.68	
1ST	8	905.94	102.74	1008.68	
2ND	8	905.94	102.74	1008.68	
3rd	8	905.94	102.74	1008.68	
4th	8	905.94	102.74	1008.68	
5th	8	905.94	102.74	1008.68	
6th	8	905.94	102.74	1008.68	
7th	8	905.94	102.74	1008.68	
8th	8	905.94	102.74	1008.68	
9th	8	905.94	102.74	1008.68	
10th	8	905.94	102.74	1008.68	
11th	8	905.94	102.74	1008.68	
12th	6	700.15	102.74	802.89	
13th	6	700.15	102.74	802.89	
14th	6	700.15	102.74	802.89	
15th	6	700.15	102.74	802.89	
16th	6	700.15	102.74	802.89	
17th	6	700.15	102.74	802.89	
MUMTY / MACHINE ROOM			149.94	149.94	
BASEMENT-1		___	3135.9	3135.9	
BASEMENT-2		___	3135.9	3135.9	
GUARD ROOM		___	3.0	3	
METER ROOM		11.97		11.97	14.97
BALCONY AREA		___	4944.42	4944.42	
TOTAL AREA	**124**	**15130.92**	**13993.63**	**29124.55**	**1845.57**

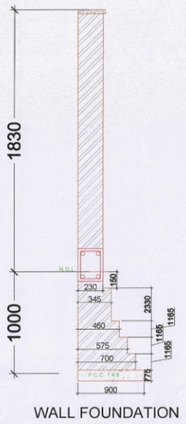
PARKING SUMMARY

TOTAL NO.OF DU'S	=	124	
PARKING REQUIRED @1. ECS PER MAIN DU	=	124	ECS
PROPOSED FIRST BASEMENT PARKING DETAIL			
PROPOSED FIRST BASEMENT PARKING AREA	=	2281.08	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS	=	71.28	ECS
	SAY	71	ECS
NO OF BAYS PROVIDED ON FIRST BASEMENT		**52**	NOS
PROPOSED SECOND BASEMENT PARKING DETAIL			
PROPOSED SECOND BASEMENT PARKING AREA	=	2739.28	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS	=	85.60	ECS
	SAY	86	ECS
NO OF BAYS PROVIDED ON SECOND BASEMENT		**72**	NOS
TOTAL NO OF BAYS PROVIDED IN BASEMENT 1st & 2nd		**124**	
PROPOSED OPEN PARKING DETAIL			
OPEN PARKING AREA		164.500	
OPEN PARKING REQUIRED @23	=	7.15	ECS
	SAY	7	ECS
NO OF BAYS PROVIDED ON OPEN		**9**	NOS
TOTAL NO OF BAYS PROVIDED IN BASEMENT 1st & 2nd + OPEN AREA	=	**133**	NOS





WALL FOUNDATION



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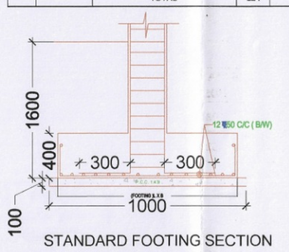

STANDARD FOOTING SECTION

MANHOLE STORM WATER
RAINWATER HARVESTING PIT
SIZE 4X3X2.5m
FRP FILTER
DESILTING CHAMBER
SIZE 2X1m

POPULATION DENSITY @ 250-900 /ACRE = 394 - 1420

S:NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSONS	POPULATION NOS
1	MAIN DWELLING UNITS		36	3	108
2	SERVICE PERSONNEL / DORMITORY @ 5-10%		88	4	352
4	TOTAL PROPOSED POPULATION	**460**			
5	DENSITY ACHIEVED(PPA)	**291.370**			

NOTE: THE BASEMENT IS MECHANICALLY VENTILATED WITH 100% POWER BACK UP AND BUILDING IS FULLY SPRINKLED
1. ALL FD-DOOR 2 HOUR. FIRE RATING DOOR
2. ALL FD1-DOOR 2 HOUR. FIRE RATING DOOR

CLIENT:- SUBH HOUSING (GURGAON) LLP

PROJECT : -
PROPOSED GROUP HOUSING COLONY (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) OVER AN AREA MEASURING 1.57875 ACRES IN SECTOR -70A GURUGRAM (LICENCE NO 02 OF 2025 DATED 08.01.2025) BEING DEVELOPED BY SUBH HOUSING (GURGAON) LLP

SCALE : 1:100 A1

NORTH

DRAWING NAME
SITE PLAN

DRAWING NO. SUB-01

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 5713 - 04/20/25
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

VIMAL BAJAJ
Architect CA/96/19791
93C, Sector-14, Gurgaon

APPLICANT'S SIGN. | ARCHITECT'S SIGN