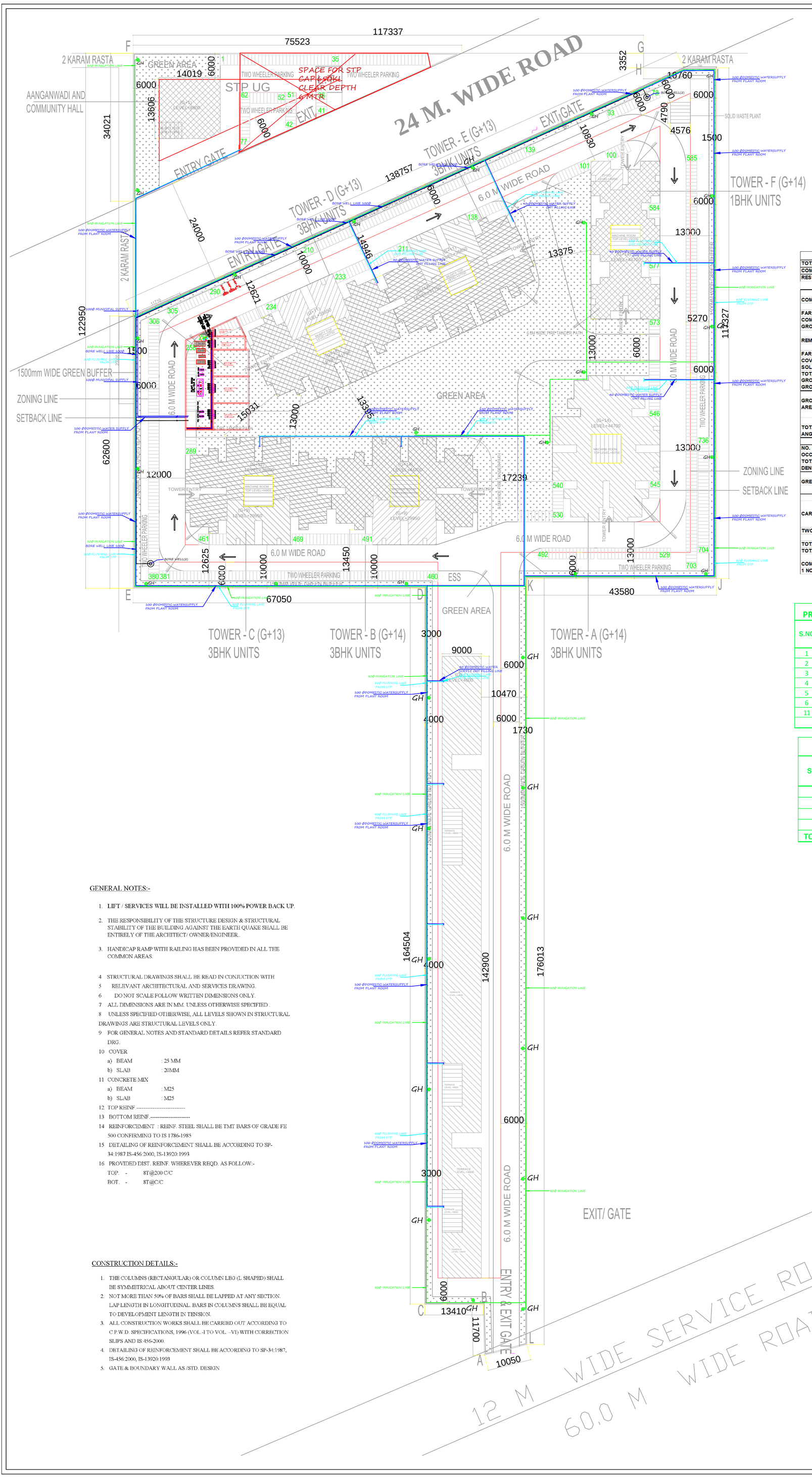

AREA STATEMENT				
TOTAL PLOT AREA	5.0125	ACRES	20284.8356	SQ. MTRS.
COMMERCIAL	0.2005	ACRES	811.3934	SQ. MTRS.
RESIDENTIAL	4.8120	ACRES	19473.4422	SQ. MTRS.

	PERMISSIBLE/REQUIRED	PROPSOED
COMMERCIAL PLOT AREA	0.2005 ACRES 811.3934 SQ. MTRS.	
FAR ON COMMERCIAL	1.75	1.746
COMMERCIAL COVERED AREA	1419.9385 SQ. MTRS.	1416.860 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL		1266.900 SQ. MTRS. 89.22 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL	4.812 ACRES 19473.4422 SQ. MTRS.	
FAR ON RESIDENTIAL	2.25	2.280
COVERED AREA FOR RESIDENTIAL	43815.2450 SQ. MTRS.	44392.150 SQ. MTRS.
SOLID WASTE PLANT 3% EXTRA FAR ONLY RESIDENTIAL	584.203 SQ. MTRS.	99.98 % (COVERAGE)
TOTAL FAR FOR RESIDENTIAL	44399.448 SQ. MTRS.	
GROUND AREA		3471.26 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL		3471.26 SQ.MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)	10142.418 SQ. MTRS.	4927.274 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
	50 %	24.3 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY		46506.241 SQ. MTRS.
NO. OF UNITS	722 MAX. AT 866 PPA	727 UNITS
OCCUPANCY PER DWELLING UNIT	5	5 PERSON PER UNIT
TOTAL POPULATION	3609-4331 PERSONS	3635 PERSONS
DENSITY	750-900 PPA	755.403 PPA
GREEN AREA	15 % OF THE PLOT 3042.725 SQ. MTRS.	15.858 % OF THE PLOT 3216.870 SQ. MTRS.
CAR PARKING	0.500 ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING PLAN.	
TWO WHEELER PARKING REQUIRED	1 PER DWELLING UNIT 727 TWO WHEELERS	736 TWO WHEELERS
TOTAL CAR PARKING SPACE	364 CARS	368 CARS
TOTAL AREA FOR PARKING		8475.100 SQ. MTRS.
COMMUNITY BUILDINGS DETAIL 1 NO. OF AANGANWADI	186.000 SQ.MTRS.	189.114 SQ.MTRS.

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NO OF FLOORS		UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	
1	A	581.708	548.012	(G+14)	15	8	120	8253.88	581.708	44.70	50.589	SQMT
2	B	581.708	548.012	(G+14)	15	8	110	7626.44	581.708	44.70	50.589	SQMT
3	C	581.708	548.012	(G+13)	14	8	104	7203.92	581.708	44.70	50.589	SQMT
4	D	581.708	548.012	(G+13)	14	8	108	7454.89	581.708	44.70	50.589	SQMT
5	E	581.708	548.012	(G+13)	14	8	108	7454.89	581.708	44.70	50.589	SQMT
6	F	452.72	424.13	(G+14)	15	12	177	6288.14	452.72	44.70	41.828	SQMT
11	GUARD HOUSE							110.00	110.00	4.00		SQMT
	TOTAL						727	44392.15	3471.26		294.773	

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		
									GROUND	MUMTY	
1	COMMERCIAL	1266.9	149.96	(G+1)	2	1416.86	1266.90	12.00		24.23	SQMT
3	TOTAL					1416.86	1266.90			24.23	
4	AANGANWADI OR CRECHE NON FAR AREA						189.114		189.114		SQMT
5	COMMUNITY HALL NON FAR AREA								189.114		SQMT
TOTAL							1456.01		378.23		

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 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 CONFIRMING 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

CONSTRUCTION DETAILS:-

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4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN

S.N.	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	FLUSHING WATER SUPPLY	
03	IRRIGATION LINE	
04	GARDEN HYDRANT	GH

ALL DRAWING IN MM,

CLIENT:-
M/S NANI RESORTS AND FLORICULTURE PVT.LTD

PROJECT : -
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OF LAND MEASURING 5.0125 ACRE(LICENCE NO. OF DATED .....2019) IN SECTOR-92 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH.BIKRAM SINGH S/O SH.RAGHU NATH IN COLLABORATION WITH NANI RESORTS & FLORICULTURE PVT. LTD.

MEP CONSULTANT

ONE DESIGN & CONSULTANTS
E-175, SECTOR-63
NOIDA, UTTAR PRADESH
E-MAIL : onedesignconsultants@gmail.com

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

DRAWING NAME
SITE PLAN
WATER SUPPLY LAYOUT

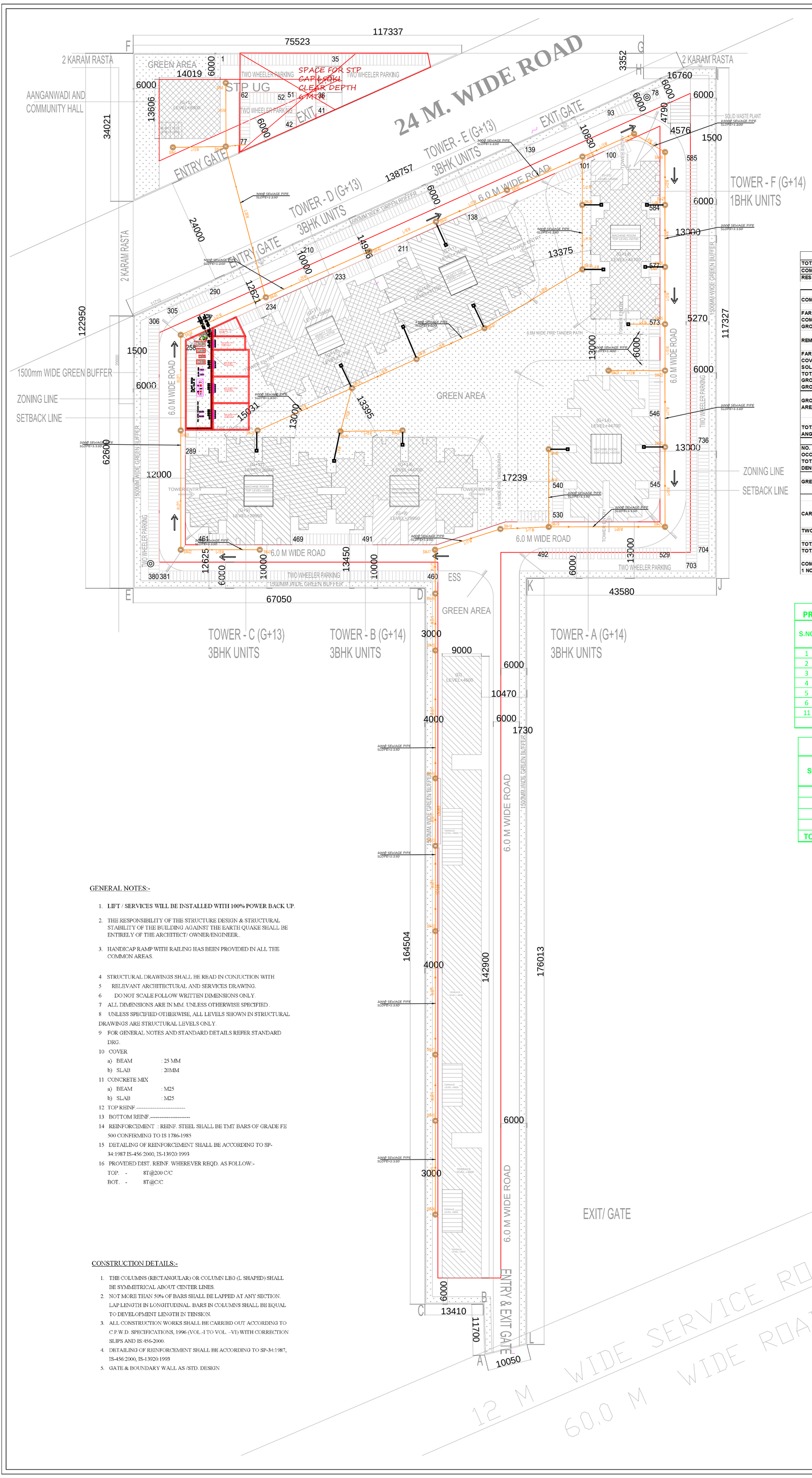
DRAWING N0. ODC-SP-WSL-05

DRAWING BY- S.K.
DATE:- 20-03-19

STATUS. SUBMISSION DRAWING

SCALE. A0@1:350

APPLICANT'S SIGN. | ARCHITECT'S SIGN | R-0



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COMMERCIAL PLOT AREA			0.2005	ACRES	
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COMMERCIAL COVERED AREA			1419.9385	SQ. MTRS.	1416.860 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL					1266.900 SQ. MTRS.
					89.22 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL			4.812	ACRES	
			19473.4422	SQ. MTRS.	
FAR ON RESIDENTIAL			2.25		2.280
COVERED AREA FOR RESIDENTIAL			43815.2450	SQ. MTRS.	44392.150 SQ. MTRS.
SOLID WASTE PLANT 3% EXTRA FAR ONLY RESIDENTIAL			584.203	SQ. MTRS.	99.98 % (COVERAGE)
TOTAL FAR FOR RESIDENTIAL			44399.448	SQ. MTRS.	
GROUND AREA					3471.26 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL					3471.26 SQ.MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)			10142.418	SQ. MTRS.	4927.274 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
			50	%	24.3 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY					46506.241 SQ. MTRS.
NO. OF UNITS			722 MAX. AT 866 PPA		727 UNITS
OCCUPANCY PER DWELLING UNIT			5		5 PERSON PER UNIT
TOTAL POPULATION			3609-4331	PERSONS	3635 PERSONS
DENSITY			750-900	PPA	755.403 PPA
GREEN AREA			15	% OF THE PLOT	15.858 % OF THE PLOT
			3042.725	SQ. MTRS.	3216.870 SQ. MTRS.
CAR PARKING			0.500	ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING PLAN.	
TWO WHEELER PARKING REQUIRED			1	PER DWELLING UNIT	736 TWO WHEELERS
			727	TWO WHEELERS	
TOTAL CAR PARKING SPACE			364	CARS	368 CARS
TOTAL AREA FOR PARKING					8475.100 SQ. MTRS.
COMMUNITY BUILDINGS DETAIL					
1 NO. OF AANGANWADI			186.000	SQ.MTRS.	189.114 SQ.MTRS.

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NO OF FLOORS		UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	
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11	GUARD HOUSE							110.00	110.00	4.00		SQMT
	TOTAL						727	44392.15	3471.26		294.773	

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		
									GROUND	MUMTY	
1	COMMERCIAL	1266.9	149.96	(G+1)	2	1416.86	1266.90	12.00		24.23	SQMT
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S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE	
02	SEWER MANHOLE	

ALL DRAWING IN MM,

CLIENT:-

M/S NANI RESORTS AND FLORICULTURE PVT.LTD

PROJECT : -

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OF LAND MEASURING 5.0125 ACRE(LICENCE NO. OF DATED .....2019) IN SECTOR-92 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH.BIKRAM SINGH S/O SH.RAGHU NATH IN COLLABORATION WITH NANI RESORTS & FLORICULTURE PVT. LTD.

MEP CONSULTANT

ONE DESIGN & CONSULTANTS
E-175, SECTOR-63
NOIDA, UTTAR PRADESH
E-MAIL : onedesignconsultants@gmail.com

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

DRAWING NAME
SITE PLAN
SEWERAGE LAYOUT

DRAWING N0. ODC-SP-SL-02

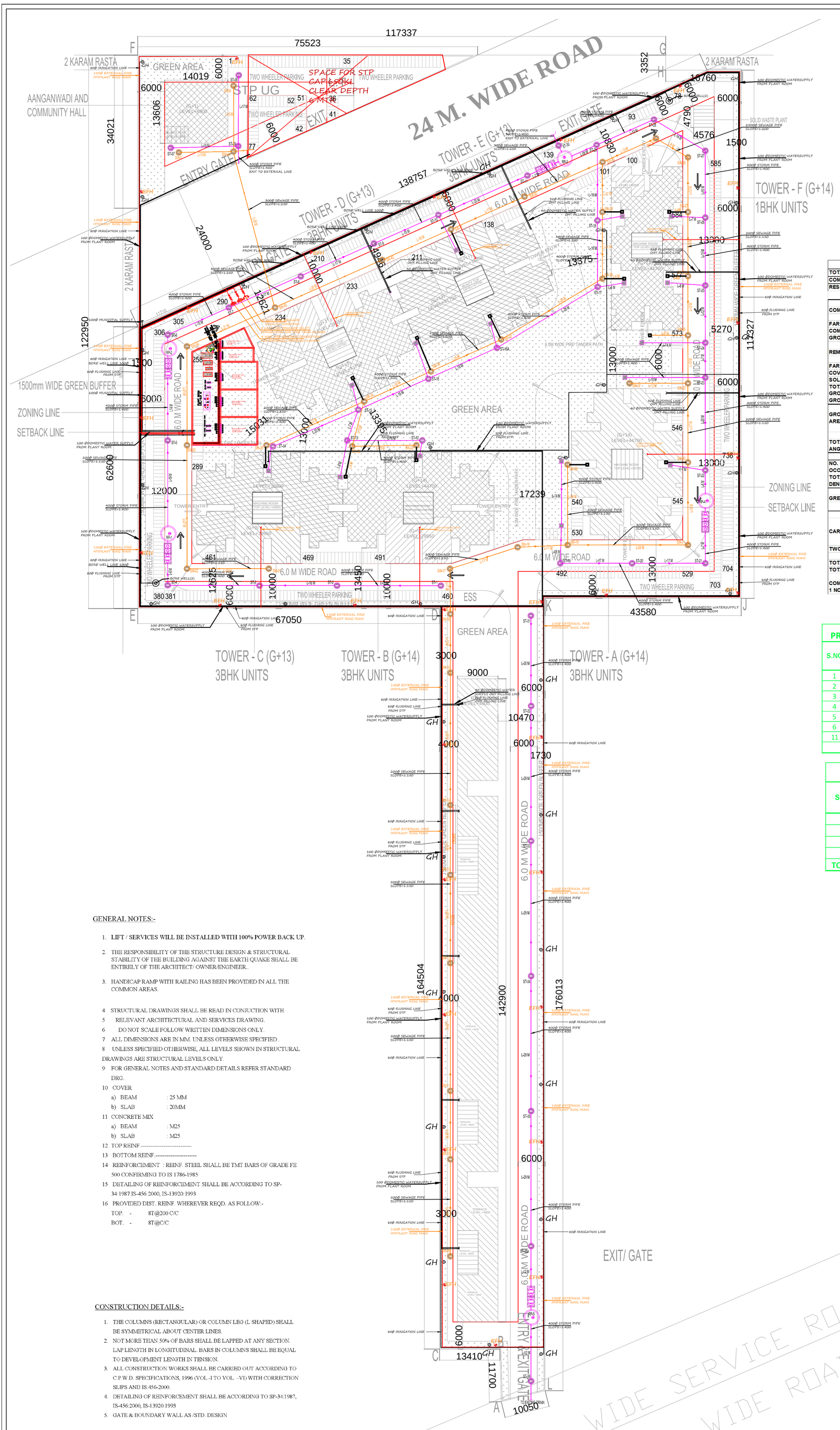
DRAWING BY- S.K.

DATE:- 20-03-19

STATUS. SUBMISSION DRAWING

SCALE. A0@1:350

APPLICANT'S SIGN. | ARCHITECT'S SIGN | R-0



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ALL DRAWING IN MM,

CLIENT:-

M/S NANI RESORTS AND FLORICULTURE PVT.LTD

PROJECT : -

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ARCHITECTS

Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

DRAWING NAME

CO-ORDNIATE SITE PLAN

DRAWING N0. ODC-SP-CO-01

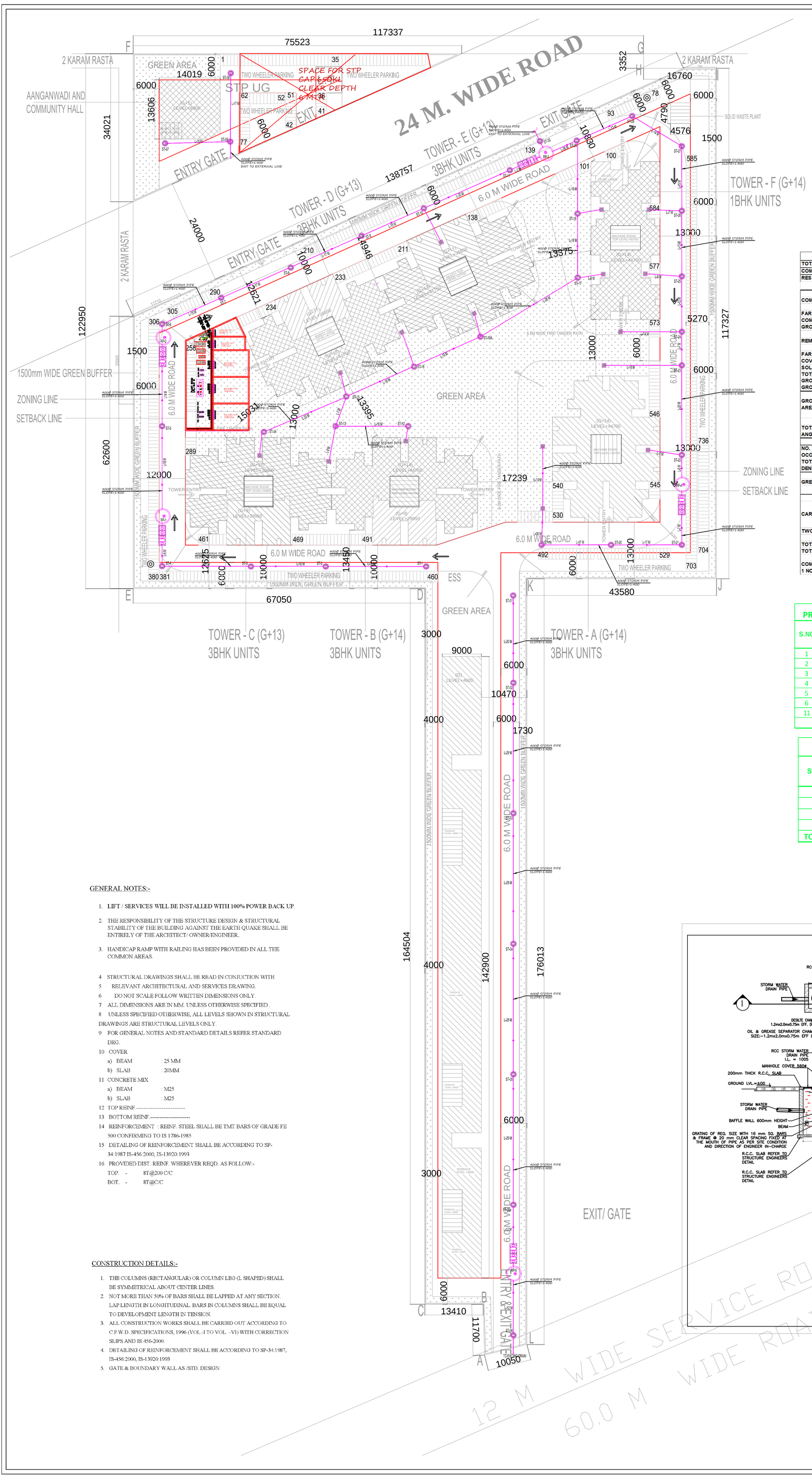
DRAWING BY- S.K.

DATE:- 20-03-19

STATUS. SUBMISSION DRAWING

SCALE. A0@1:350

APPLICANT'S SIGN. | ARCHITECT'S SIGN | R-0



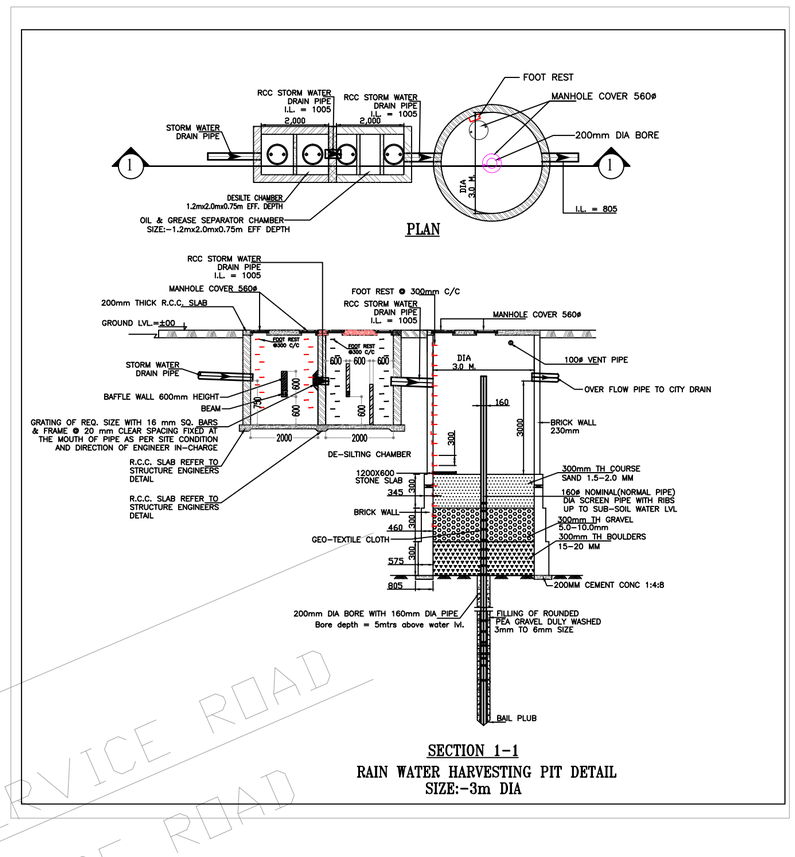
AREA STATEMENT					
TOTAL PLOT AREA	5.0125	ACRES	20284.8356	SQ. MTRS.	
COMMERCIAL	0.2005	ACRES	811.3934	SQ. MTRS.	
RESIDENTIAL	4.8120	ACRES	19473.4422	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPSOED
COMMERCIAL PLOT AREA			0.2005	ACRES	
			811.3934	SQ. MTRS.	
FAR ON COMMERCIAL			1.75		1.746
COMMERCIAL COVERED AREA			1419.9385	SQ. MTRS.	1416.860 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL					1266.900 SQ. MTRS.
					89.22 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL			4.812	ACRES	
			19473.4422	SQ. MTRS.	
FAR ON RESIDENTIAL			2.25		2.280
COVERED AREA FOR RESIDENTIAL			43815.2450	SQ. MTRS.	44392.150 SQ. MTRS.
SOLID WASTE PLANT 3% EXTRA FAR ONLY RESIDENTIAL			584.203	SQ. MTRS.	99.98 % (COVERAGE)
TOTAL FAR FOR RESIDENTIAL			44399.448	SQ. MTRS.	
GROUND AREA					3471.26 SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL					3471.26 SQ.MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)			10142.418	SQ. MTRS.	4927.274 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
			50	%	24.3 %
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY					46506.241 SQ. MTRS.
NO. OF UNITS			722 MAX. AT 866 PPA		727 UNITS
OCCUPANCY PER DWELLING UNIT			5		5 PERSON PER UNIT
TOTAL POPULATION			3609-4331	PERSONS	3635 PERSONS
DENSITY			750-900	PPA	755.403 PPA
GREEN AREA			15	% OF THE PLOT	15.858 % OF THE PLOT
			3042.725	SQ. MTRS.	3216.870 SQ. MTRS.
CAR PARKING			0.500	ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING PLAN.	
TWO WHEELER PARKING REQUIRED			1	PER DWELLING UNIT	736 TWO WHEELERS
			727	TWO WHEELERS	
TOTAL CAR PARKING SPACE			364	CARS	368 CARS
TOTAL AREA FOR PARKING					8475.100 SQ. MTRS.
COMMUNITY BUILDINGS DETAIL					
1 NO. OF AANGANWADI			186.000	SQ.MTRS.	189.114 SQ.MTRS.

PROPOSED AREA FOR HOUSING

S.NO	TOWER NO.	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NO OF FLOORS		UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	
1	A	581.708	548.012	(G+14)	15	8	120	8253.88	581.708	44.70	50.589	SQMT
2	B	581.708	548.012	(G+14)	15	8	110	7626.44	581.708	44.70	50.589	SQMT
3	C	581.708	548.012	(G+13)	14	8	104	7203.92	581.708	44.70	50.589	SQMT
4	D	581.708	548.012	(G+13)	14	8	108	7454.89	581.708	44.70	50.589	SQMT
5	E	581.708	548.012	(G+13)	14	8	108	7454.89	581.708	44.70	50.589	SQMT
6	F	452.72	424.13	(G+14)	15	12	177	6288.14	452.72	44.70	41.828	SQMT
11	GUARD HOUSE							110.00	110.00	4.00		SQMT
	TOTAL						727	44392.15	3471.26		294.773	

PROPOSED AREA FOR COMMERCIAL

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS		TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA		
									GROUND	MUMTY	
1	COMMERCIAL	1266.9	149.96	(G+1)	2	1416.86	1266.90	12.00		24.23	SQMT
3	TOTAL					1416.86	1266.90			24.23	
4	AANGANWADI OR CRECHE NON FAR AREA						189.114		189.114		SQMT
5	COMMUNITY HALL NON FAR AREA								189.114		SQMT
TOTAL							1456.01		378.23		



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 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 CONFIRMING 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

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

S.N.	PLUMBING LEGENDS:-	
01	STORM LINE	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	OIL GREASE SEPARATOR (2000X1200)	OGS
05	RECHARGE PIT (3000Ø)	RWH
06	CATCH BASIN	CB

ALL DRAWING IN MM,

CLIENT:-

M/S NANI RESORTS AND FLORICULTURE PVT.LTD

PROJECT : -

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OF LAND MEASURING 5.0125 ACRE(LICENCE NO. OF DATED .....2019) IN SECTOR-92 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH.BIKRAM SINGH S/O SH.RAGHU NATH IN COLLABORATION WITH NANI RESORTS & FLORICULTURE PVT. LTD.

MEP CONSULTANT

ONE DESIGN & CONSULTANTS
E-175, SECTOR-63
NOIDA, UTTAR PRADESH
E-MAIL : onedesignconsultants@gmail.com

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

DRAWING NAME
SITE PLAN
STORM WATER LAYOUT

DRAWING N0. ODC-SP-SWL-03

DRAWING BY- S.K.
DATE:- 20-03-19

STATUS. SUBMISSION DRAWING

SCALE. A0@1:350

APPLICANT'S SIGN. | ARCHITECT'S SIGN | R-0