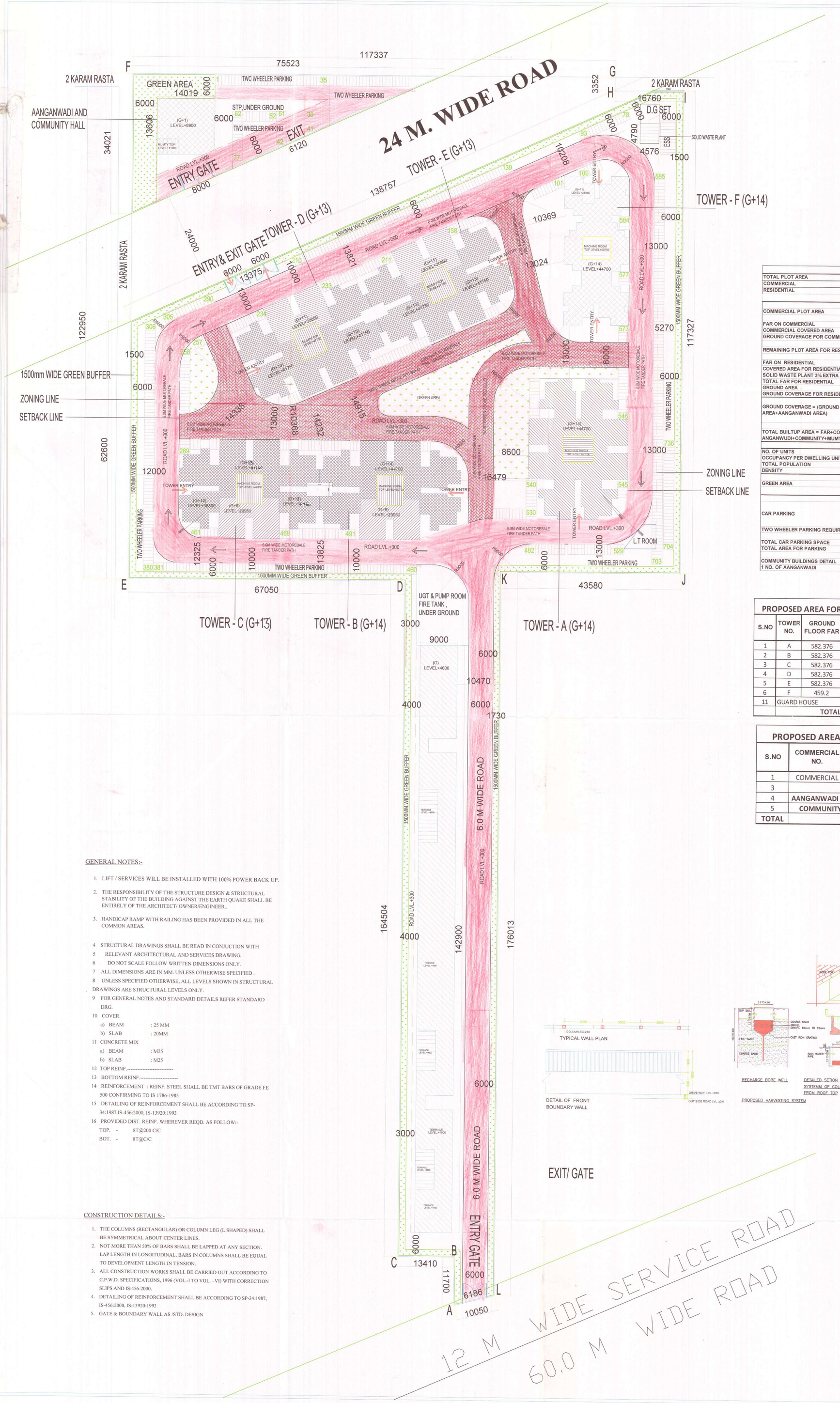


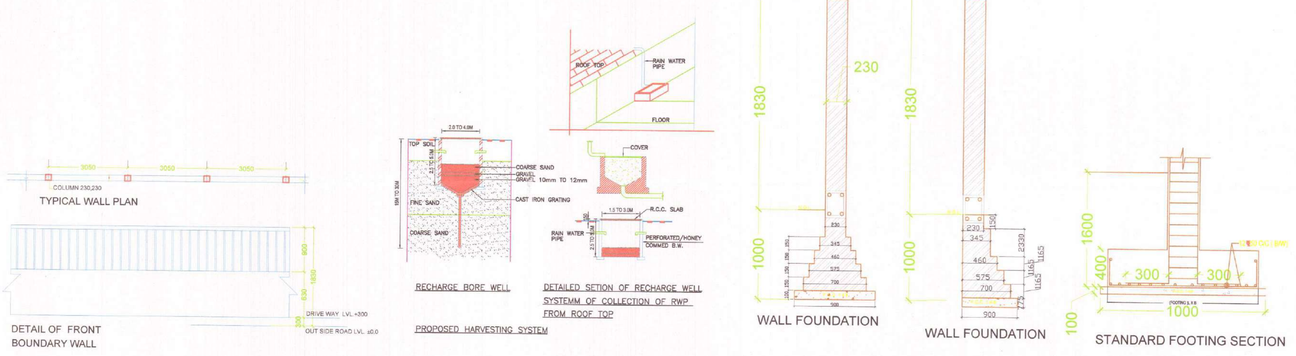
AREA STATEMENT				
TOTAL PLOT AREA	5.0125 ACRES	20284.8356 SQ. MTRS.		
COMMERCIAL	0.2005 ACRES	811.3934 SQ. MTRS.		
RESIDENTIAL	4.8120 ACRES	19473.4422 SQ. MTRS.		
		PERMISSIBLE/REQUIRED	PROPSOED	
COMMERCIAL PLOT AREA		0.2005 ACRES		
		811.3934 SQ. MTRS.		
FAR ON COMMERCIAL		1.75	1.746	
COMMERCIAL COVERED 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.	44394.030	SQ. MTRS.
SOLID WASTE PLANT 3% EXTRA FAR ONLY RESIDENTIAL		584.203 SQ. MTRS.	99.99	% (COVERAGE)
TOTAL FAR FOR RESIDENTIAL		44399.448 SQ. MTRS.		
GROUND AREA			3401.08	SQ.MTRS.
GROUND COVERAGE FOR RESIDENTIAL			3401.08	SQ.MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)		10142.418 SQ. MTRS.	4857.094	SQ. MTRS. (GROUND AREA + COMMERCIAL AREA+AANGANWADI AREA)
		50 %	23.9	%
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY			46508.121	SQ. MTRS.
NO. OF UNITS		722 MAX. AT 866 PPA	729	UNITS
OCCUPANCY PER DWELLING UNIT		5	5	PERSON PER UNIT
TOTAL POPULATION		3609-4331 PERSONS	3645	PERSONS
DENSITY		750-900 PPA	757.481	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
TOTAL CAR PARKING SPACE		729 TWO WHEELERS		
TOTAL AREA FOR PARKING		365 CARS	368	CARS
			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	582.376	547.516	(G+14)	15	8	120	8247.60	582.376	44.70	37.444	SQMT
2	B	582.376	547.516	(G+14)	15	8	110	7620.87	582.376	44.70	37.444	SQMT
3	C	582.376	547.516	(G+13)	14	8	104	7198.70	582.376	44.70	37.444	SQMT
4	D	582.376	547.516	(G+13)	14	8	108	7449.39	582.376	38.80	37.444	SQMT
5	E	582.376	547.516	(G+13)	14	8	110	7601.39	582.376	41.75	37.444	SQMT
6	F	459.2	424.36	(G+14)	15	12	177	6246.09	459.2	41.75	38.163	SQMT
11	GUARD HOUSE							30.00	30.00	4.00		SQMT
	TOTAL						729	44394.03	3401.08		225.383	

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		
										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 GROUND						189.114		189.114		SQMT
5	COMMUNITY HALL NON FAR AREA FIRST FLOOR								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

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.37 OF DATED .28-02-2019) 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.

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

SCALE : 1:500

DRAWING NAME
SITE PLAN

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. SE(HQ)-52903 dt. 18/3/19
Superintending Engineer (HQ) HSVP, Panchkula

DRAWING NO. SUB – 01

For Nani Resorts and Floriculture Pvt. Ltd.
Authorised Signatory

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

APPLICANT'S SIGN.

ARCHITECT'S SIGN

A.D.F. (HQ) DFS I Member B.P.C.

(RAM AVTAR BASSI) A.D.

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