

75.0 MTS SECTOR ROAD

12.0M WIDE SERVICE ROAD

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12.0M WIDE SERVICE ROAD

150.0 MTS DWARKA ROAD

SITE PLAN

(SCALE: 1:400)

AREA STATEMENT	ACRES	SQ.M	SQ.FT.
PLOT AREA	12.031	46687.32	524070.26
F.A.R. AVAILABLE ON PLOT AS/ZONING	11.599	46687.32	505252.35
PERMISSIBLE F.A.R.	1.75	82143.40	88419161
PERMISSIBLE GROUND COVERAGE	0.35	16428.68	176838.32
PROPOSED GROUND COVERAGE	0.23	11120.38	119699.77
ACHIEVED F.A.R.	1.736	81497.76	87724.189
F.A.R. IN HAND		645.64	6949.72

TOWER TYPE	NO. OF BLOCK	PROPOSED GROUND COVERAGE (SQ.M)	PROPOSED STILT AREA (SQ.M)	F.A.R. ON STILT FLOOR/BASEMENT (SQ.M)	COVERED AREA ON TYPICAL FLOOR (SQ.M)	NO. OF TYPICAL FLOORS	COVERED AREA ON UPPER PART HOUSE (SQ.M)	COVERED AREA ON LOWER PART HOUSE (SQ.M)	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. (SQ.M)	DETAIL OF DWELLING UNITS		
											NO. OF MAIN UNITS	EWS	SERVICE PERSONS
TOWER - 1	1	1646.72	1557.52	89.20	937.73	12	879.44	446.31	S+14	12667.71	104		
TOWER - 2	1	790.32	745.94	44.38	371.85	12	320.31	214.71	S+14	5041.60	26		
TOWER - 3	1	2053.03	1952.40	90.63	1058.99	12	981.03	511.67	S+14	14291.21	104		
TOWER - 4	1	1198.44	1107.35	91.09	709.25	12	670.16	358.25	S+14	9630.50	104		
TOWER - 5	1	1649.24	1377.39	91.85	853.06	12	807.12	425.21	S+14	11560.90	104		
TOWER - 6	1	457.22			424.08	13			G+13	5970.26	56		
TOWER - 7	1	467.83			444.02	11	444.02	89.68	G+13	5885.75	52		
TOWER - 8	1	658.02			644.55(1 to 4) 588.01(5 to 11)	7	588.01	138.55	G+13	8078.85	52		
VILLAS	8	93.99x8 =751.92	93.99	93.99x8 =751.92	630.63	3			G+1	187.98x8 =1503.84	08		
EWS	1	630.63			630.63	3			G+3	2522.52		110	
COMMERCIAL	1	233.58							G+1	233.58			
COMMUNITY CENTER	1	328.32			328.32 (F.F.L)				G+1	656.64			
SERVICE PERSONALS	1	435.11	389.59	45.52	426.11	8			S+8	3654.40			64
TOTAL		11120.38	7140.19							81497.76	610	110	64

AREA STATEMENT	NO. OF MAIN UNITS	EWS	SERVICE PERSONS
TOTAL PLOT AREA 12.031 ACRE	48687.32 SQ.M		
F.A.R. AVAILABLE ON SITE = 11.599 ACRE	46939.09 SQ.M		
PERMISSIBLE F.A.R. = 1.75	82143.40 SQ.M		
PROPOSED F.A.R. = 1.736	81497.76 SQ.M		
A PERMISSIBLE GROUND COVERAGE	16428.68 (35%)		
PROPOSED GROUND COVERAGE	11120.38 SQ.M (23.69%)		
B PERMISSIBLE F.A.R.	82143.40 SQ.M		
PROPOSED F.A.R.	81497.76 SQ.M		
C REQUIRED E.W.S. UNIT - 15x10/65	107.64		
PROPOSED E.W.S. UNIT	110		
D MINIMUM REQUIRED CAR PARKING	915 ECS		
PROPOSED CAR PARKING	919 ECS		
E REQUIRED ORGANIZED GREEN SPACE	704.086 SQ.M (15%)		
PROPOSED ORGANIZED GREEN SPACE	15257.61 SQ.M (32.9%)		
F PERMISSIBLE DENSITY	100-300 PPA		
PROPOSED DENSITY	293 PPA		
G REQUIRED COMMUNITY SITE	1 No. (N.S.)		
PROPOSED COMMUNITY SITE	1 No. (N.S.)		
H PERMISSIBLE COMMERCIAL AREA	234.69 SQ.M (0.5%)		
PROPOSED COMMERCIAL AREA	233.58 SQ.M (0.497%)		
PROPOSED COVERED AREA IN BASEMENT	20846.29 SQ.M		

DENSITY CALCULATIONS	NO. OF MAIN UNITS	EWS	SERVICE PERSONS
TOTAL No. OF MAIN DWELLING UNITS = 610 Nos.	610 Nos.		
POPULATION = 610x5 = 3050 PERSONS	3050 PERSONS		
E.W.S. = 110 Nos.	110 Nos.		
POPULATION = 110x2 = 220 PERSONS	220 PERSONS		
SERVICE PERSONALS = 64 Nos.	64 Nos.		
POPULATION = 64x2 = 128 PERSONS	128 PERSONS		
TOTAL POPULATION = 3050+220+128 = 3398 PERSONS	3398 PERSONS		
DENSITY = 3398/11599 = 292.95 SAY 293 PERSONS PER ACRE	293 PERSONS PER ACRE		
PARKING CALCULATIONS			
REQUIRED No. OF CAR PARKING = 15% OF TOTAL No. OF MAIN DWELLING UNITS = 15x610 Nos. = 915 Nos.	915 Nos.		
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 686.25 SAY 686 Nos.	686 Nos.		
TOTAL No. OF COVERED CAR PARKING PROVIDED = 919 ECS	919 ECS		
PARKING PROVIDED			
SURFACE OPEN PARKING = 62 ECS	62 ECS		
BASEMENT PARKING = 591 ECS	591 ECS		
TOTAL = 653 ECS	653 ECS		
5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S. i.e. 919x5 = 45.95	45.95		
TOTAL ECS PROVIDED = 653 ECS	653 ECS		
TOTAL No. OF COVERED PARKING = 653 ECS	653 ECS		
CAR PARKING PROVIDED IN OPEN SPACE = 142 Nos.	142 Nos.		
PROPOSED TOTAL CAR = 919 Nos.	919 Nos.		

Checked and found ok for Public Health (Urban) Services only subject to comments in forwarding letter No. SEP/01/2011, D-132/11/11

Sanitation Engineer (UO) MUDA, Panhale

NOTES

- THIS DRAWING REPRESENTS ONLY PLUMBING DETAILS. FOR ARCHITECTURAL, STRUCTURAL AND OTHER SERVICES REFER RELEVANT DRAWINGS.
- THE SLOPE OF ALL INTERNAL SOIL & WASTE PIPE SHALL BE GENERALLY TO A SLOPE OF 1:60.
- ALL HORIZONTAL, EL. SOIL AND WASTE PIPE SHALL RUN PREFERABLY IN THE SLOPE OF 1:60.
- THE LOCATION OF SPRINKLER MAY VARY AS PER ARCHITECTURAL CO-ORDINATION DRAWING. THE SPRINKLER SHALL BE GENERALLY INSTALLED 3.5 H.C./C TO COVER AN AREA OF APPROX. 5.0 M².
- THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS: 15 IS 2002-2 (1) AND RELEVANT GUIDELINES.

NOTES ON FIRE FIGHTING:

- Every F.F.C. shall be consisting of as per IS the following:
 - 63mm dia. 1/2" high thread 4" Hydrant Valve.
 - 2nos. 63mm dia. 15m² long RL Hose reel.
 - 20mm dia. 36m² first aid hose reel with 50m bar nozzle.
 - 63mm dia. 1/2" high thread NST type coupling, 1/2" 20mm dia. branch pipe with 20mm. nozzle.
- THE LOCATION OF SPRINKLER MAY VARY AS PER FINAL CO-ORDINATION DRAWINGS. FOR REFLECTED CEILING PLAN THE SPRINKLER SHALL BE GENERALLY INSTALLED 3.5 M² C/C EACH TO COVER AN AREA OF APPROX. 5.0 M².
- THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS: 15 IS 2002-2. OTHER RELEVANT GUIDELINES.

SCHEDULE FOR MANHOLE

DESCRIPTION	SIZE
UP TO 10 M	800 X 800 M
10 M TO 16 M DEEP	900 X 900 M
16 M TO 24 M DEEP	1200 X 900 M
24 M AND ABOVE	1500 X 900 M

STRUCTURAL STABILITY CERTIFICATE

1. I CERTIFY THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFE REQUIREMENTS AS STIPULATED UNDER CLAUSE 18 OF BUILDING BYE-LAWS, 1965 AND UNDERSTANDING.

2. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING CONSTRUCTION.

NOTE FOR BASEMENT

THE WALLS & FLOOR OF THE BASEMENT SHALL BE WATER TIGHT & SO DES THE EFFECT OF THE SURROUNDING SOIL & MOISTURE IF ANY ARE TAKEN IN DESIGN & ADEQUATE DAMP PROOFING TREATMENT BE GIVEN.

NOTE FOR WATER HARVESTING

1. I CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE WATER AS STIPULATED UNDER CLAUSE 22.4.1, 22.4.2, AND THE INFORMATION IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

2. WATER SHALL BE USED FOR HORTICULTURE PURPOSE.

CERTIFICATE

1. THE MALBA OF THE CONSTRUCTION SHALL BE REMOVED WEEKLY BASIS. IF IT DONE IN THAT CASE THE LOCAL BODY SHALL REMOVE THE MALBA AND COST BE BORNE BY THE OWNER OF PLOT.

2. DURING CONSTRUCTION IT IS MANDATORY ON THE PART OF THE OWNER TO PROPERLY SCREEN THE CONSTRUCTION SITE OF MAIN ROAD BY MEANS OF A SCREEN WALL NOT LESS THAN 8'-0" IN HEIGHT FROM GROUND LEVEL. IN ADDITION TO PAINTED TO AVOID IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADES TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITHIN THE PROTECTIVE PERIMETER.

3. NOISE RELATED ACTIVITIES WILL NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT AFTER 10 pm.

NOTE:-

THE LEFT AND MACHINE ROOM SHALL BE AT PER I.S.I. STANDARD.

NOTE:

NO.	DESCRIPTION
01	G+1 VILLA TOP MUMTY PARAPET LVL.
02	G+1 VILLA TOP MUMTY SLAB LVL.
03	G+1 VILLA TERRACE PARAPET LVL.
04	G+1 VILLA TERRACE SLAB LVL.

TOWER 1, 2, 3, 4 & 5

NO.	DESCRIPTION
01	S+14 TOP MUMTY PARAPET LVL.
02	S+14 TOP MUMTY SLAB LVL.
03	S+14 TERRACE PARAPET LVL.
04	S+14 TERRACE SLAB LVL.

18. FIRE SAFETY MEASURES

a. The owner will ensure the provision of proper fire safety measures in storey buildings conforming to the provisions of Rules 1965/ NBC and the same got certified from the competent authority.

b. Electric Sub Station / generator room if provided should be on solid ground/LT Control panel on ground floor or in upper basement and it should be outer periphery of the building, the same should be got approved from the competent authority.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified and shall be made operational in each building block before applying for an occupancy certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Maryana Govt. notification as applicable.

NOTE:

ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED.

OWNER'S SIGN: *(Signature)*

ARCHITECT'S SIGN: *(Signature)* ARCHITECT RAJESH JAIN CA/01/10/078

Project: PROPOSED GROUP HOUSING COLONY MEASUR 12.031 ACRE LICENCE NO.70 OF 2011 DATED 22. IN SECTOR-99, GURGAON MANESAR URBAN COM

Client: M/S SHIVNANDAN BUILDTECH PVT. L

SCALE: AS SHOWN

DATE: 13-JUNE-2011

DRAWN: RAJ **SUBMISSION DRA**

CHECKED: R.J. **SITE PLAN**

APPROVED: R.J. **REV.**

DRG. NO. 01

ARCHITECT: **Ichinen** ARCHITECTS PRIVATE LIMITED

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