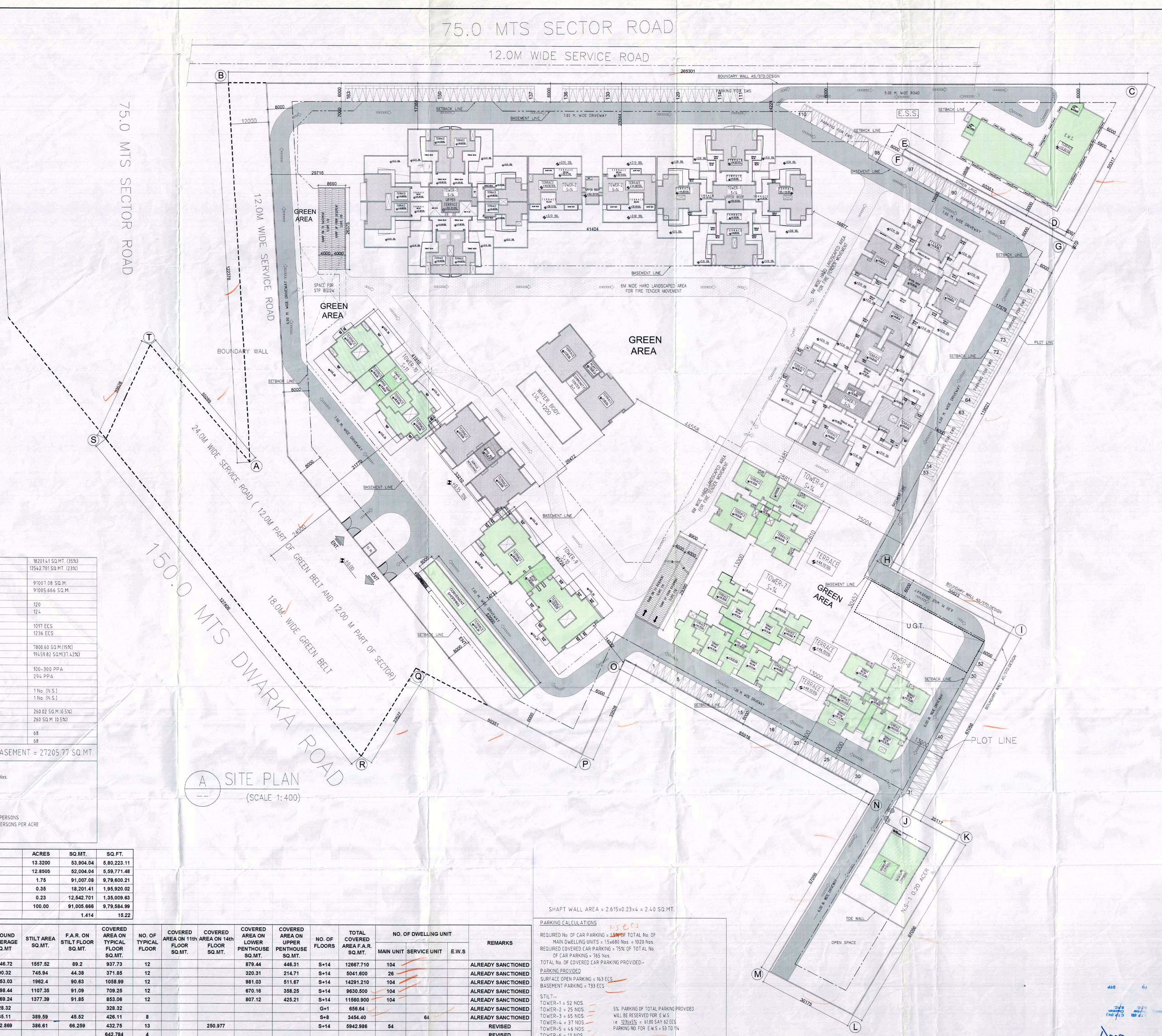

A SITE PLAN
(SCALE 1:400)

A	PERMISSIBLE GROUND COVERAGE	18201.41 SQ.MT. (35%)
	PROPOSED GROUND COVERAGE	12542.701 SQ.MT. (23%)
B	PERMISSIBLE F.A.R	91007.08 SQ.M.
	PROPOSED F.A.R.	91005.666 SQ.M.
C	REQUIRED E.W.S. UNIT:- 15x680/85	120
	PROPOSED E.W.S. UNIT	124
D	MINIMUM REQUIRED CAR PARKING	1017 ECS
	PROPOSED CAR PARKING	1236 ECS
E	REQUIRED ORGANIZED GREEN SPACE	7800.60 SQ.M.(15%)
	PROPOSED ORGANIZED GREEN SPACE	19459.82 SQM(37.42%)
F	PERMISSIBLE DENSITY	100-300 PPA
	PROPOSED DENSITY	294 PPA
G	REQUIRED COMMUNITY SITE	1 No. (N.S.)
	PROPOSED COMMUNITY SITE	1 No. (N.S.)
H	PERMISSIBLE COMMERCIAL AREA	260.02 SQ.M.(0.5%)
	PROPOSED COMMERCIAL AREA	260 SQ.M. (0.5%)
J	REQUIRED SERVICE PERSONALS	68
	PROPOSED SERVICE PERSONALS	68

REVISED COVERED AREA IN BASEMENT = 27205.77 SQ.MT.

DENSITY CALCULATIONS

TOTAL No. OF MAIN DWELLING UNITS = 680 Nos.
POPULATION = 680x5 = 3400 PERSONS
E.W.S. = 124 Nos.
POPULATION =124x2 = 248 PERSONS
SERVICE PERSONALS = 68 Nos.
POPULATION = 68x2 = 136 PERSONS
TOTAL POPULATION = 3400+248+136 = 3784 PERSONS
DENSITY = 3784/12.8505 = 294.46 SAY 294 PERSONS PER ACRE

AREA STATEMENT	ACRES	SQ.MT.	SQ.FT.
PLOT AREA	13.3200	53,904.04	5,80,223.11
F.A.R AVAILABLE ON PLOT AS/ZONING	12.8505	52,004.04	5,59,771.48
PERMISSIBLE F.A.R.	1.75	91,007.08	9,79,600.21
GROUND COVERAGE	0.35	18,201.41	1,95,920.02
ACHIEVED GROUND COVERAGE	0.23	12,542.701	1,35,009.63
ACHIEVED F.A.R.	100.00	91,005.666	9,79,584.99
F.A.R. in Hand		1.414	15.22

TOWER TYPE	NO. OF BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. ON STILT FLOOR SQ.MT.	COVERED AREA ON TYPICAL FLOOR SQ.MT.	NO. OF TYPICAL FLOOR	COVERED AREA ON 11th FLOOR SQ.MT.	COVERED AREA ON 14th FLOOR SQ.MT.	COVERED AREA ON LOWER PENTHOUSE SQ.MT.	COVERED AREA ON UPPER PENTHOUSE SQ.MT.	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. SQ.MT.	NO. OF DWELLING UNIT			REMARKS
													MAIN UNIT	SERVICE UNIT	E.W.S	
TOWER-1	1	1646.72	1557.52	89.2	937.73	12			879.44	446.31	S+14	12667.710	104			ALREADY SANCTIONED
TOWER-2	1	790.32	745.94	44.38	371.85	12			320.31	214.71	S+14	5041.600	26			ALREADY SANCTIONED
TOWER-3	1	2053.03	1962.4	90.63	1058.99	12			981.03	511.67	S+14	14291.210	104			ALREADY SANCTIONED
TOWER-4	1	1198.44	1107.35	91.09	709.25	12			670.16	358.25	S+14	9630.500	104			ALREADY SANCTIONED
TOWER-5	1	1469.24	1377.39	91.85	853.06	12			807.12	425.21	S+14	11560.900	104			ALREADY SANCTIONED
COMMUNITY CENTER	1	328.32			328.32						G+1	656.64				ALREADY SANCTIONED
SERVICE PERSONALS	1	435.11	389.59	45.52	426.11	8					S+8	3454.40		64		ALREADY SANCTIONED
TOWER-6	1	452.869	386.61	66.259	432.75	13		250.977			S+14	5942.986	54			REVISED
TOWER-7	1	654.784	573.369	81.415	642.784	4			572.371	119.659	S+14	8116.701	52			REVISED
					596.515	8										REVISED
TOWER-8	1	466.318	396.488	69.83	456.018	13		144.965			S+14	6143.029	52			REVISED
TOWER-9	1	932.87	874.26	58.61	550.21	10					S+10	5560.71	40			REVISED
TOWER-10	1	872.38	826.57	45.81	464.01	10	129.69				S+11	4815.6	40	4		REVISED
EWS	1	715.32			715.32	3					G+3	2861.28			124	REVISED
COMMERCIAL	1	260.00										260.00				REVISED
SHAFT WALL AREA												2.40				REVISED
NURSARY SCHOOL	1	266.98														REVISED
TOTAL		12542.701	10197.487									91005.666	680	68	124	

PARKING CALCULATIONS

REQUIRED No. OF CAR PARKING = 15% OF TOTAL No. OF MAIN DWELLING UNITS = 15x680 Nos. = 1020 Nos.
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 765 Nos.
TOTAL No. OF COVERED CAR PARKING PROVIDED:-

PARKING PROVIDED

SURFACE OPEN PARKING = 163 ECS
BASEMENT PARKING = 733 ECS

STILT:-
TOWER-1 = 52 NOS.
TOWER-2 = 25 NOS.
TOWER-3 = 65 NOS.
TOWER-4 = 37 NOS.
TOWER-5 = 46 NOS.
TOWER-6 = 13 NOS.
TOWER-7 = 19 NOS.
TOWER-8 = 13 NOS.
TOWER-9 = 29 NOS.
TOWER-10 = 28 NOS.
SERVICE PERSONAL = 13 NOS.
TOTAL = 340 NOS.

5% PARKING OF TOTAL PARKING PROVIDED WILL BE RESERVED FOR E.W.S
i.e 1236x5% = 61.80 SAY 62 ECS
PARKING NO. FOR E.W.S = 53 TO 114

TOTAL ECS PROVIDED

TOTAL No. OF COVERED PARKING = BASEMENT + STILT = 733+340 = 1073 ECS.
CAR PARKING PROVIDED IN OPEN SPACE = 163 Nos.
PROPOSED TOTAL CAR = 1073+163 = 1236 Nos.

STRUCTURAL STABILITY CERTIFICATE

1) CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 18 OF BUILDING BYE-LAWS, 1983 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2) IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

NOTE FOR BASEMENT

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

NOTE FOR WATER HARVESTING

1. CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MAXIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22.4.1,22.4.2. AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.

CERTIFICATE

1.THE MALBA OF THE CONSTRUCTION WILL BE REMOVED WEEKLY BASIS. IF THE SAME IS NOT DONE IN THAT CASE THE LOCAL BODY SHALL REMOVE THE MALBA AND COST SHALL 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 CREATING A SCREEN WALL NOT LESS THAN 8'-0" IN HEIGHT FROM GROUND LEVEL WHICH IS TO BE PAINTED TO AVOID IN PLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS A NET OR SAME OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITHIN THE PROTECTED AREA.
3. NOISE RELATED ACTIVITIES WILL NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT AFTER 10 pm.

NOTE:-

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

18. FIRE SAFETY MEASURES

1. THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THIS MULTI STOREY BUILDINGS CONFORMING TO THE PROVISIONS OF RULES 1985/ NBC AND THE SAME SHOULD BE GOT CERTIFIED FROM THE COMPETENT AUTHORITY.
ELECTRIC SUB STATION / GENERATOR ROOM IF PROVIDED SHOULD BE ON SOLID GROUND NEAR DG/LT CONTROL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND IT SHOULD BE LOCATED ON 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 BY HAREDA AND SHALL BE MADE OPERATIONAL IN EACH BUILDING BLOCK BEFORE APPLYING FOR AN OCCUPATION CERTIFICATE.

20. RAIN WATER HARVESTING SYSTEM

THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE.

NOTE:

ALL TOILETS ARE MECHANICALLY LIT AND VENTILATED.

NOTES:

1. GATE AND BOUNDARY WALL AS STD. DESIGN
2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS.
3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER N.B.C NORMS
4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT.
6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT.
7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

REVISED

ALREADY SANCTIONED

(BALWANT SINGH)
S.D.

OWNER'S SIGN.
For Shivnandan Buildtech Pvt. Ltd.
Director

ARCHITECT'S SIGN.
ARCHITECT RAJESH JAIN CA/91/13678

Project:
REVISED & PROPOSED BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 13.32 ACRE LICENCE NO.70 OF 2011 DATED 22.07.2011 & LICENCE NO.82 OF 2012 DATED 27.08.2012) IN SECTOR-99,GURGAON MANESAR URBAN COMPLEX.

Client:
M/S SHIVNANDAN BUILDTECH PVT. LTD

SCALE: AS SHOWN
DATE : 27-JUNE-2013
DRAWN: K.J
SUBMISSION DRAWING
CHECKED: D.A
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APPROVED: R.J.
DRG. NO. 01
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Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ)/2013/DTP/2734
Superintending Engineer (HQ) HUDA, Panchkula.

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