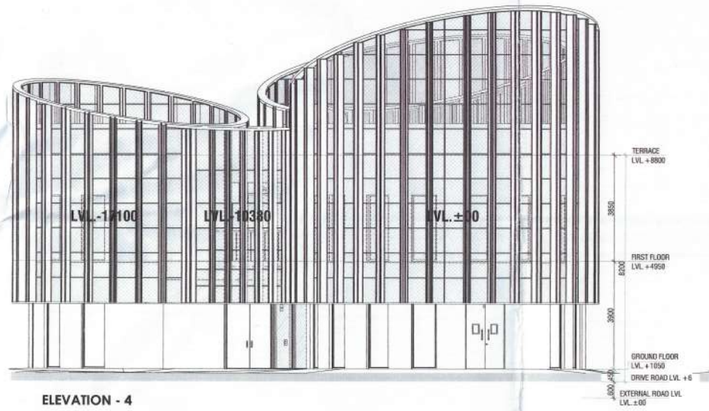
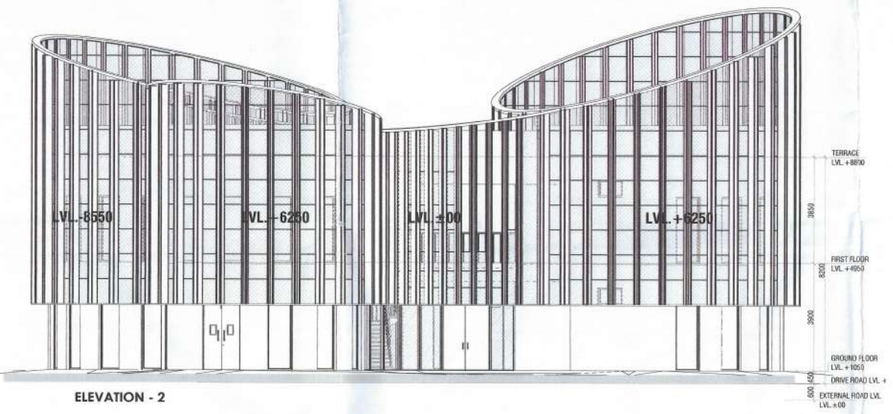
Building Plans Sanction are valid for be valid for five year only
To be read with Memo No. 1050
Dated 08/10/2025

Chairman Building Plan Committee cum
Senior Town Planner
HSIIDC, IMT Manesar

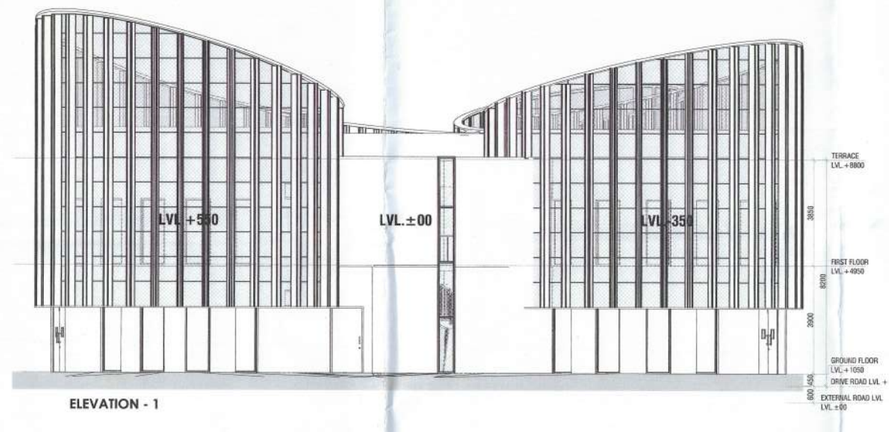
Recommended for Sanction
ATP
DtMap



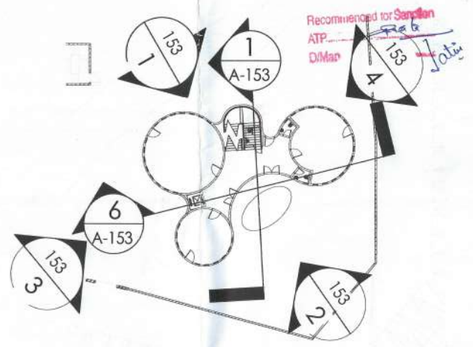
ELEVATION - 4



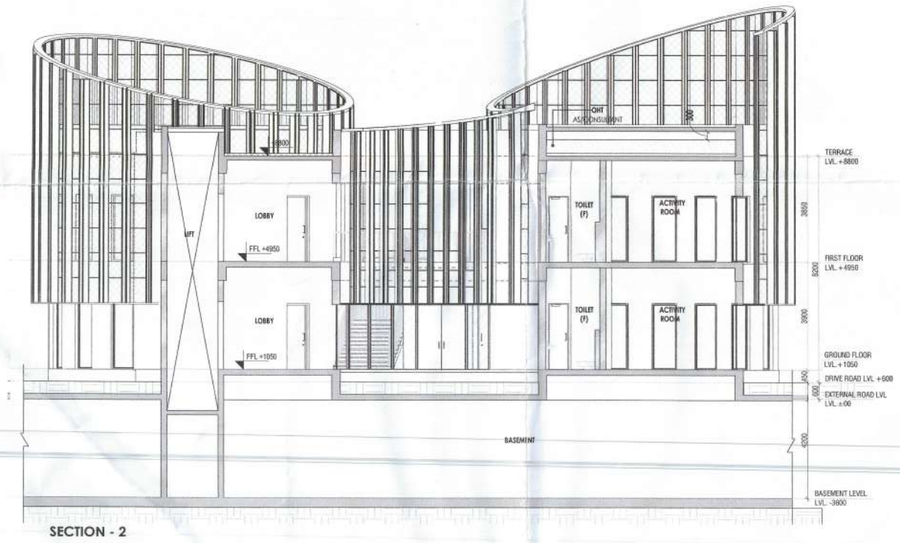
ELEVATION - 2



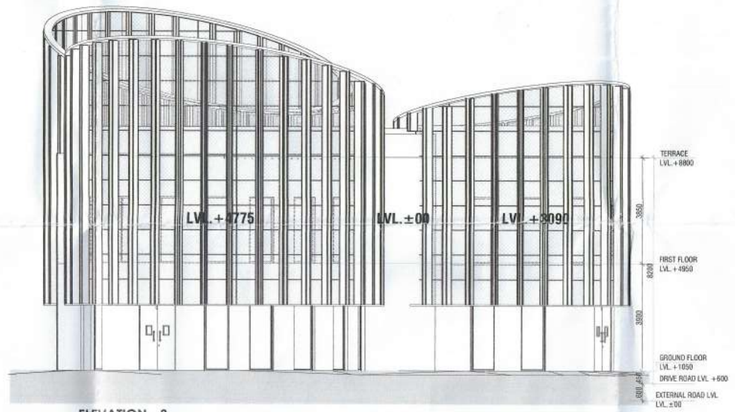
ELEVATION - 1



KEY PLAN



SECTION - 2



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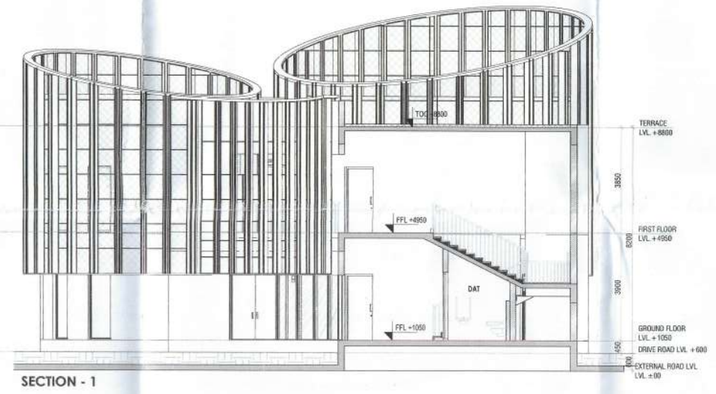
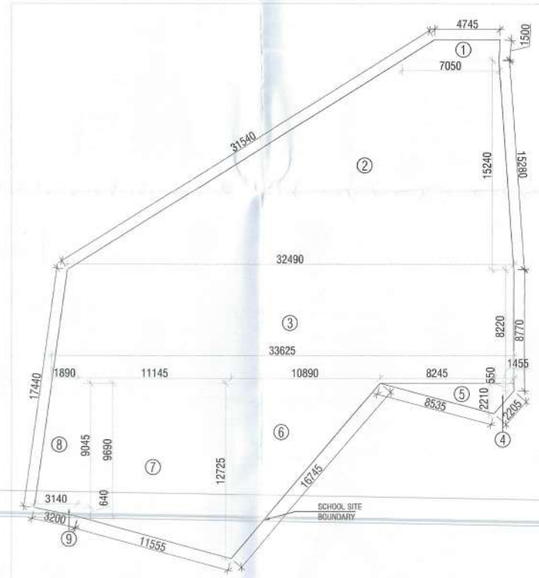
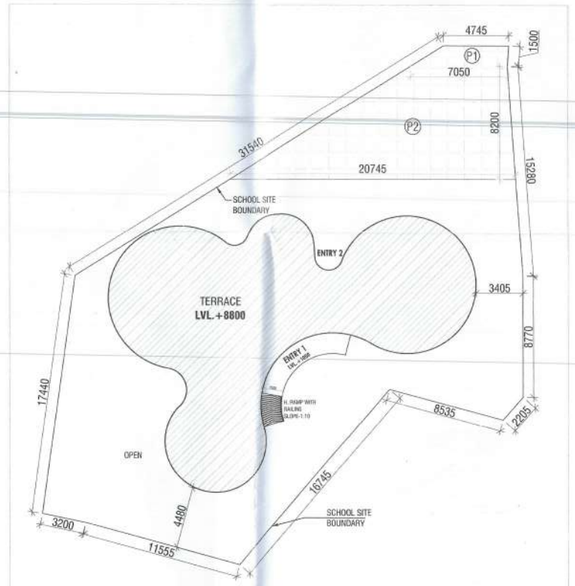
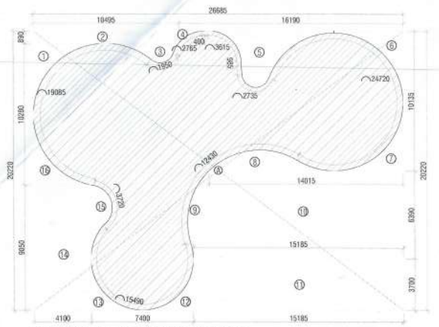


SECTION - 1

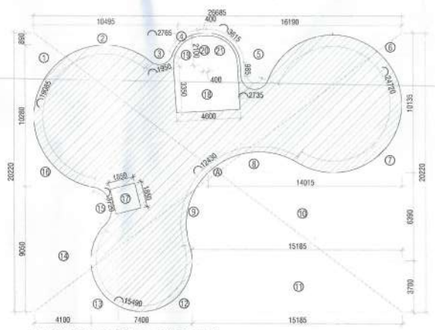






GROUND FLOOR AREA DIAGRAM

GROUND FLOOR/GROUND COVERAGE AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
A	1	26.685	20.220	1	539.571
TOTAL ADDITIONS (A1)				=	539.571
DEDUCTIONS					
1		AS/PLINE		1	5.800
2	1	10.495	0.890	1	9.341
3		AS/PLINE		1	3.410
4		AS/PLINE		1	0.520
5		AS/PLINE		1	13.670
6		AS/PLINE		1	6.030
7		AS/PLINE		1	5.370
8		AS/PLINE		1	7.860
9		AS/PLINE		1	3.980
10		(15.185+14.015)/2	6.390	1	93.294
11	1	15.185	3.700	1	56.185
12		AS/PLINE		1	2.940
13		AS/PLINE		1	2.940
14	1	4.100	9.050	1	37.105
15		AS/PLINE		1	4.410
16		AS/PLINE		1	5.280
TOTAL DEDUCTIONS (A2)				=	258.134
NET AREA OF GROUND. FLOOR = A1- A2				=	281.437



FIRST FLOOR AREA DIAGRAM

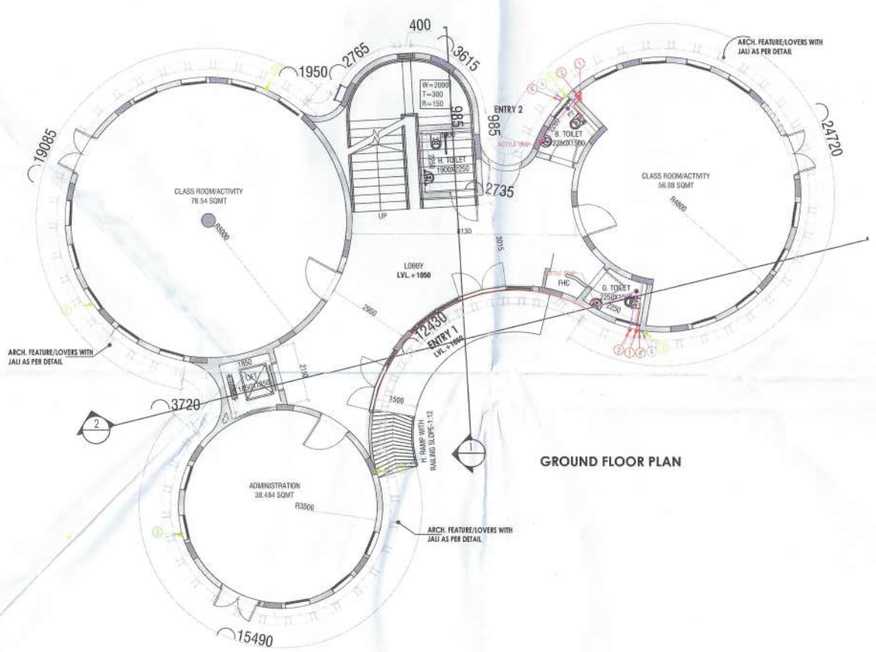
FIRST FLOOR AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
A	1	26.685	20.220	1	539.571
TOTAL ADDITIONS (A1)				=	539.571
DEDUCTIONS					
1		AS/PLINE		1	5.800
2	1	10.495	0.890	1	9.341
3		AS/PLINE		1	3.410
4		AS/PLINE		1	0.520
5		AS/PLINE		1	13.670
6		AS/PLINE		1	6.030
7		AS/PLINE		1	5.370
8		AS/PLINE		1	7.860
9		AS/PLINE		1	3.980
10		(15.185+14.015)/2	6.390	1	93.294
11	1	15.185	3.700	1	56.185
12		AS/PLINE		1	2.940
13		AS/PLINE		1	2.940
14	1	4.100	9.050	1	37.105
15		AS/PLINE		1	4.410
16		AS/PLINE		1	5.280
17	1	1.850	1.850	1	3.423
TOTAL DEDUCTIONS (A2)				=	261.557
NON FAR					
18	1	4.600	3.350	1	15.410
19		AS/PLINE		1	3.463
20	1	2.100	0.400	1	0.840
21		AS/PLINE		1	3.463
TOTAL NON FAR AREA (A3)				=	23.176
NET AREA OF FIRST FLOOR = A1-(A2+A3)				=	254.838

NURSERY SCHOOL SITE AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
1	(4.745+7.050)/2		1.500	1	8.846
2	(7.050+32.490)/2		15.240	1	301.295
3	(32.490+33.625)/2		8.220	1	271.733
4	(0.550+2.210)/2		1.455	1	2.008
5	0.5	8.245	2.210	1	9.111
6	0.5	10.890	12.725	1	69.288
7	(9.690+12.725)/2		11.145	1	124.908
8	(1.890+3.140)/2		9.045	1	22.748
9	0.5	0.640	3.140	1	1.005
TOTAL SITE AREA				=	810.941

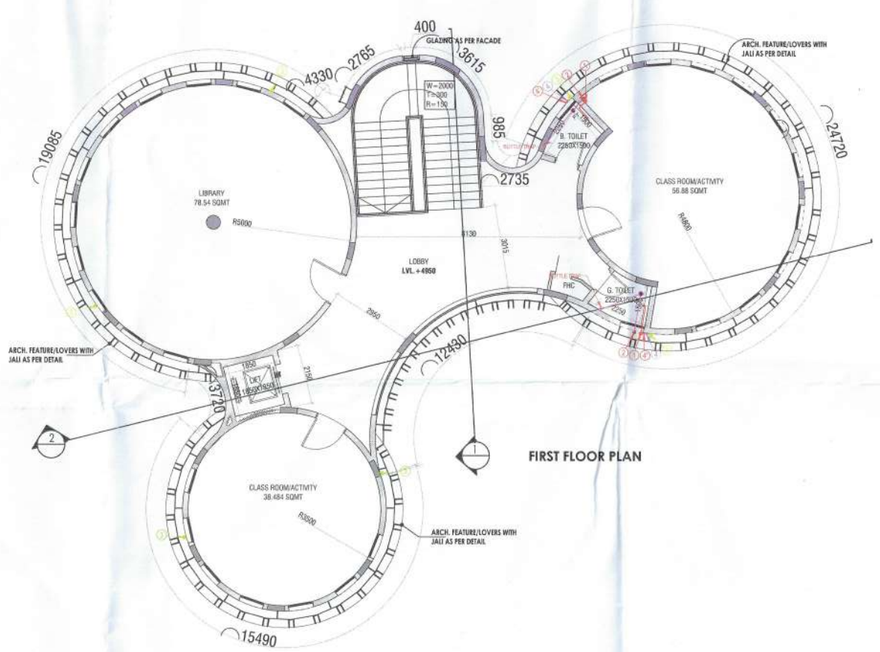
PARKING AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
1	(4.745+7.050)/2		1.500	1	8.846
2	(7.050+20.745)/2		8.200	1	113.960
TOTAL PARKING AREA				=	122.806

TOTAL BUILT-UP AREA	
DESCRIPTION	AREA (IN SQ.M.)
TOTAL F.A.R AREA	536.275
TOTAL NON- FAR AREA	23.176
TOTAL BUILTUP AREA	559.451

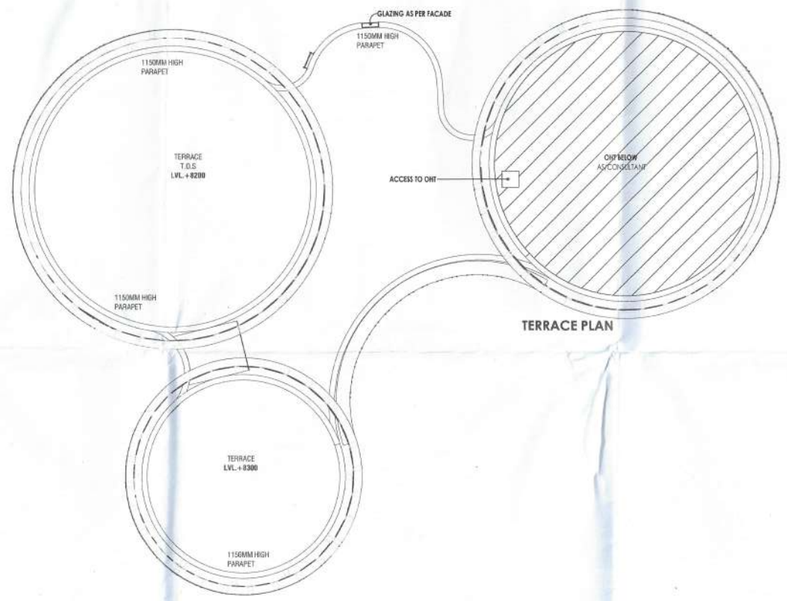
AREA SHEET		
S. No.	DESCRIPTION	AREA(IN SQMT.)
1	TOTAL SITE AREA (0.200 ACRES)	810.941
2	PERMISSIBLE FAR @ 1.50	1216.4115
3	PROPOSED FAR	536.275
4	PERMISSIBLE GROUND COVERGE @ 35%	283.829
5	PROPOSED GROUND COVERAGE	281.437
FAR		
7	GROUND FLOOR	281.437
8	FIRST FLOOR	254.838
	TOTAL FAR	536.275
NON FAR		
9	FIRST FLOOR	23.176
	TOTAL NON FAR	23.176
10	TOTAL BUILTUP AREA (FAR+NON FAR)	559.451
PARKING		
11	REQUIRED PARKING @ 15% OF SITE AREA	121.64115
12	PROPOSED PARKING AREA	122.806



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

LEGEND:-

PLUMBING LEGEND	
1	110Ø OD uPVC SP STACK
2	110Ø OD uPVC WP STACK
3	110Ø OD uPVC R.W.P
4	CWS O/TAKE
5	FWS O/TAKE
6	65Ø CWS RISER
7	65Ø FWS RISER
8	75Ø uPVC DRAIN PIPE(BALCONY)

LEGEND:-

SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
FT	FLOOR TRAP
	CUTOUT
FD	FLOOR DRAIN
	CWS PIPE
	FWS PIPE
	CONTROL VALVE
	FIRE PIPE
	SOLAR HOT WATER SUPPLY PIPE
	SOIL & WASTE WASTE PIPE

DOOR SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	LINTEL HEIGHT
D1	1200	2400	0	2400
D2	900	2400	0	2400
D3	1000	2400	0	2400
D4	1500	2400	0	2400

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	LINTEL HEIGHT
W1	900	600	2400	3000
W2	900	2400	0	2400

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- TOILETS ARE MECHANICALLY VENTILATED AS PER HARYANA BUILDING CODE 2017 WHEREVER REQUIRED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ALL DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.
- ALL EXTERNAL BLOCK WORK OR MIVAN STRUCTURE SHALL HAVE 200MM THICKNESS & ALL INTERNAL PARTITIONS SHALL HAVE 100MM THICKNESS.

PROJECT
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING SITE AREA MEASURING 10.80 ACRES IN SECTOR - 80, IMT MANESAR BEING DEVELOPED BY M/S ASHIANA HOUSING LIMITED.

ARCHITECT'S SEAL & SIGNATURE

OWNER/AUTH. SIGN.

For BIAS+ARCHITECTURE

SYED MOHD. IMRAN
CA93/16665

Scale : 1 : 100

Drawing Title:-
PLANS, ELEVATIONS, SECTIONS & AREA CALCULATIONS (NURSERY SCHOOL/ LEARNING CENTER)

Drawing No:-
A-35