(31)

Building Plans Sanction and Plans will 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
D/Man

LEGEND:-

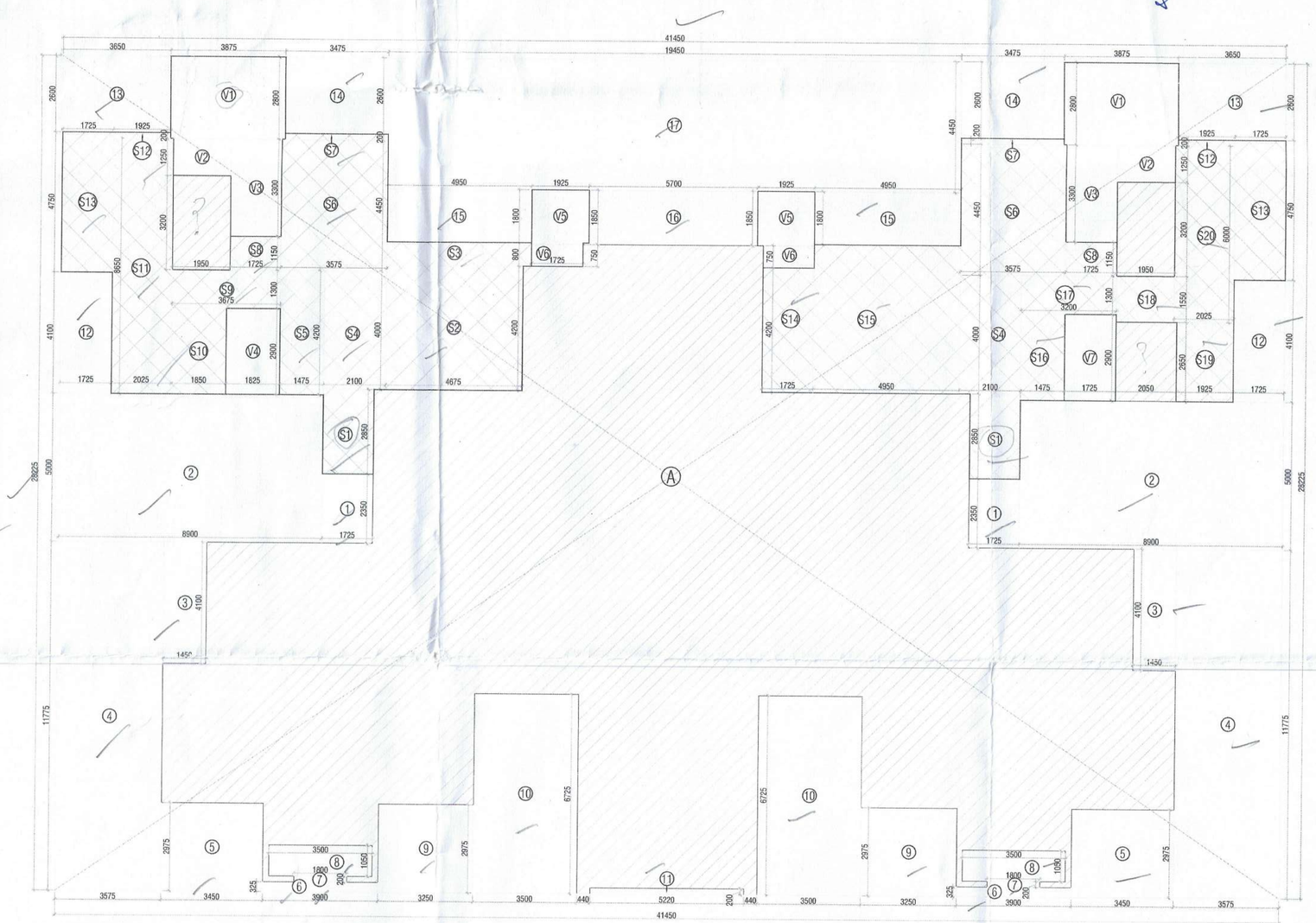
	PLUMBING LEGEND
1	100Ø OD HCI SP STACK
2	100Ø OD HCI WP STACK
3	75Ø A.S.P
4	DWS D/TAKE (EXCEPT TOP TWO FLOORS)
4	DWS D/TAKE (FOR TOP TWO FLOORS)
7	FWS D/TAKE
5	DWS RISER
6	FLUSHING RISER
7	110Ø OD uPVC R.W.P
8	75Ø uPVC DRAIN PIPE(BALCONY)

LEGEND:-

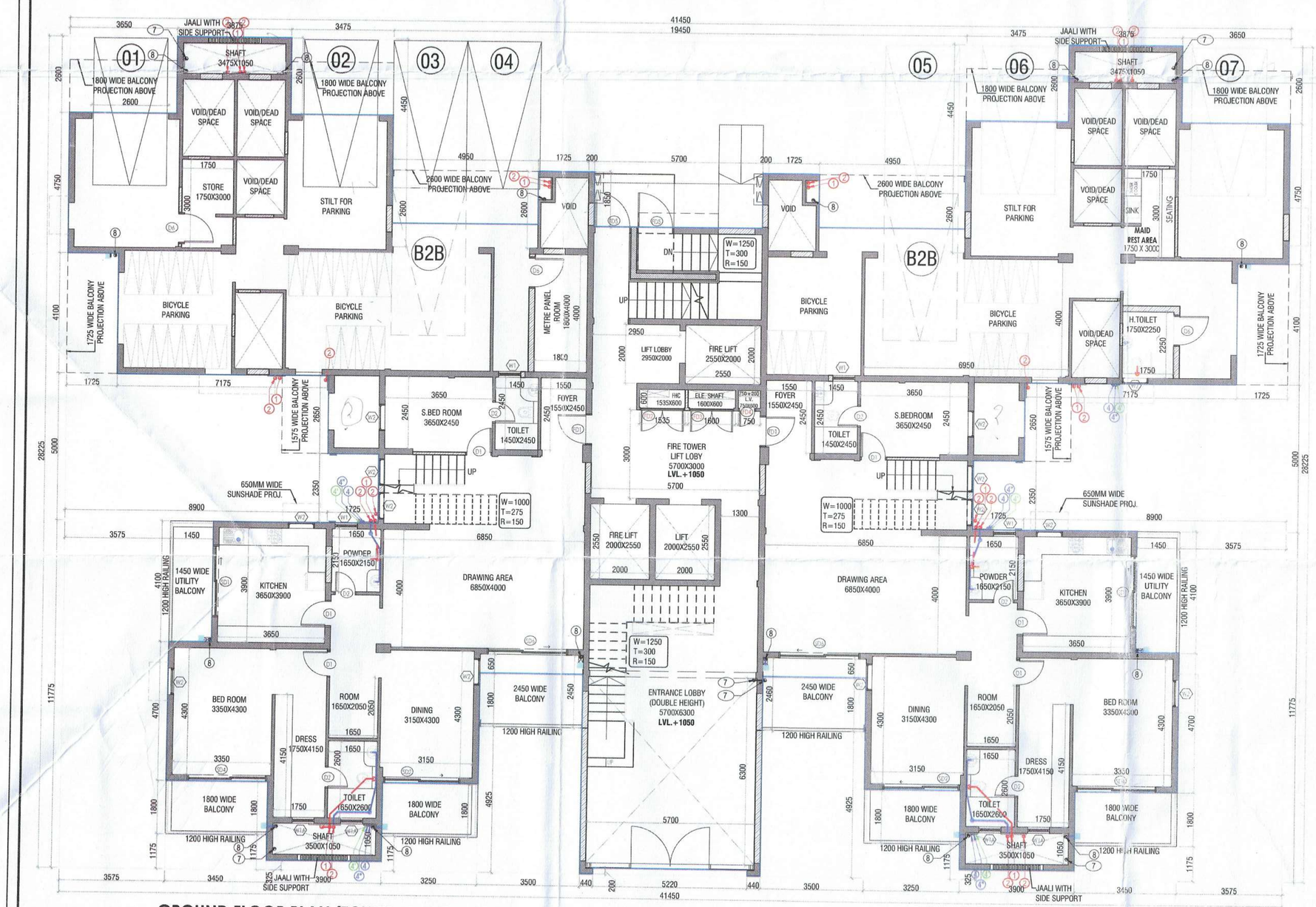
SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
FT	FLOOR TRAP
	CUTOUT
FD	FLOOR DRAIN
	CWS PIPE
	FWS PIPE
	CONTROL VALVE
	FIRE PIPE
	SOIL & WASTE WASTE PIPE
	RAIN WATER PIPE
GT	GULLY TRAP
IC IG	INSPECTION CHAMBER (600x600x750MM)
CP SP	CATCH PIT (600 x 600 x 600 MM)

GROUND FLOOR FAR AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
A	1	41.450	28.225	1	1169.926
TOTAL ADDITIONS (A1)				=	1169.926
DEDUCTIONS					
1	1	1.725	2.350	2	8.108
2	1	8.900	5.000	2	89.000
3	1	1.450	4.100	2	11.890
4	1	3.575	11.775	2	84.191
5	1	3.450	2.975	2	20.528
6	1	3.900	0.325	2	2.535
7	1	1.800	0.200	2	0.720
8	1	3.500	1.050	2	7.350
9	1	3.250	2.975	2	19.338
10	1	3.500	6.725	2	47.075
11	1	5.220	0.200	1	1.044
12	1	1.725	4.100	2	14.145
13	1	3.650	2.600	2	18.980
14	1	3.475	2.600	2	18.070
15	1	4.950	1.800	2	17.820
16	1	5.700	1.850	1	10.545
17	1	19.450	4.450	1	86.553
TOTAL DEDUCTIONS (A2)				=	457.890
NON FAR AREA (STILT FOR PARKING)					
S1	1	1.725	2.850	2	9.833
S2	1	4.675	4.200	1	19.635
S3	1	4.950	0.800	1	3.960
S4	1	2.100	4.000	2	16.800
S5	1	1.475	4.200	1	6.195
S6	1	3.575	4.450	2	31.816
S7	1	3.475	0.200	2	1.390
S8	1	1.725	1.150	2	3.968
S9	1	3.675	1.300	1	4.778
S10	1	1.850	2.900	1	5.365
S11	1	2.025	8.650	1	17.516
S12	1	1.925	0.200	1	0.770
S13	1	1.725	4.750	2	16.388
S14	1	1.725	4.200	1	7.245
S15	1	4.950	5.000	1	24.750
S16	1	1.475	2.900	1	4.278
S17	1	3.200	1.300	1	4.160
S18	1	1.950	1.550	1	3.023
S19	1	1.925	2.650	1	5.101
S20	1	2.025	6.000	1	12.150
NON FAR STILT AREA FOR PARKING (A3)				=	199.120
PERM. PARKING @ 28 SQ.M./ECS				=	7.111
SAY'S				=	7
PROPOSED PARKING IN STILT				=	7
NON FAR AREA (VOID SPACE)					
V1	1	3.875	2.800	2	21.700
V2	1	1.950	1.250	2	4.875
V3	1	1.725	3.300	2	11.385
V4	1	1.825	2.900	1	5.293
V5	1	1.925	1.850	2	7.123
V6	1	1.725	0.750	2	2.588
V7	1	1.725	2.900	1	5.003
NON FAR VOID SPACE (A4)				=	57.965
NET GROUND FLOOR AREA = A1-(A2+A3+A4)				=	454.951

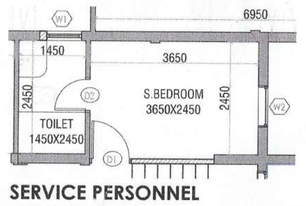
712.04



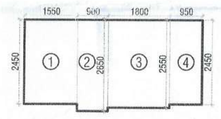
GROUND FLOOR AREA DIAGRAM (TOWER-1 & 6)



GROUND FLOOR PLAN (TOWER- 1 & 6)
LVL.+1050

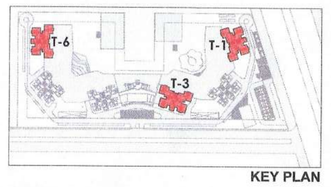


SERVICE PERSONNEL UNIT PLAN



SERVICE PERSONNEL UNIT AREA DIAGRAM

SERVICE PERSONNEL UNIT AREA CALCULATIONS					
1	1	1.550	2.450	1	3.798
2	1	0.900	2.650	1	2.385
3	1	1.800	2.550	1	4.590
4	1	0.950	2.450	1	2.328
TOTAL SERVICE PERSONNEL UNIT AREA				=	13.100



KEY PLAN

DOOR SCHEDULE			
Type Mark	Rough Width	Rough Height	Sill Height
D1	900	2400	0
D1'	900	2100	0
D2	750	2400	0
D6	1050	2100	0
FD1	1050	2400	0
FD2	1500	2000	100
FD3	1500	2000	100
FD4	600	2000	100
FD5	1250	2100	0
SD1	2450	2400	0
SD2	2600	2400	0
SD4	2695	2400	0
SD6	2750	2400	0

WINDOW SCHEDULE				
Type Mark	Width	Height	Sill Height	Head Height
DW1	1200	2400	0	2400
W1	750	1200	1200	2400
W1A	750	1500	900	2400
W1B	900	1500	900	2400
W2	900	1650	750	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.
- BACK TO BACK (B2B) PARKING SHALL NOT BE CALCULATED IN ECS CALCULATION.

PROJECT
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING OF GH-4 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+ARCHTECTURE

SYED MOHD. IMRAN
CA93/16665

Scale : 1 : 100

Drawing Title:-
GROUND FLOOR PLAN & AREA DETAILS (TOWER-1 & 6)

Drawing No:- A-05