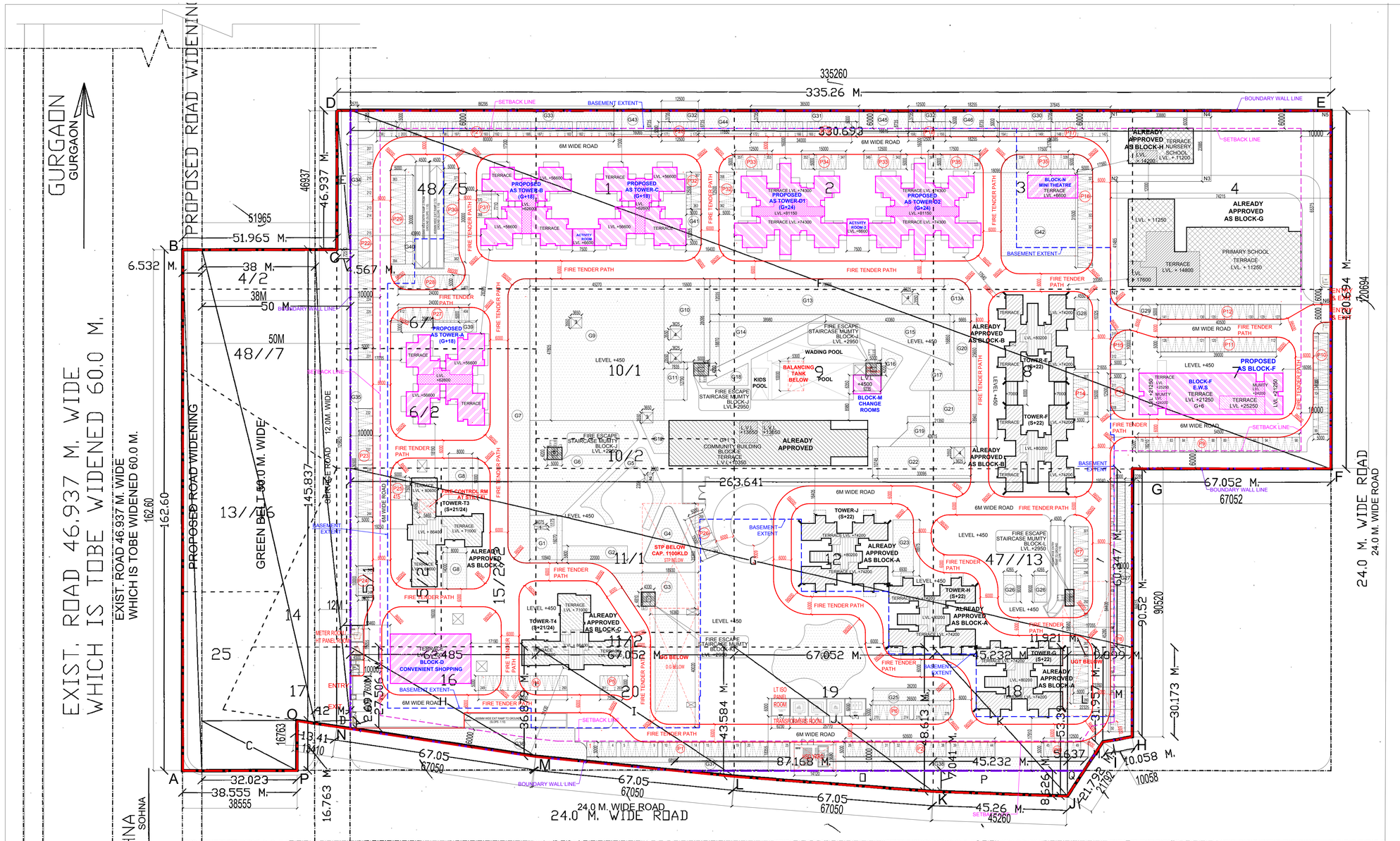


SITE PLAN WITH ORGANIZED OPEN SPACE

DEMARCATION PLAN

LEGEND:-

- ALREADY APPROVED TOWERS TERRACE
- ALREADY APPROVED TOWERS MACHINE ROOM TERRACE
- PROPOSED TOWERS TERRACE
- PROPOSED TOWERS MACHINE ROOM TERRACE

NOTES

(1). ALL DIMENSIONS ARE IN M.M UNLESS OTHERWISE SPECIFIED.
(2). INTERNAL WALL HT. OF TOILETS IS 2100 MM.
(3). BASEMENT IS FULLY MECHANICALLY LIGHTED AND VANTILATED WITH 100% POWER BACKUP.
(4). CFL. WILL BE USED IN INTERNAL LIGHTING AS WILL AS CAMPUS LIGHTING
(5). BUILDING FULLY SPRINKLER AS PER LATEST NORMS OF N.B.C

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.
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification
The colonier/owner shall use only Compact Fluorescent Lamps fittings for internal lighting

STRUCTURAL STABILITY CERTIFICATE

1). CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY

2). IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM 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.

NATURAL HAZARDS BASED ON SOIL CONTITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION

ORGANIZED OPEN SPACE CALCULATION - REVISED

S. NO.	SHAPE	LENGTH (HOR.)	WIDTH (VERT.)	NO.	AREA (SQ.MTS.)	FORMULA
ADDITIONS						
G1	REC.	10.94	16.07	1	175.806	LXB
G2	REC.	22	5.8	1	127.600	LXB
G3			AS/PLAN	1	441.052	PLINE
G4			AS/PLAN	1	195.118	PLINE
G5			AS/PLAN	1	197.468	PLINE
G6			AS/PLAN	1	837.351	PLINE
G7			AS/PLAN	1	692.282	PLINE
G8	REC.	14	8	2	224.000	LXB
G9	REC.	45.27	47.805	1	2164.132	LXB
G10	REC.	15.5	28.095	1	435.473	LXB
G11	REC.	7.835	12.79	1	100.210	LXB
G12			AS/PLAN	1	85.986	PLINE
G13	REC.	79.005	12.035	1	950.825	LXB
G13A			AS/PLAN	1	100.624	PLINE
G14	TRIANGLE	18.87	38.98	1	367.376	0.5XLXB
G15	TRIANGLE	16.85	43.36	1	365.308	0.5XLXB
G16			AS/PLAN	1	54.253	PLINE
G17			AS/PLAN	1	127.187	PLINE
G18			AS/PLAN	1	57.877	PLINE
G19			AS/PLAN	1	93.929	PLINE
G20	REC.	5.665	25.65	1	145.307	LXB
G21	REC.	13.85	18.94	1	262.319	LXB
G22	REC.	33.095	10.745	1	355.606	LXB
G23	REC.	6.93	18.975	1	131.497	LXB
G24			AS/PLAN	1	500.002	PLINE
G25	REC.	26.2	5	1	131.000	LXB
G26	REC.	4.265	9	2	76.770	LXB
G27	REC.	84.615	2.285	1	193.345	LXB
G28	REC.	4.55	10.325	1	46.979	LXB
G29			AS/PLAN	1	45.748	PLINE
G30	REC.	37.645	3.735	1	140.604	LXB
G31	REC.	36.5	3.735	1	136.328	LXB
G32	REC.	12.5	3.735	2	93.375	LXB
G33	REC.	86.295	3.735	1	322.312	LXB
G34	REC.	46.875	2.57	1	120.469	LXB
G35	REC.	129.825	2.57	1	333.650	LXB
G36			AS/PLAN	1	467.142	PLINE
G37			AS/PLAN	1	266.941	PLINE
G38	REC.		AS/PLAN	1	372.032	PLINE
G39	REC.	29	3.3	1	95.700	LXB
G40			AS/PLAN	1	204.768	PLINE
G41	REC.	10.265	5	1	51.325	LXB
G42			AS/PLAN	1	816.717	PLINE
G43	REC.	16.065	8.735	1	140.328	LXB
G44	REC.	17.65	8.735	1	154.173	LXB
G45	REC.	16.615	8.735	1	145.132	LXB
G46	REC.	18.255	8.735	1	159.457	LXB
			TOTAL=		**13703.282**	**SQ. M.**
DEDUCTIONS						
1	REC.	4.075	1.175	1	4.788	LXB
2	REC.	2	2.35	1	4.700	LXB
3	REC.	3.65	3.55	2	25.915	LXB
4	REC.	3.625	3.55	4	51.475	LXB
5	REC.	5	4.2	1	21.000	LXB
			TOTAL=		**107.878**	**SQ. M.**
REQUIRED ORGANIZED OPEN SPACE @ 15% OF 17.6175ACRES=					**10694.307**	**SQ.M.**
PROVIDED ORGANIZED OPEN SPACE =					13703.282- 107.878	**SQ.M.**
					13595.404(SQ.MT.	**SQ.M.**
PERCENTAGE OF ORGANIZED O 13595.404/71295.38*100 = 19.07 %						

OPEN PARKING AREA CALCULATIONS DETAIL - REVISED

S. NO.	SHAPE	LENGTH (HOR.)	WIDTH (VERT.)	NO.	AREA (SQ.MTS.)	FORMULA
ADDITIONS						
P1	REC.	68.5	5	1	342.500	LXB
P2	REC.	50.5	5	1	252.500	LXB
P3	REC.	12.5	5	1	62.500	LXB
P4	REC.	30	5	1	150.000	LXB
P5	REC.	7.5	5	1	37.500	LXB
P6	REC.	26.5	5	1	132.500	LXB
P7	REC.	59.58	5	1	297.900	LXB
P8	REC.	84.4	5	1	422.000	LXB
P9	REC.	54.5	5	1	272.500	LXB
P10	REC.	34	5	1	170.000	LXB
P11	REC.	39	5	1	195.000	LXB
P12	REC.	40.5	5	1	202.500	LXB
P13	REC.	12.5	5	1	62.500	LXB
P14	REC.	15	5	1	75.000	LXB
P15	REC.	10	5	1	50.000	LXB
P16	REC.	31.5	5	1	157.500	LXB
P17	REC.	36.5	5	1	182.500	LXB
P18	REC.	12.5	5	1	62.500	LXB
P19	REC.	34	5	1	170.000	LXB
P20	REC.	12.5	5	1	62.500	LXB
P21	REC.	80	5	1	400.000	LXB
P22	REC.	72.51	5	1	362.550	LXB
P23	REC.	36.5	5	1	182.500	LXB
P24	REC.	10	5	1	50.000	LXB
P25	REC.	7.5	5	1	37.500	LXB
P26	REC.	15	5	1	75.000	LXB
P27	REC.	24	5	1	120.000	LXB
P28	REC.	24	5	1	120.000	LXB
P29	REC.	30	5	1	150.000	LXB
P30	REC.	30	5	1	150.000	LXB
P31	REC.	7.71	5	1	38.550	LXB
P32	REC.	15	5	2	150.000	LXB
P33	REC.	12.5	5	2	125.000	LXB
P34	REC.	15	5	1	75.000	LXB
P35	REC.	17.5	5	2	175.000	LXB
PROVIDED TOTAL OPEN AREA FOR PARKING=					**5571.0**	**SQ.M.**
PROVIDED OPEN CAR PARKING=					**415**	**NOS.**
		(AS SHOWN IN SITE PLAN)				

AREA CALCULATION FOR GROUP HOUSING- REVISED

S.NO.	TOWER G,H,J (ALREADY APPROVED AS BLOCK-A)		TOWER- E&F (ALREADY APPROVED AS BLOCK-B)		TOWER-T3&T4 (ALREADY APPROVED AS BLOCK C)		TOWER A,B,C (EACH TOWER) PROPOSED		TOWER D1 AND D2 (EACH TOWER) PROPOSED		TOWER G,H,J (EACH TOWER) (ALREADY APPROVED AS BLOCK-A)		TOWER- E&F (EACH TOWER) (ALREADY APPROVED AS BLOCK-B)		TOWER-T3&T4 (EACH TOWER) (ALREADY APPROVED AS BLOCK-C)		TOWER A,B,C (3 Nos.) PROPOSED		TOTAL FOR TOWER D1 AND D2 (2 Nos.) PROPOSED		BLOCK F (EWS) PROPOSED		POOL ROOMS, BLOCK-M (PROPOSED)	THEATRE & ACTIVITY ROOM, BLOCK-N (PROPOSED)	BLOCK E (ALREADY APPROVED)	BLOCK D (ALREADY APPROVED)	BLOCK H (ALREADY APPROVED)	NURSERY SCHOOL	PRIMARY SCHOOL	BLOCK G (ALREADY APPROVED)	BLOCK J,K,L (ALREADY APPROVED)	
	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs	(Area under Group Housing)	No. of DUs					COMMUNITY BUILDING	CONVENIENT SHOPPING	NURSERY SCHOOL	PRIMARY SCHOOL	STAIRCASE MUMTY OH GF	TOTAL AREA CALCULATIONS
GROUND FLOOR COVERED AREA	462.450		494.130		458.344		650.73		770.485		1187.35		588.36		916.688		1952.190		1540.970		673.950		58.83	210.88	877.5	356.189	260.153	1273.64	102.08	11893.849
GROUND FL. TAR	517.82		517.82		139.758		474.74		597.037		353.46		735.64		775.054		1124.226		1596.140		673.950	27	58.83	210.88	877.5	356.189	260.153	1273.64		7481.037
1ST FLOOR	423.999	4	455.679	4	395	3	375.23	3	490.295	5	1271.997	12	911.358	9	790	9	1125.690	9	980.590	10	609.888	29			401.755		251.435	1309.179				8731.485
2ND FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12	609.888	29					251.435	1309.179				8402.341
3RD FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12	609.888	29						309.023				7350.651
4TH FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12	609.888	29										6941.629
5TH FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12	609.888	29										7196.755
6TH FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12	609.888	29										7196.755
7TH FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12	609.888	29										7196.755
8th FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12	609.888	29										6598.905
9th FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												6598.905
10th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
11th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
12th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
13th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
14th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
15th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
16th FLOOR	387.547	4	387.547	4	395	3	466.75	4	566.912	6	1162.641	12	775.054	8	790	8	1400.250	12	1133.824	12												6331.741
17th FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												6598.905
18th FLOOR	423.999	4	423.999	4	395	3	466.75	4	566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												6598.905
19th FLOOR	423.999	4	423.999	4	395	3			566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												4719.905
20th FLOOR	423.999	4	423.999	4	395	3			566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												4719.905
21st FLOOR	423.999	4	423.999	4	395	3			566.912	6	1271.997	12	847.998	8	790	8	1400.250	12	1133.824	12												4719.905
22nd FLOOR	387.547	4	387.547	4	291.282	2			566.912	6	1162.641	12	775.054	8	561.564	4			1133.824	12												4123.587
23rd FLOOR					291.282	2			566.912	6			0		561.564	4			1133.824	12												3493.756
24th FLOOR					291.282	2			566.912	6			0		561.564	4			1133.824	12												3493.756
MUMTY & ST. RM	73.784		73.784		91.793		70.23		101.48		221.352		147.568				200.960		71.184						57.544		48.106	70.043				1431.143
TOTAL FAR USED FOR DIFFERENT BLOCKS (COUNT IN OVERALL FAR)	9044.826		9076.506		9278.554		8764.730		14090.043		27134.476		18153.012		18557.108		26354.160		28100.066		43333.276		58.83	210.88	1279.255	356.189	763.010	4001.030				134617.354
TOTALCOVED. AREA USED FOR DIFFERENT BLOCKS	9463.340		9526.600		9688.983		11971.558		18803.161		28389.720		19053.200		19377.966		35916.67355		28729.872		4404.462		58.83	210.88	1336.779	356.189	811.134	4071.060	102.080	142816.836
Total DU (excluding ews)												264		176		138		222		294		399											1093
Population (as per approved Zoning) 04, 6.0 per DU, E&S. 2.0 per DU (for EWS and servant)												1320		986		690		1224		1470		3987											6082

MASTER AREA CHART- REVISED

S. NO.	DESCRIPTION		UNITS	
1	TOTAL SITE AREA		18.744 ACRES	
		OR	75854.256 SQ.MTS.	
2	SITE AREA FOR FAR CALCULATION		17.6175 ACRES	
		OR	71295.380 SQ.MTS.	
3	PERMISSIBLE FAR @75% OF 17.6175 ACRES		124796.915 SQ.MTS.	
4	PERMISSIBLE GF COVD @35% OF 17.6175 ACRES		24953.383 SQ.MTS.	
5	PROPOSED TOTAL GROUND FLOOR COVD AREA		13893.849 SQ.MTS.	
6	ACHIEVED FAR OF HOUSING		124612.354 SQ.MTS.	1.747
7	PROPOSED BASEMENT FLOOR COVD. AREA		42321.111 SQ.MTS.	15.68 %
8	TOTAL PROPOSED COVD. AREA WITH BASEMENT		181514.422 SQ.MTS.	
	CONVENIENT SHOPPING AREA DETAIL:			
	PERMISSIBLE FAR @ 1 % OF 17.6175 ACRES		356.477 SQ.MTS.	
	PERMISSIBLE GROUND COVERAGE @100%		356.477 SQ.MTS.	
	PROPOSED GROUND FLOOR COVD. AREA		356.389 SQ.MTS.	
	PROPOSED FAR OF CONV. SHOPPING		356.389 SQ.MTS.	
	NURSERY SCHOOL AREA DETAIL			
	PERMISSIBLE SITE AREA=2.5 ACRE OR		809.37 SQ.MTS.	
	PROPOSED SITE AREA=(33 800(D.865)		809.37 SQ.MTS.	
	(AS SHOWN IN NO.82-83-84-NURY)			
	PERMISSIBLE FAR 100% ON 2 ACRES		809.370 SQ.MTS.	
	PERMISSIBLE GROUND COVERAGE @33%		267.092 SQ.MTS.	
	PROPOSED GROUND FLOOR COVD. AREA		260.310 SQ.MTS.	
	PROPOSED FIRST FLOOR COVD. AREA		251.433 SQ.MTS.	
	PROPOSED SECOND FLOOR COVD. AREA		251.433 SQ.MTS.	
	PROPOSED FAR OF NURSERY SCHOOL(G+F+S)		763.009 SQ.MTS.	
	PRIMARY SCHOOL AREA DETAIL:			
	PERMISSIBLE SITE AREA=1.0 ACRE OR		4048.85 SQ.MTS.	
	PROPOSED SITE AREA =(40.335(D.89)+(74.215(MT.54))		4048.85 SQ.MTS.	
	=(40.935+(365.28)(AS SHOWN NO.66-67-82-83-84-85)		4046.950 SQ.MTS.	
	PERMISSIBLE FAR 100% ON 1.0 ACRES		4046.950 SQ.MTS.	
	PERMISSIBLE GROUND COVERAGE @33%		1335.463 SQ.MTS.	
	PROPOSED GROUND FLOOR COVD. AREA		1219.64 SQ.MTS.	
	PROPOSED FIRST FLOOR COVD. AREA		1309.179 SQ.MTS.	
	PROPOSED SECOND FLOOR COVD. AREA		1309.179 SQ.MTS.	
	PROPOSED THIRD FLOOR COVD. AREA		309.022 SQ.MTS.	
	PROPOSED FAR OF PRIMARY SCHOOL(G+1ST+2ND+3RD)		4000.02 SQ.MTS.	
	DENSITY AND POPULATION DETAIL:			
		PERMISSIBLE	PROPOSED	
	MAIN DWELLING UNITS		1094 NOS.	
	EWS UNITS	195	195 NOS.	
	SERVANT UNITS	110	111 NOS.	(TOWER-T3 & T4 (4Nos.) TOWER-A,B,C (3Nos.)
	POPULATION OF MAIN D.U @5 OF 1094		5470 PERSONS	
	POPULATION OF EWS @5 OF 195		390 PERSONS	
	POPULATION OF SERVENT@2 OF 111		222 PERSONS	
	TOTAL PROPOSED POPULATION DENSITY	6387	6082 PERSONS	

PARKING AREA CALCULATION - REVISED

REQUIRED PARKING @ 1.5 EQUIVALENT CAR SPACE
FOR EACH DWELLING UNIT (TOTAL UNITS=1094) = 1094X1.5 = 1641 nos.

REQ. COVD. PARKING@ 75%OF 1641 = 1230.75 nos. (SAY 1231 Nos.)

PROVIDED BASEMENT COVERED PARKING AREA = 36909.384 SQ.MTS

PROVIDED BASEMENT COVERED 1ST PARKING NOS.= 849 FIRST CAR PARKS
(AS SHOWN IN BASEMENT PLAN)
PROVIDED BASEMENT COVERED STACK PARKING NOS.= 193+193= **386 STACK CARS**
(AS SHOWN IN BASEMENT PLAN)
PROVIDED BASEMENT TOTAL COVERED 1ST PARKING NOS.= 849+193 = 1042 FIRST CAR PARKS WITH ONE LEVEL STACK
(FIRST CAR PARKS + SINGLE LEVEL STACK)

TOTAL PROVIDED BASEMENT COVERED PARKING NOS. = (849+386)= 1235 TOTAL CARS

REQ. PARKING FOR EWS@ 5%OF 1641= 82.05 SAY 83 CARS
PROVIDED PARKING FOR EWS= 83 CARS
(AS SHOWN IN HATCH)

REQUIRED PARKING AREA @25% OF 1641 = 412.5 SAY 413 CARS
OPEN PARKING PROVIDED AT STREET LVL.= 415 CARS
(AS SHOWN IN SITE PLAN)

TOTAL PROVIDED PARKING (BASEMENT+SITE) = 1235+415= 1650 CARS

ECS PROVIDED FOR ONE CAR = 37829.262/849+193= 35.42 SQ.MT.

SCALE:- 1:500

NORTH:-

OWNER'S SIGN:-

ARCHITECT'S SIGN:-

REVISED AND ADDITIONAL BUILDING PLANS OF GROUP HOUSING COLONY AREA MEASURING 18.744 ACRES (LICENCE NO. 01 OF 2014 DATED 03/01/2014) IN SECTOR-33, SOHNA BEING DEVELOPED BY AUM SHREE HOTELS & RESORTS PVT. LTD. IN COLLABORATION WITH GODREJ HIGHVIEW LLP

SITE PLAN | 1