

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	48687.32	524070.26
F.A.R. AVAILABLE ON PLOT AS/ZONING	11.599	46939.09	505252.35
PERMISSIBLE F.A.R.	1.75	82143.40	884191.61
PROPOSED GROUND COVERAGE	0.35	16428.68	176838.32
ACHIEVED F.A.R.	0.23	11120.38	119699.77
F.A.R. IN HAND	1.736	81497.76	87724.189
		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 UPPER FLOOR (SQ.M)	NO. OF TYPICAL FLOORS	COVERED AREA ON LOWER FLOOR (SQ.M)	COVERED AREA ON UPPER FLOOR (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	1962.40	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	1469.24	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	93.99 x 8 = 751.92	93.99	93.99 x 8 = 751.92					G+1	187.98 x 8 = 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	4.552	426.11	8			S+8	3454.40			64
TOTAL		11120.38	7140.19							81497.76	610	110	64

AREA STATEMENT	ACRES	SQ.M	SQ.FT
TOTAL PLOT AREA 12.031 ACRE	12.031	48687.32	524070.26
F.A.R. AVAILABLE ON SITE = 11.599 ACRE	11.599	46939.09	505252.35
PERMISSIBLE F.A.R. = 1.75	1.75	82143.40	884191.61
PROPOSED F.A.R. = 1.736	1.736	81497.76	87724.189

DENSITY CALCULATIONS	VALUES
TOTAL NO. OF MAIN DWELLING UNITS	= 610 Nos.
POPULATION = 610 x 5	= 3050 PERSONS
E.W.S. POPULATION = 110 x 2	= 220 PERSONS
SERVICE PERSONALS = 64 Nos.	
TOTAL POPULATION = 3050 + 220 + 64	= 3334 PERSONS
DENSITY = 3334 / 11599	= 287.5 PERSONS PER ACRE

PARKING CALCULATIONS	VALUES
REQUIRED NO. OF CAR PARKING = 15% OF TOTAL NO. OF MAIN DWELLING UNITS	= 15% x 610 = 91.5
REQUIRED COVERED CAR PARKING = 75% OF TOTAL NO. OF CAR PARKING	= 75% x 91.5 = 68.625
TOTAL NO. OF COVERED CAR PARKING PROVIDED	= 68
PROPOSED ORGANIZED GREEN SPACE	= 704.86 SQ.M (15%)
PROPOSED ORGANIZED GREEN SPACE	= 15257.61 SQ.M (32.9%)
PERMISSIBLE DENSITY	= 100-300 PPA
PROPOSED DENSITY	= 293 PPA
REQUIRED COMMUNITY SITE	= 1 No. (N.S.)
PROPOSED COMMUNITY SITE	= 1 No. (N.S.)
PERMISSIBLE COMMERCIAL AREA	= 234.69 SQ.M (0.5%)
PROPOSED COMMERCIAL AREA	= 233.58 SQ.M (0.47%)
PROPOSED COVERED AREA IN BASEMENT	= 2084.62 SQ.M

NOTES	
1. THIS DRAWING PRESENTS ONLY PLUMBING DETAILS. FOR ARCHITECTURAL, STRUCTURAL & OTHER SERVICES REFER RELEVANT DRAWINGS.	
2. THE SLOPE OF ALL INTERNAL SOIL & WASTE PIPES SHALL BE GENERALLY TO A SLOPE OF 1/40.	
3. ALL HORIZONTAL CLOSURE AND WASTE PIPES SHALL RUN PREFERABLY IN THE SLOPE OF 1/40.	
4. THE LOCATION OF SPRINKLER SHALL BE AS PER ARCHITECTURAL CO-ORDINATION DRAWING. THE SPRINKLER SHALL BE GENERALLY INSTALLED 3.5 MC/C TO COVER AN AREA OF APP. 12.0 SQ.M.	
5. THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS: 8130 (2011) & OTHER RELEVANT GUIDELINES.	
NOTES ON FIRE FIGHTING:	
1. Every F.H.C. shall be consisting of as per IS the following: (a) 63mm dia. single head of Hydrant Valve. (b) 2nos. 63mm dia. Enkly Long RL. Hose reel. (c) 20mm dia. 35mm dia. fire hose reel with 50mm bore nozzle. (d) 63mm dia. fire hose reel with 25mm bore nozzle. (e) 20mm dia. fire hose reel with 25mm bore nozzle.	
2. THE LOCATION OF SPRINKLER SHALL BE AS PER FINAL CO-ORDINATION DRAWING. FOR REFLECTED CEILING PLAN THE SPRINKLERS SHALL BE GENERALLY INSTALLED 3.5 M. C/E EACH TO COVER AN AREA OF APP. 12.0 SQ.M.	
3. THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS: 8130 (2011) & OTHER RELEVANT GUIDELINES.	
SCHEDULE FOR MAIN PIPE	
DESCRIPTION	SIZE
UP TO 10 M	650 X 9.53 M
10 M TO 16 M	850 X 9.53 M
16 M TO 24 M	1200 X 9.53 M
24 M TO 30 M	1500 X 9.53 M
30 M TO 36 M	1800 X 9.53 M
36 M TO 42 M	2100 X 9.53 M
42 M TO 48 M	2400 X 9.53 M
48 M TO 54 M	2700 X 9.53 M
54 M TO 60 M	3000 X 9.53 M

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 FULLY 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 INTO 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 MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22.4.2.2.2.2.2, 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 IS:1 STANDARD.
NOTE:
 01 G+1 MILA TOP MUMTY PARAPET LVL. +10.30 TOP
 02 G+1 MILA TOP MUMTY SLAB LVL. +9.92 SSL
 03 G+1 MILA TERRACE PARAPET LVL. +8.20 TOP
 04 G+1 MILA TERRACE SLAB LVL. +7.10 SSL
TOWER 1,2,3,4 & 5
 01 S+14 TOP MUMTY PARAPET LVL. +5.65 TOP
 02 S+14 TOP MUMTY SLAB LVL. +5.30 SSL
 03 S+14 TERRACE PARAPET LVL. +4.65 TOP
 04 S+14 TERRACE SLAB LVL. +4.48 SSL
18. FIRE SAFETY MEASURES
 a. The owner will ensure the provision of proper fire safety measures in the multi story buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
 b. 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.

OWNER'S SIGN.
 M/S SHIVNANDAN BUILDTech Pvt. Ltd
 Director

ARCHITECT'S SIGN.
 ARCHITECT
 RAJESH JAIN
 CA/113678

Project:
 PROPOSED GROUP HOUSING COLONY MEASURING 12.031 ACRE LICENCE NO.70 OF 2011 DATED 22.07.2011 IN SECTOR-99, GURGAON MANESAR URBAN COMPLEX

Client:
 M/S SHIVNANDAN BUILDTech Pvt. Ltd

SCALE: AS SHOWN
DATE: 13-JUNE-2011

DRAWN: RAJ
CHECKED: R.J.
APPROVED: R.J.
DRG. NO. 01

SUBMISSION DRAWING
SITE PLAN
REV.: RO

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