

75.0 MTS SECTOR ROAD

12.0M WIDE SERVICE ROAD

SETBACK 6.00 M.

75.0 MTS SECTOR ROAD

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
PERMISSIBLE GROUND COVERAGE	0.35	16428.68	176838.32
PROPOSED GROUND COVERAGE	0.23	11120.38	119699.77
ACHIEVED F.A.R.	1.736	81497.76	872241.89
F.A.R. IN HAND		645.64	6949.72

TOWER TYPE	NO. OF BLOCK	PROPOSED GROUND COVERAGE (SQ.M)	PROPOSED FLOOR/BASEMENT STILT AREA (SQ.M)	F.A.R. OF STILT FLOOR/BASEMENT (SQ.M)	COVERED AREA ON TYPICAL FLOOR (SQ.M)	NO. OF TYPICAL FLOORS	COVERED AREA ON LOWER PART HOUSE (SQ.M)	COVERED AREA ON UPPER PART HOUSE (SQ.M)	NO. OF FLOORS	TOTAL COVERED AREA F.A.R. (SQ.M)	NO. OF MAIN UNITS	EWS	SERVICE PERSONS
TOWER - 1	1	1646.72	1557.52	89.20	937.73	12	879.44	4.46.31	S-14	12667.71	104		
TOWER - 2	1	790.32	745.94	44.38	311.85	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) 588.0 (5 to 10)	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	656.64			
COMMUNITY CENTER	1	328.32			328.32 (F.F.L)				G-1	656.64			
SERVICE PERSONS	1	435.11	389.59	45.52	426.11	8			S-8	3454.40	64		
<b>TOTAL</b>		<b>11120.38</b>	<b>7140.19</b>							<b>81497.76</b>	<b>610</b>	<b>110</b>	<b>64</b>

AREA STATEMENT	NO. OF FLOORS	NO. OF MAIN UNITS	EWS	SERVICE PERSONS
A PERMISSIBLE GROUND COVERAGE PROPOSED GROUND COVERAGE	16428.68 (35.2%)			
B PERMISSIBLE F.A.R. PROPOSED F.A.R.	11120.38 SQ.M (23.69%)			
C REQUIRED E.W.S. UNIT- 15x10/15 PROPOSED E.W.S. UNIT	107.64		110	
D MINIMUM REQUIRED CAR PARKING PROPOSED CAR PARKING	915 ECS		919 ECS	
E REQUIRED ORGANIZED GREEN SPACE PROPOSED ORGANIZED GREEN SPACE	704.06 SQ.M (1.5%)			
F PERMISSIBLE DENSITY PROPOSED DENSITY	100-300 PPA			
G REQUIRED COMMUNITY SITE PROPOSED COMMUNITY SITE	1 No. (N.S.)			
H PERMISSIBLE COMMERCIAL AREA PROPOSED COMMERCIAL AREA	234.69 SQ.M (0.5%)			
PROPOSED COVERED AREA IN BASEMENT				

DENSITY CALCULATIONS	NO. OF MAIN DWELLING UNITS	POPULATION	SERVICE PERSONS
TOTAL No. OF MAIN DWELLING UNITS	610 Nos.		
E.W.S.	110 Nos.		
POPULATION	110 x 2 = 220 PERSONS		
SERVICE PERSONS	64 Nos.		
POPULATION = 64 x 2 = 128 PERSONS			
TOTAL POPULATION	350 + 220 + 128 = 3398 PERSONS		
DENSITY	3398 / 11599 = 292.95 SAY 293 PERSONS PER ACRE		

PARKING CALCULATIONS	NO. OF CAR PARKING	NO. OF COVERED CAR PARKING PROVIDED
REQUIRED No. OF CAR PARKING = 15% OF TOTAL No. OF MAIN DWELLING UNITS = 15x610 Nos.	915	
REQUIRED COVERED CAR PARKING = 75% OF TOTAL No. OF CAR PARKING = 686.25 SAY 686 Nos.	686	
TOTAL No. OF COVERED CAR PARKING PROVIDED	919	

NOTES
1. THE DRAWING SHOWS ONLY PLUMBING DETAILS. FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL SERVICES REFER RELEVANT DRAWINGS.
2. THE SLOPE OF ALL INTERNAL SOIL & WASTE PIPE SHALL BE GENERALLY TO A SLOPE OF 1/40.
3. ALL HORIZONTAL EXPOSED WASTE PIPE SHALL RUN PREFERABLY IN THE SLOPE OF 1/40.
4. THE LOCATION OF WELDED MAY VARY AS PER ARCHITECTURAL, CO-ORDINATION DRAWINGS. THE SPP SHALL BE GENERALLY INSTALLED 35 MM TO COVER AN AREA OF APPROX. 1 M <sup>2</sup> .
5. THE SPRINKLER SYSTEM SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS:8001 & IS:8002 & I.E. RELEVANT SUBORDINATE.
<b>NOTES ON FIRE FIGHTING</b>
(a) 63mm dia. single nozzle hydrant valve.
(b) 2nos. 63mm dia. single long RL hose reel.
(c) 20mm dia. 36.5m first-aid hose reel with 3/8" bore nozzle.
(d) 63mm dia. single nozzle fire extinguisher (a) 20mm dia. branch pipe (b) 20mm nozzle.
2. THE LOCATION OF SPRINKLER MAY VARY AS PER FINAL CO-ORDINATION DRAWINGS. FOR REFER CEILING PLAN.
3. THE SPRINKLER SHALL BE GENERALLY INSTALLED 35 MM C/A EACH TO COVER AN AREA OF APP. 12.0 SQ. M.
4. THE SPRINKLER INSTALLATION SHALL BE IN COMPLETE CONFORMANCE WITH CODE IS:8001 & IS:8002 & OTHER RELEVANT SUBORDINATE.

**STRUCTURAL STABILITY CERTIFICATE**  
 1. I CERTIFY THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 16 OF BUILDING BY-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 INTO ACCOUNT IN DESIGN & ADEQUATE DAMP PROOFING TREATMENT BE GIVEN.  
**NOTE FOR WATER HARVESTING**  
 1. I CERTIFY 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 22.4.2.2.3 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 UNPLEASANT LOOK FROM ROAD SIDE IN ADDITION TO THIS A NET OR SOME 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 LEFT AND MACHINE ROOM SHALL BE AT PER ISI STANDARD.

NOTE:		
01	G+1 MLLA TOP MUMTY PARAPET LVL.	+10.30 TOP
02	G+1 MLLA TOP MUMTY SLAB LVL.	+9.92 SSL
03	G+1 MLLA TERRACE PARAPET LVL.	+8.20 TOP
04	G+1 MLLA TERRACE PARAPET LVL.	+7.10 SSL
<b>TOWER 1,2,3,4 &amp; 5</b>		
01	S+14 TOP MUMTY PARAPET LVL.	+50.65 TOP
02	S+14 TOP MUMTY SLAB LVL.	+50.30 SSL
03	S+14 TERRACE PARAPET LVL.	+46.05 TOP
04	S+14 TERRACE SLAB LVL.	+44.80 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 1985/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 D/G.L. 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 application 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. ARCHITECT'S SIGN.  
 ARCHITECT RAJESH JAIN CA/BJ/13678

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 SUBMISSION DRAWING

CHECKED: R.J. SITE PLAN

APPROVED: R.J. REV:RO

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