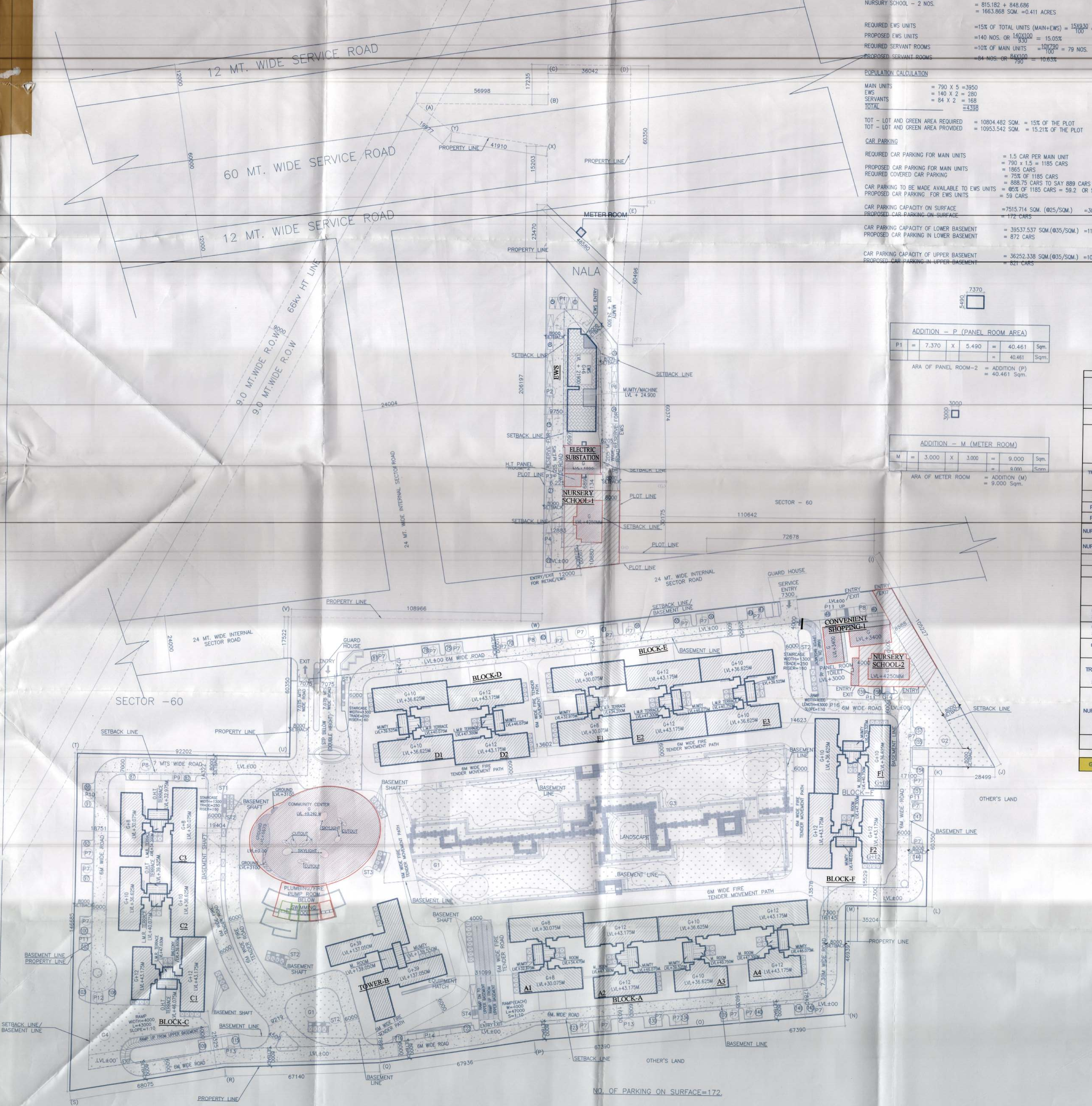
ALREADY SANCTIONED

REVISED BUILDING PLAN



AREA AS PER SUBMISSION DWGS.

AREA STATEMENT

LICENCSED AREA OF SITE =18.1 ACRE
AREA OF SITE AS PER ZONING =17.799 ACRES OR 72029.883 SQM.
PERMISSIBLE F.A.R.@ 175% =126052.2955 SQM.
PROPOSED F.A.R. =126050.543 SQM. OR $\frac{126050.543X100}{72029.883}$ =174.99%

PERMISSIBLE GROUND COVERAGE @35% =25210.459 SQM.
PROPOSED GROUND COVERAGE =11781.810 SQM. OR $\frac{11781.810X100}{72029.883}$ =16.36%

PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5% = $\frac{72029.883X0.5}{100}$ = 360.149 sqm.
PROPOSED AREA OF CONVENIENT SHOPPING = 65.967+292.989 OR $\frac{358.956X100}{72029.883}$ = 0.498%

PERMISSIBLE DENSITY =100 TO 250 PPA
PROSOSED DENSITY = $\frac{4398}{17.799}$ =247.09 PPA

REQUIRED PUBLIC AMENITIES

NURSURY SCHOOL – = 2 NOS. OF 0.2 ACRE + 0.2 ACRE EACH

PROPOSED PUBLIC AMENITIES
NURSURY SCHOOL – 2 NOS. = 815.182 + 848.686 = 1663.868 SQM. =0.411 ACRES

REQUIRED EWS UNITS =15% OF TOTAL UNITS (MAIN+EWS) = $\frac{15X930}{100}$ = 139.5 or 140 NOS.
PROPOSED EWS UNITS =140 NOS. OR $\frac{140X100}{930}$ = 15.05%
REQUIRED SERVANT ROOMS =10% OF MAIN UNITS = $\frac{10X790}{100}$ = 79 NOS.
PROPOSED SERVANT ROOMS =84 NOS. OR $\frac{84X100}{790}$ = 10.63%

POPULATION CALCULATION

MAIN UNITS = 790 X 5 =3950
EWS = 140 X 2 = 280
SERVANTS = 84 X 2 = 168
TOTAL =4398

TOT – LOT AND GREEN AREA REQUIRED = 10804.482 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 10953.542 SQM. = 15.21% OF THE PLOT

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 1.5 CAR PER MAIN UNIT = 790 x 1.5 = 1185 CARS
PROPOSED CAR PARKING FOR MAIN UNITS = 1865 CARS
REQUIRED COVERED CAR PARKING = 75% OF 1185 CARS = 888.75 CARS TO SAY 889 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 1185 CARS = 59.2 OR 59 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 59 CARS

CAR PARKING CAPACITY ON SURFACE =7515.714 SQM. (@25/SQM.) =300.6 or say 301 CARS
PROPOSED CAR PARKING ON SURFACE = 172 CARS

CAR PARKING CAPACITY OF LOWER BASEMENT = 39537.537 SQM.(@35/SQM.) =1130 CARS
PROPOSED CAR PARKING IN LOWER BASEMENT = 872 CARS

CAR PARKING CAPACITY OF UPPER BASEMENT = 36252.338 SQM.(@35/SQM.) =1036 CARS
PROPOSED CAR PARKING IN UPPER BASEMENT = 821 CARS

	BUILDING NAME	TYPE	LOWER GROUND FLOOR (3)	UPPER GROUND FLOOR/ GROUND FLOOR F.A.R (4)	TYP. FLOOR AREA (5)	LOWER PENT HOUSE (6)	UPPER PENT HOUSE (7)	TOTAL FAR (8)	TOTAL GROUND COVERAGE (9)	NO. OF UNITS (10)	TOTAL NO. OF UNITS (11)	SERVANT ROOM (12)	TOTAL AREA (5+6+7+9) (13)	NO OF FLOORS (14)
ALREADY SANCTIONED	BLOCK-A	MR3–MR1		2237.530	21983.854			24221.384	2320.356	52	184	84	24304.210	G+12
		MR3–MR1								44				G+10
		MR3–MR2								52				G+12
		MR3–MR2								36				G+8
ALREADY SANCTIONED	BLOCK-C	MR3–MR1		1693.799	15799.864			17493.663	1756.205	52	132		17556.069	G+12
		MR3–MR2								44				G+10
		MR3–MR2								36				G+8
ALREADY SANCTIONED	BLOCK-D	MR3–MR3	–	1260.266	13063.486	–	–	14323.752	1270.786	44	96		14334.272	G+10
		MR3–MR3								52				G+12
ALREADY SANCTIONED	BLOCK-E	MR3–MR3		1888.079	17792.070			19680.149	1903.859	34	126		19695.929	G+10
		MR3–MR3								50				G+12
		MR3–MR3								42				G+8
ALREADY SANCTIONED	BLOCK-F	MR3–MR2		1151.568	11835.700			12987.268	1193.554	44	96		13029.254	G+10
		MR3–MR2								52				G+12
ALREADY SANCTIONED	TOWER (BLOCK–B)			851.610	29797.913	805.349	561.924	32016.796	853.23	156	156		32016.796	G+39
ALREADY SANCTIONED	EWS			515.378	3000.83			3516.212	515.378	140		–	3516.21	G+6
REVISED	COMMUNITY CENTER		504.783	947.580				1452.363	1322.845				2270.425	G
REVISED	CONVENIENT SHOPPING–A			65.967				65.967	65.967				65.967	G
	CONVENIENT SHOPPING–B			292.989				292.989	292.989				292.989	G
ALREADY SANCTIONED	SURFACE STAIRCASE					–			125.826				125.826	G
ALREADY SANCTIONED	GUARD ROOM		–		–		–		40.755				40.755	G
REVISED	METER ROOM/ ISOLATOR ROOM/ TRANSFORMER ROOM			–					120.060	–	–		120.060	G
ALREADY SANCTIONED	LOWER BASEMENT							–					36930.068	
ALREADY SANCTIONED	UPPER BASEMENT												40386.245	
REVISED	NURSERY SCHOOL		447.900	399.324	1st FLOOR 370.710	2nd FLOOR 332.174							1550.108	
	GRAND TOTAL							126050.543	11781.810		790	84	206235.185	

	PROPOSED CAR PARKING	CAPACITY	PROPOSED	PERMISSIBLE
ALREADY SANCTIONED	SURFACE	263	172	172
ALREADY SANCTIONED	UPPER BASEMENT	1130	872	872
ALREADY SANCTIONED	LOWER BASEMENT	1036	821	821
		2429	1865	1865

Note :- 22-7-16

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

PLUMBING LEGEND		
S.NO	DESCRIPTION	SYMBOL
1.	SEWER LINE	
2.	STORM WATER LINE	
3.	STORM WATER LINE	
4.	TUBE WELL LINE	TW
5.	MUNICIPAL WATER SUPPLY LINE	M
6.	EXTERNAL FIRE LINE	F
7.	DOMESTIC WATER RISER LINE	
8.	FLUSHING WATER RISER LINE	
9.	SOFT WATER LINE	
10.	GARDEN HYDRANT LINE	GH
11.	GARDEN HYDRANT	GH
12.	CATCH BASIN	
13.	STORM WATER MANHOLE	
14.	STORM WATER MANHOLE	
15.	GULLY TRAP	
16.	SEWER MANHOLE	
17.	SEWER MANHOLE	
18.	BALL VALVE/BUTTERFLY VALVE	
19.	NON RETURN VALVE	
20.	TUBE WELL	

FIRE LEGEND:	
YH	YARD HYDRANT
EFHC	EXTERNAL FIRE HOSE CABINET (750x600x300mm DEEP)
	FOUR WAY FIRE BRIGADE INLET CONNECTION
	DRAW OUT CONNECTION
	BUTTERFLY VALVE
	NON-RETURN VALVE

ADDITION – P (PANEL ROOM AREA)							
P1	=	7.370	X	5.490	=	40.461	Sqm.
						40.461	Sqm.

ARA OF PANEL ROOM–2 = ADDITION (P) = 40.461 Sqm.

ADDITION – M (METER ROOM)							
M	=	3.000	X	3.000	=	9.000	Sqm.
						9.000	Sqm.

ARA OF METER ROOM = ADDITION (M) = 9.000 Sqm.

PROPOSED AREA DETAIL

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR/ FLOOR	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	NO. OF FLOORS
CONVENIENT SHOPPING	GROUND FLOOR	1	286.915	286.915	286.915	286.915	286.915	286.915	597.917	G
COMMUNITY BUILDING	LOWER GROUND FLOOR	1	445.943	445.943	1505.194	1773.346	1773.346	3295.208	1773.346	LG+UG+1
	UPPER GROUND FLOOR	1	907.843	907.843		907.843	907.843			
	FIRST FLOOR	1	151.408	151.408		151.408	151.408			
	SWIMMING POOL	1	-	-		462.611	462.611			
AREA OF TRANSFORMER & ELECTRIC SUBSTATION	GROUND FLOOR	1	-	-	-	99.846	99.846	99.846	99.846	G
METER ROOM	GROUND FLOOR	1	-	-	-	9.000	9.000	9.000	9.000	G
PANEL ROOM-1	GROUND FLOOR	1	-	-	-	12.861	12.861	12.861	12.861	G
PANEL ROOM-2	GROUND FLOOR	1	-	-	-	40.461	40.461	40.461	40.461	G
NURSERY SCHOOL-1	GROUND FLOOR	1	-	-	-	204.443	204.443	204.443	-	G
NURSERY SCHOOL-2	GROUND FLOOR	1	-	-	-	204.443	204.443	204.443	-	G
TOTAL	-	-	-	-	1792.109	-	-	4153.177	2533.431	-

DETAILS OF FLOORS/ BLOCKS TO BE DEDUCTED DUE TO REVISION (ALREADY SANCTIONED)

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM.	TOTAL FAR/ FLOOR	TOTAL FAR/ ALL TOWERS	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	NO. OF FLOORS
CONVENIENT SHOPPING -1	GROUND FLOOR	1	65.967	65.967	65.967	65.967	65.967	65.967	65.967	G
CONVENIENT SHOPPING -2	GROUND FLOOR	1	292.989	292.989	292.989	292.989	292.989	292.989	292.989	G
COMMUNITY BUILDING	LOWER GROUND FLOOR	1	504.783	504.783	1452.363	1322.845	1322.845	2270.425	1322.845	G
	UPPER GROUND FLOOR	1	947.58	947.58		947.58	947.580			
AREA OF TRANSFORMER & ELECTRIC SUBSTATION	GROUND FLOOR	1	-	-	-	120.06	120.06	120.06	120.06	G
NURSERY SCHOOL	LOWER GROUND FLOOR	1	-	-	-	447.900	447.9	1550.108	-	LG+UG+2
	UPPER GROUND FLOOR	1	-	-	-	399.324	399.324			
	1ST FLOOR	1	-	-	-	370.710	370.71			
	2ND FLOOR	1	-	-	-	332.174	332.174			
TOTAL	-	-	-	-	1811.319	-	-	4299.549	1801.861	-
GRAND TOTAL					-19.210			-146.372	731.570	

AREA STATEMENT

LICENCSED AREA OF SITE = 18.1 ACRE
AREA OF SITE AS PER ZONING = 17.799 ACRES OR 72029.883 SQM.
PERMISSIBLE F.A.R.@ 175% = 126052.2955 SQM.
PROPOSED F.A.R. = 126050.543 (ALREADY SANCTIONED) – 19.210 (PROPOSED) = 126031.333 SQM. = $\frac{126031.333X100}{72029.883}$ =174.970%
PERMISSIBLE GROUND COVERAGE @35 = 25210.459 SQM
PROPOSED GROUND COVERAGE = 11781.810 (ALREADY SANCTIONED) + 731.570 (PROPOSED) = 12513.380 SQM = $\frac{12513.380X100}{72029.883}$ = 17.372%
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5% = $\frac{72029.883X0.5}{100}$ = 360.149 sqm.
PROPOSED AREA OF CONVENIENT SHOPPING = 286.915 = 286.915 OR $\frac{286.915X100}{72029.883}$ = 0.398%

CAR PARKING

REQUIRED CAR PARKING FOR MAIN UNITS = 1.5 CAR PER MAIN UNIT = 790 x 1.5 = 1185 CARS
PROPOSED CAR PARKING FOR MAIN UNITS = 1852 CARS
REQUIRED COVERED CAR PARKING = 75% OF 1185 CARS = 888.75 CARS TO SAY 889 CARS
PROPOSED COVERED CAR PARKING = 1693 CARS
CAR PARKING CAPACITY ON SURFACE =5059.657 SQM. (@25/SQM.) =202.386 or say 202 CARS
PROPOSED CAR PARKING ON SURFACE = 159 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS = @5% OF 1185 CARS = 59.2 OR 59 CARS
PROPOSED CAR PARKING FOR EWS UNITS = 59 CARS

	PROPOSED CAR PARKING	PROPOSED
REVISED	SURFACE	159
ALREADY SANCTIONED	UPPER BASEMENT	872
ALREADY SANCTIONED	LOWER BASEMENT	821
		1852

Project:

REVISED BUILDING PLAN OF GROUP HOUSING SCHEME MEASURING 18.10 ACRES (LICENCE NO. 192 OF 2008 DATED 22.11.2008) IN SECTOR-60 GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S FIVE RIVER BUILDCON PVT. LTD. & M/S HIGH RESPONSIBLE REALTOR PVT. LTD.

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Checked and found ok for Public Health

OWNER'S SEAL & SIGNATURE

For High Responsible Realtor Pvt. Ltd.
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

OCT.2015	Scale : 1:700
Drawing Title:-	Drawing No:-
SITE PLAN	ST-01
PROJECT:-	SKYON IREO-60