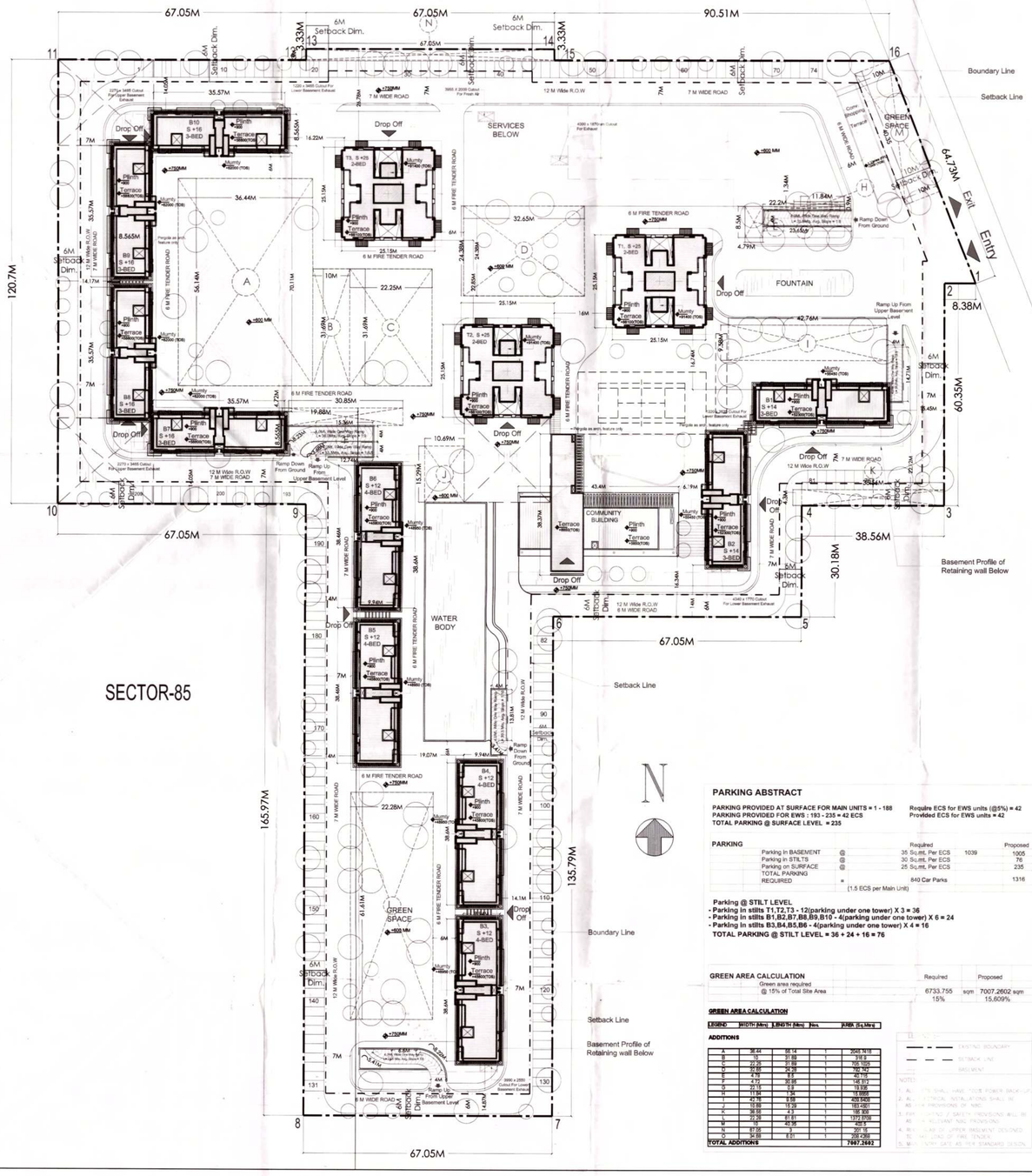
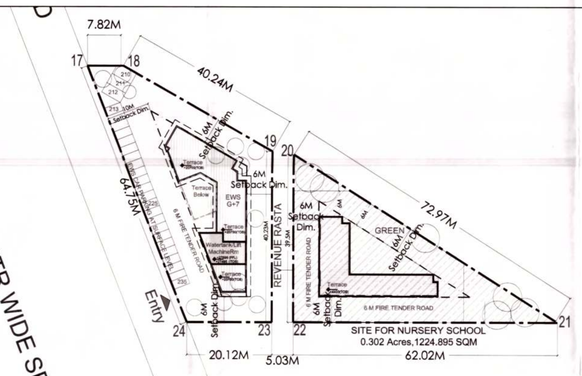
SANCTIONED

To be read in conjuction with memo No. 1326-J Dtd. 13/3/12

S.T.P. (HQ) Member Secretary B.P.C. | S.T.P. (G) Member B.P.C. | C.T.P. (Hr.) Chairman B.P.C.

AD JD SD ATP





FOR APPROVAL AREA AND POPULATION STATEMENT

S.No.	Bldg Type	Description No. of Floors	No. of Bldgs. A	No. of Apartments B	Ground Coverage (in sqm.) Of One Building C	Ground Coverage (in sqm.) Total A x C	FAR (in sqm.) Of One Building D	FAR (in sqm.) Total A x D	POPULATION BREAK UP Main Population @ 5 Person/Unit E	POPULATION BREAK UP Service Population @ 2 Person/Unit F	TOTAL E + F
1	BLOCK (T1)	(S+25) Apartments	1	100	532.5061	532.5061	10733.6584	10733.6584	500		500
2	BLOCK (T2)	(S+25) Apartments	1	100	532.5061	532.5061	10733.6584	10733.6584	500		500
3	BLOCK (T3)	(S+25) Apartments	1	100	532.5061	532.5061	10733.6584	10733.6584	500		500
4	BLOCK (B1)	(S+14) Apartments	1	24 + 2 (typ.) (Penthouse) = 26	341.73	341.73	4164.7687	4164.7687	130		182
5	BLOCK (B2)	(S+14) Apartments	1	24 + 2 (typ.) (Penthouse) = 26	341.73	341.73	4164.7687	4164.7687	130		182
6	BLOCK (B3)	(S+12) Apartments	1	20 + 2 (typ.) (Penthouse) = 22	375.12	375.12	4068.93	4068.93	110		154
7	BLOCK (B4)	(S+12) Apartments	1	20 + 2 (typ.) (Penthouse) = 22	375.12	375.12	4068.93	4068.93	110		154
8	BLOCK (B5)	(S+12) Apartments	1	20 + 2 (typ.) (Penthouse) = 22	375.12	375.12	4068.93	4068.93	110		154
9	BLOCK (B6)	(S+12) Apartments	1	20 + 2 (typ.) (Penthouse) = 22	375.12	375.12	4068.93	4068.93	110		154
10	BLOCK (B7)	(S+16) Apartments	1	28 + 2 (typ.) (Penthouse) = 30	341.73	341.73	4770.48	4770.48	150		210
11	BLOCK (B8)	(S+16) Apartments	1	28 + 2 (typ.) (Penthouse) = 30	341.73	341.73	4770.48	4770.48	150		210
12	BLOCK (B9)	(S+16) Apartments	1	28 + 2 (typ.) (Penthouse) = 30	341.73	341.73	4770.48	4770.48	150		210
13	BLOCK (B10)	(S+16) Apartments	1	28 + 2 (typ.) (Penthouse) = 30	341.73	341.73	4770.48	4770.48	150		210
14	E.W.S.	(G+7)	1	99	424.63941	424.63941	2055.2548	2055.2548	—	198	—
15	Shopping	(G)	1		188.57	188.57	188.57	188.57	—	198	—
16	Community Building	(G+1)	1		716.2637	716.2637			—	198	—
17	Nursery School	(G)	1		231.03884	231.03884			—	198	—
								Total	2800	310 (Minimum permissible Service units/Population)	3320 (with proposed 322 service population)
		Total	1	659	Grand Total	6708.8902	Grand Total	78131.9774			

10% of the number of total main dwelling Units = 560 x 10/100 = 56 Total Population = 56 x 2 (persons per room) = 112

AREA STATEMENT

S.No.	Bldg Type	Description No. of Floors	No. of Bldgs. A	Covered Areas Of One Building D	Covered Areas Total A x D
1	COMMUNITY BUILDING	(G+1)	1	915.1644	915.1644
2	SCHOOL	(G)	1	231.0388	231.0388

TOTAL AREA OF SITE FOR NURSERY SCHOOL : 0.302 ACRES
FAR AVAILABLE ON : 0.2 ACRES = 809.374 SQ MTS
PERMISSIBLE GROUND COVERAGE @ 33% : 267.0921 SQ M
PROPOSED GROUND COVERAGE : 231.03884 SQ M
PROPOSED FAR FOR NURSERY SCHOOL : 231.03884 SQ M

PARKING ABSTRACT

PARKING PROVIDED AT SURFACE FOR MAIN UNITS = 1 - 188
PARKING PROVIDED FOR EWS : 193 - 235 = 42 ECS
TOTAL PARKING @ SURFACE LEVEL = 235

Require ECS for EWS units (@5%) = 42
Provided ECS for EWS units = 42

PARKING

		Required		Proposed
Parking In BASEMENT	@	35 Sq.mt. Per ECS	1039	1005
Parking in STILTS	@	30 Sq.mt. Per ECS		76
Parking on SURFACE	@	25 Sq.mt. Per ECS		235
TOTAL PARKING REQUIRED	=	840 Car Parks (1.5 ECS per Main Unit)		1316

Parking @ STILT LEVEL
- Parking in stilts T1,T2,T3 - 12(parking under one tower) X 3 = 36
- Parking in stilts B1,B2,B7,B8,B9,B10 - 4(parking under one tower) X 6 = 24
- Parking in stilts B3,B4,B5,B6 - 4(parking under one tower) X 4 = 16

TOTAL PARKING @ STILT LEVEL = 36 + 24 + 16 = 76

GREEN AREA CALCULATION

		Required		Proposed
Green area required @ 15% of Total Site Area		6733.755 15%	sqm	7007.2602 sqm 15.609%

GREEN AREA CALCULATION

LEGEND	WIDTH (Mtrs)	LENGTH (Mtrs)	Nos.	AREA (Sq.Mtrs)
ADDITIONS				
A	36.44	56.14	1	2045.7416
B	10	31.69	1	316.9
C	22.25	31.69	1	705.1025
D	32.65	24.38	1	795.762
E	4.79	8.5	1	40.715
F	4.73	30.88	1	146.012
G	22.13	0.8	1	19.936
H	11.84	1.34	1	15.8656
I	42.76	9.98	1	426.9448
J	15.89	15.39	1	163.4967
K	38.56	4.3	1	165.808
L	22.28	61.61	1	1372.6108
M	10	40.35	1	403.5
N	67.05	3	1	201.15
O	90.51	8.01	1	724.9251
TOTAL ADDITIONS				**7007.2602**

ABSTRACT OF AREA CALCULATION

TOTAL SITE AREA		= 11.093	ACRES	44891.70	sq m
FOR COMMERCIAL	0.50%	= .055	ACRES	224.45	sq m
SITE AREA For Residential	100.00%	= 11.093	ACRES	44891.70	sq m

PARAMETERS		PERMISSIBLE		PROPOSED	
F.A.R.	=	1.75		1.740	
COVERED AREA	=	78560.475	sq m	78131.9774	sq m
GROUND COVERAGE (Including Convenient shopping+Community Centre+School)	=	35.00%		= 14.94%	
	=	15,712.095	sq m	= 6708.8902	sq m
No.of UNITS (Main)				560	units
No.of UNITS (EWS)		99		99	units
	=	15% of TOTAL UNITS		15%	

POPULATION STATEMENT

No of DU			Permissible		Proposed
560	Population of Main Units	@	5	person per unit	2800 persons
99	Population of EWS units	@	2	person per unit	198 persons
10% of 560 (Min)	Population of Service units	@	2	person per unit	322 persons
	TOTAL POPULATION	=			3320 persons
	TOTAL DENSITY	=	100 PPA (minimum) to 300 PPA (maximum)		299.28≈299 PPA

INFRASTUCTURE

	Required		Proposed	
Convenient shopping @ 0.5% of Site Area	224.45	sqm	188.57	sqm

BASEMENT AREA STATEMENT		
UPPER BASEMENT AREA STATEMENT		
AREA AT UPPER BASEMENT LEVEL		25045.858 SQ.MTS.
SERVICE AREA AT UPPER BASEMENT		3373.788 SQ.MTS.
NET AREA UNDER PARKING AT UPPER BASEMENT		21672.07 SQ.MTS.
TOTAL PARKING REQUIRED @1.5 ECS PER DWELLING UNIT	=	1.5 * 560 NOS.
	=	840 NOS.
PERMISSIBLE ECS @ 35 SQ.MTS. ON UPPER BASEMENT	=	619.20 NOS.
	SAY	620 NOS.
ECS PROVIDED ON UPPER BASEMENT LEVEL		620 NOS.
LOWER BASEMENT AREA STATEMENT		
AREA AT LOWER BASEMENT LEVEL		16750.757 SQ.MTS.
SERVICE AREA ON LOWER BASEMENT		2102.53 SQ.MTS.
NET AREA UNDER PARKING ON LOWER BASEMENT		14648.227 SQ.MTS.
TOTAL PARKING REQUIRED @1.5 ECS PER DWELLING UNIT	=	1.5 * 560 NOS.
	=	840 NOS.
PERMISSIBLE ECS @ 35 SQ.MTS. ON LOWER BASEMENT	=	418.52 NOS.
	SAY	419 NOS.
ECS PROVIDED ON LOWER BASEMENT LEVEL		385 NOS.
TOTAL ECS PROVIDED ON UPPER AND LOWER BASEMENTS		1005 NOS.

AUTHORITY STAMP

NOTES

1. All Dimensions & Levels are in mm unless otherwise mentioned.
2. All Mechanical and Electrical drawings shall be read jointly with the architectural drawings in order to establish a complete list of works.
3. The contractor shall verify all dimensions, details, specifications & site conditions & shall report any error, omission and/or anomaly to the architect before commencement of work.
4. For construction purposes, the dimensions shall not be measured directly on the drawings. The drawings shall not be used for construction until they are issued for construction.
5. All relevant structural drawings shall be read jointly with the architectural drawings and any discrepcancy to be brought to the notice of Architects before execution of work on site.
6. All dimensions specified in Architectural drgs shall supercede the services and structural drgs unless otherwise mentioned.
7. Refer seperate detailed drawing for cutout and sleeve location and sizes
8. Refer seperate detailed drawing for Staircases; Ramps; RCP Blower Rooms

SKETCHES INCORPORATED DETAILS

Sketch No.	Date	Issued By	Description

DRAWING ISSUE/REVISION DETAILS

Drawing No.	Date	Issued By	Description

ARCHITECT STAMP

For Shiva Profins (P) Ltd. Director/Pts.

Architects :
Arcop Associates Pvt. Ltd.
E-106, Greater Kailash Enclave - I
New Delhi, India
Ph.: 2624 2050 Fax : 2624 2035

Structures :
DESMAN
A-53, Second Floor
East of Kailash
New Delhi 110 065
Tel. : 26836405; Fax 26836405
Email : desman.madhav @ gmail.com

Electrical / HVAC:
ENVIROTECH DESIGN PVT. LTD.
G-79, 3rd Floor (Above PUMA Showroom)
Near Kalindi Kunj (Main Road),
New Delhi -110025 TEL: 29948091
Email: projects@envirotech.in

Plumbing / Fire Fighting
ARK CONSULTANTS
1/30, Roshan garden-II
Kakrola Road, Najafgarh
New Delhi -110043

Landscape :
NIPPAYSAGE
ARCHITECTES PAYSAGISTES
LANDSCAPE ARCHITECTS

Clients:
SHIVA PROFINS PVT. LTD.

Project Title :
PROPOSED BUILDING PLANS OF GROUP HOUSING COLONY AREA MEASURING 11.093 ACRES(LICENCE NO.81 OF 2011 DATED 16.09.2011) IN SECTOR-85,GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SHIVA PROFINS PVT. LTD.

Drawing Title :
Architecture
Master Plan

Tanu Mathur, Architect
Council of Architecture
Registration No. CA/2010/50015

Scale :	1:500	Project No : 2011 / 75	Rev :
Date :	09.03.2013	Drawing No :	
Drawn By :	Tanu Mathur	MP-01	00
Checked By :	Varun Jain		
Sheet Size :	A0	Drawing Status : Sanction	

Level Purpose

Plot Style :