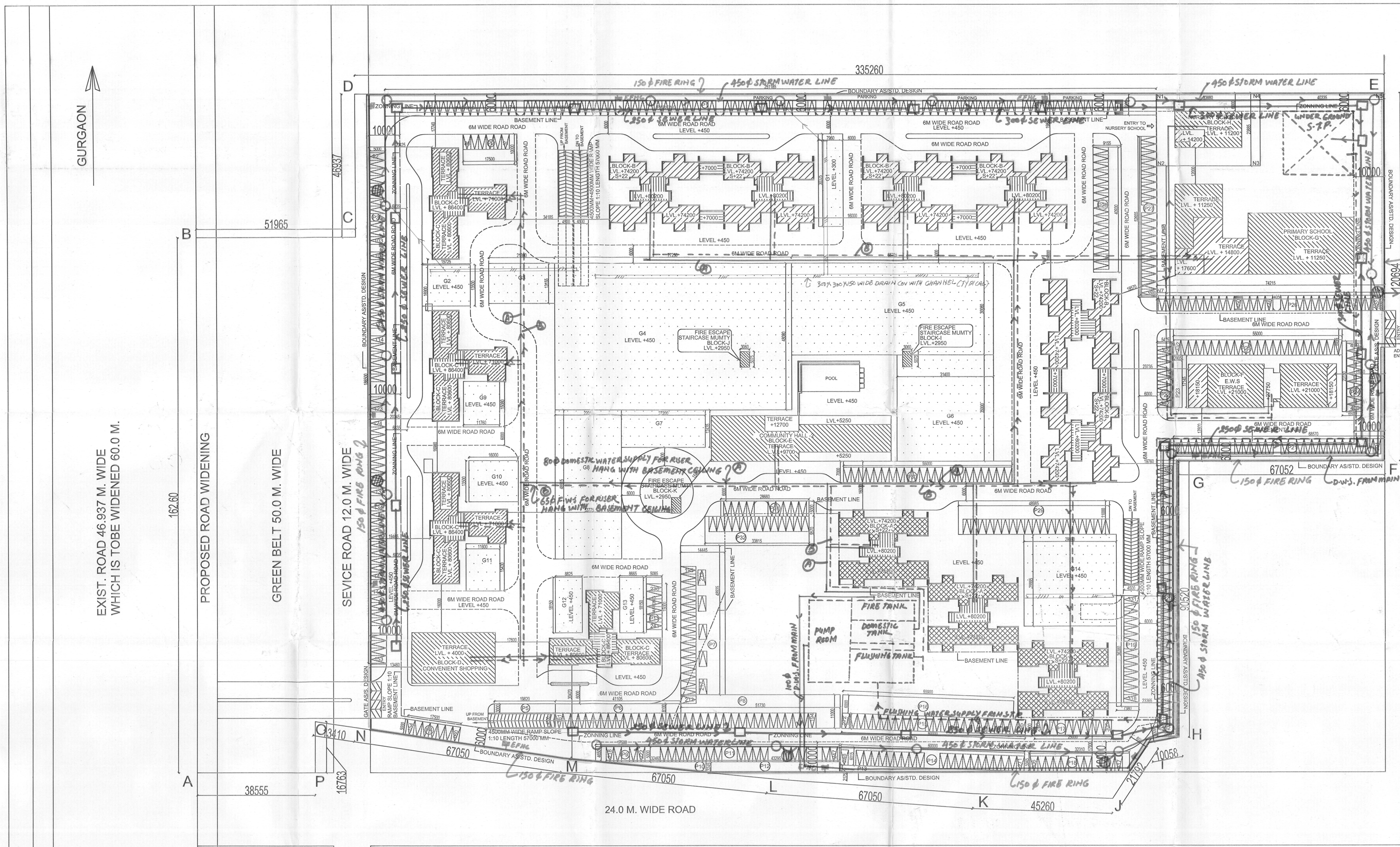
D.T.P. (HQ) Member Secretary B.P.C.
S.T.P. (G) Member B.P.C.
C.T.P. (Hr.) Chairman B.P.C.

AD
JD Krishan Kumar
SD Dev Kumar
ATP PA Prem Kumar

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. SE(HQ)/ 5000 Dt. 29/09/14
Superintending Engineer (HQ)
HUDA, Panchkula
29/9/14



GURGAON
EXIST. ROAD 46.937 M. WIDE WHICH IS TOBE WIDENED 60.0 M.
PROPOSED ROAD WIDENING
GREEN BELT 50.0 M. WIDE
SEVICE ROAD 12.0 M. WIDE
162.60
51965
46937
38555
16763
3410
335260
67050
67052
45260
120694
90520
10058
21792
A
B
C
D
E
F
G
H
J
K
L
M
N
O
P
N1
N2
N3
N4
N5
N6
N7
24.0 M. WIDE ROAD
BOUNDARY AS/STD. DESIGN
ZONNING LINE
BASEMENT LINE
6M WIDE ROAD ROAD
LEVEL +450
PARKING
ENTRY TO NURSERY SCHOOL
NURSERY SCHOOL BLOCK-H TERRACE LVL. + 11200
PRIMARY SCHOOL BLOCK-G TERRACE LVL. + 11250
TERRACE LVL. + 14800
LVL. + 17600
BLOCK-B LVL.+74200 S+22
LVL.+80200
+7000
BLOCK-C LVL + 86400
BLOCK-C TERRACE LVL + 80600
TERRACE LVL + 71000
BLOCK-A LVL.+74200 S+22
BLOCK-F E.W.S TERRACE LVL +21000
TERRACE LVL +21000
BLOCK-D CONVENIENT SHOPPING TERRACE LVL. + 4000
COMMUNITY HALL -2 BLOCK-E TERRACE L.V.L +9700
TERRACE +12700
LVL+5250
FIRE ESCAPE STAIRCASE MUMTY BLOCK-J LVL.+2950
FIRE ESCAPE STAIRCASE MUMTY BLOCK-I LVL.+2950
FIRE ESCAPE STAIRCASE MUMTY BLOCK-K LVL.+2950
POOL
G1 LEVEL +300
G2 LEVEL +450
G3
G4 LEVEL +450
G5 LEVEL +450
G6 LEVEL +450
G7
G8
G9 LEVEL +450
G10 LEVEL +450
G11
G12 LEVEL +450
G13 LEVEL +450
G14 LEVEL +450
4500MM+4500MM WIDE RAMP SLOPE 1:10 LENGTH 57000 MM
4500MM WIDE RAMP SLOPE 1:10 LENGTH 57000 MM
UP FROM BASEMENT
DN TO BASEMENT
GATE AS/S. DESIGN
ENTRY RAMP SLOPE 1:10 BASEMENT LINE
ADDITIONAL ENTRY
P1
P5
P6
P7
P8
P9
P10
P11
P12
P13
P14
P15
P16
P17
P18
P19
P20
P21
P22
P23
P24
P25
P26
P27
P28
P29
P30
P31
P32
150 ϕ FIRE RING
150 ϕ FIRE RING 2
450 ϕ STORM WATER LINE
250 ϕ SEWER LINE
300 ϕ SEWER LINE
UNDER GROUND S.T.P.
OVER FLOW CONNECT TO MAIN LINE
D.W.S. FROM MAIN
300 X 300 X 150 WIDE DRAIN COV WITH CHANNEL (TYPICAL)
80 ϕ DOMESTIC WATER SUPPLY FOR RISER HANG WITH BASEMENT CEILING
65 ϕ F.W.S FOR RISER HANG WITH BASEMENT CEILING
FIRE TANK
DOMESTIC TANK
FLUSHING TANK
PUMP ROOM
100 ϕ D.W.S. FROM MAIN
FLUSHING WATER SUPPLY FROM STP
EFHC
SOHNA

SITE PLAN

AREA CALCULATION FOR GROUP HOUSING

S.NO.	BLOCK A (Area under Group Housing)	No. of DUs	BLOCK B (Area under Group Housing)	No. of DUs	BLOCK C (Area under Group Housing)	No. of DUs	BLOCK A (3 nos) (Area under Group Housing)	No. of DUs	BLOCK B (6 nos) (Area under Group Housing)	No. of DUs	BLOCK C(4Nos) (Area under Group Housing)	No. of DUs	BLOCK F (EWS) (Area under Group Housing)	No. of DUs	BLOCK E COMMUNITY BUILDING	BLOCK D CONVENIENT SHOPPING	BLOCK H NURSERY SCHOOL	BLOCK G PRIMARY SCHOOL	BLOCK I,J,K STAIRCASE MUMTY ON GF	TOTAL AREA CALCULATIONS
GROUND FLOOR COVERED AREA	462.450		494.130		458.344		1387.35		2964.78		1833.376		671.202		877.5	356.189	260.153	1273.64	46.584	9670.774
GROUND FL. FAR	117.82		117.82		139.708		353.46		706.92		558.832		671.202	27	877.5	356.189	260.153	1273.64		5057.896
1ST FLOOR	423.999	4	455.679	4	395	3	1271.997	12	2734.074	24	1580	12	639.854	28	401.735		251.433	1209.179		8088.272
2ND FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12	639.854	28			251.433	1209.179		7168.389
3RD FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12	639.854	28				309.022		6016.799
4TH FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12	639.854	28						5707.777
5TH FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12	639.854	28						6035.845
6TH FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12	507.997	22						5903.988
7TH FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
8th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
9th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
10th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
11th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
12th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
13th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
14th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
15th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
16th FLOOR	387.547	4	387.547	4	395	3	1162.641	12	2325.282	24	1580	12								5067.923
17th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
18th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
19th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
20th FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
21st FLOOR	423.999	4	423.999	4	395	3	1271.997	12	2543.994	24	1580	12								5395.991
22nd FLOOR	387.547	4	387.547	4	281.282	2	1162.641	12	2325.282	24	1125.128	8								4613.051
23rd FLOOR					281.282	2					1125.128	8								1125.128
24th FLOOR					281.282	2					1125.128	8								1125.128
MUMTY & M. RM.	73.784		73.784		91.793		221.352		442.704		367.172		58.681		57.544		48.105	70.042		1265.600
								264	MAIN	528	MAIN	276	MAIN+108 S	189	EWS					
TOTAL FAR USED FOR DIFFERENT BLOCKS (COUNT IN OVERALL FAR)							27134.478		54459.036		37114.216		4378.469		1279.235	356.189				124721.623
TOTALCOVED. AREA USED FOR DIFFERENT BLOCKS							28389.720		57159.600		38755.932		4437.150		1336.779	356.189	811.124	4071.062	46.584	135364.140
Total DU								264	MAIN	528	MAIN	276	MAIN+108 S	189	EWS					
Population (as per approved Zoning) M. 5.0 per DU, E&S. 2.0 per DU (for EWS and servent)								1320		2640		1596		378						5934

MASTER AREA CHART

S. NO.	DISCRIPTION		UNITS
1	TOTAL SITE AREA	18.744	ACRES
	OR	75854.156	SQ.MTS.
2	SITE AREA FOR FAR CALCULATION	17.6175	ACRES
	OR	71295.380	SQ.MTS.
3	PERMISSIBLE FAR @175% OF 17.6175 ACRES	124766.915	SQ.MTS.
4	PERMISSIBLE GF. COVD. @35% OF 17.6175 ACRES	24953.383	SQ.MTS.
5	PROPOSED TOTAL GROUND FLOOR COVD.AREA	9670.774	SQ.MTS. (13.56%)
6	ACHIEVED FAR OF HOUSING	124721.623	SQ.MTS. (174.93%)
7	PROPOSED BASEMENT FLOOR COVD. AREA	47351.876	SQ.MTS.
8	TOTAL PROPOSED COVD. AREA WITH BASEMENT	182716.016	SQ.MTS.
	CONVENIENT SHOPPING AREA DETAIL		
	PERMISSIBLE FAR @.5 % OF 17.6175 ACRES	356.477	SQ.MTS.
	PERMISSIBLE GROUND COVERAGE @100%	356.477	SQ.MTS.
	PROPOSED GROUND FLOOR COVD. AREA	356.189	SQ.MTS.
	PROPOSED FAR OF CONV. SHOPPING	356.189	SQ.MTS.
	NURSERY SCHOOL AREA DETAIL		
	PERMISSIBLE SITE AREA=0.2 ACRE OR	809.37	SQ.MTS.
	PROPOSED SITE AREA=(33.88X23.885)	809.37	SQ.MTS.
	[AS SHOWN N1-N2-N3-N4-N1]		
	PERMISSIBLE FAR 100% ON .2 ACRES	809.370	SQ.MTS.
	PERMISSIBLE GROUND COVERAGE @33%	267.092	SQ.MTS.
	PROPOSED GROUND FLOOR COVD. AREA	260.153	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)	763.019	SQ.MTS.
	PRIMARY SCHOOL AREA DETAIL		
	PERMISSIBLE SITE AREA=1.0 ACRE OR	4046.85	SQ.MTS.
	PROPOSED SITE AREA =(40.335X23.89)+[74.215X41.545]		
	=963.603+3083.26(AS SHOWN N5-N6-N7-N2-N3-N4-N5)	4046.85	SQ.MTS.
	PERMISSIBLE FAR 100% ON 1.0 ACRES	4046.850	SQ.MTS.
	PERMISSIBLE GROUND COVERAGE @33%	1335.461	SQ.MTS.
	PROPOSED GROUND FLOOR COVD. AREA	1273.64	SQ.MTS.
	PROPOSED FIRST FLOOR COVD. AREA	1209.179	SQ.MTS.
	PROPOSED SECOND FLOOR COVD. AREA	1209.179	SQ.MTS.
	PROPOSED THIRD FLOOR COVD. AREA	309.022	SQ.MTS.
	PROPOSED FAR OF PRIMARY SCHOOL(G+1ST+2ND+3RD)	4001.02	SQ.MTS.

DENSITY AND POPULATION DETAIL:	PERMISSIBLE	PROPOSED	
MAIN DWELLING UNITS		1068	NOS.
EWS UNITS	189	189	NOS.
SERVENTS UNITS	107	108	NOS.
POPULATION OF MAIN D.U. @5 OF 1068		5340	PERSONS
POPULATION OF EWS @2 OF 189		378	PERSONS
POPULATION OF SERVENT@2 OF 108		216	PERSONS
TOTAL PROPOSED POPULATION DENSITY	047	5934	PERSONS

PARKING AREA CALCULATION

REQUIRED PARKING @ 1.5 EQUIVALENT CAR SPACE		
FOR EACH DWELLING UNIT (TOTAL UNITS=1068) =	1068X1.5=	1602 NOS.
REQ. COVD. PARKING@ 75%OF 1602=	1201.5 SAY- 1202	NOS.
PROVIDED BASEMENT COVERED PARKING AREA		
(EXCLUDING BASEMENT SERVICE CORE AREA)=	43371.637	SQ.MTS
PROVIDED BASEMENT COVERED PARKING NOS. =	1239	CARS
(AS SHOWN IN BASEMENT PLAN)		
REQ. PARKING FOR EWS@ 5%OF 1602=80.1SAY 81 NOS.		
PROVIDED PARKING FOR EWS=	81 NOS.	
(AS SHOWN IN BASEMENT PLAN 1159 TO 1239)		
PARKING AREA PROVIDED AT STREET LVL.=		
PARKING PROVIDED AT STREET LVL. =450 NOS.		
(AS SHOWN IN SITE PLAN)		
TOTAL PROVIDED PARKING= 1239+450	1689	NOS.

OPEN PARKING AREA CALCULATIONS DETAIL

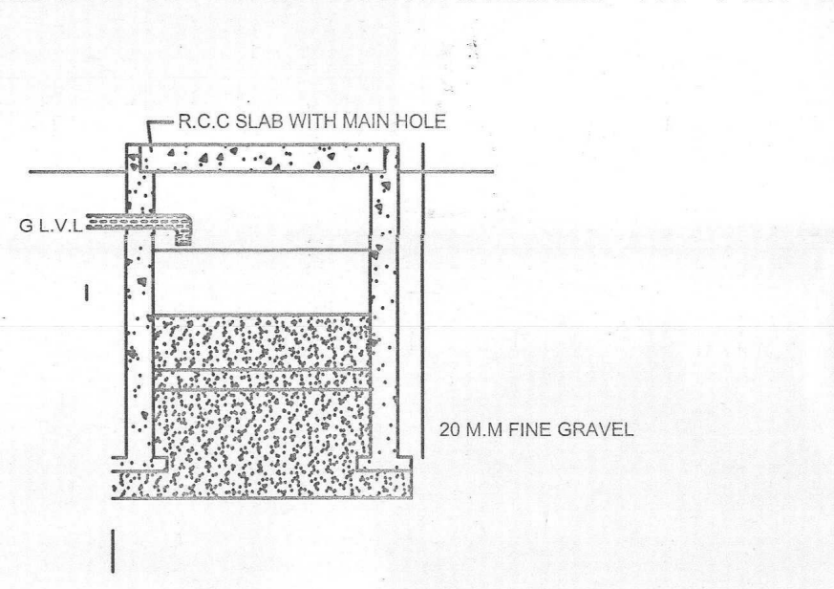
S. NO.	SHAPE	LENGTH (HOR.)	LENGTH 2 (HOR.)	WIDTH (VERT.)	NO.	AREA (SQ.MTS.)	FORMULA
ADDITIONS							
P1	REC.	251.185	0	7	1	1758.295	LXB
P2	REC.	17.5	0	10	1	175.000	
P3	RECT.	5	0	186.5	1	932.500	LXB
P4	REC.	17.5	0	5	1	87.500	
P5	RECT.	19.82	0	3	1	59.460	LXB
P6	REC.	41.105	0	8.1	1	332.951	LXB
P7	RECT.	14.445	0	48.935	1	706.866	LXB
P8	RECT.	51.73	0	11	1	569.030	LXB
P9	TRAP.	4.65	5	17.5	1	84.4375	
P10	TRIANGLE	32.465	0	3.245	1	52.674	
P11	REC.	61.75	0	5	1	308.750	LXB
P12	REC.	43.295	0	3.245	1	140.492	LXB
P13	TRIANGLE	60	0	2.175	1	65.250	LXB
P14	REC.	60	0	6.015	1	360.9	LXB
P15	REC.	60	0	5	1	300	LXB
P16	REC.	55.9	0	6	1	335.4	LXB
P17	REC.	25	0	5	1	125	LXB
P18	REC.	32.31	0	5.945	1	192.08295	LXB
P19	REC.	7.38	0	36.38	1	268.4844	LXB
P20	REC.	7	0	90.56	1	633.92	LXB
P21	REC.	68.57	0	7	1	479.99	LXB/2
P22	REC.	5.415	0	21.14	1	114.4731	L1+L2)/2*B
P23	REC.	2.905	0	17.145	1	49.806225	LXB
P24	REC.	6.5	0	23.15	1	150.475	LXB
P25	REC.	55	0	8.495	1	467.225	LXB
P26	REC.	74.05	0	6	1	444.3	LXB
P27	REC.	5.5	0	52.655	1	289.6025	LXB
P28	REC.	9.155	0	40.93	1	374.71415	LXB
P29	REC.	48.985	0	11	1	538.835	LXB
P30	REC.	55	0	7	1	385	LXB
P31	REC.	28.66	0	5	1	143.3	LXB
P32	REC.	33.815	0	9.57	1	323.60955	LXB
	PROVIDED TOTAL OPEN AREA FOR PARKING=					11250.324	SQ.M.
	PROVIDED OPEN CAR PARKING=					450	NOS.
	(AS SHOWN IN SITE PLAN)						

GREEN AREA CALCULATION

S. NO.	SHAPE	LENGTH (HOR.)	WIDTH (VERT.)	NO.	AREA (SQ.MTS.)	FORMULA
ADDITIONS						
G1	REC.	7.96	30.325	1	241.387	LXB
G2	RECT.	15.725	13.5	1	212.288	LXB
G3	RECT.	21.39	13.155	1	281.385	LXB
G4	RECT.	77.325	48.08	1	3717.786	LXB
G5	REC.	65.785	30.08	1	1978.813	LXB
G6	REC.	31.4	35	1	1099.000	LXB
G7	REC.	27.2	12.435	1	338.232	LXB
G8	REC.	22.01	48.915	1	1076.619	LXB
G9	REC.	11.76	15.08	1	177.341	LXB
G10	REC.	16	13.5	1	216.000	LXB
G11	REC.	11	15.43	1	169.730	LXB
G12	REC.	8.825	18.15	1	160.174	LXB
G13	REC.	8.665	18.15	1	157.270	LXB
G14	REC.	29.99	29.995	1	899.550	LXB
			TOTAL=		10725.574	SQ. M.
DIDUCTIONS						
BLOCK I	REC.	3.06	5.075	1	15.530	LXB
BLOCK J	REC.	3.06	5.075	1	15.530	LXB
			TOTAL=		31.059	SQ. M.
GREEN AREA= ADDITIONS-DEDUCTIONS =					10694.515	
REQUIRED GREEN AREA @15% OF 17.6175ACRES=					10694.31	SQ.M.
PROVIDE GREEN AREA =					10694.515 SQ.MT.(15%)	

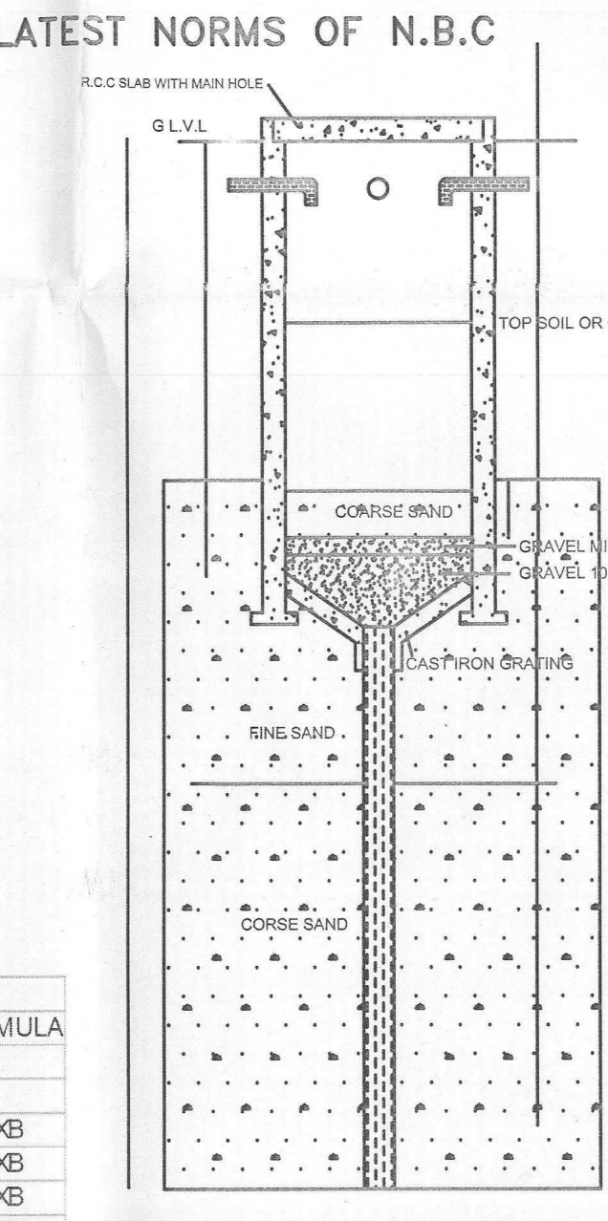
NOTES

(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 IS FULLY SPRINKLERED AS PER LATEST NORMS OF N.B.C



R.C.C SLAB WITH MAIN HOLE
G.L.V.L
20 M.M FINE GRAVEL

DETAILED SECTION OF RECHARGE WALL & SYSTEM OF COLLECTION OF R.W. P



R.C.C SLAB WITH MAIN HOLE
G.L.V.L
TOP SOIL OR CLAYEE SOIL
COARSE SAND
GRAVEL MIX
GRAVEL 10.0 M.M
CAST IRON GRATING
FINE SAND
CORSE SAND

RECHARGE WELL

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 coloniser/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.

NOTE:-

1. THE MALBA OFTHE CONSTRUCTION WILL BE REMOVED WEEKLY BASIS. IF THE SAME IS NOT DONE IN THAT CASE THE LOCAL BODY SHELL REMOVE THE MALBA AND COST SHALL SHALL BE BORNE BY THE WONER 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 PROPECTIVE MATERIAL SHALL BE HOISTED AT THE FACADES OF THE BUILDING TO ENSURE THAT ANY
3. NOISE RELATED ACTIVITIES WILL NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT AFTER 10 pm.
THE LIFT AND MACHIE ROOM SHALL BE AT PER I.S.I. STANDARD.

PROPOSED BUILDING PLAN 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.

SCALE:- 1:500

NORTH:- N

OWNER'S SIGN:-
For AUM Shri Hotels & Resorts Pvt. Ltd.
Authorised Signatory

ARCHITECT'S SIGN:-
Manmeet Singh Batra
Architect
CA/90/13535

SITE PLAN 1