	AREA DETAIL		
1	PLOT AREA (GROSS)	17.0 ACRES	68796.45 SQM.
3	PERMISSIBLE GROUND COVERAGE	@35% OF68796.45	24078.757 SQM.
4	PROPOSED GROUND COVERAGE		9554.974 SQM.
5	PERMISSIBLE FAR	175% OF 68796.45	120393.787 SQM.
6	PROPOSED FAR		120314.087 SQM.
7	REQUIRED GREEN AREA	@15% OF 68796.45	10319.467 SQM.
8	PROPOSED GREEN AREA		10635.86 SQM.
9	PERM. COMMERCIAL AREA	@ 0.5% OF 68796.45	343.982 SQM.
10	PROPOSED COMMERCIAL AREA		330.131 SQM.
	DETAIL OF POPULATION		
11	PERMISSIBLE DENSITY	300 P.P.A. OF 17.00	5100
12	NO. OF D.U.	918X5	4590
13	E.W.S.	162 X 2	324
14	SERVICE PERSONEL	92 x 2	184
	TOTAL POPULATION		5098
15	ACHIEVED DENSITY	5098/17	299.882 P.P.A.
16	REQUIRED E.W.S.	@ 15% OF 918	162
17	PROPOSED E.W.S.		162
18	REQUIRED SERVICE PERSONAL	@ 10% OF 918	91.8
19	PROPOSED SERVICE PERSONAL		92
	PARKING DETAIL		
20	REQUIRED NO. OF CAR PARKING	@ 1.5 E.C.S./MAIN D.U.	1377
21	REQUIRED PARKING	75% OF 1377	1033
22	PROPOSED COVERED PARKING IN BASEMENT		986
23	STILT PARKING		237
24	PROPOSED COVERED PARKING RESERVED FOR EWS	5% OF 1377	68.85
25	PROPOSED OPEN PARKING		243
	TOTAL PROPOSED PARKING		1466

REQUIRED CAR PARKING FOR EWS FLATS @ 5% OF 1377 = 69 ECS.
PROVIDED
BASEMENT - E = 25 TO 35 & 343 TO 372 = 40 ECS.
OPEN = 1 TO 29 = 29 ECS.
TOTAL = 40 + 29 = 69 ECS.

GREEN AREA

G1	35.727 x 19.482	696.033
G2	57.196 x 16.116	921.770
G3	40.956 x 18.750	767.925
G4	34.939 x 30.987	1082.654
G5	31.101 x 12.218	379.992
G6	11.86 x 10.050	119.193
G7	22.120 x 30.0	663.6
G8	17.793 x 3.250	57.827
G9	26.040 x 12.150	316.386
G10	63.00 x 51.664	3254.832
G11	45.819 x 51.842	2375.348
TOTAL		10635.86

PARKING DETAIL :-

1. TOTAL PARKING REQUIRED@1.5 ECS/MAINDU (95+79+10)
   = 184X1.5
   = 276 ECS
2. PARKING REQUIRED = 75% OF 207
   = 207 CARS
3. TOTAL PARKING REQUIRED = 207 CARS

OPEN PARKING REQUIRED @ 15% OF 207 CARS = 31.05 I.E 32 CARS
PROVIDED CARS = 52 NOS.

PROPOSED CAR PARKING AT BASEMENT-2
= 209 NOS
TOTAL PROPOSED CAR PARKING = OPEN PARKING+BASEMENT PARKING
= 52+209= 261 NOS CAR

TOWER	GR.COVERAGE	STILT	GR.F.A.R.	NO. OF FLOORS	FAR ACHIEVED	NO. OF UNITS	
					SQM	MAIN UNIT	SER / E.W.S
1	517.495	468.564	48.931	S+11	5384.93	44	----
2	517.495	468.564	48.931	S+11	5384.93	44	----
3	603.002	470.137	132.865	S+12	6017.365	48	----
4	451.696	402.721	48.975	S+11	4744.369	44	----
5	490.654	441.723	48.931	S+12	5638.675	48	----
6	520.62	471.689	48.931	S+12	5933.431	48	----
7	314.588	267.852	46.736	S+12	3056.456	24	----
8	314.588	267.852	46.736	S+12	3056.456		----
A	643.85	121.128	522.722	GS+19	12532.318	79	02
B	643.85	121.128	522.722	GS+19	12532.318	79	02
C	480.74	90.13	373.78	GS+23	10768.768	95	02
D	480.74	90.13	373.78	GS+23	10768.768	95	02
E	480.74	90.13	373.78	GS+19	8960.944	79	02
F	451.524	----	451.524	G+4	2210.692	10	02
G	466.412	98.789	349.351	GS+9	4278.202	39	20
H	465.102	98.789	349.351	GS+14	6441.247	59	30
I	465.102	98.789	349.351	GS+14	6441.247	59	30
EWS(I)	327.179	----	327.179	G+7	2545.622	----	104
EWS(II)	383.227	----	383.227	G+3	1463.896	----	58
SHOPPING-I	212.949	----	212.949	G	212.949	----	----
SHOPPING-II	117.182	----	117.182	G	117.182	----	----
COM. BUILDINGS	206.239	----	206.239	G+2	620.582	----	----
TOTAL	9554.974	4068.115	5384.173		120314.087	918	254

92
162

AREA OF BASEMENT= A =12821.04 Sqmt
AREA OF BASEMENT = B =17194.74 SQMT.
AREA OF BASEMENT = C =73062 SQMT
AREA OF BASEMENT = D = 15776.393 SQMT
AREA OF BASEMENT = E = 14570.784 SQM
TOTAL COVD AREA IN ALL BASEMENT = 38099.157 SQMT

BASEMENT A CAR PROVIDED = 334 CAR
BASEMENT B CAR PROVIDED = 38 CAR
BASEMENT C CAR PROVIDED = 200 CAR
BASEMENT D CAR PROVIDED = 62 CAR
BASEMENT E CAR PROVIDED = 372 CAR
TOTAL =1031 CARS

STRUCTURAL STABILITY CERTIFICATE

I) CERTIFIED THAT THE BUILDING PLANS FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 30 BUILDING BYE LAWS, 1965 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

II) IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITIONS IS 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.
IT IS ENSURED THAT THE EFFECT OF THE SURROUNDING SOIL & STRUCTURE IF ANY ARE TAKEN IN TO ACCOUNT IN DESIGN & ADEQUATE DRAINAGE PROVISIONS INCLUDING ARE MADE.

NOTE FOR WATER HARVESTING

1. I APPROVE THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM AREA FOR INSTALLATION/CREATION OF WATER RECHARGE AS STIPULATED UNDER CLAUSE 12.4.12.4.1, AND THE INFORMATION GIVEN THEREIN IN FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. WATER WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE. THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.

CERTIFICATE

I SHALL ENSURE THAT THE CONSTRUCTION WILL BE ADVANCED REGULARLY BASIS. IF THE SAME IS NOT DONE IN THAT CASE THE LOCAL BODY SHALL REMOVE THE WORK AND COST SHALL BE BORNE BY THE OWNER OF PLOT.

2. DURING CONSTRUCTION IT IS MANDATORY ON THE PART OF THE OWNER TO PROVIDE SCREEN THE CONSTRUCTION SITE OF MINIMUM BOUNDARY WALL OF CGI SHEET & SCREEN WALL NOT LESS THAN 8' IN HEIGHT FROM GROUND LEVEL WHICH IS TO BE PAINTED TO AVOID INCONVENIENT LOOK FROM ROAD SIDE IN ADDITION TO THIS A MIST OR SIMILAR OTHER PROTECTIVE MATERIAL SHALL BE ADOPTED 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 I.S.I. STANDARD WITH 100% POWER BACKUP

NOTES
1. THE GATE & BOUNDARY WALL AS PER STANDARD DESIGN
2. THE SLOPE OF ALL INTERNAL SOIL & WASTE PIPE SHALL BE GENERALLY 1 IN 40 OR 2.5 CM/M
3. ALL HORIZONTAL I.C. SOIL AND WASTE PIPE SHALL RUN WITH MINIMUM 1 IN THE SLOPE OF 1/40
4. THE LOCATION OF SPRINKLERS MAY VARY AS PER ARCHITECTURAL DESIGN CONSTRAINTS, THE SPRINKLERS SHALL BE SUITABLY INCREASED IF PACK OF COVER AN AREA OF 200 SQ.M.
5. THE SPRINKLER INSTALLATION SHALL BE IN CONFORMITY WITH IS 15105 : 2005 & OTHER RELEVANT GUIDELINES

HORIZONTAL PIPE CONNECTIONS SHALL BE AS FOLLOW

FROM WASH BASIN TO FIT	32MM PIPE
FROM W.C TO F.T	100 PIPE
FROM FT TO VERTICAL STACK	100M PIPE
FROM WC TO VERTICAL STACK	100M PIPE

NOTES ON FIRE FIGHTING

1. Every FHC shall be consisting of as per IS the following: Incl. 63mm dia single headed Hydrant Valve (Qty. 2 nos), 63mm dia 15mts long RL Hose reel, 16 mm dia M.S.W.P. with universal nozzle with 6mm bore nozzle, MS 63mm dia male and female (M/F) type coupling, Incl 200mm dia Branch pipe with 25mm nozzle.
2. THE LOCATION OF SPRINKLER MAY VARY AS PER FIRE CONSTRAINTS DRAWING FOR DETAILED DESIGN PLAN. THE SPRINKLERS SHALL BE GENERALLY INSTALLED AT I.C. LACK OF COVER FOR AREA OF APP 12 SQ.M.
3. THE SPRINKLER INSTALLATION SHALL BE IN CONFORMITY WITH IS 15105 : 2005 & OTHER RELEVANT GUIDELINES

SYMBOL	DESCRIPTION
	TOWER MAIN R.C.C. WATER PIPE
	100M DIA SOIL & VENT PIPE
	100M DIA SOIL/OPENWAY PIPE (SHOP)
	150M WATER SUPPLY RISER PIPE
	1 No. 25 TARE 100M RISER FOR FOR LOOP FOR F.F
	150 WATER SUPPLY ON TANK FOR KITCHEN
	100M RAIN WATER PIPE
	150M FIRE RISER
	150M SPRINKLER RISER
	RAIN WATER PIPE
	75M RAIN WATER PIPE

SYMBOL	DESCRIPTION
	WASTE PIPE LINE
	FLOOR DRAIN WorkArea WGM-150mm GRATING
	FLOOR TRAP WorkSpace WGM-150mm GRATING
	FIRE HOSE CABINET
	SPRINKLER LINE
	CONCEALED WATER SUPPLY LINE
	FIRE LINE
	AIR RELEASE VALVE

SYMBOL	DESCRIPTION
	MANHOLE
	SEWER LINE
	CIRCULAR MANHOLE
	CATCH BASIN
	RAIN WELL
	EXTERNAL FIRE HYDRANTE
	FIRE HYDRANT
	FIRE BRIGADE CONNECTION
	FIRE LINE
	OVER HEAD WATER LINE
	PROPOSED TUBE WELL
	INVERT LEVEL
	GROUND LEVEL
	MUNICIPAL SUPPLY LINE
	CORR. WATER LINE

RAIN WATER HARVESTING DETAIL

PROJECT:
PROPOSED BUILDING PLAN FOR GROUP HOUSING AREA MEASURING 17.0 ACRES(LICENCE NO. 64 OF 2011 DATED 16-07-2011) IN SECTOR-37C, GURGAON BEING DEVELOPED BY M/s PHOENIX DATATECH SERVICES (P) LTD. AND OTHERS

OWNERS SIGN.

ARCHITECT'S SIGN.

SITE PLAN — SCALE 1 : 500

ARCHITECTS
PRADEEP SHARMA ARCHITECTS (P) LTD.
64 POORI MARG, VASANT VIHAR NEW DELHI

DESIGN FORUM OF ARCHITECTS
www.dfa.in
C-10, SECTOR - 3, NOIDA-201301 (NCR DELHI) INDIA
TEL : +91 120 460 1000
FAX : +91 120 460 1000
dfaconsultants@gmail.com

DRAWING BY..

AREA SCHEDULE

TOTAL PLOT AREA = 17.00 acres = 68796.45sqmt.
PER F.A.R.@175 OF 17.0 acres 120393.043 SQMT.
PER.GROUND COV.@35% OF PLOT AREA = 24078.757 SQMT.
PER.F.A.R.@1.75% OF PLOT AREA = 120393.787 SQMT.
PER GREEN AREA @15 % OF PLOT AREA = 10319.467 SQMT.
PER CONVENIENT SHOPPING @ 0.5% OF PLOT AREA = 343.982 SQMT.

PERMISSIBLE EWS 15% TOTAL UNITS @700 = 105 UNITS			
PERMISSIBLE SERVANT ROOM 10% TOTAL MANDU UNITS @596 = 60 UNITS			
PERMISSIBLE DENSITY = (MAX.300 PERSONS / ACRE)			300X11.05 = 3315
			PERSONS
PROPOSED EWS UNITS = 104 UNITS			104X2 = 208
PROPOSED SERVANT UNITS = 60 UNITS			60X7 = 420
PROPOSED MAINDU UNITS = 536 UNITS			536X5= 2680
			TOTAL = 3308 PERSONS

ALL PH.	MAINDU	OC GRANTED EWS	OC GRANTED SER.	F.A.R.	GREEN
OC GRANTED PH-1	157	30	15.7	17745.103	2048.228
OC GRANTED PH-2	255	74	25.5	38469.445	6481.176
OC APPLIED PH-3	184		18.4	21884.678	7109.279
TOTAL	**596**	**104**	**59.6**	**78099.226**	**15639**

S.NO	DISCRIPTION	TOWER D				TOWER E				TOWER F				BASEMENT	TOTAL AREA				
		A	B	C	D	A	B	C	D	A	B	C	D	E	A	B	C	D	E
		SANCTIONED F.A.R.	ACHIEVED F.A.R.	Major changes (area deviation)	Major Internal changes NON. F.A.R.	SANCTIONED F.A.R.	ACHIEVED F.A.R.	Major changes (area deviation)	Major changes NON. F.A.R.	SANCTIONED F.A.R.	ACHIEVED F.A.R.	Major changes(area deviation)	Major Ichanges+ NON. F.A.R.	Area added without sanctioned	SANCTIONED F.A.R.	ACHIEVED F.A.R.	Major changes(area deviation)	Major Internal changes NON. F.A.R.	Area added without sanctioned
1	Basement													8600.945			0	0	8600.945
2	Ground floor	373.780	367.583	109.418	83.048	373.78	370.713	3.067	155.012	451.524	445.754	5.77	24.097		1199.084	1184.050	118.255	262.157	
3	1st Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780	439.792	434.491	5.301	24.097		1343.704	1337.475	6.229	255.813	
4	2nd Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780	439.792	434.491	5.301	24.097		1343.704	1337.475	6.229	255.813	
5	3rd Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780	439.792	434.491	5.301	24.097		1343.704	1337.475	6.229	255.813	
6	4th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780	439.792	434.491	5.301	24.097		1343.704	1337.475	6.229	255.813	
7	5th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
8	6th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
9	7th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
10	8th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
11	9th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
12	10th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
13	11th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
14	12th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
15	13th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
16	14th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
17	15th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
18	16th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
19	17th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
20	18th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
21	19th Floor	451.956	451.492	0.464	118.936	451.956	451.492	0.464	112.780						903.912	902.984	0.928	231.716	
22	20th Floor	451.956	451.492	0.464	118.936										451.956	451.492	0.464	118.936	
23	21st Floor	451.956	451.492	0.464	118.936										451.956	451.492	0.464	118.936	
24	22nd Floor	451.956	451.492	0.464	118.936										451.956	451.492	0.464	118.936	
25	23rd Floor	451.956	451.492	0.464	118.936										451.956	451.492	0.464	118.936	
26	TOTAL	10768.768	10751.899	120.09	2818.58	8960.944	8949.061	11.88	2297.83	2210.692	2183.718	26.97	120.49	8600.95	21940.40	21884.678	158.95	5236.89	

PROJECT:-
DEVIATION DRAWING
OF GROUP HOUSING AT PLOT NO.-
THE ESFERA' AT SECTOR-37 C, GURGAON
FOR ----------

ARCHITECT'S SIGNATURE
RAJIV GANDHI
ARCHITECT
LIC. No. CA / 91/13852

CLIENT'S SIGNATURE
For IMPERIA STRUCTURES LTD.
Authorised Signatory

SCALE : 1:100

DATE : ----

SITE PLAN

DESIGN FORUM OF ARCHITECTS
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DRG. NO. 100

REV.