

*[Signatures]*  
 D.I.P. (H.O.) Member Secretary  
 S.T.P. (G) Member B.P.C.  
 C.T.P. (H.O.) Chairman B.P.C.

**SANCTIONED**

To be used in conjunction with Memo No. 31629 dt. 25-03-2013

- NOTES**
1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
  2. THE DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE FOLLOWED.
  3. ALL DIMENSIONS SHALL BE CHECKED & CORRELATED WITH RELEVANT ARCHITECTURAL, STRUCTURAL & SERVICE DRAWINGS & ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECTS BEFORE COMMENCEMENT OF WORK AT SITE.
  4. GATE AND BOUNDARY WALL AS PER GOVT. STD. DESIGN.
  5. BASEMENT & SERVICE AREA 100% POWER BACKUP.

**PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY**  
 AREA MEASURING 13.8375 ACRES.  
 (LICENSE NO. 108007 OF 2011 DATED 28.9.2011)  
 IN SECTOR-76, DISTRICT-GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY INDIVIDUAL LANDOWNERS IN COLLABORATION WITH M/S NINEX DEVELOPERS PVT.LTD.

**PLUMBING LEGEND:**

S NO	DESCRIPTION	SYMBOL
1.	110 Ø PVC SOIL & VENT PIPE	(Symbol)
2.	110 Ø PVC WASTE & VENT PIPE	(Symbol)
3.	DOMESTIC WATER SUPPLY DN TAKE PIPE (GRAVITY)	(Symbol)
4.	HOT WATER SUPPLY DN TAKE PIPE	(Symbol)
5.	FLUSHING WATER SUPPLY DN TAKE PIPE	(Symbol)
6.	75 Ø PVC ASP PIPE	(Symbol)
7.	110 Ø PVC RAIN WATER FROM TERRACE	(Symbol)
8.	75 Ø PVC RAIN WATER FROM BALCONY	(Symbol)
9.	DOMESTIC WATER RISER PIPE	(Symbol)
10.	FLUSHING WATER RISER PIPE	(Symbol)
11.	FLOOR TRAP (FT)	(Symbol)
12.	FLOOR DRAIN (FD)	(Symbol)
13.	DRAIN POINT (DP)	(Symbol)
14.	FLOOR CLEAN OUT	(Symbol)
15.	WASTE PIPE	(Symbol)
16.	SOIL PIPE	(Symbol)

150MM Ø FIRE RING	(Symbol)
200MM Ø SWP	(Symbol)
400MM Ø CI/DI PIPE	(Symbol)
100MM Ø WATER PIPE	(Symbol)
TW&E WELL LINE	(Symbol)
HUDA LINE	(Symbol)
80MM Ø FLUSHING/IRRIGATION	(Symbol)

**CLIENT**  
**M/S NINEX DEVELOPERS PVT. LTD.**

**PROJECT TITLE**  
**PROPOSED GROUP HOUSING COLONY**  
 IN SECTOR-76, DISTRICT-GURGAON MANESAR URBAN COMPLEX

**SHEET TITLE**  
**SITE PLAN**

DATE = \_\_\_\_\_ DRAWING NO. 1  
 SCALE = 1:500  
 JOB NO. = \_\_\_\_\_  
 DRAWN = KASHMIR

**ARCHITECTS:**  
 DESIGN DYNAMICS INDIA PVT. LTD.  
 ARCHITECTS, INTERIOR DESIGNERS & PLANNERS  
 108, VIJAY VIHAR, SILOKHRA ROAD, SECTOR-30, GURGAON  
 TEL:+919871552406, FAX:+91124-4262066, E-MAIL: vjinhra@yahoo.com

**ARCHITECT'S SIG.**

*[Signatures]*  
**OWNER'S SIG.**

**DETAIL OF AREA STATEMENT**  
 TOTAL AREA OF THE SITE=13.8375 ACRES (59998.287 SQ.M.)  
 TOTAL PLOT AREA FOR F.A.R. PURPOSE=59998.287 SQ.M.(13.8375ACRES)  
 PERMISSIBLE F.A.R.=175% = 97997.002 SQ.M.  
 PROP. F.A.R.=1173.738 % = 97290.400 SQ.M.  
 PERMISSIBLE SHOPPING AREA 0.5% = 279.991 SQ.M.  
 PROP. F.A.R. = (0.489 %) = 274.145 SQ.M.  
 PER. GROUND FLOOR COV. AREA=35% OF THE PLOT AREA = 3599.400 SQ.M.  
 PROP. F.A.R. = (14.830 %) = 8304.770 SQ.M.  
**AREA STATEMENT (TO BE COUNTED IN FAR):**  
 GROUND FLOOR COV. AREA  
 TOWER-1,2,3,4 = 689.856X4 = 2759.424 SQ.M.  
 TOWER-5,6 = 827.826X2 = 1655.652 SQ.M.  
 TOWER-7 = 526.033 SQ.M.  
 TOWER-8 = 802.77 SQ.M.  
 VILLA (TYPICAL) = 118.55X17 = 2015.35 SQ.M.  
 SHOPPING BLOCK = 180.00 SQ.M.  
 SHOPPING BLOCK = 94.145 SQ.M.  
 COMMUNITY = 271.396 SQ.M.  
 TOTAL GROUND FLOOR COV. AREA = 8304.770 SQ.M.

**TOWER-1,2,3,4 (TYPICAL REF.DWG.-2,3)**  
 GROUND FLOOR AREA = 689.856 SQ.M.  
 FIRST FLOOR AREA = 646.645X18FLOOR = 11639.610 SQ.M.  
 TOTAL TOWER AREA = 689.856 + 11639.610 = 12329.466 SQ.M.  
 TYPICAL AREA FOR TOWER 1,2,3,4 = 12329.466X4 = 49317.864 SQ.M.

**TOWER-5,6 (TYPICAL REF.DWG.-4,5)**  
 GROUND FLOOR AREA = 827.826 SQ.M.  
 FIRST FLOOR AREA = 789.135X18FLOOR = 14204.430 SQ.M.  
 TOTAL TOWER AREA = 827.826 + 14204.430 = 15032.256 SQ.M.  
 TYPICAL AREA FOR TOWER 5,6 = 15032.256 X2 = 30064.512 SQ.M.

**TOWER-7 (TYPICAL REF.DWG.-6,7)**  
 SHOPPING BLOCK AREA = 180.00 SQ.M.  
 FIRST FLOOR AREA = 499.392X18FLOOR = 8989.056 SQ.M.  
 TOTAL TOWER AREA = 180.00 + 8989.056 = 9169.056 SQ.M.  
 TYPICAL AREA FOR TOWER 7 = 9169.056 X1 = 9169.056 SQ.M.

**TOWER-8 EWS (TYPICAL REF.DWG.-8)**  
 GROUND FLOOR AREA = 802.770 SQ.M.  
 FIRST, 2ND, 3RD FLOOR AREA = 798.053 X3 FLOOR = 2394.150 SQ.M.  
 TOTAL TOWER AREA = 802.770 + 2394.150 = 3196.920 SQ.M.  
 TYPICAL AREA FOR TOWER 8 = 3196.92 X1 = 3196.920 SQ.M.

**VILLA (TYPICAL REF.DWG.-9)**  
 GROUND FLOOR AREA = 118.55 SQ.M.  
 FIRST FLOOR AREA = 104.50 SQ.M.  
 SECOND FLOOR AREA = 33.99 SQ.M.  
 TOTAL VILLA AREA = 257.04 SQ.M.  
 TYPICAL AREA FOR VILLA = 257.04 X17 VILLAS = 4369.680 SQ.M.

**SHOPPING BLOCK (REF.DWG.-10)**  
 GROUND FLOOR AREA = 180.00 + 94.145 = 274.145 SQ.M.  
 COMMUNITY (REF.DWG.-10)  
 GROUND FLOOR AREA = 271.396 SQ.M.  
 FIRST FLOOR AREA = 193.840 SQ.M.  
 TOTAL SINGLE BLOCK AREA = 271.396 + 193.840 = 465.236 SQ.M.  
 PARGOLLA COVERED AREA = (44.408 + 42.546) = 86.954 SQ.M.

**NET ACHIVED F.A.R. AREA = TOWER 1T08 +VILLA+SHOPPING + COMMUNITY =**  
 = 49317.864 + 30064.512 + 9515.089 + 3196.92 + 4369.680 +  
 + 274.145 + 465.236 + 86.954 = 97290.400 SQ.M.

**BASEMENT COV. AREA VILLAS (REF.DWG.-9) = 100.84X17 UNITS = 1714.280 SQ.M.**  
**BASEMENT COV. AREA COMMUNITY (REF.DWG.-10) = 271.396 SQ.M.**  
**BASEMENT-1 COV. AREA (REF.DWG.-11) = 3691.680 SQ.M.**  
**BASEMENT-2 COV. AREA (REF.DWG.-12) = 8991.917 SQ.M.**  
 = 37899.273 SQ.M.

**TOWER-1 104 MUMTY AREA = REF.DWG.-2,3) = 80.831X4 = 323.324 SQ.M.**  
**TOWER-5 606 MUMTY AREA = REF.DWG.-4,5) = 81.137X2 = 162.274 SQ.M.**  
**TOWER-7 MUMTY AREA = REF.DWG.-6,7) = 69.812 SQ.M.**  
**EWS MUMTY AREA (REF. DRG.-8) = 39.53 SQ.M.**

**TOTAL = 591.940 SQ.M.**

**NURSERY SCHOOL BLOCK-1 (REF.DWG.-13,14)**  
 TOTAL SINGLE BLOCK AREA = 560.390 SQ.M.

**NURSERY SCHOOL BLOCK-2 (REF.DWG.-15,16)**  
 TOTAL SINGLE BLOCK AREA = 529.220 SQ.M.

**TOTAL NURSERY SCHOOL AREA = 560.390 + 529.220 = 1089.610 SQ.M.**

**TOTAL COV. AREA = ACHIVED F.A.R. + BASEMENT AREA + MUMTY AREA +**  
**+ NURSERY SCHOOL BLOCK-1 + 2 =**  
**TOTAL = 97290.400 + 37899.273 + 594.940 + 1089.610 = 136874.223 SQ.M.**

1 TO 4 TOWER = 114 UNITS X TOWER = 456 UNITS  
 5 TO 6 TOWER = 114 UNITS X TOWER = 228 UNITS  
 TOWER NO.-7 = 38 UNITS X TOWER = 38 UNITS  
 VILLAS = 17 UNITS  
**TOTAL = 739 UNITS**

EWS = 132 UNITS

TYPE OF BUILDING	FLAT	DENSITY	TOWER	TOTAL POPULATION
TOWER NO. 1 TO 4	G+18 FLOOR	114X5=570	4	2280
TOWER NO. 5 TO 6	G+18 FLOOR	114X5=570	2	1140
TOWER NO. 7	G+18 FLOOR	38X5=190	1	190
VILLAS	G+2 FLOOR	17X5=85	1	85
SERVANT TOWER-1 TO 6	G+5th FLOOR	6X2=12X2=24	6	144
SERVANT TOWER-7	G+FIRST FLOOR	2X2=4X2=8	1	8
EWS	G+3 FLOOR	33X4=132X2=264	1	264
<b>TOTAL</b>				<b>4111</b>

PER.DENSITY 100PPA TO 300 PPA  
 PROP.DENSITY = 297.091 PPA

**TOTAL GREEN AREAS DETAIL**

TOTAL GREEN AREA REQUIRED @ 15% OF SITE AREA = 59998.287 (8399.743031) SQ.M

PROPOSED AREA	DETAIL	XX= ENVELOPE ADDED	NAME	NO.S	L	X	W	=	WLW	SQM
G1	1	20.31	X	28.29					574.57	SQM
G2	0.5	20.31	X	2.51					25.49	SQM
G3	1	5	X	14.37					71.85	SQM
G4	1	5	X	14.27					71.35	SQM
G5	0.5	145.89	X	47.02					1405.17	SQM
G6	0.5	145.89	X	4.99					363.50	SQM
G7	0.5	23.19	X	11.58					134.27	SQM
G8	0.5	23.19	X	7.26					84.18	SQM
G9	1	44.58	X	11.00					490.38	SQM
G10	1	18.4	X	15.76					289.98	SQM
G11	1	18.43	X	13.98					257.65	SQM
G12	1	14.7	X	9.39					138.03	SQM
G13	1	18.18	X	12.05					219.07	SQM
G14	1	19.18	X	8.14					471.06	SQM
G15	2	11.2	X	6.00					134.40	SQM
G16	2	19.18	X	5.26					201.77	SQM
G17	1	18.467	X	9.02					166.51	SQM
G18	2	11.43	X	7.86					179.68	SQM
G19	0.5	12.96	X	6.14					39.79	SQM
G20	0.5	20.72	X	9.81					101.63	SQM
G21	1	18.467	X	7.26					111.72	SQM
G22	1	23.43	X	5.73					134.25	SQM
G23	1	6.76	X	23.21					158.67	SQM
G24	1	28.23	X	6.75					190.55	SQM
G25	1	63.69	X	6.85					367.09	SQM
G26	0.5	24.92	X	11.59					144.41	SQM
G27	0.5	28.06	X	15.7					204.57	SQM
G28	0.5	12.56	X	12.63					79.52	SQM
G29	1	6	X	19.75					118.50	SQM
G30	0.5	24.62	X	11.14					133.79	SQM
<b>TOTAL AREA</b>									<b>9081.21</b>	<b>SQM</b>

**STATEMENT OF PARKING**

1 TO 4 TOWER = 114 UNITS X TOWER = 456 UNITS  
 5 TO 6 TOWER = 114 UNITS X TOWER = 228 UNITS  
 TOWER NO.-7 = 38 UNITS X TOWER = 38 UNITS  
 VILLAS = 17 UNITS  
**TOTAL = 739 UNITS**

**TOTAL DWELLING UNITS + EWS UNITS = 739 + 132 = 871 UNITS**  
**MAIN UNITS = 739 UNITS**  
**PARKING REQUIREMENT PER UNIT = 1.5 CARS PER UNIT**  
**PARKING REQUIREMENT PER UNIT = 739X1.5 = 1109 CARS**

**EWS CAR PARKING REQUIRED = 5%**  
 = 5% OF 55.45 OR SAY = 56 CARS  
 1 TO 44, 151 TO 168 = 62 NOS.

**COVERED PARKING REQUIRED = 75% OF TOTAL PARKING**  
 = 75% OF 81.75 OR SAY = 82 CARS

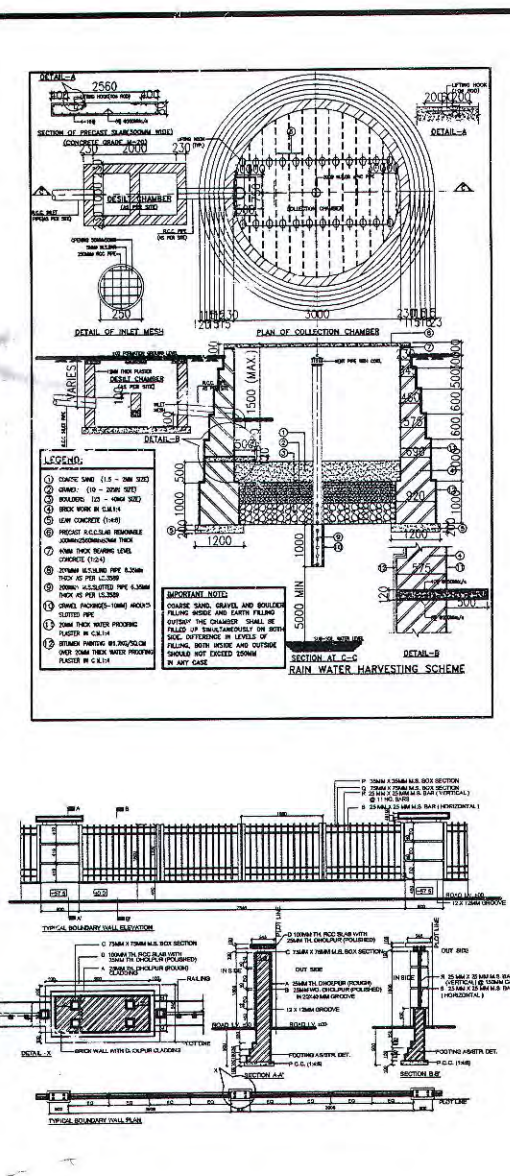
**TOTAL BASEMENT AREA FOR PARKING = 34220.402 SQ.M.**  
**TOTAL AREA OF BASEMENT FOR PARKING (REF.DWG.-13) = 34220.402 SQ.M.**  
**AREA REQUIRED FOR ONE CAR IN BASEMENT = 35.00 SQ.M**  
**THEREFORE TOTAL NO. OF CARS IN BASEMENT = 34220.402/35**  
**= 977.72 CARS OR SAY = 977 CARS**

**OPEN CAR PARKING = 306 CAR**  
**BASEMENT 1,2, CAR PARKING = 833 CAR**

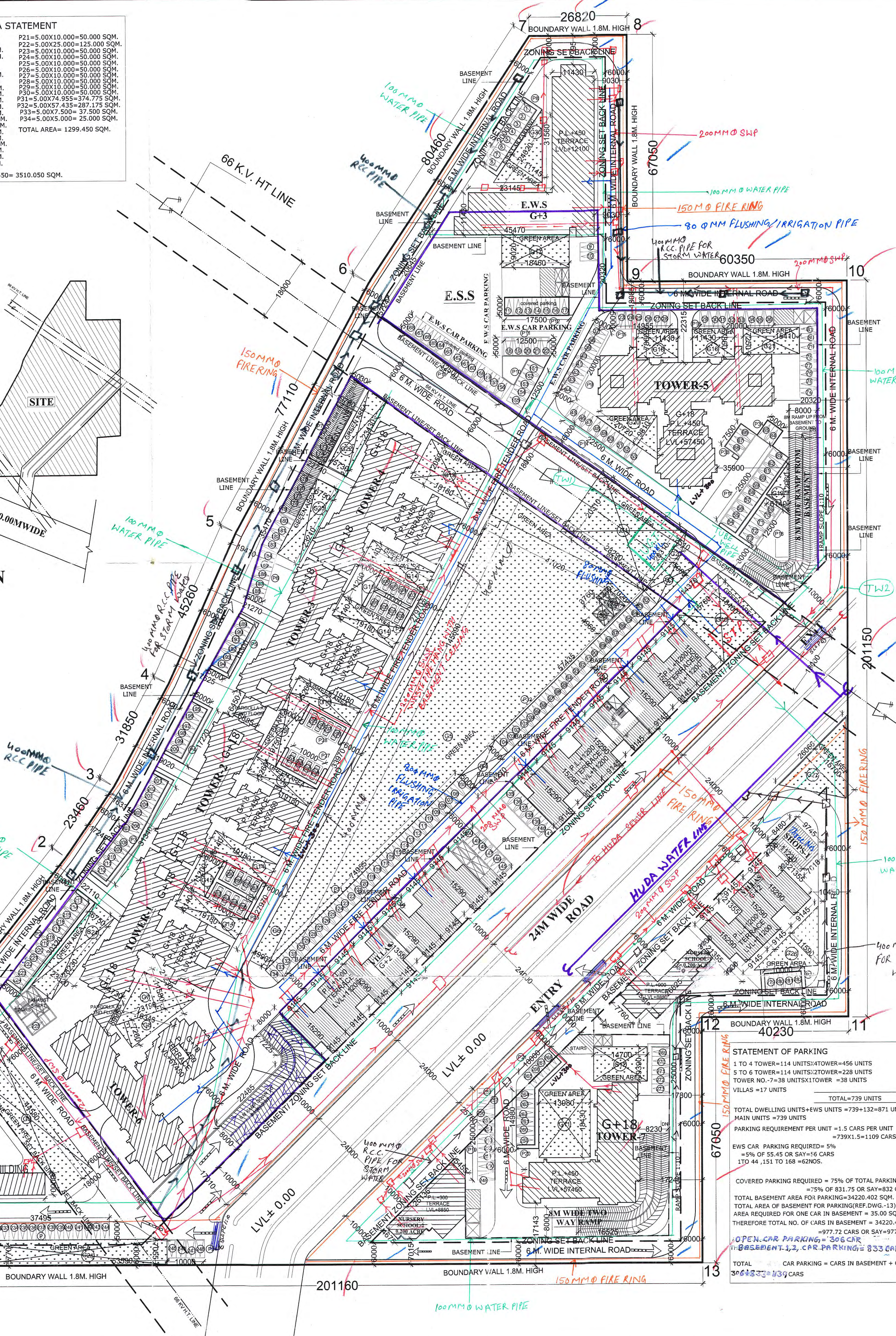
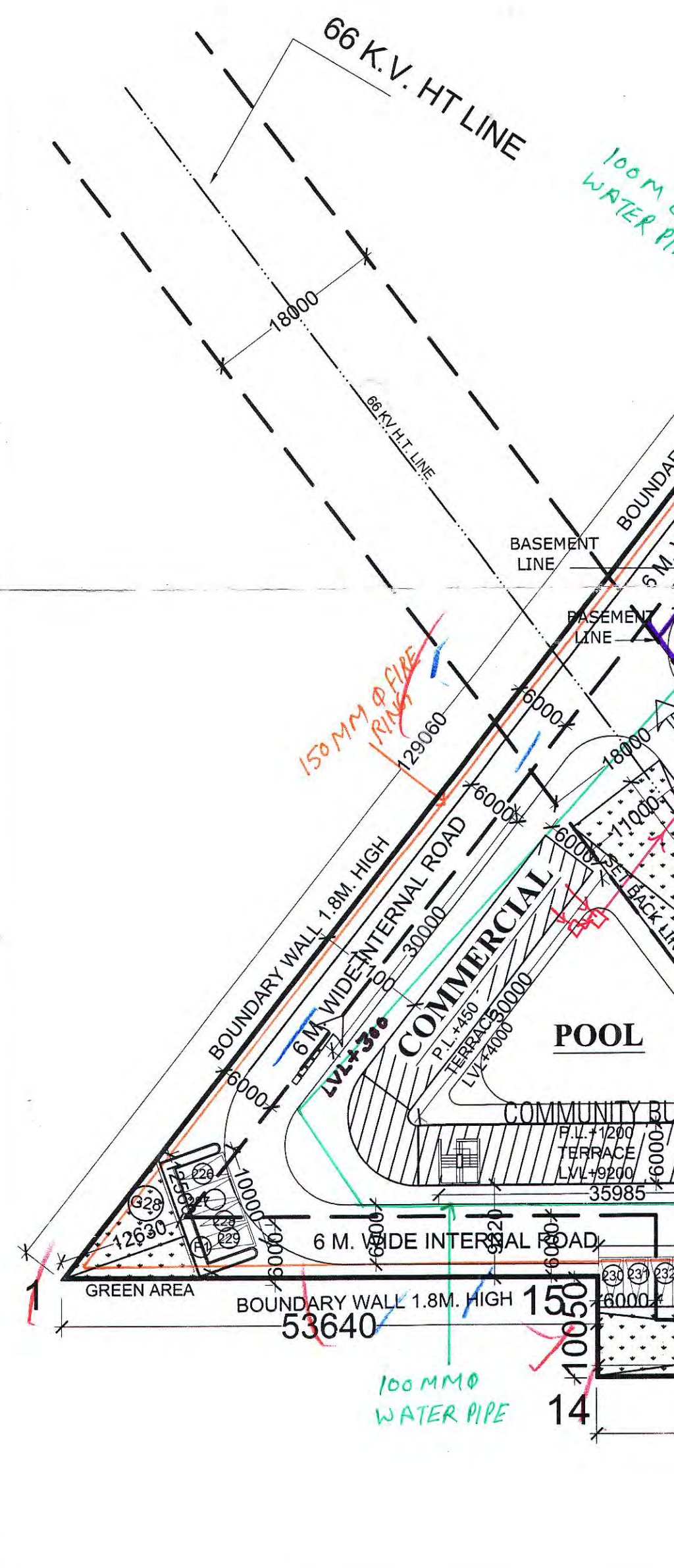
**TOTAL CAR PARKING = CARS IN BASEMENT + OPEN =**  
**306 + 833 = 1139 CARS**

**OPEN CAR PARKING AREA STATEMENT**

P1=5.00X37.495=187.475 SQ.M.	P21=5.00X10.000=50.000 SQ.M.
P2=5.00X30.320=151.600 SQ.M.	P22=5.00X25.000=125.000 SQ.M.
P3=5.00X31.340=156.700 SQ.M.	P23=5.00X10.000=50.000 SQ.M.
P4=5.00X17.720=86.100 SQ.M.	P24=5.00X10.000=50.000 SQ.M.
P5=5.00X15.300=76.500 SQ.M.	P25=5.00X10.000=50.000 SQ.M.
P6=5.00X35.470=177.350 SQ.M.	P26=5.00X10.000=50.000 SQ.M.
P7=5.00X15.000=75.000 SQ.M.	P27=5.00X10.000=50.000 SQ.M.
P8=5.00X20.000=100.000 SQ.M.	P28=5.00X10.000=50.000 SQ.M.
P9=5.00X20.000=100.000 SQ.M.	P29=5.00X10.000=50.000 SQ.M.
P10=5.00X12.500=62.500 SQ.M.	P30=5.00X10.000=50.000 SQ.M.
P11=5.00X12.500=62.500 SQ.M.	P31=5.00X74.955=374.775 SQ.M.
P12=5.00X17.500=87.500 SQ.M.	P32=5.00X57.435=287.175 SQ.M.
P13=5.00X32.500=162.500 SQ.M.	P33=5.00X7.500=37.500 SQ.M.
P14=5.00X22.500=112.500 SQ.M.	P34=5.00X5.000=25.000 SQ.M.
P15=5.00X14.995=74.975 SQ.M.	
P16=5.00X20.000=100.000 SQ.M.	
P17=5.00X25.000=125.000 SQ.M.	
P18=5.00X12.500=62.500 SQ.M.	
P19=5.00X25.000=125.000 SQ.M.	
P20=5.00X14.980=74.900 SQ.M.	
<b>TOTAL AREA = 2210.600 + 1299.450 =</b>	<b>3510.050 SQ.M.</b>



**KEY PLAN**



**GREEN AREA DETAIL**

TOTAL AREA	XX-YY	AREA
XX	YY	9081.21 SQ.M
YY	XX	48.41 SQ.M
<b>TOTAL GREEN AREA</b>		<b>9032.80 SQ.M</b>

16.13% OF SITE AREA