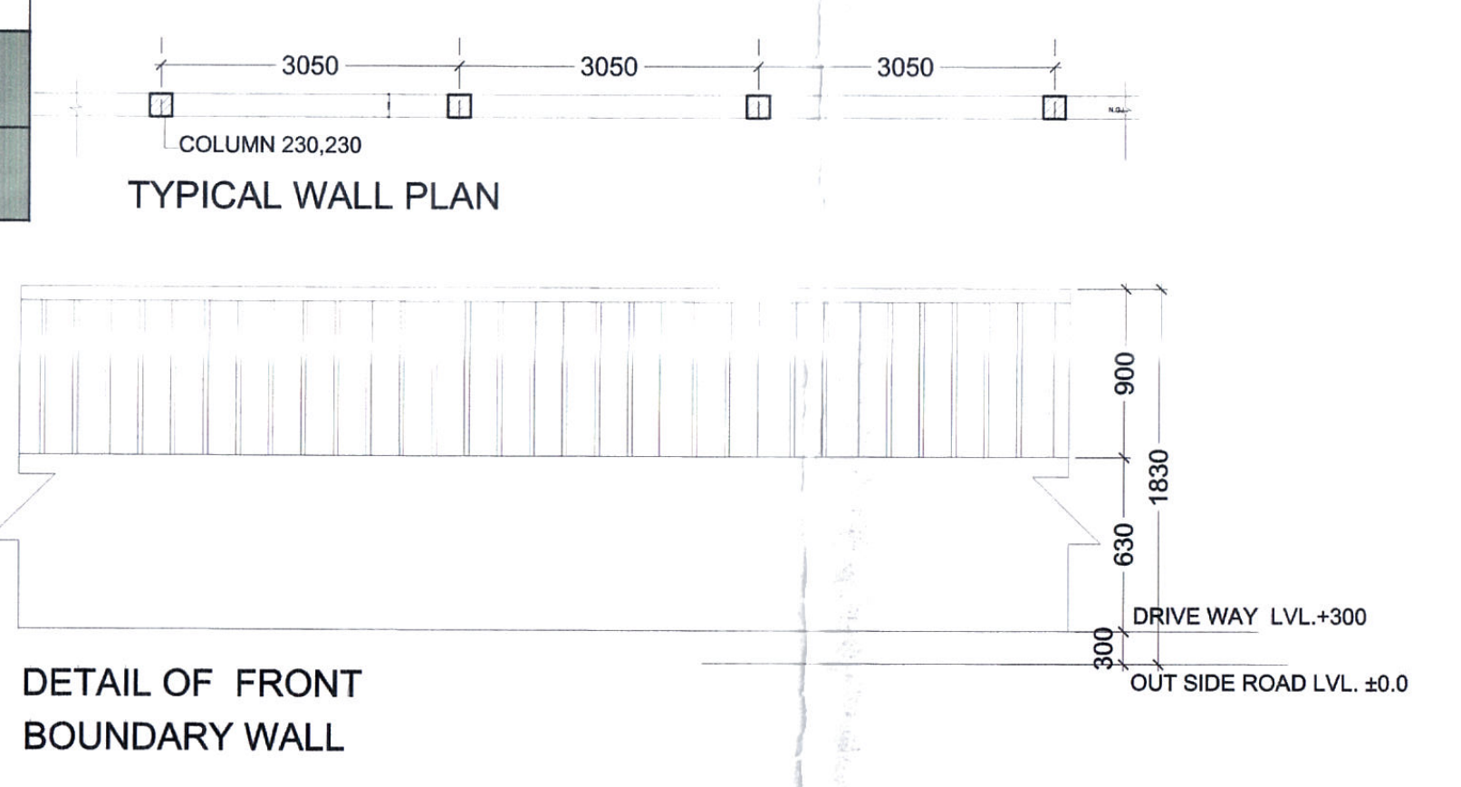
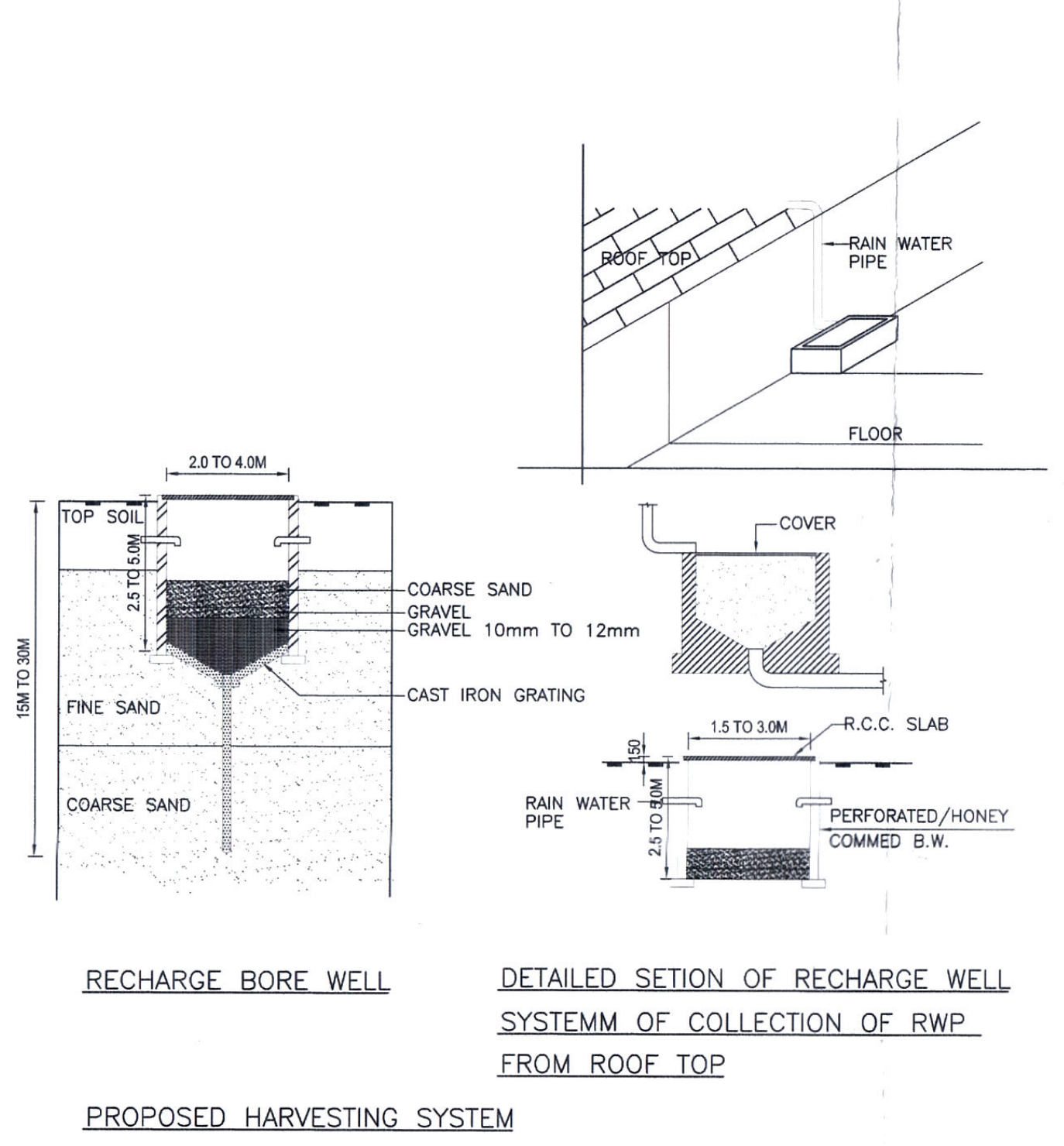
ZP-1139

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
TOTAL PLOT AREA	35485.816	
PERMISSIBLE COVERED ON GROUND FLOOR 50%	17742.908	7702·942
PERMISSIBLE FAR FOR RESIDENCE @225% FOR AN AREA	76649.362	
ADD SOLID WASTE @3% FOR RESIDENTIAL AREA	1021.991	
PERMISSIBLE FAR FOR COMMERCIAL @175% FOR AN AREA	2484.007	
ADD SOLID WASTE @3% FOR COMMERCIAL AREA	42.583	
TOTAL RESIDENCE AREA	77671.354	77665.204
TOTAL COMMERCIAL AREA	2526.590	2526.398


3050
3050
3050
COLUMN 230,230
900
630
300
1830
DRIVE WAY LVL.+300
OUT SIDE ROAD LVL. ±0.0

TYPICAL WALL PLAN

DETAIL OF FRONT BOUNDARY WALL


15M TO 30M
TOP SOIL
2.5 TO 5.0M
2.0 TO 4.0M
FINE SAND
COARSE SAND
COARSE SAND
GRAVEL
GRAVEL 10mm TO 12mm
CAST IRON GRATING
ROOF TOP
RAIN WATER PIPE
FLOOR
COVER
R.C.C. SLAB
1.5 TO 3.0M
2.5 TO 5.0M
150
RAIN WATER PIPE
PERFORATED/HONEY COMMED B.W.

RECHARGE BORE WELL

DETAILED SETION OF RECHARGE WELL SYSTEMM OF COLLECTION OF RWP FROM ROOF TOP

PROPOSED HARVESTING SYSTEM

This is a " PROVISIONAL APPROVED BUILDING PLAN"
only for purpose of inviting
objection from the general public
Architect (HQ)
Directorate of Town and Country Planning,
Haryana, Chandigarh
Deputy Director (T)
o/o Directorate Fire Services
Member B.P.C
Ram Avtar Bassi
AD(HQ)
ARCHITECT(H.Q.)
S.T.P.
Member Secretary
B.P.C
S.T.P. (G)
Member
B.P.C
C.T.P.(Hr.)
Chairman
B.P.C
JD
PA
ATP
Checked and found ok for Public Health
(Internal) Services only subject to comments in
forwarding letter No. SE(HQ)/190661 Dt 23·10·19
Superintending Engineer (HQ)
HSVP, Panchkula

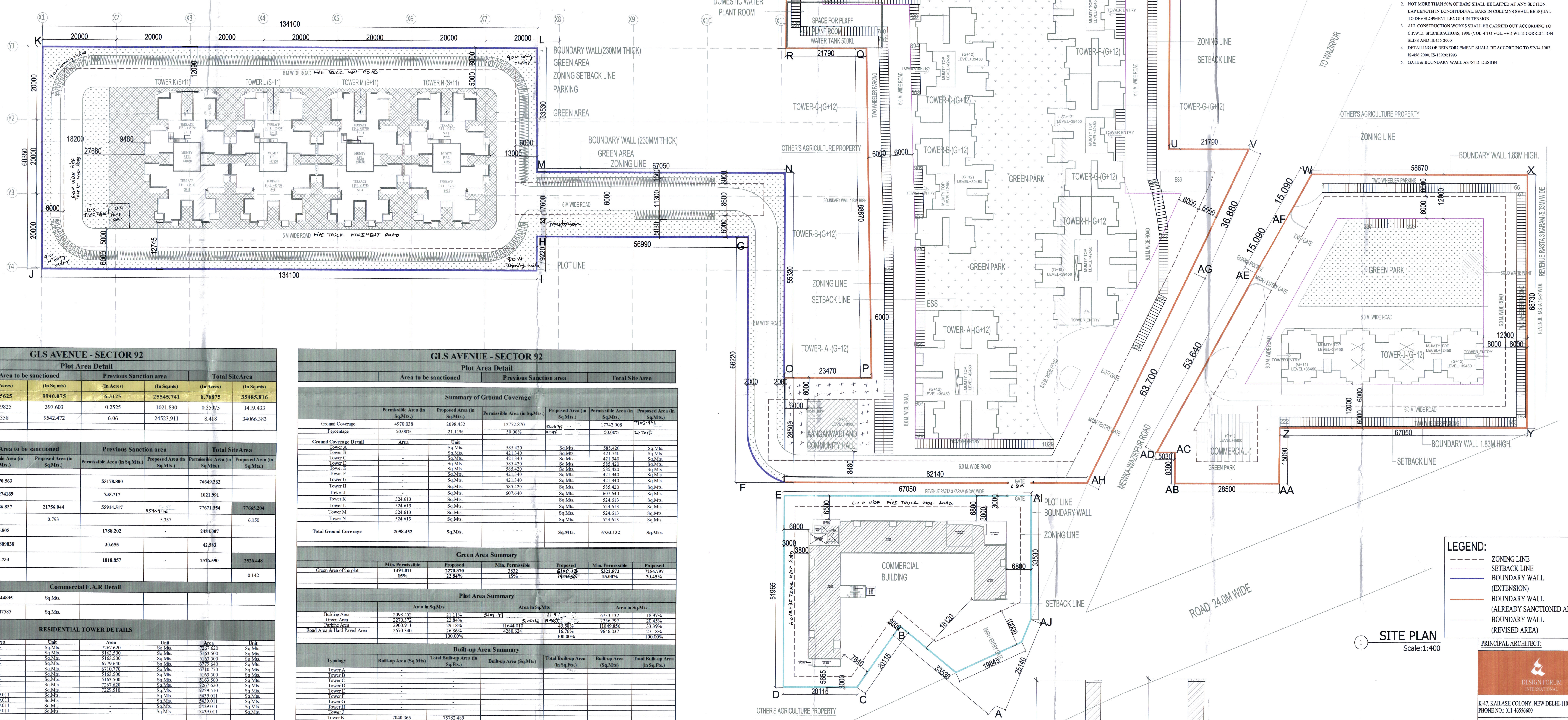
GENERAL NOTES:-

1. LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
2. THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT/ OWNER/ENGINEER..
3. HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.

4 STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH
5 RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
6 DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
7 ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED .
8 UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
9 FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
10 COVER
a) BEAM : 25 MM
b) SLAB : 20MM
11 CONCRETE MIX
a) BEAM : M25
b) SLAB : M25
12 TOP REINF.---------------------------
13 BOTTOM REINF.---------------------
14 REINFORCEMENT : REINF. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFIRMING TO IS 1786-1985
15 DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987.IS-456:2000, IS-13920:1993
16 PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW:-
TOP. - 8T@200 C/C
BOT. - 8T@C/C

CONSTRUCTION DETAILS:-

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
2. NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL. BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL. –VI) WITH CORRECTION SLIPS AND IS:456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN


X1
X2
X3
X4
X5
X6
X7
X8
X9
X10
X11
Y1
Y2
Y3
Y4
134100
20000
60350
18200
27680
9480
12745
12090
6000
5000
13000
K
L
J
I
H
M
G
N
TOWER K (S+11)
TOWER L (S+11)
TOWER M (S+11)
TOWER N (S+11)
6 M WIDE ROAD FIRE TRUCK MOV. ROAD
6 M WIDE ROAD FIRE TRUCK MOVEMENT ROAD
6.0M WIDE FIRE TRUCK MOV. ROAD
U.G. FIRE TANK & PUMP RM.
9.0 M turning radius
9220
17600
33530
Transformer
56990
5030
11300
1500
67050
6000
8600
3000
55320
66220
PLOT LINE
BOUNDARY WALL(230MM THICK)
GREEN AREA
ZONING SETBACK LINE
PARKING
GREEN AREA
BOUNDARY WALL (230MM THICK)
GREEN AREA
ZONING LINE
DOMESTIC WATER PLANT ROOM
ZONING LINE
SETBACK LINE
OTHER'S AGRICULTURE PROPERTY
S
T
R
Q
U
V
W
X
P
O
103930
87170
21790
88870
SPACE FOR PL&FF
PLANT ROOM
WATER TANK 500KL
TWO WHEELER PARKING
6.0 M. WIDE ROAD
TOWER-D-(G+11)
TOWER-E-(G+11)
TOWER-D-(G+12)
TOWER-E-(G+11)
TOWER-F-(G+12)
TOWER-G-(G+12)
TOWER-C-(G+12)
TOWER-B-(G+12)
TOWER-H-G+12
TOWER-A-(G+12)
MUMTY TOP LEVEL+42450
GREEN PARK
SPACE FOR STP CAP.535KL
BOUNDARY WALL 1.83M HIGH
ESS
AANGANWADI AND COMMUNITY HALL
28500
23470
8480
82140
67050
MEWKA-WAZIRPUR ROAD
63.700
53.640
36.880
15.090
15.090
AH
AD
AC
AB
AA
AG
AE
AF
Z
Y
5030
8380
28500
15090
58670
68730
COMMERCIAL-1
GREEN PARK
MAIN ENTRY GATE
EXIT GATE
GUARD ROOM
TOWER-J-(G+12)
12000
TO WAZIRPUR
REVENUE RASTA 16'-6" WIDE
REVENUE RASTA 3 KARAM (5.03M) WIDE
ROAD 24.0M WIDE
E
D
C
B
A
AI
AJ
51965
6.0 M FIRE TRUCK MOV. ROAD
COMMERCIAL BUILDING
6800
3800
3000
6500
5655
7840
20115
18120
33530
19645
25140
10000
GATE
6.0M
OTHER'S AGRICULTURE PROPERTY
N

SITE PLAN

Scale:1:400

LEGEND:

- – – – – ZONING LINE
- ──── SETBACK LINE
- ──── BOUNDARY WALL (EXTENSION)
- ──── BOUNDARY WALL (ALREADY SANCTIONED AREA)
- ──── BOUNDARY WALL (REVISED AREA)

GLS AVENUE - SECTOR 92

Plot Area Detail

	Area to be sanctioned		Previous Sanction area		Total SiteArea	
	(In Acres)	(In Sq.mts)	(In Acres)	(In Sq.mts)	(In Acres)	(In Sq.mts)
Total Plot Area	2.45625	9940.075	6.3125	25545.741	8.76875	35485.816
Commercial Plot Area @ 4%	0.09825	397.603	0.2525	1021.830	0.35075	1419.433
Residential Plot Area @ 96%	2.358	9542.472	6.06	24523.911	8.418	34066.383

	Area to be sanctioned		Previous Sanction area		Total SiteArea	
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Permissible Residential F.A.R. @ 225%	21470.563		55178.800		76649.362	
ADDITIONAL F.A.R. -SOLID WASTE @ 3%	286.274169		735.717		1021.991	
Total Permissible Residential F.A.R	21756.837	21756.044	55914.517	55909·16	77671.354	77665.204
Balanced Residential F.A.R.		0.793		5.357		6.150
Commercial F.A.R. @ 175%	695.805		1788.202	-	2484.007	
ADDITIONAL F.A.R. -SOLID WASTE @ 3%	11.92809038		30.655		42.583	
Total Permissible Commercial F.A.R	707.733		1818.857	-	2526.590	2526.448
Balanced Commercial F.A.R.						0.142

Commercial F.A.R Detail

Commercial Building area	2526.44835	Sq.Mts.
Commercial building ground coverage	852.47585	Sq.Mts.

RESIDENTIAL TOWER DETAILS

Residential F.A.R Detail	Area	Unit	Area	Unit	Area	Unit
Tower A	-	Sq.Mts.	7267.620	Sq.Mts.	7267.620	Sq.Mts.
Tower B	-	Sq.Mts.	5163.500	Sq.Mts.	5163.500	Sq.Mts.
Tower C	-	Sq.Mts.	5163.500	Sq.Mts.	5163.500	Sq.Mts.
Tower D	-	Sq.Mts.	6779.640	Sq.Mts.	6779.640	Sq.Mts.
Tower E	-	Sq.Mts.	6710.770	Sq.Mts.	6710.770	Sq.Mts.
Tower F	-	Sq.Mts.	5163.500	Sq.Mts.	5163.500	Sq.Mts.
Tower G	-	Sq.Mts.	5163.500	Sq.Mts.	5163.500	Sq.Mts.
Tower H	-	Sq.Mts.	7267.620	Sq.Mts.	7267.620	Sq.Mts.
Tower J	-	Sq.Mts.	7229.510	Sq.Mts.	7229.510	Sq.Mts.
Tower K	5439.011	Sq.Mts.	-	Sq.Mts.	5439.011	Sq.Mts.
Tower L	5439.011	Sq.Mts.	-	Sq.Mts.	5439.011	Sq.Mts.
Tower M	5439.011	Sq.Mts.	-	Sq.Mts.	5439.011	Sq.Mts.
Tower N	5439.011	Sq.Mts.	-	Sq.Mts.	5439.011	Sq.Mts.
Total F.A.R	21756.044	Sq.Mts.	55909.160	Sq.Mts.	77665.204	Sq.Mts.

GLS AVENUE - SECTOR 92

Plot Area Detail

Summary of Ground Coverage

	Area to be sanctioned		Previous Sanction area		Total SiteArea	
	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	4970.038	2098.452	12772.870	5604·49	17742.908	7702·942
Percentage	50.00%	21.11%	50.00%	21·9%	50.00%	21·707%
Ground Coverage Detail	Area	Unit				
Tower A	-	Sq.Mts.	585.420	Sq.Mts.	585.420	Sq.Mts.
Tower B	-	Sq.Mts.	421.340	Sq.Mts.	421.340	Sq.Mts.
Tower C	-	Sq.Mts.	421.340	Sq.Mts.	421.340	Sq.Mts.
Tower D	-	Sq.Mts.	585.420	Sq.Mts.	585.420	Sq.Mts.
Tower E	-	Sq.Mts.	585.420	Sq.Mts.	585.420	Sq.Mts.
Tower F	-	Sq.Mts.	421.340	Sq.Mts.	421.340	Sq.Mts.
Tower G	-	Sq.Mts.	421.340	Sq.Mts.	421.340	Sq.Mts.
Tower H	-	Sq.Mts.	585.420	Sq.Mts.	585.420	Sq.Mts.
Tower J	-	Sq.Mts.	607.640	Sq.Mts.	607.640	Sq.Mts.
Tower K	524.613	Sq.Mts.	-	Sq.Mts.	524.613	Sq.Mts.
Tower L	524.613	Sq.Mts.	-	Sq.Mts.	524.613	Sq.Mts.
Tower M	524.613	Sq.Mts.	-	Sq.Mts.	524.613	Sq.Mts.
Tower N	524.613	Sq.Mts.	-	Sq.Mts.	524.613	Sq.Mts.
Total Ground Coverage	2098.452	Sq.Mts.		Sq.Mts.	6733.132	Sq.Mts.

Green Area Summary

	Min. Permissible	Proposed	Min. Permissible	Proposed	Min. Permissible	Proposed
Green Area of the plot	1491.011	2270.370	3832	5100·13	5322.872	7256.797
	15%	22.84%	15%	19·965%	15.00%	20.45%

Plot Area Summary

	Area in Sq.Mts		Area in Sq.Mts		Area in Sq.Mts	
Building Area	2098.452	21.11%	5604·49	21·9%	6733.132	18.97%
Green Area	2270.372	22.84%	5100·13	19·965%	7256.797	20.45%
Parking Area	2900.911	29.18%	11644.010	45.58%	11849.850	33.39%
Road Area & Hard Paved Area	2670.340	26.86%	4280.624	16.76%	9646.037	27.18%
		100.00%		100.00%		100.00%

Built-up Area Summary

Typology	Built-up Area (Sq.Mts)	Total Built-up Area (in Sq.Fts.)	Built-up Area (Sq.Mts)	Total Built-up Area (in Sq.Fts.)	Built-up Area (Sq.Mts)	Total Built-up Area (in Sq.Fts.)
Tower A	-	-				
Tower B	-	-				
Tower C	-	-				
Tower D	-	-				
Tower E	-	-				
Tower F	-	-				
Tower G	-	-				
Tower H	-	-				
Tower J	-	-				
Tower K	7040.365	75782.489				
Tower L	7040.365	75782.489				
Tower M	7040.365	75782.489				
Tower N	7040.365	75782.489				
Commercial	3867.178	41626.308				
Total Built-up Area	32028.63835	344756.263				

AREA SUMMARY – TYPICAL TOWER (K,L,M,N)

A	Ground Coverage	524.613	SQM.
B	Stilt Floor FAR	50.071	SQM.
C	Typical Floor FAR	489.904	SQM.
D	Nos of Floor	11	NO.S
E	**Total FAR (E = B+(C*D))**	**5439.011**	**SQM.**
F	3BHK Carpet Area	59.988	SQM.
G	2BHK Type A Carpet Area	52.354	SQM.
H	2BHK Type B Carpet Area	53.227	SQM.
J	3BHK Balcony Area	8.675	SQM.
K	Nos of 3BHK Units on Typical Floor	2.000	EACH
L	**Total Area of 3BHK Non-FAR Balcony (L=J*K)**	**17.349**	**SQM.**
M	2BHK Type A Balcony Area	8.959	SQM.
N	Nos of 2BHK Type A Units on Typical Floor	4.000	EACH
O	**Total Area of 2BHK Type A Non-FAR Balcony (O=M*N)**	**35.837**	**SQM.**
P	2BHK Type B Balcony Area	9.379	SQM.
Q	Nos of 2BHK Type B Units on Typical Floor	2.000	EACH
R	**Total Area of 2BHK Type B Non-FAR Balcony (R=P*Q)**	**18.757**	**SQM.**
S	Total Non-FAR (Balcony) in One Floor (S = L+O+R)	71.943	SQM.
T	Non-FAR (Common Area) in One Floor	21.915	SQM.
U	Stilt Floor Non-FAR (U= A-B)	474.542	SQM.
V	**Total Non-FAR in Tower (Stilt, Typ. Floor Balcony & Core) (V = U+((S+T)*D))**	**1506.983**	**SQM.**
W	Mumty Built-up Area	37.276	SQM.
X	Machine Room Overhead Tank Built-up Area	57.095	SQM.
Y	**Total Built-up Area in One Tower (Y = E+V+W+X)**	**7040.365**	**SQM.**

AREA AND POPULATION STATEMENT

BUILDING DESCRIPTION

S.No.	Bldg Type	Typology	Description No. of Floors	Total No. of Apartments Nos. of Floors	Nos. of Units per Floor	Total Unit in Tower	Population Person per Unit	Main Population
1	Tower K	3BHK	(S+11) Apartments	11	2	22	5	110
		2BHK Type-A		11	4	44	5	220
		2BHK Type-B		11	2	22	5	110
2	Tower L	3BHK	(S+11) Apartments	11	2	22	5	110
		2BHK Type-A		11	4	44	5	220
		2BHK Type-B		11	2	22	5	110
3	Tower M	3BHK	(S+11) Apartments	11	2	22	5	110
		2BHK Type-A		11	4	44	5	220
		2BHK Type-B		11	2	22	5	110
4	Tower N	3BHK	(S+11) Apartments	11	2	22	5	110
		2BHK Type-A		11	4	44	5	220
		2BHK Type-B		11	2	22	5	110
			Grand Total =			352		1760

AREA SUMMARY – COMMERCIAL BUILDING

A	Ground Coverage	852.476	SQM.
B	Ground Floor FAR	566.408	SQM.
C	First Floor Plan	505.644	SQM.
D	Second Floor Plan	498.104	SQM.
E	Typical Floor FAR	478.146	SQM.
F	Total Number of Typical Floors	2	NO.S
G	Total Number of Typical Floors	956	
H	**Total FAR F=(B+C+D+G)**	**2526.448**	**SQM.**
I	Balcony Area/ Office unit	4.850	SQM.
J	Total Number of Office unit	45.000	TOTAL
K	Balcony Area / Building	218.250	SQM.
L	Non-FAR (Common Area)	1055.480	SQM.
M	**Total Non-FAR in Tower (Stilt, Typ. Floor Balcony & Core)**	**1273.730**	**SQM.**
N	Mumty Built-up Area	39.600	SQM.
P	Overhead Tank Built-up Area	27.400	SQM.
Q	**Total Built-up Area in One Tower**	**3867.178**	**SQM.**

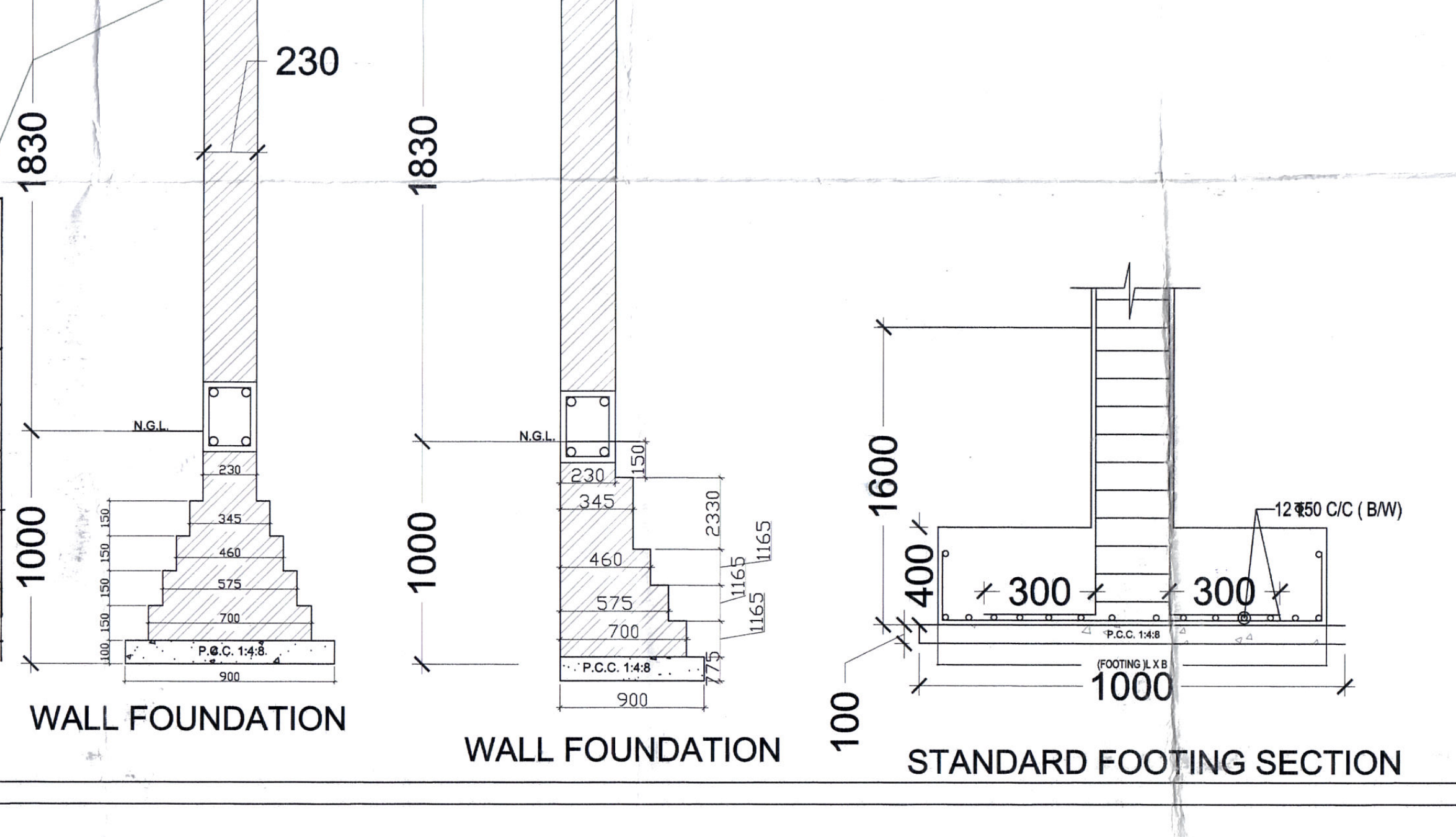
PARKING SUMMARY

TOTAL NO. OF APARTMENTS	=	352	
PARKING REQUIRED @0.5 ECS PER DU	=	176	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	2900.911	SQ.M.
TOTAL NOS. OF PARKING IN OPEN SPACE @23 SQ.M./ECS	=	126.127	ECS
	Say	126	ECS
PROPOSED STILT PARKING AREA	=	1898.168	SQ.M.
TOTAL NOS. OF PARKING IN STILT AREA @ 28SQ.M/ECS	=	67.792	ECS
	Say	68	
TOTAL ECS PROVIDED	=	**194**	**ECS**
PARKING PROVIDED			
TOTAL NO. OF APARTMENTS	=	**352**	
TWO WHEELER PARKING REQUIRED @1 PARKING PER DU	=	**352**	
2 WHEELERS PROVIDED ON STILT	=	**140**	**NO.s**
2 WHEELERS PROVIDED SITE	=	**252**	**NO.s**
TOTAL 2 WHEELERS PROVIDED	=	**392**	**NO.s**

DENSITY CALCULATION FOR 8.69 ACRE LAND

BUILDING DESCRIPTION

S.No.		PROPOSED AREA	ALREADY SANCTIONED AREA	TOTAL
1	NET PLOTAREA FOR DENSITY OF RESIDENTIAL BUILDINGS	**2.3580**	**6.0600**	**8.4180**
2	NUMBER OF DU	352.000	912	1264
3	POPULATION @5/UNIT	1760.000	4560	6320
4	DENSITY PERMISSIBLE	750-900	909-1091	750-900
5	DENSITY ACHIEVED	746.395	752.475	751
6.	Parking Provided (2wheeler)	392	1029	1421


1830
1000
230
N.G.L.
100
150
230
345
460
575
700
900
P.C.C. 1:4:8
2330
1165
775
1600
400
300
300
1000
12 Φ 150 C/C (B/W)
P.C.C. 1:4:8
FOOTING 1 X B

WALL FOUNDATION

WALL FOUNDATION

STANDARD FOOTING SECTION

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
For GLS INFRAPROJECTS PVT. LTD. Authorised Signatory	ANOJ TEVATIA B. Arch. (Hons.). M.C.A. CA/95/18739

CLIENT:

PROJECT:
REVISED AND PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OF LAND MEASURING 8.76875 ACRES (LICENCE NO.06 OF 2017 DATED 18/02/2017) AND (LICENCE NO.65 OF 2019 DATED 11/06/2019) IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR AT SECTOR 92, DISSTT, GURUGRAM, BEING DEVELOPED BY GLS INFRA PROJETS PVT. LTD.

DRAWING TITLE:
SITE PLAN

N

SCALE :
AS MENTIONED

DATED : 31.10.2019

SHEET NO.
01