

OTHER'S LAND

Note:-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & CENTRALLY AIRCONDITIONED WITH 100% POWER BACKUP

LEGEND:-

OTHER'S LAND

OTHER'S LAND



Project:

PROPOSED BUILDING PLAN OF COMMERCIAL AREA MEASURING 3.34 ACRES FORMING PART OF RESIDENTIAL PLOTTED COLONY IN SECTOR 81, 82, 83 & 85, MANESAR HARYANA - LICENCED NO.113 OF 2008. (COMMERCIAL AREA LICENCED IN FAVOUR OF M/s MARK BUILDTECH PVT.LTD.) BEING DEVELOPED BY: M/s VAIKA LAND BASE PVT.LTD.

Associate Architects

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
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(Seal and Stamp for Public Health)
(Seal and Stamp for Fire Department)
(Seal and Stamp for Water Supply Department)
(Seal and Stamp for Pollution Control Board)

OWNER'S SEAL
(RAMA/AR/RSMS)
A.D.
Superintending Engineer
(H.O.A., P.O. No. 113)

For & Limited
Signature
(Signature)

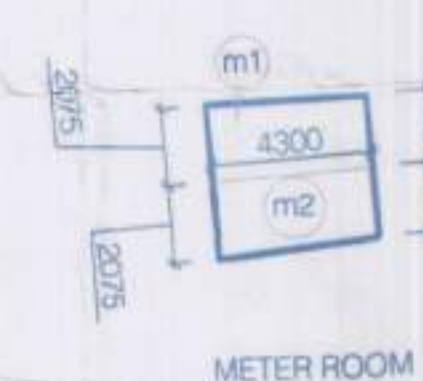
ARCHITECT'S SEAL
& SIGNATURE



AUGUST-2016. Scale : 1:200
Drawing Title:- SITE PLAN
Drawing No:- A1-SITE-01
PROPOSED BUILDING PLAN OF COMMERCIAL AREA MEASURING 3.34 ACRES FORMING PART OF RESIDENTIAL PLOTTED COLONY IN SECTOR 81, 82, 83 & 85, MANESAR HARYANA - LICENCED NO.113 OF 2008. VAIKA-RET-12

FLOOR	PROPOSED
SURFACE	95
BASEMENT-1	274
BASEMENT-2	170
BASEMENT-3	173
TOTAL	712

1	2	3	4	5	6	7	8	9	10	11
TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM	TOTAL FAR/ TOWERS	TOTAL BUILT-UP/ ONE FLOORS	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ ALL TOWERS	TOTAL GROUND COVERAGE OF ALL TOWERS	BUILD HEIGHT EXCLD MACHINE ROOM (IN METERS)	
BLOCK - 1A	GROUND/STILT FLOOR	1	1008.071	1008.07	1019.454	1019.454	1019.454	1019.454	24.445	
	1ST FLOOR	1	876.288	876.288	876.288	876.288	876.288	876.288		
	2ND FLOOR	1	876.288	876.288	876.288	876.288	876.288	876.288		
	3RD FLOOR	1	411.503	411.503	411.503	411.503	411.503	411.503		
	4TH FLOOR	1	17.880	17.880	17.880	17.880	17.880	17.880		
BLOCK - 1B	GROUND/STILT FLOOR	1	1755.413	1755.413	1755.413	1755.413	1755.413	1755.413	24.445	
	1ST FLOOR	1	1884.887	1884.887	1884.887	1884.887	1884.887	1884.887		
	2ND FLOOR	1	1884.887	1884.887	1884.887	1884.887	1884.887	1884.887		
	3RD FLOOR	1	77.005	77.005	77.005	77.005	77.005	77.005		
	4TH FLOOR	1	1551.076	1551.076	1551.076	1551.076	1551.076	1551.076		
BLOCK - 1C	GROUND/STILT FLOOR	1	1508.910	1508.910	1508.910	1508.910	1508.910	1508.910	24.445	
	1ST FLOOR	1	1315.977	1315.977	1315.977	1315.977	1315.977	1315.977		
	2ND FLOOR	1	677.304	677.304	677.304	677.304	677.304	677.304		
	3RD FLOOR	1	38.585	38.585	38.585	38.585	38.585	38.585		
	GROUND/STILT FLOOR	1	1222.130	1222.130	1222.130	1222.130	1222.130	1222.130	27.300	
	1ST FLOOR	1	980.720	980.720	980.720	980.720	980.720	980.720		
OFFICE TOWER	TYPICAL FLOOR (G+1 TO G+27)	5	1211.182	6055.910	6055.910	6055.910	6055.910	6055.910		
	MUMTY & MACHINE ROOM	1	-	-	-	-	-	-	-	
GUARD ROOM	-	-	-	-	-	-	-	-	-	
METER ROOM	-	-	-	-	-	-	-	-	-	
BASEMENT-1	-	-	-	-	-	-	-	-	-	
BASEMENT-2	-	-	-	-	-	-	-	-	-	
BASEMENT-3	-	-	-	-	-	-	-	-	-	
GRAND TOTAL	-	-	-	23124.434	-	-	48418.401	8834.042	-	



METER ROOM AREA = 17.140 SQM.

MINIMUM FAR TO BE USED FOR NEIGHBOURHOOD SHOPPING NEEDS @ 50% = 11828.910 SQM
PROPOSED FAR FOR NEIGHBOURHOOD SHOPPING NEEDS = 12196.487 SQM (51.562%)

AREA OF SITE AS PER ZONING PERMISSIBLE F.A.R. (@175) FAR ACHIEVED = 3.34 Acres or 13516.479 Sqm.
= 23653.838 Sqm.
= 23624.434 Sqm.
= 23624.434 X 100 = 173.304%
PERMISSIBLE GROUND COVERAGE @50% = 6758.239 Sqm.
PROPOSED GROUND COVERAGE = 5934.042 Sqm.
= 5934.042 X 100 = 43.902%
13516.479

REQUIRED CAR PARKING @ 1 Car/50 SQM. = 23424.434/50 = 468.488 Cars SAY 468 Cars.
CAR PARKING PROVIDED = 712 CARS.
SURFACE PARKING REQUIRED @20% = 465.220 = 93 Cars
PROPOSED CAR PARKING ON SURFACE = 95 CARS

NEIGHBOURHOOD SHOPPING

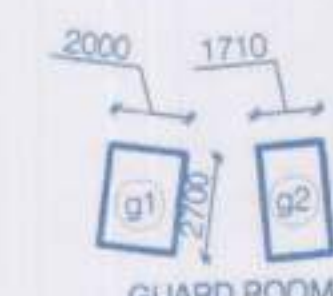
Block - 1A = Ground/STILT FLOOR = 1009.070 Sqm
= 1ST FLOOR = 876.288 Sqm

Block - 1B = Ground/STILT FLOOR = 1925.613 Sqm
= 1ST FLOOR = 1884.887 Sqm

Block - 1C = Ground/STILT FLOOR = 1551.076 Sqm
= 1ST FLOOR = 1505.610 Sqm

OFFICE TOWER = Ground/STILT FLOOR = 1272.138 Sqm
= 1ST FLOOR = 980.720 Sqm
= 2ND FLOOR = 1211.182 Sqm

TOTAL AREA = 12196.487 Sqm



GUARD ROOM
g1. 200X2.700 = 5.400 SQM.
g2. 1.710X3.000 = 5.136 SQM.
TOTAL = 10.536 SQM.
GUARD ROOM AREA = 10.530 SQM.