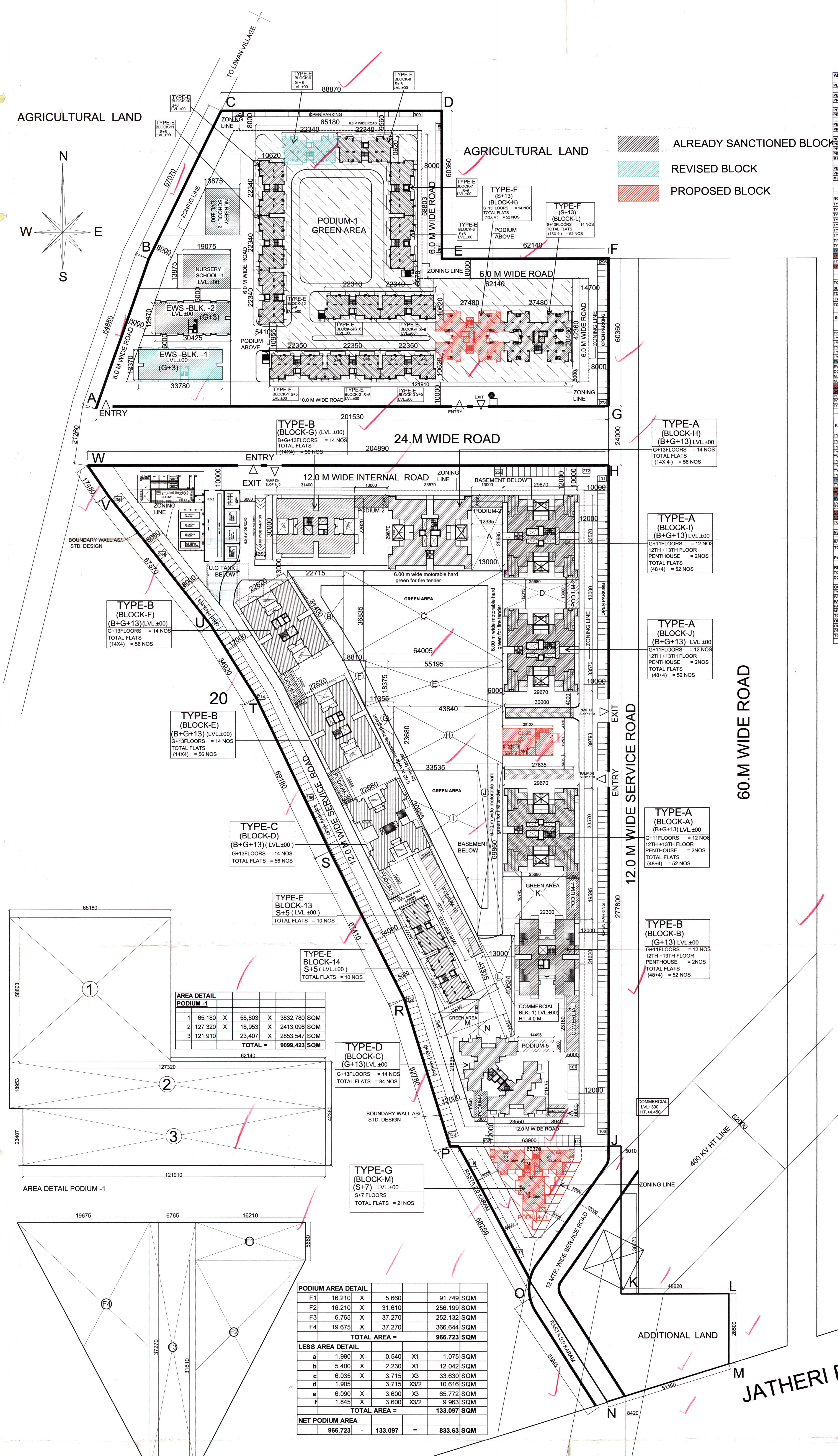
DRAWING TITLE SUBMISSION DRAWING SITE PLAN	DRG. NO. S-01

D.T.P. (H.Q.)
S.T.P. (ROHTAK)
C.T.P. (HARYANA)

AREA STATEMENT																
PLOT AREA	=	15.3706	ACERS													
	=	62202.513	SQM													
PERMISSIBLE GR. COVG 35%	=	21770.879	SQM													
PROPOSED GR. COVERAGE	=	18707.020	SQM	30.07	%											
PERMISSIBLE FAR 175	=	108854.397	SQM													
PROPOSED FAR	=	108700.240	SQM	174.75	%											
PERMISSIBLE SHOPPING. 0.5%	=	311.013	SQM													
PROPOSED SHOPPING	=	289.277	SQM													
NO OF EWS FLATS 15% OF MAIN UNITS		152	UNITS													
PROPOSED EWS UNIT		152	UNITS													
PERMISSIBLE GREEN AREA 15 %		9330.377	SQM													
PROPOSED GREEN AREA		9858.629	SQM	15.85	%											
MAX HT	=	60	MTR.													
PERMISSSIBLE DENSITY@400 PPA	=	6148	PERSONS													
PROPOSED DENSITY @ 311 PPA	=	4781	PERSONS													
MUMTY MACHINE ROOM AREA	=	978.328	SQM.													
			EXISTING								PROPOSED					
NO OF UNITS	NO OF FLOORS	NO OF BLK	UNIT/BLK	TOTAL UNITS			NO OF FLOORS	NO OF BLK	UNIT/BLK	TOTAL UNITS	TOTAL NO OF DUE'S	DENSITY				
TYPE -A (BLK.-A,I & J) EXISTING SANCTIONED	G+11+PH	3	52	156								780				
TYPE -A (BLK.-H) EXISTING SANCTIONED	G+13	1	56	56								280				
TYPE -B (BLK.-B) EXISTING SANCTIONED	G+11+PH	1	52	52								260				
TYPE -B (BLK.-E,F & G) EXISTING SANCTIONED	G+13	3	56	168								840				
TYPE -C (BLK.- D) EXISTING SANCTIONED	G+13	1	56	56								280				
TYPE -D (BLK. - C) EXISTING SANCTIONED	G+13	1	84	84								420				
TYPE -E (BLK. 1 ,2 , 3) EXISTING SANCTIONED	S/G+5	3	12	36								180				
TYPE -E (BLK. 13 ,14) EXISTING SANCTIONED	S+5	2	10	20								100				
TYPE -E (BLK4 TO 8 & 10 TO 12) EXISTING SAN	S+6	8	12	96								480				
TYPE -E (BLK-9) REVISED	G+6	1	12	12								60				
TYPE -F (BKL-K) NEW							S+13	1	52	52		260				
TYPE -F (BLK-L)	S+13	1	52	52								260				
TYPE -G (BLK-M) NEW							S+7	1	21	21		105				
TOTAL				788						73	861	4305				
SERVICE PER.10% OF UNIT				79						7	86	172				
TOTAL NO OF EWS UNITS 15 % OF UNIT				139						13	152	304				
EWS PROPOSED UNDER (EWS BLOCK-1 & TYPE-E BLOCK-9)												4781				
TOTAL																
GROUND COVERAGE AREA DETAIL								REVISED				NEW			GRAND TOTAL	
	NO OF FLOORS	NO OF BLK	AREA/BLK	TOTAL AREA			AREA/BLK	TOTAL AREA			AREA/BLK	TOTAL AREA				
TYPE -A (BLK.-A,H,I & J) SANCTIONED	G+13	4	651.337	2605.348	SQM											
TYPE -B (BLK.-B) SANCTIONED	G+13	1	521.952	521.952	SQM											
TYPE -B (BLK.-E,F & G) SANCTIONED	G+13	3	528.875	1586.625	SQM											
TYPE -C (BLK.- D) SANCTIONED	G+13	1	472.905	472.905	SQM											
TYPE -D (BLK. - C) SANCTIONED	G+13	1	512.572	512.572	SQM											
TYPE -E (BLK. 13 & 14) SANCTIONED	S+5	2	192.589	385.178	SQM											
EWS BLOCK -1 REVISED	G+3	1					412.074	412.074	SQM							
EWS BLOCK -2 SANCTIONED	G+3	1	373.229	373.229	SQM											
COMMERCIAL BLK. 1&2 SANCTIONED	G		160.300	160.300	SQM											
NURSERY SCHOOL-1 SANCTIONED	G		264.670	264.670	SQM											
NURSERY SCHOOL-2 SANCTIONED	G		264.670	264.670	SQM											
COMMERCIAL UNDER TYPE-G (BLOCK-M) NEW	S										128.977	128.977	SQM			
~~CLUB NEW~~ COMMUNITY BLDG.											235.967	235.967	SQM			
PODIUM INCLUDING BLOCK(1 TO 12,K,L&M)				9099.42								833.630	SQM			
PODIUM (2 TO 10 TH.)				849.50												
TOTAL	=			17096.37	SQM			412.07	SQM			1198.57	SQM		18707.02	SQM
															30.07	%
FAR AREA DETAIL																
TYPE -A (BLK.-A,I & J) SANCTIONED	G+11+PH	3	8529.806	25589.418	SQM											
TYPE -A (BLK.-H) SANCTIONED	G+13	1	8814.268	8814.268	SQM											
TYPE -B (BLK.-B) SANCTIONED	G+11+PH	1	6745.706	6745.706	SQM											
TYPE -B (BLK.-E,F & G) SANCTIONED	G+13	3	7247.782	21743.346	SQM											
TYPE -C (BLK.- D) SANCTIONED	G+13	1	6480.764	6480.764	SQM											
TYPE -D (BLK. - C) SANCTIONED	G+13	1	6867.699	6867.699	SQM											
TYPE -E (BLK. 1 ,2 , 3) SANCTIONED	S/G+5	3	1117.014	3351.042	SQM											
TYPE -E (BLK. 13 ,14) SANCTIONED	S+5	2	1015.648	2031.296	SQM											
TYPE -E (BLK 4 TO 8 &10 TO 12) SANCTIONED	S+6	8	1204.010	9632.080	SQM											
TYPE -E (BLK -9) REVISED	G+6	1					1375.783	1375.783	SQM							
TYPE -F (BLK-L)	S+13	1	4735.703	4735.703	SQM											
TYPE -F (BLK-K) NEW	S+13	1									4776.289	4776.289	SQM			
TYPE -G (BLK. -M) NEW	S+7	1									2627.893	2627.893	SQM			
EWS BLOCK -1 REVISED	G+3	1					1648.294	1648.294	SQM							
EWS BLOCK -2 SANCTIONED	G+3	1	1492.914	1492.914	SQM											
COMMERCIAL BLK. 1&2 SANCTIONED	G	1	160.300	160.300	SQM											
COMMERCIAL IN STILT TYPE-G (BLOCK-M) NEW	S	1									128.977	128.977	SQM			
~~CLUB~~ COMMUNITY BLDG. NEW												498.472	SQM			
TOTAL F.A.R AREA	=			97644.54	SQM			3024.08	SQM			8031.63	SQM		108700.24	
															174.75	%
NURSERY SCHOOL-1&2 SANCTIONED		2	794.000	1588.000	SQM											
BASEMENT AREA SANCTIONED				18358.725	SQM											
TOTAL AREA				18358.725	SQM											
PARKING AREA CALCULATION																
REQUIRED PARKING																
TOTAL NO OF UNITS X 1.5 (ECS) 861X1.5	=	1291.50	ECS													
COVERED PARKING REQUIRED 75%		968.625	ECS	SAY 969												
COVERED PARKING DETAIL																
TYPE - E (BLK. - 13 & 14) STILT AREA	S+5	2	171.136	342.272	SQM											
PARKING IN STILT		342.272	/ 30	11.41	ECS											
PARKING IN BASEMENT		18358.725	/ 35	524.54	ECS											
PARKING IN PODIUM		10782.553	/ 30	359.42	ECS											
MECHANICAL PARKING				75	ECS											
TOTAL	=			970.36	ECS											
OPEN PARKING DETAIL																
OPEN PARKING REQUIRED 25%				323	ECS											
OPEN PARKING PROVIDED				325	ECS											
TOTAL PARKING PROVIDED				1293	ECS											

PARK AREA CALCULATION						
AREA IN PARK						
A	=	12.335	X	25.985		320.525
B	=	22.715	X	36.835	/2	418.354
C	=	64.005	X	36.895		2361.464
D	=	25.680	X	12.015		308.545
E	=	55.195	X	18.375		1014.208
F	=	8.810	X	18.375	/2	80.942
G	=	11.355	X	23.860	/2	135.465
H	=	43.840	X	23.860		1046.022
I	=	33.535	X	69.860		2342.755
J	=	10.305	X	69.860		719.907
K	=	25.680	X	18.745		481.372
L	=	13.000	X	40.625	/2	264.063
M	=	25.295	X	9.670		244.603
N	=	25.295	X	9.520	/2	120.404
TOTAL	=					9858.629

PODIUM AREA CALCULATION								
1							=	9099.423
2	=	13.000	X	5.000	X	3	=	195.000
4	=	5.000	X	19.595	X	1	=	97.975
5	=	5.000	X	14.495	X	1	=	72.475
6	=	5.000	X	10.640	X	1	=	53.200
7	=	14.445	X	5.000	X	1	=	72.225
8	=	13.000	X	5.000	X	1	=	65.000
9	=	10.595	X	5.000	X	1	=	52.975
10	=	48.130	X	5.000	X	1	=	240.650
11	=						=	833.630
				TOTAL				10782.553


TO LIWAN VILLAGE
AGRICULTURAL LAND
AGRICULTURAL LAND
N
W
E
S
ALREADY SANCTIONED BLOCK
REVISED BLOCK
PROPOSED BLOCK
PODIUM-1 GREEN AREA
NURSERY SCHOOL -2
NURSERY SCHOOL -1 LVL.±00
EWS -BLK. -2 (G+3)
EWS -BLK. -1 LVL.±00 (G+3)
8.0 M WIDE ROAD
6.0 M WIDE ROAD
6.0 M WIDE ROAD
6.0 M WIDE ROAD
10.0 M WIDE ROAD
PODIUM ABOVE
ZONING LINE
OPEN PARKING
TYPE-F (S+13) (BLOCK-K) S+13FLOORS = 14 NOS TOTAL FLATS (13X 4) = 52 NOS
TYPE-F (S+13) (BLOCK-L) S+13FLOORS = 14 NOS TOTAL FLATS (13X 4) = 52 NOS
TYPE-E BLOCK-6 G + 6 LVL.±00
TYPE-E BLOCK-8 S+6 LVL.±00
TYPE-E BLOCK-11 S+6 LVL.±00
TYPE-E BLOCK-9 S+6 LVL.±00
ENTRY
EXIT
A
B
C
D
E
F
G
H
J
K
L
M
N
O
P
R
S
T
U
V
W
20
88870
65180
62140
201530
204890
277800
24.M WIDE ROAD
12.0 M WIDE INTERNAL ROAD
BASEMENT BELOW
TYPE-B (BLOCK-G) (LVL.±00) B+G+13FLOORS = 14 NOS TOTAL FLATS (14X4) = 56 NOS
TYPE-A (BLOCK-H) (B+G+13) LVL.±00 G+13FLOORS = 14 NOS (14X 4) = 56 NOS
TYPE-A (BLOCK-I) (B+G+13) LVL.±00 G+11FLOORS = 12 NOS 12TH +13TH FLOOR PENTHOUSE = 2NOS TOTAL FLATS (48+4) = 52 NOS
TYPE-A (BLOCK-J) (B+G+13) LVL.±00 G+11FLOORS = 12 NOS PENTHOUSE = 2NOS TOTAL FLATS (48+4) = 52 NOS
TYPE-A (BLOCK-A) (B+G+13) LVL.±00 G+11FLOORS = 12 NOS 12TH +13TH FLOOR PENTHOUSE = 2NOS TOTAL FLATS (48+4) = 52 NOS
TYPE-B (BLOCK-B) (G+13) LVL.±00 G+11FLOORS = 12 NOS 12TH +13TH FLOOR PENTHOUSE = 2NOS TOTAL FLATS (48+4) = 52 NOS
TYPE-B (BLOCK-F) (B+G+13)(LVL.±00) G+13FLOORS = 14 NOS TOTAL FLATS (14X4) = 56 NOS
TYPE-B (BLOCK-E) (B+G+13) (LVL.±00) G+13FLOORS = 14 NOS TOTAL FLATS (14X4) = 56 NOS
TYPE-C (BLOCK-D) (B+G+13) (LVL.±00) G+13FLOORS = 14 NOS TOTAL FLATS = 56 NOS
TYPE-E BLOCK-13 S+5 (LVL.±00) TOTAL FLATS = 10 NOS
TYPE-E BLOCK-14 S+5 (LVL.±00) TOTAL FLATS = 10 NOS
TYPE-D (BLOCK-C) (G+13)LVL.±00 G+13FLOORS = 14 NOS TOTAL FLATS = 84 NOS
TYPE-G (BLOCK-M) (S+7) LVL.±00 S+7 FLOORS TOTAL FLATS = 21NOS
COMMERCIAL BLK.-1(LVL.±00) HT. 4.0 M
COMMERCIAL LVL.+300 HT.+4.450
PODIUM-2
PODIUM-3
PODIUM-4
PODIUM-5
GREEN AREA
6.00 m wide motorable hard green for fire tender
U.G TANK BELOW
BOUNDARY WALL AS/ STD. DESIGN
60.M WIDE ROAD
12.0 M WIDE SERVICE ROAD
12.0 M WIDE SERVICE ROAD
12 MTR. WIDE SERVICE ROAD
RASTA 20 KARAM
400 KV HT LINE
ADDITIONAL LAND
JATHERI ROAD
SECTOR - 36
AREA DETAIL PODIUM -1
1
2
3
65180
127320
121910
F1
F2
F3
F4

AREA DETAIL					
PODIUM -1					
1	65,180	X	58,803	X	3832,780 SQM
2	127,320	X	18,953	X	2413,096 SQM
3	121,910		23,407	X	2853,547 SQM
			TOTAL =		9099,423 SQM

PODIUM AREA DETAIL						
F1	16.210	X	5.660		91.749	SQM
F2	16.210	X	31.610		256.199	SQM
F3	6.765	X	37.270		252.132	SQM
F4	19.675	X	37.270		366.644	SQM
	TOTAL AREA =				966.723	SQM
LESS AREA DETAIL						
a	1.990	X	0.540	X1	1.075	SQM
b	5.400	X	2.230	X1	12.042	SQM
c	6.035	X	3.715	X3	33.630	SQM
d	1.905		3.715	X3/2	10.616	SQM
e	6.090	X	3.600	X3	65.772	SQM
f	1.845	X	3.600	X3/2	9.963	SQM
	TOTAL AREA =				133.097	SQM
NET PODIUM AREA						
	966.723	-	133.097	=	833.63	SQM

AREA DETAIL PODIUM -11

NOTE- BOUNDARY WALL AS / STD. DESIGN

AREA STATEMENT (ALREADY SANCTIONED)			
PLOT AREA	=	15.371	ACERS
	=	62202.513	SQM
TOTAL GROUND COVERAGE AREA	=	7147.45	SQM
PODIUM AREA	=	10552.400	SQM
	TOTAL=	17699.850	SQM
TOTAL F.A.R AREA		97644.540	SQM
NON F.A.R AREA			
STILT AREA		342.272	SQM
BASEMENT AREA		18358.725	SQM
NURSERY SCHOOL-1&2		1588.000	SQM
MUMTY MACHINE ROOM AREA		798.662	SQM
	TOTAL=	21087.659	SQM

AREA STATEMENT FOR SCRUTINY & CESS PURPOSE			
GROUND COVERAGE AREA (NEW BLOCK)	=	750.15	SQM
PODIUM AREA	=	833.63	SQM
GROUND COVERAGE AREA (REVISED BLOCK)	=	605.04	SQM
	TOTAL=	2188.817	SQM
TOTAL F.A.R AREA			
TOTAL F.A.R AREA (NEW BLOCK)		8031.63	SQM
TOTAL F.A.R AREA (REVISED BLOCK)		3024.08	SQM
	TOTAL=	11055.710	SQM
NON F.A.R AREA			
MUMTY MACHINE ROOM AREA (NEW BLOCK)		113.126	SQM
MUMTY MACHINE ROOM AREA (REVISED BLOCK)		47.973	SQM
	TOTAL=	161.099	SQM

PROJECT TITLE
REVISED & ADDITIONAL BUILDING PLANS FOR GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.25 ACRES (LICENSE NO. 101 OF 2014 DATED 13-08-2014) IN LICENCED GROUP HOUSING COLONY MEASURING 14.30 ACRES (LICENCE NO. 110 OF 2008 DATED 27-05-2008) TOTAL AREA 15.55 ACRES IN SECTOR 35 SONIPAT BEING DEVELOPED BY MAX HEIGHT TOWNSHIP AND PROJECTS PVT. LTD.

Maxheights Township & Projects Private Limited
Director

Design Axis architects
T-134A, Aam Bagh Farm Houses,
Near Shamshi Talab Andheria Morh,
New Delhi-110030

DRAWING TITLE
SUBMISSION DRAWING
SITE PLAN

SCALE-1:500
DATE MAY. 2012
DEALT
CHECKED VG
DRG. NO.
S -01

ARCHITECT

Design Axis
architects

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