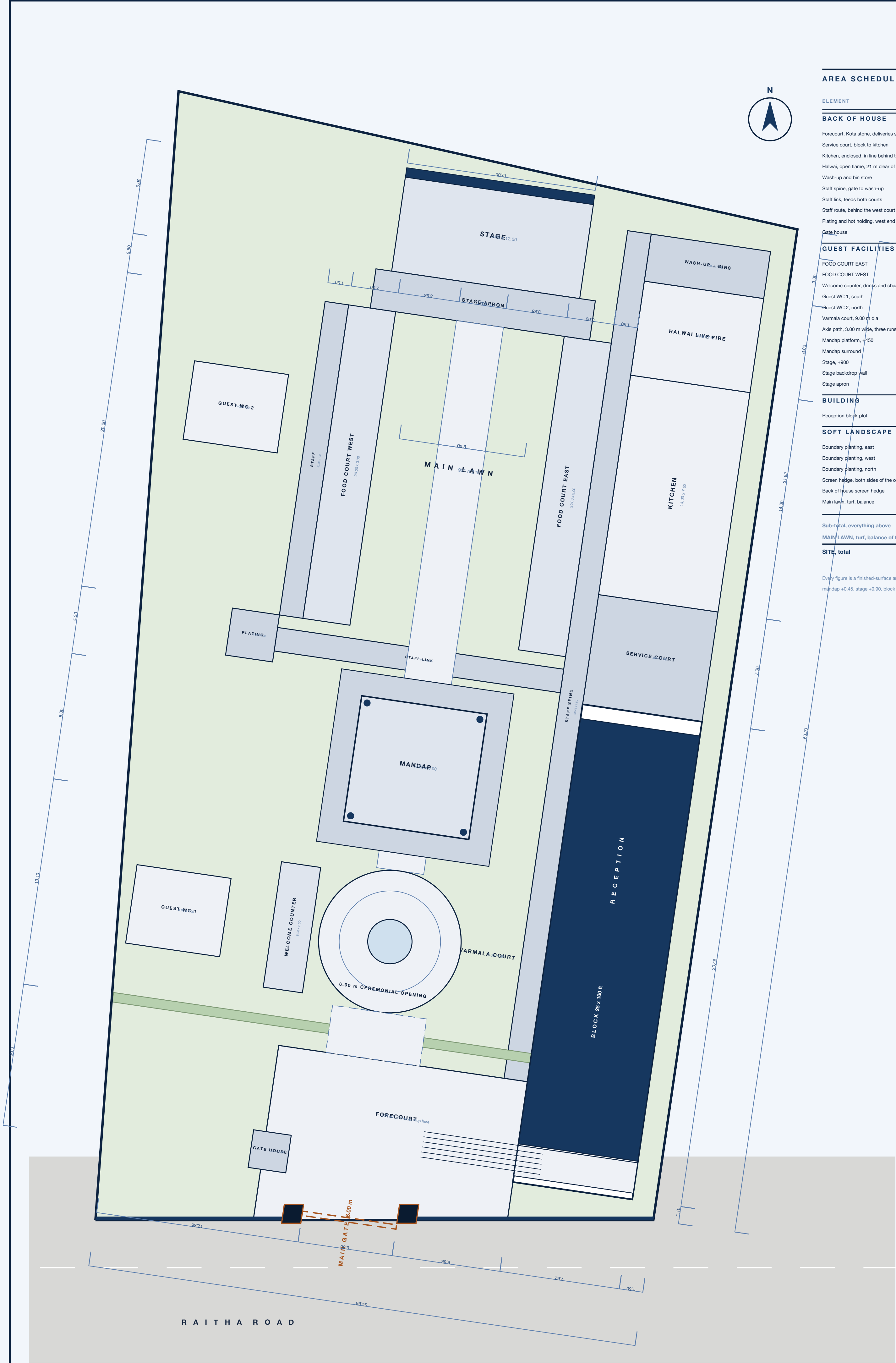




AREA SCHEDULE

ELEMENT	SIZE m	AREA m2
BACK OF HOUSE		
Forecourt, Kota stone, deliveries stop here	15.88 x 10.00 avg	158.6
Service court, block to kitchen	7.00 x 7.62	53.3
Kitchen, enclosed, in line behind the block	14.00 x 7.62	106.7
Halwai, open flame, 21 m clear of the rooms	6.00 x 7.62	45.7
Wash-up and bin store	3.00 x 7.62	22.9
Staff spine, gate to wash-up	60.48 x 1.50	90.7
Staff link, feeds both courts	18.26 x 1.50	27.4
Staff route, behind the west court	20.00 x 1.50	30.0
Plating and hot holding, west end	3.00 x 3.00	9.0
Gate house	2.40 x 2.40	5.8
GUEST FACILITIES		
FOOD COURT EAST	20.00 x 3.00	60.0
FOOD COURT WEST	20.00 x 3.00	60.0
Welcome counter, drinks and chaat	8.00 x 2.50	20.0
Guest WC 1, south	5.00 x 6.00	30.0
Guest WC 2, north	5.00 x 6.00	30.0
Varmala court, 9.00 m dia	circle x 4.50	63.6
Axis path, 3.00 m wide, three runs	25.40 x 3.00	76.2
Mandap platform, -450	8.00 x 8.00	64.0
Mandap surround	11.00 x 11.00 less platform	97.0
Stage, +900	12.00 x 6.00	72.0
Stage backdrop wall	12.00 x 0.60	7.2
Stage apron	14.00 x 2.50	35.0
BUILDING		
Reception block plot	7.62 x 30.48	232.3
SOFT LANDSCAPE		
Boundary planting, east	1.50 m wide, 61.70 m	92.6
Boundary planting, west	1.20 m wide, 71.46 m	85.8
Boundary planting, north	1.20 m wide, 40.04 m	48.0
Screen hedge, both sides of the opening	0.60 m wide, 20.50 m	12.3
Back of house screen hedge	0.60 m wide, 30.00 m	18.0
Main lawn, turf, balance	see layout	balance
Sub-total, everything above		1,614.1
MAIN LAWN, turf, balance of the site		902.9
SITE, total		2,517.0

Every figure is a finished surface area. Levels: lawn 0.00, paving +0.00, mandap +0.45, stage +0.90, block ground floor +1.22, lane falls 1:150 to the gate.

LANDSCAPE LAYOUT AND SETTING OUT

1:150 on A1 | every element dimensioned from the east and south boundaries

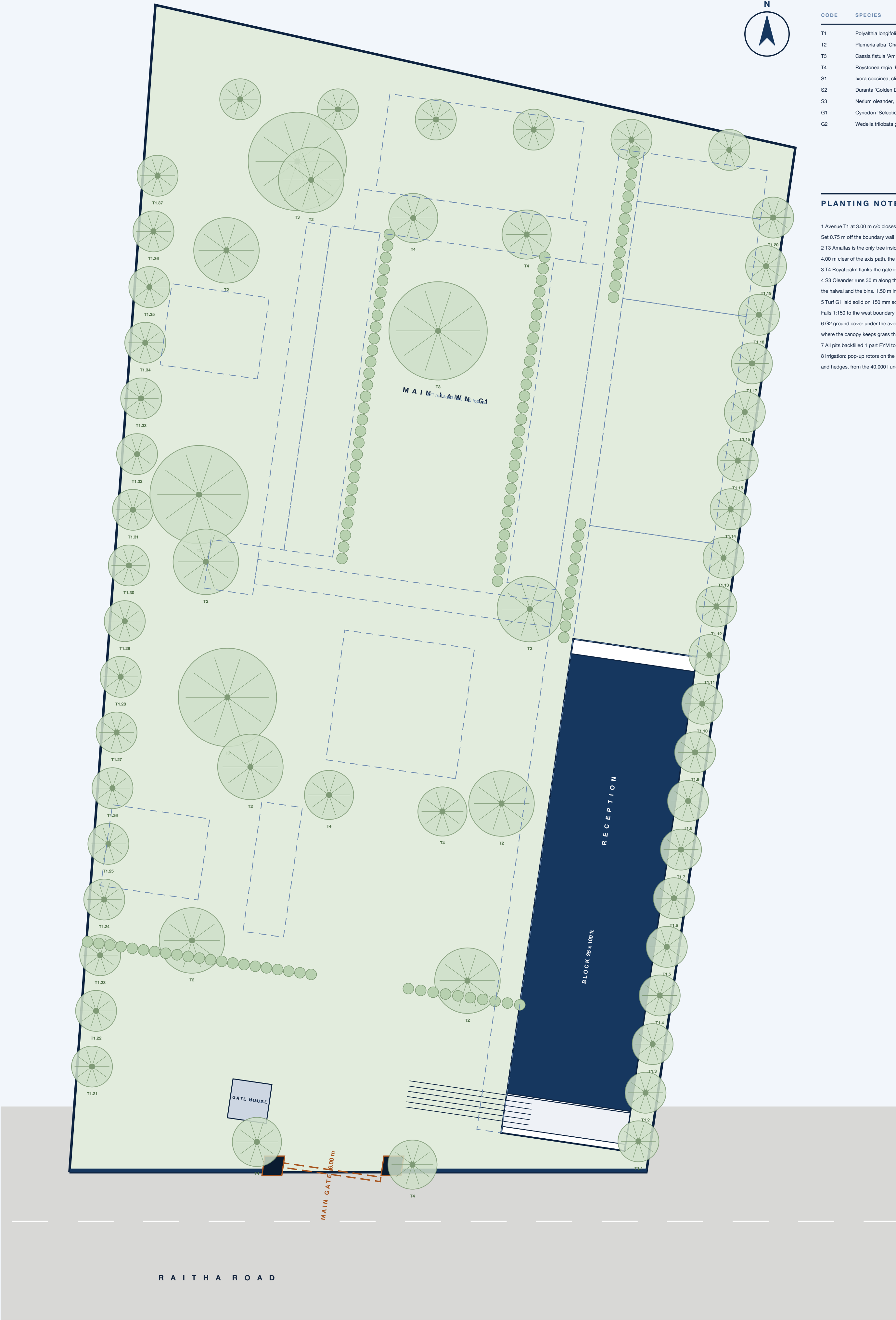
PLOT 2,517 m2 = 27,099 sq ft | 35.23 / 63.21 / 40.04 / 71.46 m
GRID t measured north on the east boundary, d measured west of it
ACCESS one gate, 6.00 m clear. No lane, no unloading bay: deliveries stop on the forecourt.
SCALE 1:150 on A1 | all dimensions in metres to finished surface

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PLANTING SCHEDULE

CODE	SPECIES	QTY	AT PLANTING	MATURE SPREAD	PIT / TRENCH	SPACING
T1	Polysthia longifolia 'Aishoka'	38	3.00 m ht	2.50 m	0.90 cube	3.00 c/c
T2	Plumeria alba 'Champa'	8	2.00 m ht	4.00 m	0.90 cube	specimen
T3	Cassia fistula 'Amaltas'	4	2.50 m ht	6.00 m	1.20 cube	specimen
T4	Roystonea regia 'Royal palm'	6	3.50 m ht	3.00 m	1.20 cube	3.50 c/c
S1	Ixora coccinea, clipped 0.45 m	168 m	0.30 m	0.60 m	0.45 trench	3 per m
S2	Duranta 'Golden Dewdrop', clipped	96 m	0.40 m	0.75 m	0.45 trench	3 per m
S3	Nerium oleander, informal	34	1.00 m ht	1.50 m	0.60 cube	1.50 c/c
G1	Cynodon 'Selection 1' turf	921 m2	turf	-	150 topsoil	solid turf
G2	Wedelia trilobata ground cover	96 m2	pots	-	100 topsoil	16 per m2

PLANTING NOTES

- Avenue T1 at 3.00 m c/c closes canopy at 2.50 m spread in about 4 years. Set 0.75 m off the boundary wall so the canopy clears the coping.
- T3 Amaltas is the only tree inside the lawn. 6.00 m mature spread, so keep 4.00 m clear of the axis path, the mandip surround and the stage apron.
- T4 Royal palm flanks the gate in pairs, 3.50 m c/c, and marks the axis head.
- S3 Oleander runs 30 m along the back of house, screening the service court, the halwai and the bins. 1.50 m in two seasons, dense to the ground.
- Turf G1 laid solid on 150 mm screened topsoil over 100 mm granular drainage. Falls 1:150 to the west boundary french drain.
- G2 ground cover under the avenue only, 16 plants per m2, to stop erosion where the canopy keeps grass thin.
- All pits backfilled 1 part FYM to 3 parts topsoil, 50 mm bark mulch collar.
- Irrigation: pop-up rotors on the lawn at 12.00 m spacing, drip to all beds and hedges, from the 40,000 l underground tank below the arrival court.

PLANTING PLAN AND SCHEDULE

1:150 on A1 | every tree located, mature spread drawn to scale

TREES	56 nos in 4 species, drawn at mature canopy spread
HEDGE	264 running metres, S1 and S2, clipped
TURF	921 m2 solid turf, 150 topsoil on 100 granular
SCALE	1:150 on A1 spreads shown at maturity, not at planting

DRG No. L-02

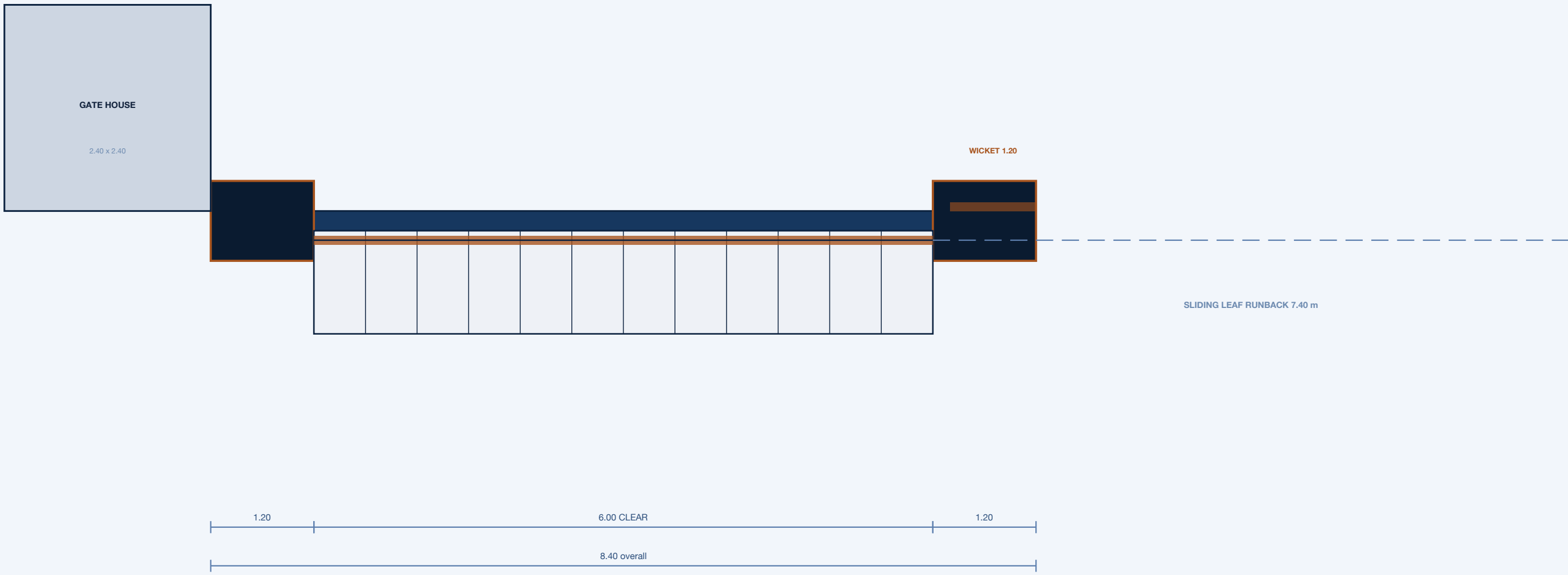
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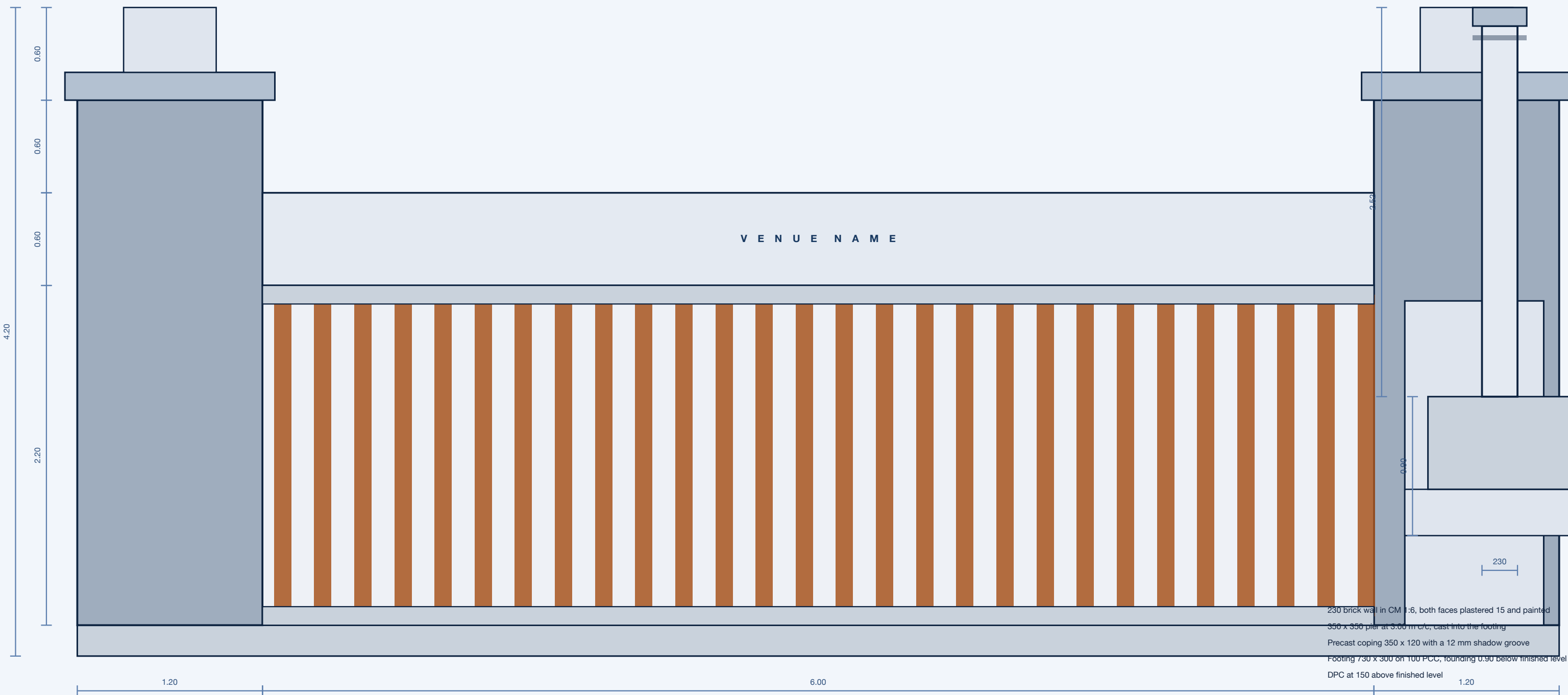
1 MAIN GATE - PLAN

1:50 | sliding leaf shown open, dashed



2 MAIN GATE - ELEVATION FROM THE ROAD

1:25



3 BOUNDARY WALL - SECTION

1:25

GATE SPECIFICATION

ITEM	SPECIFICATION
Clear opening	6.00 m, single sliding leaf
Leaf	MS 100 x 50 x 3 box frame, 2.20 m high
Infill	bronze anodised jali, 110 x 40 blades at 260 c/c
Track	floor channel with 4 nos 100 mm sealed rollers
Runback	7.40 m clear inside the east pier
Piers	1.20 x 1.20 x 3.60 high, granite clad, RCC core 300 x 300
Pier cap	precast 1.36 x 1.36 x 0.18 with a drip
Lantern	0.60 x 0.60 x 0.42, bronze and glass, on each pier
Header	RCC 6.00 m span, 0.60 deep, venue name in 316 stainless, 200 mm
Wicket	1.20 x 2.10 in the west pier, same jali, self closing
Gate house	2.40 x 2.40 x 3.00, east of the gate, glazed to the apron
Apron	6.00 x 5.00 exposed aggregate, 1.60 fall to a road gully
Motor	sliding gate operator, 600 kg, with a manual release
Foundation	pier 1.60 x 1.60 x 0.60 on 100 PCC, founding 1.20 below

MAIN GATE AND BOUNDARY WALL DETAILS

gate 1:25 | wall section 1:25 | one gate serves guests and service

OPENING	6.00 m clear, sliding, plus a 1.20 m wicket
HEIGHT	leaf 2.20 header 3.00 pier 3.60 lantern 4.20
WALL	230 brick, 2.40 high, 350 piers at 3.00 c/c, precast coping
SCALE	1:25 dimensions in millimetres unless noted

DRG No. L-03

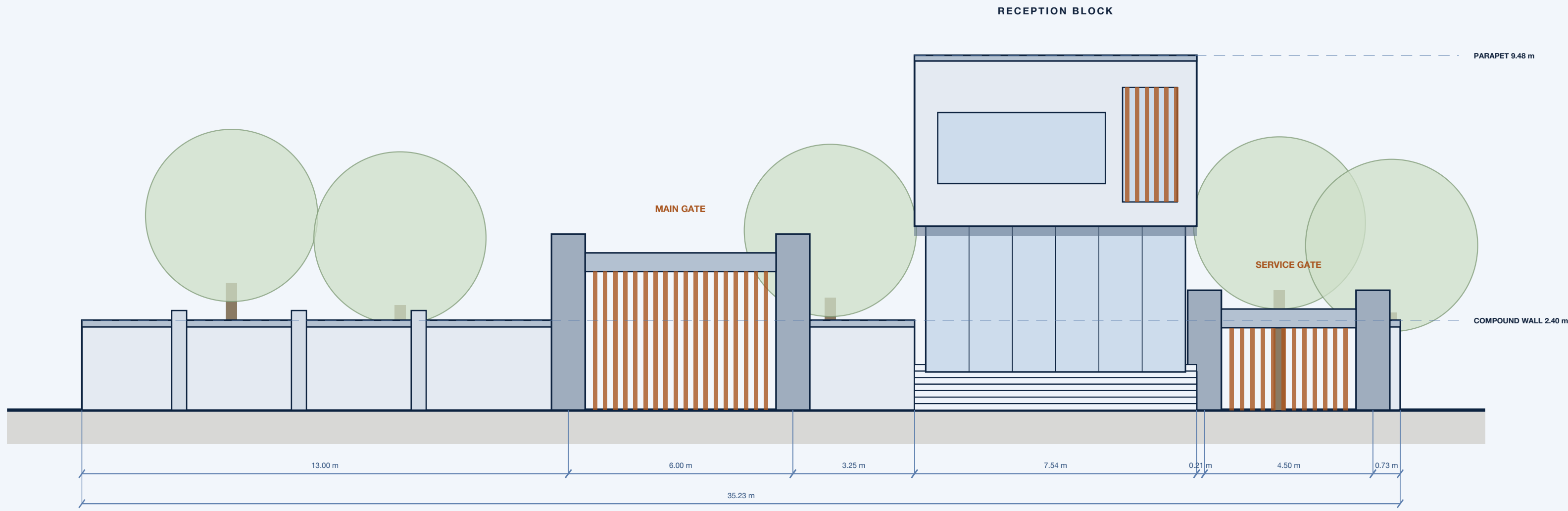
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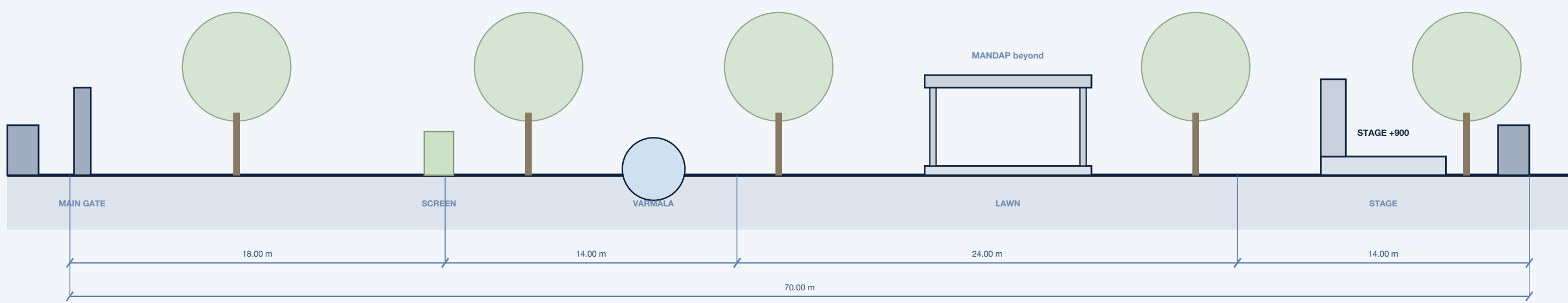
S T R E E T E L E V A T I O N

the whole frontage from Raitha Road | 1:100



L O N G S E C T I O N

on the main axis, gate to stage | 1:200



S I T E S C H E D U L E

S I T E

Plot area	2,517 m ² = 27,099 sq ft (survey; 209.95 m perimeter)
Boundaries	south / road 35.23 east 63.21 north 40.04 west 71.46 m
Frontage	Raitha Road, south. East boundary bears 8.3 deg east of north
Ground coverage	Reception block 207 m ² + kitchen 130 m ² = 13.4 %
Open lawn	1,040 m ² = 11,200 sq ft

C A P A C I T Y

Seated dining, round tables	400 guests
Standing / mingling	600 guests
Mandap gathering	150 around the platform
Rooms in the block	6 double rooms + office + reception

Z O N E S

1 Entry court and parking	8 cars + 2 drop-off bays, grasscrete
2 Reception block	25 x 100 ft, basement + ground + first
3 Screen and threshold	hedge and pergola, 6.0 m ceremonial opening
4 Varmala court	9.0 m dia paved circle, water feature
5 Main lawn	open, no fixed structures
6 Mandap	8.0 x 8.0 m platform, +450, four columns, couple faces east
7 Stage	12.0 x 6.0 m, +900, solid backdrop to the north
8 Food counters	east 25 m, west 12 m + 11 m, 2.5 m deep

S E R V I C E S A N D Z O N E S

9 Kitchen and service yard	130 m ² , own lane from the service gate
10 Guest WC block	35 m ² , male / female / accessible

S E R V I C E S

Service route	4.5 m lane on the east boundary, never crosses guests
Water	underground tank 40,000 l under the entry court
Drainage	lawn falls 1:120 to a soakaway on the west boundary
Lighting	4 m poles on the axis, uplights to boundary trees, festoon over lawn
Power	DG set and panel in the service yard, screened

S T R E E T E L E V A T I O N A N D L O N G S E C T I O N

frontage 1:100 | section 1:200

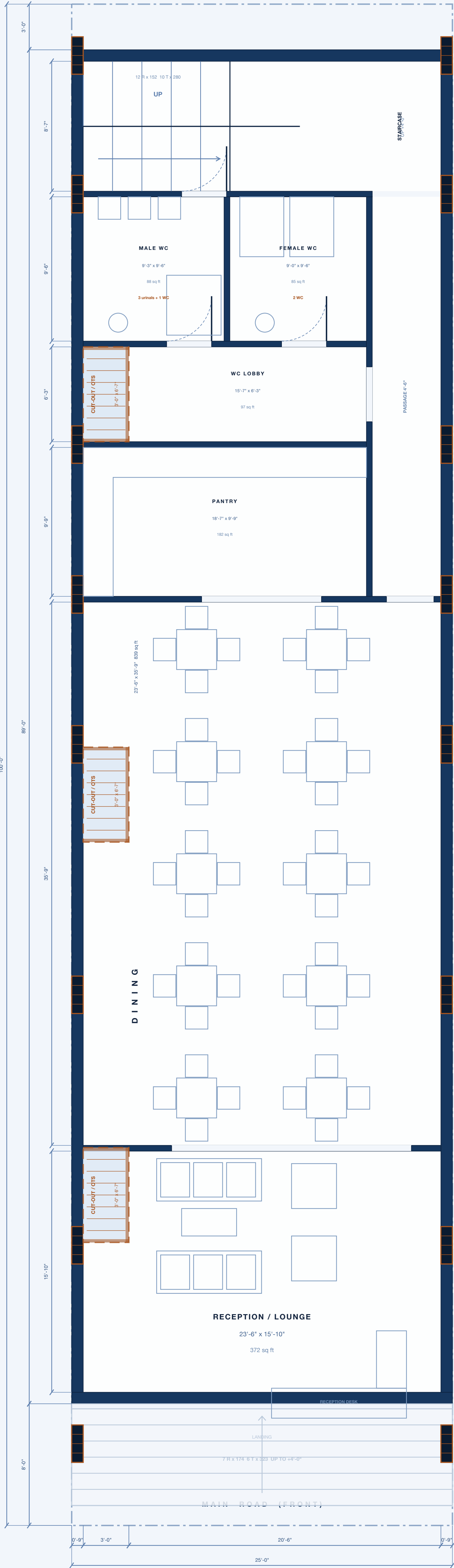
FRONTAGE	35.23 m wall 2.40 m main gate 6.0 m, service gate 4.5 m
BLOCK	parapet 9.48 m above road, jali screen to the gallery window
MATERIALS	plaster, grey granite plinth, bronze jali, precast coping
SCALE	as noted metres on site

DRG No. L-02

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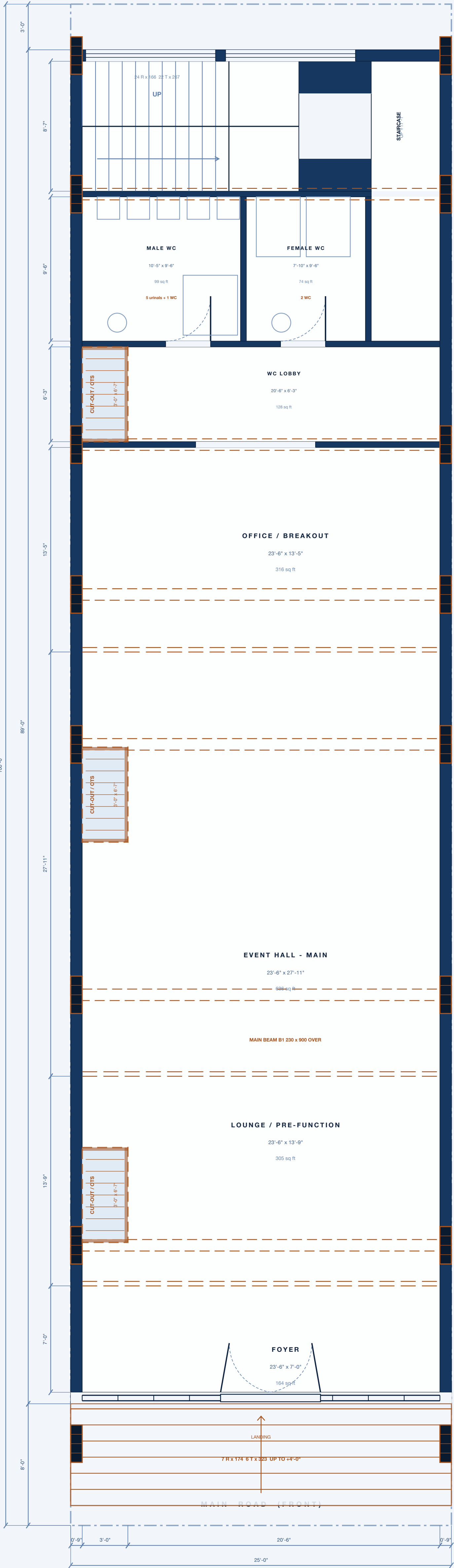
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BASEMENT / LOWER GROUND

FFL -6'-0"



GROUND FLOOR

FFL +4'-0"

BASEMENT AND GROUND FLOOR PLANS

1:50 on A1

PLOT
ENTRANCE
LEVELS
CUT-OUT
COLUMNS
SCALE

25'-0" x 100'-0", front to the main road
one broad flight, full 25'-0" width, 7 R x 174 straight up
road 0'-0" | basement -6'-0" | ground +4'-0" | first +17'-1"
3 nos, 3'-0" wide, open to sky, GRC jali cover at terrace
230 x 750 flush in the side walls, 16 nos, on the cross walls
plans 1:50 on A1 | details as noted | feet-inches, mm internally

DRG No. A-01

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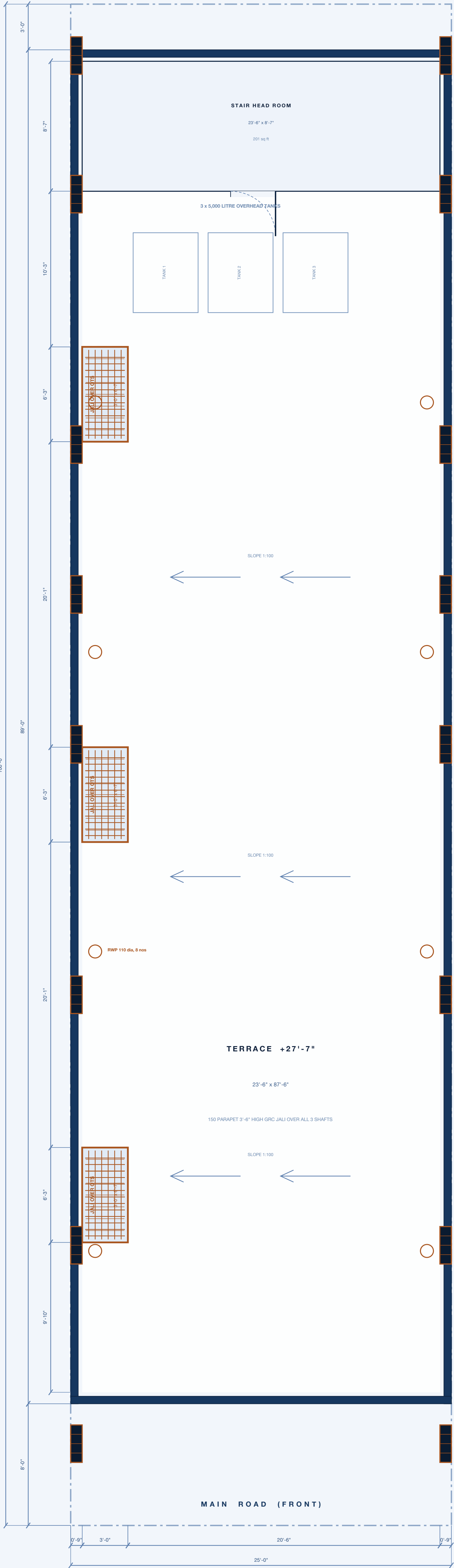
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Sheet 1 of 4



FIRST FLOOR

FFL +17'-1"



TERRACE / ROOF PLAN

+27'-7"

FIRST FLOOR AND TERRACE PLANS

1:50 on A1

PLOT
ENTRANCE
LEVELS
CUT-OUT
COLUMNS
SCALE

25'-0" x 100'-0", front to the main road
one broad flight, full 25'-0" width, 7 R x 174 straight up
road 0'-0" | basement -6'-0" | ground +4'-0" | first +17'-1"
3 nos, 3'-0" wide, open to sky, GRC jali cover at terrace
230 x 750 flush in the side walls, 16 nos, on the cross walls
plans 1:50 on A1 | details as noted | feet-inches, mm internally

DRG No. A-02

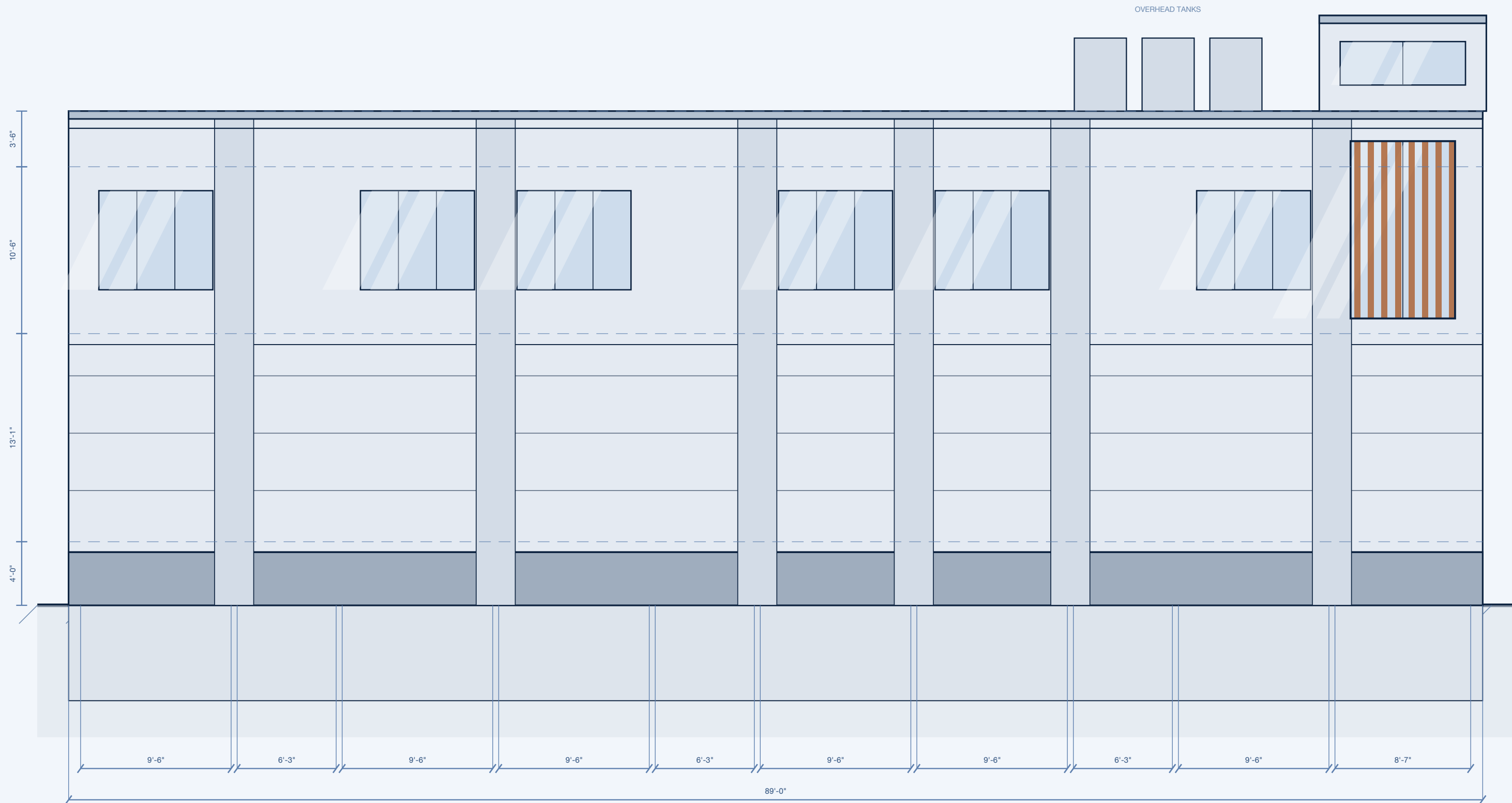
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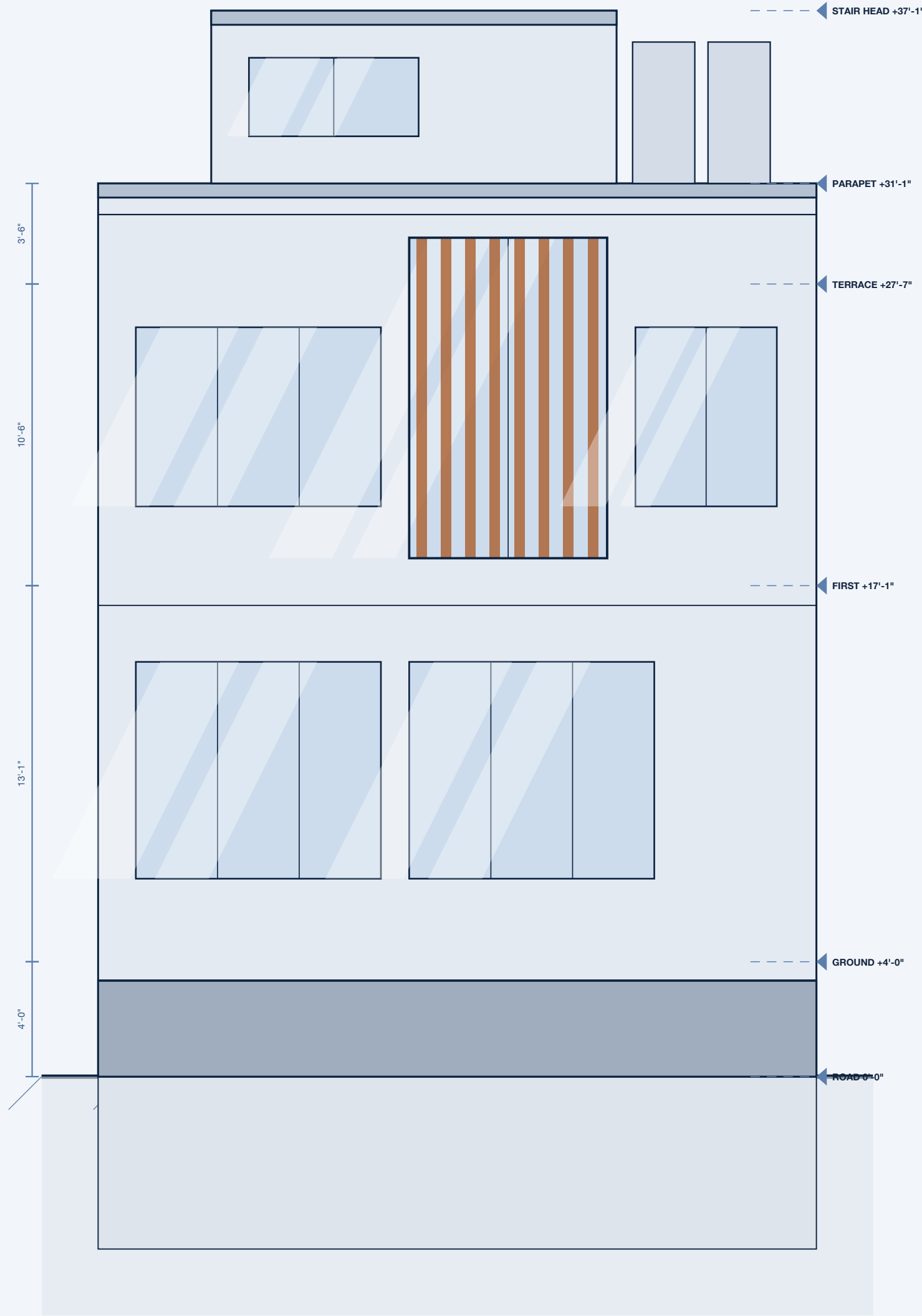
S I D E E L E V A T I O N

left side, scale 1:75 | room windows only | right side handed



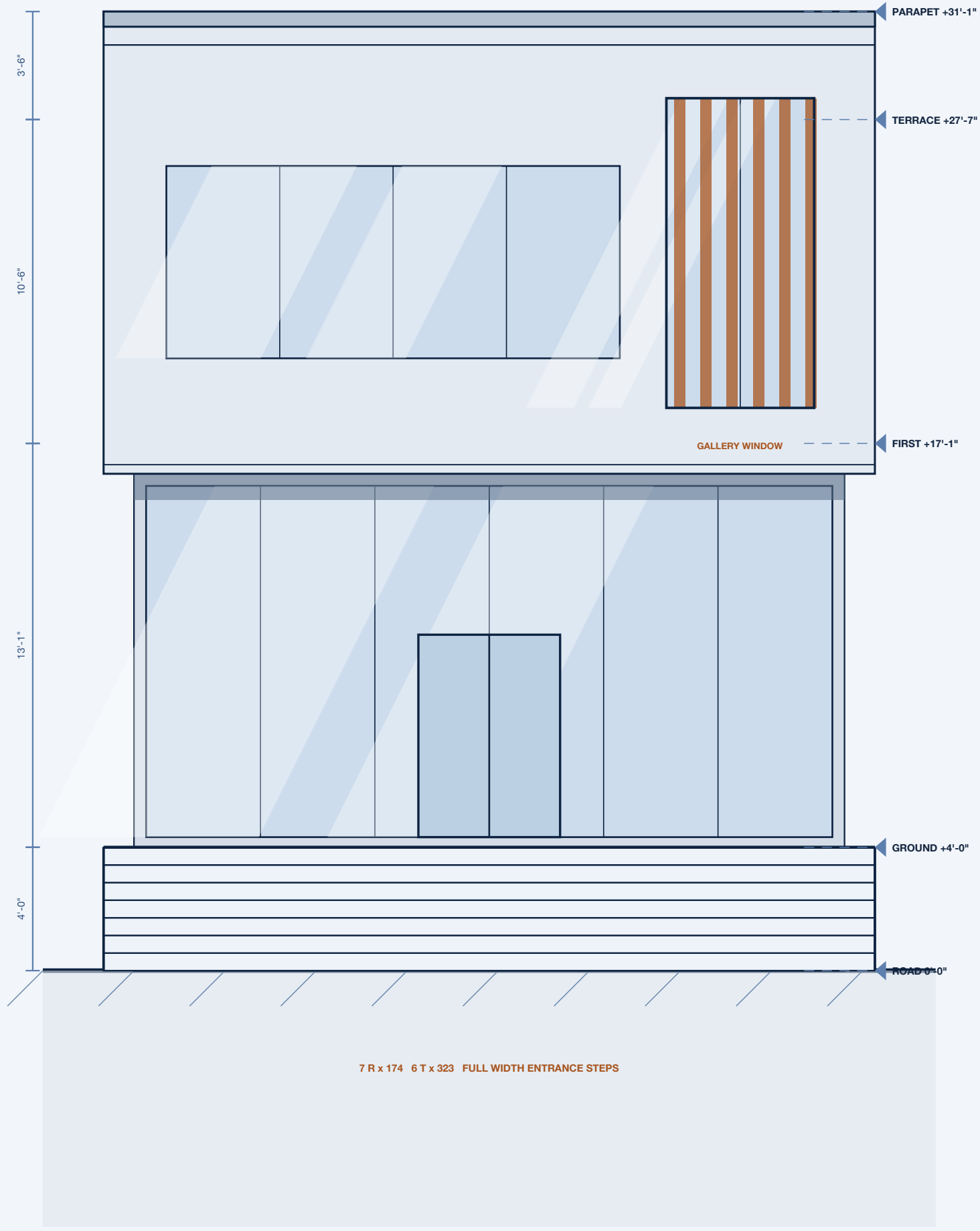
R E A R E L E V A T I O N

from the 3'-0" rear setback



F R O N T E L E V A T I O N

from the main road



FINISHES

- 1 Textured off-white plaster on 230 wall, flush columns behind
- 2 Dark grey granite plinth, 3'-4" high, flush with the road edge
- 3 Clear double glazing, black anodised aluminium, 50 mm sightline
- 4 Bronze anodised jali screen, 110 x 40 blades at 260 c/c
- 5 Precast coping with a 60 mm drip, 12 mm shadow groove under
- 6 Recessed reveal, 40 mm deep, on every column line
- 7 GRC jali cover over all 3 shafts at terrace level

ELEVATIONS - FRONT, SIDE AND REAR

1:50 on A1 | all levels to road datum 0'-0"

HEIGHT
COMPOSITION
OPENINGS
SCALE

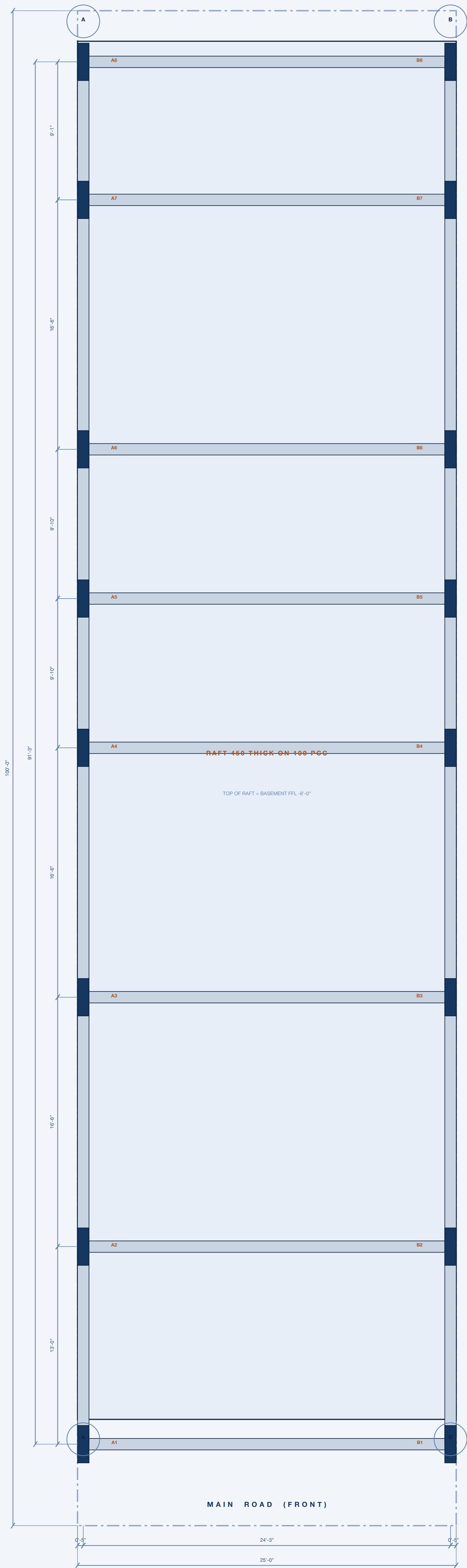
31'-1" to parapet | 37'-1" to the stair head room
solid plinth, recessed glazed hall, plastered box over, jali screen
room windows only on the side. No lower ground window on any face.
front and rear 1:50 | side 1:75 | feet-inches, mm internally

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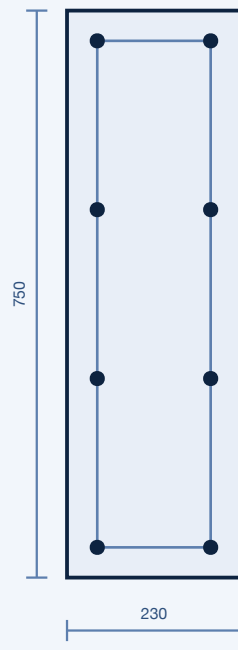


FOUNDATION AND COLUMN LAYOUT

top of raft -6'-0"

1 COLUMN C1

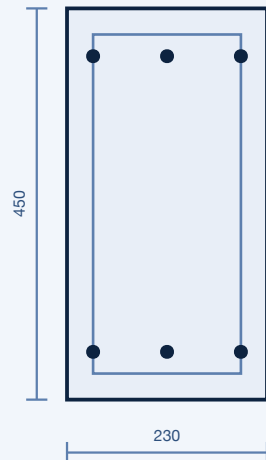
230 x 750, FLUSH IN THE 230 WALL | scale 1:10



8 nos 20 dia main bar = 2513 mm² 1.46 %
8 dia lateral ties @ 150 c/c
M25 concrete, Fe500 steel, 40 mm clear cover
Service load 591 kN Factored 886 kN Capacity 2288 kN
Le/b = 13.9, design for the small additional moment
16 nos, 8 per side wall, ON the cross wall junctions
230 face flush with the wall, nothing projects into the room

2 TIE BEAM TB1

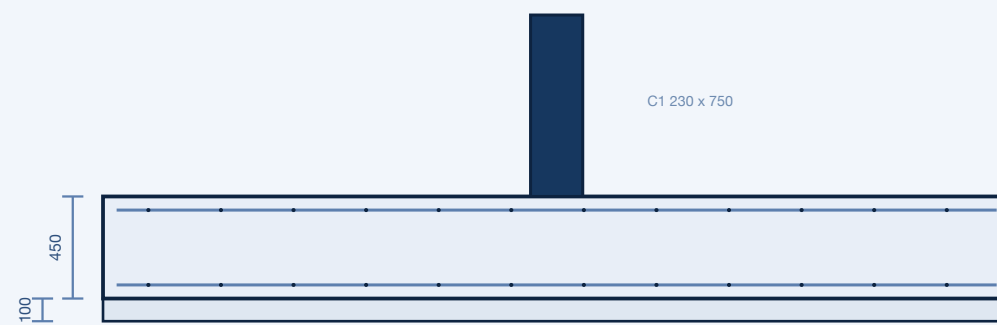
230 x 450 | scale 1:9



3 nos 16 dia top + 3 nos 16 dia bottom
8 dia stirrups @ 150 c/c
Both directions on the column grid
Cast into the top of the raft

3 RAFT - SECTION

450 thick on 100 PCC | scale 1:33



16 dia @ 150 c/c both ways, top and bottom
Founding level -7'-10" below road
Total load 8,570 kN over 214 m² = 40 kN/m²
SBC assumed 150 kN/m² - confirm by soil test
Tank the full box, retaining walls hold 6'-0" of earth

FOUNDATION PLAN, COLUMN, TIE BEAM AND RAFT DETAILS

plan 1:50 | details 1:9 to 1:33

FOUNDATION
COLUMNS
GRID
SCALE

Raft 450 thick on 100 PCC, founding -7'-10" below road
C1 230 x 750, 16 nos, flush in the side walls, on the cross walls
A and B at 7390 c/c | 8 rows, longest bay 5221
plans 1:50 on A1 | details as noted | feet-inches, mm internally

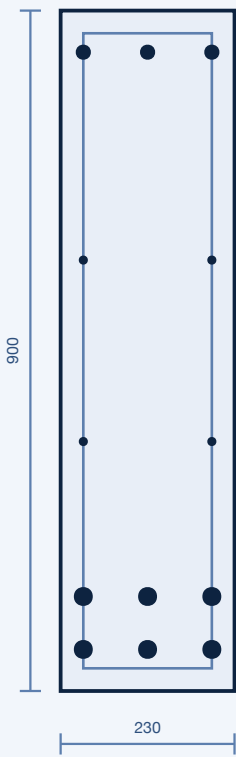
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4 MAIN BEAM B1

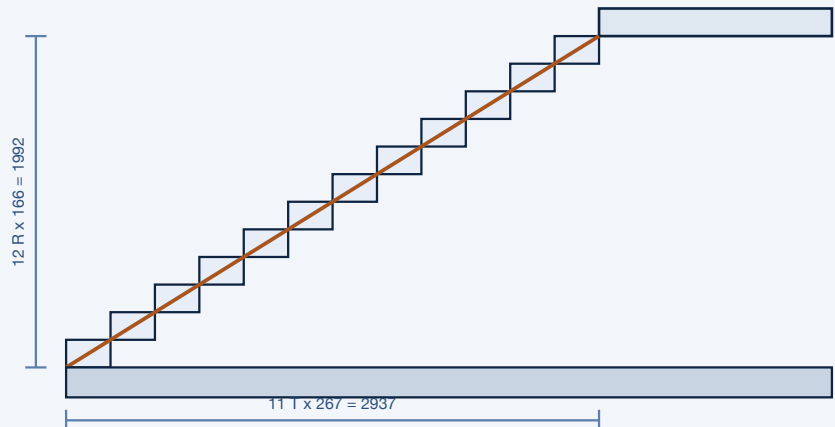
230 x 900, span 6.87 m | scale 1:10



Bottom 6 nos 25 dia in two layers Top 3 nos 20 dia
Side face 2 nos 12 dia each face
2 legged 10 dia stirrups @ 125 c/c ends, 200 c/c mid
Mu = 485 kWh Mu,lim = 620 kWh Vu = 282 kN
One at every column line, 8 lines, longest bay 5221
230 wide, flush with the wall over. No internal column.

5 STAIR - SECTION

dog leg, 24 R x 166 | scale 1:45



Waist 180 thick, 12 dia @ 150 main, 8 dia @ 200 distribution
Landing 1400 wide, flight 1300 wide
Basement to ground 12 R x 152, tread 280
Ground to first 24 R x 166, tread 267
First upward 25 R x 166, tread 267

FLOOR AREAS

Basement / lower ground -6'-0"	1,573 sq ft gross
Ground floor +4'-0"	1,573 sq ft gross 1,462 sq ft divisible
First floor +17'-1"	1,573 sq ft gross 6 rooms x 178 = 1,068 sq ft
Terrace +27'-7"	150 parapet, 3 nos overhead tanks
Total built-up, 3 floors	4,719 sq ft

KEY DIMENSIONS

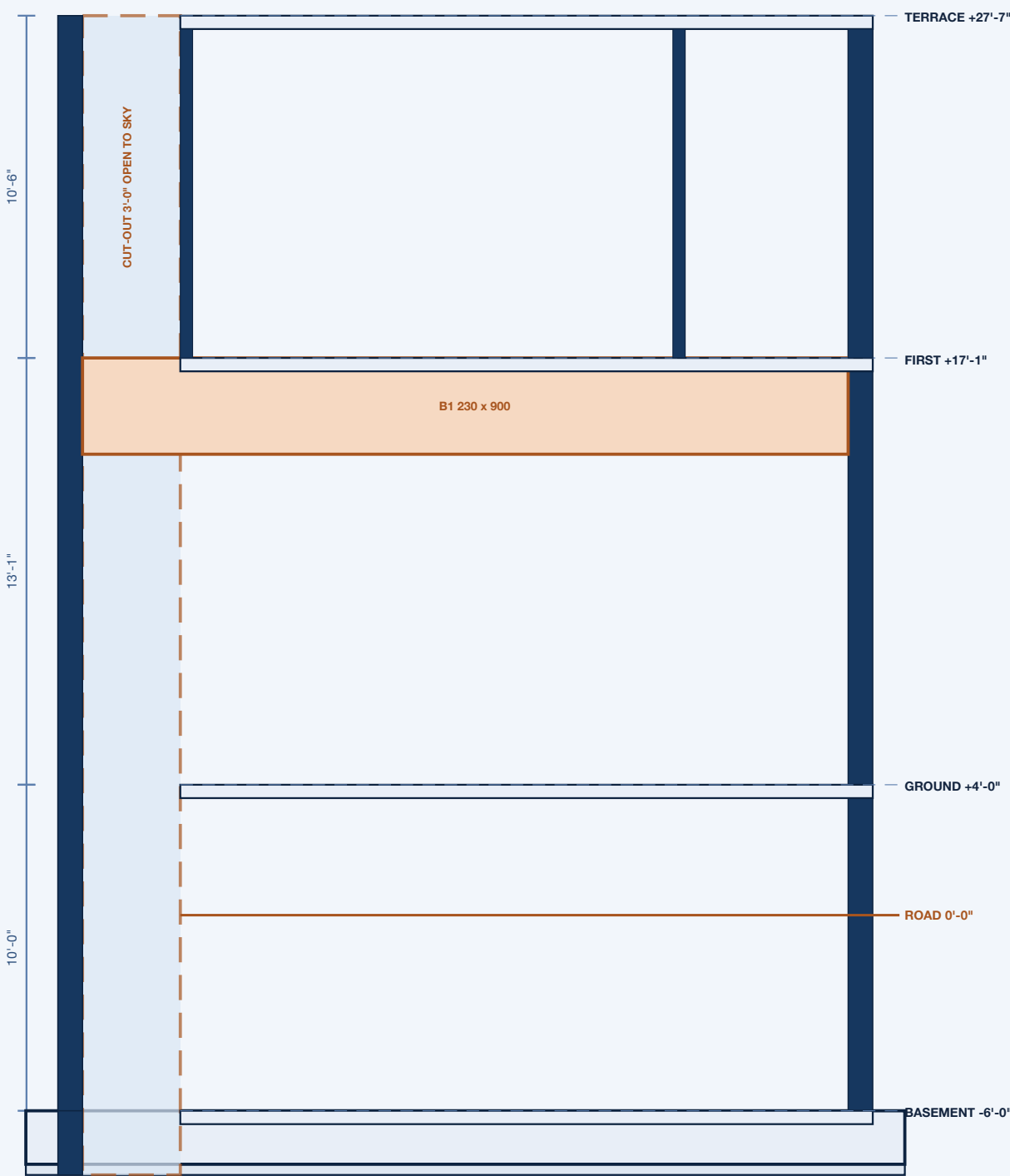
Plot	25'-0" x 100'-0" = 2,500 sq ft
Front setback / rear setback	8'-0" / 3'-0"
Building footprint	25'-0" x 89'-0"
Inside width	23'-6"
Cut-out / OTS, 3 nos	3'-0" x 6'-3", GRC jali cover at terrace
Bedroom	18'-1" x 6'-3" = 172 sq ft
Bathroom, 6 nos	7'-0" x 6'-3" = 44 sq ft
Gallery	5'-0" wide, full length
Stair well	14'-3" x 6'-6"

STRUCTURE

Columns C1, 16 nos	230 x 750, flush in the 230 side walls
Main beam B1	230 x 900, span 6.87 m, 8 lines
Tie beam TB1	230 x 450 both directions
Slab	450 thick on 100 PCC, founding -7'-10"
Slab	200 thick, 12 dia @ 150 both ways
External wall / internal	230 / 115, plumbing wall 230
Concrete / steel	M25 / Fe500, cover 40 column, 25 slab

Through a bath band | scale 1:50

6 CROSS SECTION



MAIN BEAM, STAIR, CROSS SECTION AND SCHEDULES

details 1:13 to 1:53

MAIN BEAM
STAIR
CONCRETE
SCALE

B1 230 x 900, span 6.87 m, no internal column
dog leg, 1300 flights, 1400 landing, same well every floor
M25 | STEEL Fe500 | cover 40 column, 25 slab
plans 1:50 on A1 | details as noted | feet-inches, mm internally

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