PARKING REQUIRED FOR RESIDENTIAL				
TYPE OF UNIT	CARPET AREA	NO. OF FLATS	ECS REQD/UNIT	TOTAL ECS REQD
DWELLING UNIT TYPE- 3A (TOWER-1,4 ,5& 6)	159.994	124	1.5	186
DWELLING UNIT TYPE- 3B (TOWER-1,4 ,5& 6)	159.994	124	1.5	186
DWELLING UNIT TYPE- 4A (TOWER-2 &3)	189.875	152	1.5	228
DWELLING UNIT TYPE- 5A (TOWER-1,4 & 5)	290.385	3	1.5	4.5
DWELLING UNIT TYPE- 5B(TOWER-1,4 &5)	284.763	3	1.5	4.5
DWELLING UNIT TYPE- 6A (TOWER-2 &3)	347.940	4	1.5	6
TOTAL PARKING REQUIRED FOR RESIDENTIAL		410	=	615

PARKING REQUIRED FOR COMMERCIAL				
PERMISSIBLE FAR OF COMMERCIAL	=	4473.982	SQM	
REQUIRED 1 ECS @ 50 SQM OF CARPET AREA OF SHOPS	=	89.480	ECS	
SAY PROVIDED AT BASEMENT -1	=	90	ECS	
TOTAL PARKING REQUIRED FOR RESIDENTIAL & COMMERCIAL	=	615	+	90
	=	705	ECS	
	say	705	ECS	
RESERVED PARKING FOR EWS @ 5 % OF RESIDENTIAL PARKING AT BASEMENT -1	=	30.75		
	say	31	ECS	
AREA REQUIRED FOR PARKING @BASEMENT (=ECSX20/2 SQ Mtr. For stack parking)	=	7050	SQ MTRS.	
AREA PROPOSED FOR PARKING @BASEMENT-1	=	18454.245	SQ MTRS.	
AREA PROPOSED FOR PARKING @BASEMENT-2	=	18454.245	SQ MTRS.	
TOTAL AREA PROPOSED FOR PARKING (B1+B2)	=	36908.490	SQ MTRS.	
AREA FOR 1 ECS @20 SQ Mtr.(=AREA/20 SQ Mtr. For stack parking)	=	1845.425	ECS	
AREA PROPOSED FOR PARKING (B1+B2)	Say	1846	ECS	

DESCRIPTION	PROPOSED AREA	PROPOSED ECS	NO. OF PARKING	STACK PARKING
BASEMENT-01	18454.245	922.712	371	742
BASEMENT -02	18454.245	922.712	378	756
TOTAL PARKING	36908.490	1845.425	749	1498

BASEMENT 1 AREA						
S.NO.	WIDTH (mm)		HEIGHT (mm)	NO.s	FORMULA	AREA (SQ M)
1	48245	X	52160	1	LXB	2516.459
2	45090	X	94715	1	LXB	4270.699
3	146305	X	95215	1	LXB	13930.431
4	1835	X	2435	1	(LXB)/2	2.234
5	1835	X	92775	1	LXB	170.242
TOTAL (X1)						20890.065

DEDUCTION AREA DETAIL BASEMENT 1						
S.NO.	WIDTH (mm)		HEIGHT (mm)	NO.s	FORMULA	AREA (SQ M)
C1	4550	X	6500	1	LXB	29.575
C2	37500	X	10770	1	LXB	403.875
C3	4850	X	6500	1	LXB	31.525
C4	4200	X	4850	4	LXB	81.480
C4A	1400	X	650	4	LXB	3.640
C5	11850	X	7500	1	LXB	88.875
C6	4850	X	4055	11	LXB	216.334
C7	11740	X	4135	6	LXB	291.269
C8	10750	X	5135	3	LXB	165.604
C9	5145	X	6250	3	LXB	96.469
C10	19475	X	7660	1	LXB	149.179
C11	16970	X	14370	1	LXB	243.859
C11A	2730	X	4830	1	LXB	13.186
C12	20270	X	9955	1	LXB	201.788
C13	AS PER SIZE			1		93.128
C14	7660	X	900	1	LXB	6.894
C15	4850	X	3955	1	LXB	19.182
C16	9900	X	10340	1	LXB	102.366
C17	8835	X	2435	1	LXB	21.513
C18	10670	X	15505	1	LXB	165.438
C19	1835	X	2435	1	(LXB)/2	2.234
C20	2950	X	5700	1	LXB	8.408
TOTAL (X3)						2435.820

TOTAL AREA FOR ECS BASEMENT 1	
BASEMENT 1 AREA (X1)	20890.065
DEDUCTION AREA BASEMENT -1 (X3)	2435.820
TOTAL BASEMENT AREA FOR ECS (E1) IS (X1 -X3)	18454.245
E/20	922.712

NO OF CAR PARKING PROVIDED IN 1ST BASEMENT - 371 NO'S
STACK PARKING PROPOSED =371X2 = 742 NOS

NO OF CAR BAYS PROPOSED (B1+B2)= 371+378 = 749
NO OF CARS(STACK PARKING) IN B1+ B2 = 742+756
= 1498 NO.S

BASEMENT -01		
AREA	NO OF PARKING BAYS	STACK PARKING
RESIDENTIAL	310	620
COMMERCIAL	45	90
RESERVED FOR EWS (5%)	16	32
	371	742

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
C.T.P.(HR.) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
DINESH KUMAR PA(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 22344 Dt. 10/7/25

Superintending Engineer (HQ) Chief Engineer I HSVP, Panchkula

02 AREA DETAIL- BASEMENT -1

03 STAIRCASE AND LIFT DETAIL -ST-01

04 STAIRCASE AND LIFT DETAIL -ST-02

05 STAIRCASE AND LIFT DETAIL -ST-03

01 BASEMENT -1 PLAN (LVL -4350 MM)

7 KARAM WIDE REVENUE RASTA

6.0 MT WIDE ZONING LINE

24.0 M WIDE CONSTRUCTED ROAD

STACK CAR PARKING FOR RESIDENTIAL

STACK CAR PARKING RESERVED FOR EWS

STACK CAR PARKING FOR COMMERCIAL

PROJECT TITLE

REVISED BUILDING PLANS FOR MIXED LAND USE COLONY (95% RESIDENTIAL COMPONENT & 5% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT POLICY (TOD)FOR THE AREA MEASURING 8.34375 ACRES (LICENSE NO. 127 OF 2023 DATED 16/06/2023) IN SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GANGA GLOBAL HOMES PVT.LTD.

LC - 4946

OWNERS' SIGNATURE

Ganga Global Homes Pvt. Ltd.

ARCHITECTS' SIGNATURE

Avanika Vashisth CA/2018/91670

DRAWING TITLE

BASEMENT-1 PLAN WITH AREA DIAGRAM

ARCHITECT	NORTH
GANGA REALTY - DESIGN TEAM GANGA REALTY Vatika Tower, Golf Course Road Gurugram, Haryana	
DATE	JULY , 2025
SCALE	NTS
DEALT	SV
CHECKED	DA

S-104a