Checked subject to Comments in forwarding letter No. 1790/24 Dt. 27/8/2024 and notes attached/with the estimate

Executive Engineer (M) for Chief Engineer-I HSVP, Panchkula

Deputy Director Town & Country Planning Haryana, Chandigarh

S.T.P(HQ) Member Secretary B.P.A.C. | S.T.P(G) Member B.P.A.C. | CTP (NR) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ)

DG-AR-101

AD | TA | ATP

Rajesh Dutt DDM(HQ)

SANCTIONED TO BE READ WITH MEMO OFFICE MEMO NO. 21140 DATED 16/10/2026

150m. Wide NPR Road

18m. Green Belt

24m. Wide Service Road

24m. Wide Road

3 Karam Revenue Rasta

2 karam Revenue Rasta

3 karam Revenue Rasta

HT Line 66 KVA

HT Line 66 KVA

Future Expansion PHASE 3

Future Expansion PHASE 3 Area 1.0005 ACRES.

Future Expansion PHASE 2 Area 1.3779 ACRES.

LICENSE NO. 98 Area 3.356 ACRES.

Future Expansion PHASE 4 Area 1.7575 ACRES.

LICENSE NO. 99 Area 3.375 ACRES.

Future Expansion PHASE 5 Area 0.9192 ACRES.

PHASE 1 Area 1.6759 ACRES.

A 20.121 B 46.952 C F 33.961 G

V 41.921 W D 7.960 E H 25.152 I J 63.720 K

U 92.224 T 122.823 S 122.823 R 83.843 P O 48.629 N 15.091 M L

60.365 | 55.335 | 51.981 | 8.933 | 8.384

1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER | 1.5 M WIDE GREEN BUFFER

6.000 | 3.000 | 9.000 | 9.000

ENTRY/ EXIT | ENTRY/ EXIT | ENTRY/ EXIT

BASEMENT LINE | ZONING LINE | IRRIGATION SUPPLY | BOOSTER BARRIER

LEGEND:
- LICENSE NO- 98 OF 2010
- LICENSE NO- 99 OF 2010
- ESS OULTINE
- FIRE PLANT ROOM
- STP
- FIRE TENDER PATH
- REFUGE TERRACE
- ZONING LINE
- SETBACK LINE
- BASEMENT LINE
- EV PARKING (ON SURFACE)
- SURFACE PARKING AREA

REFUGE TERRACE:
@4TH FLOOR: LVL + 26600 MM
@7TH FLOOR: LVL + 39200 MM
@11TH FLOOR: LVL +56000 MM
@15TH FLOOR: LVL +72800 MM
@18TH FLOOR: LVL +85400 MM
@22ND FLOOR: LVL +103400 MM

SITE PLAN_TERRACE LVL
SCALE-1:250

Only For Service Plan Estimate

Executive Engineer HSVP, Division No. V, Gurugram

Superintending Engineer, HSVP, Circle-I, Gurugram

MASTER SHEET- SUPER STRUCTURE

FLOOR NO.	F.A.R AREA AREA (SqM)	NON- F.A.R AREA AREA (SqM)	BUILT-UP AREA AREA (SqM)	CARPET AREA AREA (SqM)
GROUND FLOOR	2828.864	43.699	2872.563	1640.197
1ST FLOOR	1774.670	209.344	2184.215	1249.172
2ND FLOOR	1885.755	107.560	1993.315	1367.575
3RD FLOOR	1807.898	107.560	1915.458	1384.536
4TH FLOOR	1783.951	218.463	2002.414	1281.875
5TH FLOOR	1744.584	107.560	1852.144	1322.109
6TH FLOOR	1805.912	107.560	1913.472	1365.587
7TH FLOOR	1796.843	218.463	2015.306	1353.845
8TH FLOOR	1805.493	107.560	1913.053	1333.551
9TH FLOOR	1773.125	107.560	1880.685	1350.512
10TH FLOOR	1805.912	107.560	1913.472	1366.339
11TH FLOOR	1796.843	218.463	2015.306	1368.153
12TH FLOOR	1805.912	107.560	1913.472	1366.339
13TH FLOOR	1820.781	107.560	1928.341	1382.548
14TH FLOOR	1805.912	107.560	1913.472	1366.339
15TH FLOOR	1796.843	218.463	2015.306	1368.153
16TH FLOOR	1793.995	107.560	1901.556	1319.488
17TH FLOOR	1773.125	107.560	1880.685	1350.512
18TH FLOOR	1803.002	218.463	2021.495	1340.969
19TH FLOOR	1820.781	107.560	1928.341	1383.300
20TH FLOOR	1805.912	107.560	1913.472	1366.339
21ST FLOOR	1814.803	98.650	1913.472	1381.956
22ND FLOOR	1633.912	140.560	1794.172	966.416
SERVICE FLOOR		1736.835	1736.835	
MUMTY		90.336	90.336	
METER ROOM		43.995	43.995	
TOTAL (SqM) (A)	42485.078	4981.178	47466.256	31055.836

SUB-STRUCTURE

	F.A.R AREA	NON- F.A.R AREA	BUILT-UP AREA	CARPET AREA
BASEMENT 1		4892.123	4892.123	
BASEMENT 2		4854.756	4854.756	
BASEMENT 3		4534.301	4534.301	
BASEMENT 4		4534.301	4534.301	
TOTAL (SqM) (B)	0.000	18815.481	18815.481	0.000
TOTAL (A+B)	42485.078	23796.659	66281.737	31055.836

Surface Parking Area Calculation

	L (in M.)	W (in M.)	Total (in sqm.)	Nos.
Surface Parking Area	47.50	6.50	179.71	
E.C.S. @ 33.3%(ACS ON SURFACE				24.00
No. of E.V.parking bays provided on Surface				14.00

HT Line 66 KVA

AREA STATEMENT

TOTAL LICENSED AREA	6.731	ACRES	27239.347 Sq.m
Site Area for commercial development- TOD of 3.356 Acres (license no. 99)	3.356	ACRES	13581.229 Sq.m
Site Area for Commercial development-Non TOD of 3.375 acres (license no. 99)	3.375	ACRES	13658.119 Sq.m
Permissible FAR Calculation- Commercial under TOD	350.0%		47534.300 Sq.m
Permissible FAR Calculation- Commercial Non-TOD	175.0%		23901.700 Sq.m
Total Permissible FAR (TOD & Non-TOD)	262.5%		71436.000 Sq.m
Proposed FAR for commercial building in site (Phase-I)	155.97%		42485.078 Sq.m
Balance FAR for Future expansion (Phase-2,3,4 & 5)			28950.930 Sq.m
Permissible Ground coverage	40%		16343.608 Sq.m
Propsed Ground coverage	9.57%		2666.284 Sq.m

GROUND COVERAGE

LNO.	WIDTH(M)	LENGTH(M)	COVR.	NOS.	AREA (SqM)
ADDITIONS					
A	94.280	27.205	1	1	2565.371
B	7.500	2.700	1	1	20.250
C	2.600	6.345	1	1	0.691
D	9.000	4.200	1	1	37.800
E	2.455	10.900	1	1	26.760
				GROSS AREA (TOTAL ADDITIONS)	2677.814
SUBTRACTIONS					
1	FUNE		1	1	5.374
2	FUNE		1	1	5.338
				GROSS AREA (TOTAL SUBTRACTIONS)	10.799
				(NET GROUND COVERAGE)	2666.284

ECS Required (1 ECS/ 60 sq.m of CARPET AREA) 31,055.8 / 60 = 517

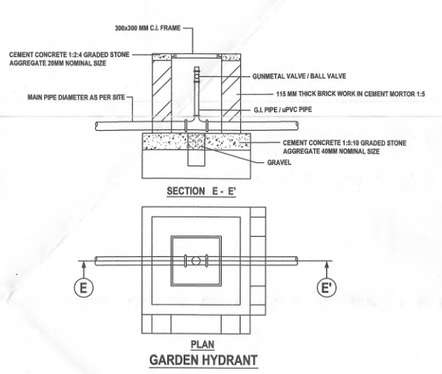
Total Carpet area

Total Parking Required

ECS Provided

	ECS As/ Parking Area	Single car Parking	Double Stack Parking	Ftnple Parking	Total Car Parking
Basement 1	128.22	62	66		130
Basement 2	157.25	80	94		174
Basement 3	148.69	93	93	14	200
Basement 4	174.97	94	94	14	202
Ov. surface parking					14
Pvt. ECS on Surface	24.25				
ECS on Parking area	124.01				
Total Car Parking Provided			ECS		720

EV Parking equipped (2 ECS on 100 ECS) 14.4 / 14.0



WATER SUPPLY LEGENDS:-	SYMBOL
IRRIGATION LINE	
GARDEN HYDRANT	GH
VALVE CHAMBER 600x600	VC
MUNICIPAL WATER SUPPLY	
TANKER SUPPLY	

Checked and found in Public Health (Layout) Branch, subject to comments in forwarding letter No. Dt.

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

ADTP(HQ) Member B.P.A.C. | STP(HQ) Member B.P.A.C.

CLIENT
PURI CONSTRUCTION PVT. LTD.
PLOT NO. 48, SECTOR-44, GURUGRAM, HARYANA, NCR(122003)

STRUCTURES
Planning and Design Bureau
A-121, 4th Floor, Sector-63, Noida, (Opp. Hyundai Showroom) Near Delhi-110048
Ph.: 91-120-4789911, 91-8140436773
E-mail: pdbcon@gmail.com

MEP
AECN Integrate Building Consultants
A-128, 4th Floor, Sector-63, Noida-201303
Ph.: 0120-4109666, 4109777, 4113102
E-mail: cs@aecnintegrate.com/aecnsharma@gmail.com

ARCHITECTS
Arcop Associates Pvt. Ltd.
Plot- 3/8, Sec-18, Gurgaon-122001
Ph.: 3624200, 3624219
Mandakini Towers, New Delhi, Barkot

PROJECT
building plan of commercial Colony measuring land under building line on area measuring 3.356 Acres (license no. 99) & 3.375 acres (license no. 98) of 2010 dated 19.11. 2010, in sector -113, Distt. Gurgaon being developed by M/s Rattandeep Buildtech Pvt. Ltd. in collaboration with M/s Puri Constructions Pvt. Ltd.

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE
For Puri Construction Pvt. Ltd.
Authorised Signatory
For Puri Construction Pvt. Ltd.
Authorised Signatory

DRAWING TITLE: SITE PLAN_TERRACE LEVEL
DRAWING NO.: DG-AR-101