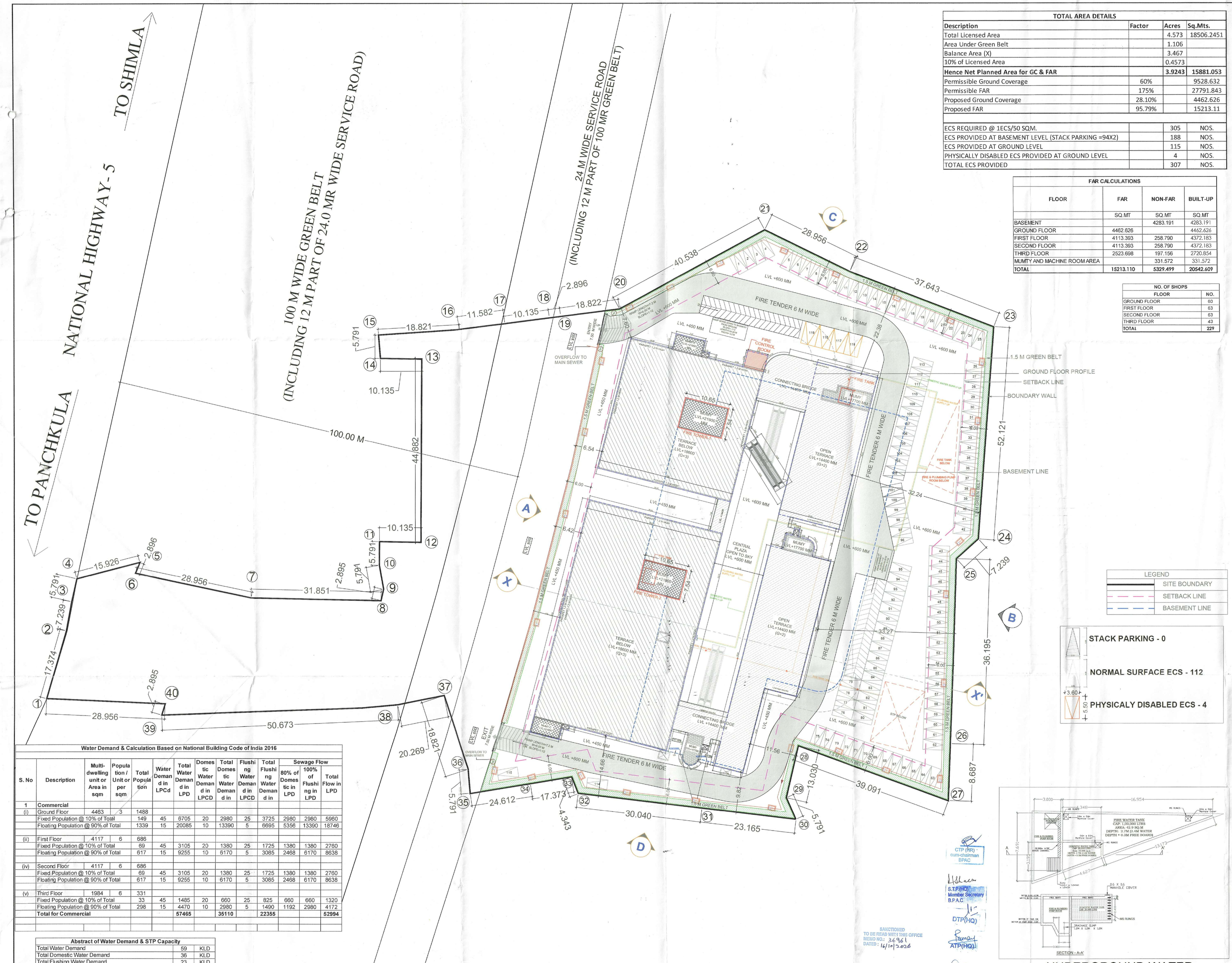


TOTAL AREA DETAILS			
Description	**Factor**	**Acres**	**Sq.Mts.**
Total Licensed Area		4.573	18506.2451
Area Under Green Belt		1.106	
Balance Area (X)		3.467	
10% of Licensed Area		0.4573	
Hence Net Planned Area for GC & FAR		**3.9243**	**15881.053**
Permissible Ground Coverage	60%		9528.632
Permissible FAR	175%		27791.843
Proposed Ground Coverage	28.10%		4462.626
Proposed FAR	95.79%		15213.11
ECS REQUIRED @ 1ECS/50 SQ.M.		305	NOS.
ECS PROVIDED AT BASEMENT LEVEL (STACK PARKING =94X2)		188	NOS.
ECS PROVIDED AT GROUND LEVEL		115	NOS.
PHYSICALLY DISABLED ECS PROVIDED AT GROUND LEVEL		4	NOS.
TOTAL ECS PROVIDED		307	NOS.

FAR CALCULATIONS			
FLOOR	**FAR**	**NON-FAR**	**BUILT-UP**
	SQ.MT	SQ.MT	SQ.MT
BASEMENT		4283.191	4283.191
GROUND FLOOR	4462.626		4462.626
FIRST FLOOR	4113.393	258.790	4372.183
SECOND FLOOR	4113.393	258.790	4372.183
THIRD FLOOR	2523.698	197.156	2720.854
MUMTY AND MACHINE ROOM AREA		331.572	331.572
TOTAL	**15213.110**	**5329.499**	**20542.609**

NO. OF SHOPS	
FLOOR	**NO.**
GROUND FLOOR	60
FIRST FLOOR	63
SECOND FLOOR	63
THIRD FLOOR	43
TOTAL	**229**

Recommended for Sanction
To be read with memo no. 3265
Dated 14/1/26
Senior Town Planner
Panchkula

Legend

Sno.	Symbol	Description
1	1	110Ø Soil Waste Pipe
2	2	110Ø Waste Pipe
3	3	110Ø Rainwater Harvesting Pipe
4	4	32Ø Domestic Water Supply DownTake Pipe
5	5	32Ø Flushing Water Supply pipe DownTake
6	6	50Ø Domestic Water Supply Up Pipe
7	7	50Ø Flushing Water Supply Up Pipe

LEGEND FOR INTERNAL SEWER DRAINAGE

Symbol	Description
	110Ø WASTE PIPE
	110Ø SOIL PIPE
	50Ø WASTE PIPE
	110Ø RAIN WATER PIPE
	DOMESTIC WATER SUPPLY
	FLUSHING WATER SUPPLY

NOTES:-
- ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED.
- ALL LIFTS SHALL HAVE 100% POWER BACKUP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE - FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL BE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHERE EVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT CODE I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANEL OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA / ZONING NORMS.
- ALL HANDICAP RAMPS WITH RAILING.

PROJECT TITLE

PROPOSED BUILDING PLANS FOR COMMERCIAL COLONY OVER AN AREA MEASURING 4.573 ACRES (LICENSE NO.122 OF 2026 DATED 25.06.2026) IN THE REVENUE ESTATE OF VILLAGE CHANDIMANDIR, SECTOR-1, PINJORE KALKA URBAN COMPLEX,DISTRICT PANCHKULA BEING DEVELOPED BY M/S ORBIT COMMERCIAL PVT. LTD.

AUTHORIZED SIGNATORY:-
For Orbit Commercial Pvt. Ltd.
Director/Authorized Signatory

ARCHITECT'S SIGNATURE:-
DR. ASHISH RANA
M.ARCH (TP)
MEMBER
BPAC

SHEET TITLE

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2449346 Dt. 14/01/2026
Superintending Engineer (HQ)
Member
BPAC

SITE PLAN

Scale: N.T.S.

Date: 06-07-2026

DRAWING NUMBER: 1

Water Demand & Calculation Based on National Building Code of India 2016													
											Sewage Flow		
S. No	**Description**	**Multi-dwelling unit or Area in sqm**	**Population / Unit or per sqm**	**Total Population**	**Water Demand in LPCd**	**Total Water Demand in LPD**	**Domestic Water Demand in LPCD**	**Total Domestic Water Demand in**	**Flushing Water Demand in LPCD**	**Total Flushing Water Demand in**	**80% of Domestic in LPD**	**100% of Flushing in LPD**	**Total Flow in LPD**
1	**Commercial**												
(i)	Ground Floor	4463	3	1488									
	Fixed Population @ 10% of Total			149	45	6705	20	2980	25	3725	2980	2980	5960
	Floating Population @ 90% of Total			1339	15	20085	10	13390	5	6695	5356	13390	18746
(ii)	First Floor	4117	6	686									
	Fixed Population @ 10% of Total			69	45	3105	20	1380	25	1725	1380	1380	2760
	Floating Population @ 90% of Total			617	15	9255	10	6170	5	3085	2468	6170	8638
(iv)	Second Floor	4117	6	686									
	Fixed Population @ 10% of Total			69	45	3105	20	1380	25	1725	1380	1380	2760
	Floating Population @ 90% of Total			617	15	9255	10	6170	5	3085	2468	6170	8638
(v)	Third Floor	1984	6	331									
	Fixed Population @ 10% of Total			33	45	1485	20	660	25	925	660	660	1320
	Floating Population @ 90% of Total			298	15	4470	10	2980	5	1490	1192	2980	4172
	Total for Commercial					**57465**		**35110**		**22355**			**52994**

Abstract of Water Demand & STP Capacity		
Total Water Demand	59	KLD
Total Domestic Water Demand	36	KLD
Total Flushing Water Demand	23	KLD
Flow To sewer	53	KLD
STP Capacity (Add @ 20% as per MOEF)	64	KLD
Say	65	KLD
Total recycled water available per day (90% of Waste	48	KLD
Excess STP Treated Water to be disposed in Main Sewer	25	KLD

CTP (HQ) cum-chairman BPAC

S.T.P(HQ) Member Secretary B.P.A.C

DTP(HQ)

ATP(HQ)

SD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO: 36961
DATED: 16/10/2026

UNDERGROUND WATER TANK DETAIL