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. | FSO. (HQ) Member BPAC

AD | PA | ATP | Rajesh Dutt SD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 16129 DATE : 08-05-26

AREA CALCULATION

TOTAL PLOT AREA (2.36875 ACRES)		9585.976	ALL AREA IN SQMT.
PERMISSIBLE GROUND COVERAGE @	60%	5751.586	
PERMISSIBLE F.A.R FOR TOD @ (X)	350%	33550.916	
ADDITIONAL 3% FAR OF PLOT AREA FOR INSTALLING SOLID WASTE MANAGEMENT PLANT (Y)	3%	287.579	
NET PERMISSIBLE F.A.R @ = (X+Y)	353%	33838.495	
PROPOSED GROUND COVERAGE @	55.42%	5312.196	
PROPOSED F.A.R. @	352.99%	33837.117	

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)	CARPET AREA SQ.MT.
1	2ND. BASEMENT FLOOR		6514.370	6514.370	
2	1ST. BASEMENT FLOOR		6506.172	6506.172	
3	LOWER GROUND FLOOR	4100.897	1163.198	5264.095	3007.636
4	UPPER GROUND FLOOR	5133.620	510.481	5644.101	2674.629
5	MEZZANINE FLOOR	333.992	33.319	367.311	276.537
6	FIRST FLOOR	4011.732	851.702	4863.434	2767.010
7	SECOND FLOOR	2979.315	419.730	3399.045	2450.588
8	MEZZANINE SECOND FLOOR	510.204	99.918	610.122	467.159
9	SERVICE FLOOR	0.000	2703.129	2703.129	
10	THIRD FLOOR	1826.809	267.054	2093.863	1344.991
11	FOURTH FLOOR (REFUGE FLOOR)	1806.599	213.056	2019.655	1324.807
12	FIFTH FLOOR	1826.809	213.056	2039.865	1344.991
13	SIXTH FLOOR	1826.809	213.056	2039.865	1344.991
14	SEVENTH FLOOR	1826.809	213.056	2039.865	1344.991
15	EIGHTH FLOOR (REFUGE FLOOR)	1806.599	213.056	2019.655	1324.807
16	NINTH FLOOR	1826.809	213.056	2039.865	1344.991
17	TENTH FLOOR	1718.661	227.898	1946.559	1262.984
18	ELEVENTH FLOOR	1718.661	200.212	1918.873	1262.984
19	TWELFTH FLOOR	582.790	447.533	1030.323	332.426
20	TERRACE FLOOR		278.095	278.095	
	TOTAL AREA	33837.117	21501.147	55338.264	23876.522

① SEWER LINE
② Domestic water LINE
③ Flushing water line

PARKING DETAIL

ECS REQUIRED:-

PARKING REQUIREMENT FOR COMMERCIAL AREA 1 EQ. CAR SPACE PER 50 SQM. OF CARPET AREA.

TOTAL CARPET AREA = 23876.522 SQM.

PARKING REQUIRED = 23876.522 X 1 / 50 = 477.53 ECS

SAY ECS = 478 ECS

ELECTRIC VEHICLES REQUIRED 2% OF SAY ECS = 10 ECS

ECS AVAILABLE :-

OPEN SURFACE ELECTRIC VEHICLES = (X)	12 ECS
1ST BASEMENT PARKING AVAILABLE = (Y)	241 ECS
2ND BASEMENT PARKING AVAILABLE = (Z)	241 ECS
NET PARKING AVAILABLE (X+Y)	= 494 ECS

PARKING NO PROVIDED :-

OPEN SURFACE (A):-			
ELECTRIC VEHICLES SINGLE (10X1)	=	10	NO
TOTAL OPEN SURFACE	=	10	NO
1ST BASEMENT (B) :-			
DOUBLE STACK (103X2)	=	206	NO
HANDICAPPED	=	2	NO
TWO WHEELER	=	80	NO
TOTAL 1ST BASEMENT	=	288	NO
2ND BASEMENT (C) :-			
DOUBLE STACK (112X2)	=	224	NO
TWO WHEELER	=	68	NO
TOTAL 2ND BASEMENT	=	292	NO
TOTAL (A+B+C)	=	590	NO

PLAN OF SILT TRAP & DETAIL OF PERCOLATION PIT

SECTION A-A DESILTING / SETTLING CHAMBER & RECHARGE PIT

LEGEND

YH	YARD HYDRANT WITH HOSE BOX

LEGEND

①	110 OD SWR PVC SOIL & VENT PIPE
②	110 OD SWR PVC WASTE & VENT PIPE
③	DWS DN. TAKE PIPE
④	FWS DN. TAKE PIPE
⑤	50Ø DWS RISER TO O.H.T. FILLING TANK
⑥	50Ø FWS RISER TO O.H.T. FILLING TANK
⑦	160 OD uPVC RAIN WATER PIPE
⑧	110 OD SWR PVC WASTE & VENT PIPE FOR SHOPS & RESTAURANT
⑧	DOMESTIC WATER SUPPLY FOR HYDROPNUMATIC
F.T.	FLOOR TRAP
U.T.	URINAL TRAP
F.D.	FLOOR DRAIN
COP	CLEAN OUT PLUG

LEGEND FOR PLUMBING

DWH	DRAINAGE MANHOLE
	DRAINAGE LINE
GH	GARDEN HYDRANT

— 250mm Ø SEWERLINE SWPIPE
— DOMESTIC WATER SUPPLY LINE
--- FLUSHING WATER SUPPLY LINE

NOTES:-

THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING:-

1. ALL USEABLE OFFICE SPACES/RETAIL SPACES (LIKE SHOP AREAS, ENTERTAINMENT) WILL BE AIR-CONDITIONED. THEREFORE,NO PROVISION HAS BEEN MADE FOR NATURAL VENTILATION OF SPACES.
2. ALL TOILETS/KITCHENS WILL BE MECHANICALLY VENTILATED.CONDITIONED AIR FROM THE FLOOR WILL BE SUCKED IN TO THE TOILETS/KITCHENS AND VENTED OUT THROUGH A VENT SHAFT.
3. ALL SPACES (OFFICE SPACES,RETAIL SPACES,SERVICE AREAS, PARKING BASEMENT,ETC) WILL BE ARTIFICIALLY LIT. ANY NATURAL LIGHT WHICH IS AVAILABLE IN THE OFFICE SPACES IS ONLY INCIDENTAL AND NOT ESSENTIAL TO THE FUNCTIONING OF THE BUILDING.
4. 100% STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ENTIRE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDE STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOAD FOR VENTILATION,AIR-CONDITIONING, LIGHTS AND ALL OFFICE EQUIPMENT.
5. BASEMENT WILL BE VENTILATED.
6. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
7. HANDICAP RAMP WITH RAILING

For RECEPTIVE BUILDWELL LLP — Authorised Signatory

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. I.I.A CA NO. 95765

Checked and found ok for Public Health (Internal) Service only subject to comments in

in forwarding letter No. 32696...DV... 18/12/2025

HSVP, Panchkula

OWNER'S SIGN — ARCHITECT'S SIGN

PROJECT:- REVISED BUILDING PLAN OF COMMERCIAL COLONY AREA MEASURING 2.36875 ACRES (LICENCE NO. 48 DATED 18-04-2022) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY RECEPTIVE BUILDWELL LLP.

TITLE:- SITE PLAN & AREA CALCULATION (WITH SERVICES) — DRG.NO.:- SB-01A

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DEALT R.S. | CHKD A.S. | SCALE:- 1:200 | DATE:- 07/MARCH/2026 | 01A