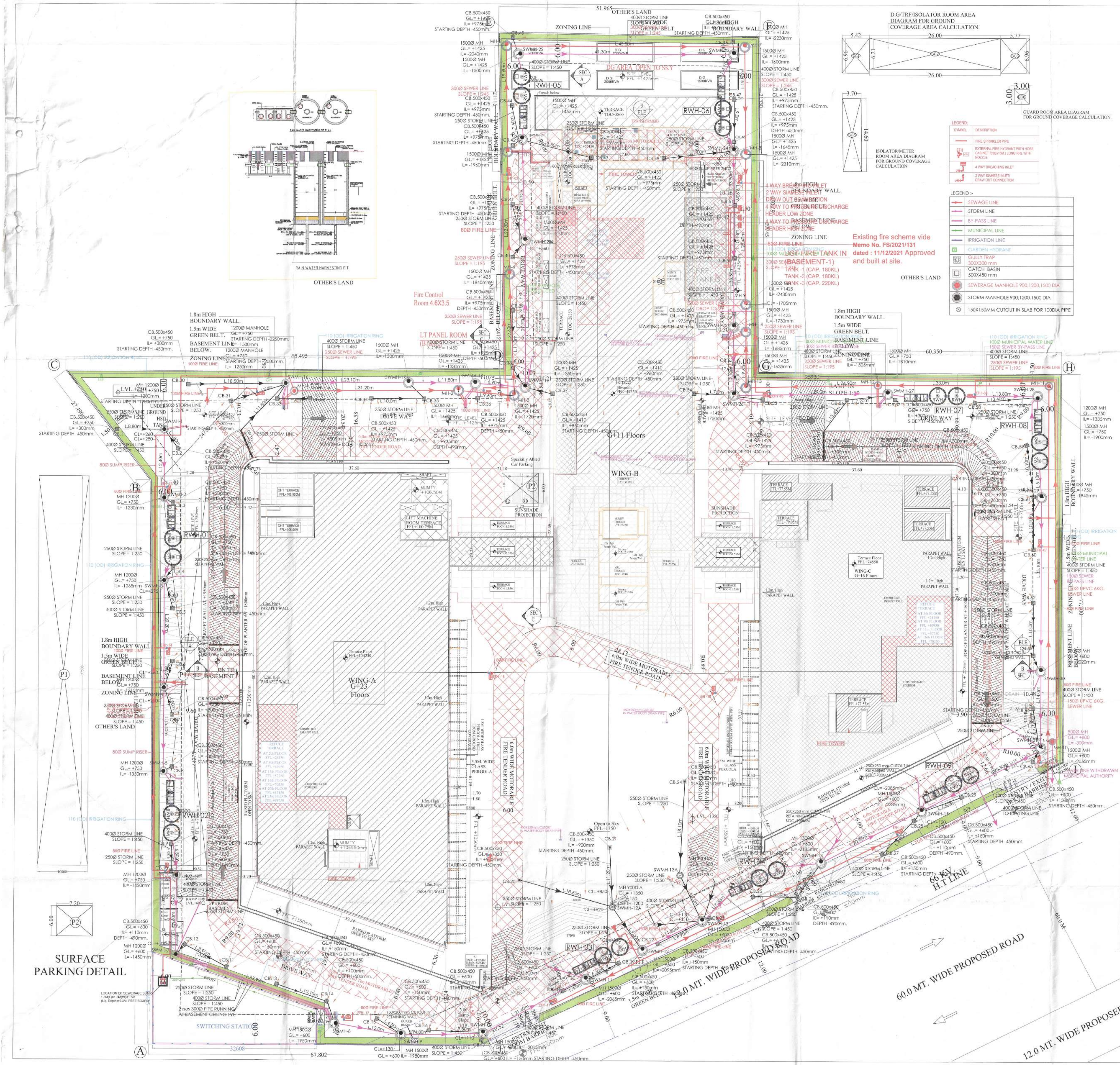


TOILET REQUIREMENT FOR IT PARK

FLOOR	USE	AREA	POPULATION	PUBLIC FLOATING (10%)	STAFF (90%)
GROUND FLOOR	OFFICE	7769.074	777	78	699
1ST FLOOR	OFFICE	5110.209	511	51	460
2ND FLOOR	OFFICE	5374.408	537	54	484
3RD FLOOR	OFFICE	7514.159	751	75	676
4TH FLOOR	OFFICE	7513.941	751	75	676
5TH FLOOR (Refuge Terrace)	OFFICE	7019.489	702	70	632
6TH FLOOR	OFFICE	7162.452	716	72	645
7TH FLOOR	OFFICE	7101.026	710	71	639
8TH FLOOR	OFFICE	7131.022	713	71	642
9TH FLOOR (Refuge Terrace)	OFFICE	6713.079	671	67	604
10TH FLOOR	OFFICE	7194.562	719	72	648
11TH FLOOR	OFFICE	5330.148	533	53	480
12TH FLOOR	OFFICE	4600.728	460	46	414
13TH FLOOR (Refuge Terrace)	OFFICE	4296.603	430	43	387
14TH FLOOR	OFFICE	4876.391	488	49	439
15TH FLOOR	OFFICE	4876.391	488	49	439
16TH FLOOR	OFFICE	4555.725	456	46	410
17TH FLOOR (Refuge Terrace)	OFFICE	2929.203	293	29	264
18TH FLOOR	OFFICE	2965.143	297	30	267
19TH FLOOR	OFFICE	2965.143	297	30	267
20TH FLOOR	OFFICE	2771.220	277	28	249
21ST FLOOR (Refuge Terrace)	OFFICE	2929.203	293	29	264
22ND FLOOR	OFFICE	2965.143	297	30	267
23RD FLOOR	OFFICE	2771.220	277	28	249
TOTAL			12444	1244	11199

TOILET REQUIREMENT (PUBLIC FLOATING)

FLOOR	USE	POPULATION	GENTS 2/3 66.66% POPULATION	WB	WC	URINAL	LADIES 1/3 33.34% POPULATION	WB	WC
GROUND FLOOR	OFFICE	78	52	2	2	2	26	1	2
1ST FLOOR	OFFICE	51	34	4	4	1	17	1	1
2ND FLOOR	OFFICE	54	36	4	4	1	18	1	1
3RD FLOOR	OFFICE	75	50	2	2	1	25	1	2
4TH FLOOR	OFFICE	75	50	2	2	1	25	1	2
5TH FLOOR (Refuge Terrace)	OFFICE	70	47	2	2	2	23	1	2
6TH FLOOR	OFFICE	72	48	2	2	2	24	1	2
7TH FLOOR	OFFICE	71	47	2	2	2	24	1	2
8TH FLOOR	OFFICE	71	48	2	2	2	24	1	2
9TH FLOOR (Refuge Terrace)	OFFICE	67	45	2	2	2	22	1	1
10TH FLOOR	OFFICE	72	48	2	2	2	24	1	2
11TH FLOOR	OFFICE	53	36	1	1	1	18	1	1
12TH FLOOR	OFFICE	46	31	1	1	1	15	1	1
13TH FLOOR (Refuge Terrace)	OFFICE	43	29	1	1	1	14	1	1
14TH FLOOR	OFFICE	49	33	1	1	1	16	1	1
15TH FLOOR	OFFICE	49	33	1	1	1	16	1	1
16TH FLOOR	OFFICE	46	30	1	1	1	15	1	1
17TH FLOOR (Refuge Terrace)	OFFICE	29	20	1	1	1	10	0	1
18TH FLOOR	OFFICE	30	20	1	1	1	10	0	1
19TH FLOOR	OFFICE	30	20	1	1	1	10	0	1
20TH FLOOR	OFFICE	28	18	1	1	1	9	0	1
21ST FLOOR (Refuge Terrace)	OFFICE	29	20	1	1	1	10	0	1
22ND FLOOR	OFFICE	30	20	1	1	1	10	0	1
23RD FLOOR	OFFICE	28	18	1	1	1	9	0	1
TOTAL		1244	829	39	39	33	415	17	28

TOILET REQUIREMENT (STAFF POPULATION)

FLOOR	USE	POPULATION	GENTS 2/3 66.66% POPULATION	WB	WC	URINAL	LADIES 1/3 33.34% POPULATION	WB	WC
GROUND FLOOR	OFFICE	699	466	19	19	19	233	9	16
1ST FLOOR	OFFICE	460	307	12	12	12	153	6	10
2ND FLOOR	OFFICE	484	322	13	13	13	161	6	11
3RD FLOOR	OFFICE	676	451	18	18	18	225	9	15
4TH FLOOR	OFFICE	676	451	18	18	18	225	9	15
5TH FLOOR (Refuge Terrace)	OFFICE	632	421	17	17	17	211	8	14
6TH FLOOR	OFFICE	645	430	17	17	17	215	9	14
7TH FLOOR	OFFICE	639	426	17	17	17	213	9	14
8TH FLOOR	OFFICE	642	428	17	17	17	214	9	14
9TH FLOOR (Refuge Terrace)	OFFICE	604	403	16	16	16	201	8	13
10TH FLOOR	OFFICE	648	432	17	17	17	216	9	14
11TH FLOOR	OFFICE	480	320	13	13	13	160	6	11
12TH FLOOR	OFFICE	414	276	11	11	11	138	6	9
13TH FLOOR (Refuge Terrace)	OFFICE	387	258	10	10	10	129	5	9
14TH FLOOR	OFFICE	439	293	12	12	12	146	6	10
15TH FLOOR	OFFICE	439	293	12	12	12	146	6	10
16TH FLOOR	OFFICE	410	273	11	11	11	137	5	9
17TH FLOOR (Refuge Terrace)	OFFICE	264	176	7	7	7	88	4	6
18TH FLOOR	OFFICE	267	178	7	7	7	89	4	6
19TH FLOOR	OFFICE	267	178	7	7	7	89	4	6
20TH FLOOR	OFFICE	249	166	7	7	7	83	3	6
21ST FLOOR (Refuge Terrace)	OFFICE	264	176	7	7	7	88	4	6
22ND FLOOR	OFFICE	267	178	7	7	7	89	4	6
23RD FLOOR	OFFICE	249	166	7	7	7	83	3	6
TOTAL		11199	7465	299	299	299	3734	149	249

TOILET REQUIREMENT FOR COMMERCIAL

FLOOR	USE	AREA	POPULATION	PUBLIC FLOATING	STAFF
GROUND FLOOR	COMMERCIAL	1483.484	494	445	49
SEVENTH FLOOR	COMMERCIAL	87.486	29	26	3
ELEVENTH FLOOR	COMMERCIAL	68.213	23	20	2

TOILET REQUIREMENT (PUBLIC FLOATING)

FLOOR	USE	POPULATION	GENTS 66.66% POPULATION	WB	WC	URINAL	LADIES 33.34% POPULATION	WB	WC
GROUND FLOOR	COMMERCIAL	445	297	12	12	12	148	6	10
SEVENTH FLOOR	COMMERCIAL	26	17	2	2	1	9	0	1
ELEVENTH FLOOR	COMMERCIAL	20	14	2	2	1	7	0	0
		492	328	16	16	13	164	7	11

TOILET REQUIREMENT (STAFF POPULATION)

FLOOR	USE	POPULATION	GENTS 66.66% POPULATION	WB	WC	URINAL	LADIES 33.34% POPULATION	WB	WC
GROUND FLOOR	COMMERCIAL	49	33	1	1	1	16	1	1
SEVENTH FLOOR	COMMERCIAL	3	2	0	0	0	1	0	0
ELEVENTH FLOOR	COMMERCIAL	2	2	0	0	0	1	0	0
		55	36	1	1	1	18	1	1

	REQUIRED	PROPOSED
GENTS	NO.	
WB	355	358
WC	355	356
URINAL	346	349
LADIES	NO.	
WB	173	221
WC	289	290

	MALE WC	MALE HANDICAP	MALE WB	MALE URINAL	FEMALE WC	FEMALE HANDICAP	FEMALE WB
FOURTH BASEMENT FLOOR	4		5	22	3		2
THIRD BASEMENT FLOOR	4		5	22	3		2
SECOND BASEMENT FLOOR	4		5	22	3		2
FIRST BASEMENT FLOOR	4		5	22	3		2
GROUND FLOOR	10	1	8	8	8	1	8
1ST FLOOR	17	1	17	15	15		12
2ND FLOOR	19	2	19	17	16	1	13
3RD FLOOR	19	2	19	17	16	1	13
4TH FLOOR	19	2	19	17	16	1	13
5TH FLOOR (Refuge Terrace)	19	2	19	17	16	1	13
6TH FLOOR	18	2	18	15	16	1	13
7TH FLOOR	18	2	18	15	16	1	13
8TH FLOOR	18	2	18	15	16	1	13
9TH FLOOR (Refuge Terrace)	18	2	18	15	16	1	13
10TH FLOOR	18	2	18	15	16	1	13
11TH FLOOR	12	1	12	10	10	1	8
12TH FLOOR	12	1	12	10	10	1	8
13TH FLOOR (Refuge Terrace)	12	1	12	10	10	1	8
14TH FLOOR	12	1	12	10	10	1	8
15TH FLOOR	12	1	12	10	10	1	8
16TH FLOOR	12	1	12	10	10	1	8
17TH FLOOR (Refuge Terrace)	6	1	6	5	5		4
18TH FLOOR	6	1	6	5	5		4
19TH FLOOR	6	1	6	5	5		4
20TH FLOOR	6	1	6	5	5		4
21ST FLOOR (Refuge Terrace)	6	1	6	5	5		4
22ND FLOOR	6	1	6	5	5		4
23RD FLOOR	6	1	6	5	5		4
PROPOSED	323	33	325	349	274	16	221

GRIHA CIRTIFICATE NO -
1 ACRE = 4046.85 sq.m.

AREA CALCULATIONS

S. No	DESCRIPTION	%	Area in Acres	Area in Sqm
A	SITE AREA		6.1375	24,837.542
B	PERMISSIBLE COMMERCIAL @4% OF SITE AREA, (4% of A)		0.2455	993.502
C	PERMISSIBLE F.A.R. OF COMMERCIAL COMPONENT @ 150%,	150%		1,490.253
D	ADDITIONAL 15% FOR IGBC RATING (IGBC REGISTRATION NO. NBT 23 0086)	15%		149.025
E	TOTAL PERMISSIBLE F.A.R. COMMERCIAL COMPLEX. (C+D)	165%		1,639.278
F	BALANCE 96% OF SITE AREA FOR I.T. /CYBER PARK (A-B)		5.892	23,844.040
G	PERMISSIBLE F.A.R. OF I.T./CYBER PARK @ 250% (250% of F)	250%		59,610.101
H	ADDITIONAL 15% FOR IGBC RATING (IGBC REGISTRATION NO. NBT 23 0086)	15%		3,576.606
J	TOTAL PERMISSIBLE F.A.R. FOR I.T./CYBER PARK. (G+H)	265%		63,186.707
K	ADDITIONAL TDR AREA	250%		59,610.000
L	TOTAL PERMISSIBLE F.A.R. - COMMERCIAL+I.T.+TDR (E+J+K)	501%		1,24,435.984
M	PROPOSED FAR COMERCIAL	165%		1,639.183
N	PROPOSED FAR I.T./CYBER PARK	515%		1,22,796.500
P	TOTAL PROPOSED FAR (COMMERCIAL+I.T.)	501%		1,24,435.683
Q	PERMISSIBLE GROUND COVERAGE 40% (40% of A)	40%		9,935.017
R	PROPOSED GROUND COVERAGE	37.28%		9,259.835

ECS REQUIRED

S. No	DESCRIPTION	UNIT	REQUIRED
1	REQUIRED CAR PARKING @ 1 ECS PER 75 SQ.M. (AS PER BYE LAWS)	ECS	1670
2	REQUIRED ELECTRIC CAR PARKING BAY AS PER GRIHA 4%	ECS	66

ECS PROPOSED

S. No	DESCRIPTION	ECS	CARS
1	PROPOSED SURFACE CAR PARKING		33
2	PROPOSED BASEMENT B-1 CAR PARKING	407	321
3	PROPOSED BASEMENT B-2 CAR PARKING	441	426
4	PROPOSED BASEMENT B-3 CAR PARKING	449	443
5	PROPOSED BASEMENT B-4 CAR PARKING	462	449
6	TOTAL PROPOSED CAR PARKING	1759	1672
7	PROPOSED ELECTRIC CAR PARKING (B1-19,B2-16,B3-16,B4-15)	66	

TOTAL REQUIRED CAR PARKING.	
IT. COMPONENT.	1637
COMM. COMPONENT	33
TOTAL	1670

FLOOR AREA DETAILS

S. No	PARTICULARS	WING-A FAR COMMERCIAL (Sqm)	WING-A FAR OF I.T. PARK (Sqm)	WING-A SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	WING-B FAR COMMERCIAL (Sqm)	WING-B FAR OF I.T. PARK (Sqm)	WING-B SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	WING-C FAR COMMERCIAL (Sqm)	WING-C FAR OF I.T. PARK (Sqm)	WING-C SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	TOTAL F.A.R. COMMERCIAL + I.T PARK (Sqm)	TOTAL SERVICE AREA/ REFUGE AREA (NON FAR) (Sqm)
1	BASEMENT - B1			18249.247								18249.247
2	BASEMENT-B2			18801.343								18801.343
3	BASEMENT-B3			18388.127								18388.127
4	BASEMENT-B4			18801.343								18801.343
5	GROUND FLOOR	899.617	2538.557		15.000	2092.842		568.867	1654.191		7769.074	0.000
6	MEZZANINE FLOOR			132.693			167.440			142.875	-	443.008
7	1ST FLOOR		2734.166	212.965		715.166	174.972		1660.878	156.114	5110.209	544.051
8	2nd FLOOR		2747.989	262.469		953.421	273.679		1672.999	184.898	5374.408	721.045
9	3rd FLOOR		2995.598	212.965		2590.329	207.850		1928.233	156.114	7514.159	576.928
10	4th FLOOR		2995.380	212.965		2590.329	207.850		1928.233	156.114	7513.941	576.928
11	5TH FLOOR (Refuge Terrace)		2799.279	409.129		2419.738	378.720		1800.472	283.887	7019.489	1071.735
12	6TH FLOOR		2995.380	212.965		2238.840	209.420		1928.233	156.114	7162.452	578.498
13	7th FLOOR	70.679	2881.062	212.965		2237.860	201.300	16.807	1894.619	156.114	7101.026	570.378
14	8th FLOOR		2964.930	270.455		2237.860	201.300		1928.233	156.114	7131.022	627.868
15	9TH FLOOR (Refuge Terrace)		2824.697	410.778		2087.910	351.429		1800.472	283.887	6713.079	1046.093
16	10TH FLOOR		3173.607	206.915		2133.628	201.300		1887.328	156.114	7194.562	564.328
17	11th FLOOR		3028.470	206.915	68.213	347.983	130.787		1885.483	198.864	5330.148	536.566
18	12th FLOOR		2689.481	206.915					1911.248	156.114	4600.728	363.029
19	MUMTY M. ROOM WING-B						113.924				-	113.924
20	13TH FLOOR (Refuge Terrace)		2512.097	399.457					1784.506	282.981	4296.603	682.438
21	14TH FLOOR		2965.143	206.915					1911.248	156.114	4876.391	363.029
22	15th FLOOR		2965.143	206.915					1911.248	156.114	4876.391	363.029
23	16TH FLOOR (Refuge Terrace)		2771.220	400.864					1784.506	282.981	4555.725	683.845
24	MUMTY M. ROOM WING-C									315.953	-	315.953
25	17TH FLOOR		2929.203	283.415							2929.203	283.415
26	18TH FLOOR		2965.143	206.915							2965.143	206.915
27	19TH FLOOR		2965.143	206.915							2965.143	206.915
28	20TH FLOOR (Refuge Terrace)		2771.220	400.864							2771.220	400.864
29	21st FLOOR		2929.203	283.415							2929.203	283.415
30	22nd FLOOR		2965.143	206.915							2965.143	206.915
31	23rd FLOOR (Refuge Terrace)		2771.220	400.864							2771.220	400.864
32	MUMTY M. ROOM WING-A			266.764							-	266.764
33	METER ROOM/H.T. ROOM/ ISOLATOR/ GUARD ROOM										-	659.820
34	TOTAL	970.296	68,878.473	6,641.312	83.213	22,645.903	2,819.970	585.674	31,272.124	3,537.460	1,24,435.683	87,898.622
35	TOTAL PROPOSED COMMERCIAL FAR AREA							1639.183				
36	TOTAL PROPOSED FAR IT PARK AREA							122796.500				
37	TOTAL PROPOSED FAR COMMERCIAL + IT PARK AREA							124435.683				
38	TOTAL PROPOSED NON FAR AREA							87898.622				
39	TOTAL APPROVED BUILT-UP AREA (TOTAL FAR AREA + TOTAL NON FAR AREA)							212334.304				

REFUGE AREA DETAILS

S. No	PARTICULARS	WING-A REFUGE AREA REQUIRED (Sqm)	WING-A REFUGE AREA PROPOSED (Sqm)	WING-B REFUGE AREA REQUIRED (Sqm)	WING-B REFUGE AREA PROPOSED (Sqm)	WING-C REFUGE AREA REQUIRED (Sqm)	WING-C REFUGE AREA PROPOSED (Sqm)	TOTAL REFUGE AREA REQUIRED (Sqm)	TOTAL REFUGE AREA PROPOSED (Sqm)
1	5TH FLOOR (Refuge Terrace)	196.101	196.164	170.591	170.870	127.761	127.774	494.452	494.807
2	9TH FLOOR (Refuge Terrace)	197.723	197.813	149.950	150.129	127.761	127.774	475.433	475.715
3	13TH FLOOR (Refuge Terrace)	177.384	192.542			126.868	126.868	304.251	319.410
4	16TH FLOOR (Refuge Terrace)	193.923	193.949			126.742	126.868	320.665	320.817
5	20TH FLOOR (Refuge Terrace)	193.923	193.949					193.923	193.949
6	23rd FLOOR (Refuge Terrace)	193.923	193.949					193.923	193.949
7	TOTAL REQUIRED REFUGE AREA					1982.649			
8	TOTAL PROPOSED REFUGE AREA					1998.647			

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)
JD. — PA. — A.TP. — DINESH KUMAR PA(HQ)
JD (HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO. DATED :

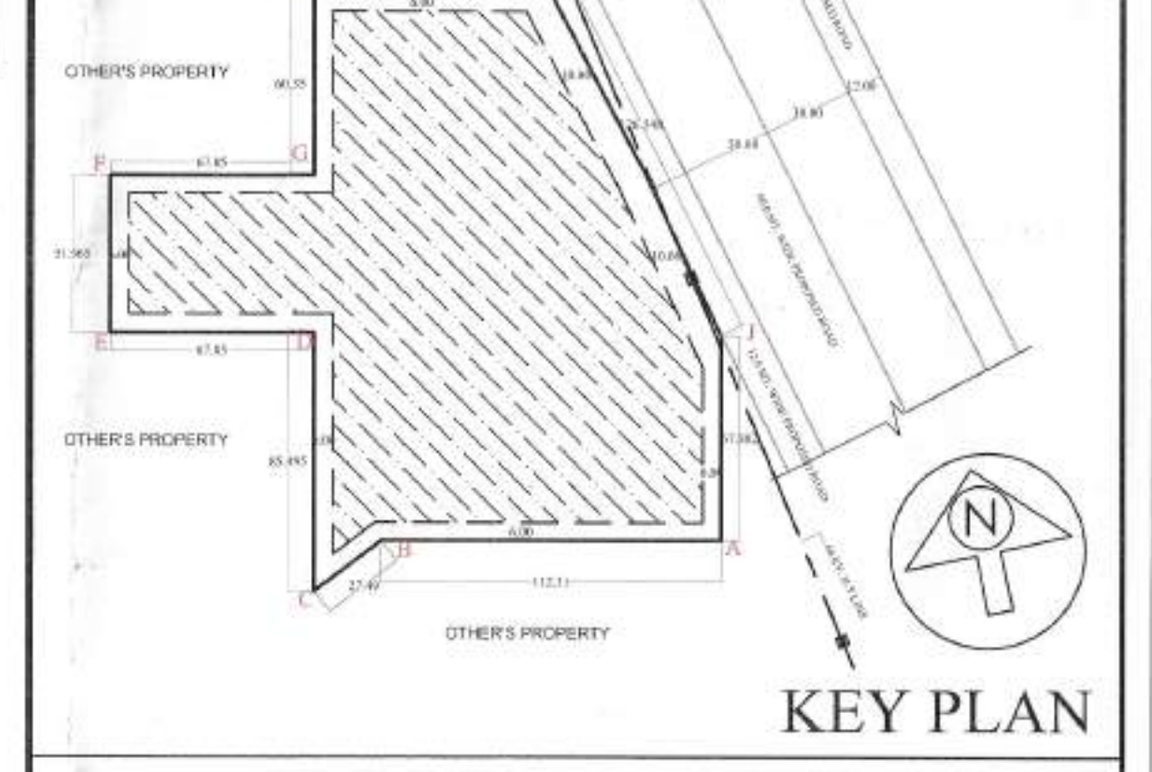
NOTES:-

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.
3. ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
4. ALL BUILDING INCLUDING BASEMENT FULLY SPRINKLERED AS PER N.B.C. NORMS.
5. ALL PARTITION WALLS IN TOILET ARE 2400 HIGH.
6. ALL TOILETS ARE MECHANICALLY VENTILATED AND LIGHTED.
7. THE BUILDING HAS 100% POWER BACKUP.

Staircase Width Calculation At 3rd Floor where all Wings are connected			
Floor	Office	Total	Population
3rd Floor	8135.806	8135.81 at 10 sq.m. per person	813.58
Total Population			813.58
Total Required Exit Width			8135.81
Proposed Staircase S1	2000.000		
Proposed Staircase S2	1500.000		
Proposed Staircase S3	1500.000		
Proposed Staircase S3a	1500.000		
Proposed Staircase S4	1500.000		
Proposed Staircase S5	1500.000		
Proposed Staircase S6	1500.000		
Total proposed staircase exit Width			11000.000

2nd Floor	Office	Total	Population
Wing B	1122.868	1122.87 at 10 sq.m. per person	112.29
Total Population			112.29
Total Required Exit Width			1122.87
Proposed Staircase S3	1500.000		
Proposed Staircase S3a	1500.000		
Total proposed staircase exit Width			3000.000

Staircase Width Calculation from 11th Floor where Wings are disconnected			
7th Floor	Office	Total	Population
Wing -A	3172.528	3172.53 at 10 sq.m. per person	317.25
Total Population			317.25
Total Required Exit Width			3172.53
Proposed Staircase S1	2000.000		
Proposed Staircase S2	1500.000		
Total proposed staircase exit Width of Wing A			3500.000
Wing -C	2043.569	2043.57 at 10 sq.m. per person	204.36
Total Population			204.36
Total Required Exit Width			2043.57
Proposed Staircase S5	1500.000		
Proposed Staircase S6	1500.000		
Total proposed staircase exit Width of Wing C			3000.000



KEY PLAN

OWNER'S SIGNATURE

Advance India Projects Ltd.
Authorised Signatory

ARCHITECT'S SIGNATURE
CA/92/14687

KAMAL RAFIA
CA/92

OWNER:-

PROJECT:-

Revised Building Plans of IT Park/Cyber Park colony over an area measuring 6.1375acres falling in the revenue estate of village Maidawas, sector -66 Gurugram, being developed by Advance India Projects limited under License No.112 of 2012 dated 27.10.2012

Checked ok for Public Health (Internal) Services only subject to conditions in forwarding letter No. 20347 Dt. 13/03/25
Chief Engineer-I HSVP, Panchkula

DRG. TITLE:-
SITE PLAN (PHS) AREA DIAGRAM AND CALCULATION

DRG. NO.: S-01.2

SCALE 1:250

DATE 08.03.25