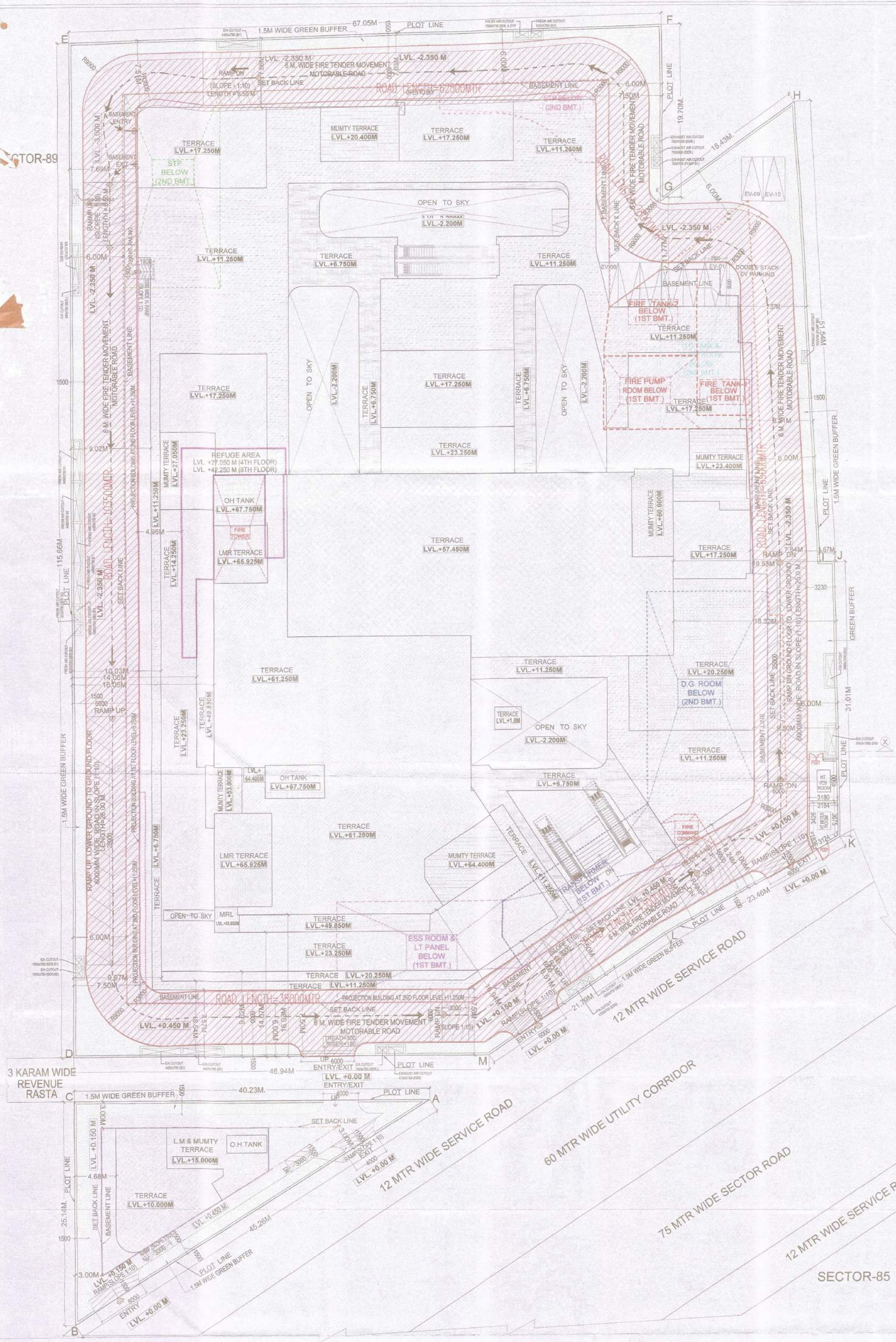


Checked subject to Comments
In forwarding letter No. 19463
Dt. 8/10/2026
Attached with the estimate

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

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

Director
Town & Country Planning
Haryana, Chandigarh

STP(HQ) Member Secretary BPAC
STP(G) Member BPAC
CTP(H&A) Chairman BPAC
DTP(HQ)
ATP(HQ)
AD
PA
ATP
FSO, (HQ) Member BPAC
Rajesh Dutt SD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 16128
MEMO NO.: 16129
DATED: 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

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

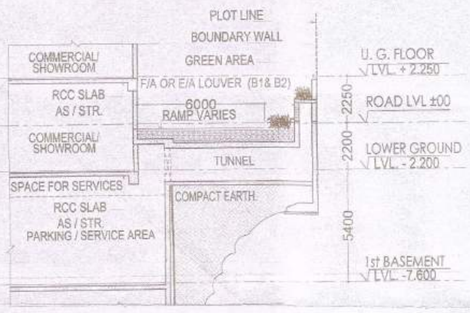
ELECTRIC VEHICLES REQUIRED 2% OF SAY ECS = 10 ECS

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



TYPICAL SECTION -X

LEGEND:-

-ROAD-

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

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer,
HSVP, Circle-I, Gurugram

For RECEPTIVE BUILDWELL LLP
Authorised Signatory

For RECEPTIVE BUILDWELL LLP
Authorised Signatory

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.
CA No. 6[illegible]

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 8[illegible] dt. 18/5/2026

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 (ROAD LAYOUT)

DRG.NO.:- SB-01

THIS DRAWING IS THE PROPERTY OF GIAN P. MATHUR & ASSO. (P) LTD. AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

DRAWN: R.S. CHKD: A.S.

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599596 I F :46599612
E : gpma@airtelmail.in I W : www.gpmindia.com

SCALE:- 1:200 DATE:- 07/MARCH/2026

01