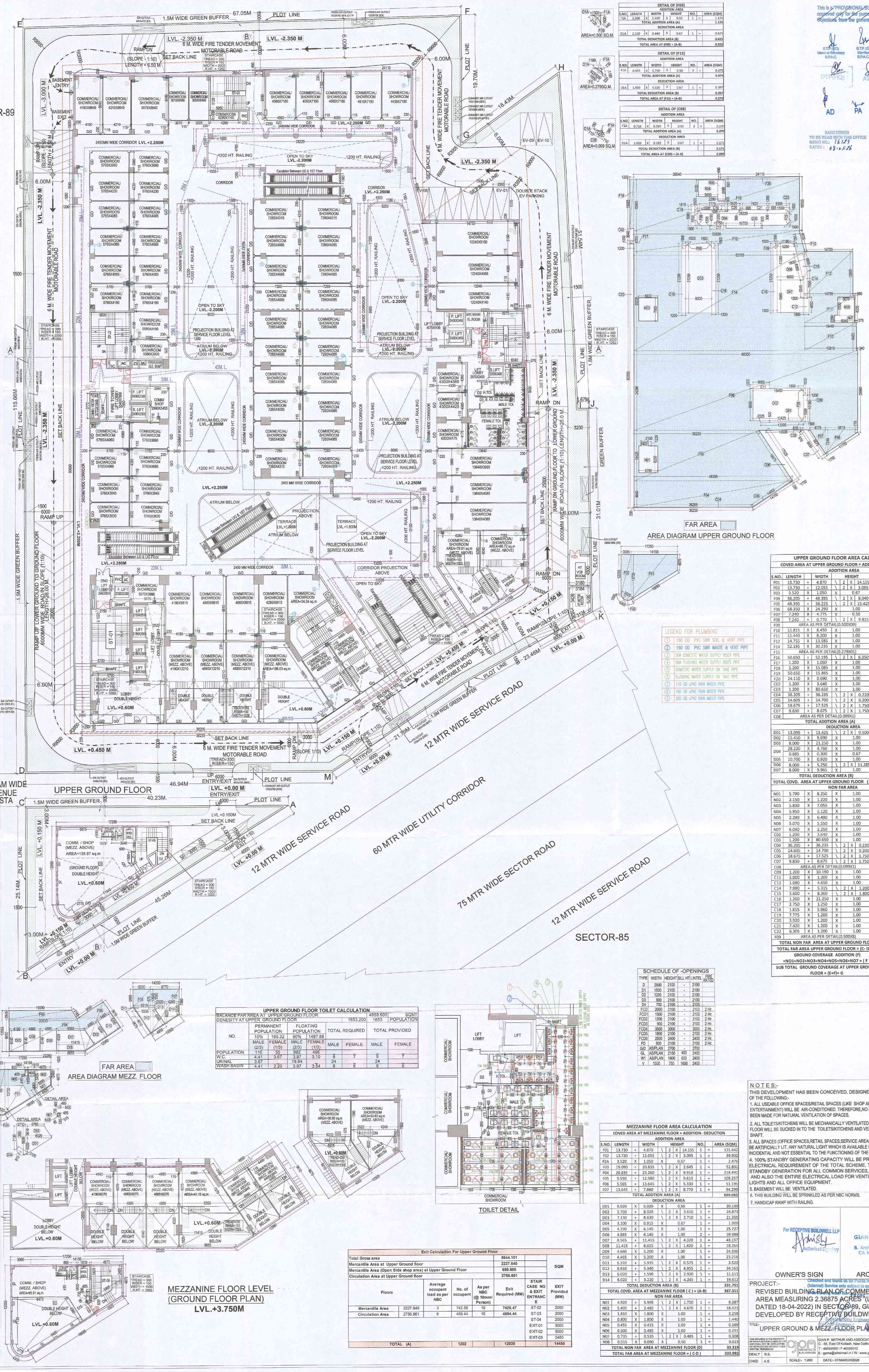


This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

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) | FSO, (HQ) Member BPAC

AD | PA | ATP

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 16129 DATED: 03/05/26

Rajesh Dutt (HQ)

UPPER GROUND FLOOR AREA CALCULATION

COVED AREA AT UPPER GROUND FLOOR = ADDITION- DEDUCTION

S.NO.	LENGTH		WIDTH		HEIGHT	NO.		AREA (SQM)
ADDITION AREA								
F01	13.730	+	4.870	\ 2 X	14.155	1	=	131.642
F02	13.730	+	12.055	\ 2 X	3.095	1	=	39.902
F03	3.520	X	1.050	X	0.67	1	=	2.476
F04	36.205	+	48.395	\ 2 X	8.040	1	=	340.092
F05	48.395	+	38.225	\ 2 X	15.425	1	=	668.057
F06	68.350	X	24.290	X	1.00	1	=	1660.222
F07	7.240	X	4.775	X	0.50	1	=	17.286
F08	7.240	+	0.770	\ 2 X	9.815	1	=	39.309
F09	AREA AS PER DETAIL(0.500X09)					9	=	4.500
F10	15.815	X	8.450	X	1.00	1	=	133.637
F11	15.440	X	8.200	X	1.00	1	=	126.608
F12	14.755	X	13.585	X	1.00	1	=	200.447
F14	52.195	X	30.235	X	1.00	1	=	1578.116
F15	AREA AS PER DETAIL(0.279X01)					1	=	0.279
F16	50.650	+	52.195	\ 2 X	6.350	1	=	326.533
F17	1.200	X	1.050	X	1.00	1	=	1.260
F18	1.200	X	15.085	X	1.00	1	=	18.102
F19	50.650	X	15.865	X	1.00	1	=	803.562
F20	24.110	X	0.690	X	1.00	1	=	16.636
C02	1.200	X	3.640	X	1.00	1	=	4.368
C03	1.200	X	80.650	X	1.00	1	=	96.780
C04	36.205	+	36.235	\ 2 X	0.220	1	=	7.968
C05	14.605	+	14.700	\ 2 X	0.200	1	=	2.931
C06	18.675	+	17.525	\ 2 X	1.750	1	=	31.675
C07	9.830	+	8.675	\ 2 X	1.750	1	=	16.192
C08	AREA AS PER DETAIL(0.099X1)					1	=	0.099
	TOTAL ADDTION AREA (A)							**6268.677**
DEDUCTION AREA								
D01	13.095	+	13.425	\ 2 X	0.500	1	=	6.630
D02	15.450	X	9.690	X	1.00	1	=	149.711
D03	8.000	X	21.250	X	1.00	1	=	170.000
D04	28.220	X	4.760	X	1.00	1	=	133.908
	0.695	X	0.300	X	0.67	3	=	
D05	10.700	X	0.920	X	1.00	1	=	9.844
D06	8.000	+	5.250	\ 2 X	11.285	1	=	74.763
D07	8.000	X	9.965	X	1.00	1	=	79.720
	TOTAL DEDUCTION AREA (B)							**624.576**
	TOTAL COVD. AREA AT UPPER GROUND FLOOR (C) = (A-B)							**5644.101**
NON FAR AREA								
N01	5.790	X	8.250	X	1.00	1	=	47.768
N02	2.150	X	1.220	X	1.00	1	=	2.623
N03	5.830	X	7.055	X	1.00	1	=	41.131
N04	5.950	X	5.120	X	1.00	1	=	30.464
N05	2.290	X	6.490	X	1.00	1	=	14.862
N06	5.070	X	5.550	X	1.00	1	=	28.139
N07	6.040	X	2.250	X	1.00	1	=	13.590
C02	1.200	X	3.640	X	1.00	1	=	4.368
C03	1.200	X	80.650	X	1.00	1	=	96.780
C04	36.205	+	36.235	\ 2 X	0.220	1	=	7.968
C05	14.605	+	14.700	\ 2 X	0.200	1	=	2.931
C06	18.675	+	17.525	\ 2 X	1.750	1	=	31.675
C07	9.830	+	8.675	\ 2 X	1.750	1	=	16.192
C08	AREA AS PER DETAIL(0.099X1)					1	=	0.099
C09	1.200	X	10.190	X	1.00	1	=	12.228
C11	5.000	X	1.200	X	1.00	1	=	6.000
C12	1.690	X	4.650	X	1.00	1	=	7.859
C14	7.990	+	5.315	\ 2 X	1.200	1	=	7.983
C15	5.600	+	8.360	\ 2 X	1.800	1	=	12.564
C16	1.200	X	21.250	X	1.00	3	=	76.500
C17	2.750	X	1.250	X	1.00	1	=	3.438
C18	1.815	X	5.960	X	1.00	1	=	10.817
C19	7.775	X	1.200	X	1.00	1	=	9.330
C20	3.920	X	1.200	X	1.00	1	=	4.704
C21	7.420	X	1.200	X	1.00	1	=	8.904
C22	6.305	X	1.200	X	1.00	1	=	7.566
F09	AREA AS PER DETAIL(0.500X8)					8	=	4.000
	TOTAL NON FAR AREA AT UPPER GROUND FLOOR (D)							**510.481**
	TOTAL FAR AREA UPPER GROUND FLOOR = (C- D)= E							**5133.620**
	GROUND COVERAGE ADDITION (F) =NO1+NO2+NO3+NO4+NO5+NO6+NO7 = (F)							**178.576**
	SUB TOTAL GROUND COVERAGE AT UPPER GROUND FLOOR = (E+F)= G							**5312.196**

LEGEND FOR PLUMBING	
1	110 OD PVC SWR SOIL & VENT PIPE
2	160 OD PVC SWR WASTE & VENT PIPE
3	50Ø DOMESTIC WATER SUPPLY RISER PIPE
4	50Ø FLUSHING WATER SUPPLY RISER PIPE
5	DOMESTIC WATER SUPPLY ON TAKE PIPE
6	FLUSHING WATER SUPPLY ON TAKE PIPE
7	110 OD uPVC RAIN WATER PIPE
8	160 OD uPVC RAIN WATER PIPE
9	200 OD uPVC RAIN WATER PIPE

SCHEDULE OF -OPENINGS

TYPE	WIDTH	HEIGHT	SILL HT	LINTEL	FIRE RATED
D	2000	2100	-	2100	
D1	1500	2100	-	2100	
D2	1200	2100	-	2100	
D3	900	2100	-	2100	
D4	750	2100	-	2100	
FCD	2000	2100	-	2100	2 Hr.
FCD1	1500	2100	-	2100	2 Hr.
FCD2	1200	2100	-	2100	2 Hr.
FCD3	900	2100	-	2100	2 Hr.
FCD4	3500	3000	-	3000	2 Hr.
FCD5	1800	2100	-	2100	2 Hr.
FCD6	2500	2400	-	2400	2 Hr.
FD	900	2100	-	2100	2 Hr.
G/D	AS/PLAN	2700	-	2700	
GL	AS/PLAN	2150	450	2400	
W1	AS/PLAN	1800	600	2400	
V	1500	750	1650	2400	

UPPER GROUND FLOOR TOILET CALCULATION

BALANCE FAR AREA AT UPPER GROUND FLOOR 4959.600 SQMT

DENESITY AT UPPER GROUND FLOOR 1653.200 1653 POPULATION

NO.	PERMANENT POPULATION 10%		165.32	FLOATING POPULATION 90%	1487.88	TOTAL REQUIRED		TOTAL PROVIDED	
	MALE (2/3)	FEMALE (1/3)		MALE (2/3)	FEMALE (1/3)	MALE	FEMALE	MALE	FEMALE
POPULATION	110	55		992	496				
W.C.	4.41	3.67		3.97	3.10	8	7	9	7
URINAL	3.67			19.84		24		24	
WASH BASIN	4.41	2.20		3.97	3.54	8	6	9	6

MEZZANINE FLOOR AREA CALCULATION

COVED AREA AT MEZZANINE FLOOR = ADDITION- DEDUCTION

S.NO.	LENGTH		WIDTH		HEIGHT	NO.		AREA (SQM)
ADDITION AREA								
F01	13.730	+	4.870	\ 2 X	14.155	1	=	131.642
F02	13.730	+	12.055	\ 2 X	3.095	1	=	39.902
F2A	3.520	X	1.050	X	0.67	1	=	2.476
F03	19.090	+	20.835	\ 2 X	2.645	1	=	52.801
F04	20.835	+	23.260	\ 2 X	9.910	1	=	218.491
F05	9.550	+	12.980	\ 2 X	9.610	1	=	108.257
F06	5.565	+	13.645	\ 2 X	5.330	1	=	51.195
F07	13.645	+	7.860	\ 2 X	8.770	1	=	94.299
	TOTAL ADDTION AREA (A)							**699.062**
DEDUCTION AREA								
D01	8.020	X	5.020	X	0.50	1	=	20.130
D02	5.760	+	8.020	\ 2 X	3.610	1	=	24.873
D03	7.130	+	8.630	\ 2 X	2.710	1	=	21.355
D04	3.100	X	0.915	X	0.67	1	=	1.900
D05	4.190	X	6.140	X	1.00	1	=	25.727
D06	4.885	X	6.140	X	1.00	2	=	59.988
D07	8.565	+	11.415	\ 2 X	4.320	1	=	43.157
D08	11.415	+	8.655	\ 2 X	1.820	1	=	18.264
D09	4.680	X	5.200	X	1.00	1	=	24.336
D10	4.465	X	5.200	X	1.00	1	=	23.218
D11	6.310	+	5.935	\ 2 X	0.575	1	=	3.520
D12	8.610	+	5.340	\ 2 X	4.955	1	=	34.561
D13	6.020	+	1.590	\ 2 X	2.920	1	=	11.111
D14	6.020	+	3.220	\ 2 X	4.245	1	=	19.612
	TOTAL DEDUCTION AREA (B)							**331.751**
	TOTAL COVD. AREA AT MEZZANINE FLOOR (C) = (A-B)							**367.311**
NON FAR AREA								
N01	4.920	+	5.995	\ 2 X	1.720	1	=	9.387
N02	5.405	+	2.485	\ 2 X	4.670	1	=	18.423
N03	1.810	X	1.800	X	1.00	1	=	3.258
N04	0.800	X	1.800	X	1.00	1	=	1.440
N05	0.455	X	0.415	X	1.00	1	=	0.189
N06	0.600	X	0.485	X	1.00	1	=	0.291
N07	0.735	+	0.535	\ 2 X	0.485	1	=	0.308
N08	0.515	X	0.090	X	0.50	1	=	0.023
	TOTAL NON FAR AREA AT MEZZANINE FLOOR (D)							**33.319**
	TOTAL FAR AREA AT MEZZANINE FLOOR = (C-D)							**333.992**

MEZZANINE FLOOR LEVEL (GROUND FLOOR PLAN)

LVL.+3.750M

Exit Calculation For Upper Ground Floor

					SQM
Total Gross area				5644.101	
Mercantile Area at Upper Ground floor				2227.640	
Mercantile Area (Open Side shop area) at Upper Ground Floor				659.800	
Circulation Area at Upper Ground floor				2756.661	

Floors		Average occupant load as per NBC	No. of occupant	As per NBC (@ 10mm/ Person)	Exit Required (MM)	STAIR CASE NO & EXIT ENTRANCE	EXIT Provided (MM)
Mercantile Area	2227.640	3	742.55	10	7425.47	ST-02	2000
Circulation Area	2756.661	6	459.44	10	4594.44	ST-03	2000
						ST-04	2000
						EXIT-01	3000
						EXIT-02	3000
						EXIT-03	2450
TOTAL (A)			1202		12020		14450

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

OWNER'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

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.

Checked and found ok for Public Health (Internal) Service only subject to comments in Memorandum No. 33-691 dated 12/13-5-26

Superintending Engineer (HQ) for Chief Engineer

TITLE:- UPPER GROUND & MEZZ. FLOOR PLAN

DRG.NO.:- SB-05

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

DEALT R.S. | CHKD A.S.

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : gpma@airtelmail.in I W : www.gpmindia.com

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

05