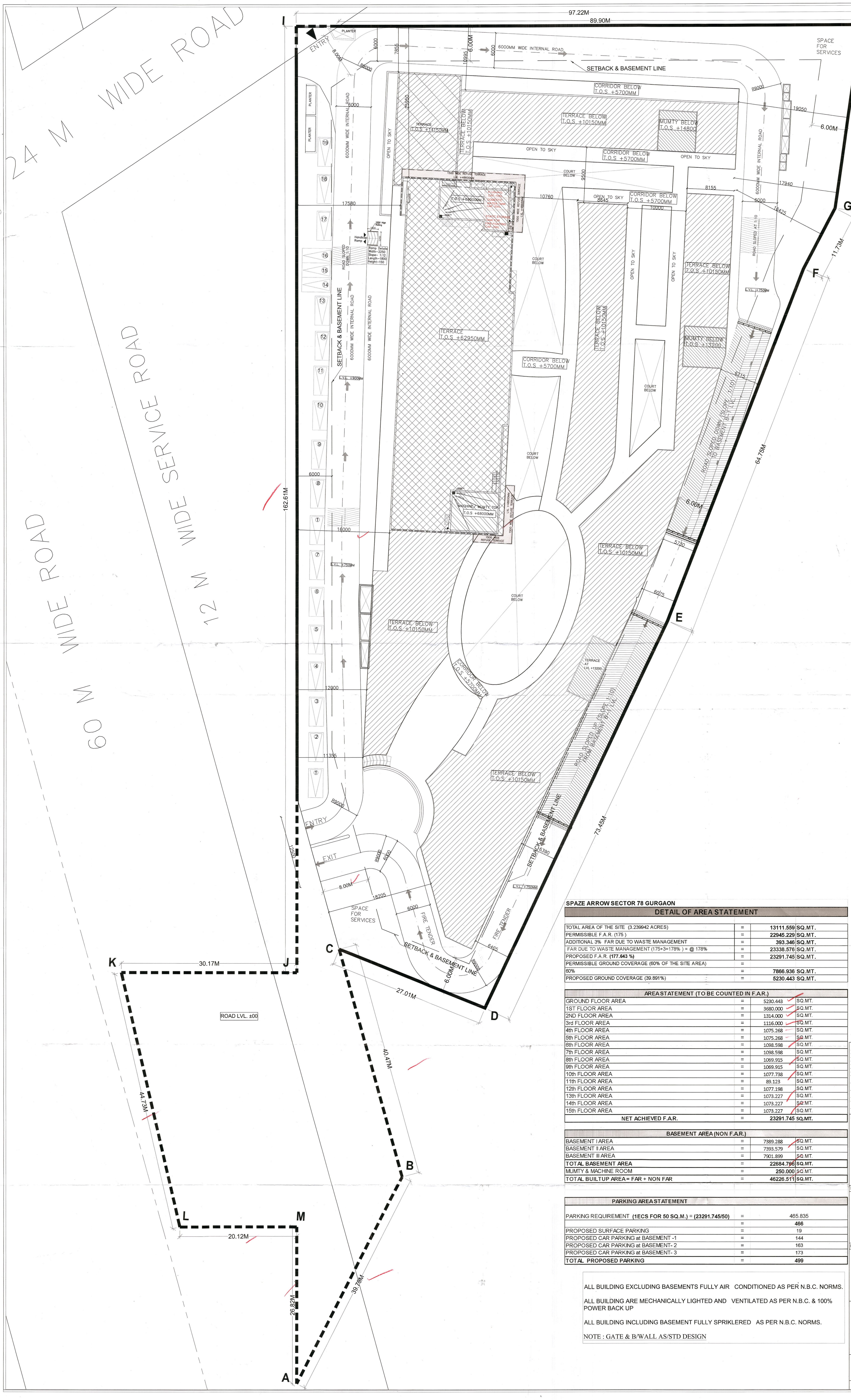
Set02(1-35)



97.22M
89.90M
H
I
ENTRY
PLANTER
6000MM WIDE INTERNAL ROAD
SETBACK & BASEMENT LINE
SPACE FOR SERVICES
24 M WIDE ROAD
60 M WIDE ROAD
12 M WIDE SERVICE ROAD
CORRIDOR BELOW T.O.S +5700MM
TERRACE BELOW T.O.S +10150MM
MUMTY BELOW T.O.S +14800
OPEN TO SKY
COURT BELOW
TERRACE T.O.S +62950MM
TERRACE BELOW T.O.S +13200
MACHINE / MUMTY TOP T.O.S +6800MM
6000MM WIDE INTERNAL ROAD
ROAD SLOPED DOWN TO BASEMENT (SLOPE 1:10)
ROAD SLOPED UP FROM BASEMENT (SLOPE 1:10)
ROAD SLOPED AT 1:10
CORRIDOR BELOW T.O.S +5700MM
TERRACE AT LVL +13200
FIRE TENDER
EXIT
8.00M
6.00M
31.85M
11.73M
64.75M
73.45M
162.61M
27.01M
40.47M
44.73M
30.17M
20.12M
26.82M
39.79M
ROAD LVL. ±00
A
B
C
D
E
F
G
J
K
L
M

SPAZE ARROW SECTOR 78 GURGAON

DETAIL OF AREA STATEMENT

TOTAL AREA OF THE SITE (3.239942 ACRES)	=	13111.559	SQ.MT.
PERMISSIBLE F.A.R. (175)	=	22945.229	SQ.MT.
ADDITIONAL 3% FAR DUE TO WASTE MANAGEMENT	=	393.346	SQ.MT.
FAR DUE TO WASTE MANAGEMENT (175+3=178%) = @ 178%	=	23338.576	SQ.MT.
PROPOSED F.A.R. **(177.643 %)**	=	23291.745	SQ.MT.
PERMISSIBLE GROUND COVERAGE (60% OF THE SITE AREA)	=		
60%	=	7866.936	SQ.MT.
PROPOSED GROUND COVERAGE (39.891%)	=	5230.443	SQ.MT.

AREA STATEMENT (TO BE COUNTED IN F.A.R.)			
GROUND FLOOR AREA	=	5230.443	SQ.MT.
1ST FLOOR AREA	=	3680.000	SQ.MT.
2ND FLOOR AREA	=	1314.000	SQ.MT.
3rd FLOOR AREA	=	1116.000	SQ.MT.
4th FLOOR AREA	=	1075.268	SQ.MT.
5th FLOOR AREA	=	1075.268	SQ.MT.
6th FLOOR AREA	=	1098.598	SQ.MT.
7th FLOOR AREA	=	1098.598	SQ.MT.
8th FLOOR AREA	=	1069.915	SQ.MT.
9th FLOOR AREA	=	1069.915	SQ.MT.
10th FLOOR AREA	=	1077.738	SQ.MT.
11th FLOOR AREA	=	89.123	SQ.MT.
12th FLOOR AREA	=	1077.198	SQ.MT.
13th FLOOR AREA	=	1073.227	SQ.MT.
14th FLOOR AREA	=	1073.227	SQ.MT.
15th FLOOR AREA	=	1073.227	SQ.MT.
NET ACHIEVED F.A.R.	=	**23291.745**	**SQ.MT.**

BASEMENT AREA (NON F.A.R.)			
BASEMENT I AREA	=	7389.288	SQ.MT.
BASEMENT II AREA	=	7393.579	SQ.MT.
BASEMENT III AREA	=	7901.899	SQ.MT.
TOTAL BASEMENT AREA	=	**22684.766**	**SQ.MT.**
MUMTY & MACHINE ROOM	=	**250.000**	SQ.MT.
TOTAL BUILTUP AREA = FAR + NON FAR	=	**46226.511**	**SQ.MT.**

PARKING AREA STATEMENT		
PARKING REQUIREMENT **(1ECS FOR 50 SQ.M.) = (23291.745/50)**	=	465.835
	=	**466**
PROPOSED SURFACE PARKING	=	19
PROPOSED CAR PARKING at BASEMENT -1	=	144
PROPOSED CAR PARKING at BASEMENT- 2	=	163
PROPOSED CAR PARKING at BASEMENT- 3	=	173
TOTAL PROPOSED PARKING	=	**499**

ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.

ALL BUILDING ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. & 100% POWER BACK UP

ALL BUILDING INCLUDING BASEMENT FULLY SPRIKLERED AS PER N.B.C. NORMS.

NOTE : GATE & B/WALL AS/STD DESIGN

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- THE BUILDING IS FULLY AIR CONDITIONED & MECHANICALLY VENTILATED.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- THE RESPONSIBILITY OF STRUCTURE DESIGN AND STRUCTURE STABILITY OF BUILDING AGAINST THE EARTHQUAKE SHALL BE ENTIRELY OF THE STRUCTURE ENGINEER/ ARCHITECT/OWNER
- THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AYTHORITY NORMS.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER
- THE COLONIZER/OWNER SHALL USE ONLY LIGHT-EMITTING DIODE LAMPS(LED) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.
- ALL HANDICAP RAMPS WITH RAILING.

KEY PLAN

ORIENTATION

N

PRINCIPAL ARCHITECT:

ACPL

ISO 9001:2008

Architecture
Management
Planning

ACPL Design Ltd
www.acplonline.com
E-24 South Extension -1T: +91 11 24622195
New Delhi 110049. India +91 11 24646709
E: contact@acplonline.com F: +91 11 24634089

PROJECT: –

REVISED BUILDING PLAN OF COMMERCIAL COLONY ON THE LAND MEASURING 3.24722 Acres (LICENCE NO. 56 OF 2012 DATED 06-06-2012) IN SECTOR - 78, DISTT. -GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY ISHAN SINGH IN COLLABORATION WITH SPAZE TOWERS PVT. LTD.

KULMEET SHANGARI
ARCHITECT
CA/97/21741

OWNER/AUTH. SIGNATURE

ARCHITECT'S SIGNATURE

DRAWING TITLE

SITE PLAN
(Architecture)

DRAWING NO. S-01

SCALE :- 1:200@A0

ARCHITECT(H.Q.)

S.T.P.
Member Secretary
B.P.C

S.T.P.(G)
Member
B.P.C

C.T.P.(Hr)
Chairman
B.P.C

JD

PA

ATP

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ/..........Dt/..6/3/19
43504
Superintending Engineer (HQ)
HSVP, Panchkula
6/3/19

A.D.F.O. (HQ)
DFS PKL
Member B.P.C.

DINESH KUMAR
SD (HQ)

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

(HQ)
Directorate of Town and Country Planning,
Haryana, Chandigarh