



SURFACE CAR PARKING AREA CALCULATIONS				
NO.	COEFF.	BRETH	LENGTH	AREA (SQ.MT.)
1	1	9.000	12.500	112.500
2	0.5	1.560	8.200	6.396
3	1	0.850	1.560	0.524
4	1	5.710	6.090	17.387
5	1	4.430	6.090	13.489
6	1	11.000	17.500	192.500
7	0.5	2.960	5.650	8.023
8	1	5.650	12.470	70.456
9	1	10.350	15.310	158.459
10	1	9.040	4.300	38.872
TOTAL				618.709
PERM. PARKING @ 25 SQ.MT.				24,748
SAYS				25
PROPOSED CAR PARKING				21

DETAIL OF AREA STATEMENT	
TOTAL AREA OF THE SITE (2.71875 ACRES)	= 11002.373 SQ.MT.
PERMISSIBLE F.A.R. (1.21)	= 13264.154 SQ.MT.
ADDITIONAL 30% (40071 SQ.M) FAR DUE TO WASTE MANAGEMENT (175-3-172R)	= 19884.225 SQ.MT.
J = 8 (172R)	= 19884.225 SQ.MT.
PROPOSED F.A.R. (177.827 %)	= 19883.338 SQ.MT.
PERMISSIBLE GROUND COVERAGE (40% OF THE SITE AREA)	= 4401.424 SQ.MT.
40 % OF 11002.373	= 4401.424 SQ.MT.
PROPOSED GROUND COVERAGE (46.44 %)	= 5109.744 SQ.MT.
AREA STATEMENT (TO BE COUNTED IN F.A.R.)	
GROUND FLOOR AREA	= 4711.173 SQ.MT.
FIRST FLOOR AREA	= 3935.964 SQ.MT.
SECOND FLOOR AREA	= 3762.343 SQ.MT.
THIRD FLOOR AREA	= 2714.171 SQ.MT.
FOURTH FLOOR AREA	= 863.308 SQ.MT.
FIFTH FLOOR AREA	= 1192.343 SQ.MT.
SIXTH FLOOR AREA	= 1172.817 SQ.MT.
SEVENTH FLOOR AREA	= 1172.199 SQ.MT.
NET ACHIEVED F.A.R.	= 19883.338 SQ.MT.
BASEMENT AREA (NON F.A.R.)	
BASEMENT I AREA	= 6040.943 SQ.MT.
BASEMENT II AREA	= 6040.943 SQ.MT.
BASEMENT III AREA	= 6040.943 SQ.MT.
TOTAL BASEMENT AREA	= 18022.829 SQ.MT.
MUMTY & MACHINE ROOM	= 140.098 SQ.MT.
TOTAL BUILTUP AREA = FAR + NON FAR	= 37723.367 SQ.MT.
PARKING AREA STATEMENT	
PARKING REQUIREMENT (1BC1 FOR 80 SQ.M.) = 19883.338/80	= 248.547
PROPOSED SURFACE PARKING	= 21
PROPOSED CAR PARKING OF BASEMENT I (WITH 73 GENERAL PARKING + 78 TRUCK PARKING)	= 151
PROPOSED CAR PARKING OF BASEMENT 2	= 105
PROPOSED CAR PARKING OF BASEMENT 3	= 115
TOTAL PROPOSED PARKING	= 392

NOTES:

- ALL LIFTS SHALL HAVE SWL POWER BACKUP.
- THE BUILDING SHALL BE CONSTRUCTION & MECHANICALLY VENTILATED.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- PROVISION FOR SAFETY PROVISION SHALL BE AS PER RELEVANT NBC PROVISIONS.
- ALL TOILETS ARE VENTILATED AS PER APARMA BUILDING CODE 2017.
- BUILDING SHALL BE SEISMICALLY VULNERABLE TO BE RESISTANT TO EARTHQUAKE.
- BUILDING SHALL BE SEISMICALLY VULNERABLE TO BE RESISTANT TO EARTHQUAKE.
- THE RESPONSIBILITY OF STRUCTURE DESIGN AND STRUCTURE SAFETY OF BUILDING AGAINST THE EARTHQUAKE SHALL BE ENTIRELY OF THE STRUCTURE ENGINEER'S RESPONSIBILITY.
- THE DESIGN OF STRUCTURE SYSTEM SHALL BE PROVIDED AS PER CENTRAL WINDING WATER ARTISYAN CODE.
- SO FLOOR OF RECORDING CONCRETE SHALL BE PROVIDED OVER TOP OF ALL.
- THE COLLECTOR SHALL USE ONE LIGHT EMITTING DIODE (LED) FITTED FOR NORMAL LIGHTING AS WELL AS CAPS LIGHTING.
- ALL HANDICAP RAMP WITH RAILING.

KEY PLAN

ORIENTATION

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2008
Architecture
Planning

ACPL Design Ltd
E-34 South Extension - II, Plot No. 102/103
New Delhi 110048, India +91 11 26467000
E: contact@acpl.com P: +91 11 26467000

PROJECT (BALVANT SINGH)
REVISED BUILDING PLANS FOR
COMMERCIAL COLONY MEASURING 2.71875 Acres
(LICENSE NO. 72 OF 2013 DATED 27-07-2013)
IN SECTOR-82 GURGAON MANESAR URBAN COMPLEX
BEING DEVELOPED BY M/s SPAZE TOWERS PVT.LTD.

For Spaze Towers Pvt. Ltd.
OWNER AUTH. SIGNATURE
DRAWING TITLE: SITE PLAN FOR ROAD SCHEME

ASHOK KUSHWAN PANDIT
REGISTERED ARCHITECT
CA/671D461

Architect's Signature

DRAWING NO. 01 PLR/S-01 SCALE - 1:300

Checked subject to comments in forwarding letter No. H-2371 dt. 13.10.19 and notes attached with the estimate

Supersintending Engineer (HQ) for Chief Engineer-HSVP Panchkula

Director Town and Country Planning, Haryana, Chandigarh

Supersintending Engineer, HUDA Circle No. 1, Gurgaon

Addl. Chief Engineer, HSVP, Gurugram

Play for service entrance only

Supersintending Engineer, HUDA Circle No. 1, Gurgaon

Executive Engineer, HSVP Division No. V, Gurugram

Addl. Chief Engineer, HSVP, Gurugram