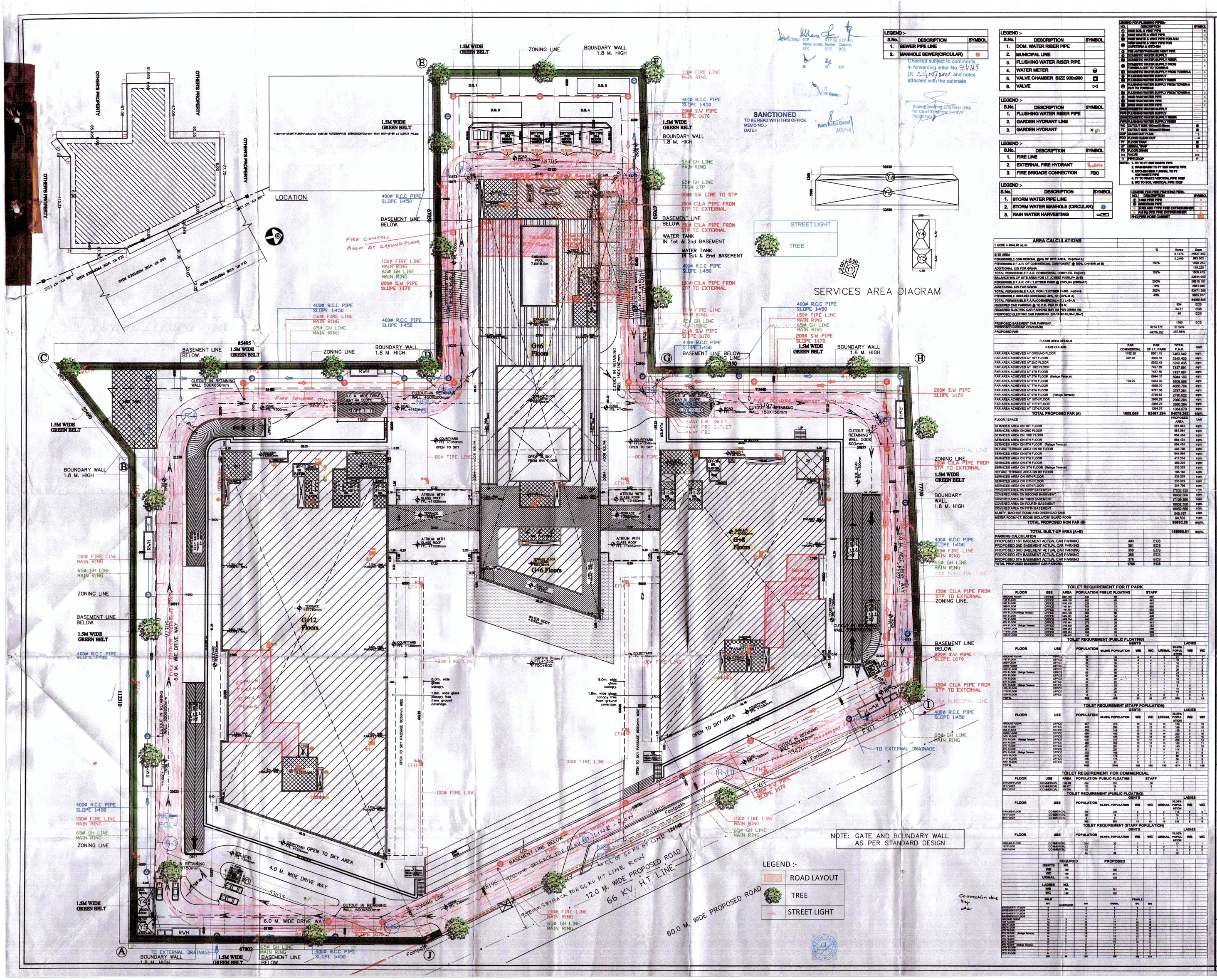
Roads

Director
Town & Country Planning
Chandigarh



SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:-
DATE:-

Checked subject to comments in forwarding letter No. 9/1/163 Dt. 21/1/2021 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer, HSVP Panchkula

Ram Avtar Bassi
AD(HQ)

LEGEND :-		
S.No.	DESCRIPTION	SYMBOL
1.	SEWER PIPE LINE	
2.	MANHOLE SEWER(CIRCULAR)	

LEGEND :-		
S.No.	DESCRIPTION	SYMBOL
1.	DOM. WATER RISER PIPE	
2.	MUNICIPAL LINE	
3.	FLUSHING WATER RISER PIPE	
4.	WATER METER	
5.	VALVE CHAMBER (SIZE 900x900	
6.	VALVE	

LEGEND :-		
S.No.	DESCRIPTION	SYMBOL
1.	FLUSHING WATER RISER PIPE	
2.	GARDEN HYDRANT LINE	
3.	GARDEN HYDRANT	gh

LEGEND :-		
S.No.	DESCRIPTION	SYMBOL
1.	FIRE LINE	
2.	EXTERNAL FIRE HYDRANT	EFH
3.	FIRE BRIGADE CONNECTION	FBC

LEGEND :-		
S.No.	DESCRIPTION	SYMBOL
1.	STORM WATER PIPE LINE	
2.	STORM WATER MANHOLE (CIRCULAR)	
3.	RAIN WATER HARVESTING	

LEGEND FOR PLUMBING PIPES:-

NO.	DESCRIPTION	SYMBOL
C	100Ø SOIL & VENT PIPE	
W	100Ø WASTE & VENT PIPE	
W	100Ø WASTE & VENT PIPE FOR AHU	
W	100Ø WASTE & VENT PIPE FOR CAFETERIA & KITCHEN	
AC	75Ø AHU/FFU/CHW/CHR VENT PIPE	
C	DOMESTIC WATER SUPPLY	
C2	DOMESTIC WATER SUPPLY RISER	
C	DOMESTIC WATER SUPPLY FROM TOWER-A	
C3	DOMESTIC WATER SUPPLY FROM TOWER-A OHT TO TOWER-B	
F	FLUSHING WATER SUPPLY	
F	FLUSHING WATER SUPPLY RISER	
F	FLUSHING WATER SUPPLY FROM TOWER-A OHT TO TOWER-B	
F2	FLUSHING WATER SUPPLY FROM TOWER-A	
R	100Ø RAIN WATER PIPE	
R	100Ø RAIN WATER PIPE	
R2	100Ø RAIN WATER PIPE	
CWS	DOMESTIC WATER SUPPLY	
FWS	FLUSHING WATER SUPPLY	
CWR	DOMESTIC WATER SUPPLY RISER	
FWR	FLUSHING WATER SUPPLY RISER	
WC	CUTOUT SIZE 100mmX100mm	
FT	CUTOUT SIZE 100mmX100mm	
COP	CLEAN OUT PLUG	
FCO	FLOOR CLEAN OUT	
FT	FLOOR TRAP	
UT	URINAL TRAP	
FD	FLOOR DRAIN	
2-wt	VALVE	
n	PIPE DROP	

NOTES: 1. NO TO P/F 50Ø WASTE PIPE
2. 100Ø(50Ø) TO P/F 75Ø WASTE PIPE
3. 32TO 63Ø SWE / URINAL TO P/F 40Ø WASTE PIPE
4. P/F 110Ø SWE VERTICAL PIPE 125Ø
5. NO TO 90Ø VERTICAL PIPE 100Ø

LEGEND FOR FIRE FIGHTING PIPES:-

NO.	DESCRIPTION	SYMBOL
D	150Ø FIRE PIPE	
D	200Ø RAIN PIPE	
	9 KG ABC TYPE FIRE EXTINGUISHER	
	4.5 kg CO2 FIRE EXTINGUISHER	
FHC	FIRE HOSE CABINET	

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.

DOOR WNDOW SCHEDULE

S.NO.	ITEMS	SIZE WIDTH	SIZE HEIGHT	CILL	LINTEL	REMAKS
1	FD1	1000	2100		2100	ELECRICAL ROOM/ SERVER ROOM
2	FD2	1200	2100		2100	STAIRCASE
3	FD3	1500	2100		2100	STAIRCASE
4	FD4	1500	2100		2100	A.H.U. ROOM.
5	FD5	3000	2400		2400	GUEST LIFT LOBBY
6	FD6	1200	2100		2100	FAN ROOMS
7	FD7	3000	2400		2400	SERVICES ROOMS
8	D1	750	2100		2100	W.C. DOOR
9	D2	900	2100		2100	PANTRY DOOR
10	D3	1000	2100		2100	TOILET MAIN DOORS
11	D4	1200	2000	100	2100	FHC DOOR
12	D5	1500	2100		2100	SERVICE LOBBY
13	D6	1200	2400		2400	OFFICE
14	D7	2000	2400		2400	MAIN DOOR
15	W1	1200	1200	900	2100	WINDOW
16	W2	1500	1200	900	2100	WINDOW
17	GL1	69745	10050			GLAZING
18	GL2	40166	10050			GLAZING
19	GL3	74290	10050			GLAZING
20	GL4	2050	10050			GLAZING
21	GL5	22750	10050			GLAZING
22	GL6	17820	10050			GLAZING
23	GL7	9400	10050			GLAZING
24	GL8	14640	10050			GLAZING
25	GL9	22790	10050			GLAZING
26	GL10	20810	10050			GLAZING
27	GL11	27400	10050			GLAZING
28	GL12	28970	10050			GLAZING
29	GL13	18820	10050			GLAZING
30	GL14	9450	10050			GLAZING
31	GL15	47250	10050			GLAZING
32	GL16	38000	10050			GLAZING
33	GL17	36875	10050			GLAZING
34	RS1	2100	2400			ROLLING SHUTTER
35	RS2	2100	2400			ROLLING SHUTTER
36	RS3	6000	3000			ROLLING SHUTTER

NOTE: ALL FIRE DOORS ARE TO BE 2.0 HRS. FIRE RATED.
ALL GLAZING COMING FROM 2ND TO 12 TH FLOOR HAVING 425mm HT.

AREA CALCULATIONS

1 ACRE = 4046.86 sq.m.

	%	Area	Sqm
SITE AREA		6.1375	24837.542
PERMISSIBLE COM/IRCIAL @4% OF SITE AREA. B=(Ref A)		0.2455	993.502
PERMISSIBLE F.A.R. OF COMMERCIAL COMPONENT @ 150%, C=(150% of B)	150%		1490.253
ADDITIONAL 12% FOR GRIHA			119.220
TOTAL PERMISSIBLE F.A.R. COMMERCIAL COMPLEX. D=(C+D)	162%		1609.473
BALANCE 96% OF SITE AREA FOR L.T./CYBER PARK./F= (A-B)			23844.040
PERMISSIBLE F.A.R. OF L.T./CYBER PARK @ 250%.G= (250%of F)	250%		59610.101
ADDITIONAL 12% FOR GRIHA	12%		2861.285
TOTAL PERMISSIBLE F.A.R. FOR LT./CYBER PARK. H=(G+H)	262%		62471.386
PERMISSIBLE GROUND COVERAGE 40%, EG (40% of A)	40%		9933.017
TOTAL PERMISSIBLE F.A.R.(COMM/RCIAL+ E) L=(E+J)			84080.868
REQUIRED CAR PARKING @ 1ECS. PER 75 SQ.M.		864	ECS
REQUIRED ELECTRIC CAR PARKING (MAY AS PER GRIHA 4%)		34.17	ECS
PROPOSED ELECTRIC CAR PARKING (01-10 S2-16,BS-7,B4-7)		40	ECS
PROPOSED BASEMENT CAR PARKING		1765	ECS
PROPOSED GROUND COVERAGE	9374.172	37.74%	
PROPOSED FAR	64075.352	257.96%	

FLOOR AREA DETAILS

PARTICULARS	FAR COMMERCIAL	FAR OF L.T. PARK	TOTAL F.A.R.	Unit
FAR AREA ACHIEVED AT GROUND FLOOR	1182.50	6301.15	7483.649	sqm.
FAR AREA ACHIEVED AT 1ST FLOOR	322.28	4923.18	5245.455	sqm.
FAR AREA ACHIEVED AT 2ND FLOOR		5292.43	5292.435	sqm.
FAR AREA ACHIEVED AT 3RD FLOOR		7437.89	7437.891	sqm.
FAR AREA ACHIEVED AT 4TH FLOOR		7437.89	7437.891	sqm.
FAR AREA ACHIEVED AT 5TH FLOOR (Refuge Terrace)		5944.10	5944.103	sqm.
FAR AREA ACHIEVED AT 6TH FLOOR	194.29	5404.30	5598.598	sqm.
FAR AREA ACHIEVED AT 7TH FLOOR		4858.70	4858.704	sqm.
FAR AREA ACHIEVED AT 8TH FLOOR		3787.38	3787.381	sqm.
FAR AREA ACHIEVED AT 9TH FLOOR (Refuge Terrace)		2795.62	2795.622	sqm.
FAR AREA ACHIEVED AT 10TH FLOOR		2960.28	2960.284	sqm.
FAR AREA ACHIEVED AT 11TH FLOOR		2960.28	2960.284	sqm.
FAR AREA ACHIEVED AT 12TH FLOOR		1364.07	1364.070	sqm.
TOTAL PROPOSED FAR (A)	1609.068	63467.284	64075.352	sqm.

FLOOR / SPACE	PROPOSED AREA	Unit
SERVICES AREA ON 1ST FLOOR	581.984	sqm.
SERVICES AREA ON 2ND FLOOR	581.984	sqm.
SERVICES AREA ON 3RD FLOOR	664.434	sqm.
SERVICES AREA ON 4TH FLOOR	664.434	sqm.
SERVICES AREA ON 5TH FLOOR (Refuge Terrace)	664.434	sqm.
REFUGE TERRACE AREA ON 5th FLOOR	664.434	sqm.
REFUGE TERRACE AREA ON 5th FLOOR	493.788	sqm.
SERVICES AREA ON 6TH FLOOR	644.984	sqm.
SERVICES AREA ON 7TH FLOOR	417.254	sqm.
SERVICES AREA ON 8TH FLOOR	269.229	sqm.
SERVICES AREA ON 9TH FLOOR (Refuge Terrace)	233.329	sqm.
REFUGE TERRACE AREA ON 9th FLOOR	166.162	sqm.
SERVICES AREA ON 10TH FLOOR	233.329	sqm.
SERVICES AREA ON 11TH FLOOR	233.329	sqm.
SERVICES AREA ON 12TH FLOOR	201.705	sqm.
COVERED AREA ON FIRST BASEMENT	17032.133	sqm.
COVERED AREA ON SECOND BASEMENT	18052.550	sqm.
COVERED AREA ON THIRD BASEMENT	17129.300	sqm.
COVERED AREA ON FOURTH BASEMENT	18052.550	sqm.
COVERED AREA ON FIFTH BASEMENT	18052.550	sqm.
MUMTY, MACHINE ROOM AND OVERHEAD TANK	545.197	sqm.
METER ROOM/H.T. ROOM/ ISOLATOR/ GUARD ROOM	94.532	sqm.
TOTAL PROPOSED NON FAR (B)	56893.28	sqm.
TOTAL BUILT-UP AREA (A+B)	120968.61	sqm.

PARKING CALCULATION		
PROPOSED 1ST BASEMENT ACTUAL CAR PARKING	300	ECS
PROPOSED 2ND BASEMENT ACTUAL CAR PARKING	351	ECS
PROPOSED 3RD BASEMENT ACTUAL CAR PARKING	356	ECS
PROPOSED 4TH BASEMENT ACTUAL CAR PARKING	368	ECS
PROPOSED 5TH BASEMENT ACTUAL CAR PARKING	379	ECS
TOTAL PROPOSED BASEMENT CAR PARKING	1756	ECS

TOILET REQUIREMENT FOR IT PARK

FLOOR	USE	AREA	POPULATION/ PUBLIC FLOATING	STAFF
GROUND FLOOR	OFFICE	630	42	252
1ST FLOOR	OFFICE	822.18	55	329
2ND FLOOR	OFFICE	1092.46	73	437
3RD FLOOR	OFFICE	1092.46	73	437
4TH FLOOR	OFFICE	1107.60	74	443
5TH FLOOR (Refuge Terrace)	OFFICE	1107.60	74	443
6TH FLOOR	OFFICE	1008.00	67	403
7TH FLOOR	OFFICE	1008.00	67	403
8TH FLOOR	OFFICE	1008.00	67	403
9TH FLOOR (Refuge Terrace)	OFFICE	1008.00	67	403
10TH FLOOR	OFFICE	1008.00	67	403
11TH FLOOR	OFFICE	1008.00	67	403
12TH FLOOR	OFFICE	1008.00	67	403

TOILET REQUIREMENT (PUBLIC FLOATING)

FLOOR	USE	POPULATION	66.66% POPULATION	GENTS WB	GENTS WC	GENTS URINAL	LADIES 33.34% POPULATION	LADIES WB	LADIES WC
GROUND FLOOR	OFFICE	42	28	2	1	1	14	1	1
1ST FLOOR	OFFICE	55	37	2	1	1	18	1	1
2ND FLOOR	OFFICE	73	49	2	1	2	24	1	1
3RD FLOOR	OFFICE	73	49	2	1	2	24	1	1
4TH FLOOR	OFFICE	74	49	2	1	2	25	1	1
5TH FLOOR (Refuge Terrace)	OFFICE	74	49	2	1	2	25	1	1
6TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
7TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
8TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
9TH FLOOR (Refuge Terrace)	OFFICE	67	45	2	1	2	22	1	1
10TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
11TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
12TH FLOOR	OFFICE	67	45	2	1	2	22	1	1
TOTAL		672	448	22	12	21	224	12	12

TOILET REQUIREMENT FOR COMMERCIAL

FLOOR	USE	AREA	POPULATION/ PUBLIC FLOATING	STAFF
GROUND FLOOR	COMMERCIAL	182.46	100	50
1ST FLOOR	COMMERCIAL	322.28	18	9
6TH FLOOR	COMMERCIAL	194.29	11	6

TOILET REQUIREMENT (PUBLIC FLOATING)

FLOOR	USE	POPULATION	66.66% POPULATION	GENTS WB	GENTS WC	GENTS URINAL	LADIES 33.34% POPULATION	LADIES WB	LADIES WC
GROUND FLOOR	COMMERCIAL	100	66	3	2	1	33	2	1
1ST FLOOR	COMMERCIAL	18	12	2	1	1	12	1	1
6TH FLOOR	COMMERCIAL	11	7	2	1	1	7	1	1
		129	85	7	4	3	52	4	3

TOILET REQUIREMENT (STAFF POPULATION)

FLOOR	USE	POPULATION	66.66% POPULATION	GENTS WB	GENTS WC	GENTS URINAL	LADIES 33.34% POPULATION	LADIES WB	LADIES WC
GROUND FLOOR	COMMERCIAL	50	33	2	1	1	17	1	1
1ST FLOOR	COMMERCIAL	9	6	2	1	1	3	1	1
6TH FLOOR	COMMERCIAL	6	4	2	1	1	2	1	1
		65	43	6	3	3	22	3	3

	REQUIRED	PROPOSED
GENTS NO.		
WB	180	180
WC	180	211
URINAL	178	178
LADIES NO.		
WB	121	121
WC	102	102

MALE					FEMALE		
	WB	DISPOSER	WC	URINAL	WB	WC	WB
BASEMENT FLOOR	4		4	2	1	1	
GROUND FLOOR	3		2	1	1	1	
1ST FLOOR	3		2	1	1	1	
BASEMENT FLOOR	3		2	1	1	1	
2ND FLOOR	13	1	15	17	18	18	
3RD FLOOR	13	1	15	17	18	18	
4TH FLOOR	13	1	15	17	18	18	
5TH FLOOR (Refuge Terrace)	13	1	15	17	18	18	
6TH FLOOR	13	1	11	12	11	11	
7TH FLOOR	13	1	11	12	11	11	
8TH FLOOR	13	1	11	12	11	11	
9TH FLOOR (Refuge Terrace)	13	1	11	12	11	11	
10TH FLOOR	13	1	11	12	11	11	
11TH FLOOR	13	1	11	12	11	11	
12TH FLOOR	13	1	11	12	11	11	
TOTAL	169	8	165	179	162	161	

PLUMBING & FIRE FIGHTING CONSULTANT
ENVIRONS
BUILDING SERVICES CONSULTANTS
A-14 BASEMENT, SHIVALIK
NEW DELHI-110017
PHONE:- 011-26674787,26674793

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE
CA/92/14687

KAMAL RATRA
CA / 92 / 14687

OWNER:-
MR. .....

For Gupta Promoters Private Limited
Authorised Signatory

PROJECT:-
BUILDING PLAN OF IT PARK/ CYBER PARK COLONY MEASURING 6.1375 ACRES (LICENCE NO 112 OF 2012 DATED 27.10.2012) IN SECTOR -66,
GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GUPTA PROMOTERS PVT. LTD.

DRG. TITLE:-
SITE PLAN
AREA DIAGRAM AND CALCULATION
ROAD LAYOUT

Approved subject to comments in forwarding letter No. 9/1/163 Dt. 21/1/2021 and notes attached with the estimate
Superintending Engineer (HQ) for Chief Engineer, HSVP Panchkula

Only for Service Plan Estimate
Executive Engineer
HSVP Division No. IV
Gurugram

DRG. NO.:
S-01

SCALE
1:250

DATE
02-05-20