

BR-III  
(See Code 4.2 (4))  
Form of Sanction

From

Senior Town Planner,  
Chairman, Building Plan Approval Committee,  
For licensed Colonies/Controlled Area, Gurugram

To

DLF Utilities Limited,  
Regd. Office: Shopping Mall, 3<sup>rd</sup> Floor,  
Arjun Marg, DLF City, Phase-I, Gurugram-122002.

Memo No. 296 Dated: 13-1-22

Subject:-

Approval of proposed Building Plan of Commercial-2 site measuring 1.42 acres falling in the Residential Plotted Colony measuring 180.3115 acres (Licence No. 59 of 2011 dated 28.06.2011, 14 of 21012 dated 27.02.2012 & 13 of 2019 dated 06.02.2019) in Sector-91 & 92, Gurugram being developed by M/s DLF Utilities Ltd. & Others.

Reference:- Your request application dated 02.12.2021.

The above referred application has been considered by the Building Plan Approval Committee in the meeting held on 04.01.2022. Accordingly, the Building Plans are approved and permission is hereby granted for construction of Commercial-2 building, under the provisions of the Haryana Building Code-2017 and as per the provisions of approved zoning plan, with the following terms and conditions:-

1. The plans are valid for a period of 2 years for the buildings less than 15.00 mtrs. in height and 5 years for the building having height more than 15.00 mtrs from the date of issuance of sanction.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted alongwith aforementioned certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision of Code 4.10 of the Haryana Building Code-2017, which shall be accompanied by certificates regarding completion of works described in the Plans and it shall be accompanied by:
  - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever, until such building or part thereof has been certified by the Director or any person authorized by him in this behalf, as having been completed in accordance with the permission granted and an Occupation Certificate in prescribed format has been duly issued in your favour.
6. If any infringement of bye-laws remains unnoticed, the Department reserves the right to amend the Plan as and when any such infringement comes to its notice, after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, regarding completion of works described in the Plan.

Further that: -

- a) The required open parking around building shall be metalled and properly organized.
- b) All material to be used for erection of the building shall confirm to ISI and NBC standards.
- c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.
- d) No addition / alternation in the building shall be made without the prior approval of competent authority. Further, only figured dimension shall be followed and in case of any variation in the Plans, prior approval of this office shall be pre-requisite.

- e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.
- f) The roof slab of the basement external to the buildings, if any shall be designed/ constructed to take the load of fire tender up to 45 tonnes.
8. FIRE SAFETY:
- (i) The applicant firm shall also prepare and submit the Plan in triplicate to Commissioner, Municipal Corporation, Gurugram clearly marking & indicating the complete Fire Protection arrangement and means of Escape / Access for the proposed building with suitable Legend and standard Signages. On receipt of the above request, the Commissioner, Municipal Corporation, Gurugram after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, would issue a NOC from Fire Safety point of view and means of Escape / Access point of view. The clearances / NOC from Fire Authority shall be submitted in this office along with a set of Plans duly signed by the Commissioner, Municipal Corporation, Gurugram within a period of 90 days from the date of issuance of sanction of Building Plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, Municipal Corporation, Gurugram unless satisfied that adequate fire fighting measures have been installed by the applicant firm and suitable external fire fighting infrastructure has been developed at site.
9. As per report of SE-I, HSVP, Gurugram bearing memo no. 210558 dated 14.12.2021, following conditions have been imposed:-
- (a) The ground water shall not be used for the purpose of construction of building in terms of orders dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012 and will use treated waste water procured from STPs being operated by GMDA/HSIIDC and will submit the proof of the same at the time of grant of OC. In this connection, NOC from HSIIDC, IMT, Manesar, Gurugram has been submitted issued vide Memo No. NO/HSIIDC/IA/IMT/166 dated 12.05.2014.
- (b) The directions dated 26.11.2014, 04.12.2014 & 19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs. Union of India and Ors. shall be complied.
- (c) NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as "Haryali Welfare Association Vs. State of Haryana" shall be complied.
10. That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/Haryana Govt. notification as applicable.
11. That firm/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 of New & Renewable Energy Department, Govt. of Haryana.
12. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.
13. The scrutiny of this drawing is done from public health point of view only and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.
14. The owner will be fully responsibility for feasibility of connectivity of services with HSVP services at acceptable level / depth.
15. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting.

16. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved Building Plans. Parking of any vehicle outside the premises / site will count to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as "Krishan Lal Gera Vs. State of Haryana and Others".
17. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.
18. That you shall follow provisions of Section-46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995,' which includes construction of Ramps in public buildings, adaption of Toilets for wheel chair users, Braille symbols and Auditory signals in Elevators or Lifts and other relevant measures for Hospitals, Primary Health Centre and other Medical Care and Rehabilitation Units etc.
19. You shall deposit the balance amount of labour cess in yearly installment and submit the receipt at the time of OC.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*

DA/One set of Building Plan

  
Senior Town Planner-Cum,  
Chairman, Building Plan Approval Committee,  
For licensed Colonies/Controlled Area, Gurugram

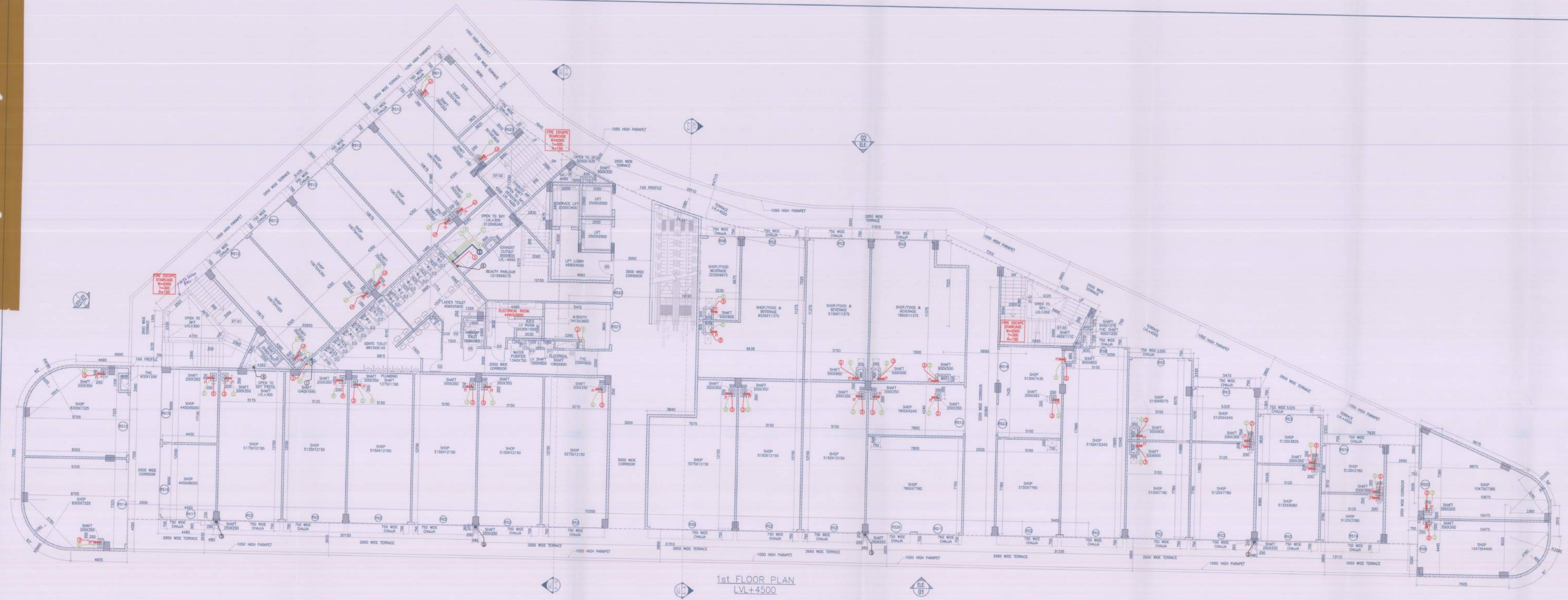
Endst. No. \_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information and further necessary action:-

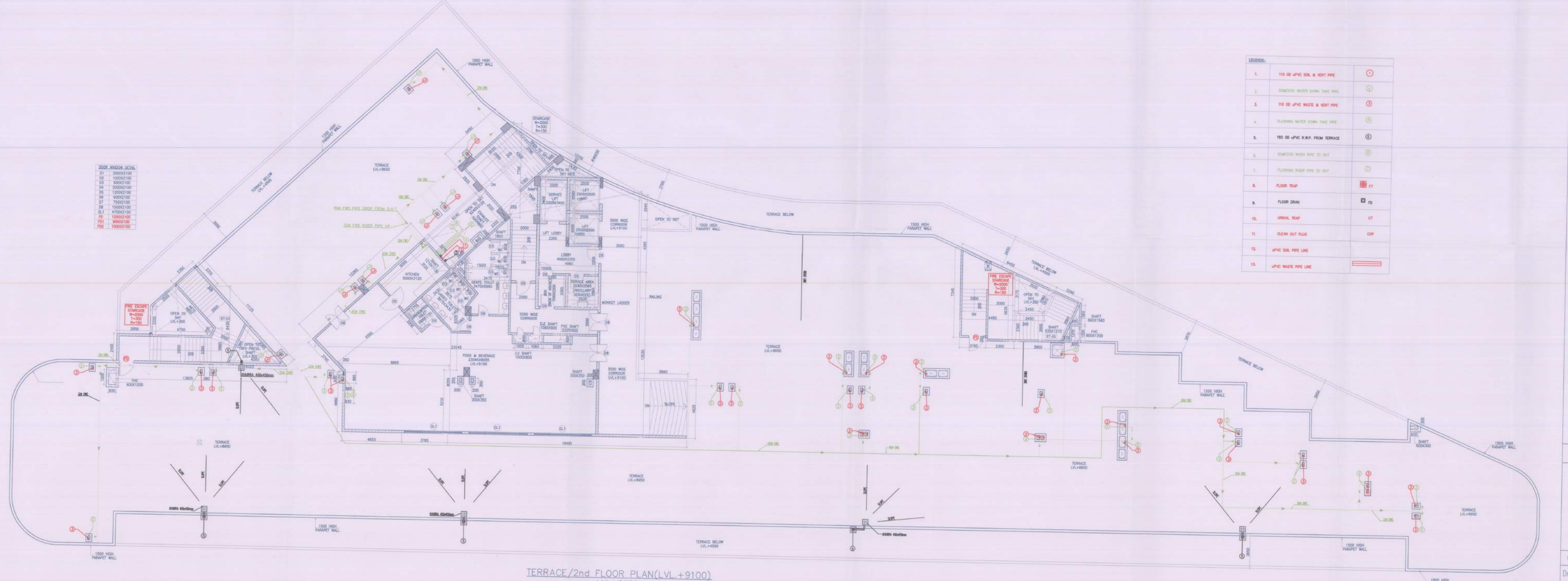
1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. The Commissioner, Municipal Corporation, Gurugram w.r.t order dated 21.04.2017 regarding condition for disposal of C&D waste.
3. Superintending Engineer-I, HSVP, Gurugram w.r.t his office Memo No. 210558 dated 14.12.2021 conveying approval from public health point of view.
4. District Town Planner (P), Gurugram w.r.t his office Memo No. 13531 dated 22.12.2021.
5. District Town Planner (E), Gurugram.
6. Regional Officers, Haryana Pollution Control Board, Vikas Sadan, Opposite new court Gurugram with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
7. Fire Officer, Gurugram O/o Municipal Corporation, Gurugram.
8. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

-sd-

Senior Town Planner-Cum-  
Chairman, Building Plan Approval Committee,  
For licensed Colonies/Controlled Area, Gurugram



1st FLOOR PLAN  
LVL+4500



TERRACE/2nd FLOOR PLAN(LVL+8950)  
LVL+8950

LEGEND		
1.	150 OD UPVC SOIL & VENT PIPE	⊙
2.	DOMESTIC WATER DOWN TAKE PIPE	⊙
3.	150 OD UPVC WASTE & VENT PIPE	⊙
4.	FLOORING WATER DOWN TAKE PIPE	⊙
5.	150 OD UPVC R.F.P. FROM TERRACE	⊙
6.	DOMESTIC WATER PIPE TO SHUT	⊙
7.	FLOORING WASTE PIPE TO SHUT	⊙
8.	FLOOR TRAP	FT
9.	FLOOR DRAIN	FD
10.	URINAL TRAP	UT
11.	CLEAN OUT PLUG	COP
12.	UPVC SOIL PIPE LINE	—
13.	UPVC WASTE PIPE LINE	—

- Note :-
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
  2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
  3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED / AIRCONDITIONED & 100% POWER BACKUP

LEGEND :-

PROJECT:  
PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.3115 ACRES (LICENCE NO. 59 OF 2011 DATED 28.06.2011, LICENCE NO.14 OF 2012 DATED 27.02.2012 & 13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD. & OTHERS.

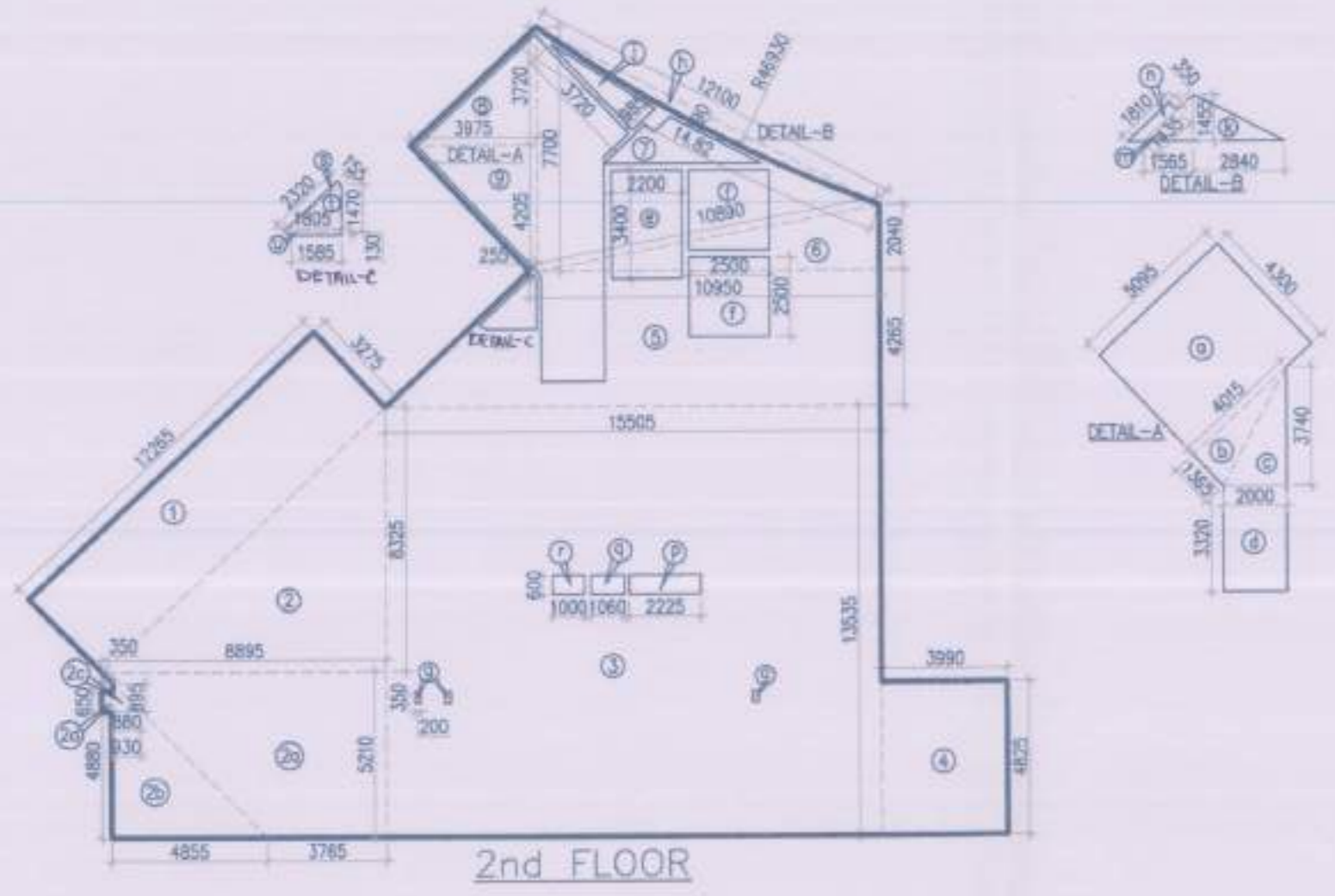
ASSOCIATE ARCHITECTS  
**RISMS ARCHITECTS**  
RSMS ARCHITECTS PVT. LTD.  
69, Nara Niwas Bhawani Kunj (Behind D2), Vasant Kunj, New Delhi-110070.  
Tel.: 011-26898616, 26898617  
www.rsms-arch.com

Sanctioned and valid for Two Years Subject to validity of Licence/CLU  
31/12/21  
Building Plan Control Area Gurugram Circle, Gurugram

J.D. P.A. A.T.P.

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For DLF Utilities Ltd.

04-DEC-2021 Scale : 1:100  
Drawing Title :- 1ST FLOOR & TERRACE  
Drawing No. :- A-02

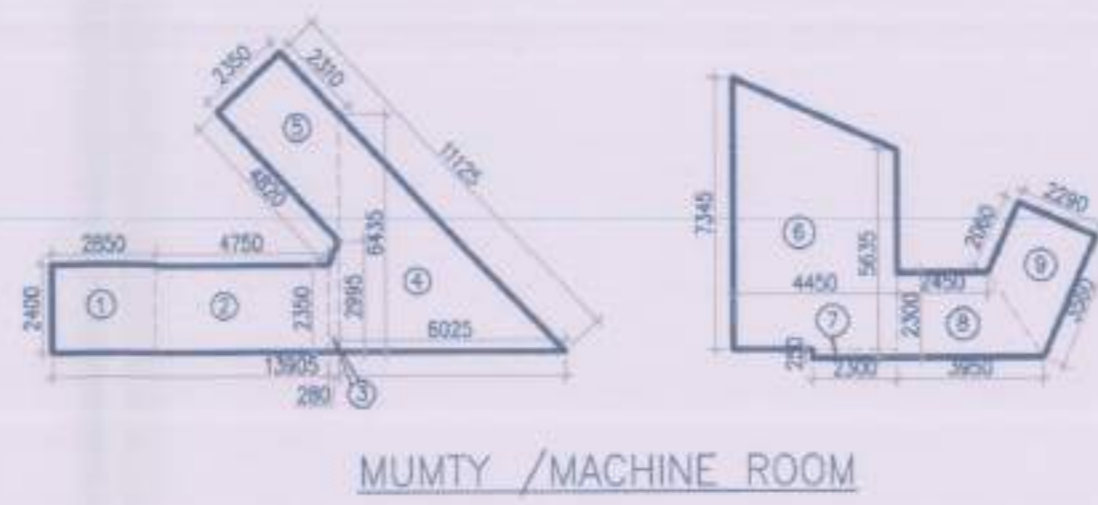


2 <sup>nd</sup> FLOOR AREA CALCULATION						
GROSS - A	1	1	1	1	1	1
1	0.5	28.140	35.480			277.628
2	1	1	1	1	1	21.836
3	0.5	10.360	13.240			233.290
4	0.5	0.408	0.170			47.448
5	0.5	0.500	0.700			18.200
6	0.5	6.830	7.380			21.195
7	0.5	0.620	0.650			23.268
8	0.5	7.188	5.950			18.462
9	0.5	8.880	7.760			16.218
10	1	1	1	1	1	20.748
11	0.5	4.170	7.260			30.748
12	0.5	0.170	2.760			7.901
13	0.5	0.170	2.760			7.260
14	0.5	0.408	0.170			2.387
15	0.5	0.408	0.170			2.387
16	0.5	0.408	0.170			2.387
17	0.5	0.408	0.170			2.387
18	0.5	0.408	0.170			2.387
19	0.5	0.408	0.170			2.387
TOTAL						488.503

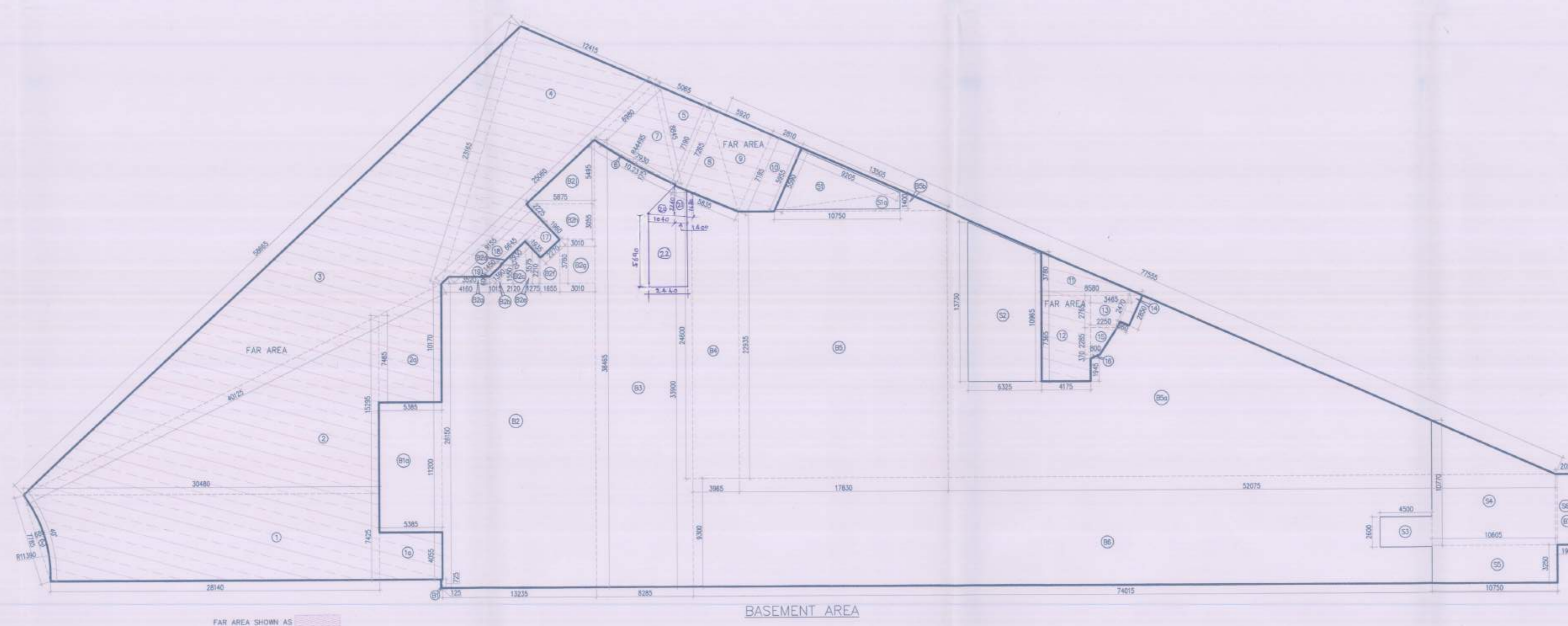
AREA CALCULATION						
GROSS - C	1	1	1	1	1	1
1	1	1	1	1	1	1
DEDUCTION						
1	1	1	1	1	1	1
TOTAL						3.128

2 <sup>nd</sup> FLOOR FAR AREA CALCULATION						
NO.	A	B	C	X	AREA OF +0.50 A/B (X) (X) (X)	Area
7	7.700	10.900	12.100	7	18.345	41.182
TOTAL						41.182

TOTAL 2 <sup>nd</sup> FLOOR FAR AREA						
GROSS-A	+	GROSS-B	-	GROSS-C	-	GROSS-D
488.503	+	41.182	-	3.128	-	66.121
TOTAL						460.563



MUMTY / MACHINE ROOM AREA CALCULATION						
GROSS - A	1	1	1	1	1	1
1	1	1	1	1	1	1
TOTAL						89.764



FAR AREA SHOWN AS

BASEMENT AREA

BASEMENT FAR AREA						
1	0.5	28.140	35.480			277.628
2	1	1	1	1	1	21.836
3	0.5	10.360	13.240			233.290
4	0.5	0.408	0.170			47.448
5	0.5	0.500	0.700			18.200
6	0.5	6.830	7.380			21.195
7	0.5	0.620	0.650			23.268
8	0.5	7.188	5.950			18.462
9	0.5	8.880	7.760			16.218
10	0.5	0.170	2.760			7.901
11	0.5	0.170	2.760			7.260
12	0.5	0.170	2.760			7.260
13	0.5	0.408	0.170			2.387
14	0.5	0.408	0.170			2.387
15	0.5	0.408	0.170			2.387
16	0.5	0.408	0.170			2.387
17	0.5	0.408	0.170			2.387
18	0.5	0.408	0.170			2.387
19	0.5	0.408	0.170			2.387
TOTAL						662.534

AREA CALCULATION						
GROSS - E	1	1	1	1	1	1
1	1	1	1	1	1	1
DEDUCTION						
1	1	1	1	1	1	1
TOTAL						3.893

BASEMENT FAR AREA CALCULATION						
NO.	A	B	C	X	AREA OF +0.50 A/B (X) (X) (X)	Area
3	38.880	40.125	23.160	7	60.878	333.444
4	23.160	25.060	12.418	7	30.320	142.930
7	7.920	8.980	8.840	7	11.878	28.388
TOTAL						502.771

TOTAL BASEMENT FAR AREA						
GROSS-A	+	GROSS-B	+	GROSS-C	-	GROSS-E
662.534	+	502.771	+	0.828	-	3.893
TOTAL						1169.946

LITTLE AREA						
NO.	A	B	C	X	AREA OF +0.50 A/B (X) (X) (X)	Area
20	1	1	1	1	1	1
21	1	1	1	1	1	1
22	1	1	1	1	1	1
23	1	1	1	1	1	1
TOTAL						17.871

BASEMENT AREA CALCULATION						
GROSS - 1	1	1	1	1	1	1
1	1	1	1	1	1	1
TOTAL						398.897

SERVICE AREA						
GROSS - 2	1	1	1	1	1	1
1	1	1	1	1	1	1
TOTAL						168.616

NET AREA OF BASEMENT - 01						
GROSS - 1	-	GROSS - 2	-	GROSS - 3	-	GROSS - 4
398.897	-	168.616	-	3.128	-	1.418
TOTAL						225.735

NET AREA OF BASEMENT - 02						
GROSS - 5	-	GROSS - 6	-	GROSS - 7	-	GROSS - 8
333.444	-	142.930	-	28.388	-	17.871
TOTAL						496.532

Note :-  
 1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.  
 2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.  
 3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED / AIRCONDITIONED & 100% POWER BACKUP

LEGEND:-

PROJECT:  
 PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.3115 ACRES (LICENCE NO. 59 OF 2011 DATED 28.06.2011, LICENCE NO.14 OF 2012 DATED 27.02.2012 & 13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD. & OTHERS.

ASSOCIATE ARCHITECTS

**RISMS ARCHITECTS**

RSMS ARCHITECTS PVT. LTD.  
 69, NORA NIWAS BHAWANI KUNJ (BEHIND D2), VASANT KUNJ, NEW DELHI-110070.  
 Tel.: 011-26898616, 26898617  
 www.rsms-arch.com

Sanctioned and valid for Two Years Subject to valid License (CLU)

ARCHITECT'S SEAL & SIGNATURE: [Signature]

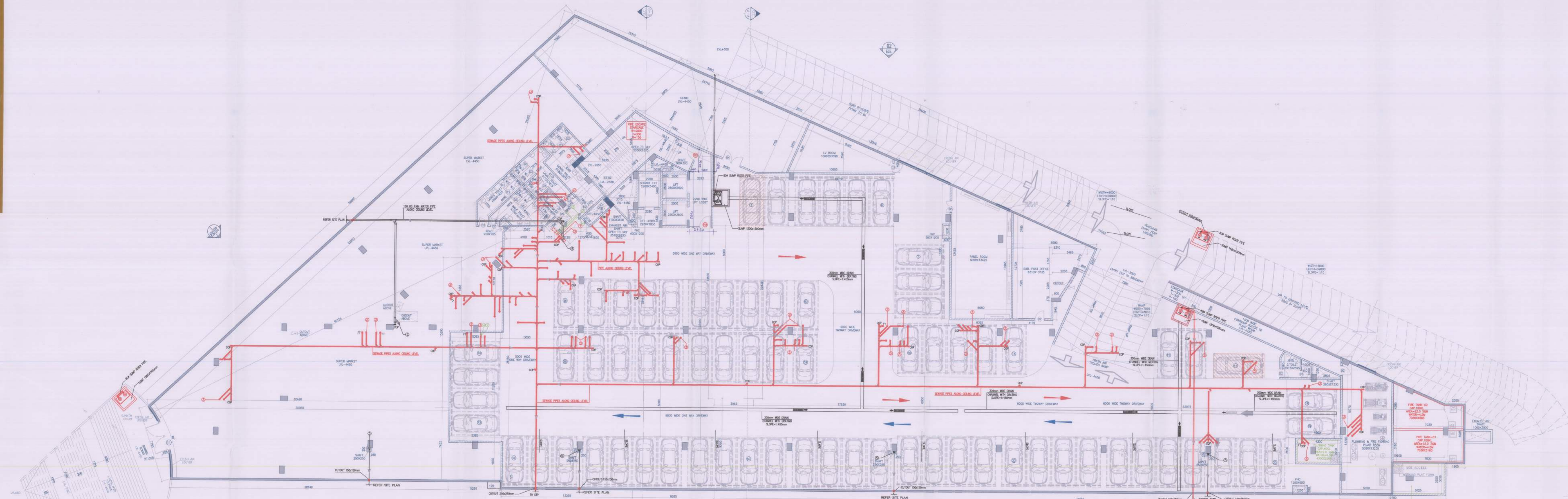
OWNER'S SEAL & SIGNATURE: [Signature]

For DLF Utilities Ltd

04-DEC-2021 Scale: 1:200

Drawing Title:- AREA CALCULATION OF 2<sup>nd</sup> FLOOR, MUMTY / MACHINE ROOM & BASEMENT Drawing No.- A-06





BASEMENT FLOOR  
 PARKING (STACK)=71X2 =142 NOS  
 PARKING (SINGLE)=2 NOS  
 TOTAL PARKING =144 NOS  
 LVL-4450

- Note :-
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LEGEND :-

Structures and walls for Two Years  
 Subject to validity License: C.U

Building Plan Control  
 Gurugram Circle, Gurugram

J.D. P.A. A.E.P.

PROJECT:

PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.3115 ACRES (LICENCE NO. 59 OF 2011 DATED 27.02.2012 & 13 OF 2019 DATED 08.02.2019) IN SECTOR 81 & 82, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD & OTHERS.

ASSOCIATE ARCHITECTS

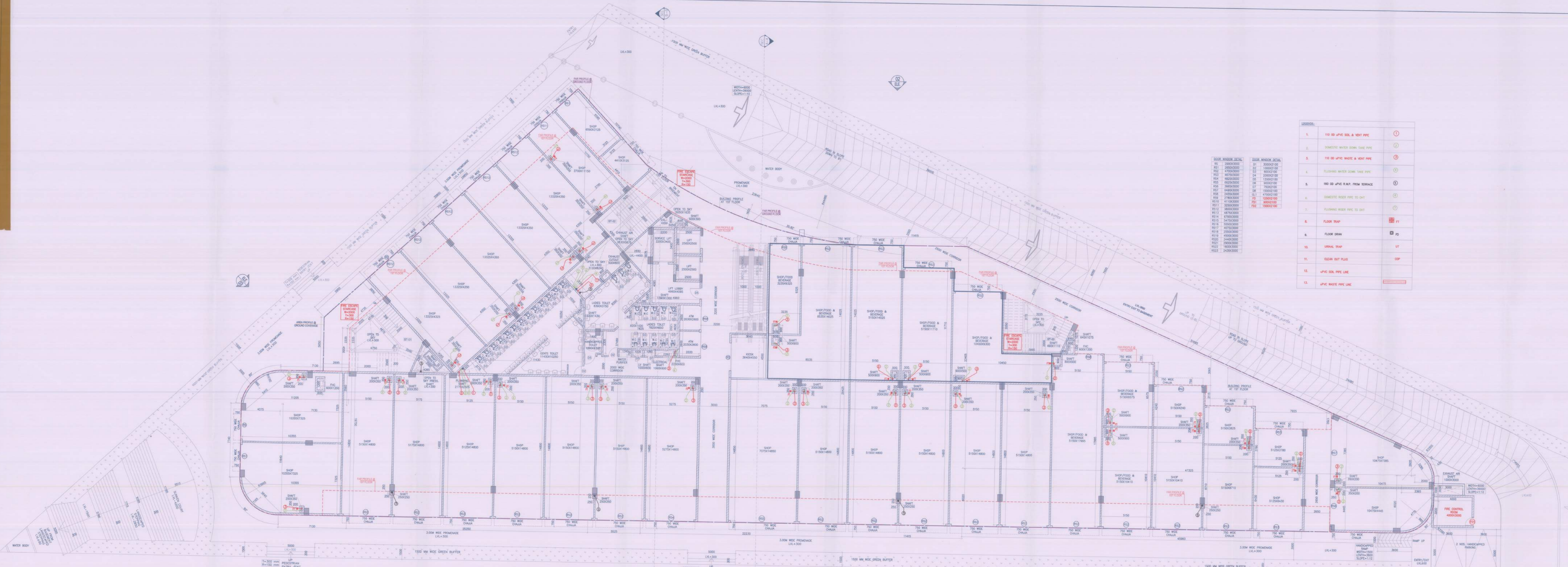
**RISMS**  
 ARCHITECTS

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 69, Nara Niwas, Bhawanji Kunj  
 (Behind D2), Vasant Kunj,  
 New Delhi-110070.  
 Tel.: 011-26998616, 26998617  
 www.risms-orch.com

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

For DLF Utilities Ltd



DOOR WINDOW DETAIL	DOOR WINDOW DETAIL
RS 2990X3000	D1 3000X100
RS1 2850X3000	D2 1000X100
RS2 4700X3000	D3 6000X100
RS3 4875X3000	D4 2000X100
RS4 4825X3000	D5 1300X100
RS5 6625X3000	D6 3000X100
RS6 3600X3000	D7 7500X100
RS7 4490X3000	D8 1500X100
RS8 3450X3000	GL1 4700X100
RS9 3780X3000	TD 1200X100
RS10 4110X3000	FD1 6000X100
RS11 3200X3000	FD2 1800X100
RS12 3600X3000	
RS13 4875X3000	
RS14 8700X3000	
RS15 5475X3000	
RS16 5550X3000	
RS17 4075X3000	
RS18 2550X3000	
RS19 4000X3000	
RS20 3440X3000	
RS21 3860X3000	
RS22 1800X3000	
RS23 3430X3000	

LEGEND:		
1.	110 OD uPVC SOL & VENT PIPE	①
2.	DOMESTIC WATER DOWN TAKE PIPE	②
3.	110 OD uPVC WASTE & VENT PIPE	③
4.	FLUSHING WATER DOWN TAKE PIPE	④
5.	160 OD uPVC R.W.P. FROM TERRACE	⑤
6.	DOMESTIC RISER PIPE TO SHFT	⑥
7.	FLUSHING RISER PIPE TO SHFT	⑦
8.	FLOOR TRAP	FT
9.	FLOOR DRAIN	FD
10.	URNAL TRAP	UT
11.	CLEAN OUT PLUG	COP
12.	uPVC SOL PIPE LINE	———
13.	uPVC WASTE PIPE LINE	———

GROUND FLOOR PLAN  
LVL+300

Note :-  
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.  
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.  
3. BUILDING IS ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED /AIRCONDITIONED 100% POWER BACKUP.

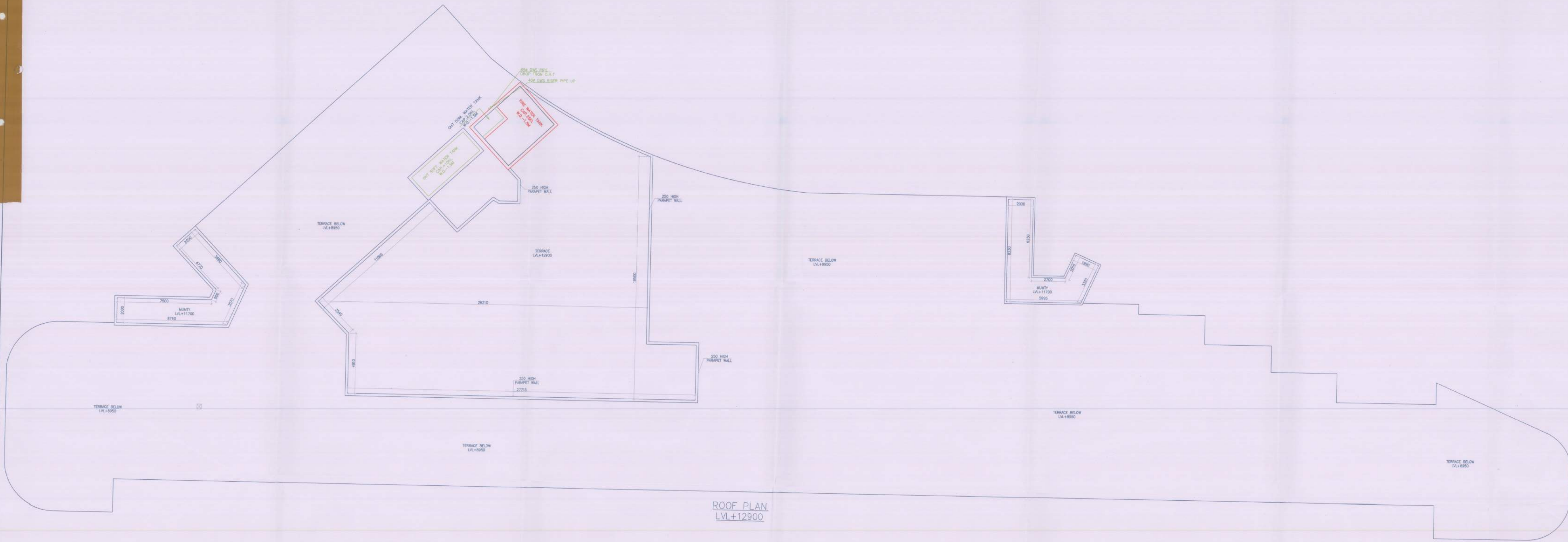
Sanctioned and valid for 5 Years Subject to validity of the CLU  
For DLF Utilities Ltd  
Building Plan Committee C-13 Area Gurgaon Circle G

PROJECT:  
PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.316 ACRES (LICENCE NO. 59 OF 2011 DATED 28.08.2011 OF 2019 DATED 08.02.2019) IN SECTOR 91 & 92, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD & OTHERS.

ASSOCIATE ARCHITECTS  
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(Behind D2), Vasant Kunj  
New Delhi-110070.  
Tel. 011-26899616, 26899617  
www.risms-arch.com

ARCHITECT'S SEAL & SIGNATURE  
OWNER'S SEAL & SIGNATURE  
For DLF Utilities Ltd  
04-DEC-2021 Scale: 1:100 Drawing Title: Drawing No.:





Note :-  
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LEGEND :-  
 Sanctioned and valid for Two Years Subject to validity of Licence CLU  
 Building Plan Committee Controlled Area Gurugram Circle, Gurugram

Signature: J.D. P.A. A.F.P.

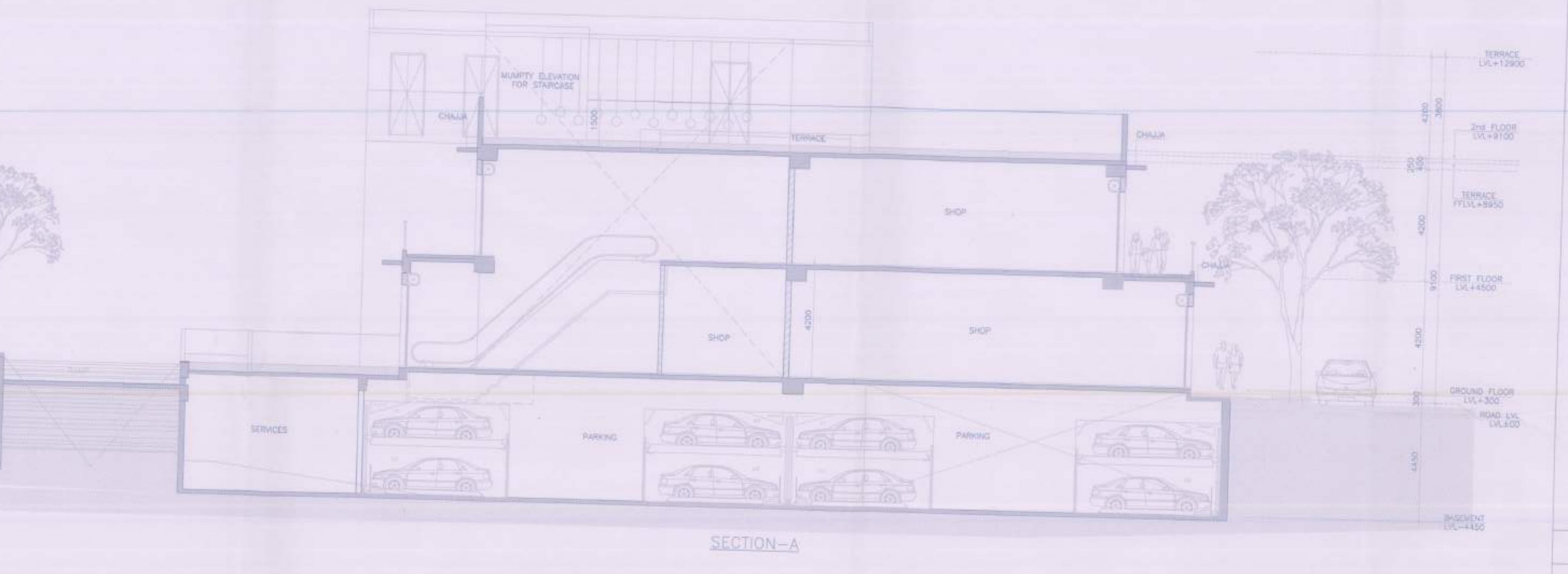
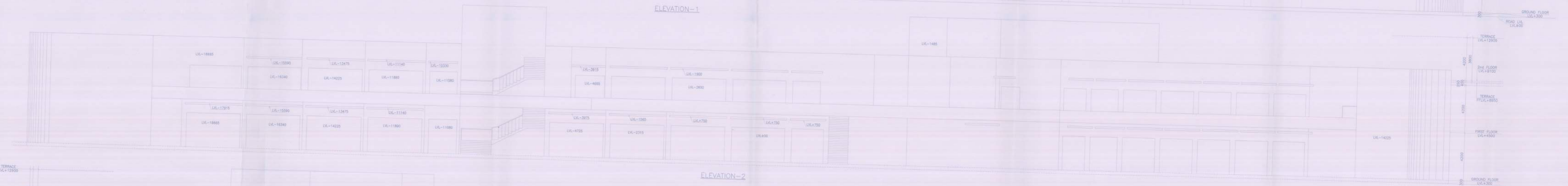
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 69, Nara Niwas, Bhowani Kunj,  
 (Behind D2), Vasant Kunj,  
 New Delhi-110070.  
 Tel: 011-26898616, 26898617  
 www.rsms-arch.com

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE

For DLF Utilities Ltd. Authorized Signatory

04-DEC-2020 Scale: 1:100  
 Drawing Title: -  
 Drawing No: -



**Note :-**

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2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT CODES FOR EARTH QUAKE RESISTANCE.
3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED / AIRCONDITIONED 100% POWER BACKUP

**Sanctioned and valid for Two Years**  
 Subject to validity of License CLU  
 Building Plan Committee Control Area  
 Gurgaon Circle, Gurgaon

**J.D. P.A.**

**PROJECT:**  
 PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.3115 ACRES (LICENSE NO. 59 OF 2011 DATED 27.02.2012 & 13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD & OTHERS

**ASSOCIATE ARCHITECTS**  
**RSIMS ARCHITECTS**  
 RSMS ARCHITECTS PVT. LTD.  
 89, Nara Nivas, Bhokri Kunj,  
 Behind D2L, Vasant Kunj,  
 New Delhi-110070.  
 Tel.: 011-26595616, 26595617.  
 www.rsms-arch.com

ARCHITECT'S SEAL & SIGNATURE: *[Signature]*  
 OWNER'S SEAL & SIGNATURE: *[Signature]*  
 For DLF Utilities Ltd  
 04-06-2021 Scale: 1:100  
 Drawing Title: SECTION-BB  
 Drawing No: SECTION-BB

**SANITARY FIXTURES CALCULATION OF 1.42 ACRES**

FLOOR	SPACE IDENTIFICATION	TOTAL AREA sqm	OCCUPANT LOAD FACTOR	POPULATION	MALE		FEMALE		REMARKS			
					(80% of population)	(20% of population)	WC	URINAL	BATH	WC	BATH	
<b>Ground Floor</b>												
1	Staff	3209.133	10 % of 3sqm/Person	107	83	24	3	3	3	4	4	NBC chapter 3 table 15 (clause 2.5.1)
2	Visitors	3209.133	90 % of 3sqm/Person	963	481	10	10	10	10	10		
<b>First Floor</b>												
1	Staff	2426.277	10 % of 6 Sqm/Person	40	30	10	2	1	2	2	2	NBC chapter 3 table 15 (clause 2.5.1)
2	Visitors	2426.277	90 % of 6 Sqm/Person	364	182	182	4	4	4	4	4	
<b>Terrace / Second Floor</b>												
1	Staff	408.563	10 % of 6 Sqm/Person	7	3	4	1	1	1	1	1	NBC chapter 3 table 15 (clause 2.5.1)
2	Visitors	408.563	90 % of 6 Sqm/Person	61	31	30	2	2	2	2	2	
<b>Basement Floor</b>												
1	Staff	1182.127	10 % of 3 Sqm/Person	39	30	9	2	1	2	2	2	NBC chapter 3 table 15 (clause 2.5.1)
2	Visitors	1182.127	90 % of 3 Sqm/Person	355	177	177	4	4	4	4	4	
<b>TOTAL SANITARY FIXTURES TO BE PROVIDED</b>					<b>28</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>29</b>			



FLOORS	NO. OF TYPICAL FLOORS	FAR AREA/ FLOOR	BUILT-UP AREA/ FLOOR	TOTAL GROUND COVERAGE	TOTAL NO. OF FLOORS
GROUND FLOOR	1	3209.133	3258.857	3258.857	G+2
1st FLOOR	1	2426.277	2523.566	-	-
2nd FLOOR	1	408.563	408.563	-	-
BASEMENT (FAR)	1	1182.127	1182.127	-	-
BASEMENT	1	-	2805.471	-	-
MUMTY / MACHINE ROOM	1	-	89.764	-	-
FIRE CONTROL ROOM	1	-	16.960	16.960	-
<b>TOTAL</b>	<b>-</b>	<b>7226.100</b>	<b>10085.308</b>	<b>3275.817</b>	<b>-</b>

BASEMENT LIFT SHAFT AREA = 11.7414  
 TOTAL = 12.13-014  
 AREA OF SITE AS PER ZONING = 1.42 Acres or 5746.527 Sqm.  
 PERMISSIBLE F.A.R. @ 175% = 10056.422 Sqm.  
 FAR ACHIEVED = 7226.100 Sqm.  
 = 7226.100 / 5746.527 = 126.057%  
 5746.527

PERMISSIBLE GROUND COVERAGE @60% = 3447.9162 Sqm.  
 PROPOSED GROUND COVERAGE = 3275.817 Sqm.  
 = 3275.817 X 100 / 5746.527 = 57.005%

FOR NEIGHBORHOOD SHOPPING = 175% OF 5746.527 = 10056.422 SQM.  
 50% OF 10056.422 = 5028.211 SQM.  
 REQUIRED AREA FOR NEIGHBORHOOD SHOPPING = 5028.211 SQM.

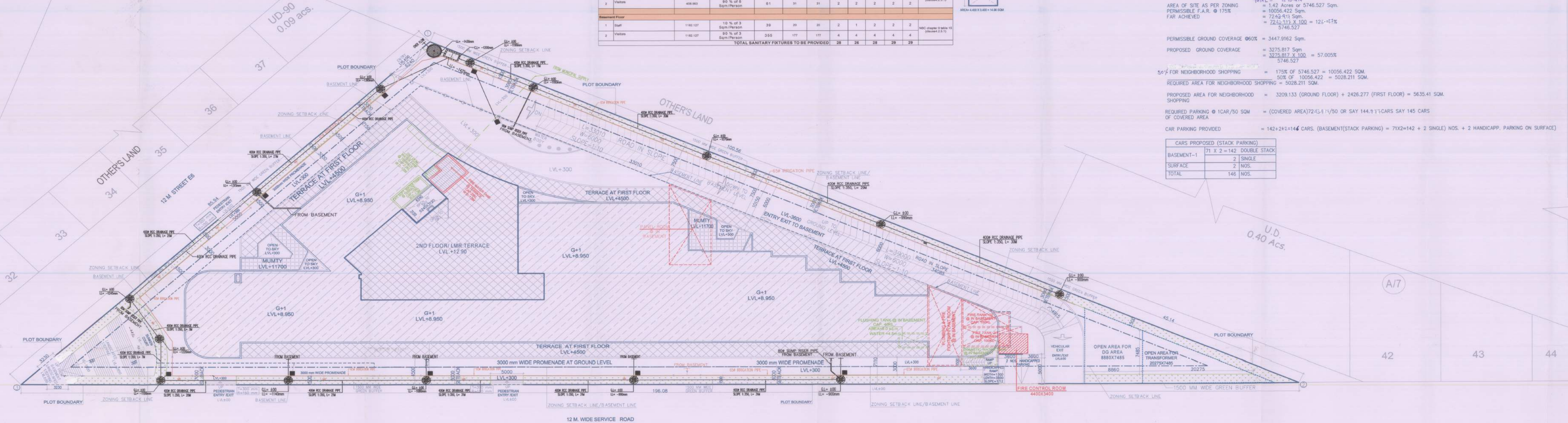
PROPOSED AREA FOR NEIGHBORHOOD SHOPPING = 3209.133 (GROUND FLOOR) + 2426.277 (FIRST FLOOR) = 5635.41 SQM.

REQUIRED PARKING @ 1CAR/50 SQM = (COVERED AREA)7243.41/50 OR SAY 144.87 CARS SAY 145 CARS OF COVERED AREA

CAR PARKING PROVIDED = 142+2+2=146 CARS. (BASEMENT(STACK PARKING) = 71X2=142 + 2 SINGLE) NOS. + 2 HANDICAPP. PARKING ON SURFACE

CARS PROPOSED (STACK PARKING)

BASEMENT-1	71 X 2 = 142	DOUBLE STACK
SURFACE	2	SINGLE
TOTAL	146	NOS.



NOTE :- OUTER PLOT DIMENSIONS ARE IN METER.

60 M WIDE SECTOR ROAD

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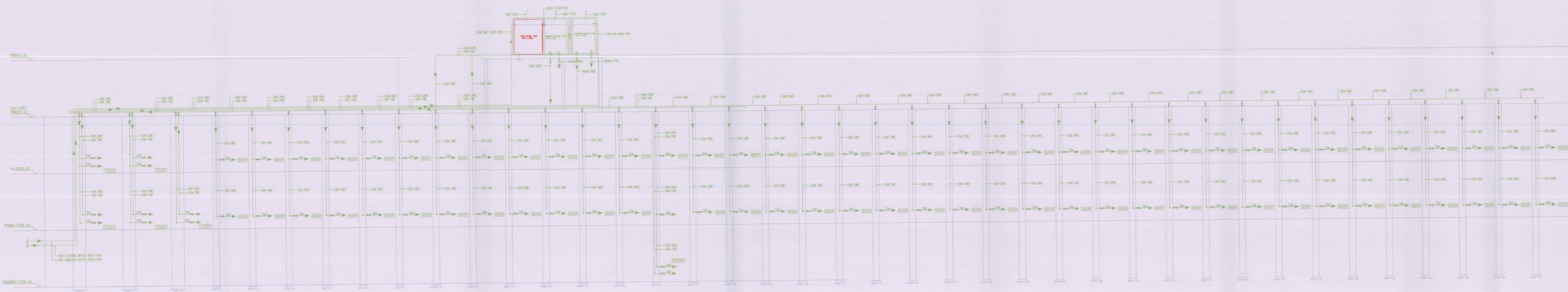
**LEGEND :-**  
 Sanctioned and valid for Two Years Subject to validity of License (LU)  
 Building Plan Control  
 Gurugram Circle, Gurugram

**PROJECT :-**  
 PROPOSED BUILDING PLANS OF COMMERCIAL-2 SITE MEASURING 1.42 ACRES IN RESIDENTIAL PLOTTED COLONY MEASURING 180.3115 ACRES (LICENSE NO. 59 OF 2011 DATED 27.02.2011 & 13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM BEING DEVELOPED BY DLF UTILITIES LTD. & OTHERS.

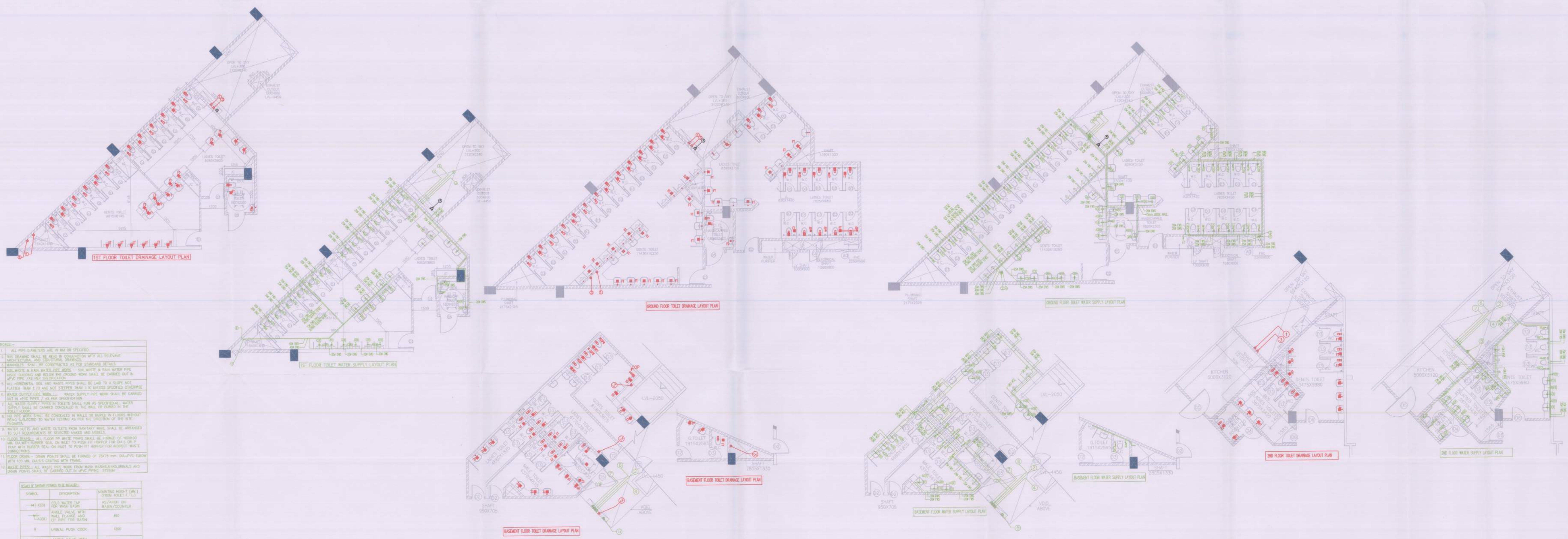
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ARCHITECT'S SEAL & SIGNATURE  
 OWNER'S SEAL & SIGNATURE  
 For DLF Utilities Ltd.  
 Authorised signatory

04-DEC-2021 Scale: 1:200  
 Drawing Title: **SITE PLAN**  
 Drawing No: **ST-01**



WATER SUPPLY SCHEMATIC DIAGRAM



- NOTES:**
1. ALL PIPE DIMENSIONS ARE IN MM UNLESS SPECIFIED.
  2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND TECHNICAL DRAWINGS.
  3. MINORITIES SHALL BE CONSTRUCTED AS PER STANDARD DETAILS.
  4. SANITATION & RAIN WATER PIPE WORK - TO WHICH A RAIN WATER PIPE CODE BOOKING MAY BE APPLICABLE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CODE BOOKING.
  5. ALL SANITATION, SOIL AND WASTE PIPES SHALL BE Laid TO A SLOPE NOT FLATTER THAN 1:100 AND NOT STEEPER THAN THE UNLESS SPECIFIED OTHERWISE.
  6. WASTE SUPPLY PIPES IN TOILETS SHALL BE Laid AS SPECIFIED ALL WASTE SUPPLY PIPES IN TOILETS SHALL BE Laid AS SPECIFIED ALL WASTE SUPPLY PIPES IN TOILETS SHALL BE Laid AS SPECIFIED.
  7. NO PIPE WORK SHALL BE CONCEALED IN WALLS OR UNDER FLOORS UNLESS SPECIFIED BY WATER TESTING AS PER THE INSTRUCTIONS OF THE SITE ENGINEER.
  8. WATER INLETS AND WASTE OUTLETS FROM SANITARY WARE SHALL BE ARRANGED AS PER REQUIREMENTS OF RELATED MANUFACTURERS AND SPECIFICATIONS.
  9. FLOOR DRAINAGE: ALL FLOOR WASTE POINTS SHALL BE FORMED OF 100MM DIA. UPVC RIBBED SOIL OR WASTE TO PUSH IT THROUGH FOR SOIL OR WASTE TO PUSH IT THROUGH FOR SOIL OR WASTE TO PUSH IT THROUGH.
  10. FLOOR DRAINAGE: ALL FLOOR WASTE POINTS SHALL BE FORMED OF 100MM DIA. UPVC RIBBED SOIL OR WASTE TO PUSH IT THROUGH FOR SOIL OR WASTE TO PUSH IT THROUGH.
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**SYMBOLS TO BE USED:**

SYMBOL	DESCRIPTION	WORKING HEIGHT (MM) FROM TOILET F.F.L.
—W—C/W	COLD WATER TAP FOR WASH BASIN	AS/ACCORD TO BASIN/COUNTER
—V—	ANGLED VALVE WITH BALL PLUNGE AND UP PIPE SECTION	400
—F—	URINAL PUSH COCK	1200
—H—	ANGLED VALVE WITH BALL PLUNGE AND UP PIPE SECTION	225
—H—	HEALTH FAUCET	300
—H—	BALL VALVE	
—W—C/W	COLD WATER TAP FOR SINK	
—V—	ANGLED VALVE	
—W—C/W	COLD WATER SUPPLY PIPE	
—W—C/W	FLUSHING WATER SUPPLY	

**LEGENDS:**

1. 110 ØØ UPVC SOIL & VENT PIPE	11
2. 110 ØØ UPVC WASTE & VENT PIPE	12
3. 110 ØØ UPVC WASTE & VENT PIPE	13
4. 110 ØØ UPVC WASTE & VENT PIPE	14
5. 110 ØØ UPVC WASTE & VENT PIPE	15
6. 110 ØØ UPVC WASTE & VENT PIPE	16
7. 110 ØØ UPVC WASTE & VENT PIPE	17
8. 110 ØØ UPVC WASTE & VENT PIPE	18
9. 110 ØØ UPVC WASTE & VENT PIPE	19
10. 110 ØØ UPVC WASTE & VENT PIPE	20
11. 110 ØØ UPVC WASTE & VENT PIPE	21
12. 110 ØØ UPVC WASTE & VENT PIPE	22
13. 110 ØØ UPVC WASTE & VENT PIPE	23

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LEGEND: -

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Sanctioned and valid for Two Years Subject to valid License No. 59 of 2011 dated 28.06.2011 and License No. 14 of 2012 dated 27.02.2012 and License No. 13 of 2019 dated 06.02.2019.

Architect's Seal & Signature: [Signature]

ARCHITECT'S SEAL & SIGNATURE: [Seal]

OWNER'S SEAL & SIGNATURE: [Signature]

04-DEC-2021 Scale: N.T.S

Drawing Title: SCHEMATIC DIAGRAM TOILET DETAIL

Drawing No: TD-01