

NOTES

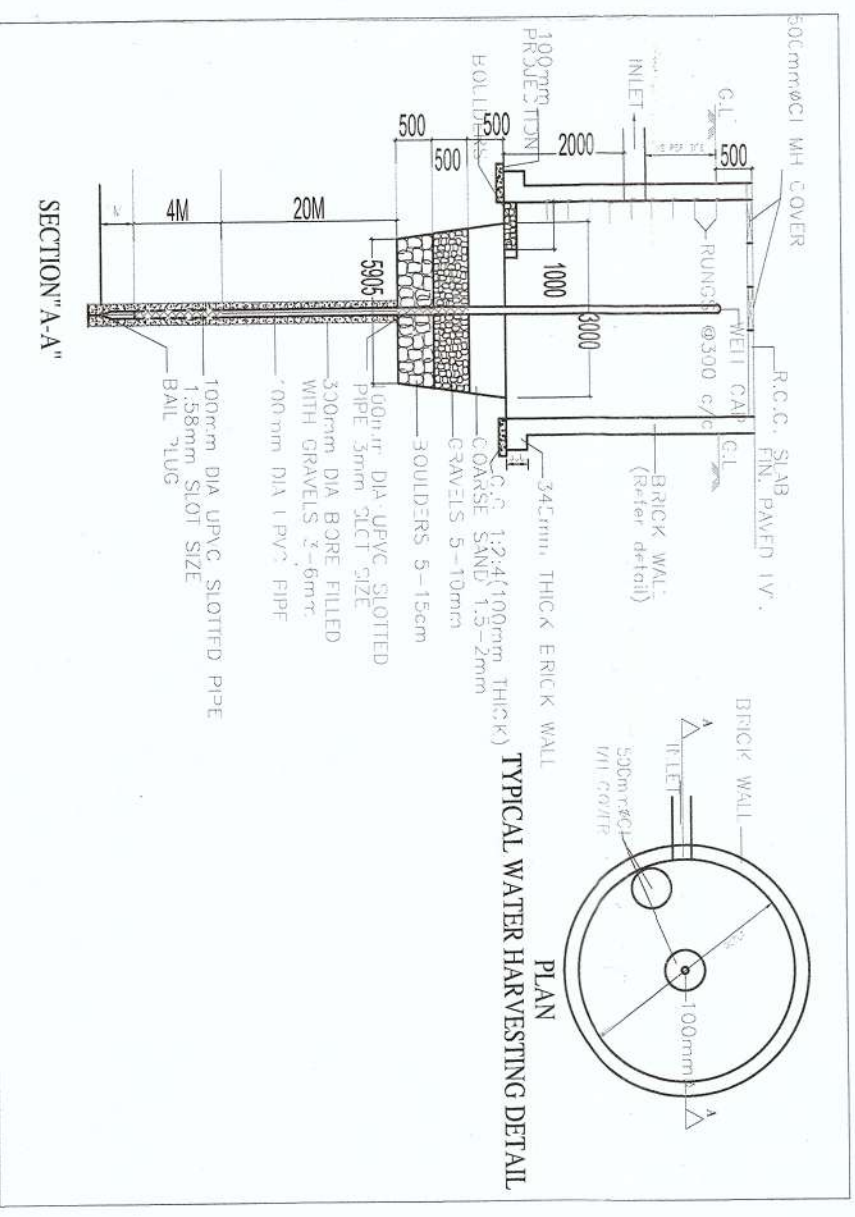
- THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING
1. ALL USABLE OFFICE SPACES/RETAIL SPACES (LIVE SHOP AREAS, ENTERTAINMENT) WILL BE AIR-CONDITIONED. THEREFORE NO PROVISION HAS BEEN MADE FOR NATURAL VENTILATION OF SPACES.
 2. ALL TOILETS/KITCHENS WILL BE MECHANICALLY VENTILATED. KITCHENS WILL BE MECHANICALLY VENTILATED. KITCHENS AND VENTED OUT THROUGH A ROOF SHOOT.
 3. ALL SPACES OFFICE SPACES/RETAIL SPACES WILL BE MECHANICALLY VENTILATED. KITCHENS AND VENTED OUT THROUGH A ROOF SHOOT.
 4. 100% STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ENTIRE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOADS FOR ALL OFFICE EQUIPMENT, LIGHTS AND ALL OFFICE EQUIPMENT.
 5. BASEMENT WILL BE ARTIFICIALLY VENTILATED.
 6. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
 7. HANDICAP RAMP WITH RAILING
 8. THIS BUILDING IS MECHANICALLY VENTILATED & FULLY AIR-CONDITIONED.

TO BE READ WITH THIS OFFICE
MEMO NO.: Z-P-4-65(JSD/CN) 22/23/24
DATED: 09-02-2024

SANCTIONED
MEMBER
BPRC

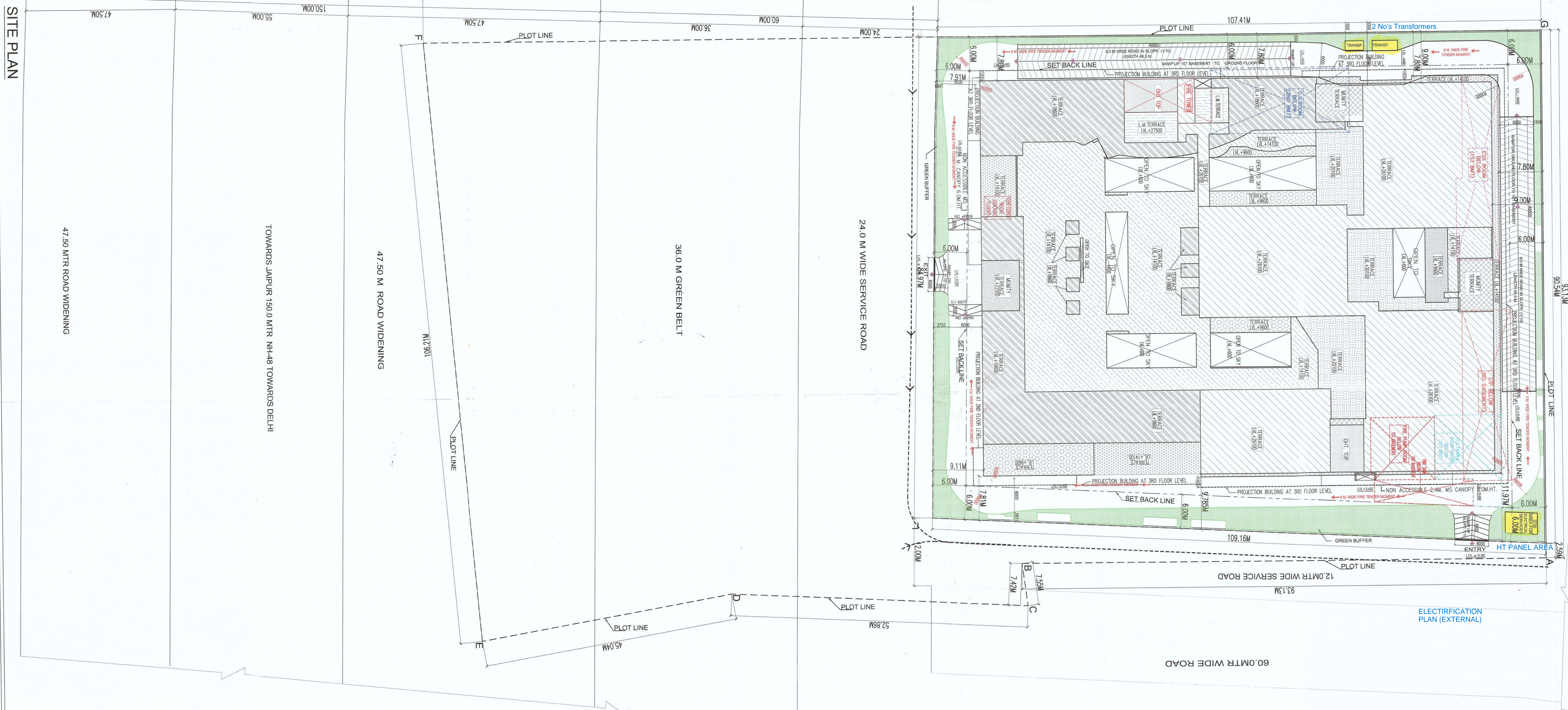
DINESH KUMAR
SD (HQ)

Authorised Signatory
BPRC



PARKING DETAIL	
ECS REQUIRED:-	
PARKING REQUIREMENT FOR COMMERCIAL AREA 1 EQ. CAR SPACE PER 50 SQM. OF BUILT UP AREA.	
TOTAL FAR AREA =	22127.963 SQM.
PARKING REQUIRED =	22127.963 X 1/50 = 442.559 ECS
SAT ECS	= 443 * ECS
ECS PROVIDED:-	
1ST BASEMENT PARKING PROVIDED = (X)	
SINGLE CAR PARKING (A) (67X1 = 67)	
TWO WHEELER PARKING (B) (32/4 = 8)	
TOTAL PARKING AT 1ST BASEMENT (X) = (A+B)	
2ND BASEMENT PARKING PROVIDED = (Y)	
SINGLE CAR PARKING (A) (67X1 = 147)	
TWO WHEELER PARKING (B) (32/4 = 11)	
TOTAL PARKING AT 2ND BASEMENT (Y) = (A+B)	
3RD BASEMENT PARKING PROVIDED = (Z)	
SINGLE CAR PARKING (A) (67X1 = 77)	
DOUBLE STACK PARKING (B) (62/2 = 124)	
TWO WHEELER PARKING (C) (76/4 = 19)	
TOTAL PARKING AT 3RD BASEMENT (Z) = (A+B+C)	
NET PARKING PROVIDED (X+Y+Z) =	445 ECS

AREA CALCULATION				
TOTAL PLOT AREA (4.65625 ACRES)		18843.173		
PLOT AREA (ON WHICH FAR & GROUND COVD. IS ALLOWED) 2.976875 ACRES)		12046.976		
PERMISSIBLE GROUND COVERAGE @ 60% OF 2.976875 ACRE		7728.180		
PERMISSIBLE F.A.R. @ 1.75 OF 2.976875 ACRE (X)		21082.282		
ADD FAR AREA FOR 3 STAR GRIHA RATING 9 % OF 2.976875 ACRE (Y)		1084.224		
(GRIHA LETTER DATED :- 25/11/2021)		22166.497		
NET PERMISSIBLE F.A.R. @ 1.84 = (X+Y) = (21082.282 + 1084.224)		5836.828		
PROPOSED GROUND COVERAGE @48.450%		22127.963		
PROPOSED F.A.R. @ 1.83648				
S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	3RD. BASEMENT FLOOR	6886.796	6886.796	6886.796
2	2ND. BASEMENT FLOOR	6886.796	6886.796	6886.796
3	1ST. BASEMENT FLOOR	2375.902	4035.106	6411.008
4	GROUND FLOOR	5814.598	0.000	5814.598
5	FIRST FLOOR	4863.198	392.453	5253.651
6	SECOND FLOOR	4700.788	679.800	5080.588
7	THIRD FLOOR	2175.505	708.624	2884.129
8	FOURTH FLOOR	2197.973	309.380	2507.363
9	TERRACE FLOOR	0.000	419.498	419.498
TOTAL AREA		22127.963	20018.463	42146.426



For NEWZONE BUILDWELL PVT LTD

OWNER'S SIGN

ARCHITECT'S SIGN

PROJECT:
PROPOSED BUILDING PLAN OF COMMERCIAL COLONY AREA
MEASURING 4.65625 ACRES (LICENCE NO. 70 OF 2008
DATED 26.03.2008) IN SECTOR-82-A GURUGRAM BEING
DEVELOPED BY NEWZONE BUILDWELL PVT. LTD.

TITLE

SITE PLAN & AREA DETAIL

DRG.NO.-01

SCALE 1:350 **DATE** - 30-DEC-2021 **REV** - 0

PREPARED BY ANSHU K. SHARMA
CHECKED BY ANSHU K. SHARMA
DATE 30-DEC-2021

DESIGNED BY ANSHU K. SHARMA
CHECKED BY ANSHU K. SHARMA
DATE 30-DEC-2021

PROJECT MANAGER ANSHU K. SHARMA
DATE 30-DEC-2021

CLIENT ANSHU K. SHARMA
DATE 30-DEC-2021

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	30-DEC-2021