

NOTES

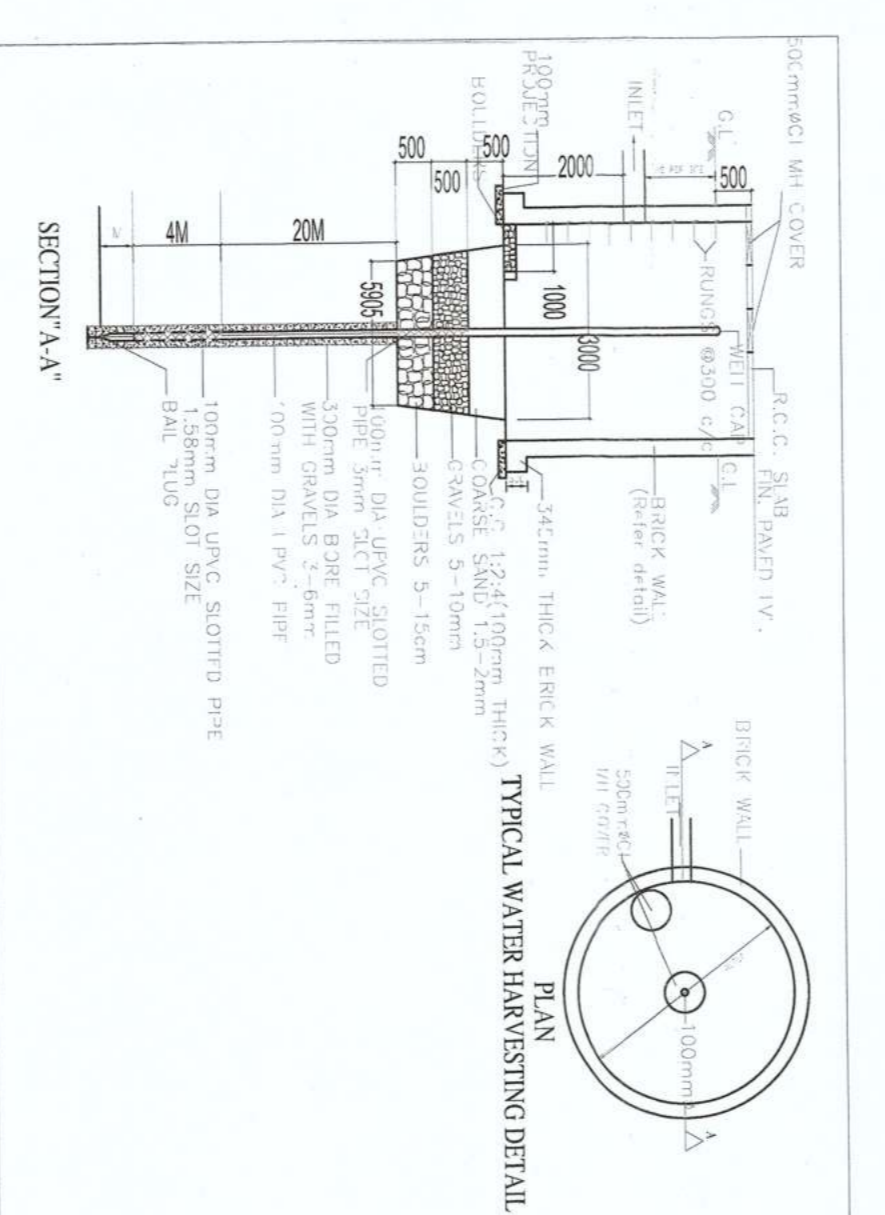
THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING

1. ALL USABLE OFFICE SPACES/RETAIL SPACES (LIKE 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 CONDITIONED AIR FROM THE FLOOR WILL BE SUCKED IN TO THE TOILETS/KITCHENS AND VENTED OUT THROUGH A VENT SHAFT.
3. ALL SPACES OFFICE SPACES/RETAIL SPACES, BE MECHANICALLY VENTILATED WHICH IS AVAILABLE IN THE OFFICE SPACES IS ONLY INCIDENTAL AND NOT ESSENTIAL TO THE FUNCTIONING OF THE BUILDING.
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 LOAD FOR OFFICE EQUIPMENT, LIGHTS AND ALL OTHER 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.

Sanctioned
MEMBER
DPIT
MEMBER
BPAC

DINESH KUMAR
 SD (HQ)

TO BE READ WITH THIS OFFICE
MEMO NO.: ZP-46315(D/K/N) 22/21/2021
DATED: 09-10-2021



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

SAY ECS = 443 ECS

ECS PROVIDED:-

1ST BASEMENT PARKING PROVIDED = (X)
 SINGLE CAR PARKING (A) = 57 ECS
 TWO WHEELER PARKING (B) = (32/4 = 08)
 TOTAL PARKING AT 1ST BASEMENT (X) = (A+B) = 65 ECS

2ND BASEMENT PARKING PROVIDED = (Y)
 SINGLE CAR PARKING (A) = (14/2) = 07 ECS
 TWO WHEELER PARKING (B) = (62/4 = 16)
 TOTAL PARKING AT 2ND BASEMENT (Y) = (A+B) = 23 ECS

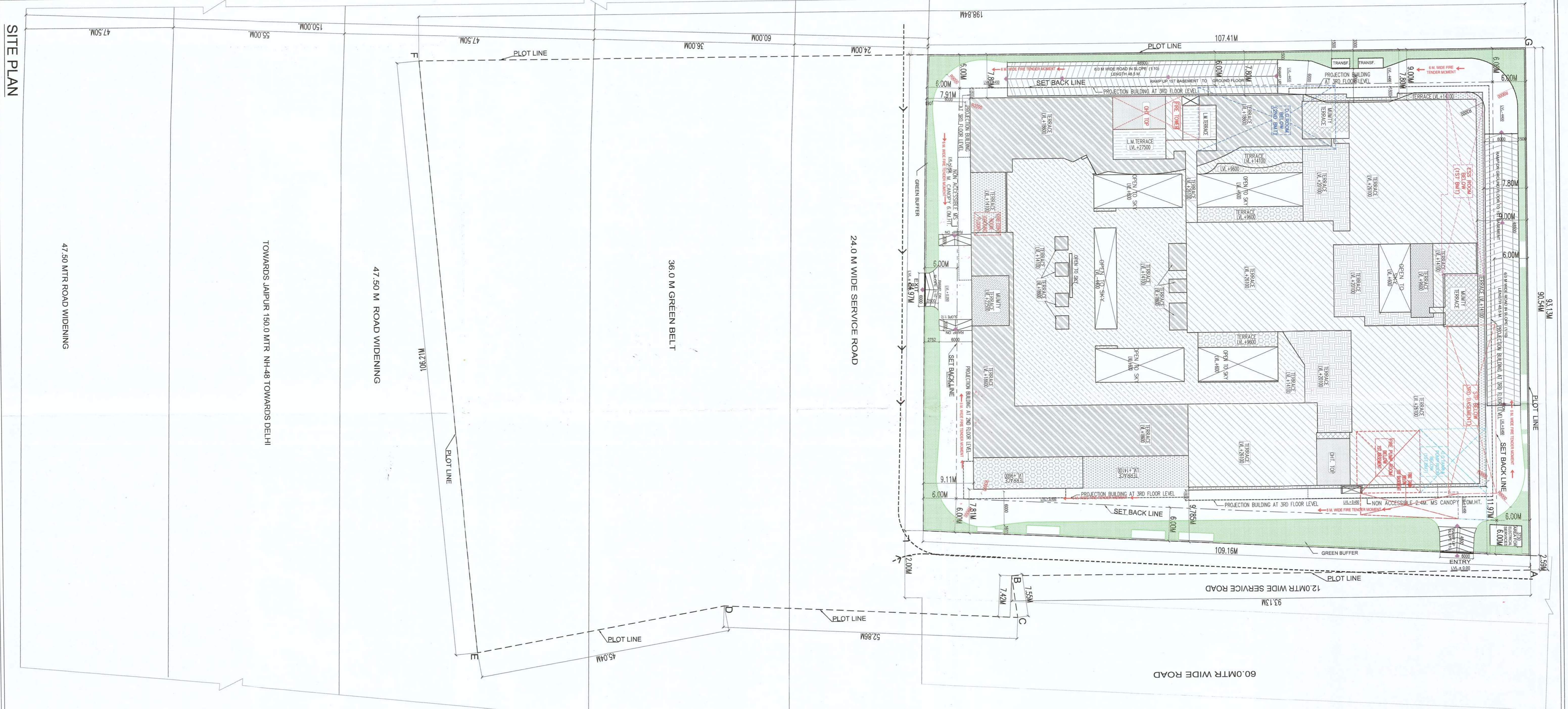
3RD BASEMENT PARKING PROVIDED = (Z)
 SINGLE CAR PARKING (A) = (7/2) = 04 ECS
 DOUBLE STACK PARKING (B) = (62/2 = 31)
 TWO WHEELER PARKING (C) = (76/4 = 19)
 TOTAL PARKING AT 3RD BASEMENT (Z) = (A+B+C) = 54 ECS

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	12046.990
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 GRNHA RATING 9% OF 2.976875 ACRE (Y)	1084.224
(GRNHA LETTER DATED :- 25/11/2021)	
NET PERMISSIBLE F.A.R. @ 1.84 = (X+Y) = (21082.282 + 1084.224)	22166.493
PROPOSED GROUND COVERAGE @ 48.450%	5836.828
PROPOSED F.A.R. @ 1.83648	22127.963

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	3972.453	8835.651
6	SECOND FLOOR	4700.788	3792.800	8493.588
7	THIRD FLOOR	2175.505	708.624	2884.129
8	FOURTH FLOOR	2197.973	309.390	2507.363
9	TERRACE FLOOR	0.000	419.498	419.498
TOTAL AREA		22127.963	20018.463	42146.426



OWNER'S SIGN

ARCHITECT'S SIGN

For NEWZONE BUILDWELL PVT LTD
Authorised Signatory

For NEWZONE BUILDWELL PVT LTD
ARCHITECT
DR. P. NATHUR
MCA, IIA
ChNo. 80/5769

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

SITE PLAN