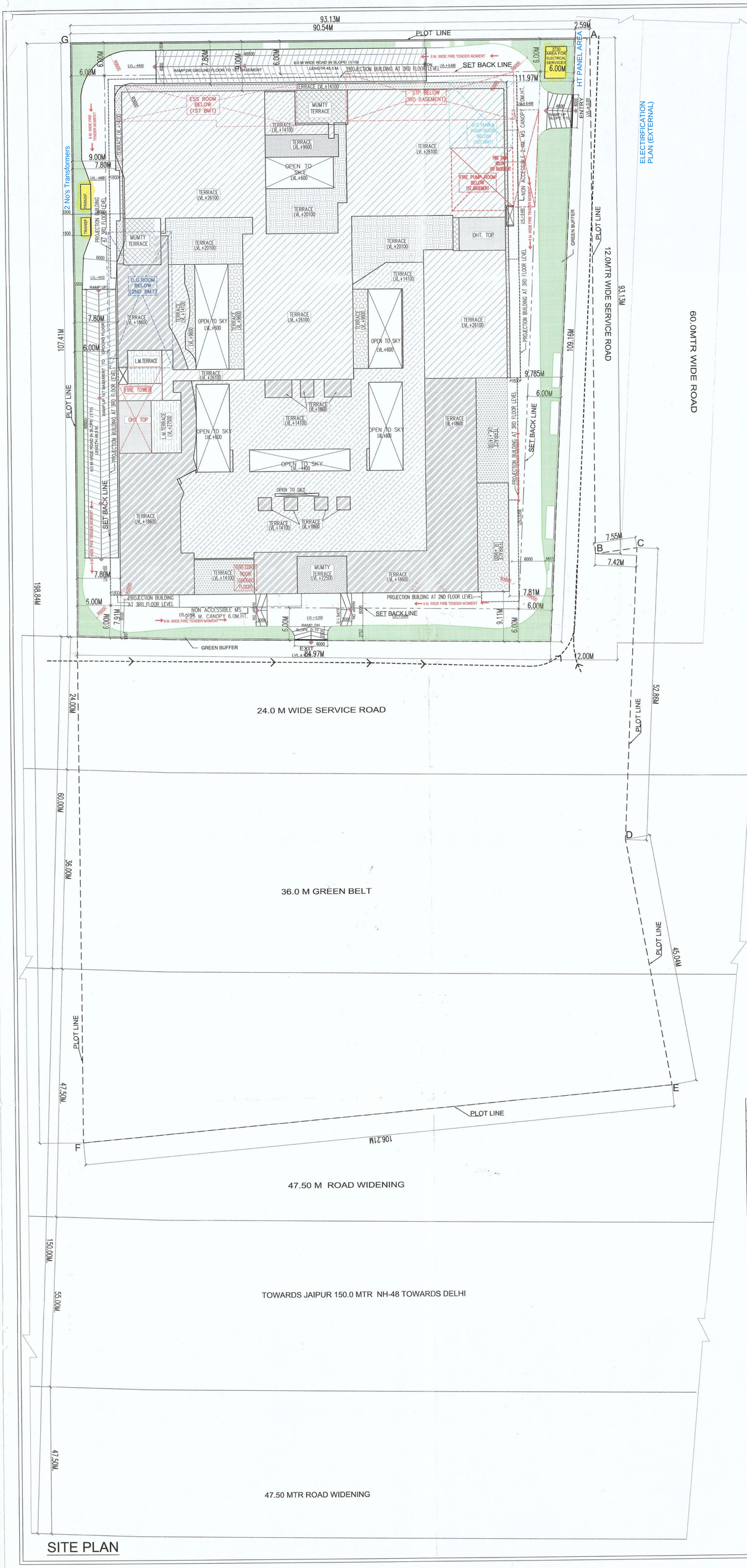


SITE PLAN

NOTES

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

1. ALL USEABLE 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, SERVICE AREAS, PARKING BASEMENT,ETC) WILL BE ARTIFICIALLY LIT. ANY NATURAL LIGHT 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 VENTILATION,AIR-CONDITIONING, 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.

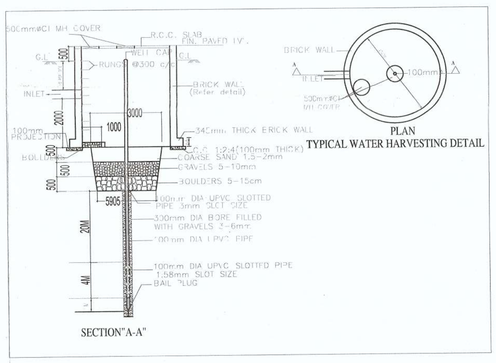
ARCHITECT(HQ) STP Member Secretary B.P.C. Member B.P.C. Chairman B.P.C.

DINESH KUMAR SD (HQ)

DDT (T) MEMBER BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: ZP-463/SD(DK)/2022/3450
DATED: 09-02-2022

J.D. P.A. A.C.P.



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 = $\frac{22127.963 \times 1}{50}$ = 442.559 ECS

SAY ECS = 443 ECS

ECS PROVIDED :-

1ST BASEMENT PARKING PROVIDED = (X)		
SINGLE CAR PARKING (A)= (57X1 = 57)	=	57 ECS
TWO WHEELER PARKING (B)= (32 /4 =08)	=	8 ECS
TOTAL PARKING AT 1ST BASEMENT (X) =(A+B)	=	**65 ECS**
2ND BASEMENT PARKING PROVIDED = (Y)		
SINGLE CAR PARKING (A)= (147X1 = 147)	=	147 ECS
TWO WHEELER PARKING (B)= (52 /4 =11)	=	13 ECS
TOTAL PARKING AT 2ND BASEMENT (Y) =(A+B)	=	**160 ECS**
3RD BASEMENT PARKING PROVIDED =(Z)		
SINGLE CAR PARKING (A)= (77X1 = 77)	=	77 ECS
DOUBLE STACK PARKING (B)= (62X2 = 124)	=	124 ECS
TWO WHEELER PARKING (C)= (76 /4 =19)	=	19 ECS
TOTAL PARKING AT 3RD BASEMENT (Z) =(A+B+C)	=	**220 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)	12046.970
PERMISSIBLE GROUND COVERAGE @ 60% OF 2.976875 ACRE	7228.180
PERMISSIBLE F.A.R @ 1.75 OF 2.976875 ACRE (X)	21082.227
ADD FAR AREA FOR 3 STAR GRIHA RATING 9 % OF 2.976875 ACRE (Y) (GRIHA LETTER DATED :- 25/11/2021	1084.225
NET PERMISSIBLE F.A.R. @ 1.84 = (X+Y) =(21082.227 + 1084.225)	22166.452
PROPOSED GROUND COVERAGE @48.450%	5836.828
PROPOSED F.A.R. @ 1.83648	22127.963

ALL AREA IN SQMT.

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	3RD. BASEMENT FLOOR		6886.796	6886.796
2	2ND. BASEMENT FLOOR		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	5255.651
6	SECOND FLOOR	4700.788	379.800	5080.588
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**

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ACE(HQ)-II-2022/206 Dt. 10/1/2022
Additional Chief Engineer(HQ) HSVP, Panchkula

For NEWZONE BUILDWELL PVT LTD
Authorised Signatory
OWNER'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769
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

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DEALT RAKESH S.
CHKD AMIT S.

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