Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ)/.....Dtl.....)

Superintending Engineer (HQ) for Chief Engineer / HSVP Panchkula

S.T.P. Member Secretary B.P.A.C.

S.T.P.(G) Member B.P.A.C.

C.T.P.(Hr.) Chairman B.P.A.C.

ATP (HQ)

DDT (T) MEMBER BPAC

DINESH KUMAR SD (HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 21758
DATED : 02.09.22

JD. P.A. A.T.P.

AREA CALCULATION

TOTAL PLOT AREA (3.78125 ACRES)	15302.151	ALL AREA IN SQMT.
PERMISSIBLE GROUND COVERAGE @ 60%	9181.291	
PERMISSIBLE F.A.R @ 175	26778.764	
PROPOSED GROUND COVERAGE @ 48.13 %	7365.138	
PROPOSED F.A.R. @ 174.92	26766.712	

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	2nd. BASEMENT FLOOR		11061.322	11061.322
2	1st. BASEMENT FLOOR		11107.413	11107.413
3	LOWER GROUND FLOOR	6606.716	1474.431	8081.147
4	GROUND FLOOR & UPPER GROUND FLOOR	7345.293	19.845	7365.138
5	MEZZANINE FLOOR	660.515	38.253	698.768
6	FIRST FLOOR	6437.076	543.636	6980.712
7	SECOND FLOOR	3517.429	545.032	4062.460
8	THIRD FLOOR	696.737	215.786	912.523
9	FOURTH FLOOR	1502.946	168.407	1671.353
10	MUMTY ,M.ROOM & O.H.WATER TANK		671.714	671.714
	TOTAL AREA	26766.712	25845.838	52612.550

PARKING DETAIL

ECS REQUIRED:-

PARKING REQUIREMENT FOR COMMERCIAL AREA 1 EQ. CAR SPACE PER 50 SQM. OF FAR AREA.

TOTAL FAR AREA = 26766.712 SQM.

PARKING REQUIRED = $\frac{26766.712 \times 1}{50}$ = 535.3342 ECS

SAY ECS = 535 ECS

ECS PROVIDED :-

1ST BASEMENT PARKING PROVIDED =
SINGLE CAR PARKING (X)= (240 X1 =240) = 240 ECS

2ND BASEMENT PARKING PROVIDED =
SINGLE CAR PARKING (Y)= (297 X1 =297) = 297 ECS

NET PARKING PROVIDED (X+Y) = 537 ECS

N O T E S

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 LIFT / PLATFORM WILL BE PROVIDED

For COPIOUS REALTORS PRIVATE LIMITED
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 3.78125 ACRES (LICENCE NO. 93 DATED 12/11/2021) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY COPIOUS REALTORS PVT. LTD.

TITLE:- SITE PLAN & AREA CALCULATION

DRG.NO.:- SB-01/ 11

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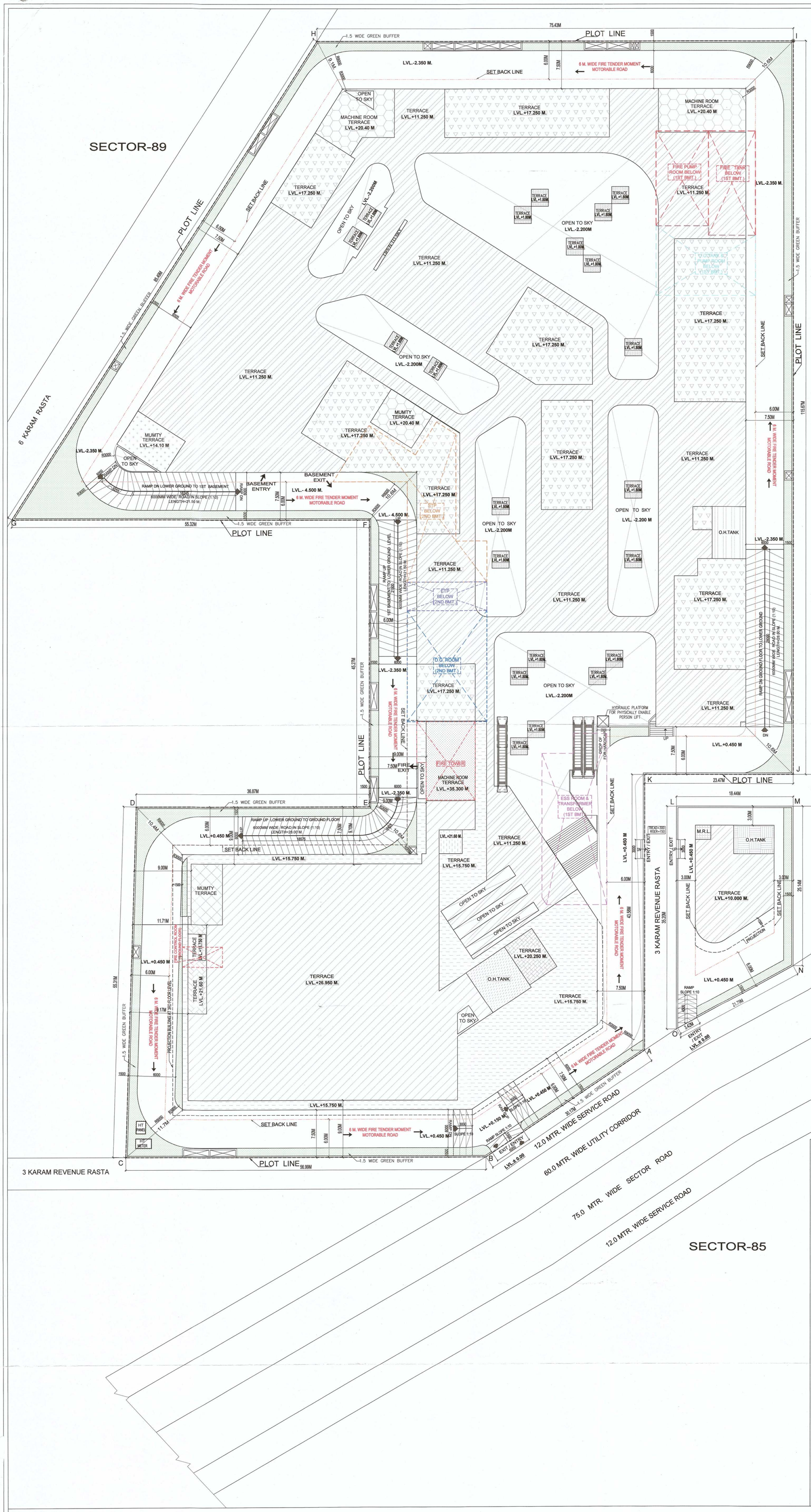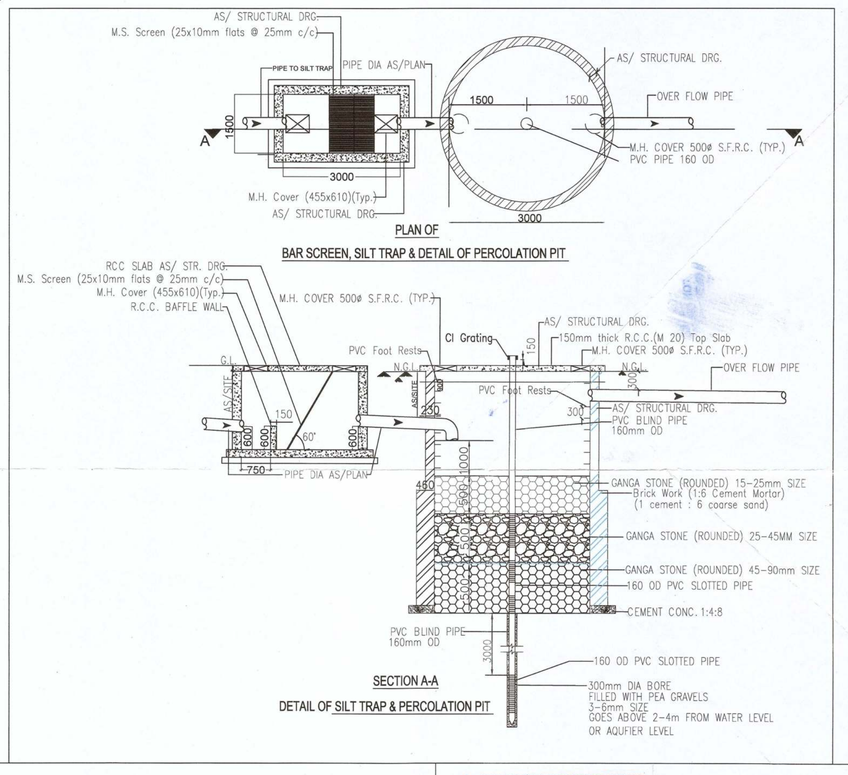
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