

AREA STATEMENT			
	in Acre	in sqmt	%
TOTAL PLOT AREA	3.64	14,730.534	100%
PERMISSIBLE GROUND COV. (60%)	2.18	8,838.320	60.00%
PROPOSED GROUND COV (A+B+C+D+E+F)	1.48	5,998.259	40.72%
AREA UNDER ROAD, GREEN, SERVICES ON G.F.	2.16	8,732.275	59.28%
PERMISSIBLE F.A.R.		22,095.801	1.50
PROPOSED F.A.R.		21,571.578	1.464
REMAINING FAR		524.223	0.036

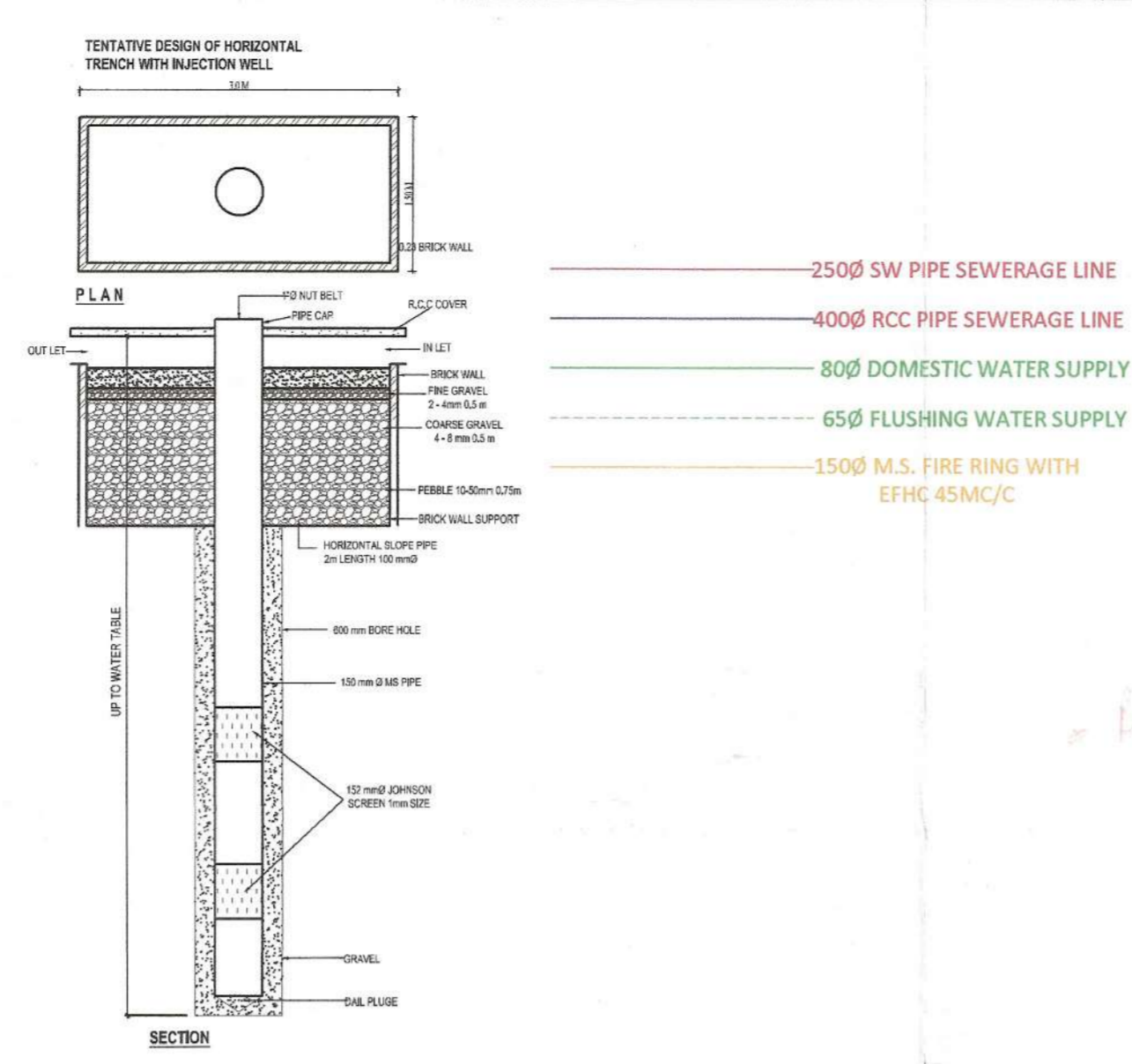
  

PARKING DETAIL		
REQUIRED PARKING @ 2 ECS/100 SQMT	AREA IN SQMT	IN NOS
PROPOSED COV AREA ON ALL FLOOR	19,884.879	398
MULTI-LEVEL PARKING @ 40 SQMT/1 ECS	1,686.699	42
TOTAL PROPOSED FAR/PARKING REQUIRED	21,571.578	440
PROPOSED PARKING ON SURFACE		169
PROPOSED PARKING ON BASEMENT		285
<b>Total</b>		<b>454</b>

Ground Coverage Area Detail									
FLOORS	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	BLOCK-F	FIRE COMMAND CENTRE	TOTAL	%
	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	
Ground coverage	3,027.144	199.617	1,728.249	677.465	275.876	72.872	17.036	5,998.259	40.72%

F.A.R. AREA DETAIL									
FLOORS	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	BLOCK-F	FIRE COMMAND CENTRE	TOTAL	%
	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	in sqmt	
Basement									
Ground floor	3,027.144	199.617	1,728.249	677.465	275.876	72.872	17.036	5,998.259	40.72%
First floor	2,971.844	163.470	1,686.699	677.465	-	-	-	5,499.479	37.33%
Second floor	2,971.844	16.470	1,686.699	677.465	-	-	-	5,352.479	36.34%
MEZZANINE			955.837	-	-	-	-	955.837	
Third floor	2,880.135	16.470	-	-	-	-	-	2,896.605	19.66%
Fourth floor	868.919	-	-	-	-	-	-	868.919	5.90%
<b>Total</b>	<b>12,719.887</b>	<b>396.027</b>	<b>6,057.484</b>	<b>2,032.396</b>	<b>275.876</b>	<b>72.872</b>		<b>21,571.578</b>	<b>1.464</b>

NON F.A.R. AREA DETAIL	
FLOOR	IN SQMT
BASEMENT	9791.3877
MUMTY	511.772
<b>TOTAL NON F.A.R. AREA</b>	<b>10303.16</b>



ATP(HQ)  
S.T.P. Member Secretary  
B.P.A.C.  
NARINDER KUMAR AD (HQ)  
TRF

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 26793 DATED: 02/09/2022

DDT(HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ)...../2022

Superintending Engineer (HQ) for Chief Engineer IHSVP  
Pankaj Negi  
S.D.B.W.

Recommended for Sanction to be read with memo no. 374 dated 02/09/2022  
Senior Engineer Panching

**NOTES :-**  
This development has been conceived, designed and drafted on the basis of the following parameters:  
1. All useable office spaces (retail, shopping, entertainment and assembly) shall be centrally air-conditioned therefore, no provision has been made for natural ventilation of spaces.  
2. All toilet/kitchens shall be mechanically ventilated conditioned air from the floor will be exhausted to the outdoors 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 generating 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 as per NBC.

SCHEDULE OF OPENINGS				
TYPE	WIDTH	HEIGHT	SILL HT.	LINTEL
DW1	4870	2100	300	2100
DW2	3160	2100	300	2100
DW3	3320	2100	300	2100
DW4	2450	2100	300	2100
DW5	2880	2100	300	2100
DW6	4340	2100	300	2100
DW7	3510	2100	300	2100
DW8	2120	2100	300	2100
D1	1000	2100	300	2100
D2	700	2100	300	2100
D3	900	2100	300	2100
D4	1000	2100	300	2100
D5	2100	2100	300	2100
V1	800	750	---	2100
V2	800	1200	---	2100
FCD	2000	2100	---	2100
W1	3000	2400	900	3370
W2	2400	2400	900	3370
W3	2000	2100	900	1550

PLUMBING SCHEDULE	
FROM WASH BASIN TO FT	400 Ø WASTE PIPE
FROM URINAL TO UT	400 Ø SOL PIPE
FROM TOI TO FT	500 Ø WASTE PIPE
FROM FT TO VERTICAL STACK	1000 Ø WASTE PIPE
FROM WC TO VERTICAL STACK	1000 Ø SOL PIPE

**LEGEND FOR VERTICAL PIPES**  
 110 Ø 300 PVC SOL & WASTE PIPE  
 110 Ø 300 PVC WASTE & WASTE PIPE  
 110 Ø 300 PVC WASTE (PREFOR TORNO)  
 110 Ø 300 PVC WASTE (PREFOR TORNO)  
 110 Ø 300 PVC WASTE (PREFOR TORNO)  
 110 Ø 300 PVC WASTE (PREFOR TORNO)

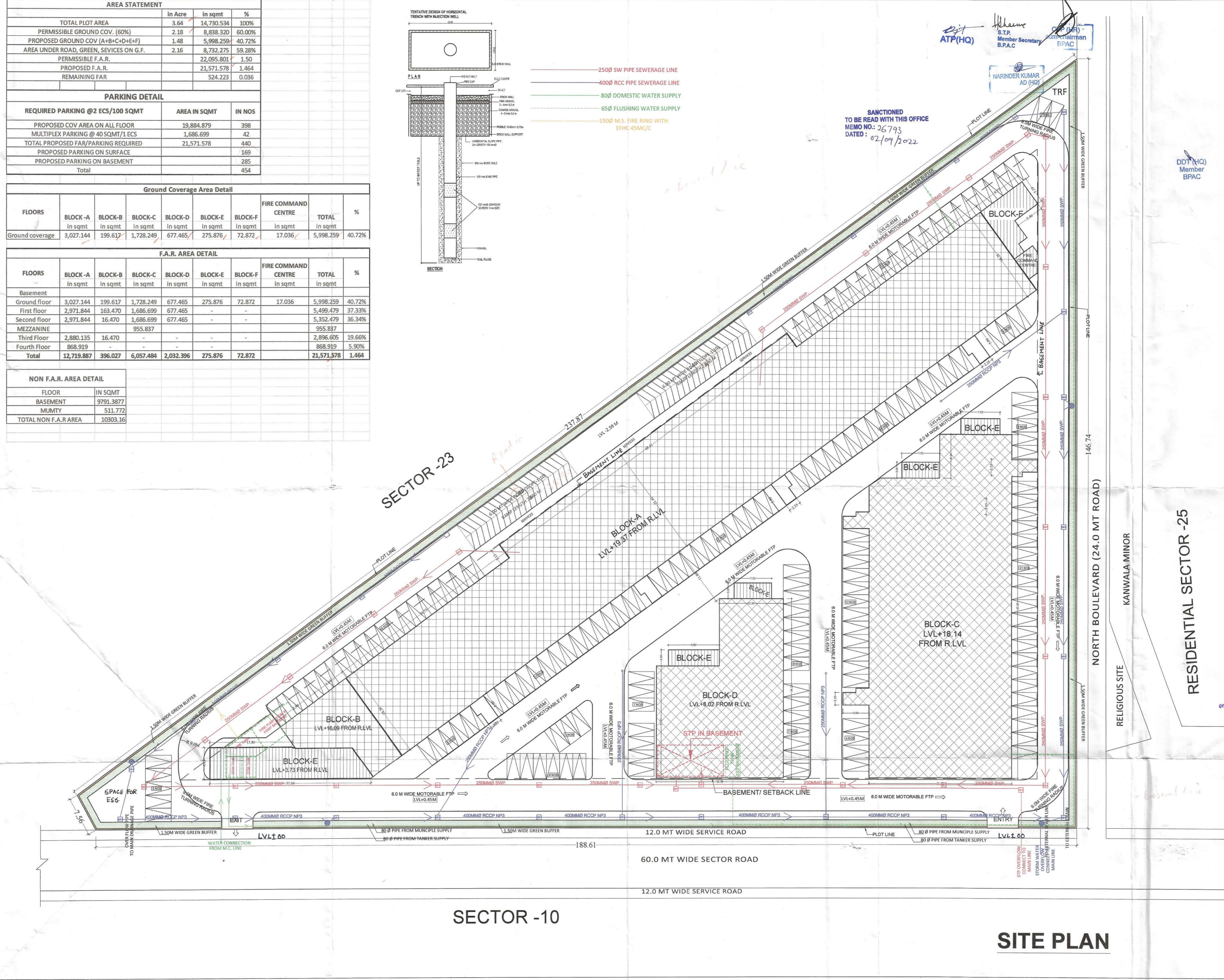
Client Sig. :-  
Authorised Signatory  
YATIN BANSAL

Architect Sig. :-  
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email: pankajnegi@gmail.com

PROJECT :-  
PROPOSED BUILDING PLAN OF COMMERCIAL COLONY 3.64 ACRE AT SECTOR-23 FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 174.373 ACRES (LICENCE NO. 256 OF 2007 DATED 07.11.2007, LICENCE NO. 100 OF 2014 DATED 13.08.2014) IN SECTOR-21, 22, 23 & 25 AMBALA BEING DEVELOPED BY VATIKA LTD. AND OTHERS.

Architects :-  
Ar. PANKAJ NEGI  
Ar. VIKAS DUBEY

**VASTU DECORE**  
Trust us we save your money  
ARCHITECT, INTERIORS, CONSTRUCTION  
SCO-72nd FLOOR PRIME SQUARE, OPPO-COSMO MALL  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB  
E-mail:- vastudecore@hotmail.com  
MOB. +91-7015875179, 9915725569



**SITE PLAN**

Project No.:	NORTH	Level:
Drawing No.:		Block:
Scale:		Rev.:
Date:		
Drawn By:		
Checked By:		
Sheet Size:		Drawing Status: