

SECTOR-89

Checked for service estimate only

Executive Engineer-I
W/S Division, GMDA
Gurugram

Checked and found ok for Public Health
(Planned) Service only subject to comments in
forwarding letter No. SE/02/.../2021

Sanctioned
To be read with this Office
Memo No. 2748
Dated: 02.05.22

Chief Engineer,
(Info-II), GMDA
Gurugram

AREA CALCULATION

TOTAL PLOT AREA (3.78125 ACRES)	15302.151	ALL AREA IN SQMT.
PERMISSIBLE GROUND COVERAGE @ 60%	9181.291	
PERMISSIBLE F.A.R @ 1.75	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 :-

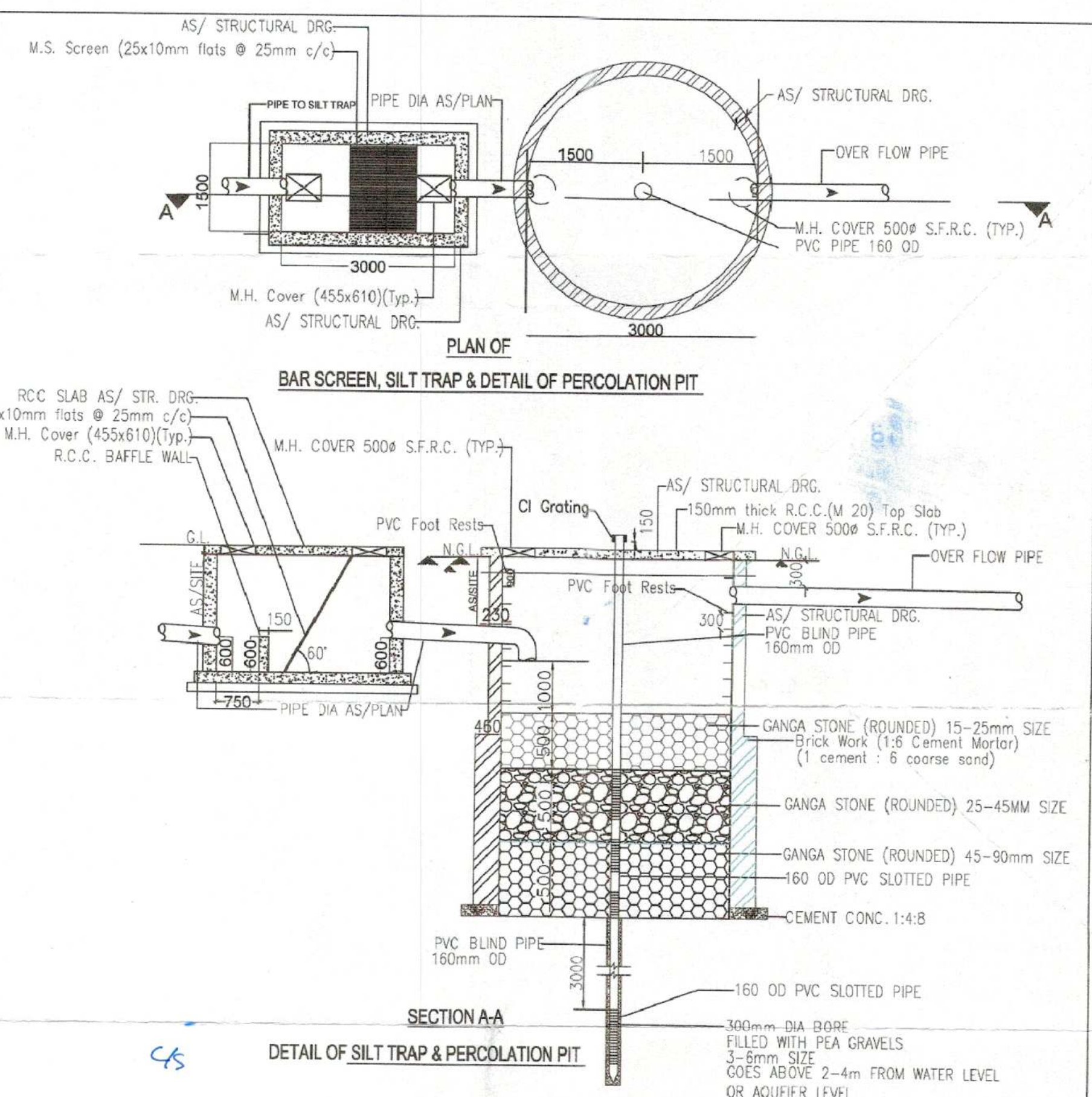
1ST BASEMENT PARKING PROVIDED = SINGLE CAR PARKING (X= 240 X1 =240) = 240 ECS	
2ND BASEMENT PARKING PROVIDED = SINGLE CAR PARKING (Y= 297 X1 =297) = 297 ECS	
NET PARKING PROVIDED (X+Y) = 537 ECS	

3 KARAM REVENUE RASTA

SECTOR-85

LEGEND:-

- DOMESTIC WATER SUPPLY PIPE
- FLUSHING WATER SUPPLY PIPE
- GARDEN HYDRANT LINE
- GH GARDEN HYDRANT



NOTES

- THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING:
- ALL USABLE OFFICE SPACES/RETAIL SPACES (LIKE SHOP AREAS, ENTERTAINMENT) WILL BE THEREFORE PROVISION HAS BEEN MADE FOR NATURAL VENTILATION OF SPACES.
- 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 SHIRT.
- 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.
- 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.
- BASEMENT WILL BE ARTIFICIALLY VENTILATED.
- THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
- HANDICAP LIFT / PLATFORM WILL BE PROVIDED

For COPIOUS REALTORS PRIVATE LIMITED
Authorised Signatory

GIAN P. MATHUR
B. Arch., C.A., I.I.A.
CA No. 50/5769

OWNER'S SIGN

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.

SITE PLAN & AREA CALCULATION
SCALE:- 1:250 DATE:- 21/04/2022