

Checked subject to comments in forwarding letter No. 104332. Dated 05/07/2019 and notes attached with the estimate.

Executive Engineer (M) for Chief Engineer-I HSPV, Panchkula

(Mortgaged to DTCP) (0.80625 ACRES)

Total area of Commercial Colony	2.55 acres or 10319.46 sqm
Permissible BUILT UP AREA @ 175%	18059.06 sqm
Additional 9% FAR due to GIRHA	928.75 sqm
TOTAL FAR	18987.81 sqm
Mortgaged BUILT UP AREA (20%)	3798.00 sqm

Floor	Proposed Built up Area (Sq.m)	BUILT UP AREA Mortgaged (sq.m) Along with Proportionate Share in land
First Floor	2425.40	2425.40
Second Floor	2425.40	1411.37
GRAND TOTAL		3836.77

LEGEND FOR PLUMBING	
① 110 OD SWR PVC SOIL & VENT PIPE	⑦ DWS RISER TO CHLT, FILLING
② 110 OD SWR PVC WASTE & VENT PIPE	FT FLOOR TRAP
③ DWS RISER PIPE	FD FLOOR DRAIN
④ F.W.S RISER PIPE	UT URINAL TRAP
⑤ 160 OD UPVC RAIN WATER PIPE (FOR TERRACE)	PLUMBING NOTE:-
⑥ 110 OD UPVC RAIN WATER PIPE (FOR TERRACE)	* WASH BASIN TO FLOOR TRAP 50 OD UPVC WASTE PIPE
	* FLOOR DRAIN TO FLOOR TRAP 63 OD UPVC WASTE PIPE
	* FLOOR TRAP TO VERTICAL WASTE STACK 110 OD WASTE PIPE
	* W.C TO VERTICAL SOIL STACK 110 OD SOIL PIPE

This is a PROVISIONAL BUILDING PLAN approved only for the purpose of inviting objections from the general public.

S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
DTP (HQ) Consultant Architect
ATP (HQ)
PA
Dinesh Kumar PA (HQ)

LEGEND FOR PLUMBING	
MA	SEWAGE MANHOLE
DMH	DRAINAGE MANHOLE
GH	GARDEN HYDRANT
—	DOMESTIC WATER SUPPLY
—	FLUSHING WATER SUPPLY

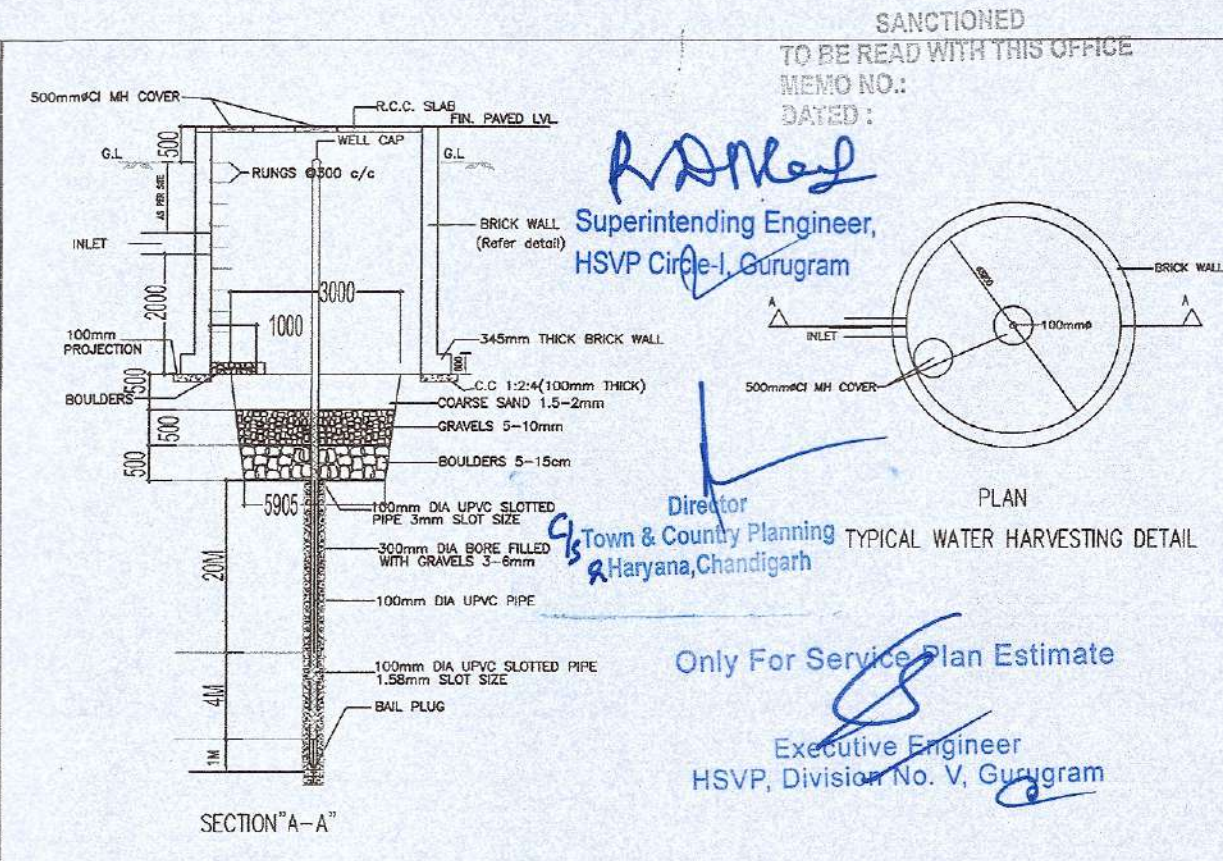
AREA CALCULATION FOR COMMERCIAL COMPLEX AT GURUGRAM SECTOR -84

TOTAL PLOT AREA (2.55 ACRES)	10319.460
PERMISSIBLE GROUND COVERAGE @ 60 %	6191.676
PERMISSIBLE F.A.R @ 175 %	18059.055
ADDITIONAL FAR OF PLOT AREA FOR GIRHA @ 9 % (3 STAR RATING)	928.751
NET PERMISSIBLE FAR (175 + 9) = 184 %	18987.806
PROPOSED GROUND COVERAGE @ 55.44 %	5721.114
PROPOSED F.A.R. @ 183.27 %	18912.882

S.NO.	FLOORS	BLOCK-A			BLOCK-B			BLOCK-A+B		
		FAR AREA (A) (IN SQM)	NON FAR AREA (B) (IN SQM)	TOTAL BUILT UP AREA (C) = (A+B) (IN SQM)	FAR AREA (D) (IN SQM)	NON FAR AREA (E) (IN SQM)	TOTAL BUILT UP AREA (F) = (D+E) (IN SQM)	TOTAL FAR AREA (A+D) (IN SQM)	TOTAL NON FAR AREA (B+E) (IN SQM)	TOTAL BUILT UP AREA (C+F) (IN SQM)
1	2nd. BASEMENT FLOOR	0.000	4690.345	4690.345	0.000	0.000	0.000	0.000	4690.345	4690.345
2	1st. BASEMENT FLOOR	0.000	4683.849	4683.849	0.000	1707.245	1707.245	0.000	6391.094	6391.094
3	GROUND FLOOR	4160.845	0.000	4160.845	1560.270	0.000	1560.270	5721.114	0.000	5721.114
4	FIRST FLOOR	3551.814	284.919	3836.732	1415.480	73.377	1488.858	4967.294	358.296	5325.590
5	SECOND FLOOR	3116.633	289.244	3405.876	1407.660	73.377	1481.037	4524.293	362.621	4886.914
6	THIRD FLOOR	2084.458	203.531	2287.989	995.413	73.377	1068.790	3079.871	276.908	3356.779
7	FOURTH FLOOR	620.311	159.521	779.831	0.000	0.000	0.000	620.311	159.521	779.831
8	MUMTY, M.ROOM & O.H. WATER TANK	0.000	275.264	275.264	0.000	140.437	140.437	0.000	415.701	415.701
	TOTAL AREA	13534.059	10586.672	24120.731	5378.823	2067.814	7446.637	18912.882	12654.486	31567.368

PARKING AREA CALCULATION	
ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA	
1 EQ. CAR SPACE FOR 50 SQ.M OF FAR AREA	
TOTAL FAR AREA =	18912.882
ECS REQUIRED =	378.26
NET ECS REQUIRED =	378
ECS PROVIDED	
BASEMENT -1	
TOTAL PARKING AREA AT BASEMENT -01	3571.795
ECS IN BASEMENT -01 = (3571.795 / 32 X 2)	223.237
MECHANICAL PARKING PROVIDED IN BASEMENT -01	
(NO OF BAYS = 90 X 2) = 180 BAYS	
HANDICAP PARKING = 02 BAYS	182
TOTAL BAYS (180 + 02) = 182 BAYS	
BASEMENT -2	
TOTAL PARKING AREA AT BASEMENT -02	3609.934
ECS IN BASEMENT -02 = (3609.934 / 32 X 2)	225.621
MECHANICAL PARKING PROVIDED IN BASEMENT -02	
(NO OF BAYS = 101 X 2) = 202 BAYS	202
TOTAL BAYS PROVIDED	384

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



DRAINAGE LAYOUT PLAN

For AMEYA COMMERCIAL PROJECTS PVT. LTD.

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

OWNER'S SIGN ARCHITECT'S SIGN

PROJECT:-
REVISED BUILDING PLAN OF COMMERCIAL COLONY 2.55 ACRES (LICENCE NO 44 OF 2019 DATED 05-03-2019) IN SECTOR-84, GURUGRAM MENESAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASTHA TOWERS PVT. LTD. AND OTHERS IN COLLABORATION WITH AMEYA COMMERCIAL PROJECTS PVT. LTD.

TITLE:- SITE PLAN & AREA CALCULATION DRG.NO.- SB-A01/01

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SCALE:- 1:500

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

Superintending Engineer (HQ) for Chief Engineer-I HSPV, Panchkula

BLOCK-A