

REVIEWED BUILDING PLAN OF COMMERCIAL COLONY 2.55 ACRES (LICENSE NO 44 OF 2019 DATED 05-03-2019) IN SECTOR-84, GURUGRAM MENSAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASHTA TOWERS PVT. LTD. AND OTHERS IN COLLABORATION WITH AMEYA COMMERCIAL PROJECTS PVT. LTD.

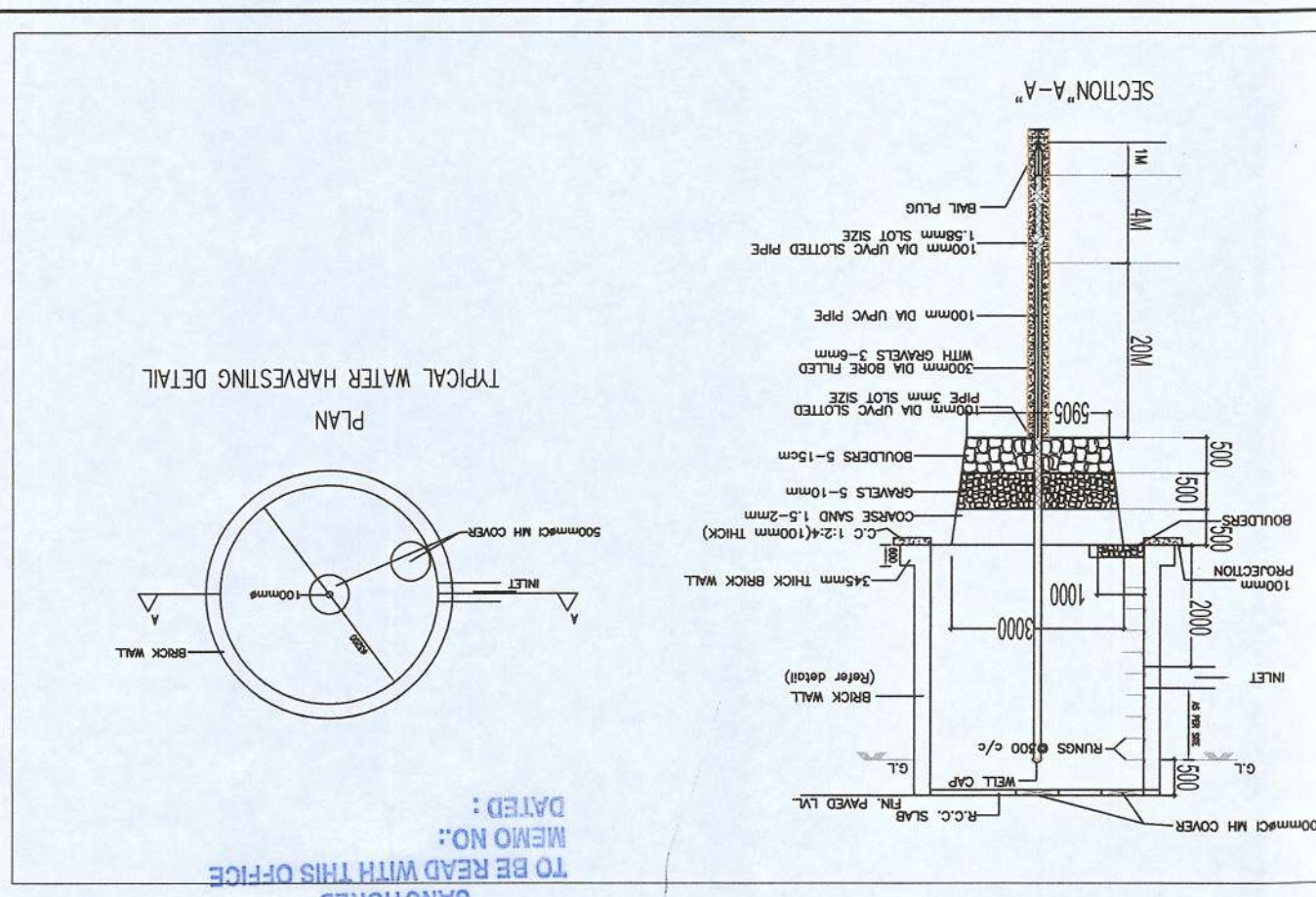
PROJECT:-
OWNER'S SIGN
 For AMEYA COMMERCIAL PROJECTS PVT. LTD.
 Authorised Signatory

ARCHITECT'S SIGN
 GIAN P. MATHUR
 ARCHITECT
 N.C.A. I.I.A.
 CA No/ 80/5789

SCALE:- 1:300

SITE PLAN & AREA CALCULATION
 SB-A01/01

THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN HIS OFFICE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER.
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 C-55, Badli Khasra, New Delhi-110065
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NOTES

1. ALL USABLE OFFICE SPACES/RETAIL SPACES (LIKE SHOP AREAS, ENTERTAINMENT) WILL BE AIR-CONDITIONED. THIS THEREFORE HAS BEEN MADE FOR NATURAL VENTILATION OF SPACES.
2. ALL TOILETS/KITCHENS WILL BE MECHANICALLY VENTILATED. AIR FROM THE TOILETS/KITCHENS AND BE SUCKED OUT THROUGH A VENT SHIRT.
3. ALL SPACES (OFFICE SPACES/RETAIL SPACES SERVICE AREAS, PARKING BASEMENT) 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 BUILDING.
5. BASEMENT WILL BE ARTIFICIALLY VENTILATED. MECHANICAL PARKING PROVIDED IN BASEMENT -02.
6. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
7. HANDICAP RAMP WITH RAILING.

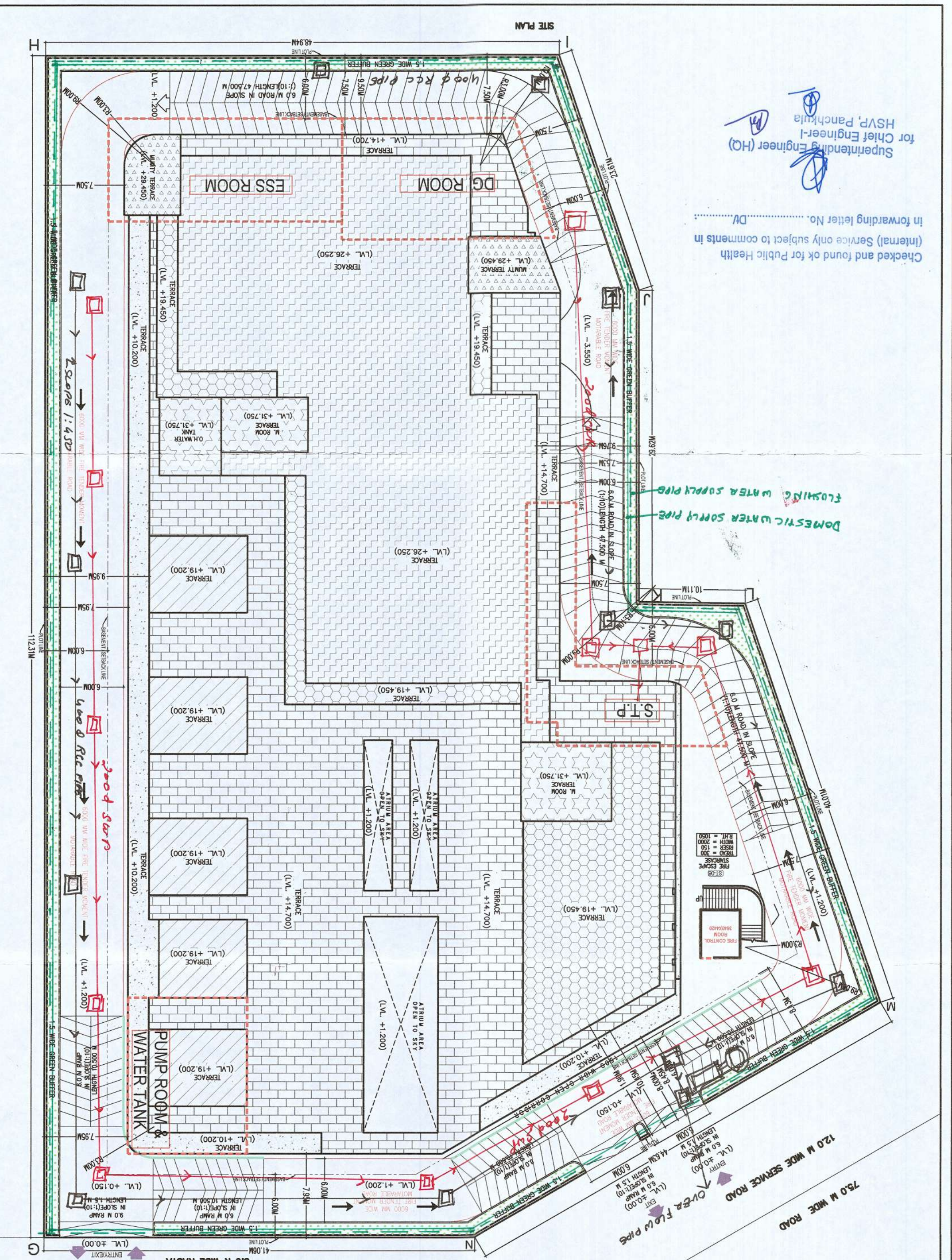
PARKING AREA CALCULATION

TOTAL FAR AREA =	18912.882
ECS REQUIRED =	378.26
NET ECS REQUIRED =	378.26
ECS PROVIDED	378
TOTAL PARKING AREAS AVAILABLE IN BASEMENT -01	3571.795
(NO OF BAYS = 90 X 2) = 180 BAYS	
MECHANICAL PARKING PROVIDED IN BASEMENT -01	223.237
(NO OF BAYS = 101 X 2) = 202 BAYS	
TOTAL PARKING AREAS AVAILABLE IN BASEMENT -02	3609.934
(NO OF BAYS = 180 X 2) = 360 BAYS	
MECHANICAL PARKING PROVIDED IN BASEMENT -02	223.621
TOTAL BAYS PROVIDED	384

AREA CALCULATION FOR COMMERCIAL COMPLEX AT GURUGRAM SECTOR -84

S. NO.	FLOORS	BLOCK-A		BLOCK-B		BLOCK-A+B	
		FAR AREA (A) (IN SQM)	NON FAR AREA (B) (IN SQM)	FAR AREA (D) (IN SQM)	NON FAR AREA (E) (IN SQM)	TOTAL FAR AREA (A+D) (IN SQM)	TOTAL NON FAR AREA (B+E) (IN SQM)
1	2nd. BASEMENT FLOOR	0.000	4690.345	0.000	0.000	0.000	4690.345
2	1st. BASEMENT FLOOR	0.000	4683.849	0.000	1707.245	0.000	6391.094
3	GROUND FLOOR	4160.845	0.000	1560.270	5721.114	0.000	5721.114
4	FIRST FLOOR	3551.814	284.919	3836.732	1488.858	358.296	525.590
5	SECOND FLOOR	3116.633	289.244	3405.876	1407.660	362.621	4886.914
6	THIRD FLOOR	2084.458	203.531	2287.989	1068.790	276.908	3356.779
7	FOURTH FLOOR	620.311	159.521	779.831	0.000	159.521	779.831
8	MUMTY, M. ROOM & O.H. WATER TANK	0.000	275.264	275.264	140.437	415.701	415.701
TOTAL AREA		13534.059	10586.672	24120.731	5378.823	12654.486	31567.368

TOTAL PLOT AREA (2.55 ACRES) = 10319.460
 PERMISSIBLE GROUND COVERAGE @ 60% = 6191.676
 PERMISSIBLE FAR @ 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



LEGEND FOR PLUMBING

①	110 OD SMC PVC SOIL & VENT PIPE	⑦	DMS RISER TO CHLT PLUMB
②	110 OD SMC PVC WASTE & VENT PIPE	⑧	DMS RISER TO CHLT PLUMB
③	110 OD SMC PVC WASTE & VENT PIPE	⑨	DMS RISER TO CHLT PLUMB
④	F.M.S RISER PIPE	⑩	F.M.S RISER PIPE
⑤	160 OD UPVC RAIN WATER PIPE (FOR TERRACE)	⑪	160 OD UPVC RAIN WATER PIPE (FOR TERRACE)
⑥	110 OD UPVC RAIN WATER PIPE (FOR TERRACE)	⑫	110 OD UPVC RAIN WATER PIPE (FOR TERRACE)

FT FLOOR TRAP
 FD FLOOR DRAIN
 UT URINAL TRAP
 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

PLUMBING NOTE:-

W.C TO VERTICAL SOIL STACK 110 OD SOIL PIPE
 FLOOR TRAP TO VERTICAL WASTE STACK 110 OD WASTE PIPE
 FLOOR DRAIN TO FLOOR TRAP 63 OD UPVC WASTE PIPE
 WASH BASIN TO FLOOR TRAP 50 OD UPVC WASTE PIPE

LEGEND FOR PLUMBING

—	FLUSHING WATER SUPPLY
—	DOMESTIC WATER SUPPLY
GH	GARDEN HYDRANT
⊗	DRAINAGE MANHOLE
⊗	SEWAGE MANHOLE

LEGEND FOR PLUMBING

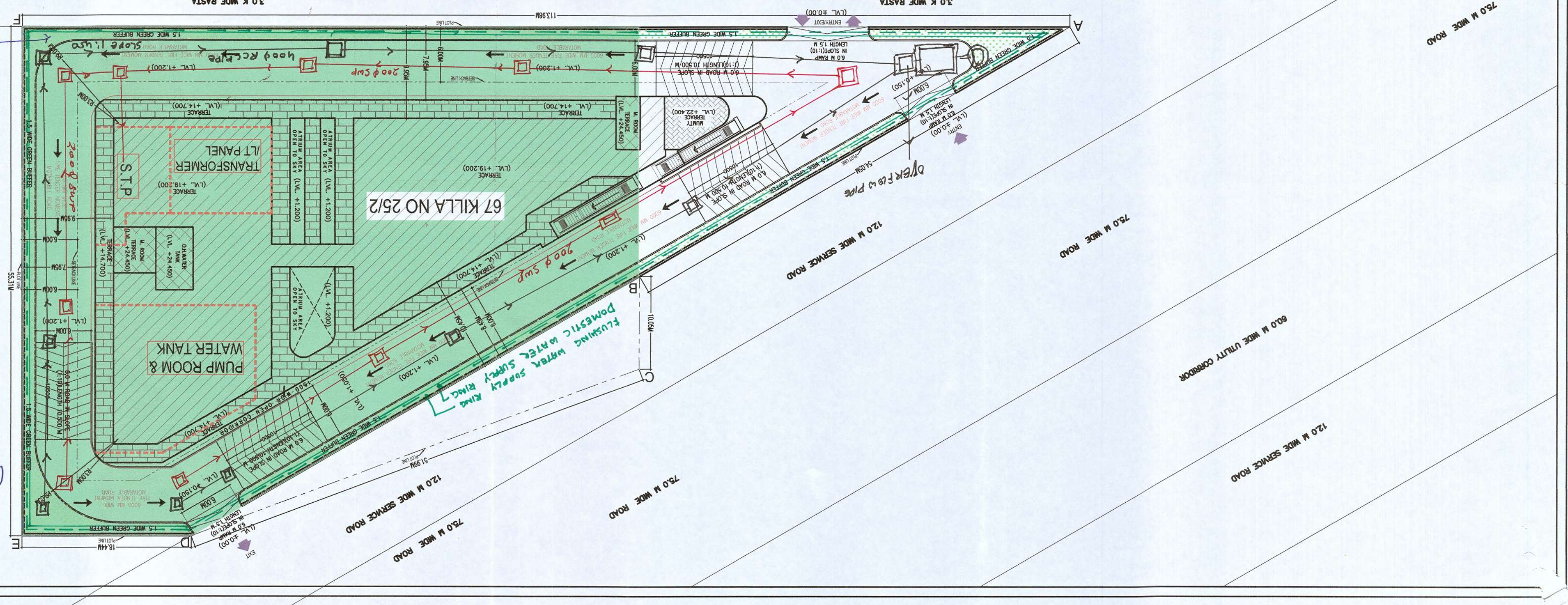
DTCP (H.O.)
 Architect
 DTP (H.O.)
 Architect
 DTP (H.O.)
 Architect

Area Calculation Summary:

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
BUILT UP AREA Mortgaged	Proportionate Share in land
First Floor	2425.40
Second Floor	2425.40
GRAND TOTAL	3836.77

67 KILLA NO 25/2

FLUSHING WATER SUPPLY
 DOMESTIC WATER SUPPLY



Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. DV.
 Superintending Engineer (H.O.)
 HSP, Panohla