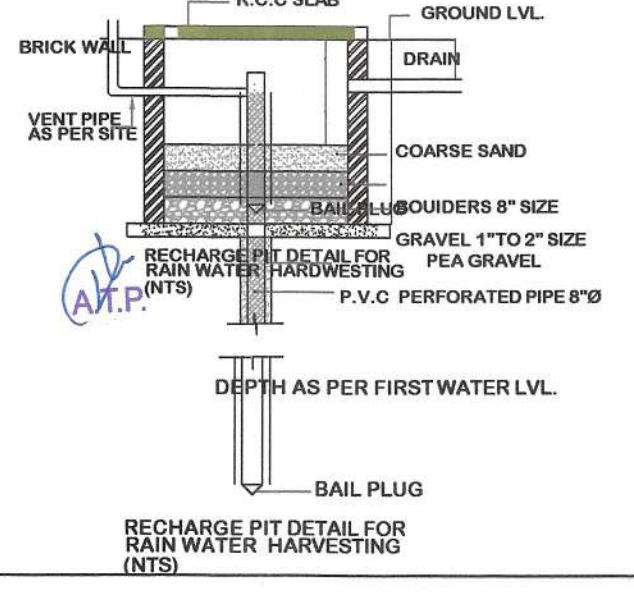


Chairperson  
Building Plan Committee Controlled Area  
Gurgaon Circle, Gurgaon



- NOTES:-
- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
  - THE DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE FOLLOWED.
  - ALL DIMENSIONS SHALL BE CHECKED & CORRELATED WITH RELEVANT ARCHITECTURAL, STRUCTURAL & SERVICE DRAWINGS & ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECTS BEFORE COMMENCEMENT OF WORK AT SITE.
  - GATE AND BOUNDARY WALL AS PER GOVT. STD. DESIGN
  - LED LIGHT SHALL BE PROVIDED AT SITE AS PER GOVT. NORMS.
  - SOLAR WATER HEATING SYSTEM:- Solar water heating shall be provided at site as per govt. norms.
  - RAIN WATER HARVESTING :- rain water harvesting system shall be provided at site as per prevailing norms of govt.
  - STRUCTURAL STABILITY CERTIFICATE :- Certified that the structure parts of the entire building have been designed on the basis of area and calculations and is considered safe in accordance with permissible stresses and slenderness ratio.
  - EARTHQUAKE SAFETY CERTIFICATE:- Certified that the entire building has been designed and shall be constructed in accordance the latest additional of NATIONAL BUILDING CODE OF BUREAU INDIAN STANDERD for structural stability and to with stand the Earthquake.
  - THE BUILDING SHALL BE FULLY SPRINKLED WITH POWER BACKUP.
  - SHOP SHALL BE CENTRALLY AIR CONDITIONING & MECHANICAL VENTILATION WITH 100% POWER BACKUP.
  - ALL BUILDING, SHOP & TOILET SHALL BE SPRINKLED & MECHANICALLY VENTILATED LIGHT WITH 100% POWER BACKUP.

LEGEND

1. 100Ø WASTE & VENT PIPE	Ⓛ
2. 100Ø SOIL & VENT PIPE	Ⓛ
3. DOMESTIC WATER SUPPLY UP	Ⓛ
4. DOMESTIC WATER SUPPLY DN	Ⓛ
5. HOT WATER SUPPLY DN	Ⓛ
6. FLUSHING WATER SUPPLY DN	Ⓛ
7. 100Ø R.W.P	Ⓛ
8. 100Ø FIRE M.S. PIPE LINE	Ⓛ

PROJECT TITLE:-  
PROPOSED BUILDING PLAN OF COMMERCIAL SITE AREA MEASURING 0.26020 ACRES IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAIN AWAS YOJNA) AREA MEASURING 6.50625 ACRES (LICENCE NO.17 OF 2022 DATED 09.03.2022 IN SECTOR-95, GURUGRAM BEING DEVELOPED BY SOLUTREAN BUILDING TECHNOLOGIES PVT.LTD.

DATE = 10-03-2024  
SCALE = 1:125  
JOB NO =  
DRAWN BY =

ARCHITECTS :-  
DESIGN DYNAMICS INDIA PVT. LTD.  
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS  
105, VIJAY VIHAR, SLOKARA  
ROAD, SECTOR-30, GURUGRAM  
TEL:+919718004400,  
E-MAIL info@ddipl.in

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OWNER'S SIG.  
Director

SHEET TITLE:-  
SITE PLAN

**AREA STATEMENT:-**

TOTAL SITE AREA = 1053.00 SQM. = (0.26020 ACRES)

PERMISSIBLE F. A. R. AREA OF SITE THE AREA = 1053.00 = 150% = 1579.50 SQM.

PERMISSIBLE COVERAGE ON GROUND FLOOR AREA = 1053.00 = 60% = 631.800 SQM.

PROPOSED GROUND COVERAGE AREA = 460.257 SQMT. (43.710 %) OF THE SITE AREA

PROPOSED F.A.R. COVERED AREA = 1562.214 SQMT. ( 148.360 % ) OF THE SITE AREA

(F.A.R. AREA)  
LOWER GROUND FLOOR AREA = 50.00 SQM.  
GROUND FLOOR AREA = 460.257 SQM.  
1st. FLOOR AREA = 420.849 SQM.  
2nd. FLOOR AREA = 315.669 SQM.  
3rd. FLOOR AREA = 315.439 SQM.

TOTAL AREA = 1562.214 SQM.

TOTAL ACHIEVED F.A.R. AREA = 1562.214 SQM. (148.360 %) OF THE SITE AREA

(NON F.A.R. AREA)  
BASEMENT FLOOR AREA ( NON F.A.R. ) = 675.938 SQM.  
MUMTY (ST-1&2) & MACHINE ROOM AREA (NON F.A.R.) = 56.670 SQM.  
STAIR CASE -1 & 2 AREA (NON F.A.R.) = 39.408+45.528+41.928 = 126.864 SQM.

TOTAL NON F.A.R. AREA= 675.938+56.670+126.864=859.472 SQM.

TOTAL BUILT UP AREA = ACHIEVED F.A.R. AREA + NON F.A.R. AREA  
= 1562.214 +859.472 = 2421.686 SQM.

NOT LESS THAN 50% OF PERMISSIBLE FAR SHOULD BE USED FOR NEIGHBOURHOOD SHOPPING NEEDS.  
FAR =1579.50 =50%=789.750 SQM.

GROUND FLOOR AREA = 460.257 SQM. (SHOP)  
1st. FLOOR AREA = 420.849 SQM. (SHOP)  
2nd. FLOOR AREA = 315.669 SQM. (SHOP)  
AREA=GF.+ FF.+2nd FLOOR=1196.775 SQM. OR 75.77 % OF PERMISSIBLE FAR

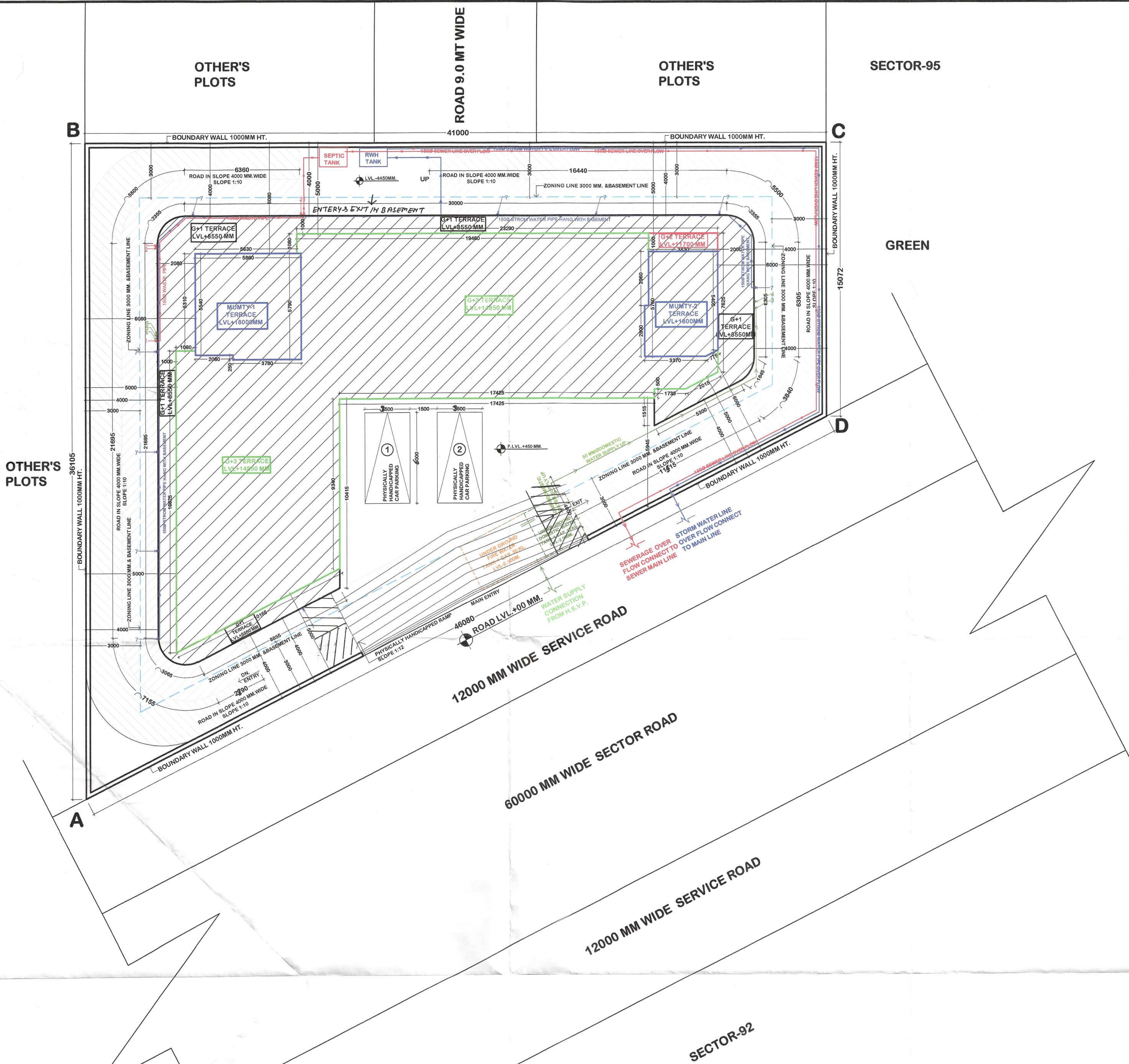
**CAR PARKING AREA (BASEMENT)**

BASEMENT AREA = 675.938 SQM.

CAR PARKING REQUIREMENT = PER 50.0 SQM. = 1 NO. ECS  
TOTAL CAR PARKING REQUIREMENT = 1842.259 /50 = 36.84 ECS. OR 37 ECS.

TOTAL AREA OF THE BASEMENT- SERVICE AREA  
= 675.938 - 55.444 = 620.494 SQM./32.00 SQM. PER ECS =19ECS.

BASEMENT MECHANICAL PARKING = 18X2= 36+(1 SINGLE PARKING)=37 NOS.  
GROUND FLOOR PHYSICALLY HANDICAPPED CAR PARKING=2 NOS.  
TOTAL PROVIDED CAR PARKING=39 NOS.



LEGENDS:-

GROUND FLOOR TERRACE LVL. +5400 MM.	▬
FIRST FLOOR TERRACE LVL. +8550 MM.	▬
SECOND FLOOR TERRACE LVL. +11700 MM.	▬
3RD. FLOOR TERRACE LVL. +14850 MM.	▬
MUMTY TERRACE LVL. +18000MM.	▬

TOTAL POPULATION	USES	MALES (60% POPULATION)	FEMALES (40% POPULATION)	REQUIRED FIXTURE FOR MALE			REQUIRED FIXTURE FOR FEMALE			PROPOSED FIXTURE FOR MALE			PROPOSED FIXTURE FOR FEMALE		
				WC	URINALS	WASH BASINS	WC	WASH BASINS	WC	URINALS	WASH BASINS	WC	URINALS	WASH BASINS	
GROUND FLOOR =3.00 SQM. PER PERSON =460.257/3=153 PERSON	SHOP	92	61	4	4	4	4	4	4	4	4	4	4	4	4
FIRST FLOOR =6.00 SQM. PER PERSON =420.849/6=70 PERSON	SHOP	42	28	3	2	3	3	3	3	2	3	3	3	3	3
SECOND FLOOR =8.00 SQM. PER PERSON =315.669/8=53 PERSON	SHOP	32	21	2	2	2	2	2	2	2	2	2	2	2	2
3RD. FLOOR =10.00 SQM. PER PERSON =315.439/10=31 PERSON	WORKING HALL	19	12	2	2	2	1	1	2	2	2	2	2	2	2