

Sanctioned and Valid For 4 Years  
Subject to Validity of Licence CLU/Extension Permission  
Chairman  
Building Plan Committee Controlled Area  
Gurgaon Circle, Gurgaon

J.D.  
PA.  
A.N.P.

AREA STATEMENT				
DESCRIPTION	AREA (IN ACRE)	AREA (IN SQMT)	AREA (IN SQMTR)	
TOTAL AREA OF PLOT	0.2018	816.759		
		PERMISSIBLE	PROPOSED	%
PERMISSIBLE COVERED AREA ON GROUND FLOOR @60%		490.055	345.73	42.33%
PERM FAR @175%		1429.328	1388.85	170.04%
DESCRIPTION	FAR AREA	NON FAR AREA	GROUND COVERAGE	BUILTUP AREA (IN SQMTR)
GROUND FLOOR	345.73		42.33%	345.73
FIRST FLOOR	300.39	34.78		335.17
SECOND FLOOR	274.54	34.78		309.32
THIRD FLOOR	274.54	34.78		309.32
FOURTH FLOOR	193.65	19.41		213.06
BASEMENT FLOOR		422.88		425.07
TOTAL AREA	1388.85	546.63		1937.67
occupancy Load@3 person/sqmr				645.890

PARKING CALCULATION	
PERMISSIBLE PARKING REQUIRED @ 50 SQMT OF COVERED AREA PER ECS	1388.85
	27.777
SAY	28 NOS
BASMENT PARKING AREA	405.66
NO OF ECS REQUIRED IN BASMENT @32	13
STACK CAR PARKING PROVIDED IN BASEMENT	14 NOS
STACK CAR PROVIDED IN BASMENT	14 X 2 = 28
2 PARKING FOR DISABLED	2 NO,S
TOTAL PARKING PROVIDED	28 NO,S

NOTE- THE BUILDING IS MECHANICALLY VENTILATED AND FULLY SPRINKLED

CLIENT:- M/S JMS BUILDWELL REALTY PVT LTD

PROJECT :- PROPOSED BUILDING PLAN OF COMMERCIAL SITE AREA MEASURING 816.759 SQ.MT. FALLING IN RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) ON THE LAND MEASURING 5.0458 ACRE UNDER LICENCE NO-166 OF 2022 DATED 18.10.2022 SECTOR-85,GURUGRAM,DISTRICT-GURUGRAM BEING DEVELOPED BY JMS BUILDWELL REALTY PVT. LTD.

ARCHITECTS  
Pinnacle Architects Pvt.Ltd.  
808, SECTOR 14, GURGAON  
HARYANA

SCALE : 1:100  
DRAWING NAME  
COMMERCIAL  
SITE PLAN  
DRAWING NO. SUB-01

yshish

VIMAL BAJAJ  
Architect CA/96/19791  
938, Sector-14, Gurgaon

APPLICANT'S SIGN.

ARCHITECT'S SIGN

#### GENERAL NOTES:-

- LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
- THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT'S OWNERS/ENGINEER.
- HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
- STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWINGS.
- DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
- UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
- FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DDC.
- COVER:
  - a) BEAM : 25 MM
  - b) SLAB : 20MM
- CONCRETE MIX : M25
- a) BEAM : M25
- b) SLAB : M25
- 12 TOP REIN : 12MM
- 13 BOTTOM REIN : 12MM
- 14 REINFORCEMENT : REIN/ STEEL SHALL BE TMT BARS OF GRADE FE 250 CONFORMING TO IS 1786-1985
- 15 DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 IS-456:2000, IS-13920:1993
- 16 PROVIDED DBT REIN/ WHEREVER REQD. AS FOLLOW:-
  - TOP : - 8/200 C/C
  - BOT : - 8/100 C/C

#### CONSTRUCTION DETAILS:-

- THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
- NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
- ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL.-VI) WITH CORRECTION SLIPS AND IS-456-2000.
- DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456-2000, IS-13920:1993
- GATE & BOUNDARY WALL AS /STD. DESIGN

