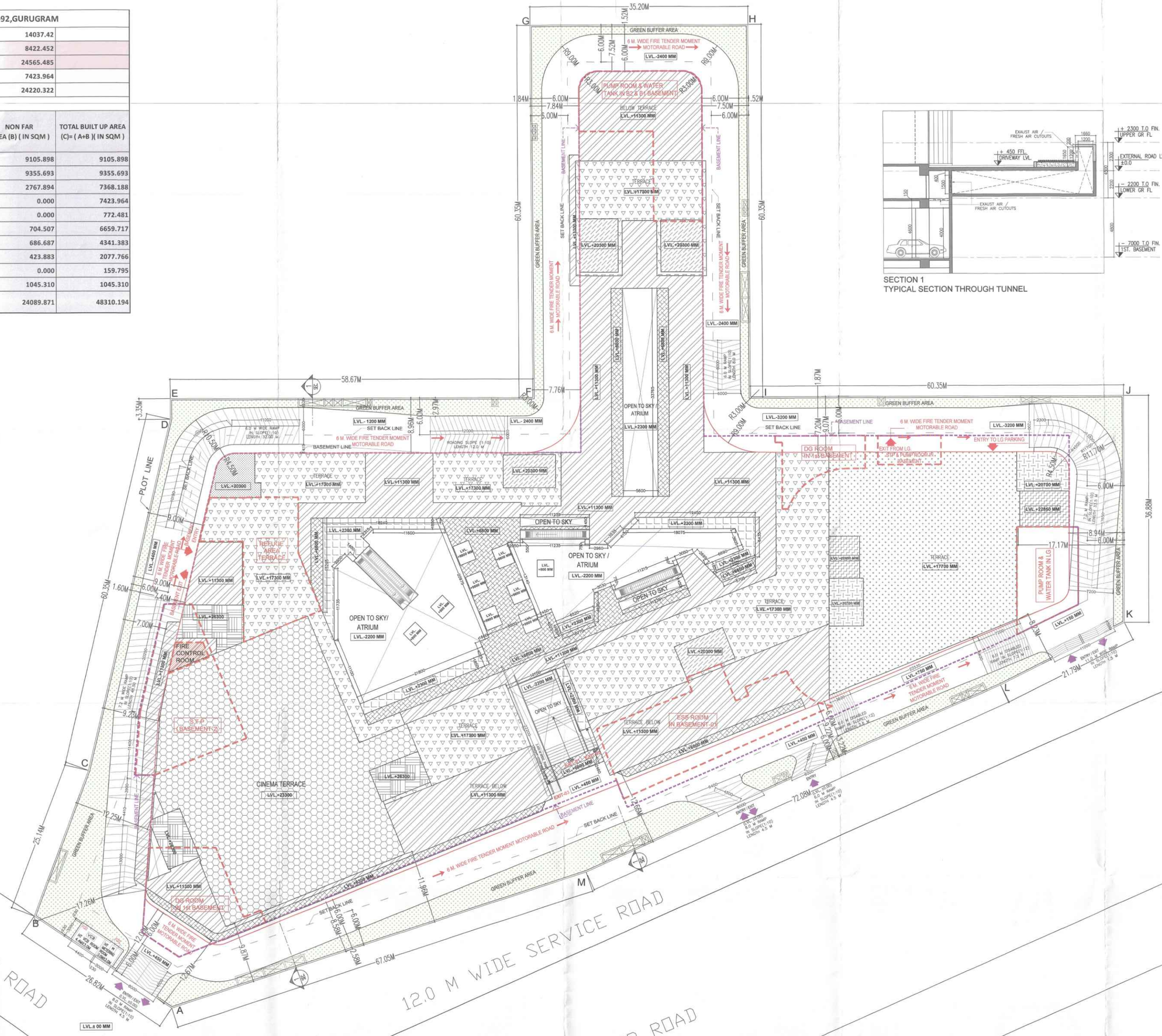
F.A.R AREA CALCULATION FOR COMMERCIAL AT SECTOR-92,GURUGRAM

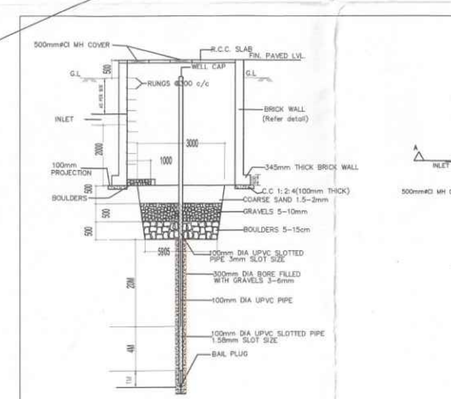
TOTAL PLOT AREA (3.46875 ACRES)		14037.42	
PERMISSIBLE GROUND COVERAGE @ 60 %		8422.452	
PERMISSIBLE F.A.R @ 175 %		24565.485	
PROPOSED GROUND COVERAGE @ 52.88 %		7423.964	
PROPOSED F.A.R. @ 172.54 %		24220.322	

S.NO.	FLOORS	FAR AREA (A)(IN SQM)	NON FAR AREA (B) (IN SQM)	TOTAL BUILT UP AREA (C)= (A+B)(IN SQM)
1	2nd. BASEMENT FLOOR	0.000	9105.898	9105.898
2	1st. BASEMENT FLOOR	0.000	9355.693	9355.693
3	LOWER GROUND FLOOR	4600.294	2767.894	7368.188
4	UPPER GROUND FLOOR	7423.964	0.000	7423.964
5	MEZZANINE FLOOR	772.481	0.000	772.481
6	FIRST FLOOR	5955.210	704.507	6659.717
8	SECOND FLOOR	3654.696	686.687	4341.383
9	THIRD FLOOR	1653.883	423.883	2077.766
10	FOURTH FLOOR (PROJECTOR ROOM)	159.795	0.000	159.795
11	MUMTY ,M.ROOM & O.H.WATER TANK	0.000	1045.310	1045.310
	TOTAL AREA	24220.322	24089.871	48310.194

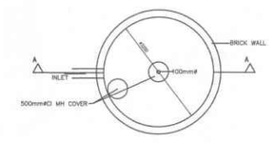
PARKING AREA CALCULATION	
ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA 1 EQ. CAR SPACE FOR 50 SQ.M OF FAR AREA	
TOTAL FAR AREA =	24220.322
ECS REQUIRED =	**484.41**
NET ECS REQUIRED =	**484**
ECS PROVIDED	
LOWER GROUND FLOOR	
TOTAL PARKING AREA AT LOWER GROUND FLOOR	830.146
ECS IN LOWER GROUND FLOOR= (830.146 / 32) **(A)**	25.942
NORMAL PARKING PROVIDED IN LOWER GROUND (NO.OF BAYS = 19 X1) = 19 BAYS	**19**
BASEMENT -01	
TOTAL PARKING AREA AT BASEMENT -01	6176.192
ECS IN BASEMENT -01= (6176.192 / 32) **(B)**	193.006
NORMAL PARKING PROVIDED IN BASEMENT -01 (NO OF BAYS = 173 X1) = 173 BAYS HANDICAP PARKING = 02 BAYS TOTAL BAYS (173 + 02) = 175 BAYS	**175**
BASEMENT -02	
TOTAL PARKING AREA AT BASEMENT -02	7157.306
ECS IN BASEMENT -02= (4687.306/ 32) **(C)**	146.478
ECS IN BASEMENT -02= (2470 / 16) **(D)**	154.375
NORMAL PARKING PROVIDED IN BASEMENT -02 (NO OF BAYS = 140 X1) = 140 BAYS MECHANICAL PARKING PROVIDED IN BASEMENT -02 (NO OF BAYS = 77 X 2) = 154 BAYS HANDICAP PARKING = 02 BAYS TOTAL BAYS (140 + 154 + 02) = 294 BAYS	**296**
PROPOSED ECS (A)+(B)+(C)+(D)=	**519.801**
TOTAL ACHIEVED CAR PARKING	**490**



SECTION 1
TYPICAL SECTION THROUGH TUNNEL



SECTION"A-A"



PLAN
TYPICAL WATER HARVESTING DETAIL

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) ATP(HQ)

AD PA ATP

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

Ram Avtar Bassi JD(HQ)

In forwarding letter No. 2039358 dt 22/12/2024

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

DD(T) (HQ) Member BPAC

THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING

1. ALL USABLE OFFICE SPACES/RETAIL SPACES (LIKE SHOP/COMMERCIAL 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 WILL BE PROVIDED.
8. TRAVEL DISTANCE IS NOT MORE THAN 45 METER, AND PROVIDED IS MAX. 44 METER.

SITE PLAN AND AREA CALCULATION

For Shishta Buildwell LLP Auth. Signatory — OWNER'S SIGN

GIAN P. MATHUR ARCHITECT B. Arch., M.U.A. I.I.A CA No. 8057569 — ARCHITECT'S SIGN

PROJECT:-
PROPOSED BUILDING PLAN OF COMMERCIAL COLONY ON THE AREA MEASURING -3.46875 ACRES (LICENSE NO.-268 OF 2023 DATED 27/12/2023) IN SECTOR -92, GURUGRAM BEING DEVELOPED BY DIYA REALTECH PVT.LTD.IN COLLABORATION WITH SHISHTA BUILDWELL LLP.

TITLE:- SITE PLAN AND AREA CALCULATION

DRG.NO.:- 01

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DRAWN | CHKD | DEALT | SCALE:- 1:250 | DATE:- 30/05/2024

GURGRAM\C-SECTOR92\DRAWING (R10).dwg