

SECTOR-89




 S.T.P. (H) S.T.P. (G) C.T.P. (H)
 Member Secretary Member Chairman
 B.P.A.C. B.P.A.C. B.P.A.C.



 AD PA ATP

 Ram Avtar Bhatti
 J.D.(H)

DDH (HC
Membe
BPAC

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

Checked and found ok for
(Initial) Service on
In September 1989 189536 at 81884

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

DOT (10)

PARKING DETAIL			
ECS REQUIRED:-			
PARKING REQUIREMENT FOR COMMERCIAL AREA		1	EQ. CAR
SPACE PER 50 SQM. OF FAR AREA.			
TOTAL FAR AREA =		17051.773	SQM.
PARKING REQUIRED =		17051.773 X 1	
	50	=	341.235 ECS
SAY ECS		=	341 ECS
ECS AVAILABLE :-			
1ST BASEMENT PARKING PROVIDED = (X)			131 ECS
2ND BASEMENT PARKING PROVIDED = (Y)			221 ECS
NET PARKING AVAILABLE (X+Y)		=	352 ECS
<u>PARKING BAYS PROVIDED :-</u>			
1ST BASEMENT :-			
SINGLE CAR BAYS		=	106 BAYS
HANDICAPPED BAYS		=	2 BAYS
TWO WHEELER BAYS		=	72 BAYS
TOTAL BAYS 1ST BASEMENT		=	180 BAYS
2ND BASEMENT :-			
SINGLE CAR BAYS		=	32 BAYS
DOUBLE STACK BAYS (B302)		=	166 BAYS
TWO WHEELER BAYS		=	72 BAYS
TOTAL BAYS 2ND BASEMENT		=	270 BAYS

AREA CALCULATION				
TOTAL PLOT AREA (2.36875 ACRES)			9585.976	
PERMISSIBLE GROUND COVERAGE @ 60%			5751.586	
PERMISSIBLE F.A.R @ 175% (X)			16775.458	
ADDITIONAL 3% FAR OF PLOT AREA FOR INSTALLING SOLID WASTE MANAGEMENT PLANT (Y)			287.579	ALL AREA IN SQMT.
NET PERMISSIBLE F.A.R @ 178% = [X+Y]			17063.037	
PROPOSED GROUND COVERAGE @ 52.895 %			5070.535	
PROPOSED F.A.R. @ 177.986 %			17061.773	
S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	2ND. BASEMENT FLOOR		6489.574	6489.574
2	1ST. BASEMENT FLOOR		6601.909	6601.909
3	LOWER GROUND FLOOR	4069.367	1203.270	5272.637
4	UPPER GROUND FLOOR	5070.535	408.158	5478.692
5	MEZZANINE GROUND FLOOR	395.463	32.575	428.038
6	FIRST FLOOR	3881.531	516.342	4397.873
7	SECOND FLOOR	2767.327	383.114	3150.441
9	THIRD FLOOR	877.550	320.212	1197.762
10	MUMTY, M.ROOM & O.H.WATER TANK		461.131	461.131
TOTAL AREA		17061.773	16416.285	33478.058

NOTES:-

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

- 1. ALL USABLE OFFICE SPACES (RETAIL SPACES (LIKE SHOP AREAS, ENTERTAINMENT) WILL BE AIR-CONDITIONED, THEREFORE) 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 INCLUDE 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 VENTILATED.
- 6. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
- 7. HANDICAP RAMP WITH RAILING

Checked subject to Comments
In forwarding letter No. 6218
Dt. 07/01/2025.....and notes
Attached with the estimate

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

Executive Engineer
HSVP Div. No. 8

For service plan estimate only


Superintending Engineer,

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A.
CA No. 60/5769

Director
Town & Country Planning
Municipal Corporation

For Receptive Buildwell LLP
Adish
Authorised Signatory

For Receptive Buildwell LLP
 Authorised Signatory

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

OWNER'S SIGN	ARCHITECT'S SIGN
PROJECT:- PROPOSED BUILDING PLAN OF COMMERCIAL COLONY AREA MEASURING 2.36875 ACRES (LICENCE NO. 48 DATED 18-04-2022) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY RECEPTIVE BUILDWELL LLP.	

TITLE SITE PLAN & AREA CALCULATION (ROAD LAYOUT)		DRG.NO. > SB-01
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