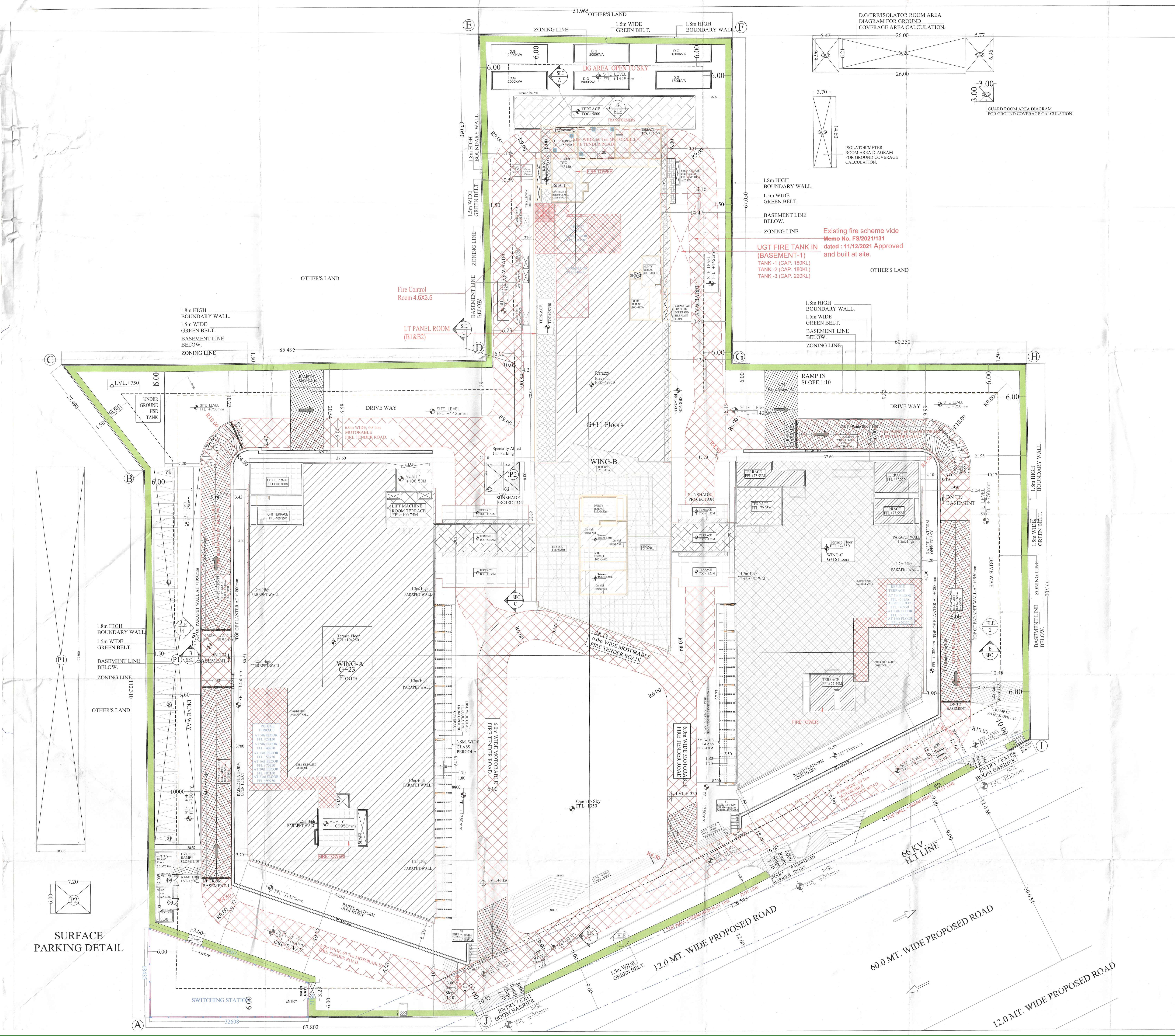


GRIHA CIRTIFICATE NO -
1 ACRE = 4046.85 sq.m.

AREA CALCULATIONS

S. No	DESCRIPTION	%	Area in Acres	Area in Sqm
A	SITE AREA		6.1375	24,837.542
B	PERMISSIBLE COMMERCIAL @4% OF SITE AREA, (4% of A)		0.2455	993.502
C	PERMISSIBLE F.A.R. OF COMMERCIAL COMPONENT @ 150%,	150%		1,490.253
D	ADDITIONAL 15% FOR IGBC RATING (IGBC REGISTRATION NO. NBT 23 0086)	15%		149.025
E	TOTAL PERMISSIBLE F.A.R. COMMERCIAL COMPLEX. (C+D)	165%		1,639.278
F	BALANCE 96% OF SITE AREA FOR I.T. /CYBER PARK (A-B)		5.892	23,844.040
G	PERMISSIBLE F.A.R. OF I.T./CYBER PARK @ 250% (250% of F)	250%		59,610.101
H	ADDITIONAL 15% FOR IGBC RATING (IGBC REGISTRATION NO. NBT 23 0086)	15%		3,576.606
J	TOTAL PERMISSIBLE F.A.R. FOR I.T./CYBER PARK. (G+H)	265%		63,186.707
K	ADDITIONAL TDR AREA	250%		59,610.000
L	TOTAL PERMISSIBLE F.A.R. - COMMERCIAL+I.T.+TDR (E+J+K)	501%		1,24,435.984
M	PROPOSED FAR COMERCIAL	165%		1,639.183
N	PROPOSED FAR I.T./CYBER PARK	515%		1,22,796.500
P	TOTAL PROPOSED FAR (COMMERCIAL+I.T.)	501%		1,24,435.683
Q	PERMISSIBLE GROUND COVERAGE 40% (40% of A)	40%		9,935.017
R	PROPOSED GROUND COVERAGE	37.28%		9,259.835

ECS REQUIRED

S. No	DESCRIPTION	UNIT	REQUIRED
1	REQUIRED CAR PARKING @ 1 ECS PER 75 SQ.M. (AS PER BYE LAWS)	ECS	1670
2	REQUIRED ELECTRIC CAR PARKING BAY AS PER GRIHA 4%	ECS	66

ECS PROPOSED

S. No	DESCRIPTION	ECS	CARS
1	PROPOSED SURFACE CAR PARKING		33
2	PROPOSED BASEMENT B-1 CAR PARKING	407	321
3	PROPOSED BASEMENT B-2 CAR PARKING	441	426
4	PROPOSED BASEMENT B-3 CAR PARKING	449	443
5	PROPOSED BASEMENT B-4 CAR PARKING	462	449
6	TOTAL PROPOSED CAR PARKING	1759	1672
7	PROPOSED ELECTRIC CAR PARKING (B1-19,B2-16,B3-16,B4-15)	66	

TOTAL REQUIRED CAR PARKING	
I.T. COMPONENT.	1637
COMM. COMPONENT.	33
TOTAL	1670

FLOOR AREA DETAILS

S. No	PARTICULARS	WING-A FAR COMMERCIAL (Sqm)	WING-A FAR OF I.T. PARK (Sqm)	WING-A SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	WING-B FAR COMMERCIAL (Sqm)	WING-B FAR OF I.T. PARK (Sqm)	WING-B SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	WING-C FAR COMMERCIAL (Sqm)	WING-C FAR OF I.T. PARK (Sqm)	WING-C SERVICE AREA / REFUGE AREA (NON FAR) (Sqm)	TOTAL F.A.R. COMMERCIAL + I.T PARK (Sqm)	TOTAL SERVICE AREA/ REFUGE AREA (NON FAR) (Sqm)
1	BASEMENT - B1			18249.247								18249.247
2	BASEMENT-B2			18801.343								18801.343
3	BASEMENT-B3			18388.127								18388.127
4	BASEMENT-B4			18801.343								18801.343
5	GROUND FLOOR	899.617	2538.557		15.000	2092.842		568.867	1654.191		7769.074	0.000
6	MEZZANINE FLOOR			132.693			167.440			142.875	-	443.008
7	1ST FLOOR		2734.166	212.965		715.166	174.972		1660.878	156.114	5110.209	544.051
8	2nd FLOOR		2747.989	262.469		953.421	273.679		1672.999	184.898	5374.408	721.045
9	3rd FLOOR		2995.598	212.965		2590.329	207.850		1928.233	156.114	7514.159	576.928
10	4th FLOOR		2995.380	212.965		2590.329	207.850		1928.233	156.114	7513.941	576.928
11	5TH FLOOR (Refuge Terrace)		2799.279	409.129		2419.738	378.720		1800.472	283.887	7019.489	1071.735
12	6TH FLOOR		2995.380	212.965		2238.840	209.420		1928.233	156.114	7162.452	578.498
13	7th FLOOR	70.679	2881.062	212.965		2237.860	201.300	16.807	1894.619	156.114	7101.026	570.378
14	8th FLOOR		2964.930	270.455		2237.860	201.300		1928.233	156.114	7131.022	627.868
15	9TH FLOOR (Refuge Terrace)		2824.697	410.778		2087.910	351.429		1800.472	283.887	6713.079	1046.093
16	10TH FLOOR		3173.607	206.915		2133.628	201.300		1887.328	156.114	7194.562	564.328
17	11th FLOOR		3028.470	206.915	68.213	347.983	130.787		1885.483	198.864	5330.148	536.566
18	12th FLOOR		2689.481	206.915					1911.248	156.114	4600.728	363.029
19	MUMTY M. ROOM WING -B						113.924				-	113.924
20	13TH FLOOR (Refuge Terrace)		2512.097	399.457					1784.506	282.981	4296.603	682.438
21	14TH FLOOR		2965.143	206.915					1911.248	156.114	4876.391	363.029
22	15th FLOOR		2965.143	206.915					1911.248	156.114	4876.391	363.029
23	16TH FLOOR (Refuge Terrace)		2771.220	400.864					1784.506	282.981	4555.725	683.845
24	MUMTY M. ROOM WING -C									315.953	-	315.953
25	17TH FLOOR		2929.203	283.415							2929.203	283.415
26	18TH FLOOR		2965.143	206.915							2965.143	206.915
27	19TH FLOOR		2965.143	206.915							2965.143	206.915
28	20TH FLOOR (Refuge Terrace)		2771.220	400.864							2771.220	400.864
29	21st FLOOR		2929.203	283.415							2929.203	283.415
30	22nd FLOOR		2965.143	206.915							2965.143	206.915
31	23rd FLOOR (Refuge Terrace)		2771.220	400.864							2771.220	400.864
32	MUMTY M. ROOM WING -A			266.764							-	266.764
33	METER ROOM/H.T. ROOM/ ISOLATOR/ GUARD ROOM										-	659.820
34	TOTAL	970.296	68,878.473	6,641.312	83.213	22,645.903	2,819.970	585.674	31,272.124	3,537.460	1,24,435.683	87,898.622
35	TOTAL PROPOSED COMMERCIAL FAR AREA			1639.183								
36	TOTAL PROPOSED FAR IT PARK AREA			122796.500								
37	TOTAL PROPOSED FAR COMMERCIAL + IT PARK AREA			124435.683								
38	TOTAL PROPOSED NON FAR AREA			87898.622								
39	TOTAL APPROVED BUILT-UP AREA (TOTAL FAR AREA + TOTAL NON FAR AREA)			212334.304								

REFUGE AREA DETAILS

S. No	PARTICULARS	WING-A REFUGE AREA REQUIRED (Sqm)	WING-A REFUGE AREA PROPOSED (Sqm)	WING-B REFUGE AREA REQUIRED (Sqm)	WING-B REFUGE AREA PROPOSED (Sqm)	WING-C REFUGE AREA REQUIRED (Sqm)	WING-C REFUGE AREA PROPOSED (Sqm)	TOTAL REFUGE AREA REQUIRED (Sqm)	TOTAL REFUGE AREA PROPOSED (Sqm)
1	5TH FLOOR (Refuge Terrace)	196.101	196.164	170.591	170.870	127.761	127.774	494.452	494.807
2	9TH FLOOR (Refuge Terrace)	197.723	197.813	149.950	150.129	127.761	127.774	475.433	475.715
3	13TH FLOOR (Refuge Terrace)	177.384	192.542			126.868	126.868	304.251	319.410
4	16TH FLOOR (Refuge Terrace)	193.923	193.949			126.742	126.868	320.665	320.817
5	20TH FLOOR (Refuge Terrace)	193.923	193.949					193.923	193.949
6	23rd FLOOR (Refuge Terrace)	193.923	193.949					193.923	193.949
7	TOTAL REQUIRED REFUGE AREA			1982.649					
8	TOTAL PROPOSED REFUGE AREA			1998.647					

16TH FLOOR REFUGE AREA CALCULATION

						WING-A	WING-B	WING-C		
Covered Area OF 15th & 16th floors						6344.116		4134.722		sqm.
Occupancy of 15th & 16th Floor @ 10sq.m. /per person						634.412		413.472		Persons
Required refuge area =Population of 15th & 16th floor X 0.3 sq.m.						190.323		124.042		sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs						3.6		2.7		sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 16th & 17th population						193.923		126.742	320.665	sqm.
REFUGE AREA CALCULATION						WING-A	WING-B	WING-C		
R1	Rectangle	1	7.030	21.000	Length X breadth	147.630				sqm.
R2	Rectangle	1	10.770	3.290	Length X breadth	35.433				sqm.
R3	Rectangle	1	3.580	3.000	Length X breadth	10.740				sqm.
R4	Rectangle	1	2.280	0.700	Length X breadth	1.596				sqm.
D1 (Less)	Rectangle	1	-1.000	1.450	Length X breadth	-1.450				
R7	Rectangle	1	6.650	9.780	Length X breadth			65.037		sqm.
R8	Rectangle	1	7.550	3.250	Length X breadth			24.538		sqm.
R9	Rectangle	1	3.100	12.030	Length X breadth			37.293		
PROPOSED REFUGE AREA						193.949		126.868	320.817	sqm.

20TH FLOOR REFUGE AREA CALCULATION

						WING-A	WING-B	WING-C		
Covered Area OF 19th & 20th floors						6344.116				sqm.
Occupancy of 19th & 20th Floor @ 10sq.m. /per person						634.412				Persons
Required refuge area =Population of 19th & 20th floor X 0.3 sq.m.						190.323				sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs						3.6				sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 19th & 20th population						193.923			193.923	sqm.
REFUGE AREA CALCULATION						WING-A	WING-B	WING-C		
R1	Rectangle	1	7.030	21.000	Length X breadth	147.630				sqm.
R2	Rectangle	1	10.770	3.290	Length X breadth	35.433				sqm.
R3	Rectangle	1	3.580	3.000	Length X breadth	10.740				sqm.
R4	Rectangle	1	2.280	0.700	Length X breadth	1.596				sqm.
D1 (Less)	Rectangle	1	-1.000	1.450	Length X breadth	-1.450				
PROPOSED REFUGE AREA						193.949			193.949	sqm.

23rd FLOOR REFUGE AREA CALCULATION

	WING-A	WING-B	WING-C		
Covered Area OF 22nd & 23rd floors	6344.116				sqm.
Occupancy of 22nd & 23rd Floor @ 10sq.m. /per person	634.412				Persons
Required refuge area =Population of 22nd & 23rd floor X 0.3 sq.m.	190.323				sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs	3.6				sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 22nd & 23rd population	193.923			193.923	sqm.

5TH FLOOR REFUGE AREA CALCULATION

						WING-A	WING-B	WING-C		
Covered Area OF 4th & 5th floors						6416.690	5596.357	4168.692		sqm.
Occupancy of 4th & 5th Floor @ 10sq.m. /per person						641.669	559.636	416.869		Persons
Required refuge area =Population of 4th & 5th floor X 0.3 sq.m.						192.501	167.891	125.061		sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs						3.6	2.7	2.7		sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 4th & 5th population						196.101	170.591	127.761	494.452	sqm.
REFUGE AREA CALCULATION						WING-A	WING-B	WING-C		
R1	Rectangle	1	7.470	21.000	Length X breadth	156.870				sqm.
R2	Rectangle	1	10.330	2.750	Length X breadth	28.408				sqm.
R3	Rectangle	1	3.580	3.000	Length X breadth	10.740				sqm.
R4	Rectangle	1	2.280	0.700	Length X breadth	1.596				sqm.
D1(LESS)	Rectangle	1	-1.000	1.450	Length X breadth	-1.450				
R5	Rectangle	1	1.600	10.100	Length X breadth		16.160			sqm.
R6	Rectangle	1	4.800	11.200	Length X breadth		53.760			sqm.
R7	Rectangle	1	2.500	9.000	Length X breadth		22.500			sqm.
R8	Rectangle	1	1.200	7.800	Length X breadth		9.360			sqm.
R9	Rectangle	1	7.200	9.000	Length X breadth		64.800			sqm.
R10	Rectangle	1	0.550	7.800	Length X breadth		4.290			sqm.
R11	Rectangle	1	6.650	9.780	Length X breadth			65.037		sqm.
R12	Rectangle	1	7.550	3.370	Length X breadth			25.444		sqm.
R13	Rectangle	1	3.100	12.030	Length X breadth			37.293		sqm.
PROPOSED REFUGE AREA						196.164	170.870	127.774	494.807	sqm.

9TH FLOOR REFUGE AREA CALCULATION

						WING-A	WING-B	WING-C		
Covered Area OF 8th & 9th floors						6470.770	4878.319	4168.692		sqm.
Occupancy of 8th & 9th Floor @ 10sq.m. /per person						647.077	487.832	416.869		Persons
Required refuge area =Population of 8th & 9th floor X 0.3 sq.m.						194.123	146.350	125.061		sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs						3.6	3.6	2.7		sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 8th & 9th population						197.723	149.950	127.761	475.433	sqm.
REFUGE AREA CALCULATION						WING-A	WING-B	WING-C		
R1	Rectangle	1	7.560	21.000	Length X breadth	158.760				sqm.
R2	Rectangle	1	10.250	2.750	Length X breadth	28.188				sqm.
R3	Rectangle	1	3.580	3.000	Length X breadth	10.740				sqm.
R4	Rectangle	1	2.250	0.700	Length X breadth	1.575				sqm.
D1 (Less)	Rectangle	1	-1.000	1.450	Length X breadth	-1.450				
R5	Rectangle	1	2.100	2.600	Length X breadth		5.460			sqm.
R6	Rectangle	1	7.070	20.700	Length X breadth		146.349			sqm.
D2 (Less)	Rectangle	1	-1.200	1.400	Length X breadth		-1.680			sqm.
R7	Rectangle	1	6.650	9.780	Length X breadth			65.037		sqm.
R8	Rectangle	1	7.550	3.370	Length X breadth			25.444		sqm.
R9	Rectangle	1	3.100	12.030	Length X breadth			37.293		
PROPOSED REFUGE AREA						197.813	150.129	127.774	475.715	sqm.

13TH FLOOR REFUGE AREA CALCULATION

						WING-A	WING-B	WING-C		
Covered Area OF 12th & 13th floors						5792.791	0.000	4134.722		sqm.
Occupancy of 12th & 13th Floor @ 10sq.m. /per person						579.279	0.000	413.472		Persons
Required refuge area =Population of 12th & 13th floor X 0.3 sq.m.						173.784	0.000	124.042		sqm.
Additional area of 0.9sq.m. per 200 persons for wheel chairs						3.6		2.7		sqm.
REQUIRED REFUGE AREA = @0.3sq.m./Person of 12th & 13th population						177.384	0.000	126.742	304.125	sqm.
REFUGE AREA CALCULATION						WING-A	WING-B	WING-C		
R1	Rectangle	1	7.300	21.000	Length X breadth	153.300				sqm.
R2	Rectangle	1	10.510	2.700	Length X breadth	28.377				sqm.
R3	Rectangle	1	3.580	3.000	Length X breadth	10.740				sqm.
R4	Rectangle	1	2.250	0.700	Length X breadth	1.575				sqm.
D1 (Less)	Rectangle	1	-1.000	1.450	Length X breadth	-1.450				
R7	Rectangle	1	6.650	9.780	Length X breadth			65.037		sqm.
R8	Rectangle	1	7.550	3.250	Length X breadth			24.538		sqm.
R9	Rectangle	1	3.100	12.030	Length X breadth			37.293		
PROPOSED REFUGE AREA						192.542	0.000	126.868	319.410	sqm.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

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)

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

JD. — PA. — A.T.P.

DINESH KUMAR PA(HQ)

NOTES: –

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.
3. ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
4. ALL BUILDING INCLUDING BASEMENT FULLY SPRINKLERED AS PER N.B.C. NORMS.
5. ALL PARTITION WALLS IN TOILET ARE 2400 HIGH.
6. ALL TOILETS ARE MECHANICALLY VENTILATED AND LIGHTED.
7. THE BUILDING HAS 100% POWER BACKUP.

JD(HQ) Member BPAC

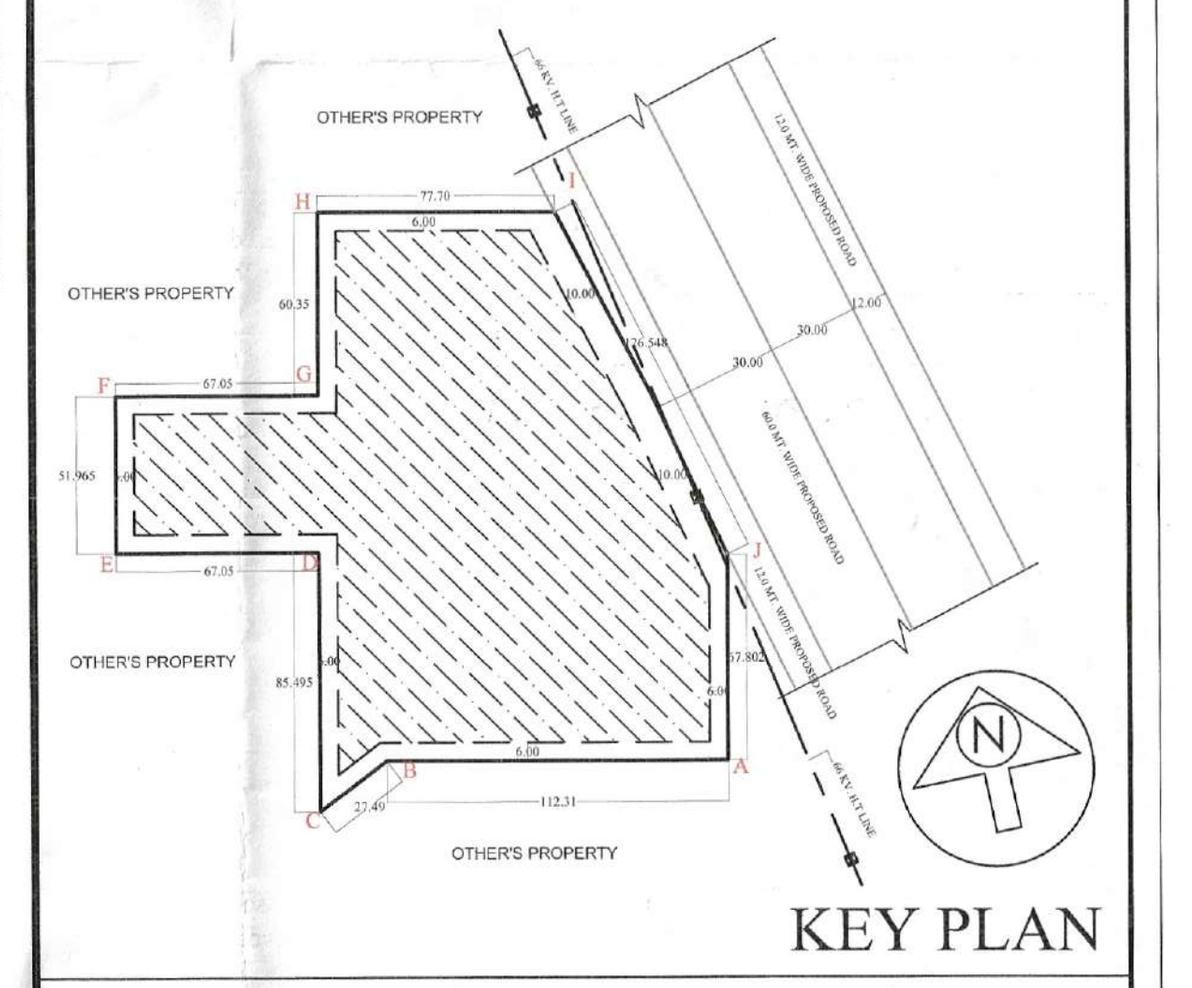
Staircase Width Calculation At 3rd Floor where all Wings are connected

Floor	Office	Total	Population	
3rd Floor	8135.806	8135.81	at 10 sq.m. per person	813.58
Total Population				813.58
Total Required Exit Width				8135.81
Proposed Staircase S1		2000.000		
Proposed Staircase S2		1500.000		
Proposed Staircase S3		1500.000		
Proposed Staircase S3a		1500.000		
Proposed Staircase S4		1500.000		
Proposed Staircase S5		1500.000		
Proposed Staircase S6		1500.000		
Total proposed staircase exit Width				11000.000

2nd Floor	Office	Total	Population	
Wing B	1122.868	1122.87	at 10 sq.m. per person	112.29
Total Population				112.29
Total Required Exit Width				1122.87
Proposed Staircase S3		1500.000		
Proposed Staircase S3a		1500.000		
Total proposed staircase exit Width				3000.000

Staircase Width Calculation from 11th Floor where Wings are disconnected

7th Floor	Office	Total	Population	
Wing -A	3172.528	3172.53	at 10 sq.m. per person	317.25
Total Population				317.25
Total Required Exit Width				3172.53
Proposed Staircase S1		2000.000		
Proposed Staircase S2		1500.000		
Total proposed staircase exit Width of Wing A				3500.000
Wing -C	2043.569	2043.57	at 10 sq.m. per person	204.36
Total Population				204.36
Total Required Exit Width				2043.57
Proposed Staircase S5		1500.000		
Proposed Staircase S6		1500.000		
Total proposed staircase exit Width of Wing C				3000.000



KEY PLAN

OWNER'S SIGNATURE

Advance India Projects Ltd.
Authorised Signatory

ARCHITECT'S SIGNATURE
CA/92/14687

KAMAL BATRA CA/92/14687

OWNER:-

PROJECT:-

Revised Building Plans of IT Park/Cyber Park colony over an area measuring 6.1375acres falling in the revenue estate of village Maidawas, sector -66 Gurugram, being developed by Advance India Projects limited under License No 112 of 2012 dated 27.10.2012

Checked and found fit for Public Health (Internal) Service only subject to comments in forwarding letter No. 80347 Dt. 13/03/25

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

DRG. TITLE:-

SITE PLAN (FPS)
AREA DIAGRAM AND CALCULATION

DRG. NO. :	SCALE	DATE
S-01.1	1:250	08.03.25