TABLE-1

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TYPES		FLOORS	NO. OF TYPICAL FLOORS	NEIGHBORHOOD SHOPPING	FAR AREA/ FLOOR	FAR OF ALL FLOORS	TOTAL FAR OCCUPANCY WISE	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NON FAR AREA OF TOWER	TOTAL NO. OF FLOORS
NEIGHBORHOOD	RETAIL	GROUND FLOOR	1	6064.205	6064.205	6064.205	18266.814	6168.694	6168.694	31225.784	6168.694	104.489	G+7
-	RETAIL	1st FLOOR	1	-	4634.344	4634.344		4941.094	4941.094			306.750	
	RETAIL	2nd FLOOR	1	-	4865.544	4865.544		5135.795	5135.795			270.251	
	RETAIL	3rd FLOOR	1	-	2702.721	3381.092		2935.056	3643.611			232.335	
	CINEMA	3rd FLOOR	1	-	678.371		898.026	708.555				30.184	
	CINEMA	4th FLOOR	1	-	219.655	1395.672		248.452	1470.261			28.797	
	OFFICE	4th FLOOR	1	-	1176.017		1176.017	1221.809				45.792	
	OFFICE	5th FLOOR		-	1176.386	1176.386	1176.386	1222.178	1222.178			45.792	
	OFFICE	6th FLOOR	1	-	1059.451	1092.686	1092.686	1224.269	1224.269			164.818	
	OFFICE	EXTRA REFUGE TERRACE IN FAR			33.235								
	OFFICE	7th FLOOR	1	-	1178.223	1178.223	1178.223	1224.015	1224.015			45.792	
NEIGHBORHOOD SHOPPING	RETAIL	BASEMENT-1	1	5919.962	5919.962	5919.962	5919.962	6195.867	6195.867			275.906	-
-	PARKING & SERVICES	BASEMENT-1	1	-	-	-	-	1685.014	1685.014	18403.852		-	
	PARKING & SERVICES	BASEMENT - 02	1	-	-	-	-	8276.704	8276.704			-	
	PARKING & SERVICES	BASEMENT – 03	1	-	-	-	-	7849.664	7849.664			-	
	-	MUMTY	1	-	-	-	-	592.470	592.470			592.470	
	TOTAL	-	-	11984.167		29708.114	29708.114		49629.636	49629.636	6168.694	2143.376	

PERIPHERI CALCULATION
AS PER NBC 2016 PART 3 CLAUSE 4.6.1.4-1

LENGTH(M)	WIDTH(M)	PERIPHERY LENGTH(M)	REQUIRED FTP ACCESS LENGTH	PROVIDED FTP ACCESS LENGTH(M)	
A	B	2(A+B)	1/3 OF PERIPHERY LENGTH(M)		
41.825	60.105	203.860	67.953	115.730	(41.825+60.105+13.800)

BASEMENTS	NET AREA	-	SERVICE AREA	=	PARKING AREA OF BASEMENT	/	32	=	CAPACITY		NOS. OF PARKING PROVIDED	NO.	TOTAL PROVIDED PARKING				TYPES OF PARKING	TOTAL
BASEMENT-01	-											2				2	SINGLE PARKING	2
TOTAL	-											2	-			2	-	
BASEMENT-02	8276.704	-	2039.231	=	6237.473	/	32	=	195	ECS	191	177	-			177	SINGLE PARKING	191
												2	-			2	HANDICAPP. PARKING	
												48	/	4	=	12	TWO WHEELER PARKING	
TOTAL												227	-			191	-	
BASEMENT-03	7849.664	-	1717.055	=	6132.609	/	32	=	192	ECS	189+60(STACK)	60	X	2	=	120	STACK PARKING	249
												117	-			117	SINGLE PARKING	
												47	/	4	=	12	TWO WHEELER PARKING	
TOTAL									387	ECS	-	224	-			249	-	
GRAND TOTAL												-						442

TOTAL SITE AREA = 2.65 Acres or 10724.15 Sqm
SITE AREA ININTENSE ZONE = 1.73 Acres or 7001.0505 Sqm
PERMISSIBLE FAR @ 300% (1.73 Acre) = 21003.1515 Sqm.

SITE AREA IN TRANSITION ZONE = 0.92 Acres or 3723.0991 sqm
PERMISSIBLE TOD FAR @ 250%(0.92 Acre) = 9307.748 Sqm.

TOTAL PERMISSIBLE FAR (21003.1515+9307.748) = 30310.8995 Sqm.

FAR ACHIEVED = 29708.114 sqm.

PERMISSIBLE GROUND COVERAGE 2.65 Acre @60% = 6434.49 Sqm.
PROPOSED GROUND COVERAGE = 6168.694 OR 6168.694X100 / 10724.15 = 57.521%

REQUIRED AREA OF NEIGHBORHOOD SHOPPING @50% OF 150 FAR = 8043.114 SQM.
= 10724.15x150 / 100
= 16086.225 @ 50%

PROPOSED AREA OF NEIGHBORHOOD = 5919.962 (BASEMENT-1)+ 6064.205 (GROUND FLOOR)
= 11984.167 SQM.

CARPET AREA (REFER TABLE -3) = 20541.730 Sqm.

REQUIRED ECS @ 1 ECS/50 SQM. OF CARPET AREA = 20541.730/50 = 410.834 OR SAY 411 ECS
PROPOSED PARKING = 442 CARS
2 NOS. PARKING RESERVED FOR HANDICAPPED PERSON SPACE

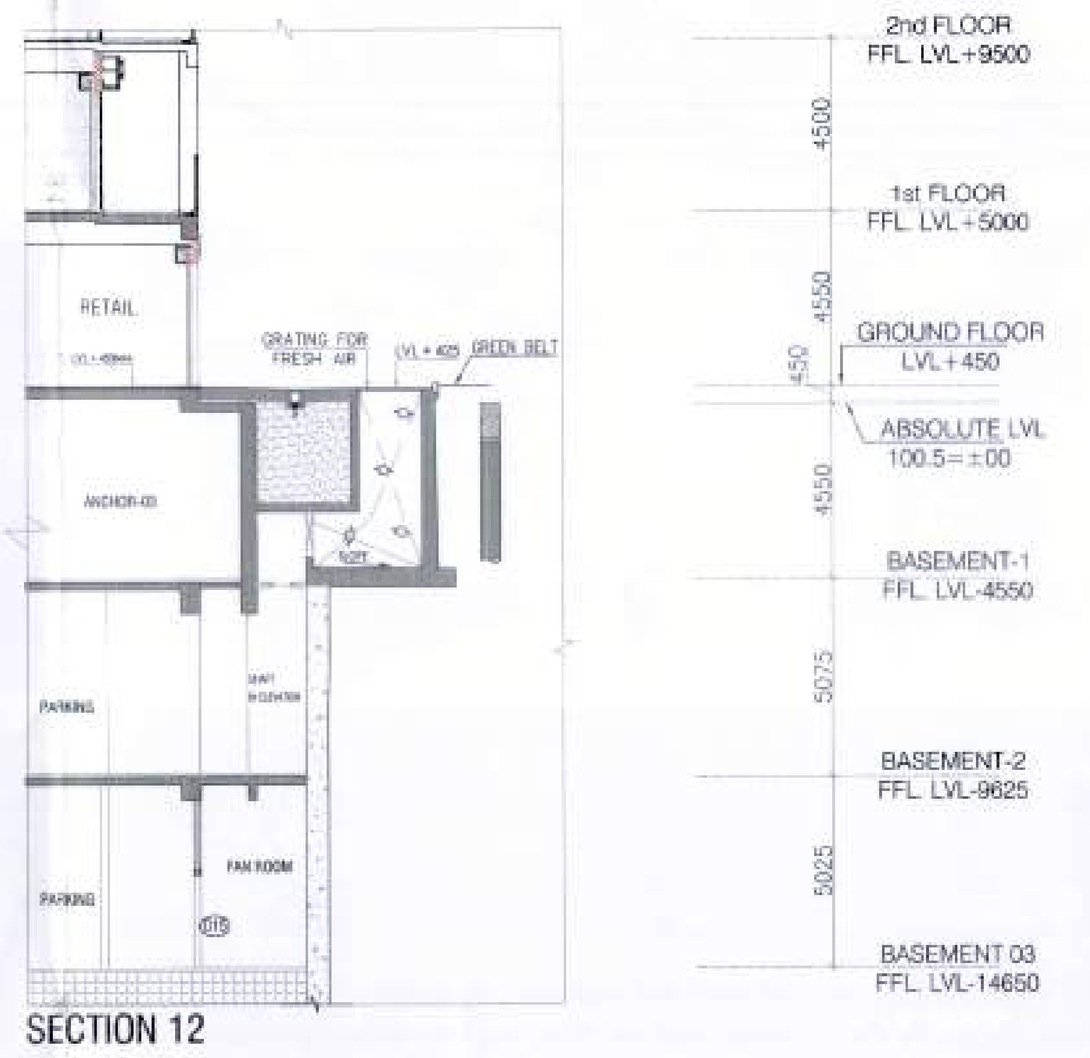
TABLE-3
TOTAL CARPET AREA ALL FLOORS

FLOOR		AREA	
Basement Area	=	4099.247	SQM
GROUND FLOOR	=	4131.946	SQM
1ST FLOOR	=	3312.084	SQM
2nd FLOOR	=	2908.802	SQM
3rd FLOOR	=	2836.657	SQM
4th FLOOR	=	846.794	SQM
5th FLOOR	=	849.717	SQM
6th FLOOR	=	714.055	SQM
7th FLOOR	=	842.428	SQM
TOTAL	=	20541.730	SQM

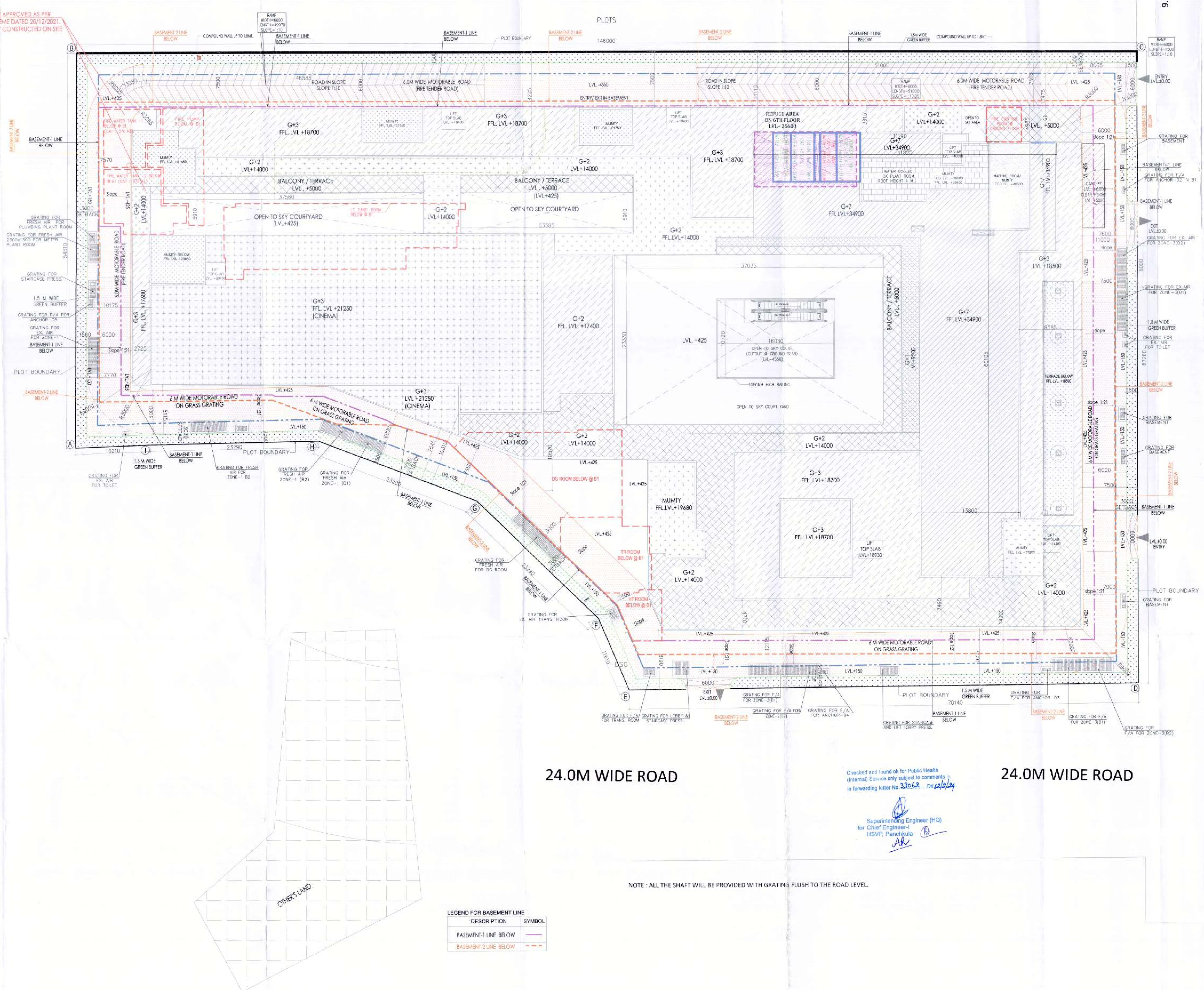
SANITATION DETAILS

S. No	Floor Area Description	FAR Area in Sqm	Occupant Load Factor	Population	Total Population	Type of Population	Occupancy	Occupancy Ratio (M:F)	Population (M)	Population (F)	Requirement as per NBC 2016 Male Toilet WC	WB	UR	Female toilet WC	WB	Provided BY ARCHITECT Male toilet WC	WB	UR	Female Toilet WC	WB
1	Basement-1 Retail	5919.962	3	1973	1973	Public	1776	50:50	888	888	18	18	18	18	18	-	-	-	-	-
						Staff	178	50:50	89	89	4	4	4	6	6	-	-	-	-	-
	As Retail					Total Requirement					22	22	22	24	24	22	22	23	24	24
2	Ground Floor Plan	6064.205	3	2021	2021	Public	1819	50:50	910	910	18	18	18	18	18	-	-	-	-	-
						Staff	182	50:50	91	91	4	4	4	6	6	-	-	-	-	-
	As Retail					Total Requirement					22	22	22	24	24	24	24	23	25	25
3	1st Floor Plan	4634.344	6	772	772	Public	695	50:50	348	348	7	7	7	7	7					
						Staff	70	50:50	35	35	2	2	2	3	3					
	As Retail					Total Requirement					2	9	9	10	10	12	12	13	12	12
4	2nd Floor Plan(Retail)	2063.192	6	344	344	Public	309	50:50	155	155	3	3	3	3	3	-	-	-	-	-
						Staff	31	50:50	15	15	1	1	1	2	2	-	-	-	-	-
	FOOD HALL /RESTAURANT	913.777	1.8	508	550	Public	495	67:33	332	163	5	5	7	7	7	-	-	-	-	-
	KITCHEN	391.619	9.3	42		Staff	55	67:33	37	18	3	3	2	2	2	-	-	-	-	-
	As Retail&Restaurant					Total Requirement					12	12	13	14	14	12	12	13	17	17
5	2nd Floor Plan Cinema	352 SEATS	1.2 X SEATS	422	422	Public	380	67:33	255	125	3	2	10	4	1	-	-	-	-	-
						Staff	38	67:33	25	13	2	2	2	2	2	-	-	-	-	-
	As Cinema					Total Requirement					5	4	12	6	3	7	7	12	10	6
6	3rd Floor Plan (Wellness center)	1472	4.6	320	320	Public	288	67:33	193	95	2	1	8	3	1	-	-	-	-	-
						Staff	29	67:33	19	10	2	2	1	1	1	-	-	-	-	-
	3rd Floor Plan(Retail)	640.716	6	107	107	Public	96	50:50	48	48	1	1	1	1	1	-	-	-	-	-
						Staff	11	50:50	5	5	1	1	1	1	1	-	-	-	-	-
	3rd Floor Plan(F&B)	413	1.8	229	248	Public	224	67:33	150	74	3	3	3	3	3	-	-	-	-	-
	3rd Floor Plan(KITCHEN)	177	9.3	19		Staff	25	67:33	17	8	2	2	1	1	1	-	-	-	-	-
	As Retail/ Restaurant					Total Requirement					11	10	15	10	8	28	28	25	21	20
7	4th Floor Plan	1176.017	10	118	118	-	118	50:50	59	59	2	4	3	4	2	4	4	4	4	3
8	5th Floor Plan	1176.386	10	118	118	-	118	50:50	59	59	2	4	3	4	2	4	4	4	4	3
9	6th Floor Plan	1089.604	10	109	109	-	109	50:50	54	54	2	4	3	4	2	4	4	4	4	3
10	7th Floor Plan	1178.223	10	118	118	-	118	50:50	59	59	2	4	3	4	2	4	4	4	4	3

Note: Please refer table 01, Table 03,Table-10 and Table 15 of NBC 2016 Part 9 Section 02.



SECTION 12



NOTE : ALL THE SHAFT WILL BE PROVIDED WITH GRATING FLUSH TO THE ROAD LEVEL.

LEGEND FOR BASEMENT LINE

DESCRIPTION	SYMBOL
BASEMENT-1 LINE BELOW	
BASEMENT-2 LINE BELOW	

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 3363 Dt 12/2/24
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED/ AIRCONDITIONED & 100% POWER BACKUP

LEGEND:-

PROJECT:

REVISED BUILDING PLAN (REVISION-1) OF (SUMMIT PLAZA) COMMERCIAL SITE UNDER TRANSIT ORIENNTED DEVELOPMENT (TOD) POLICY DATED 09.02.2016 ON THE AREA MEASURING 2.65 ACRES FALLING IN RESIDENTIAL CUM-GROUP HOUSING COLONY NAMELY DLF-5 (FORMERLY KNOWN AS DLF CITY PHASE-V), GURUGRAM BEING DEVELOPED BY DLF LIMITED.

DESIGN ARCHITECTS

ARCOP

ARCOP ASSOCIATES PVT LTD
Plot No. 36B, Sector-32, Intitutional Area,
Gurugram. Haryana. 122001. India
Tel.: 91-124-4595500
91-124-4595550
Fax: 91-124-4595550

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

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)
D.D. | P.A. | A.T.P.
Ram Avtar Bassi D(HQ)
DD (T) MEMBER BPAC

TO BE REA... THIS OFFICE
MEMO NO.:
DATED :

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
JAN.-2024 / Scale : 1:200	Drawing No:- ST-01
Drawing Title:- SITE PLAN	11042024-1