Recommended for Sanction
To be read with memo no. 1546
Dated. 28/04/2026
Senior Town Planner
Panchkula

CTP (HR)
cum-chairman
BPAC

S.T.P.(HQ)
Member Secretary
B.P.A.C

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. ....DV............

DTP(HQ)

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

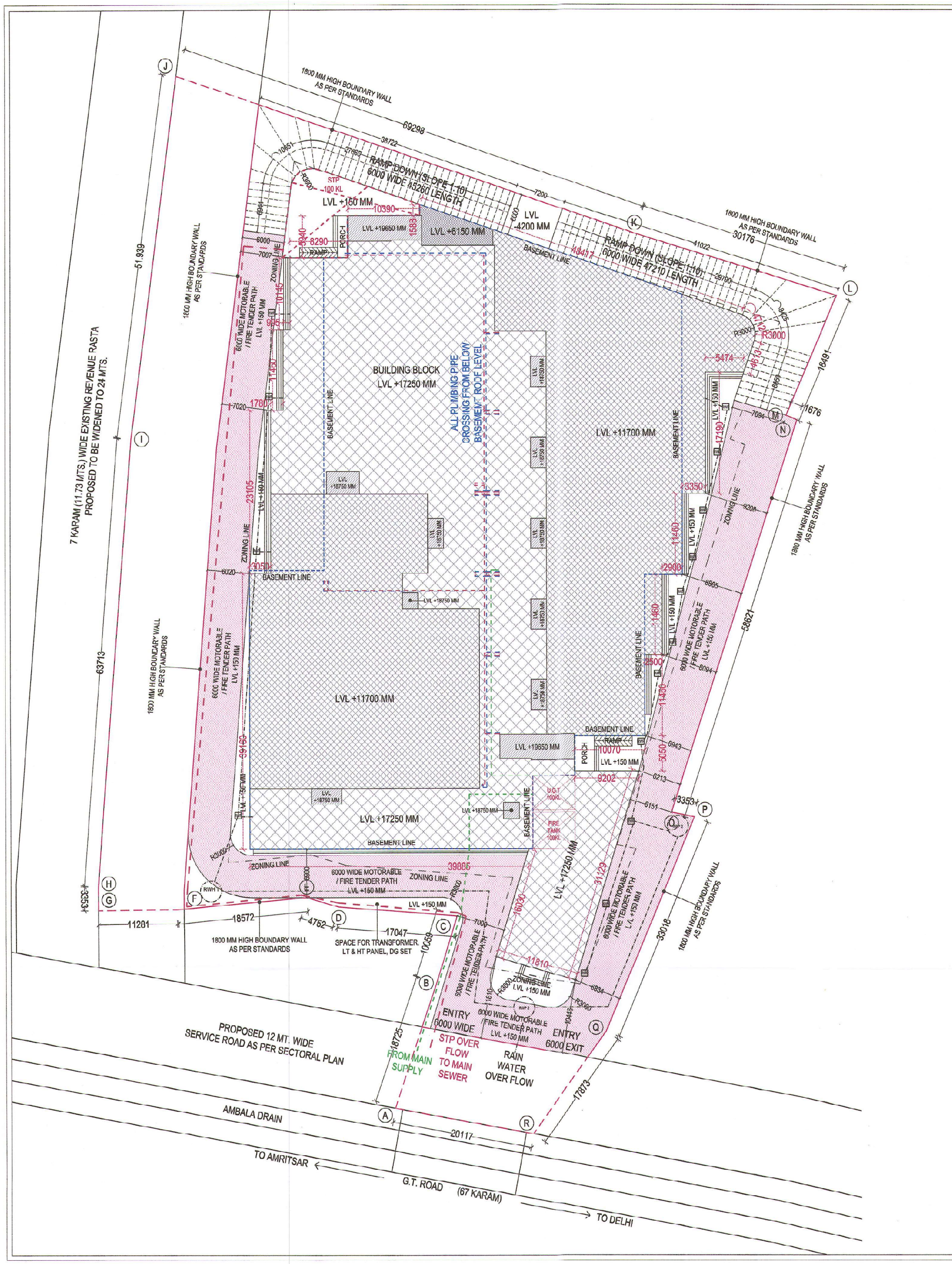
ATP(HQ)

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

JD(HQ)

ADFO. (HQ)
Member
BPAC

FSO. (HQ)
Member
BPAC



TOILET FIXTURE CALCULATION

DESCRIPTION	GROUND				FIRST				SECOND				THIRD			
COVERED AREA	5209.78		SQ.MT.		4861.94		SQ.MT.		2230.28		SQ.MT.		930.17		SQ.MT.	
AREA FOR 1 PERSON	3		PER SQ.MT.		6		PER SQ.MT.		6		PER SQ.MT.		6		PER SQ.MT.	
TOTAL NO OF PERSONS	1736.6		PERSONS		810.3		PERSONS		371.7		PERSONS		155.0		PERSONS	
SAY	1737		PERSONS		811		PERSONS		372		PERSONS		155		PERSONS	
DESCRIPTION	PERMANENT		FLOATING		PERMANENT		FLOATING		PERMANENT		FLOATING		PERMANENT		FLOATING	
	10%		90%		10%		90%		10%		90%		10%		90%	
	173.7		1563.3		81.1		729.9		37.2		334.8		15.5		139.5	
	SAY	174	SAY	1563	SAY	81	SAY	730	SAY	37	SAY	335	SAY	16	SAY	140
	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN
	2/3	1/3	2/3	1/3	2/3	1/3	2/3	1/3	2/3	1/3	2/3	1/3	2/3	1/3	2/3	1/3
PERSONS	116.0	58.0	1042.0	521.0	54.0	27.0	486.7	243.3	24.7	12.3	223.3	111.7	10.7	5.3	93.3	46.7
SAY	117	58	1042	521	54	27	487	243	25	12	223	112	11	5	93	47
W.C.	5	5	21	10	3	3	10	5	2	1	5	2	1	1	2	1
BASIN	5	5	21	10	3	3	10	5	2	1	5	2	1	1	2	1
URINAL	5		21		3		10		2		5		1		2	
TOTAL	MEN		WOMEN		MEN		WOMEN		MEN		WOMEN		MEN		WOMEN	
	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.
W.C.	26	26	15	18	13	21	8	18	7	19	3	16	3	5	2	2
BASIN	26	26	15	18	13	21	8	18	7	19	3	16	3	5	2	2
URINAL	26	26			13	21			7	19			3	5		

NOTE:

- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
- ALL MANDATORY SERVICES ARE AS PER N.B.C. NORMS.
- ALL SHAFTS & BASEMENTS ARE MECHANICALLY LIT & VENTILATED.
- ALL SUPERSTRUCTURE & BASEMENTS ARE FULLY SPRINKLERED.
- ALL BUILDING IS CENTRALLY AIR CONDITIONED.
- BASEMENTS ARE MECHANICALLY VENTILATED.
- ALL FLOORS ARE MECHANICALLY VENTILATED AND LIGHTED.
- STRUCTURAL SYSTEM : BEAM COLUMN SYSTEM
- SITE AREA AS PER APPROVED ZONING PLAN.
- GATE AND BOUNDARY WALL AS PER STANDARD DETAIL.
- BUILDING HAS COMPLETE POWER BACKUP.
- ALL MAIN DOORS ARE 2 HOUR FIRE RATED DOORS.
- ALL FLOORS AND BASEMENTS HAVE AUTOMATIC SPRINKLER SYSTEM FOR FIRE FIGHTING AS PER NBC 2016.

LEGEND

	200MMØ SEWER LINE
	DOMESTIC WATER LINE
	500MMØ STORM SEWER LINE
	FLUSHING WATER TANK

LEGEND

	STORM WATER LINE
	IRRIGATION LINE
	MUNICIPAL LINE
	TANKER LINE
	STP OVERFLOW LINE
	CATCH BASIN
	RAIN WATER HARVESTING PIT
	STORM WATER MANHOLE
	SEWERAGE MANHOLE

AREA SUMMARY

S.NO.	DESCRIPTION		
A	TOTAL PLOT AREA	2.4875	ACRES
		10066.54	SQ.MT.
B	PERMISSIBLE GROUND COVERAGE	60%	
		6039.92	SQ.MT.
C	PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	175%	
		17616.44	SQ.MT.
D	PROPOSED GROUND COVERAGE	51.75%	
		5209.78	SQ.MT.
E	PROPOSED FLOOR AREA RATIO (F.A.R.)	131.45%	
		13232.17	SQ.MT.
F	TOTAL BUILT-UP AREA	18207.27	SQ.MT.

AREA CALCULATION

FLOOR	FAR AREA	NON - FAR AREA	BUILT-UP AREA
	(IN SQ.MT.)		
GROUND	5209.78	----------	5209.78
FIRST	4861.94	197.97	5059.91
SECOND	2230.28	201.80	2432.08
THIRD	930.17	15.57	945.74
TERRACE	----------	168.48	168.48
BASEMENT	----------	4391.29	4391.29
TOTAL	13232.17	4975.10	18207.27

PARKING CALCULATION

TOTAL COVERED AREA		13232.17			SQ.MT.
PARKING REQUIRED @ FOR 50 SQ.MT. COVERED AREA = 1 ECS		264.64			ECS
	SAY	265			ECS
TOTAL BASEMENT AREA FOR PARKING		4255.87			SQ.MT.
AS PER AREA ECS PROVIDED AT BASEMENT @ 32 SQ.MT. / ECS		133.00			ECS
	SAY	133			ECS
MECHANICAL PARKING		266			ECS
AS PER NUMBER ECS PROVIDED AT BASEMENT		137	x	2	ECS
		274			ECS

PROJECT

COMMERCIAL SITE MEASURING 2.4875 ACRES (19 KANAL - 18 MARLA) FALLING IN THE REVENUE ESTATE OF VILLAGE KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY M/S JAIGURUJI BLESSINGS PVT. LTD.

ARCHITECT

CONTINENTAL DESIGN STUDIO
#1006 , SECTOR - 4 , PANCHKULA
continentaldesignstudio@gmail.com
#0172-4014404

SHEET TITLE

SITE PLAN & AREA STATEMENT

DATE	APRIL 2026
SCALE	1:300 (A1)

NORTH

SHEET NO

01/12

CLIENT SIGNATURE: For Jaiguruji Blessings Private Limited, Director

ARCHITECT SIGNATURE: RATTAN PAL SINGH, ARCHITECT, CA/2011/51128