Checked subject to Comments
In forwarding letter No. 194214
Dt. 26/6/2026 ...and notes
Attached with the estimate

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

Director
Town & Country Planning
Haryana, Chandigarh

DTP(HQ) ATP(HQ)

AD PA ATP

Rajesh Dua
SDO(HQ)

SANCTIONED
TO BE READ WITH OFFER OFFICE
MEMO NO. 21142
DATED 16/10/2026

Future Expansion
PHASE 3

Future Expansion
PHASE 3
Area 1.0005 ACRES.

150m. Wide NPR Road

18m. Green Belt

24m. Wide Service Road

24m. Wide Road

1.5 M WIDE GREEN BUFFER

60.365

6.000

41.921

7.960

25.152

63.720

3.000

9.000

15.091

51.981

8.384

48.629

83.843

122.823

92.224

55.335

16.000

14.000

8.333

6.000

HT Line 66 KVA

Future Expansion
PHASE 2
Area 1.3779 ACRES.

LICENSE NO. 98
Area 3.356 ACRES.

Future Expansion
PHASE 4
Area 1.7575 ACRES.

LICENSE NO. 99
Area 3.375 ACRES.

Future Expansion
PHASE 5
Area 0.9192 ACRES.

2 karam Revenue Rasta

3 Karam Revenue Rasta

3 karam Revenue Rasta

ENTRY EXIT

BASEMENT LINE

ZONING LINE

100M TANKER WATER SUPPLY

100M MUNICIPAL WATER SUPPLY

IRRIGATION SUPPLY

PHASE 1
Area 1.6759 ACRES.

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer
HSVP, Circle-I, Gurugram

LEGEND:
- LICENSE NO- 98 OF 2010
- LICENSE NO- 99 OF 2010
- ESS OUILTINE
- FIRE PLANT ROOM
- STP
- FIRE TENDER PATH
- REFUGE TERRACE
- ZONING LINE
- SETBACK LINE
- BASEMENT LINE
- EV PARKING (ON SURFACE)
- SURFACE PARKING AREA

REFUGE TERRACE:
@14TH FLOOR: LVL + 28600 MM
@17TH FLOOR: LVL + 39200 MM
@11TH FLOOR: LVL +58000 MM
@15TH FLOOR: LVL +72800 MM
@18TH FLOOR: LVL +85400 MM
@22ND FLOOR: LVL +103400 MM

SITE PLAN_TERRACE LVL
SCALE-1:250

MASTER SHEET- SUPER STRUCTURE

FLOOR NO.	F.A.R AREA AREA (SqM)	NON- F.A.R AREA AREA (SqM)	BUILT-UP AREA AREA (SqM)	CARPET AREA AREA (SqM)
GROUND FLOOR	2828.864	43.699	2872.563	1640.197
1ST FLOOR	1974.870	209.344	2184.215	1349.112
2ND FLOOR	1883.755	107.560	1993.315	1367.573
3RD FLOOR	1807.898	107.560	1915.458	1384.536
4TH FLOOR	1793.951	218.463	2002.414	1281.873
5TH FLOOR	1744.584	107.560	1852.144	1322.199
6TH FLOOR	1805.912	107.560	1913.472	1365.587
7TH FLOOR	1796.843	218.463	2015.306	1353.845
8TH FLOOR	1805.493	107.560	1913.053	1333.531
9TH FLOOR	1773.125	107.560	1880.685	1350.512
10TH FLOOR	1805.912	107.560	1913.472	1366.339
11TH FLOOR	1796.843	218.463	2015.306	1368.153
12TH FLOOR	1805.912	107.560	1913.472	1366.339
13TH FLOOR	1820.781	107.560	1928.341	1382.548
14TH FLOOR	1805.912	107.560	1913.472	1366.339
15TH FLOOR	1796.843	218.463	2015.306	1368.153
16TH FLOOR	1793.995	107.560	1901.556	1319.488
17TH FLOOR	1773.125	107.560	1880.685	1350.512
18TH FLOOR	1803.002	218.463	2021.495	1340.949
19TH FLOOR	1820.781	107.560	1928.341	1383.300
20TH FLOOR	1805.912	107.560	1913.472	1366.339
21ST FLOOR	1814.823	98.650	1913.472	1381.956
22NDFLOOR	1633.912	160.060	1794.172	946.414
SERVICE FLOOR		1736.835	1736.835	
MUMTY		90.736	90.736	
METER ROOM		43.995	43.995	
TOTAL (SqM) (A)	**42485.078**	**4981.178**	**47464.256**	**31055.836**

SUB-STRUCTURE

	F.A.R AREA	NON- F.A.R AREA	BUILT-UP AREA	CARPET AREA
BASEMENT 1		4892.123	4892.123	
BASEMENT 2		4854.756	4854.756	
BASEMENT 3		4534.301	4534.301	
BASEMENT 4		4534.301	4534.301	
TOTAL (SqM) (B)	**0.000**	**18815.481**	**18815.481**	**0.000**
TOTAL (A+B)	**42485.078**	**23796.659**	**66281.737**	**31055.836**

Surface Fetsing Area Calculation

	L (in M.)	W (in M.)	Total (in sqm.)	Nos.
Surface Parking Area	47.50	8.50	171.71	
R.C.S. @ 33.50 sq.M./ECS ON SURFACE				24.00
No. of parking bays provided on Surface				14.00

AREA STATEMENT

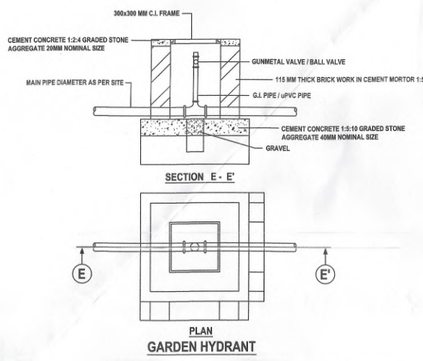
TOTAL LICENSED AREA	6.731	ACRES	27239.347	Sq.m
Site Area for commercial development-TOD of 3.356 Acres (license no. 99)	3.356	ACRES	13581.229	Sq.m
Site Area for Commercial development-Non TOD of 3.375 acres (license no. 98)	3.375	ACRES	13658.119	Sq.m
Permissible FAR Calculation- Commercial under TOD	3.50	0%	47534.300	Sq.m
Permissible FAR Calculation- Commercial Non- TOD	1.75	0%	23901.700	Sq.m
Total Permissible FAR (TOD & Non-TOD)	2.62	8%	71436.000	Sq.m
Proposed FAR for commercial building in site (Phase-1)	**155.97%**		42485.078	Sq.m
Balance FAR for future expansion (Phase-2,3,4 & 5)			28950.930	Sq.m
Permissible Ground coverage	40%		16343.608	Sq.m
Proposed Ground coverage	**9.57 %**		2666.284	Sq.m

GROUND COVERAGE

S.NO.	WIDTH (M.)	LENGTH (M.)	COEFF.	NOS.	AREA (SqM.)
ADDITIONS					
A	94.200	27.375	1	1	2577.971
B	2.400	2.700	1	1	30.240
C	2.400	0.347	1	1	3.897
D	2.000	8.200	1	1	57.483
E	2.455	31.800	1	1	78.108
		GROSS AREA (TOTAL ADDITIONS)			2677.698
SUBTRACTIONS					
1		FLUE	1	1	5.370
2		FLUE	1	1	5.370
		GROSS AREA (TOTAL SUBTRACTIONS)			10.740
		(NET GROSS-ING COVERAGE)			2666.284

ECS Required (1 ECS/ 50 sq.m of CARPET AREA) 31,055.8 / 50 = 621

ECS Provided	ECS Avl Parking Area	Single car Parking	Double Stack Parking	Puzzle Parking	Total Car Parking
Basement 1	3382.02		652	66	130
Basement 2	3707.29		851	86	174
Basement 3	3460.05		932	93	186
Basement 4	3743.91		766	94	194
On Surface parking	343.91				14
No. of ECS on Surface	24.00				
ECS (car parking spaces)	614.53				
Total Car Parking Provided				ECS	700
EV Parking required (2 ECS on 100 ECS)					14 ECS

CLIENT	PSRI CONSTRUCTION PVT. LTD.	PURI
	1ST FLOOR, PLOT NO. 1, SECTOR-60, GAUTAM BUDH, 'ELLISTO' 194142, NOIDA-201301 (U.P.)	
STRUCTURES	**Planning and Design Bureau**	
	64-65, Okhla Industrial Estate-III, Near Modi Hospital, New Delhi-110020	
	Ph.:011-26921985, 011-41456773	
	E-mail: pdbcon@gmail.com	
	ICON Integrate Building Constultants	
	1-D/20, 4th Floor, Sector-25A, Noida-201303	
	(U.P.) 0120-4909018, 9871312002	
	E-mail: urgent@iconintegrateconsultants.in	
ARCHITECTS	**Arcop Associates Pvt. Ltd.**	
	F-59, 3rd, Sec-15, Gurgaon-122001	
	Ph.: 3624100, 3624101	
	Architects@Yahoo.in, New Delhi, Indian.	
PROJECT	Building plan of commercial Colony measuring land under TOD public area as area measuring 3.356 Acres (license no. 99) & 3.375 acres (license no. 98) of 2010 dated 19.11. 2010, in sector -113, Gwal. Purpose being developed by M/s Ashnehdh pharmaceuticals Ltd. in collaboration with M/s Puri Construction Pvt. Ltd.	
ARCHITECT'S SIGNATURE		
OWNERS SIGNATURE	For Puri Construction Pvt. Ltd. / Per-Puri Construction Pvt. Ltd. / Authorised Signatory	
DRAWING TITLE	SITE PLAN_TERRACE LVL	DRAWING NO. PL-04
TERRACE & FLUSHING WATER SUPPLY LAYOUT		DG-AR-501

WATER SUPPLY LEGENDS:-	SYMBOL
IRRIGATION LINE	
GARDEN HYDRANT	GH
VALVE CHAMBER 600x600	
MUNICIPAL WATER SUPPLY	
TANKER SUPPLY	
DOMESTIC WATER RISER	
FLUSHING WATER RISER	
BOOSTER DOMESTIC WATER SUPPLY	
SOFT WATER SUPPLY RISER PIPE	
FLUSHING WATER SUPPLY LINE