Checked subject to Comments
In forwarding letter No. 8946
DE 28/08/2026 and notes
Attached with the estimate

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

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

S.T.P.(HQ) Member B.P.A.C.
S.T.P.(G) Member B.P.A.C.
CTP(H&A) Chairman BPAC.

DTP(HQ)
ATP(HQ)

Director Town & Country Planning Haryana, Chandigarh

AD
PA
ATP

FSO, (HQ) Member BPAC

Rajesh Dutt SDO(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 16129
DATED: 08.05.24

GTOR-89

1.5M WIDE GREEN BUFFER
67.05M
PLOT LINE
LVL. -2.350 M
6 M. WIDE FIRE TENDER MOVEMENT MOTORABLE ROAD
RAMP DN (SLOPE - 1:10) LENGTH = 6.50 M
SET BACK LINE
BASEMENT LINE
ETP BELOW (2ND BMT.)
MUMTY TERRACE LVL.+20.400M
TERRACE LVL.+17.250M
TERRACE LVL.+11.250M
BASEMENT ENTRY
STP
STP BELOW (2ND BMT.)
RAMP UP (SLOPE - 1:10) LENGTH = 6.00 M
OPEN TO SKY LVL.-2.200M
TERRACE LVL.+6.750M
FIRE TANK-2 BELOW (1ST BMT.)
FIRE PUMP ROOM BELOW (1ST BMT.)
FIRE TANK-1 BELOW (1ST BMT.)
DOUBLE STACK EV PARKING
EV-01 EV-06 EV-09 EV-10
REFUGE AREA LVL. +27.050 M (4TH FLOOR) LVL. +42.250 M (8TH FLOOR)
OH TANK LVL.+67.750M
FIRE TOWER
LMR TERRACE LVL.+65.925M
MUMTY TERRACE LVL.+27.050M
MUMTY TERRACE LVL.+23.400M
MUMTY TERRACE LVL.+60.600M
TERRACE LVL.+57.450M
TERRACE LVL.+23.250M
TERRACE LVL.+14.250M
TERRACE LVL.+49.850M
TERRACE LVL.+61.250M
TERRACE LVL.+1.8M
TERRACE LVL.+20.250M
D.G. ROOM BELOW (2ND BMT.)
MUMTY TERRACE LVL.+53.000M
MUMTY TERRACE LVL.+64.400M
OH TANK LVL.+67.750M
LVL.+64.400M
TERRACE LVL.+61.250M
RAMP UP LOWER GROUND TO GROUND FLOOR 6000MM WIDE ROAD (N SLOPE (1:10) LENGTH=28.00 M.
RAMP DN GROUND FLOOR TO LOWER GROUND 6000MM WIDE ROAD (N SLOPE (1:10) LENGTH=25.0 M.
PROJECTION BUILDING AT 2ND FLOOR LEVEL +11.250M
PROJECTION BUILDING AT 1ST FLOOR LEVEL +6.750M
OPEN TO SKY
MRL LVL.+51.050M
ESS ROOM & LT PANEL BELOW (1ST BMT.)
TERRACE LVL.+49.850M
TERRACE LVL.+23.250M
TERRACE LVL.+20.250M
TERRACE LVL.+11.250M
LVL. +0.450 M
LVL. +0.150 M
LVL. +0.00 M
RAMP DN (SLOPE 1:10)
RAMP UP (SLOPE 1:10)
ENTRY/EXIT
TRANSFORMER BELOW (1ST BMT.)
FIRE COMMAND CENTER
HT VCB ROOM
NT METER ROOM
L.M.& MUMTY TERRACE LVL.+15.000M
O.H.TANK
TERRACE LVL.+10.000M
SPACE FOR SEWERAGE TREATMENT PLANT RCC SLAB AS PER STR. PARKING / SERVICE ROAD
3 KARAM WIDE REVENUE RASTA
1.5M WIDE GREEN BUFFER
12 MTR WIDE SERVICE ROAD
60 MTR WIDE UTILITY CORRIDOR
12 MTR WIDE SERVICE ROAD
25 MTR WIDE SECTOR ROAD
SECTION -X
SW 200ø RCC PIPE SLOPE 1:150 = 63m
SW 200ø RCC PIPE = 37m
SW 200ø RCC PIPE 24m
SW 200ø RCC PIPE SLOPE 1:150 = 39m
SW 200ø RCC PIPE SLOPE 1:150 = 60m
SW 200ø RCC PIPE SLOPE 1:150

AREA CALCULATION

TOTAL PLOT AREA (2.36875 ACRES)		9585.976	ALL AREA IN SQMT.
PERMISSIBLE GROUND COVERAGE @	60%	5751.586	
PERMISSIBLE F.A.R FOR TOD @ (X)	350%	33550.916	
ADDITIONAL 3% FAR OF PLOT AREA FOR INSTALLING SOLID WASTE MANAGEMENT PLANT (Y)	3%	287.579	
NET PERMISSIBLE F.A.R @ = (X +Y)	353%	33838.495	
PROPOSED GROUND COVERAGE @	55.42%	5312.196	
PROPOSED F.A.R. @	352.99%	33837.117	

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)	CARPET AREA SQ.MT.
1	2ND. BASEMENT FLOOR		6514.370	6514.370	
2	1ST. BASEMENT FLOOR		6506.172	6506.172	
3	LOWER GROUND FLOOR	4100.897	1163.198	5264.095	3007.636
4	UPPER GROUND FLOOR	5133.620	510.481	5644.101	2674.629
5	MEZZANINE FLOOR	333.992	33.319	367.311	276.537
6	FIRST FLOOR	4011.732	851.702	4863.434	2767.010
7	SECOND FLOOR	2979.315	419.730	3399.045	2450.588
8	MEZZANINE SECOND FLOOR	510.204	99.918	610.122	467.159
9	SERVICE FLOOR	0.000	2703.129	2703.129	
10	THIRD FLOOR	1826.809	267.054	2093.863	1344.991
11	FOURTH FLOOR (REFUGE FLOOR)	1806.599	213.056	2019.655	1324.807
12	FIFTH FLOOR	1826.809	213.056	2039.865	1344.991
13	SIXTH FLOOR	1826.809	213.056	2039.865	1344.991
14	SEVENTH FLOOR	1826.809	213.056	2039.865	1344.991
15	EIGHTH FLOOR (REFUGE FLOOR)	1806.599	213.056	2019.655	1324.807
16	NINTH FLOOR	1826.809	213.056	2039.865	1344.991
17	TENTH FLOOR	1718.661	227.898	1946.559	1262.984
18	ELEVENTH FLOOR	1718.661	200.212	1918.873	1262.984
19	TWELFTH FLOOR	582.790	447.533	1030.323	332.426
20	TERRACE FLOOR		278.095	278.095	
	TOTAL AREA	33837.117	21501.147	55338.264	23876.522

PARKING DETAIL

ECS REQUIRED:-

PARKING REQUIREMENT FOR COMMERCIAL AREA 1 EQ. CAR SPACE PER 50 SQM. OF CARPET AREA.

TOTAL CARPET AREA = 23876.522 SQM.

PARKING REQUIRED = 23876.522 X 1 / 50 = 477.53 ECS

SAY ECS = 478 ECS

ELECTRIC VEHICLES REQUIRED 2% OF SAY ECS = 10 ECS

ECS AVAILABLE :-

OPEN SURFACE ELECTRIC VEHICLES = (X)	12 ECS
1ST BASEMENT PARKING AVAILABLE = (Y)	241 ECS
2ND BASEMENT PARKING AVAILABLE = (Z)	241 ECS
NET PARKING AVAILABLE (X+Y) =	**494 ECS**

PARKING NO PROVIDED :-

OPEN SURFACE (A):-			
ELECTRIC VEHICLES SINGLE (10X1)	=	10	NO
TOTAL OPEN SURFACE	=	10	NO
1ST BASEMENT (B) :-			
DOUBLE STACK (103X2)	=	206	NO
HANDICAPPED	=	2	NO
TWO WHEELER	=	80	NO
TOTAL 1ST BASEMENT	=	288	NO
2ND BASEMENT (C) :-			
DOUBLE STACK (112X2)	=	224	NO
TWO WHEELER	=	68	NO
TOTAL 2ND BASEMENT	=	292	NO
TOTAL (A+B+C)	=	590	NO

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

Superintending Engineer,
HSVP, Circle-I, Gurugram

For RECEPTIVE BUILDWELL LLP
Authorised Signatory

V. CONSULTING

For RECEPTIVE BUILDWELL LLP
Authorised Signatory

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., LL.B.
CA No. [illegible]

Checked and found ok for Public Health (Internal) Service only subject to comments in
In forwarding letter No. 8946 dated 18/12/2026

OWNER'S SIGN
ARCHITECT'S SIGN

PROJECT:-
REVISED 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:- (SEWERAGE LAYOUT)
SITE PLAN & AREA CALCULATION

DRG NO.:- SB-01

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DEALT R.S.
CHKD A.S.

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SCALE:- 1:200
DATE:- 07/MARCH/2026

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