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

S.T.P. (G)
Member
B.P.C.

C.T.P. (Hr.)
Chairman
B.P.C.

AD

PA

ATP

Checked and found ok for Public Health (Internal) Services subject to comments in forwarding letter No. SE(HQ)/......Dt. 18.4.17
6736

Superintending Engineer (HQ)
HUDA, Panchkula.
17/4/17

(BALWANT SINGH)
S.D.

DETAIL OF AREA STATEMENT

TOTAL AREA OF THE SITE (2.71875 ACRES)	=	**11002.373 SQ.MT.**
PERMISSIBLE F.A.R. (175)	=	**19254.154 SQ.MT.**
PROPOSED F.A.R. (174.92 %)	=	**19245.763 SQ.MT.**
PERMISSIBLE GROUND COVERAGE (40% OF THE SITE AREA)	=	
40 % * 7826.608 SQMT.	=	**4400.949 SQ.MT.**
PROPOSED GROUND COVERAGE (39.95 %)	=	**4320.733 SQ.MT.**

AREA STATEMENT (TO BE COUNTED IN F.A.R.)		
GROUND FLOOR AREA	=	4280.341 SQ.MT.
FIRST FLOOR AREA	=	3664.295 SQ.MT.
SECOND FLOOR AREA	=	3506.844 SQ.MT.
THIRD FLOOR AREA	=	3054.952 SQ.MT.
FOURTH FLOOR AREA	=	961.685 SQ.MT.
FIFTH FLOOR AREA	=	1260.122 SQ.MT.
SIXTH FLOOR AREA	=	1258.762 SQ.MT.
SEVENTH FLOOR AREA	=	1258.762 SQ.MT.
NET ACHIEVED F.A.R.	=	**19245.763 SQ.MT.**

BASEMENT AREA (NON F.A.R.)		
BASEMENT I AREA	=	5909.330 SQ.MT.
BASEMENT II AREA	=	5829.454 SQ.MT.
BASEMENT III AREA	=	5829.454 SQ.MT.
TOTAL BASEMENT AREA	=	**17568.238 SQ.MT.**
MUMTY & MACHINE ROOM	=	270.261 SQ.MT.
TOTAL BUILTUP AREA = FAR + NON FAR	=	**37084.262 SQ.MT.**

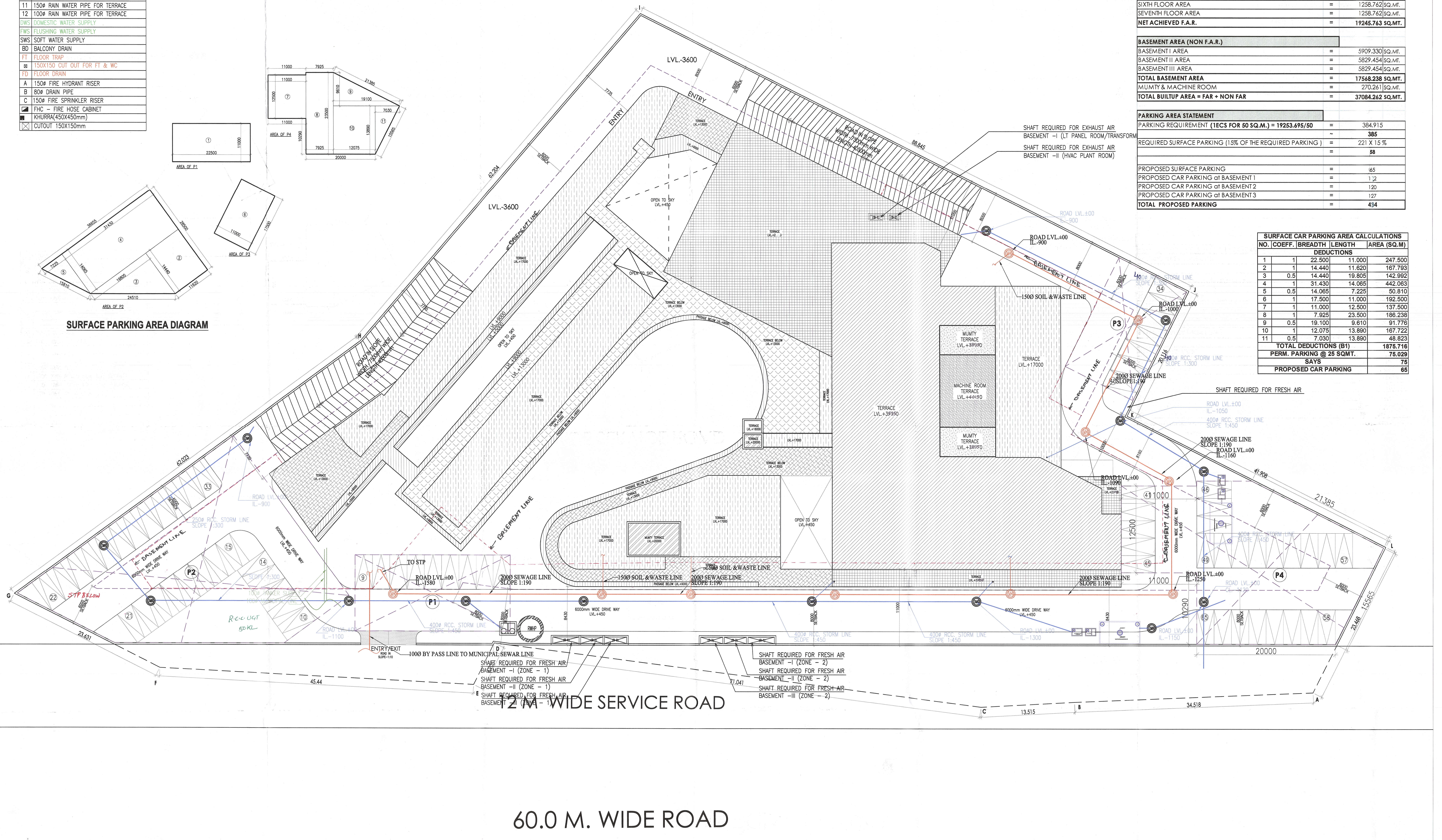
PARKING AREA STATEMENT		
PARKING REQUIREMENT (**1ECS FOR 50 SQ.M.) = 19253.695/50**	=	384.915
	~	**385**
REQUIRED SURFACE PARKING (15% OF THE REQUIRED PARKING)	=	221 X 15 %
	=	**58**
PROPOSED SURFACE PARKING	=	65
PROPOSED CAR PARKING at BASEMENT 1	=	112
PROPOSED CAR PARKING at BASEMENT 2	=	120
PROPOSED CAR PARKING at BASEMENT 3	=	127
TOTAL PROPOSED PARKING	=	**434**

SURFACE CAR PARKING AREA CALCULATIONS

NO.	COEFF.	BREADTH	LENGTH	AREA (SQ.M)
		DEDUCTIONS		
1	1	22.500	11.000	247.500
2	1	14.440	11.620	167.793
3	0.5	14.440	19.805	142.992
4	1	31.430	14.065	442.063
5	0.5	14.065	7.225	50.810
6	1	17.500	11.000	192.500
7	1	11.000	12.500	137.500
8	1	7.925	23.500	186.238
9	0.5	19.100	9.610	91.776
10	1	12.075	13.890	167.722
11	0.5	7.030	13.890	48.823
TOTAL DEDUCTIONS (B1)				**1875.716**
PERM. PARKING @ 25 SQMT.				**75.029**
SAYS				**75**
PROPOSED CAR PARKING				**65**

PLUMBING LEGEND:-

1	100ø SOIL & VENT PIPE
2	100ø WASTE & VENT PIPE
2a	150ø WASTE & VENT PIPE FOR KITCHEN
2b	100ø WASTE & VENT PIPE FOR SHOP
3	75ø VENT PIPE
5	DOMESTIC DOWN TAKE
6	FLUSHING DOWN TAKE
7	65ø DOMESTIC WATER RISER PIPE
8	50ø FLUSHING WATER RISER PIPE
9	65ø SOFT WATER RISER PIPE
10	200ø RAIN WATER PIPE FOR TERRACE
11	150ø RAIN WATER PIPE FOR TERRACE
12	100ø RAIN WATER PIPE FOR TERRACE
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
SWS	SOFT WATER SUPPLY
BD	BALCONY DRAIN
FT	FLOOR TRAP
⊠	150X150 CUT OUT FOR FT & WC
FD	FLOOR DRAIN
A	150ø FIRE HYDRANT RISER
B	80ø DRAIN PIPE
C	150ø FIRE SPRINKLER RISER
◪	FHC - FIRE HOSE CABINET
■	KHURRA(450X450mm)
☒	CUTOUT 150X150mm



AREA OF P1
AREA OF P2
AREA OF P3
AREA OF P4
22500
11000
28500
11620
14440
19805
24510
31430
38655
14065
7225
15810
17500
12500
7925
23500
12075
9610
13890
19100
7030
21385
15565
20000
10290
LVL.-3600
ENTRY
ROAD IN SLOPE WIDTH-7500mm WIDE LENGTH-40500mm
88.845
62.204
62.023
7735
6000 SETBACK
8000 SETBACK
OPEN TO SKY LVL.+450
TERRACE LVL.+17000
TERRACE LVL.+13000
TERRACE LVL.+35950
TERRACE LVL.+23950
MUMTY TERRACE LVL.+38950
MACHINE ROOM TERRACE LVL.+40150
MUMTY TERRACE LVL.+20000
TERRACE BELOW LVL.+13000
PASSAGE BELOW LVL.+9000
LVL.+9000
LVL.+13000
LVL.+5000
BASEMENT LINE
SHAFT REQUIRED FOR EXHAUST AIR BASEMENT -I (LT PANEL ROOM/TRANSFORM
SHAFT REQUIRED FOR EXHAUST AIR BASEMENT -II (HVAC PLANT ROOM)
SHAFT REQUIRED FOR FRESH AIR
SHAFT REQUIRED FOR FRESH AIR BASEMENT -I (ZONE - 1)
SHAFT REQUIRED FOR FRESH AIR BASEMENT -II (ZONE - 1)
SHAFT REQUIRED FOR FRESH AIR BASEMENT -III (ZONE - 1)
SHAFT REQUIRED FOR FRESH AIR BASEMENT -I (ZONE - 2)
SHAFT REQUIRED FOR FRESH AIR BASEMENT -II (ZONE - 2)
SHAFT REQUIRED FOR FRESH AIR BASEMENT -III (ZONE - 2)
1500 SOIL & WASTE LINE
2000 SEWAGE LINE SLOPE 1:190
400ø RCC. STORM LINE SLOPE 1:450
400ø RCC. STORM LINE SLOPE 1:300
250ø RCC. STORM LINE SLOPE 1:300
ROAD LVL.±00 IL.-900
ROAD LVL.±00 IL.-1000
ROAD LVL.±00 IL.-1050
ROAD LVL.±00 IL.-1090
ROAD LVL.±00 IL.-1160
ROAD LVL.±00 IL.-1250
ROAD LVL.±00 IL.-1150
ROAD LVL.±00 IL.-1300
ROAD LVL.±00 IL.-1580
ROAD LVL.±00 IL.-1100
6000mm WIDE DRIVE WAY LVL.+450
TO STP
1000 BY PASS LINE TO MUNICIPAL SEWAR LINE
ENTRY/EXIT
ROAD IN SLOPE-1:10
RWHP
R.C.C. UGT 50KL
STP BELOW
P1
P2
P3
P4
A
B
C
D
E
F
G
H
I
J
K
L
45.44
71.041
13.515
34.518
41.908
20.116
23.468
23.631
11000
8430
12 M WIDE SERVICE ROAD
60.0 M. WIDE ROAD
N

SURFACE PARKING AREA DIAGRAM

NOTES

1. YOU WILL HAVE TO BE PROVIDED THE C.F.L. AS PER THE DIRECTORS OF GOVT.
2. THE RESPONSIBILITY OF STRUCTURE DESIGN AND STRUCTURE STABILITY OF BUILDING AGAINST THE EARTHQUAKE SHALL BE ENTIRELY OF THE ARCHITECT/OWNER.
3. THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.
4. THE PROVISION OF SOLAR WATER HEATING SYSTEM SHALL BE AS PER NORMS.
5. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS & 100% POWER BACKUP.
6. ALL BUILDING ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
7. ALL BUILDING INCLUDING BASEMENT FULLY SPRIKLERED AS PER N.B.C. NORMS.

ARCHITECTS

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 2.71875 ACRES (LICENCE NO. 72 OF 2013 DATED 27.07.2013) IN SECTOR-92, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SPAZE TOWERS PVT. LTD.

ARCHITECTS

SACHDEVA CONSULTANTS.
Parnami Tower, 3rd Floor, S.C.O. 50-51,
Old Judicial Complex, Civil Lines,
Gurgaon - 122001
Tel.:0124-4081801,4081802
email : saccon1953@gmail.com

ARCHITECT'S SEAL & SIGNATURE

PARAMJIT ARORA
ARCHITECT
CA/2011/53312
Sachdeva Consultants
Parnami Tower, 3rd Floor
SCO 50-51, Old Judicial Complex
Civil Lines, Gurgaon- 122001 (Hr.)

OWNER/AUTH. SIGN.

Scale : **1 : 200**

Drawing Title:- **SITE PLAN**

Drawing No:- **01**