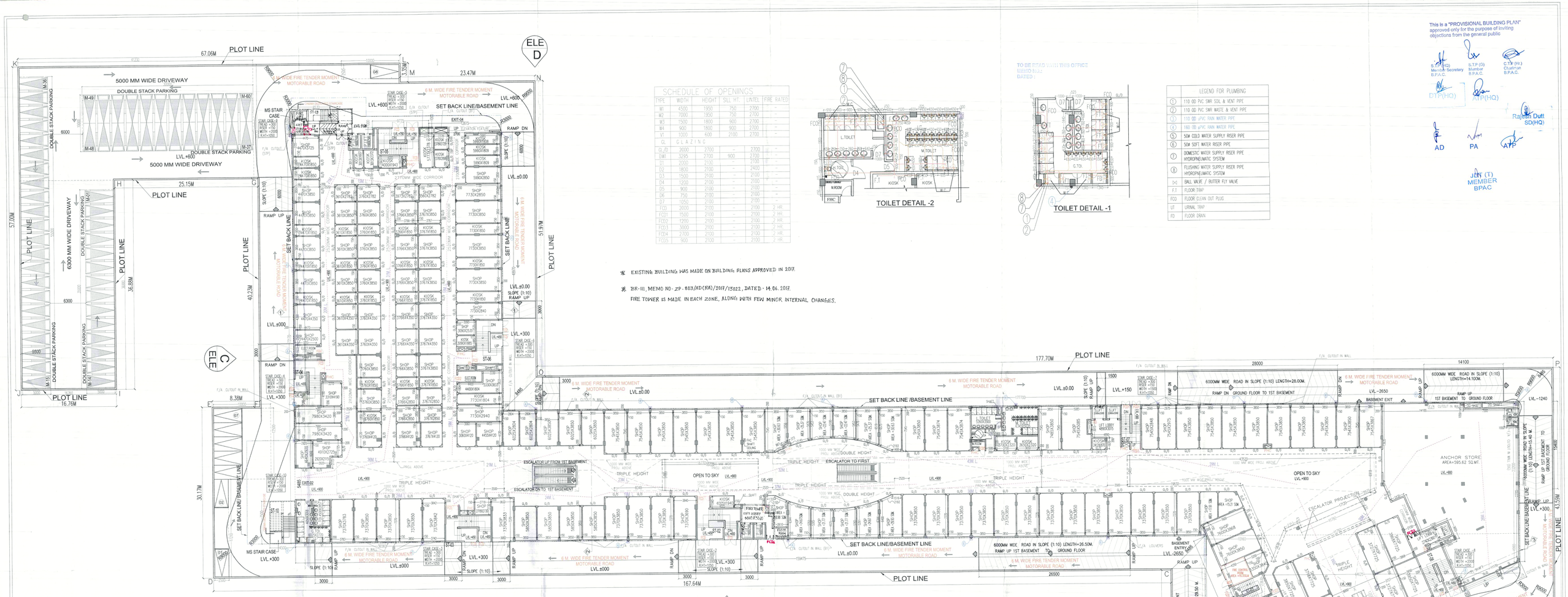


GROUND FLOOR PLAN

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.(HQ) Chairman B.P.A.C.

D.T.P.(HQ) — A.T.P.(HQ) — Rajesh Dutt SD(HQ)

AD — PA — APP

JCN (T) MEMBER BPAC

SCHEDULE OF OPENINGS					
TYPE	WIDTH	HEIGHT	SILL HT.	LINTEL	FIRE RATED
W1	4500	1950	750	2700	-
W2	7000	1950	750	2700	-
W3	1500	1800	900	2700	-
W4	900	1800	900	2700	-
V1	1500	600	2100	2700	-
CL	G L A Z I N G				
G_D	2000	2700	-	2700	-
DW1	3295	2700	900	2700	-
D1	2000	2100	-	2100	-
D2	1800	2100	-	2400	-
D3	1500	2100	-	2100	-
D4	1200	2100	-	2100	-
D5	900	2100	-	2100	-
D6	750	2100	-	2100	-
D7	1050	2100	-	2100	-
FCD	2000	2100	-	2100	2 HR.
FCD1	1500	2100	-	2100	2 HR.
FCD2	1900	2100	-	2100	2 HR.
FCD3	3000	2100	-	2100	2 HR.
FCD4	2700	2100	-	2100	2 HR.
FCD5	900	2100	-	2100	2 HR.

※ EXISTING BUILDING WAS MADE ON BUILDING PLANS APPROVED IN 2017.

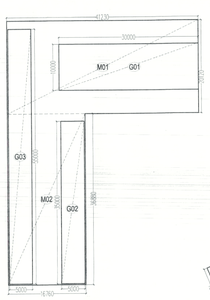
※ BR-III, MEMO NO - ZP - 803/AD(RA)/2017/15022, DATED - 14.06.2017.
FIRE TOWER IS MADE IN EACH ZONE, ALONG WITH FEW MINOR INTERNAL CHANGES.

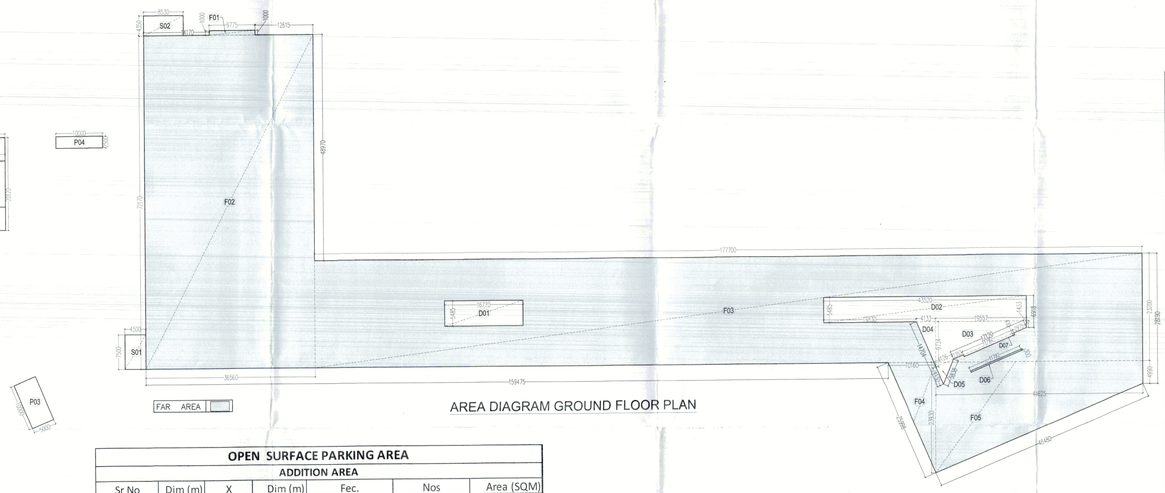
TOILET DETAIL -2

TOILET DETAIL -1

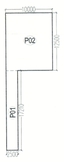
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

LEGEND FOR PLUMBING	
1	110 OD PVC SWR SOIL & VENT PIPE
2	110 OD PVC SWR WASTE & VENT PIPE
3	110 OD uPVC RAIN WATER PIPE
4	160 OD uPVC RAIN WATER PIPE
5	50Ø COLD WATER SUPPLY RISER PIPE
6	50Ø SOFT WATER RISER PIPE
7	DOMESTIC WATER SUPPLY RISER PIPE HYDROPNEUMATIC SYSTEM
8	FLUSHING WATER SUPPLY RISER PIPE HYDROPNEUMATIC SYSTEM
⋈	BALL VALVE / BUTTER FLY VALVE
F.T	FLOOR TRAP
FCO	FLOOR CLEAN OUT PLUG
UT	URINAL TRAP
FD	FLOOR DRAIN





AREA DIAGRAM GROUND FLOOR PLAN



PARKING AREA DIAGRAM & GROUND COVERAGE INCLUDING DOUBLE STACK PARKING

OPEN SURFACE PARKING AREA						
ADDITION AREA						
Sr No	Dim (m)	X	Dim (m)	Fec.	Nos	Area (SQM)
P01	2.500	X	17.210	1.00	1	43.025
P02	10.000	X	12.500	1.00	1	125.000
P03	5.000	X	10.000	1.00	1	50.000
P04	10.000	X	2.500	1.00	1	25.000
M01	41.230	X	20.120	1.00	1	829.548
M02	16.760	X	36.880	1.00	1	618.109
TOTAL OPEN SURFACE PARKING AERA = X						1690.681
SINGLE CAR PARKING AREA =(P01+P02+P03+P04)						243.025
DOUBLE STACK CAR PARKING AREA =(M01+M02)						1447.656
ECS PARKING AVIAILABLE FOR SINGLE PARKING AREA = (243.025/23)= (1)						10.566 ECS
ECS PARKING AVIAILABLE FOR STACK PARKING AREA = (1447.656/20) = (2)						72.382 ECS
ECS PARKING AVIAILABLE FOR OPEN SURFACE = (1+2)						82.948 ECS
PARKING BAYS PROVIDED FOR OPEN AREA = SINGLE CAR = 10 BAYS, DOUBLE STACK CAR = 60X2=120 BAYS,						130 BAYS

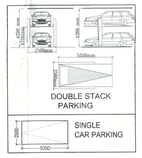
GROUND FLOOR AREA CALCULATION						
TOTAL COVD. AREA AT GROUND FLOOR = ADDITION - DEDUCTION						
Sr No	Dim (m)	X	Dim (m)	Fec.	Nos	Area (SQM)
F01	9.775	X	1.000	1.00	1	9.775
F02	36.560	X	72.170	1.00	1	2638.535
F03	177.700	X	23.200	1.00	1	4122.640
F04	10.160	X	23.930	0.50	1	121.564
F05	(23.930+4.990)/2 X 44.625				1	645.278
TOTAL ADDITION AREA (1)						7537.792
DEDUCTION AREA (CUT OUT AREA)						
D01	16.770	X	5.485	1.00	1	91.983
D02	43.520	X	5.485	1.00	1	238.707
D03	(9.734 +1.433)/2 X 19.557				1	109.197
D04	4.133	X	9.734	0.50	1	20.115
D05	4.126	X	4.130	0.50	1	8.520
D06	11.792	X	0.300	1.00	1	3.538
D07	11.792	X	0.430	1.00	1	5.071
TOTAL DEDUCTION AREA (2)						477.131
TOTAL FAR AREA AT GROUND FLOOR (A) = (1-2)						7060.661
NON FAR AREA						
S01	4.500	X	7.500	1.00	1	33.750
S02	8.530	X	4.350	1.00	1	37.106
TOTAL NON FAR AREA AT GROUND FLOOR (B)						70.856
DOUBLE STACK PARKING AREA ADD GROUND COVERAGE (C)						
G01	30.000	X	10.000	1.00	1	300.000
G02	5.000	X	35.000	1.00	1	175.000
G03	5.000	X	55.000	1.00	1	275.000
TOTAL DOUBLE STACK PARKING AREA GROUND COVERAGE = (C)						750.000
NET GROUND COVERAGE (A+B+C)=D						7881.517

Exit Calculation For Ground Floor							
Total Gross area					7881.517		SQM
Mercantile Area at Ground floor					3649.760		
Mercantile Area (Open Side shop area) at Ground Floor					826.700		
Double stack parking area					750.000		
Circulation Area at Upper Ground floor					3481.757		
Floors	Average occupant load as per NBC	No. of occupant	As per NBC (@ 10mm/ Person)	Exit Required (MM)		STAIR CASE NO & EXIT ENTRANCE	EXIT Provided (MM)
Mercantile Area	3649.760	3	1216.59	10	12165.87	ST-02	2000
Circulation Area	3481.757	6	580.29	10	5802.93	ST-03	2000
						ST-04	2000
						ST-05	2000
						ST-06	2000
						ST-07	1500
						EXIT-01	6000
						EXIT-02	5485
						EXIT-03	1835
						EXIT-04	2700
TOTAL (A)		1796.88		17969			29220

GROUND FLOOR TOILET CALCULATION								
BALANCE FAR AREA AT GROUND FLOOR							6465.041	SQMT
DENESITY AT GROUND FLOOR						2155.014	2155.014	POPULATION
NO.	PERMANENT POPULATION		FLOATING POPULATION		TOTAL REQUIRED		TOTAL PROVIDED	
	10%	215.50	90%	1939.51				
	MALE (2/3)	FEMALE (1/3)	MALE (2/3)	FEMALE (1/3)	MALE	FEMALE	MALE	FEMALE
POPULATION	144	72	1293	647	–	–	–	–
W.C.	5.75	4.79	5.17	4.04	11	9	11	10
URINAL	4.79	–	25.86	–	31	–	31	
WASH BASIN	5.75	2.87	5.17	4.62	11	7	11	9

NOTES

1. ALL BUILDING WILL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP.
2. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
3. HANDICAP RAMP WITH RAILING



For MANISH BUILDWELL PVT. LTD.
Director
OWNER'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch.,
CA. I.L.A
CA No.
ARCHITECT'S SIGN

PROJECT:–

REVISED BUILDING PLAN OF COMMERCIAL COLONY FOR THE AREA MEASURING 3.725 ACRES (LICENCE NO.28 DATED 24.06.2009) IN THE REVENUE ESTATE OF VILLAGE-MEWKA, SECTOR 91 , GURGAON, BEING DEVELOPED BY M/S. MANISH BUILDWELL PVT. LTD.

TITLE: GROUND FLOOR PLAN

DRG.NO.-04

Superintending Engineer (HQ)

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DEALT	R.S.	SCALE 1:200	DATE:– 18–SEPT.–2025	REV–0
CHKD	A.S.			