| TABLE-1 | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPES | | FLOORS | NO. OF TYPICAL FLOORS | NEIGHBORHOOD SHOPPING | FAR AREA/ FLOOR | FAR OF ALL FLOORS | TOTAL FAR OCCUPANCY WISE | BUILT-UP AREA/ FLOOR | BUILT-UP AREA OF ALL FLOORS | TOTAL BUILT-UP AREA | TOTAL GROUND COVERAGE OF TOWER | TOTAL NON FAR AREA OF TOWER | TOTAL NO. OF FLOORS |
| NEIGHBORHOOD | | GROUND FLOOR | 1 | 6064.205 | 6064.205 | 6064.205 | 18266.814 | 6168.694 | 6168.694 | 31225.784 | 6168.694 | 104.489 | G+7 |
| | RETAIL | 1st FLOOR | 1 | - | 4634.344 | 4634.344 | | 4941.094 | 4941.094 | | | 306.750 | |
| | | 2nd FLOOR | 1 | - | 4865.544 | 4865.544 | | 5135.795 | 5135.795 | | | 270.251 | |
| | | 3rd FLOOR | 1 | - | 2702.721 | 3381.092 | | 2935.056 | 3643.611 | | | 232.336 | |
| | CINEMA | | 1 | - | 678.371 | | 898.026 | 708.555 | | | | 30.184 | |
| | CINEMA | 4th FLOOR | 1 | - | 219.655 | 1395.672 | | 248.452 | 1470.261 | | | 28.797 | |
| | OFFICE | | 1 | - | 1176.017 | | 1176.017 | 1221.809 | | | | 45.792 | |
| | OFFICE | 5th FLOOR | | - | 1176.386 | 1176.386 | 1176.386 | 1222.178 | 1222.178 | | | 45.792 | |
| | OFFICE | 6th FLOOR | 1 | - | 1055.451 | 1092.686 | 1092.686 | 1224.269 | 1224.269 | | | 164.818 | |
| | | EXTRA REFUGE TERRACE IN FAR | | - | 33.235 | | | | | | | | |
| | OFFICE | 7th FLOOR | 1 | - | 1178.223 | 1178.223 | 1178.223 | 1224.015 | 1224.015 | | | 45.792 | |
| NEIGHBORHOOD SHOPPING | RETAIL | BASEMENT-1 | 1 | 5919.962 | 5919.962 | 5919.962 | 5919.962 | 6195.867 | 6195.867 | 18403.852 | | 275.906 | - |
| | PARKING & SERVICES | | 1 | - | - | - | - | 1685.014 | 1685.014 | | | - | |
| | PARKING & SERVICES | BASEMENT - 02 | 1 | - | - | - | - | 8276.704 | 8276.704 | | | - | |
| | PARKING & SERVICES | BASEMENT – 03 | 1 | - | - | - | - | 7540.664 | 7540.664 | | | - | |
| | | MUMTY | 1 | - | - | - | - | 592.470 | 592.470 | | | 592.470 | |
| | TOTAL | | - | - | 11984.167 | | 29708.114 | 29708.114 | | 49629.636 | 6168.694 | 2143.376 | |

| PERIPHERY CALCULATION AS PER NBC 2016 PART 3 CLAUSE 4.5.5.4.1 | | | | | |
|---|---|---|---|---|---|
| LENGTH(M) | WIDTH(M) | PERIPHERY LENGTH(M) | REQUIRED FTP ACCESS LENGTH(M) (1/3 OF PERIPHERY LENGTH)M | PROVIDED FTP ACCESS LENGTH(M) | |
| A | B | 2(A+B) | | | |
| 45.825 | 90.335 | 272.320 | 90.773 | 123.730 | 45.83+45.00+32.925=123.730 |

| BASEMENTS | NET AREA | - | SERVICE AREA | = | PARKING AREA OF BASEMENT | / | SS | = | CAPACITY | NOS. OF PARKING PROVIDED | NO. | TOTAL PROVIDED PARKING | | | TYPES OF PARKING | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BASEMENT-01 | - | | - | | - | | | | | | 2 | | | | 2 | SINGLE PARKING | | 2 |
| TOTAL | | | | | | | | | | | 2 | | | | 2 | SINGLE PARKING | | |
| BASEMENT-02 | 8276.704 | - | 2039.231 | = | 6237.473 | / | 32 | = | 195 | ECS 191 | 177 | | | | 177 | SINGLE PARKING | | 191 |
| | | | | | | | | | | | 2 | | | | 2 | HANDICAPP. PARKING | | |
| TOTAL | | | | | | | | | | | 181 | 48 | 2 | 4 | 12 | TWO WHEELER PARKING | | |
| BASEMENT-03 | 7949.664 | - | 1717.055 | = | 6132.609 | / | 32 | = | 192 | ECS 189+60(STACK) | 197 | | | | 189 | | | 249 |
| | | | | | | | | | | | 60 | 4 | 12 | = | 120 | STACK PARKING | | |
| | | | | | | | | | | | 47 | 4 | 8 | = | 32 | SINGLE PARKING | | |
| TOTAL | | | | | | | | | | | 107 | | | | 152 | TWO WHEELER PARKING | | |
| GRAND TOTAL | | | | | | | | | | | 384 | ECS | - | | 224 | | | |
| | | | | | | | | | | | | | | | 249 | | | 442 |

TOTAL SITE AREA = 2.65 Acres or 10724.15 Sqm
SITE AREA ININTENSE ZONE = 1.73 Acres or 7001.0505 Sqm
PERMISSIBLE FAR @ 300% (1.73 Acre) = 21003.1515 Sqm.

SITE AREA IN TRANSITION ZONE = 0.92 Acres or 3723.0991 sqm
PERMISSIBLE TOD FAR @ 250%(0.92 Acre) = 9307.748 Sqm.

TOTAL PERMISSIBLE FAR (21003.1515+9307.748) = 30310.8995 Sqm.

FAR ACHIEVED = 29708.114 sqm.

PERMISSIBLE GROUND COVERAGE 2.65 Acre @60% = 6434.49 Sqm.
PROPOSED GROUND COVERAGE = 6168.694 OR 6168.694X100 = 57.521%
10724.15

REQUIRED AREA OF NEIGHBORHOOD
SHOPPING @50% OF 150 FAR = 8043.114 SQM.
= 10724.15x150
100
= 16086.225 @ 50%

PROPOSED AREA OF NEIGHBORHOOD = 5919.962 (BASEMENT-1)+ 6064.205 (GROUND FLOOR)
= 11984.167 SQM.

CARPET AREA (REFER TABLE -3) = 20541.730 Sqm.

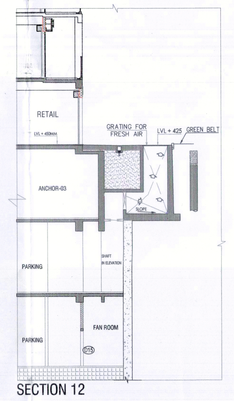
REQUIRED ECS @ 1 ECS/50 SQM. OF CARPET AREA = 20541.730/50 = 410.834 OR SAY 411 ECS
PROPOSED PARKING = 442 CARS
2 NOS. PARKING RESERVED FOR HANDICAPPED PERSON SPACE

| TABLE-3 TOTAL CARPET AREA ALL FLOORS | | | |
|---|---|---|---|
| FLOOR | | AREA | |
| Basement Area | = | 4099.247 | SQM |
| GROUND FLOOR | = | 4131.946 | SQM |
| 1ST FLOOR | = | 3312.084 | SQM |
| 2nd FLOOR | = | 2908.802 | SQM |
| 3rd FLOOR | = | 2836.657 | SQM |
| 4th FLOOR | = | 846.794 | SQM |
| 5th FLOOR | = | 849.717 | SQM |
| 6th FLOOR | = | 714.055 | SQM |
| 7th FLOOR | = | 842.428 | SQM |
| TOTAL | = | 20541.730 | SQM |

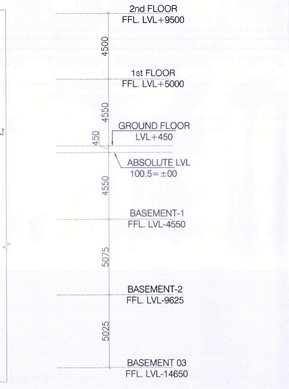
**SANITATION DETAILS**

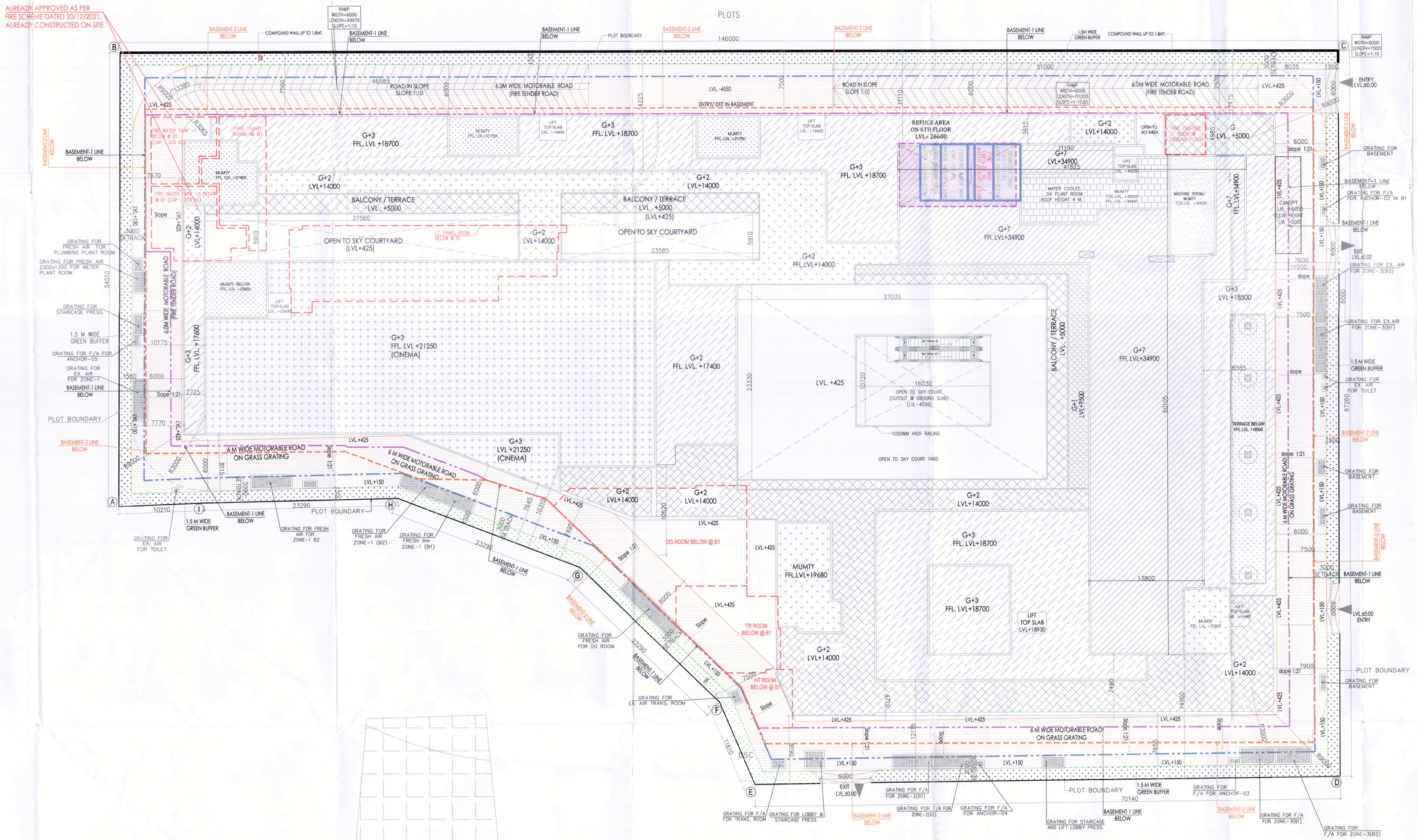
| S. No | Floor Area Description | FAR Area in Sqm | Occupant Load Factor | Population | Total Population | Type of Population | Occupancy | Occupancy Ratio (M:F) | Population (M) | Population (F) | Requirement as per NBC 2016 Male Toilet WC | WB | UR | Female toilet WC | WB | Provided BY ARCHITECT Male toilet WC | WB | UR | Female Toilet WC | WB |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Basement-1 Retail | 5919.962 | 3 | 1973 | 1973 | Public | 1776 | 50:50 | 888 | 888 | 18 | 18 | 18 | 18 | 18 | - | - | - | - | - |
| | | | | | | Staff | 178 | 50:50 | 89 | 89 | 4 | 4 | 4 | 6 | 6 | - | - | - | - | - |
| | As Retail | | | | | Total Requirement | | | | | 22 | 22 | 22 | 24 | 24 | 22 | 22 | 23 | 24 | 24 |
| 2 | Ground Floor Plan | 6064.205 | 3 | 2021 | 2021 | Public | 1819 | 50:50 | 910 | 910 | 18 | 18 | 18 | 18 | 18 | - | - | - | - | - |
| | | | | | | Staff | 182 | 50:50 | 91 | 91 | 4 | 4 | 4 | 6 | 6 | - | - | - | - | - |
| | As Retail | | | | | Total Requirement | | | | | 22 | 22 | 22 | 24 | 24 | 24 | 23 | 25 | 25 | |
| 3 | 1st Floor Plan | 4634.344 | 6 | 772 | 772 | Public | 695 | 50:50 | 348 | 348 | 7 | 7 | 7 | 7 | 7 | | | | | |
| | | | | | | Staff | 70 | 50:50 | 35 | 35 | 2 | 2 | 2 | 3 | 3 | | | | | |
| | As Retail | | | | | Total Requirement | | | | | 2 | 9 | 9 | 10 | 10 | 12 | 12 | 13 | 12 | 12 |
| 4 | 2nd Floor Plan(Retail) | 2063.192 | 6 | 344 | 344 | Public | 309 | 50:50 | 155 | 155 | 3 | 3 | 3 | 3 | 3 | - | - | - | - | - |
| | | | | | | Staff | 31 | 50:50 | 15 | 15 | 1 | 1 | 1 | 2 | 2 | - | - | - | - | - |
| | FOOD HALL /RESTAURANT | 913.777 | 1.8 | 508 | 550 | Public | 495 | 67:33 | 332 | 163 | 5 | 5 | 7 | 7 | 7 | - | - | - | - | - |
| | KITCHEN | 391.619 | 9.3 | 42 | | Staff | 55 | 67:33 | 37 | 18 | 3 | 3 | 2 | 2 | 2 | - | - | - | - | - |
| | As Retail&Restaurant | | | | | Total Requirement | | | | | 12 | 12 | 13 | 14 | 14 | 12 | 12 | 13 | 17 | 17 |
| 5 | 2nd Floor Plan Cinema | 352 SEATS | 1.2 X SEATS | 422 | 422 | Public | 380 | 67:33 | 255 | 125 | 3 | 2 | 10 | 4 | 1 | - | - | - | - | - |
| | | | | | | Staff | 38 | 67:33 | 25 | 13 | 2 | 2 | 2 | 2 | 2 | - | - | - | - | - |
| | As Cinema | | | | | Total Requirement | | | | | 5 | 4 | 12 | 6 | 3 | 7 | 7 | 12 | 10 | 6 |
| 6 | 3rd Floor Plan (Wellness center) | 1472 | 4.6 | 320 | 320 | Public | 288 | 67:33 | 193 | 95 | 2 | 1 | 8 | 3 | 1 | - | - | - | - | - |
| | | | | | | Staff | 29 | 67:33 | 19 | 10 | 2 | 2 | 1 | 1 | 1 | - | - | - | - | - |
| | 3rd Floor Plan(Retail) | 640.716 | 6 | 107 | 107 | Public | 96 | 50:50 | 48 | 48 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - |
| | | | | | | Staff | 11 | 50:50 | 5 | 5 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - |
| | 3rd Floor Plan(F&B) | 413 | 1.8 | 229 | 248 | Public | 224 | 67:33 | 150 | 74 | 3 | 3 | 3 | 3 | 3 | - | - | - | - | - |
| | 3rd Floor Plan(KITCH(EN) | 177 | 9.3 | 19 | | Staff | 25 | 67:33 | 17 | 8 | 2 | 2 | 1 | 1 | 1 | - | - | - | - | - |
| | As Retail/ Restaurant | | | | | Total Requirement | | | | | 11 | 10 | 15 | 10 | 8 | 28 | 28 | 25 | 21 | 20 |
| 7 | 4th Floor Plan | 1176.017 | 10 | 118 | 118 | - | 118 | 50:50 | 59 | 59 | 2 | 4 | 3 | 4 | 2 | 4 | 4 | 4 | 4 | 3 |
| 8 | 5th Floor Plan | 1176.386 | 10 | 118 | 118 | - | 118 | 50:50 | 59 | 59 | 2 | 4 | 3 | 4 | 2 | 4 | 4 | 4 | 4 | 3 |
| 9 | 6th Floor Plan | 1089.604 | 10 | 109 | 109 | - | 109 | 50:50 | 54 | 54 | 2 | 4 | 3 | 4 | 2 | 4 | 4 | 4 | 4 | 3 |
| 10 | 7th Floor Plan | 1178.223 | 10 | 118 | 118 | - | 118 | 50:50 | 59 | 59 | 2 | 4 | 3 | 4 | 2 | 4 | 4 | 4 | 4 | 3 |

Note: Please refer table 01, Table 03,Table-10 and Table 15 of NBC 2016 Part 9 Section 02.




SECTION 12




Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED/ AIRCONDITIONED & 100% POWER BACKUP

LEGEND: –

PROJECT:

REVISED BUILDING PLAN (REVISION-1) OF (SUMMIT PLAZA) COMMERCIAL SITE UNDER TRANSIT ORIENNTED DEVELOPMENT (TOD) POLICY DATED 09.02.2016 ON THE AREA MEASURING 2.65 ACRES FALLING IN RESIDENTIAL CUM-GROUP HOUSING COLONY NAMELY DLF-5 (FORMERLY KNOWN AS DLF CITY PHASE-V), GURUGRAM BEING DEVELOPED BY DLF LIMITED.


DESIGN ARCHITECTS
ARCOP
ARCOP ASSOCIATES PVT LTD
Plot No. 36B, Sector-32, Institutional Area, Gurugram. Haryana. 122001. India
Tel.: 91-124-4595500
91-124-4595550
Fax: 91-124-4595550

ASSOCIATE ARCHITECTS
RSMS ARCHITECTS
RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi–110070.
Tel.: 011–26898616,26898617
www.rsms–arch.com


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

S.T.P (HQ) Senior Architect B.P.A.C. | S.T.P (S) C.T.P (N) Member B.P.A.C. | Chairman B.P.A.C.

DTP (HQ) | ATP(HQ)

Ram Avtar Sharma ATP (HQ)

DDT (T) MEMBER BPAC

TO BE READ WITH MOEF OFFICE RECOMMENDATION DATED ?

| ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE |
|---|---|
| | |

| JAN.–2024 | Scale : 1:200 | Drawing No:– |
|---|---|---|
| Drawing Title:– SITE PLAN | | ST-01 |
| | | 11042024–1 |