

TOWER NAME	FLOOR	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR (SqM)	TOTAL FAR AREA OF 1 TOWER	GROUND COVERAGE OF 1 UNIT/TOWER	NON FAR AREA OF 1 TOWER (SqM)	NON FAR AREA OF 1 TOWER (SqM)	BUILT UP AREA OF FLOOR	BUILT UP AREA OF 1 TOWER (SqM)
West Tower (Service Apartment)	GROUND FLOOR		4666.300	4666.300	8088.133		3851.966	3851.966	8052.066	8052.066
	3rd Floor	1	3422.233	3422.233			217.553	217.553	3639.786	3639.786
	2nd to 4th, 6th to 8th, 10th, 12th, 14th to 16th, 18th, 20th & 22nd to 24th and 26th & 28th Floor	17	1950.941	33165.997			92.953	92.953	30512.001	30512.001
	5th, 9th & 13th (Refuge Floor)	3	1874.768	5624.304			105.133	105.133	2209.900	6117.7
	21st Floor (Service Floor)	1	3248.532	3248.532			262.052	262.052	2402.052	2402.052
	23rd Floor	1	3247.427	3247.427			262.052	262.052	2402.052	2402.052
	17th, 20th, 24th and 28th Floor (Refuge Floor)	4	3373.635	13494.540			105.133	105.133	2058.768	8155.072
	31st & 33rd Floor	2	2947.781	5895.562			92.953	92.953	2007.713	4015.466
	32nd & 34th Floor	2	2859.966	5719.932			78.955	78.955	1918.901	3837.802
	35th, 36th and 38th Floor	3	1792.864	5378.592			58.857	58.857	1792.864	5378.592
	32nd and 34th Floor (Refuge Floor)	2	2871.026	5742.052			105.133	105.133	2058.768	4117.536
37th Floor	1	3319.430	3319.430			496.527	496.527	2051.937	2051.937	
38th Floor	1	3180.909	3180.909			87.053	87.053	1207.963	1207.963	
40th Floor	1	951.743	951.743			87.053	87.053	1049.154	1049.154	
MULTI-UTILITY ROOM						355.730	355.730	355.730	355.730	355.730
Service Floor						2798.846	2798.846	2798.846	2798.846	2798.846
2nd, 3rd & 5th to 7th, 9th & 11th to 13th Floor	9	1977.927	17801.543			66.280	66.280	2044.187	18977.683	
4th, 6th, 12th, 14th & 16th Floor (Refuge Floor)	5	1998.607	9991.535			172.870	172.870	2171.277	10856.385	
10th Floor	1	1979.026	1979.026			66.280	66.280	2099.306	2099.306	
12th Floor	1	1706.652	1706.652			324.240	324.240	1872.900	3872.138	
17th, 18th, 24th to 26th and 28th to 30th Floor	8	1964.987	15719.896			66.280	66.280	2051.287	16410.136	
23rd and 27th Floor (Refuge Floor)	2	2000.582	4001.164			172.870	172.870	2172.952	4345.904	
25th Floor (Service Floor)	1	1792.864	1792.864			207.045	207.045	2408.866	2408.866	
31st & 33rd Floor (Refuge Floor)	2	2871.026	5742.052			66.280	66.280	2099.306	4198.612	
32nd & 34th Floor	2	1977.927	3955.854			66.280	66.280	2099.306	4198.612	
36th Floor	1	1513.684	1513.684			574.370	574.370	2171.277	4345.904	
38th Floor (Refuge Floor)	1	1117.702	1117.702			66.280	66.280	2048.184	2048.184	
39th Floor	1	874.451	874.451			304.245	304.245	976.627	976.627	
MULTI-UTILITY ROOM						355.730	355.730	355.730	355.730	355.730
Basement-1	1	1027.240	1027.240	1027.240		17196.728	17196.728	17196.728	17196.728	
Basement-2	1	1783.454	1783.454	1783.454		1783.454	1783.454	1783.454	1783.454	
Basement-3	1	1787.830	1787.830	1787.830		1787.830	1787.830	1787.830	1787.830	
Basement-4	1	1787.830	1787.830	1787.830		1787.830	1787.830	1787.830	1787.830	
Garage Floor						18.798	18.798	18.798	27.856	81.568
HT Meter Room & Collector Panel						42.712	42.712	42.712	42.712	42.712
Surface Storage Area						149.132	149.132	149.132	149.132	149.132
TOTAL						131998.277	8270.766	90651.155	341662.204	341662.204

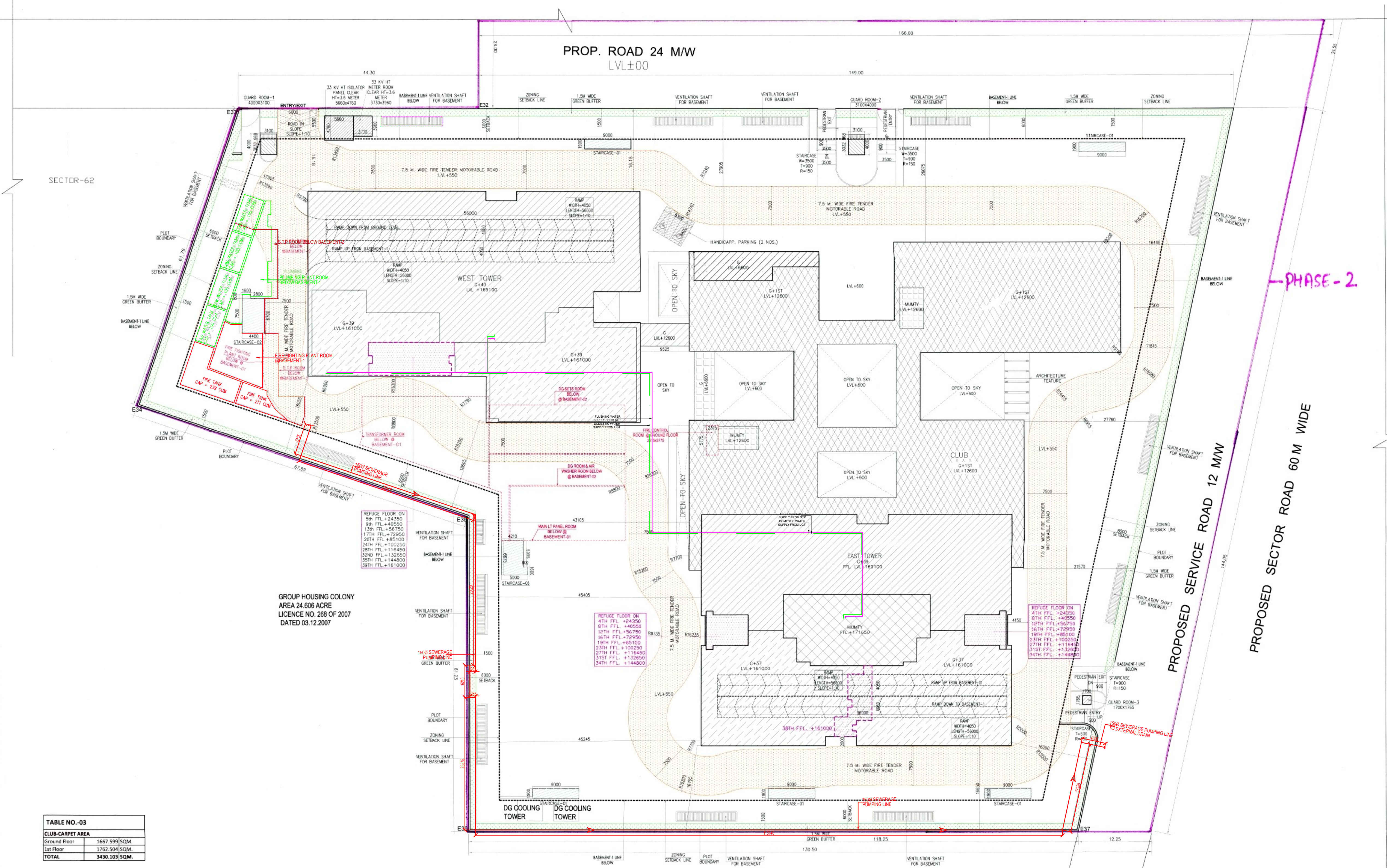
AREA OF LAND AS MENTIONED IN ZONING	24,47,775 sqm
AREA OF LAND FOR FAR AND GROUND COVERAGE CALCULATIONS (As per Zoning Norms)	99,05,783 sqm
Permissible FAR under TOD @ 350	24,47,775 sqm
Permissible FAR for ISBC PLATINUM @ 15 (ISBC Reg. No. SH20433)	99,05,783 sqm
TOTAL PERMISSIBLE FAR @ 350	3,46,20,238 sqm
FAR CONSUMED @ GC Granted of Building 1, Tower A, Tower B and Building C3 (REFER TABLE NO-01)	1,05,476.583 sqm
PROPOSED FAR (East Tower, West Tower and Club) (REFER TABLE NO-01)	1,51,998.377 sqm
TOTAL FAR	2,57,474.960 sqm
BALANCE FAR	1,15,729.027 sqm
PERMISSIBLE GROUND COVERAGE @ 40%	59,434.670 sqm
GROUND COVERAGE CONSUMED @ GC Granted of Building 1, Tower A, Tower B and Building C3 (REFER TABLE NO-01)	17,780.686 sqm
PROPOSED Ground Coverage of East Tower, West Tower and Club (REFER TABLE NO-01)	6,270.766 sqm
TOTAL GROUND COVERAGE	24,051.452 sqm
BALANCE GROUND COVERAGE	33,383.218 sqm
REQUIRED ECS (East Tower, West Tower and Club)	1,205.123 sqm
CLUB-REQUIRED ECS @ 50 SQM ON CARPET AREA (3430 SQM SQM)	69.152 sqm
TOTAL	1,274.275 sqm

PARTICULARS	FAR	AREA	GROUND COVERAGE	REQUIRE	PROVIDED
CONSUMED	3,51,500.305	59,434.670	60.00%		
GC Granted of Building 1, Tower A, Tower B and Building C3 (REFER TABLE NO-01)	1,05,476.583	17,780.686	42.712%	2,050	2011
PROPOSED East Tower, West Tower and Club (REFER TABLE NO-01)	1,51,998.377	6,270.766	8.30%	1,973	2001
TOTAL	2,57,474.960	24,051.452	28.20%	NA	NA
BALANCE	1,09,089.046	34,383.218	100%	3,988	4,058

BUILDING	SURFACE PARKING	BASEMENT PARKING
Building A & B	347	110
Building C & D	310	75
TOTAL	657	185
GRAND TOTAL	657	185

BLOCK	FLOOR PLAN	BUILT UP AREA	PERCENT AREA (A/B)	PARKING AREAS	PARKING CAPACITY	PROPOSED ECS	PERCENT	ACTUAL PARKING
PROPOSED AREA (East Tower, West Tower and Club)	Basement-1	1027.240	4.16%	1027.240	1027	1027	4.16%	1027
	Basement-2	1783.454	7.00%	1783.454	1783	1783	7.00%	1783
	Basement-3	1787.830	7.01%	1787.830	1787	1787	7.01%	1787
	Basement-4	1787.830	7.01%	1787.830	1787	1787	7.01%	1787
TOTAL	6386.354	25.18%	6386.354	6386	6386	25.18%	6386	

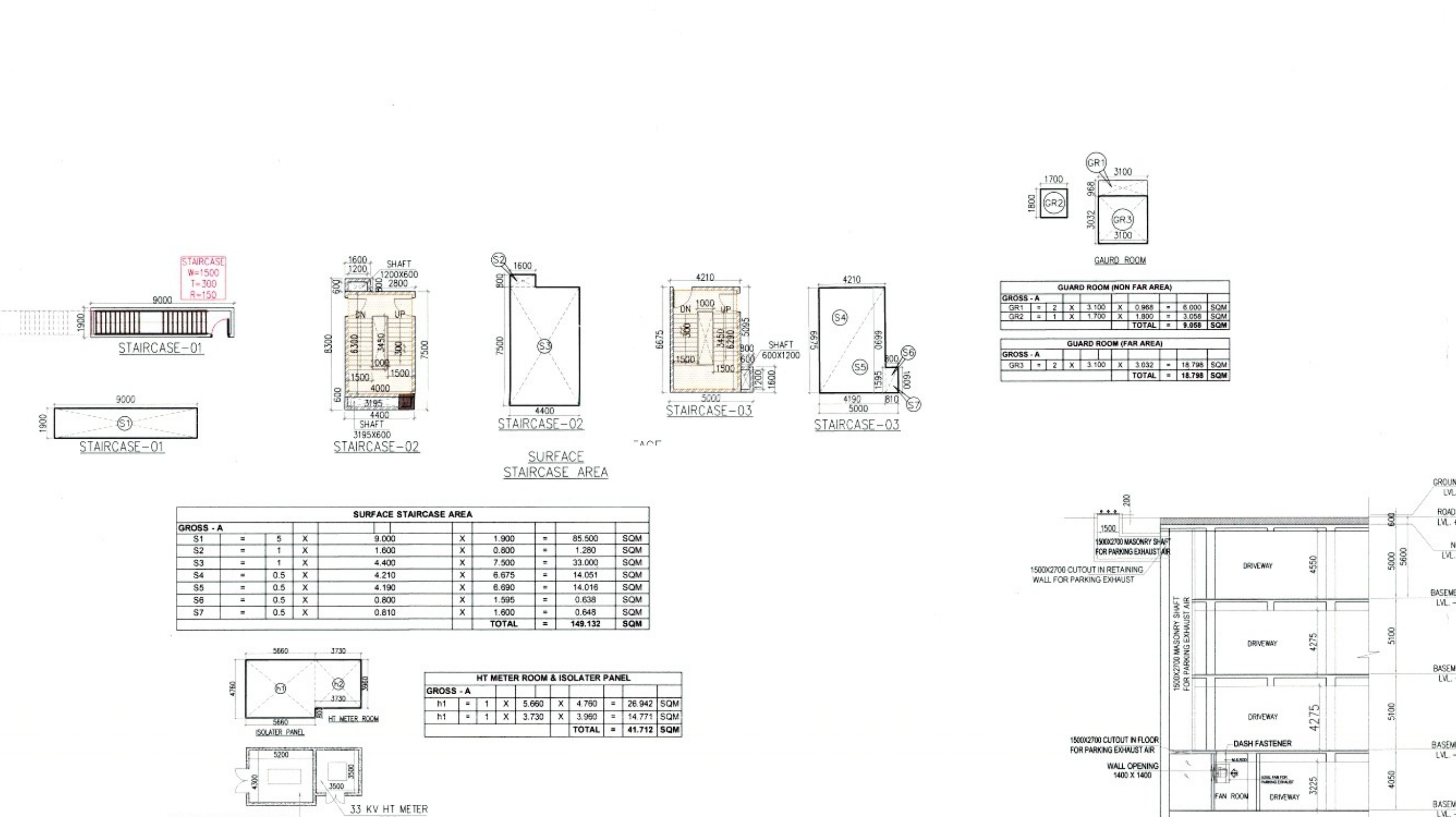
TOWER	FLOOR	REQUIRED AREA	PROPOSED AREA
EAST TOWER	17th, 20th, 24th & 28th Floor	84.56	101.630 SQM
	31st & 33rd Floor	84.56	101.630 SQM
	32nd & 34th Floor	84.56	101.630 SQM
	36th Floor	84.56	101.630 SQM
WEST TOWER	32nd & 34th Floor	84.56	101.630 SQM
	37th Floor	84.56	101.630 SQM



Ground Floor	1847.595 SQM
1st Floor	1762.500 SQM
TOTAL	3610.095 SQM

Building	FAR	Ground Coverage	Total Non FAR	Total project area
Office Tower-A	Wing A1	1840.714	1840.714	1840.714
	Basement-1	1028.925	1746.073	6308.94
Office Tower-B	Wing B1	9366.201	1842.132	11208.333
	Basement-1	9195.838	1183.742	10379.580
Building-3	Basement-1	14522.87	2601.08	24123.95
	Basement-2	9569.63	3715.51	26148.375
Block C3	Basement-1	42791.939	9011.137	51803.076
	Basement-2	42791.939	9011.137	51803.076
Grand Total (A+B+C+D)	120476.581	17780.686	40598.282	182176.863

DC GRANTED GROUND COVERAGE @ 40%	59,434.670 sqm
DC GRANTED GROUND COVERAGE @ 40% (CONSUMED)	17,780.686 sqm
DC GRANTED GROUND COVERAGE @ 40% (BALANCE)	41,653.984 sqm
DC GRANTED GROUND COVERAGE @ 40% (PROPOSED)	6,270.766 sqm
DC GRANTED GROUND COVERAGE @ 40% (BALANCE)	35,383.218 sqm



- Note :-
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
 - THE BASEMENT ROOF IS DESIGNED FOR THE SOIL FILL AND 60 TON FIRE TENDER LOAD.
 - BUILDING ARE ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.

PROJECT
REVISED BUILDING PLANS OF COMMERCIAL COLONY (TOD) MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.9002 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007) LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALING 24.4775 ACRES IN SECTOR-62, GURUGRAM MANEASAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

CLIENT
PIONEER URBAN LAND & INFRASTRUCTURE LTD.
Pioneer Urban Ground Floor Near GOLF Course Extension Road, Sector-62, Gurugram - 122001 Haryana

DESIGN ARCHITECT
RSP
RSP Design consultants (India) Pvt. Ltd.
101, First Floor, Bishesh Business Tower, Sector 48, Suba Road Gurugram, 122018, India TEL: 4705868 FAX: 4705818 HEAD OFFICE: NO.30, MUSEUM ROAD, BANGALORE-560 001 TEL: 2060688 FAX: 2060618 EMAIL: rsp@rspindia.net www.rspindia.net

ASSOCIATE ARCHITECT
RISMIS ARCHITECTS
RSMIS ARCHITECTS PVT. LTD.
69, Nara Niwas (Bhawani Kunj) (Behind D2), Vasant Kunj, New Delhi-110070. Tel: 011-26888616, 26889617 www.rsmis-arch.com

TO BE READ WITH THIS OFFICE RECORD NO. DATE: [Signature]

Sanctioned and based on the Public Health (Amendment) Act 1987 and the Building Bye-Laws 2014.

Architect's Seal & Signature: [Signature]

Owner's Seal & Signature: [Signature]

JUNE-2024 Scale: 1:300 Drawing No: ST-01/2024/014-3

SITE PLAN SEWERAGE LAYOUT