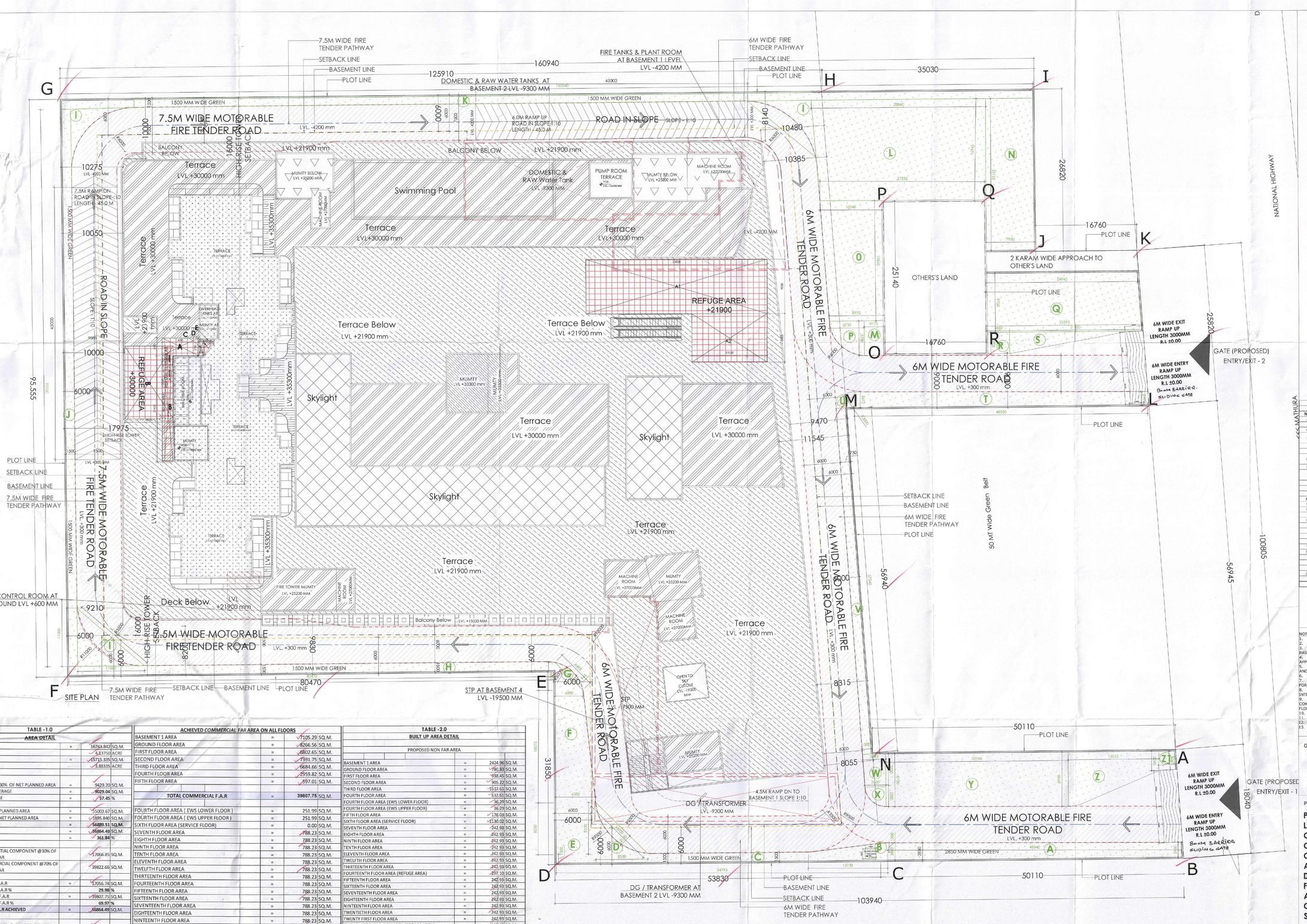

S.T.P.(P) Member, S.T.P.(HQ) Member, C.T.P.(HQ) Chairman
B.P.A.C. Secretary B.P.A.C. B.P.A.C.

AD JD ATP

DTP(HQ) ATP(HQ) JDTP(HQ) Member BPAC

DINESH KUMAR PA(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 36947
DATED: 17-09-25

GREEN AREA CALCULATION										
NO.		DIM (m)		DIM (m)		COEFF.		QUANTITY		AREA(SQ.M.)
A	=	48.540	X	(2.88+2.43)/2	X	0.5	X	1	=	129.359
B	=	1.500	X	13.13	X	0.5	X	1	=	9.848
C	=	54.795	X	1.5	X	1	X	1	=	82.193
D	=	8.530	X	8.53	X	0.5	X	1	=	19.255
	-	12.000	X	2.13	X	0.67	X	1		
E	=	6.585	X	8.55	X	1	X	1	=	56.302
F	=	18.575	X	(4.39+6.585)/2	X	0.5	X	1	=	103.788
G	=	4.625	X	4.59	X	0.5	X	1	=	14.727
	+	6.495	X	0.945	X	0.67	X	1		
H	=	80.470	X	1.5	X	1	X	1	=	120.705
I	=	11.000	X	11	X	0.5	X	3	=	98.113
	-	14.135	X	2.935	X	0.67	X			
J	=	92.150	X	1.5	X	1	X	1	=	138.225
K	=	160.540	X	1.5	X	1	X	1	=	240.810
L	=	16.943	X	(28.86+27.235)/2	X	1	X	1	=	473.265
M	=	3.175	X	5.73	X	1	X	1	=	18.193
N	=	7.950	X	25.125	X	1	X	1	=	199.744
O	=	19.845	X	(8.910+10.24)/2	X	1	X	1	=	190.016
P	=	5.730	X	5.73	X	0.785	X	1	=	26.774
Q	=	9.725	X	(24.945+25.595)/2	X	1	X	1	=	245.751
R	=	3.660	X	3.705	X	1	X	1	=	13.560
S	=	21.930	X	3.705	X	0.5	X	1	=	40.635
T	=	48.530	X	(2.195+2.615)/2	X	1	X	1	=	116.715
U	=	3.000	X	3	X	0.785	X	1	=	7.065
V	=	57.340	X	1.5	X	1	X	1	=	86.010
W	=	5.230	X	(3.5+3.845)/2	X	1	X	1	=	19.207
X	=	3.500	X	3.5	X	0.785	X	1	=	9.616
Y	=	30.160	X	(8.73+8.98)/2	X	1	X	1	=	267.067
Z	=	15.015	X	(8.980+3.245)/2	X	1	X	1	=	93.779
Z1	=	3.000	X	(3.065+3.245)/2	X	1	X	1	=	9.465
				TOTAL GREEN AREA					=	2829.184

SUBMISSION DRAWING

NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
5. ALL COMMERCIAL SPACES, SERVICE AREA AND LIFT ARE AIR CONDITIONED AND MECHANICALLY VENTILLATED WITH 100% POWER BACK UP
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE.
8. THE BRICKWORK AT THE PERIPHERY IS 200 MM THICK, WHEREAS INTERNAL PARTITION IS 100MM THICK BLOCK WORK.
9. THE ESCALATORS PROVIDE ARE 1550 MM WIDE AT ALL THE PLACES, ANGLE CONSIDERED IS 35 DEGREES AND THE HEIGHT VARY AS PER THE FLOOR TO FLOOR HEIGHT.
10. THE WIDTH OF RETAINING WALL IS 500MM.
11. ALL WC CUBICLES OF SAME SIZE 1050 X 1500.
12. ALL URINALS PLACED AT A DISTANCE OF 850MM CENTER TO CENTER.
13. ALL WASH BASINS PLACED AT A DISTANCE OF 900MM CENTER TO CENTER

OWNER :

M/S AMBARVAN GREENS LLP IN COLLABORATION WITH BHUMIKA SHOPPING CENTRE INDIA PVT. LTD..

PROJECT :

PROPOSED BUILDING PLAN OF MIXED LAND USE COLONY (30% RESIDENTIAL COMPONENT & 70% COMMERCIAL COMPONENT) UNDER TOD POLICY ON THE AREA MEASURING 4.1375 ACRES (LICENSE NO. 41 OF 2025 DATED 27.03.2025 IN SECTOR-27-A, FARIDABAD BEING DEVELOPED BY AMBARVAN GREENS LLP IN COLLABORATION WITH BHUMIKA SHOPPING CENTRE INDIA PVT. LTD..

Checked and found ok for Public Health (Internal) Service only subject to comments

In forwarding letter No. 2025-2021 DTP 7/10/25

ARCHITECTS:

ACPL Design Ltd

ISO 9001:2015

Architecture Project Management Town Planning

Superintending Engineer (HQ) For Chief Engineer-I HSVP Panchkula

F-24, South Extension - II, S. Delhi-49 India, New Delhi 110016 India, T: +91 11 46254444, +91 11 24622190, E: contact@acplonline.com, www.acplonline.com

DRAWING TITLE	SCALE	NORTH	DRAWING NO.
SITE PLAN	1:300		01

OWNER'S SIGNATURE: For Bhumika Shopping Centre India Pvt. Ltd. Authorised Signatory

ARCHITECT'S SIGNATURE: KULMEET SHANGARI ARCHITECT CA/97/21741

TABLE - 1.0			
AREA DETAIL			
TOTAL PLOT AREA	=	16748.847	SQ.M.
		4.13750	ACRE
NET PLANNED AREA	=	15715.335	SQ.M.
		3.88335	ACRE
PERM. GROUND COVG.@ 60% OF NET PLANNED AREA	=	9429.20	SQ.M.
PROPOSED GROUND COVERAGE	=	9029.04	SQ.M.
TOTAL GROUND COVERAGE	=	57.45	%
PERM. F.A.R 1:3.5 OF NET PLANNED AREA	=	55003.67	SQ.M.
GREEN FAR@ 12%OF THE NET PLANNED AREA	=	1885.840	SQ.M.
TOTAL PERMISSIBLE AREA	=	**56889.51**	**SQ.M.**
PROPOSED FAR	=	56864.49	SQ.M.
ACHIEVED FAR	=	**361.84**	%
PERM. F.A.R FOR RESIDENTIAL COMPONENT @30% OF THE TOTAL PERMISSIBLE FAR		17066.85	SQ.M.
PERM. F.A.R FOR COMMERCIAL COMPONENT @70% OF THE TOTAL PERMISSIBLE FAR		39822.66	SQ.M.
PROPOSED RESIDENTIAL F.A.R	=	17056.74	SQ.M.
PROPOSED RESIDENTIAL F.A.R %		**29.98**	%
PROPOSED COMMERCIAL F.A.R	=	39807.75	SQ.M.
PROPOSED COMMERCIAL F.A.R %		**69.97**	%
TOTAL F.A.R ACHIEVED	=	56864.49	SQ.M.
TOTAL GREEN AREA REQUIRED @ 15% OF PLOT AREA	=	2511.58	SQ.M.
PROPOSED GREEN AREA	=	**2829.18**	SQ.M.
CAR PARKING REQUIRED			
TOTAL CARPET AREA FOR COMMERCIAL	=	20913.86	SQ.M.
PARKING REQUIRED @ ECS PER 50 SQ.M. OF CARPET AREA (COMMERCIAL)	=	**418.28**	NOS.
RESIDENTIAL @ 1.5 ECS PER DWELLING UNIT MORE THAN 150 SQ.M. OF TOTAL CARPET AREA	=	88.00	units
PARKING REQUIRED	=	132.00	NOS.
PARKING ADDITIONAL EWS CAR PARKING (@ 5% OF RESIDENTIAL PARKING)REQUIRED	=	7	NOS.
TOTAL PARKING REQUIRED	=	**556.88**	NOS.
PARKING PROVIDED :			
BASEMENT 2 PARKING @ 32 SQ.M. (COMMERCIAL)	=	176	NOS.
BASEMENT 3 PARKING @ 32 SQ.M. (COMMERCIAL)	=	185	NOS.
BASEMENT 4 PARKING @ 32 SQ.M. (COMMERCIAL)	=	84	NOS.
BASEMENT 4 PARKING @ 32 SQ.M. (RESIDENTIAL)	=	228	NOS.
BASEMENT 4 PARKING @ 32 SQ.M. (EWS)	=	7	NOS.
TOTAL CAR PARKING ACHIEVED	=	**640**	**NOS.**

ACHIEVED COMMERCIAL FAR AREA ON ALL FLOORS			
BASEMENT 1 AREA	=	7105.29	SQ.M.
GROUND FLOOR AREA	=	8266.56	SQ.M.
FIRST FLOOR AREA	=	6802.65	SQ.M.
SECOND FLOOR AREA	=	7391.75	SQ.M.
THIRD FLOOR AREA	=	6684.66	SQ.M.
FOURTH FLOOR AREA	=	2559.82	SQ.M.
FIFTH FLOOR AREA	=	697.01	SQ.M.
TOTAL COMMERCIAL F.A.R	=	**39807.75**	SQ.M.
FOURTH FLOOR AREA (EWS LOWER FLOOR)	=	251.99	SQ.M.
FOURTH FLOOR AREA (EWS UPPER FLOOR)	=	251.99	SQ.M.
SIXTH FLOOR AREA (SERVICE FLOOR)	=	0.00	SQ.M.
SEVENTH FLOOR AREA	=	788.23	SQ.M.
EIGHTH FLOOR AREA	=	788.23	SQ.M.
NINTH FLOOR AREA	=	788.23	SQ.M.
TENTH FLOOR AREA	=	788.23	SQ.M.
ELEVENTH FLOOR AREA	=	788.23	SQ.M.
TWELFTH FLOOR AREA	=	788.23	SQ.M.
THIRTEENTH FLOOR AREA	=	788.23	SQ.M.
FOURTEENTH FLOOR AREA	=	788.23	SQ.M.
FIFTEENTH FLOOR AREA	=	788.23	SQ.M.
SIXTEENTH FLOOR AREA	=	788.23	SQ.M.
SEVENTEENTH FLOOR AREA	=	788.23	SQ.M.
EIGHTEENTH FLOOR AREA	=	788.23	SQ.M.
NINTEENTH FLOOR AREA	=	788.23	SQ.M.
TWENTIETH FLOOR AREA	=	788.23	SQ.M.
TWENTY FIRST FLOOR AREA	=	788.23	SQ.M.
TWENTY SECOND FLOOR AREA	=	788.23	SQ.M.
TWENTY THIRD FLOOR AREA	=	788.23	SQ.M.
TWENTY FOURTH FLOOR AREA	=	788.23	SQ.M.
TWENTY FIFTH FLOOR AREA	=	788.23	SQ.M.
TWENTY SIXTH FLOOR AREA	=	788.23	SQ.M.
TWENTY SEVENTH FLOOR AREA	=	788.23	SQ.M.
TOTAL RESIDENTIAL F.A.R	=	**17056.74**	SQ.M.
TOTAL COMMERCIAL F.A.R	=	**39807.75**	SQ.M.
TOTAL RESIDENTIAL F.A.R	=	**17056.74**	SQ.M.
TOTAL PROPOSED F.A.R	=	**56864.49**	SQ.M.

TABLE - 2.0 BUILT UP AREA DETAIL			
PROPOSED NON FAR AREA			
BASEMENT 1 AREA	=	2424.96	SQ.M.
GROUND FLOOR AREA	=	780.83	SQ.M.
FIRST FLOOR AREA	=	938.45	SQ.M.
SECOND FLOOR AREA	=	905.22	SQ.M.
THIRD FLOOR AREA	=	1537.61	SQ.M.
FOURTH FLOOR AREA	=	532.61	SQ.M.
FOURTH FLOOR AREA (EWS LOWER FLOOR)	=	36.29	SQ.M.
FOURTH FLOOR AREA (EWS UPPER FLOOR)	=	36.29	SQ.M.
FIFTH FLOOR AREA	=	176.03	SQ.M.
SIXTH FLOOR AREA (SERVICE FLOOR)	=	1130.02	SQ.M.
SEVENTH FLOOR AREA	=	242.93	SQ.M.
EIGHTH FLOOR AREA	=	242.93	SQ.M.
NINTH FLOOR AREA	=	242.93	SQ.M.
TENTH FLOOR AREA	=	242.93	SQ.M.
ELEVENTH FLOOR AREA	=	242.93	SQ.M.
TWELFTH FLOOR AREA	=	242.93	SQ.M.
THIRTEENTH FLOOR AREA	=	242.93	SQ.M.
FOURTEENTH FLOOR AREA (REFUGE AREA)	=	297.10	SQ.M.
FIFTEENTH FLOOR AREA	=	242.93	SQ.M.
SIXTEENTH FLOOR AREA	=	242.93	SQ.M.
SEVENTEENTH FLOOR AREA	=	242.93	SQ.M.
EIGHTEENTH FLOOR AREA	=	242.93	SQ.M.
NINTEENTH FLOOR AREA	=	242.93	SQ.M.
TWENTIETH FLOOR AREA	=	242.93	SQ.M.
TWENTY FIRST FLOOR AREA	=	242.93	SQ.M.
TWENTY SECOND FLOOR AREA (REFUGE AREA)	=	297.10	SQ.M.
TWENTY THIRD FLOOR AREA	=	242.93	SQ.M.
TWENTY FOURTH FLOOR AREA	=	242.93	SQ.M.
TWENTY FIFTH FLOOR AREA	=	242.93	SQ.M.
TWENTY SIXTH FLOOR AREA	=	242.93	SQ.M.
TWENTY SEVENTH FLOOR AREA	=	242.93	SQ.M.
MUMTY	=	109.10	SQ.M.
TOTAL NON F.A.R AREA (B1 TO MUMTY LVL.)	=	**14017.28**	SQ.M.
PROPOSED BUILT UP AREA			
BASEMENT 2 AREA	=	10019.21	SQ.M.
BASEMENT 3 AREA	=	10203.80	SQ.M.
BASEMENT 4 AREA	=	10515.12	SQ.M.
TOTAL NON F.A.R AREA (B1 TO MUMTY LVL.)	=	14017.28	SQ.M.
TOTAL PROPOSED FAR AREA	=	56864.49	SQ.M.
TOTAL BUILT UP AREA	=	**101619.89**	SQ.M.

DENSITY CALCULATION			
		SQM	SQ.FT
RESIDENTIAL	1.165005	4714.600	50747.960
Permissible F.A.R.	362%	17066.854	183707.614
		POPULATION PER ACRE	PERMISSIBLE POPULATION
Permissible Density (POPULATION PER ACRE)		600	699
Maximum Permissible Density(+10%)	0.1	660	769
Minimum Permissible Density(-10%)	0.1	540	**629**
	TOTAL FLATS	POPULATION PER FLAT	TOTAL PROPOSED POPULATION
MAIN DWELLING UNITS	80	7	560
	8	5	40
EWS UNITS	16	2	32
TOTAL NO. OF UNITS	104		**632**

4th Floor REFUGE AREA CALCULATION		
Gross area of 4th floor	3592.43	sq m
Gross area of 5th floor	773.03	sq m
Total floor area	4365.46	sq m
Occupancy(Area/person)	10	sq m
Person	436.546	
Refuge area required @ 0.3sqm/per	130.964	sq m
Area for wheel chair@ 0.9/200per	1.964	sq m
Total Refuge area required	**132.928**	**sq m**
10% of the floor area	**359.243**	**sq m**
A1= 30 X 9 (Meter)	270	sq m
A2= 12.5 X 8 (Meter)	100	sq m
Total Refuge area provided	**370**	**sq m**

5th Floor REFUGE AREA CALCULATION		
Gross area of 5th floor	773.03	sq m
Gross area of 7th floor	1031.16	sq m
Total floor area	1804.19	sq m
Occupancy(Area/person)	10	sq m
Person	180.419	
Refuge area required @ 0.3sqm/per	54.126	sq m
Area for wheel chair@ 0.9/200per	0.812	sq m
Total Refuge area required	**54.938**	**sq m**
10% of the floor area	**77.303**	**sq m**
B= 12 X 8 (Meter)	96	sq m
Total Refuge area provided	**96**	**sq m**

REFUGE AREA CALCULATION RESIDENTIAL 14TH & 22ND FLOOR		
Gross area of 14th/ 22nd floor	1031.16	sq m
Gross area of 15th/ 23rd floor	1031.16	sq m
Total floor area	2062.32	sq m
Occupancy(Area/person)	12.5	sq m
Person	164.985	
Refuge area required @ 0.3sqm/per	49.496	sq m
Area for wheel chair@ 0.9/200per	0.742	sq m
Total Refuge area required	**50.238**	**sq m**
A= 6.05 X 3.0 (Meter)	18.150	sq m
B= 1.8 X 17.435 (Meter)	31.383	sq m
C= 2.7 X 0.8 (Meter)	2.160	sq m
D= 1.65 X 2.4 X 0.5 (Meter)	1.980	sq m
E= 1.65 X 0.35 (Meter)	0.495	sq m
Total Refuge area provided (E)	**54.17**	**sq m**