NBC 2016 Table 1 Office Building		NBC 2016 (Clause 4.2.5.1) page 17											
(PROJECT NAME)		FLOOR 01		FLOOR 02		FLOOR 03, 04		FLOOR 05		FLOOR 06		FLOOR 07	
Floor area		1,838.33 sqm		1,933.40 sqm		1,824.02 sqm		798.51 sqm		723.32 sqm		723.21 sqm	
Load factor		10.00 sqm/pax		10.00 sqm/pax		10.00 sqm/pax		10.00 sqm/pax		10.00 sqm/pax		10.00 sqm/pax	
Population		184 pax		194 pax		183 pax		80 pax		73 pax		73 pax	
POPULATION BREAK-UP	Male ratio 0.67	Male	Female 0.33	Male	Female 0.33	Male	Female 0.33	Male	Female 0.33	Male	Female 0.33	Male	Female 0.33
Population		123	62	130	65	122	61	54	27	49	25	49	25
TOILET FIXTURE CALCULATION		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
REQUIRED													
Wash Basin		5	3	6	3	5	3	3	2	2	1	2	1
Water Closet		5	5	6	5	5	5	3	2	2	2	2	2
Urinal		5		5		5		3		3		3	
PROVIDED													
Wash Basin		6	5	6	5	6	5	3	2	3	2	3	2
Water Closet		6	5	6	5	6	5	3	2	3	2	3	2
Urinal		7		7		7		3		3		3	
DIFFERENCE													
Wash Basin		1	2	0	2	1	2	0	0	1	1	1	1
Water Closet		1	0	0	0	1	0	0	0	1	0	1	0
Urinal		2		2		2		0		0		0	

OWNER SIGN — EMAAR INDIA LIMITED

ARCHITECT SIGN

LEGEND

- PLOT LINE
- BASEMENT LINE
- SITE SETBACK LINE (ZONING LINE)

NOTE:

1. MECHANICAL VENTILATION SHALL BE PROVIDED IN ALL TOILET AREAS, WITH THE SYSTEM CONNECTED TO 100% ELECTRICAL POWER BACKUP.
2. BUILDING IS CENTRALLY MECHANICAL VENTILATION WITH THE SYSTEM CONNECTED TO 100% ELECTRICAL POWER BACKUP.
3. THE ELECTRIC CHARGING SPOTS MAY BE PROVIDED IN BASEMENT AND/OR STILT FLOORS SUBJECT TO ADHERENCE TO SUITABLE FIRE SAFETY AND ELECTRICAL SAFETY NORMS, TO BE CERTIFIED BY FIRE DEPARTMENT.
4. PROVIDED THAT ALLOCATION OF ELECTRIC CHARGING SPOTS WITH REGARD TO PARKING SPACES, AS PER NORMS, SHALL BE DISCLOSED AT THE TIME OF SUBMISSION OF APPLICATION FOR GRANT OF OCCUPATION CERTIFICATE.

NBC 2016 Table 15 Shopping Malls and Retail Buildings — NBC 2016 (Clause 4.2.5.1)

(PROJECT NAME)	FLOOR 00				FLOOR 00			
Floor area	727.45 sqm (Net usable area)				1,349.76 sqm			
Occupancy Type	Mercantile				Business			
Load factor	3.00 sqm/pax				10.00 sqm/pax			
Population	242 pax				135 pax			
	Staff (10%)		Public (90%)		Staff (100%)			
	Male	Female	Male	Female	Male	Female		
	17	9	146	73	90	45		
TOILET FIXTURE CALCULATION	Staff		Public				Total Required	
REQUIRED	Male	Female	Male	Female	Male	Female	Male	Female
Wash Basin	2	1	3	2	4	3	9	6
Water Closet	2	1	3	2	4	3	9	6
Urinal	1		3		4		8	
PROVIDED							Total Provided	
Wash Basin	2	1	4	4	3	3	9	8
Water Closet	2	1	4	4	3	3	9	8
Urinal	1		4		4		9	

Commercial- 1 and 2 (part of plotted development)	Land area of site (acres)	Land area of site (sqm)	Permissible FAR @1.75 (sqm)
Commercial- 1	1.462	5916.49	10353.87
Commercial- 2	1.548	6264.52	10962.92
Total	3.01	12181.01	21316.78
50% of permissible FAR for Commercial- 1 and 2 required for neighbourhood shopping needs			10658.395
50% of permissible FAR for Commercial- 1 provided for neighbourhood shopping (RETAIL AREA) needs APPROVAD MEMO NO. 3004 DATE 01.05.2023 (A)			10285.22
50% of permissible FAR for Commercial- 2 provided for neighbourhood shopping (RETAIL AREA) needs (B)			838.14
Total 50% of permissible FAR for Commercial- 1 and 2 provided for neighbourhood shopping (RETAIL AREA) C =(A + B)			11103.36

EGRESS WIDTH CALCULATION

Item	Unit	Floor 00		Floor 01	Floor 02	Floor 03	Floor 04	Floor 05	Floor 06, 09, 12, 15,18 (Refuge)	Floor 07, 08, 10, 11, 13, 14, 16, 17, 19, 20 (Typical)
		Retail	Office							
Floor area	sqm	838.14	1,349.76	1,838.33	1,933.40	1,824.02	1,824.02	798.51	723.32	723.21
Load factor	sqm/pax	1.80	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Population	pax	140	135	184	194	183	183	80	73	73
EXIT STAIRCASE WIDTH	Basis	mm/pax	mm/pax	mm/pax	mm/pax	mm/pax	mm/pax			10
Required width	mm		2,750		1,840	1,940	1,830	1,830	800	730
Provided										
Staircase ST1	mm		1,500		1,500	1,500	1,500	1,500	1,500	1,500
Staircase ST2	mm		1,500		1,500	1,500	1,500	1,500	1,500	1,500
Staircase ST3	mm		1,500		1,500	1,500	1,500	1,500	1,500	
Provided total width	mm		4,500		4,500	4,500	4,500	4,500	4,500	3,000
Difference	mm		1,750		2,660	2,560	2,670	2,670	3,700	2,270
EXIT DOOR WIDTH	Basis	mm/pax	mm/pax	mm/pax	mm/pax	mm/pax	mm/pax			6.5
Required width	mm		1,788		1,196	1,261	1,190	1,190	520	475
Provided										
Fire door on ST1	mm		1,000		1,000	1,000	1,000	1,000	1,000	1,000
Fire door on ST2	mm		1,000		1,000	1,000	1,000	1,000	1,000	1,000
Fire door on ST3	mm		1,000		1,000	1,000	1,000	1,000	1,000	
Corridor door 01	mm									
Corridor door 02	mm									
Provided total width	mm		3,000		3,000	3,000	3,000	3,000	3,000	2,000
Difference	mm		1,213		1,804	1,739	1,811	1,811	2,480	1,526

AREA STATEMENT OF PROPOSED DEVELOPMENT						
TOTAL SITE AREA	%			6264.533 SQM	1.548	ACRES
PERMISSIBLE GROUND COVERAGE	60.00 %			3758.720 SQM		
PROPOSED GROUND COVERAGE	39.84 %			2495.786 SQM		
PERMISSIBLE F.A.R.1.75 (A)	175.00 %			10962.9325 SQM		
Green Building(FAR)(0.15 % IGBC on permissible FAR) (IGBC reg no: NBT2610003) (B)	0.15 %			939.67996 SQM		
TDR UTILIZATION CERTIFICATE NO.						
479-548 OF 81/2024 DATED.30.12.2024 (part or TDR Certificate no . 1-548 of 81/2024 date 30.12.2024) TDR Utilization Certificate no. 98 of 2026 date 09/09/2026				1106.719 SQM		
1-326 of 81/2025 date 17.12.2025 (part of TDR Certificate no . 1-326 of 81/2025 date 17.12.2025) TDR Utilization Certificate no. 87 of 2026 date 09/09/2026				5158.947 SQM		
1-99 of 80/2025 date 17.12.2025 (part of TDR Certificate no 1-140 of 80 /2025 date 17.12.2025) TDR Utilization Certificate no. 89 of 2026 date 09/09/2026				1565.217 SQM		
TOTAL TDR UTILIZATION FAR = (C)	1.25 %			7828.884 SQM		
TOTAL PERMISSIBLE FAR AREA = (PERMISSIBLE F. A. R. + TDR) D = (A+B+C)	3.150 %			19731.49697 SQM		
PROPOSED FAR AREA	3.148 %			19702.271		
BALANCE FAR				29.226 SQM		
REQUIRED CAR PARKING				ECS		
Required no. of car parking IN RETAIL 1 ECS PER 50SQM		838.14	1 ECS PER 50 SQM	17 ECS		
Required no. of car parking IN OFFICE 1 ECS PER 75 SQM		20778.80	1 ECS PER 75 SQM	277 ECS		
Total visitors car parking (10 % OF PROPOSED PARKING)				33 ECS		
TOTAL REQUIRED CAR PARKING				327 ECS		
PROPOSED CAR PARKING AS / ECS.				297 ECS		
PROPOSED CAR PARKING AS/ COUNT. Provided				329 NO.		
Total visitors car parking (10 % OF PROPOSED PARKING)			10 % OF PROPOSED PARKING	33 NO.		
TOTAL EV. Car PARKING (33 % OF PROPOSED PARKING)			33 % OF PROPOSED PARKING	109 NO.		

MASTER AREA STATEMENT						
		SQM	ACRES	PERMISSIBLE		TOTAL PROPOSED AREA
TOTAL SITE AREA		6264.533	1.548			
PERMISSIBLE F. A. R. 1.75 (A)	175 %			10962.933	sqm	
Green Building FAR (0.15 % IGBC on permissible FAR) (IGBC reg no: NBT2610003) (B)	0.15 %			939.680	sqm	
TDR UTILIZATION CERTIFICATE NO.						
479-548 OF 81/2024 DATE 30.12.2024 (part or TDR Certificate no . 1-548 of 81/2024 date 30.12.2024) TDR Utilization Certificate no. 98 of 2026 date 09/09/2026				1106.719	sqm	
1-326 of 81/2025 date 17.12.2025 (part of TDR Certificate no . 1-326 of 81/2025 date 17.12.2025) TDR Utilization Certificate no. 87 of 2026 date 09/09/2026				5158.947	sqm	
1-99 of 80/2025 date 17.12.2025 (part of TDR Certificate no 1-140 of 80 /2025 date 17.12.2025) TDR Utilization Certificate no. 89 of 2026 date 09/09/2026				1565.217	sqm	
TOTAL TDR UTILIZATION FAR = (C)	1.25 %			7828.884	sqm	
TOTAL PERMISSIBLE FAR AREA = (PERMISSIBLE F. A. R. +FAR @15% FOR IGBC PRE CERTIFICATION +TDR UTILIZATION FAR) D = (A+B+C)	3.15 %			19731.497	sqm	
TOTAL PROPOSED FAR AREA	3.145 %					19702.271 sqm
BALANCE FAR						29.226 sqm
PERMISSIBLE GROUND COVERAGE	60 %			3758.720	sqm	
PROPOSED GROUND COVERAGE	40 %			2495.786	sqm	

	COMMERCIAL F.A.R. RETAIL	COMMERCIAL F.A.R. OFFICE	NON F.A.R.	METER ROOM NON F.A.R.	GUARD ROOM NON F.A.R.	FIRE CONTROL ROOM NON F.A.R.	TOTAL GROUND COVRAGE	BASEMENT NON. FAR	TOTAL F.A.R. SQMT	TOTAL NON F.A.R. SQMT	GRAND TOTAL SQMT
GR.COVERAGE				2495.786			3695.786				
BASEMENT-1								3572.195			3572.195
BASEMENT-2								3572.195			3572.195
BASEMENT-3								3572.195			3572.195
BASEMENT-4								3572.195			3572.195
GROUND FLOOR	838.136	1349.764		45.630	2.925	16.050			2187.900	64.605	2252.505
1ST FLOOR AREA		1748.288	90.040						1748.288	90.040	1838.328
2nd FLOOR AREA		1843.364	90.040						1843.364	90.040	1933.404
3rd FLOOR AREA		1733.977	90.040						1733.977	90.040	1824.017
4th FLOOR AREA		1733.977	90.040						1733.977	90.040	1824.017
5th FLOOR AREA		668.593	129.917						668.593	129.917	798.510
6th FLOOR AREA (REFUGE FLOOR)		620.048	104.138						620.048	104.138	724.187
7th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
8th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
9th FLOOR AREA (REFUGE FLOOR)		620.048	104.138						620.048	104.138	724.187
10th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
11th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
12th FLOOR AREA (REFUGE FLOOR)		620.048	104.138						620.048	104.138	724.187
13th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
14th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
15th FLOOR AREA (REFUGE FLOOR)		620.048	104.138						620.048	104.138	724.187
16th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
17th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
18th FLOOR AREA (REFUGE FLOOR)		620.048	104.139						620.048	104.139	724.187
19th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
20th FLOOR AREA		668.593	54.614						668.593	54.614	723.208
TERRACE FLOOR			112.248						0.000	112.248	112.248
MUMTY			155.672						0.000	155.672	155.672
MACHINE ROOM & O.H.TANK			25.328						0.000	25.328	25.328
TOWER HEIGHT (M)		84+G+20		G	G	G					
		88.875		4.0	4.0	4.0					
TOTAL	838.136	18884.135	1890.101	45.630	2.925	16.050	3695.786	14288.779	19702.271	1914.766	35905.816
TOTAL BUILT UP AREA											35905.816

REQUIRED CAR PARKING			
Required no. of car parking IN RETAIL 1 ECS PER 50SQM	838.136	17	
Required no. of car parking IN OFFICE 1 ECS PER 75SQM	20778.901	277	
TOTAL REQUIRED CAR PARKING		294	ECS
Total visitors car parking (10 % OF PROPOSED PARKING)		33	
TOTAL REQUIRED PARKING		327	ECS
PROPOSED CAR PARKING			
Car Parking AS/ ECS			
Surface car parking @3 ECS	118.250	5	ECS
Total Car Parking Area IN BASEMENT-1 @2 ECS	2196.529	68	ECS
Total Car Parking Area IN BASEMENT-2 @2 ECS	2411.725	75	ECS
Total Mechanical Car Parking Area IN BASEMENT-3 @2 ECS	2542.896	127	ECS
Total Mechanical Car Parking Area IN BASEMENT-4 @2 ECS	2422.004	121	ECS
Total Car Parking (Surface+Basement 1 & Basement 2 + Basement 3+Basement 4)	=	397	ECS
TOTAL Car Parking AS / ECS.	=	397	ECS
CAR PARKING AS / ACTUAL COUNTING. PROVIDED			
Car parking provided in surface		5	Nos.
Car parking provided in Basement 1		47	Nos.
Car parking provided in Basement 2		62	Nos.
Car parking provided in Basement 3		111	Nos.
Car parking provided in Basement 4		114	Nos.
Total Car parking AS/ COUNT. Provided		329	Nos.
TOTAL PROPOSED PARKING		329	Nos.

Sanctioned and Valid For 5 Years
Subject to Validity of License & Extension Permission
Chairman
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD ATP

OWNER: M/S EMAAR INDIA LIMITED

SUBMISSION DRAWING

KEYPLAN

PROJECT NAME	EMAAR SOUK 65
PROJECT ADDRESS	PROPOSED BUILDING PLAN OF COMMERCIAL-2 OF AREA MEASURING 1.548 ACRES IN RESIDENTIAL PLOTTED COLONY ON AREA MEASURING 98.194 ACRES (LICENSE NO 97OF 2010 DT.18,11.2010, LICENSE NO.41 OF 2011 DT.03.05.2011, LICENSE NO. 101 OF 2023 DT.06.05.2023 & LICENSE NO. 265 OF 2025 DT . 31.12.2025) IN SECTOR - 66 & 65 , GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD)
DATE	13 - 09 -2026
PROJECT INCH.	PALIN SIKARI
CHECKED BY	BALRAJ SINGH
SCALE	1:100
DEALT BY	DHEERAJ CHAND
APPROVED BY	VINEETA P SINGHANIA
DRAWING TITLE	MASTER PLAN

ARCHITECTS

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DRAWING NO. S-01 REVISION