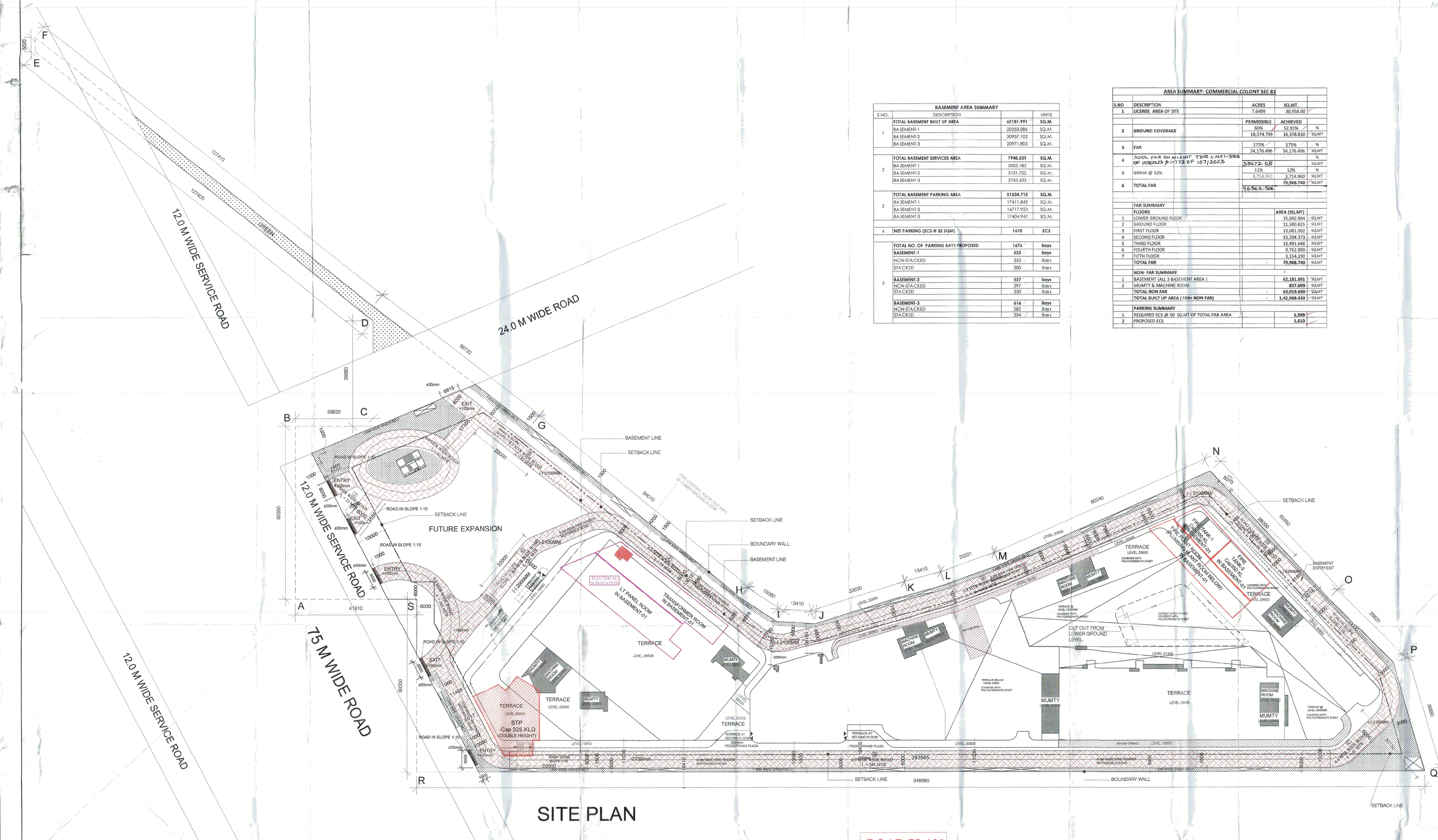
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO. 4801
DATED: 08/02/2024

BASEMENT AREA SUMMARY			
S.NO.	DESCRIPTION		UNITS
1	**TOTAL BASEMENT BUILT UP AREA**	**62181.991**	**SQ.M.**
	BASEMENT-1	20253.086	SQ.M.
	BASEMENT-2	20957.102	SQ.M.
	BASEMENT-3	20971.803	SQ.M.
2	**TOTAL BASEMENT SERVICES AREA**	**7948.539**	**SQ.M.**
	BASEMENT-1	2053.182	SQ.M.
	BASEMENT-2	3151.722	SQ.M.
	BASEMENT-3	2743.635	SQ.M.
2	**TOTAL BASEMENT PARKING AREA**	**51534.715**	**SQ.M.**
	BASEMENT-1	17411.845	SQ.M.
	BASEMENT-2	16717.923	SQ.M.
	BASEMENT-3	17404.947	SQ.M.
4	**NET PARKING (ECS @ 32 SQM)**	**1610**	**ECS**
5	**TOTAL NO. OF PARKING BAYS PROPOSED**	**1676**	**Bays**
	BASEMENT-1	**533**	**Bays**
	NON-STACKED	333	Bays
	STACKED	200	Bays
	BASEMENT-2	**527**	**Bays**
	NON-STACKED	297	Bays
	STACKED	230	Bays
	BASEMENT-3	**616**	**Bays**
	NON-STACKED	282	Bays
	STACKED	334	Bays

AREA SUMMARY- COMMERCIAL COLONY SEC 82				
S.NO	DESCRIPTION	ACRES	SQ.MT.	
1	**LICENSE AREA OF SITE**	7.6499	30,958.00	
		PERMISSIBLE	**ACHIEVED**	
2	**GROUND COVERAGE**	60%	52.91%	%
		18,574.799	16,378.830	SQ.MT
3	**FAR**	175%	175%	%
		54,176.486	54,176.486	SQ.MT
4	ADDL. FAR ON ACCOUNT TDR CMD1-368 OF 10/2023 & 1772 OF 10/2023	39672.05		%
				SQ.MT
5	GRIHA @ 12%	12%	12%	%
		3,714.960	3,714.960	SQ.MT
6	**TOTAL FAR**		**79,968.740**	SQ.MT
		96563.506		
	FAR SUMMARY			
	FLOORS		**AREA (SQ.MT)**	
1	LOWER GROUND FLOOR		15,692.904	SQ.MT
2	GROUND FLOOR		11,580.825	SQ.MT
3	FIRST FLOOR		13,081.902	SQ.MT
4	SECOND FLOOR		13,204.373	SQ.MT
5	THIRD FLOOR		13,491.646	SQ.MT
6	FOURTH FLOOR		9,762.800	SQ.MT
7	FIFTH FLOOR		3,154.290	SQ.MT
	TOTAL FAR	-	**79,968.740**	SQ.MT
	NON- FAR SUMMARY			
1	BASEMENT (ALL 3 BASEMENT AREA)		**62,181.991**	SQ.MT
2	MUMTY & MACHINE ROOM		**827.699**	SQ.MT
	TOTAL NON FAR	-	**63,019.690**	SQ.MT
	TOTAL BUILT UP AREA (FAR+ NON FAR)	-	**1,42,988.430**	SQ.MT
	PARKING SUMMARY			
1	REQUIRED ECS @ 50 SQ.MT OF TOTAL FAR AREA		**1,599**	
2	PROPOSED ECS		**1,610**	



SITE PLAN

ROAD PLAN

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer,
HSVP Circle, Gurugram

Checked subject to Comments
In forwarding letter No. 3739/
Dt. 14.03.2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

DTP (HQ) — S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(NR) Chairman B.P.A.C.

Consultant Architect

DTP (HQ)

(Dinesh Kumar) PA(HQ)

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. ALL DIMENSIONS ARE IN METERS.

PROJECT:

"PROPOSED BUILDING PLANS OF COMMERCIAL COLONY MEASURING 3.6562 ACRES (LICENSE NO. 60 OF 2013 DATED 16.07.2013) AND 3.9937 ACRES (LICENSE NO. 61 OF 2013 DATED 16.07.2013) TOTAL AREA MEASURING 7.6499 ACRES IN SECTOR – 82, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN IMPERIAL PRIVATE LIMITED (FORMERLY KNOWN AS AMBIENCE INFRASTRUCTURE DEVELOPERS PVT. LTD.)"

ARCHITECTS

OWNER'S SEAL & SIGNATURE

For Elan Imperial Private Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

RAJINDER KUMAR
CA/2490/75

NOV.-2023. | Scale : 1:400

Drawing Title:-
SITE PLAN
ROAD LAYOUT
EL-SCPL-BP-RP-ST-05

Drawing No:-
A-01

Director
Town & Country Planning
Chandigarh

For Elan Imperial Pvt.ltd.

Authorised Signatory