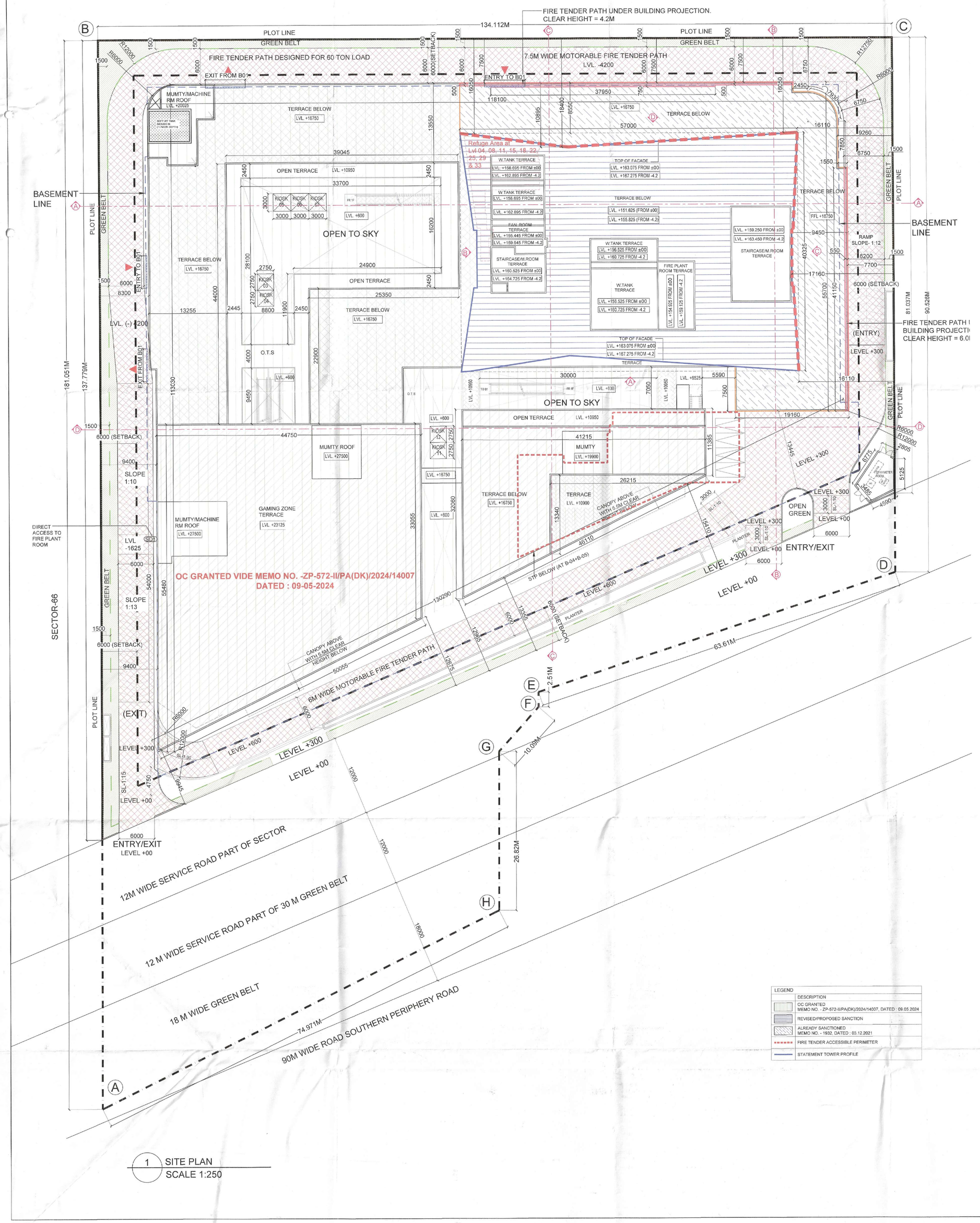
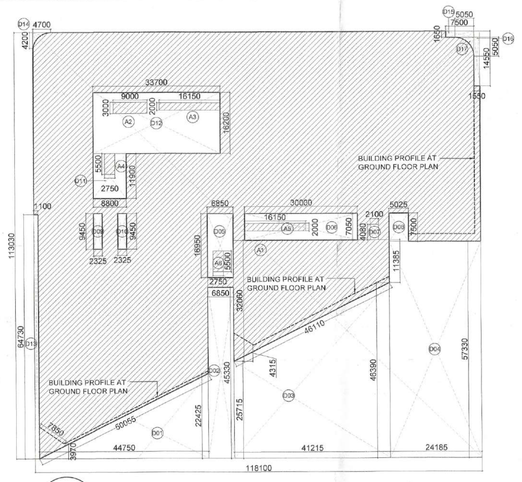


1 SITE PLAN
SCALE 1:250



2 GROUND COVERAGE DIAGRAM
SCALE 1:750

AREA SUMMARY			
S.NO.	DESCRIPTION (PROPOSED)		SQ.M
1	TOTAL PLOT AREA (AS/PER ZONING)	4.418 ACRES	17878.983
2	PLOT AREA FOR FAR CALCULATION (AS/PER ZONING) (A)	4.2298 ACRES	17117.366
3	GROUND COVERAGE (PERMISSIBLE)	60%	10270.420
4	GROUND COVERAGE (ACHIEVED)	50.25%	8601.225
5	FAR (PERMISSIBLE) (B)	350%	59910.781
6	LED FAR (PERMISSIBLE) [12% OF PLOT AREA AS PER SANCTION G+26 (MEMO NO. - 1932, DATED : 03.12.2021)	12%	2054.084
7	ACHIEVED FAR IN OC GRANTED (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)		19710.665
8	PLOT AREA AS PER OC GRANTED (C) (17117.366 SQM)	32.90%	5631.619
9	ACHIEVED LEED FAR (12% OF GRANTED OC AREA) ON 1.3919 ACRES (D)	12%	675.794
10	REMAINING PLOT AREA FOR IGBC (E=A-C)	67.10%	11485.747
11	ADDITIONAL IGBC FAR (15% OF NON GRANTED OC AREA) ON 2.8379 ACRES (REGISTRATION NO. NBT 23 0221) (F)	15%	1722.862
12	TOTAL FAR (PERMISSIBLE) (G=B+D+F)	364%	62309.437
13	ADDITIONAL FAR FROM TDR (H)	73.32%	12550.1792
14	TOTAL FAR (G+H)		74859.616
15	FAR ACHIEVED	437.31%	74856.012
16	TOTAL BUILTUP AREA		132327.209
17	TOTAL NON-FAR AREA		57471.198
18	SETBACKS (AS/PER ZONING PLAN)	6M ON ALL SIDES	

S.NO.	DESCRIPTION	PERMISSIBLE	OC GRANTED	ALREADY SANCTIONED	BALANCE F.A.R ALREADY BUILDING PLAN SANCTIONED	REVISED/PROPOSED SANCTION		TOTAL ACHIEVED	
1	GROUND COVERAGE	10270.420	8601.225	8601.225	8601.225	8601.225	50.25%	8601.225	50.25%
2	TOTAL FAR (PERMISSIBLE)	62309.440	19710.665 (A)	61501.833	41791.168 (B)	13354.178 (C)	78.02%	74856.011 (A+B+C)	437.31%

GROUND COVERAGE CALCULATION (SCHEDULED)							
CIRCULATED/SERVICES TOTAL VOIDS(NO) MEP/ TOTAL DEDUCTION AREA							
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	A1	1	118.180	113.430		Area of Rectangle = LXB	13404.843
2	A2	1	3.600	3.600		Area of Rectangle = LXB	12.960
3	A3	1	16.190	3.400		Area of Rectangle = LXB	55.046
4	A4	1	14.190	3.700		Area of Rectangle = LXB	52.503
5	A5	1	14.190	3.859		Area of Rectangle = LXB	54.760
6	A6	1	3.799	5.559		Area of Rectangle = LXB	55.125
A.	TOTAL AREA					ADDITION	13674.884
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	D01	1	44.750	22.425		Area of Islander (D09) 2	501.700
2	D02	1	6.480	46.300		Area of Rectangle = LXB	599.913
3	D03	1	25.715	46.350	45.315	Area of crapezium(Sum of parallel islands)/2	1185.904
4	D04	1	24.585	52.330		Area of Rectangle = LXB	1286.526
5	D05	1	6.859	18.900		Area of Rectangle = LXB	126.108
6	D06	1	10.060	7.050		Area of Rectangle = LXB	221.100
7	D07	1	1.100	4.560		Area of Rectangle = LXB	8.360
8	D08	1	5.920	7.500		Area of Rectangle = LXB	37.688
9	D09	1	2.325	9.450		Area of Rectangle = LXB	21.971
10	D10	1	2.325	9.450		Area of Rectangle = LXB	21.971
11	D11	1	8.300	11.900		Area of Rectangle = LXB	306.700
12	D12	1	33.700	16.200		Area of Rectangle = LXB	545.940
13	D13	1	1.100	69.700		Area of Rectangle = LXB	75.393
14	D14	1	6.700	4.200		As per plan	4.790
15	D15	1	2.100	1.550		Area of Rectangle = LXB	13.375
16	D16	1	3.530	14.530		Area of Rectangle = LXB	21.053
17	D17	1	4.000	9.050		As per plan	5.420
B.	TOTAL AREA		DEDUCTION				4869.488
C.	GROUND COVERAGE ACHIEVED (T - A-B)						8805.395

ECS (REQUIRED)			
S.NO.	DESCRIPTION	UNIT	REQUIRED
1	CARPET AREA (G+34)	(SQ.M)	63423.430
2	1 CAR/50 SQ.M ON CARPET AREA	(NOS.)	1281
3	2 CAR/100 ECS FOR ELECTRICAL PARKING	(NOS.)	26.000

ECS PROVIDED									
S.NO.	DESCRIPTION	REQUIRED PARKING	ALREADY SANCTIONED (G-26)- NO CHANGE (MEMO NO. - 1932, DATED : 03.12.2021)		ALREADY ACHIEVED IN PART OC (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)		TOTAL PARKING PROPOSED FOR G-34 FLOORS + PARKING IN PART OC + PARKING IN ALREADY SANCTIONED G-26 FLOORS		
			SINGLE PARKING	STACK PARKING	SINGLE PARKING	STACK PARKING	SINGLE PARKING	SINGLE PARKING (ELECTRICAL)	STACK PARKING
1	BASEMENT 01	1030	165	0	165	0	165	0	0
2	BASEMENT 02		165	0	165	0	165	0	0
3	BASEMENT 05		195	97	0	0	195	0	97
4	BASEMENT 06		195		0	0	21	12	312
5	BASEMENT 01		215		0	0	77	14	214
6	SURFACE PARKING		4		30	0	20	0	0
	TOTAL		933	97	346	0	643	26	623
	TOTAL ECS PROVIDED		1030		346		1288		

FAR, CARPET AREA & BUILT UP AREA CALCULATION													
		ALREADY SANCTIONED (G+26)- NO CHANGE (MEMO NO. - 1932, DATED : 03.12.2021)			ALREADY ACHIEVED IN PART OC (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)			REVISED & PROPOSED SANCTION (G-34) (FOR BASEMENT-04 & 05 & ADDITIONAL FLOORS FROM 27TH TO 34TH FLOOR)					
S.NO.	FLOORS	FAR AREAS (SQ.M)	CARPET AREAS (SQ.M)	NON FAR AREAS (SQ.M)	BUILTUP AREAS (SQ.M.)	FAR AREAS (SQ.M)	FAR REMAINING (SQ.M)	NON FAR AREAS (SQ.M.)	BUILT UP AREAS (SQ.M)	FAR AREAS (SQ.M)	CARPET AREAS (SQ.M)	NON FAR AREAS (SQ.M.)	BUILT UP AREAS (SQ.M)	REFUGE AREA ACCESS FROM FIRE TENDER ROAD (-4.2M)	LEVELS (M)
1	BASEMENT 05	NA	NA	10018.467	10018.467	NA	NA	NA	NA	NA	NA	NA	NA		(-) 21.600
2	BASEMENT 04	NA	NA	9353.133	9353.133	NA	NA	NA	NA	NA	NA	NA	NA		(-) 17.250
3	BASEMENT 03	NA	NA	9238.677	9238.677	NA	NA	NA	NA	NA	NA	NA	NA		(-) 12.900
4	BASEMENT 02	NA	NA	10073.599	10073.599	NA	NA	NA	10073.599	NA	NA	NA	NA		(-) 8.550
5	BASEMENT 01	NA	NA	9334.893	9334.893	NA	NA	NA	9334.893	NA	NA	NA	NA		(-) 4.200
6	GROUND FLOOR	7890.897	5140.073	0.000	7890.897	6879.397	1011.500	NA	NA	NA	NA	NA	NA		(+) 0.150
7	FIRST FLOOR	5579.908	4065.590	1335.628	6915.534	5543.302	37.606	NA	NA	NA	NA	NA	NA		(+) 4.500
8	SECOND FLOOR	5776.822	4674.799	1351.535	7128.102	5679.455	97.367	NA	NA	NA	NA	NA	NA		(+) 11.050
9	THIRD FLOOR	3350.998	2972.563	370.440	3521.684	3809.531	1541.487	NA	NA	NA	NA	NA	NA		(+) 16.900
10	FOURTH FLOOR (REFUGE)	1601.668	1307.734	264.732	1866.400	NA	NA	NA	NA	NA	NA	NA	NA	125.016	(+) 21.100
11	FIFTH FLOOR	1723.204	1496.479	147.196	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 25.300
12	SIXTH FLOOR	1723.426	1500.613	146.974	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 29.500
13	SEVENTH FLOOR	1723.204	1496.479	147.196	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 33.700
14	EIGHTH FLOOR (REFUGE)	1559.649	1401.385	361.971	1861.240	NA	NA	NA	NA	NA	NA	NA	NA	125.805	(+) 37.900
15	NINTH FLOOR	1716.679	1490.341	146.561	1863.240	NA	NA	NA	NA	NA	NA	NA	NA		(+) 42.100
16	TENTH FLOOR	1716.702	1127.184	146.539	1863.240	NA	NA	NA	NA	NA	NA	NA	NA		(+) 46.300
17	ELEVENTH FLOOR (REFUGE)	1566.984	1167.334	282.256	1861.240	NA	NA	NA	NA	NA	NA	NA	NA	125.805	(+) 50.500
18	TWELFTH FLOOR	1721.131	1328.612	147.269	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 54.700
19	THIRTEENTH FLOOR	1721.204	1496.479	147.196	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 58.900
20	FOURTEENTH FLOOR	1721.426	1500.613	146.974	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+) 63.100
21	FIFTEENTH FLOOR (REFUGE)	1505.139	1197.384	264.601	1869.880	NA	NA	NA	NA	NA	NA	NA	NA	124.983	(+) 67.300
22	SIXTEENTH FLOOR	1716.769	1492.083	146.471	1863.240	NA	NA	NA	NA	NA	NA	NA	NA		(+) 71.500
23	SEVENTEENTH FLOOR	1676.765	1326.782	186.475	1863.050	NA	NA	NA	NA	NA	NA	NA	NA		(+) 75.700
24	EIGHTEENTH FLOOR (REFUGE)	1554.212	1368.175	350.178	1904.390	NA	NA	NA	NA	NA	NA	NA	NA	124.989	(+) 79.900
25	NINTEENTH FLOOR	1777.298	1539.794	144.502	1922.460	NA	NA	NA	NA	NA	NA	NA	NA		(+) 84.100
26	TWENTIETH FLOOR	1778.569	1515.470	144.491	1923.060	NA	NA	NA	NA	NA	NA	NA	NA		(+) 88.300
27	TWENTY FIRST FLOOR	1778.569	1515.470	144.491	1923.060	NA	NA	NA	NA	NA	NA	NA	NA		(+) 92.500
28	TWENTY SECOND FLOOR (REFUGE)	1662.359	1433.507	260.691	1923.050	NA	NA	NA	NA	NA	NA	NA	NA	125.009	(+) 96.700
29	TWENTY THIRD FLOOR	1778.569	1515.470	144.481	1923.050	NA	NA	NA	NA	NA	NA	NA	NA		(+) 100.900
30	TWENTY FOURTH FLOOR	1777.058	1513.764	144.502	1922.460	NA	NA	NA	NA	NA	NA	NA	NA		(+) 105.100
31	TWENTY FIFTH FLOOR (REFUGE)	1661.057	1408.360	261.723	1922.780	NA	NA	NA	NA	NA	NA	NA	NA	124.989	(+) 109.300
32	TWENTY SIXTH FLOOR	1777.958	1513.761	144.502	1922.460	NA	NA	NA	NA	NA	NA	NA	NA		(+) 113.500
33	TWENTY SEVENTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1777.585	1601.347	150.553	1937.138		(+) 117.700
34	TWENTY EIGHTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1778.693	1601.405	358.496	1937.195		(+) 121.900
35	TWENTY NINTH FLOOR (REFUGE)	NA	NA	NA	NA	NA	NA	NA	NA	1653.067	1471.086	284.108	1937.195	124.114	(+) 126.100
36	THIRTIETH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1778.693	1601.405	358.496	1937.195		(+) 130.300
37	THIRTY FIRST FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1778.693	1601.405	358.496	1937.195		(+) 134.500
38	THIRTY SECOND FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1777.585	1601.347	193.553	1937.138		(+) 138.700
39	THIRTY THIRD FLOOR (REFUGE)	NA	NA	NA	NA	NA	NA	NA	NA	1650.378	1474.756	288.360	1937.138	124.040	(+) 142.900
40	THIRTY FOURTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	1646.321	1473.325	193.814	1939.135		(+) 147.100
41	TERRACE	0	0	320.000	320.000	NA	NA	NA	NA	12.520	0	572.114	584.640		(+) 153.625
	TOTAL	61501.833	51889.954	59664.607	117706.440	39710.665	2687.959265		19606.458	33354.178	11930.076	3096.591	15850.769		

REFUGE AREA CALCULATION					
S.NO.	FLOOR	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)	HEIGHT REQUIRED AS PER NBC	HEIGHT FROM LVL ±0.0 LVL	HEIGHT FROM FIRE TENDER PATH (-4.2M)
1	FOURTH FLOOR	123.992	125.016	(+) 24.000 FFL	(+) 21.100	(+) 25.300 FFL
2	EIGHTH FLOOR	124.032	125.805	(+) 38.000 FFL	(+) 37.900	(+) 42.100 FFL
3	ELEVENTH FLOOR	124.032	125.805	(+) 54.000 FFL	(+) 50.500	(+) 54.700 FFL
4	FIFTEEN FLOOR	123.992	124.989	(+) 69.000 FFL	(+) 67.300	(+) 71.500 FFL
5	EIGHTEENTH FLOOR	124.032	124.989	(+) 84.000 FFL	(+) 79.900	(+) 84.100 FFL
6	TWENTY SECOND FLOOR	134.018	125.009	(+) 99.000 FFL	(+) 96.700	(+) 100.900 FFL
7	TWENTY FIFTH FLOOR	134.032	124.989	(+) 114.000 FFL	(+) 109.300	(+) 113.500 FFL
8	TWENTY NINTH FLOOR	134.073	124.114	(+) 129.000 FFL	(+) 126.100	(+) 130.350 FFL
9	THIRTY THIRD FLOOR	134.038	124.040	(+) 139.000 FFL	(+) 142.900	(+) 145.900 FFL

SUMMARY OF FAR, NON FAR & BUILTUP AREAS					
S.NO.		TOTAL FAR (A)	TOTAL NON FAR (B)	TOTAL BUILTUP AREA C = (A+B)	TERRACE BUILTUP AREA DEDUCTED FROM G+26 (VIUNITY) SANCTIONED (D)	TOTAL BUILT UP AREA (+) E=D
01	ALREADY SANCTIONED (G+26)	61501.833	59664.607	117706.440	320	118276.440
02	REVISED & PROPOSED SANCTION (G+34) (FOR BASEMENT-04 & 05 & ADDITIONAL FLOORS FROM 27TH TO 34TH FLOOR)	13925.165	2995.507	16920.782	0	16630.782
	TOTAL	75426.998	62760.174	134857.172	320	135247.172

SCHEDULE OF STAIRCASES, LIFTS & ESCALATORS SUMMARY									
SR.NO.	STAIRCASE	MOVE WIDTH		Going tot- Going	Rith Tot-rise	No OF RISER	TYPE		NOTE
		(RCH-WD)	(2ND Going-wd)						
1	SC-01	1500	1500	2020	2020	12	Fire Staircase		OUT OF TOTAL 8 STAIRCASES, 2 STAIRCASES (SC-01,07-02) ARE SURPLUS FOR 41 GROUND FLOOR (T) EXCEPT 12 SKY AREA & SC-06 & SC-08 ARE SURPLUS FOR 35 FLOORS, THUS TWO NOS (PLANNED OF NOS) SOFA STAIRCASES OPEN TYPE (EXCEPT RCH-WD) & 10 SKY AREA & SC-06 &
2	SC-02	1500	1500	2020	2020	12	Fire Staircase		
3	SC-03	1500	1500	2020	Terrace/refu	6 F.F.	Fire Staircase		
4	SC-04	2000	1500	2020	Terrace/refu	6 F.F.	Fire Staircase		
5	SC-05	2000	2000	2020	Terrace/refu	BOI(Staircase enclosed shaft open by dry wall)	Fire Staircase		All staircases are pressurized
6	SC-06	2000	2000	2020	Terrace/refu	38(Staircase enclosed in shaft otherwise open to sky)	Fire Staircase		

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

STP (HQ) Member Secretary B.P.A.C.

STP (D) Member B.P.A.C.

STP (PK) Chairman B.P.A.C.

DTP(HQ)

ATP(HQ)

TO BE READ WITH THIS OC MEMO NO.: 44582 DATED: 21-11-25

JD

PA

TP

DINESH KUMAR PA(HQ)

* Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. PCC-CCP dw-20-11-25

Superintending Engineer (HQ) for Chief Engineer-1 HSVP, Panchkula

ARCHITECT:

DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI
TEL : 011 - 46566800

STRUCTURE CONSULTANT:

VINTECH CONSULTANTS
C 35, PAMPOSH ENCLAVE, GREATER KAILASH I, NEW DELHI, DELHI 110048
Tel :011 4314 1516

MEP CONSULTANT:

SANELAC CONSULTANTS PVT LTD
C-6/42, Okhla Industrial Area, Phase-II, New Delhi-110020
Tel : 26385310, 40503959

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. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED AND FULLY AIR CONDITIONED.

PROJECT:

BUILDING PLAN OF COMMERCIAL COLONY UNDER TOD POLICY DATED 09.02.2016 OVER AN AREA MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05.12.2008) IN SECTOR-66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY R.C. SOOD & COMPANY PVT. LTD. C/O ADVANCE INDIA PROJECTS LTD.

ARCHITECT'S SIGNATURE:

Abhishek Jain
B. Arch.
CA/2019/114661

CLIENT'S SIGNATURE:

DRAWING TITLE:

SITE PLAN

JD/PA(HQ) Member BPAC

DRAWING NO:

01.A

NORTH:

SCALE: AS MENTION

DATE: 14/11/2025