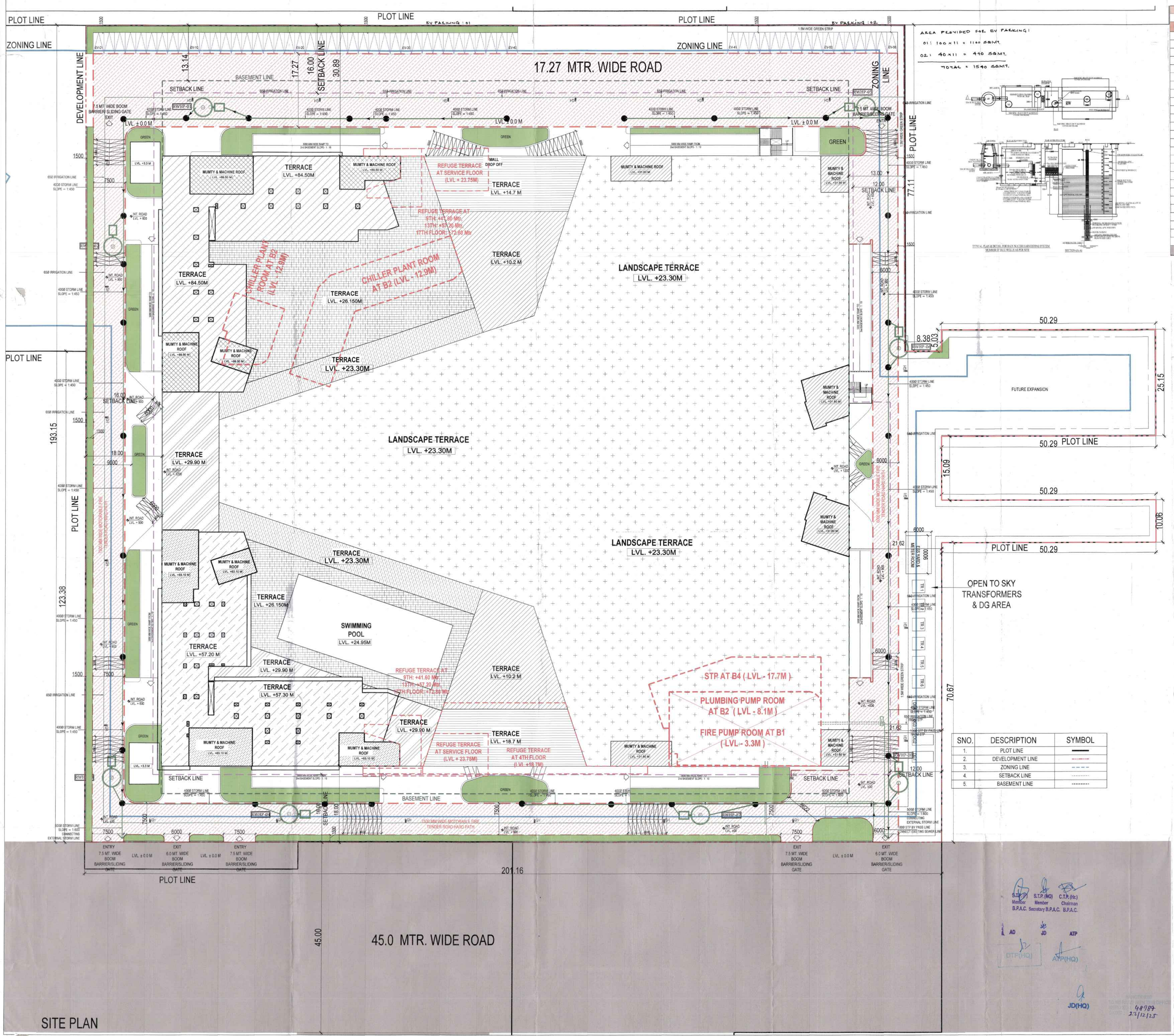

SITE PLAN

AREA PROVIDED FOR EV PARKING:
01: 100 x 11 = 1100 SQMT.
02: 40 x 11 = 440 SQMT.
TOTAL = 1540 SQMT.

Area Summary: *As per 150% F.A.R. at Plot Area: 32.196 Acres*

Sl.No.	Description	GROUND COVERGAE (In Sqmt)	F.A.R. (In Sqmt)	Non F.A.R. (In Sqmt)	B.U.A. (In Sqmt)	CARPET AREA
1.0	Basement IV (With Stacked Parking)		-	27,222.79	27,222.79	-
1.0	Basement III (With Stacked Parking)		-	26,400.72	26,400.72	-
2.0	Basement II (With Stacked Parking)		-	26,949.75	26,949.75	-
3.0	Basement I (Retail)		18,991.57	1,214.55	20,206.13	9,479.78
4.0	Ground Floor (Retail)	24,440.03	23,037.39	1,402.63	24,440.03	8,558.42
5.0	1st Floor (Retail)		15,138.96	703.73	15,842.69	7,947.79
6.0	2nd Floor (F & B)		18,105.48	787.35	18,872.80	6,634.49
7.0	3rd Floor (F & B)		9,373.06	1,002.59	10,375.65	7,164.45
7.1	4th Floor (F & B)		5,554.09	2,459.89	8,013.98	4,829.19
8.0	Service Floor		-	7,346.82	7,346.82	-
9.0	5th Floor (Reception & Lobby)		3,747.17	293.36	4,040.54	2,650.90
10.0	6th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
11.0	7th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
12.0	8th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
13.0	9th Floor (Offices & Service Apts)		3,048.32	703.74	3,752.06	1,758.49
14.0	10th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
15.0	11th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
16.0	12th Floor (Offices & Service Apts)		3,048.32	471.28	3,519.60	1,758.49
17.0	13th Floor (Offices)		1,511.03	782.73	2,293.76	814.90
18.0	14th Floor (Offices)		1,511.03	225.75	1,736.78	814.90
19.0	15th Floor (Offices)		1,511.03	225.75	1,736.78	814.90
20.0	16th Floor (Offices)		1,511.03	225.75	1,736.78	814.90
22.0	17th Floor (Offices)		1,511.03	346.73	1,857.75	814.90
23.0	18th Floor (Offices)		1,511.03	225.75	1,736.78	814.90
24.0	19th Floor (Offices)		1,511.03	225.75	1,736.78	814.90
25.0	Terrace		-	411.05	411.05	-
	Total	24,440.03	1,25,863.11	1,01,564.87	2,27,827.98	65,278.77

SNO.	DESCRIPTION	SYMBOL
1.	PLOT LINE	
2.	DEVELOPMENT LINE	
3.	ZONING LINE	
4.	SETBACK LINE	
5.	BASEMENT LINE	

PARKING CALCULATION

COMMERCIAL ECS REQUIRED:		
PARKING REQUIRED FOR COMMERCIAL AREA		
1 ECS CAR SPACE FOR 50 SQ.M OF CARPET AREA		
TOTAL PROPOSED CARPET AREA FOR COMMERCIAL =	65278.77	SQM
ECS REQUIRED =	1305.58	ECS
NET ECS REQUIRED	1306	ECS
ECS PROVIDED		
BASEMENT -2		
MECHANICAL PARKING (34SSC)	692	Bays
BASEMENT -3		
MECHANICAL PARKING (46SSC)	930	Bays
BASEMENT -4		
MECHANICAL PARKING (53SSC)	1066	Bays
TOTAL PARKING (ECS) SLOTS PROVIDED = (A)	2688	Bays
EV CAR PARKING REQ. ON SURFACE (@2 ECS PER 100 ECS PROVIDED)	54	Bays
EV CAR PARKING Provided ON SURFACE (@2 ECS PER 100 ECS PROVIDED) = (B)	66	Bays
TOTAL PARKING (ECS) SLOTS PROVIDED = (A + B)	2744	Bays

NOTES

THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING

1. ALL USEABLE SPACES [LIKE: SHOP AREAS, ANCHORS, RESIDENTIAL UNIT, SERVANT ROOM & SERVICE APARTMENT] WILL BE FULLY AIR-CONDITIONED WITH 100% POWER BACKUP (24X7).
2. ALL TOILETS/KITCHENS WILL BE MECHANICALLY VENTILATED.CONDITIONED AIR FROM THE FLOOR WILL BE SUCKED IN TO THE TOILETS/KITCHENS AND VENTED OUT THROUGH A VENT SHAFT
3. ALL SPACES (RETAIL SPACES, RESIDENCE & SERVANT ROOM, ARE MECHANICALLY VENTILATED SERVICE AREAS, PARKING BASEMENT,ETC) WILL BE ARTIFICIALLY LIT, ANY NATURAL LIGHT WHICH IS AVAILABLE IN THE SPACES IS ONLY INCIDENTAL AND NOT ESSENTIAL TO THE FUNCTIONING OF THE BUILDING.
4. ALL EWS ARE NATURALLY VENTILATED .
5. 100% STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ENTIRE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES/FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOAD FOR VENTILATION & LIGHTS.
6. BASEMENT WILL BE ARTIFICIALLY VENTILATED.
7. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
8. HANDICAP RAMP WITH RAILING WILL BE PROVIDE AS /PER NBC NORMS
9. 20 PERCENT OF TOTAL PARKING REQUIREMENTS WILL BE PROVIDED FACILITIES FOR ELECTRIC CHARGED VEHICLES.

SUBMISSION DRAWING

KEY PLAN

OWNER :-

OMAXE WORLD STREET PRIVATE LIMITED
OMAXE WORLD STREET, SECTOR-75, GREATER FARIDABAD

ARCHITECTS :-

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
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manish@manishconsultants.com
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MEP CONSULTANT:-

UDAYAN CHAUDHARI & ASSOCIATES PRIVATE LIMITED
328, 3rd Floor, DLF PRIME TOWER
POCKET-F OKHLA PHASE-I,
NEW DELHI - 110 020Email: udayanchaudhari@gmail.com

PROJECT:-

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY UNDER MIXED LAND USE (COMMERCIAL/RESIDENTIAL MEASURING AREA 11.40625 ACRES LICENSE NO. 113 OF 2024 DATED 08-08 -2024 AREA MEASURING 6.9125 ACRES LICENSE NO. 157 OF 2025 DATED 03-08 -2025 AND AN ADDITIONAL AREA MEASURING 13.8777 ACRES 13.10.2025 , THEREBY MAKING THE TOTAL SCHEME AREA 32.19845 ACRES.FALLING IN SECTOR -79, FARIDABAD, HARYANA BEING DEVELOPED BY OMAXE WORLD STREET PVT. LTD.

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

AD | JD | ATP

DTP(HQ) | ATP(HQ)

JD(HQ)

48987 23/12/25

Approved Member B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 357484 Dt. 17/11/25

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

For Omaxe World Street Private Limited
Authorised Signatory

OWNER SIGN. | ARCHITECT SIGN.

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., F.I.A. CA No. 90/5769

DRAWING TITLE :-

SITE PLAN

DRG. NO. :-	SCALE :-	1:300
SB-GPM-AR-01	DATE :-	11/21/2025 4:28 PM