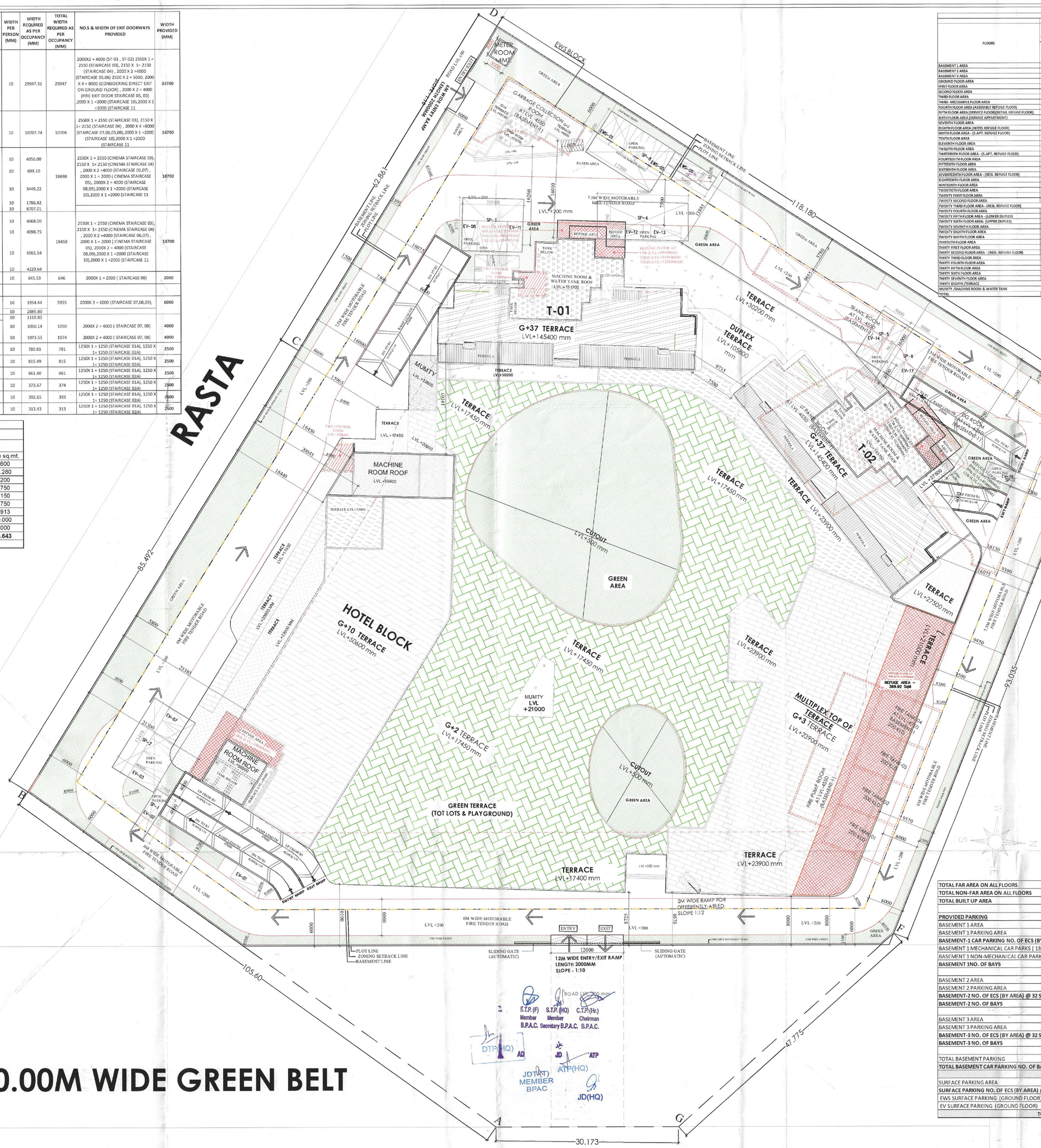
S.NO	FLOOR	FLOOR COVERED AREA (SQM)		PER PERSON AREA (SQM)	NUMBER OF SEATS	OCCUPANT LOAD	WIDTH PER PERSON (MM)	WIDTH REQUIRED AS PER OCCUPANCY (MM)	TOTAL WIDTH REQUIRED AS PER OCCUPANCY (MM)	NO.S & WIDTH OF EXIT DOORWAYS PROVIDED	WIDTH PROVIDED (MM)
1	GROUND FLOOR	8984.193	RETAIL	3		2994.73	10	29947.31	29947	2000X2 = 4000 (ST-01 , ST-02) 2550X 1 = 2550 (STAIRCASE 03), 2150 X 1= 2150 (STAIRCASE 04) , 2000 X 2 =4000 (STAIRCASE 05,06) 2500 X 2 = 5000, 2000 X 4 = 8000 (CONGOKRING DIRECT EXIT ON GROUND FLOOR) , 2000 X 2 = 4000 (FIRE EXIT DOOR STAIRCASE 05, 03) ,2000 X 1 =2000 (STAIRCASE 10),2000 X 1 =2000 (STAIRCASE 11	33700
2	FIRST FLOOR	6424.643	RETAIL	6		1070.77	10	10707.74	10708	2550X 1 = 2550 (STAIRCASE 03), 2150 X 1= 2150 (STAIRCASE 04) , 2000 X 4 =8000 (STAIRCASE 07,06,05,08),2000 X 1 =2000 (STAIRCASE 10),2000 X 1 =2000 (STAIRCASE 11	16700
3	SECOND FLOOR	-	CINEMA	1.2	338	403.60	10	4036.00	18698	2550X 1 = 2550 (CINEMA STAIRCASE 03), 2150 X 1= 2150 (CINEMA STAIRCASE 04) , 2000 X 2 =4000 (STAIRCASE 06,07) , 2000 X 1 = 2000 (CINEMA STAIRCASE 05), 2000X 2 = 4000 (STAIRCASE 08,09),2000 X 1 =2000 (STAIRCASE 10),2000 X 1 =2000 (STAIRCASE 11	18700
		20.973	WAITING AREA	0.3		69.91	10	699.10			
		620.859	F&B	1.8		344.92	10	3449.22			
		250.155	ENTERTAINMENT ZONE	1.4		178.68	10	1786.82			
		5224.207	RETAIL	6		870.70	10	8707.01			
4	THIRD FLOOR	-	CINEMA	1.2	339	406.80	10	4068.00	18458	2550X 1 = 2550 (CINEMA STAIRCASE 03), 2150 X 1= 2150 (CINEMA STAIRCASE 04) , 2000 X 2 =4000 (STAIRCASE 06,07) , 2000 X 1 = 2000 (CINEMA STAIRCASE 05), 2000X 2 = 4000 (STAIRCASE 08,09),2000 X 1 =2000 (STAIRCASE 10),2000 X 1 =2000 (STAIRCASE 11	18700
		737.775	BANQUET	1.8		409.88	10	4098.75			
		848.615	ASSEMBLY-COMMUNITY	1.4		606.15	10	6061.54			
		2537.785	RETAIL	6		422.96	10	4229.64			
5	THIRD MEZZANINE	387.320	ASSEMBLY-COMMUNITY	6		64.55	10	645.53	646	2000X 1 = 2000 (STAIRCASE 08)	2000
6	FOURTH FLOOR	1172.662	RETAIL	6		195.44	10	1954.44	5955	2000X 3 = 6000 (STAIRCASE 07,08,09).	6000
		404.572	ASSEMBLY-	1.4		288.98	10	2889.80			
		196.948	ALL DAY DINING	1.8		111.0922222	10	1110.82			
7	6TH-10TH	1312.670	HOTEL (TYPICAL)	12.5		105.01	10	1050.14	1050	2000X 2 = 4000 (STAIRCASE 07, 08)	4000
8	8TH	1341.943	HOTEL (REFUGE)	12.5		107.36	10	1073.55	1074	2000X 2 = 4000 (STAIRCASE 07, 08)	4000
9	6TH-16TH	468.487	SER. APT -TYPICAL (TOWER-01)	6		78.08	10	780.81	781	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500
10	6TH-16TH	489.293	SER. APT -TYPICAL (TOWER-02)	6		81.55	10	815.49	815	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500
11	9TH & 13TH	516.841	SER. APT -REFUGE (TOWER-01)	6		86.14	10	861.40	861	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500
12	18TH -37TH	466.962	RESIDENTIAL -TYPICAL (TOWER-01)	12.5		37.36	10	373.57	374	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500
13	17TH, 21ST & 32ND	490.812	RESIDENTIAL -REFUGE (TOWER-01)	12.5		39.26	10	392.65	393	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500
14	26TH (UPP. DUPLEX)	391.787	RESIDENTIAL-UPP. DUP. (TOWER-01)	12.5		31.34	10	313.43	313	1250X 1 = 1250 (STAIRCASE 01A), 1250 X 1= 1250 (STAIRCASE 02A)	2500

SURFACE PARKING AREA CALCULATION

S. No.	WIDTH	LENGTH	Area in sq.mt.

S. No.	COEFF.	WIDTH	LENGTH	NOS.	Area in sq.mt.
SP-1	1	2.500	8.240	1	20.600
SP-2	1	8.000	13.410	1	107.280
SP-3	1	10.080	8.750	1	88.200
SP-4	1	15.000	6.250	1	93.750
SP-5	1	5.000	8.630	1	43.150
SP-6	1	5.000	10.350	1	51.750
SP-7	1	8.765	2.500	1	21.913
SP-8	1	12.500	8.000	1	100.000
SP-9	1	8.000	2.500	1	20.000
TOTAL SURFACE PARKING AREA =					**546.643**



30.00M WIDE GREEN BELT

SERVICE ROAD

TO MATHURA ← → **TO DELHI**

FLOORS	COMMERCIAL: RETAIL F.A.R. AREA	RETAIL NON F.A.R. AREA	HOTEL F.A.R. AREA	HOTEL NON F.A.R. AREA	T-01 SERVICE APPARTMENT F.A.R. AREA	T-01 SERVICE APPARTMENT NON F.A.R. AREA	T-02 SERVICE APPARTMENT F.A.R. AREA	T-02 SERVICE APPARTMENT NON F.A.R. AREA	RESIDENTIAL: EWS F.A.R. AREA	EWS NON F.A.R. AREA	T-01 RESIDENTIAL F.A.R. AREA	T-01 RESIDENTIAL NON F.A.R. AREA	T-02 RESIDENTIAL F.A.R. AREA	T-02 RESIDENTIAL NON F.A.R. AREA	M. ROOM F.A.R. AREA	BASEMENT AREA NON F.A.R. AREA	TOTAL AREA COMMERCIAL F.A.R. AREA	TOTAL AREA COMMERCIAL NON F.A.R. AREA	TOTAL AREA COMMERCIAL BUILT-UP AREA	TOTAL AREA RESIDENTIAL F.A.R. AREA	TOTAL AREA RESIDENTIAL NON F.A.R. AREA	TOTAL AREA RESIDENTIAL BUILT-UP AREA
BASEMENT 1 AREA																13734.629	0.000	0.000	0.000	0.00	0	0.000
BASEMENT 2 AREA																11164.955	0.000	0.000	0.000	0.00	0	0.000
BASEMENT 3 AREA																11328.188	0.000	0.000	0.000	0.00	0	0.000
GROUND FLOOR AREA	8825.435	32.324							135.180						9.000		8825.435	32.324	8857.759	135.18	0	135.180
FIRST FLOOR AREA	5536.464	830.968							97.120	14.306							5536.464	830.968	6367.432	97.12	14.306	111.426
SECOND FLOOR AREA	6473.500	898.213							97.120	14.306							6473.500	898.213	7371.716	97.12	14.306	111.426
THIRD FLOOR AREA	4325.814	434.123							75.040	14.306							4325.814	434.123	4759.937	75.05	14.306	89.353
THIRD -MEZZANINE FLOOR AREA	226.259	160.958															226.259	160.958	387.217	0.00	0	0.000
FOURTH FLOOR AREA (ASSEMBLY, REFUGE FLOOR)	1053.302	358.420							75.040	14.306							1053.302	358.420	1411.721	75.05	14.306	89.353
26TH FLOOR AREA (SERVICE FLOOR(RETAIL, REFUGE FLOOR))		1386.131															0.000	1386.131	1386.131	0.00	0	0.000
SIXTH FLOOR AREA (SERVICE APPARTMENT)			1216.614	96.062	406.289	62.199	435.928	53.305									2058.831	211.626	2270.457	0.00	0	0.000
SEVENTH FLOOR AREA			1216.614	96.062	406.289	62.199	435.928	53.305									2058.831	211.626	2270.457	0.00	0	0.000
EIGHTH FLOOR AREA (METES REFUGE FLOOR)			1181.503	192.434	406.289	62.199	435.928	53.305									2023.726	275.998	2299.724	0.00	0	0.000
NINTH FLOOR AREA - (S.APT. REFUGE FLOOR)			1216.614	96.062	406.289	110.553	435.928	103.41									2058.831	310.025	2368.856	0.00	0	0.000
TENTH FLOOR AREA			1216.614	96.062	406.289	62.199	435.928	53.305									2058.831	211.626	2270.457	0.00	0	0.000
ELEVENTH FLOOR AREA					406.289	62.199	435.928	53.305									842.217	115.504	957.781	0.00	0	0.000
TWELFTH FLOOR AREA					406.289	62.199	435.928	53.305									842.217	115.504	957.781	0.00	0	0.000
THIRTEENTH FLOOR AREA - (S.APT. REFUGE FLOOR)					406.289	110.553	435.928	103.41									842.217	213.963	1056.180	0.00	0	0.000
FOURTEENTH FLOOR AREA					406.289	62.199	435.928	53.305									842.217	115.504	957.781	0.00	0	0.000
FIFTEENTH FLOOR AREA					406.289	62.199	435.928	53.305									842.217	115.504	957.781	0.00	0	0.000
SIXTEENTH FLOOR AREA					406.289	62.199	435.928	53.305									842.217	115.504	957.781	0.00	0	0.000
SEVENTEENTH FLOOR AREA - (RESI. REFUGE FLOOR)											404.354	86.089	434.403	78.261			0.000	0.000	0.000	838.267	164.350	1002.461
EIGHTEENTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
NINTEENTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTIETH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY FIRST FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY SECOND FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY THIRD FLOOR AREA - (RESI. REFUGE FLOOR)											184.314	40.094	196.897	36.490			0.000	0.000	0.000	381.211	76.584	457.795
TWENTY FOURTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY FIFTH FLOOR AREA - (LOWER DUPLEX)											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY SIXTH FLOOR AREA - (UPPER DUPLEX)											220.589	62.199	359.228	53.305			0.000	0.000	0.000	668.617	115.504	884.381
TWENTY SEVENTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY EIGHTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
TWENTY NINTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY FIRST FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY SECOND FLOOR AREA - (RESI. REFUGE FLOOR)											404.354	86.089	434.403	78.261			0.000	0.000	0.000	838.267	164.350	1002.461
THIRTY THIRD FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY FOURTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY FIFTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY SIXTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY SEVENTH FLOOR AREA											404.354	62.199	434.403	53.305			0.000	0.000	0.000	838.267	115.504	953.771
THIRTY EIGHTH TERRACE				157.171	97.562				16.096		85.901	70.750	52.113	52.948			97.562	254.674	178.058	169.997	70.750	240.747
MUMTY ,MACHINE ROOM & WATER TANK					106.589				151.989			146.423		186.130								
TOTAL	26860.877	6281.345	3265.136	847.285	4468.178	780.897	4795.208	687.105	470.510	101.400	8510.772	1823.800	9159.401	1454.185	9.000	46207.772	42350.400	8191.552	50521.952	18129.685	2757.704	20887.387

AREA SUMMARY

TOTAL PLOT AREA	=	18463.7805 SQ.M.
		4.5625 ACRE
NET PLANNED AREA	=	**16706.79750** SQ.M.
		4.1283 ACRE
RESIDENTIAL NET PLOT AREA	=	1.238502 ACRE
		5012.039250 SQ.M.
COMMERCIAL NET PLOT AREA	=	2.88958 ACRE
		11694.75825 SQ.M.
PERM. GROUND COVG.@ 60% OF NET PLANNED AREA	=	10024.0785 SQ.M.
PROPOSED GROUND COVERAGE	=	**9203.863** SQ.M.
TOTAL GROUND COVERAGE	=	**55.091** %
PERM. F.A.R 1:3.5 OF NET PLANNED AREA	=	**58473.79125** SQ.M.
PERM. F.A.R FOR RESIDENTIAL COMPONENT @ 30%OF NET PLANNED AREA	=	17542.1373 SQ.M.
PERM. GREEN F.A.R FOR RESIDENTIAL COMPONENT	=	601.4447 SQ.M.
TOTAL PERM. F.A.R FOR RESIDENTIAL COMPONENT	=	**18143.5821** SQ.M.
PERM. F.A.R FOR COMMERCIAL COMPONENT @ 70%OF NET PLANNED AREA	=	40931.65387 SQ.M.
PERM. GREEN F.A.R @ 12% FOR COMMERCIAL COMPONENT	=	1403.37099 SQ.M.
TOTAL PERM. F.A.R FOR COMMERCIAL COMPONENT	=	**42335.02486** SQ.M.
TOTAL PERM. F.A.R	=	**60478.60695** SQ.M.
PROPOSED RESIDENTIAL F.A.R	=	18129.685 SQ.M.
PROPOSED COMMERCIAL F.A.R	=	42330.400 SQ.M.
TOTAL F.A.R ACHIEVED	=	**60460.083** SQ.M.
TOTAL PERM. GREEN AREA @ 15% OF SITE AREA	=	2769.5677 SQ.M.
PROPOSED GREEN AREA	=	**6020.743 SQ.M.**
		(32.6% OF SITE AREA)
CAR PARKING REQUIRED		
COMMERCIAL @ ECS/50 SQ.M. OF TOTAL CARPET AREA	=	38097.360 SQ.M.
PARKING REQUIRED	=	**761.947** NOS.
RESIDENTIAL @ 1.5 ECS PER DWELLING UNIT MORE THAN 150 SQ.M. OF TOTAL CARPET AREA (on 80 units)		(2.0 x 1)
0.5 ECS PER DWELLING UNIT (UPTO 5.0 TIMES OF CARPET AREA (on 21 D Units)	=	131 NOS.
TOTAL PARKING REQUIRED	=	**881.947** NOS.
5 % OF TOTAL PARKING IS RESERVED FOR EWS (GROUND FLOOR)	=	7 NOS.
2 % OF TOTAL PARKING IS RESERVED FOR EV (GROUND FLOOR)		18 NOS.
PARKING PROVIDED :		
TOTAL BASEMENT PARKING	=	966.000 NOS.
EWS SURFACE PARKING (GROUND FLOOR)	=	6.000 NOS.
EV SURFACE PARKING (GROUND FLOOR)	=	18.000 NOS.
TOTAL CAR PARKING ACHIEVED	=	**990.000 NOS.**

FLOORS	TOWER-1 RESI: 3BHK unit	3BHK Unit with Service Dwelling unit	TOTAL Units	TOWER-2 RESI: 3BHK unit	1BHK unit	3BHK Unit with Service Dwelling unit	TOTAL Units	Service Dwelling unit Grand Total	Grand Total
SEVENTEENTH FLOOR AREA - (RESI. REFUGE FLOOR)	2	2	2	2	1	2	3	4	5
EIGHTEENTH FLOOR AREA	2	2	2	2	1	2	3	4	5
NINTEENTH FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTIETH FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY FIRST FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY SECOND FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY THIRD FLOOR AREA - (RESI. REFUGE FLOOR)	2	2	2	2	1	2	3	4	5
TWENTY FOURTH FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY FIFTH FLOOR AREA - (LOWER DUPLEX)	2	-	2	2	1	-	3	-	5
TWENTY SIXTH FLOOR AREA- (UPPER DUPLEX)	-	-	-	-	1	-	1	-	1
TWENTY SEVENTH FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY EIGHTH FLOOR AREA	2	2	2	2	1	2	3	4	5
TWENTY NINTH FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTIETH FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY FIRST FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY SECOND FLOOR AREA - (RESI. REFUGE FLOOR)	2	2	2	2	1	2	3	4	5
THIRTY THIRD FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY FOURTH FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY FIFTH FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY SIXTH FLOOR AREA	2	2	2	2	1	2	3	4	5
THIRTY SEVENTH FLOOR AREA	2	2	2	2	1	2	3	4	5
TOTAL	40	38	40	40	21	38	61	76	101

TOTAL FAR AREA ON ALL FLOORS	=	**60460.083** SQ.M.
TOTAL NON-FAR AREA ON ALL FLOORS	=	**51157.008** SQ.M.
TOTAL BUILT UP AREA	=	**111617.091** SQ.M.
PROVIDED PARKING	=	
BASEMENT 1 AREA	=	13734.629 SQ.M.
BASEMENT 1 PARKING AREA	=	10744.167 SQ.M.
BASEMENT-1 CAR PARKING NO. OF ECS (BY AREA)		**336** NOS.
BASEMENT 1 MECHANICAL CAR PARKS (137 X 2) DOUBLE STACK	=	274.00 NOS.
BASEMENT 1 NON-MECHANICAL CAR PARKS	=	106.00 NOS.
BASEMENT 1NO. OF BAYS	=	**380.00** NOS.
BASEMENT 2 AREA	=	13144.955 SQ.M.
BASEMENT 2 PARKING AREA	=	10944.118 SQ.M.
BASEMENT-2 NO. OF ECS (BY AREA) @ 32 SQ. MT.		**342** NOS.
BASEMENT-2 NO. OF BAYS	=	**279** NOS.
BASEMENT 3 AREA	=	13328.188 SQ.M.
BASEMENT 3 PARKING AREA	=	11649.814 SQ.M.
BASEMENT-3 NO. OF ECS (BY AREA) @ 32 SQ. MT.		**364**
BASEMENT-3 NO. OF BAYS	=	**307** NOS.
TOTAL BASEMENT PARKING	=	966.00 NOS.
TOTAL BASEMENT CAR PARKING NO. OF BAYS	=	**966** NOS.
SURFACE PARKING AREA		546.643 SQ.M.
SURFACE PARKING NO. OF ECS (BY AREA) @ 23 SQ. MT.		**24** NOS.
EWS SURFACE PARKING (GROUND FLOOR)	=	6.000 NOS.
EV SURFACE PARKING (GROUND FLOOR)	=	18.000 NOS.
TOTAL CAR PARKING ACHIEVED	=	**990** NOS.

PERMISSIBLE DENSITY FOR RESIDENTIAL

		SQM	SQ.FT
RESIDENTIAL	1.238502	5012.039	53949.590
Permissible F.A.R.	362%	18143.582	195297.518
		PPA	POPULATION
Permissible Density (POPULATION PER ACRE)		600	743
Maximum Permissible Density(+10%)	0.1	660	817
Minimum Permissible Density(-10%)	0.1	540	**669**

	TOTAL FLATS	POPULATION PER FLAT	TOTAL POPULATION
TOTAL NO. OF UNITS	**195.00**		**693.00**
EWS UNITS	18.00	2.00	36.00
MAIN DWELLING UNITS	101.00	5.00	505.00
PROPOSED SERVICE PERSONAL UNITS	76.00	2.00	152.00

KEY PLAN

ORIENTATION N

PRINCIPAL ARCHITECT:

ACPL Design Ltd

E-24,South Extension - 1 New Delhi 110049. India
E: contact@acplonline.com
T: +91 11 24626193 +91 11 24646709
F: +91 11 24624809

PROJECT:-

APPROVAL OF BUILDING PLAN ON MIXED LAND USE COLONY (30% RESIDENTIAL & 70% COMMERCIAL) OVER AN AREA MEASURING 4.5625 ACRES UNDER TOD POLICY LICENCE NO. 128 OF 2024 DATED 24-10-2024 IN THE REVENUE ESTATE OF VILLAGE FARIDABAD, SECTOR-20, FARIDABAD. M/S EMRALD LAND PLANNER LLP

For Emerald Landplanner LLP
Authorised Signatory

OWNER/AUTH. SIGNATURE

KULJEET SHANGARI
ARCHITECT
CA/97/21741

ARCHITECT'S SIGNATURE

Checked and found to be in order subject to comments in Forwarding letter No. 307237 DL 18/9/2025

Sr. Town & Country Planning Engineer (HQ)

DRAWING TITLE

SITE PLAN (ARCHITECTURE)

DRAWING NO. SD-01

SCALE :- 1:400

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO. ZP-2050/JD(A)/2025/48055
DATED: 18/10/2025