

TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR (FAR)	TOTAL FAR AREA OF 1 TOWER	GROUND COVERAGE OF 1 UNIT/POWER	NON FAR AREA OF 1 TOWER (FAR)	NON FAR AREA OF FLOOR	BUILT UP AREA OF FLOOR	BUILT UP AREA OF 1 TOWER (BUA)
CLUB	GROUND FLOOR	1	466.100	466.100	466.100	8088.331	3385.566	3385.566	8052.066	8052.066
	1st Floor	1	3422.233	3422.233	3422.233	217.553	217.553	3039.786	3039.786	3039.786
	2nd Floor	1	1559.852	1559.852	1559.852	59.553	59.553	1919.804	1919.804	1919.804
	3rd Floor	1	1796.941	1796.941	1796.941	59.553	59.553	2019.894	2019.894	2019.894
	4th to 6th Floor (REFUGEE FLOOR)	3	1874.768	5624.304	5624.304	282.052	282.052	2820.052	2820.052	8460.456
	7th Floor	1	1988.152	1988.152	1988.152	59.553	59.553	2008.104	2008.104	2008.104
	8th Floor	1	2001.467	2001.467	2001.467	59.553	59.553	2001.419	2001.419	2001.419
	9th to 10th Floor (REFUGEE FLOOR)	2	1873.635	3747.270	3747.270	165.133	165.133	2038.768	4102.072	4102.072
	11th & 12th Floor	2	1947.781	3895.562	3895.562	59.553	59.553	2007.731	4015.462	4015.462
	13th & 14th Floor	2	2001.966	4003.932	4003.932	76.851	76.851	2001.966	4003.932	4003.932
	15th & 16th Floor	2	1550.884	3101.768	3101.768	59.553	59.553	2001.814	4003.628	4003.628
17th & 18th Floor (REFUGEE FLOOR)	2	1873.246	3746.492	3746.492	105.770	105.770	2008.814	4017.628	4017.628	
19th Floor	1	1513.420	1513.420	1513.420	496.537	496.537	2001.937	2001.937	2001.937	
20th Floor	1	1180.909	1180.909	1180.909	87.022	87.022	1287.961	1287.961	1287.961	
21st Floor	1	931.741	931.741	931.741	87.022	87.022	1049.144	1049.144	1049.144	
MULTI-MACHINE ROOM	1	-	-	-	393.730	393.730	393.730	393.730	393.730	
SERVICE FLOOR	1	-	-	-	2590.846	2590.846	2590.846	2590.846	2590.846	
2nd, 3rd & 5th to 7th, 9th & 13th to 15th Floor	9	1977.907	17801.363	17801.363	66.280	66.280	2044.187	18397.683	18397.683	
4th, 6th, 12th, 14th & 16th Floor (REFUGEE FLOOR)	9	2008.907	18080.163	18080.163	172.170	172.170	2117.277	18966.163	18966.163	
10th Floor	1	1979.026	1979.026	1979.026	66.280	66.280	2008.206	2008.206	2008.206	
11th Floor	1	1768.485	1768.485	1768.485	104.245	104.245	1872.930	1872.930	1872.930	
12th to 14th Floor (REFUGEE FLOOR)	3	1968.987	5906.961	5906.961	66.280	66.280	2001.267	16015.101	16015.101	
15th & 16th Floor (REFUGEE FLOOR)	2	2001.966	4003.932	4003.932	172.170	172.170	2117.277	4003.932	4003.932	
17th & 18th Floor (REFUGEE FLOOR)	2	1972.486	3944.972	3944.972	66.280	66.280	2008.786	4017.572	4017.572	
19th & 20th Floor (REFUGEE FLOOR)	2	1947.781	3895.562	3895.562	104.245	104.245	1872.930	3895.562	3895.562	
21st & 22nd Floor (REFUGEE FLOOR)	2	1968.987	3937.974	3937.974	66.280	66.280	2008.206	3937.974	3937.974	
23rd & 24th Floor (REFUGEE FLOOR)	2	1972.486	3944.972	3944.972	66.280	66.280	2008.786	3944.972	3944.972	
25th & 26th Floor (REFUGEE FLOOR)	2	1972.486	3944.972	3944.972	66.280	66.280	2008.786	3944.972	3944.972	
27th & 28th Floor (REFUGEE FLOOR)	2	1972.486	3944.972	3944.972	66.280	66.280	2008.786	3944.972	3944.972	
29th Floor	1	1317.702	1317.702	1317.702	104.245	104.245	1872.930	1872.930	1872.930	
30th Floor	1	871.411	871.411	871.411	393.730	393.730	393.730	393.730	393.730	
MULTI-MACHINE ROOM	1	-	-	-	1719.718	1719.718	1719.718	1719.718	1719.718	
Basement-1	1	1027.240	1027.240	1027.240	-	-	1762.454	1762.454	1762.454	
Basement-2	1	-	-	-	-	-	1762.454	1762.454	1762.454	
Basement-3	1	-	-	-	-	-	1762.454	1762.454	1762.454	
Basement-4	1	-	-	-	-	-	1762.454	1762.454	1762.454	
GUARD ROOM	3	18.798	58.798	58.798	27.854	27.854	27.854	83.544	83.544	
HT METER ROOM & SOLAR PANEL	1	-	-	-	41.712	41.712	41.712	41.712	41.712	
SURFACE STAIRCASE AREA	1	-	-	-	149.132	149.132	149.132	149.132	149.132	
TOTAL			151998.277		8278.766		90551.155		241661.204	

AREA STATEMENT	24.4775 acres
AREA OF LAND AS MENTIONED IN ZONING	24.4775 acres
AREA OF LAND FOR FAR AND GROUND COVERAGE CALCULATIONS (As per Zoning Sheet)	99,057.783 sqm
PERMISSIBLE FAR UNDER T00 @ 350	3,46,702.239 sqm
PERMISSIBLE FAR FOR ASSE PLATINUM @ 35 (HIGHER NO. OF STORES)	1,05,052.916 sqm
TOTAL PERMISSIBLE FAR @ 362	2,51,259.323 sqm
FAR CONSUMED (DC Granted of Building 1, TOWER A, TOWER B and Building C) (REFER TABLE NO. 01)	1,00,476.583 sqm
PROPOSED FAR (East Tower, West Tower and Club) (REFER TABLE NO. 01)	1,51,988.277 sqm
TOTAL FAR	2,52,474.860 sqm
BALANCE FAR	1,01,977.027 sqm
PERMISSIBLE GROUND COVERAGE @ 60%	59,514.670 sqm
FAR CONSUMED (DC Granted in Building 1, TOWER A, TOWER B AND Building C) (REFER TABLE NO. 01)	17,780.866 sqm
PROPOSED Ground Coverage (East Tower, West Tower and Club) (REFER TABLE NO. 01)	8,278.766 sqm
TOTAL GROUND COVERAGE	26,059.632 sqm
BALANCE GROUND COVERAGE	33,355.038 sqm
SERVICE APARTMENT - REQUIRED 1 ECR @ 75 SQM ON FAR (14284.906 SQM)	1.905 ECR
CLUB - REQUIRED 1 ECR @ 50 SQM ON CARPET AREA (3430.303 SQM)	69 ECR
TOTAL	1.973 ECR

PARTICULARS	FAR	AREA	GROUND COVERAGE	ECR	PROVIDED
PERMISSIBLE	2,51,259.323	34,416.870	60.00%	1.973	2011
DC Granted in Building 1, TOWER A, TOWER B AND Building C) (REFER TABLE NO. 01)	1,00,476.583	17,780.866	17.00%	2.050	2011
PROPOSED (East Tower, West Tower and Club)	1,51,988.277	8,278.766	8.30%	1.873	2000
TOTAL	2,52,474.860	26,059.632	25.30%	3.923	NA
BALANCE	1,01,977.027	33,355.038	33.70%	1.884	NA

BRANDING	CARPACE PARKING	BASEMENT PARKING
BUILDING (A & B)	847.00	510.00
BUILDING (A & B)	100.00	750.00
TOTAL	184.00	1260.00
GRAND TOTAL	104.00	2011

BLOCK	FLOOR PLAN	BUILT UP AREA	SERVICE AREA (A & B)	PARKING AREA	PARKING TYPE	PROPOSED ECR	ACTUAL PARKING PROVIDED
PROPOSED AREA (East Tower, West Tower and Club)	Basement-1	1027.240	1027.240	1027.240	1027.240	1.905	1027.240
	Basement-2	-	-	-	-	-	-
	Basement-3	-	-	-	-	-	-
	Basement-4	-	-	-	-	-	-
SURFACE STAIRCASE PARKING	-	-	-	-	-	-	-
TOTAL	1027.240	1027.240	1027.240	1027.240	1027.240	1.905	1027.240

TYPES	FLOORS	REQUIRED AREA	PROPOSED AREA
EAST TOWER	18th & 19th Floor	66.108	101.650 SQM
	20th Floor	66.108	101.650 SQM
	21st & 22nd Floor	132.216	203.300 SQM
	23rd & 24th Floor	132.216	203.300 SQM
WEST TOWER	25th & 26th Floor	66.108	101.650 SQM
	27th & 28th Floor	132.216	203.300 SQM

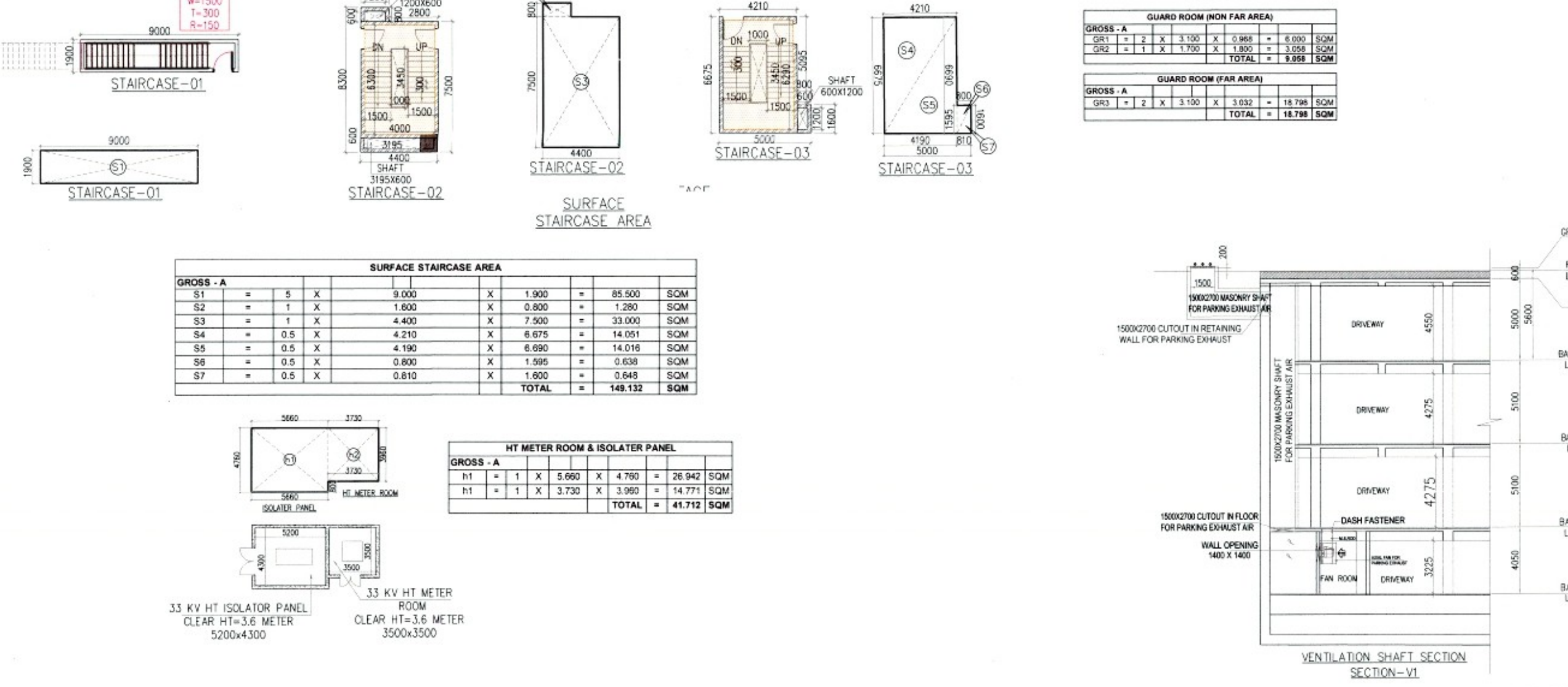
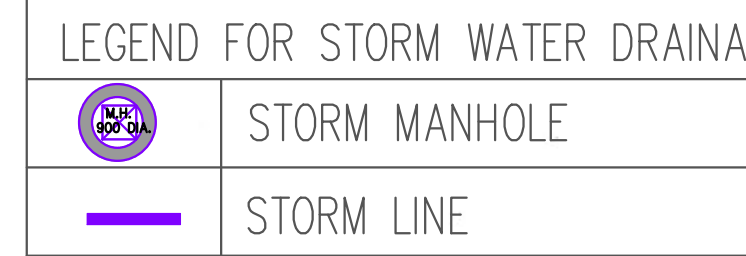
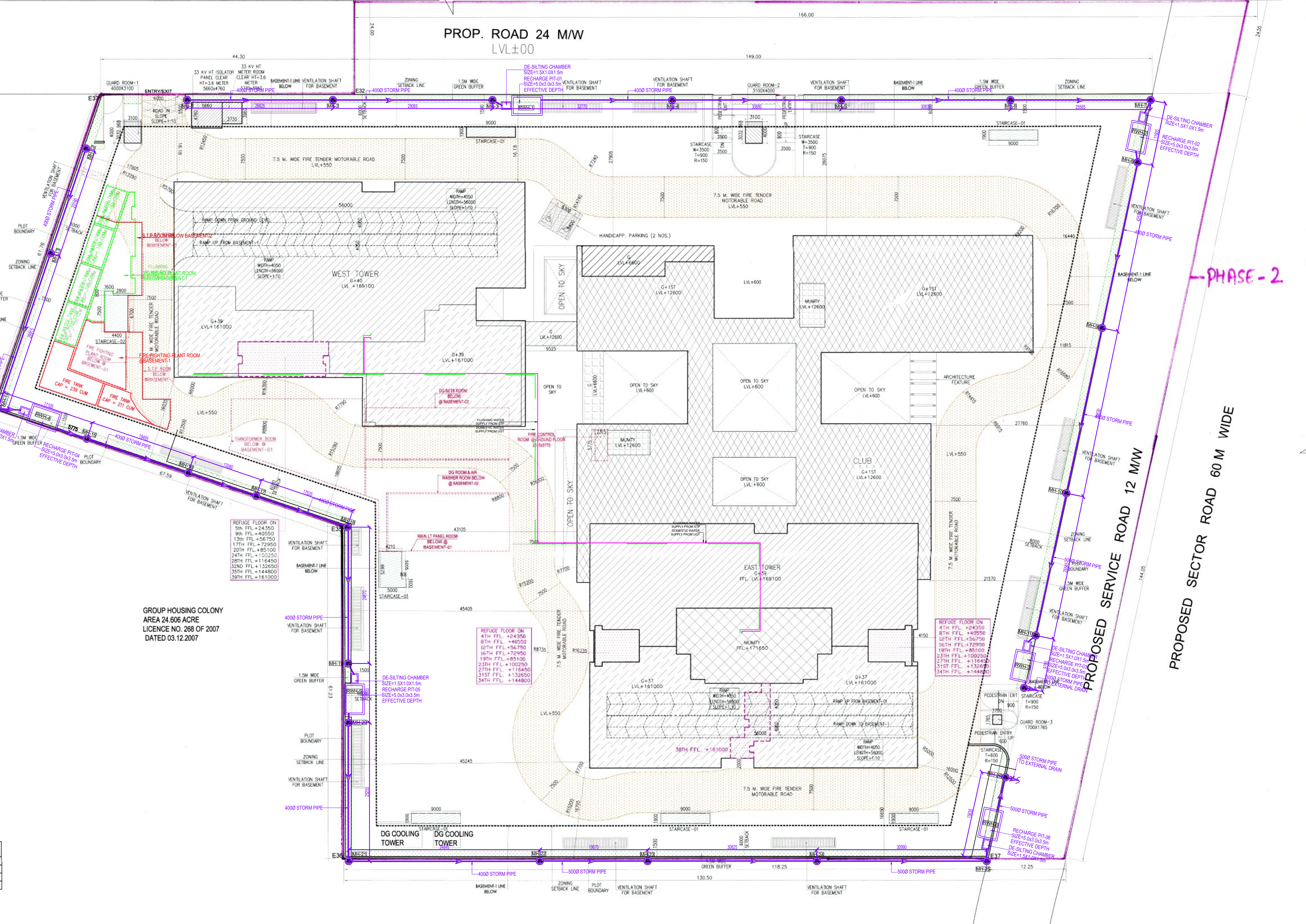
CLUB CARPET AREA	1667.99 SQM
Ground Floor	1667.99 SQM
1st Floor	1762.50 SQM
TOTAL	3430.49 SQM

Office Tower-A	FAR	Ground Coverage	Total Non FAR	Total project area
Wing A1	1385.774	168.022	131.139	151.671
Wing A2	10348.981	1248.073	181.474	6358.94
Basement-1	-	-	-	37190.612
Basement-2	-	-	-	6308.94
TOTAL	11734.755	1416.095	312.613	104008.468

Office Tower-B	FAR	Ground Coverage	Total Non FAR	Total project area
Wing B1	8968.201	111.462	111.462	29557.842
Wing B2	9199.838	1183.142	131.915	5366.183
Basement-1	-	-	-	5366.183
Basement-2	-	-	-	5366.183
TOTAL	18168.039	229.604	243.377	44246.491

Office Tower-C	FAR	Ground Coverage	Total Non FAR	Total project area
2nd Basement	42791.939	9011.317	12245.043	89990.221
3rd Basement	-	-	-	12207.5
4th Basement	-	-	-	10249.24
Grand Total (A+B+C+D)	100476.583	17780.646	46596.282	182136.89

PERMISSIBLE	24.4775 acres
DC Granted in Building 1, TOWER A, TOWER B AND Building C) (REFER TABLE NO. 01)	17,780.866 sqm
PERMISSIBLE GROUND COVERAGE @ 60%	59,514.670 sqm
PROPOSED Ground Coverage (East Tower, West Tower and Club) (REFER TABLE NO. 01)	8,278.766 sqm
TOTAL GROUND COVERAGE	26,059.632 sqm
BALANCE GROUND COVERAGE	33,355.038 sqm



Note :-

- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- THE BASEMENT FLOOR IS DESIGNED FOR THE SOIL FILL AND 60 TON FIRE TENDER LOAD.
- BUILDING ARE ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.

PROJECT
REVISED BUILDING PLANS OF COMMERCIAL COLONY (TOTAL MEASURING 17.887 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.99025 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007) LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALING 24.4775 ACRES IN SECTOR-62, GURGRAM MANESAR URBAN COMPLEX, BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

CLIENT
PIONEER URBAN LAND & INFRASTRUCTURE LTD.
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www.rsms-orch.com

Sanctioned to be read with this office memo no. _____ dated: _____

Approved and read for Public Health (Sanction) Report only subject to the provisions of the Municipal Act No. 20 of 1925, or 20 of 1974

Sanctioning Engineer (P) & Engineer-in-Charge (P)

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JUNE-2024 Scale: 1:300

Drawing Title: SITE PLAN DRAINAGE LAYOUT

Drawing No: ST-01 28/08/2024-1