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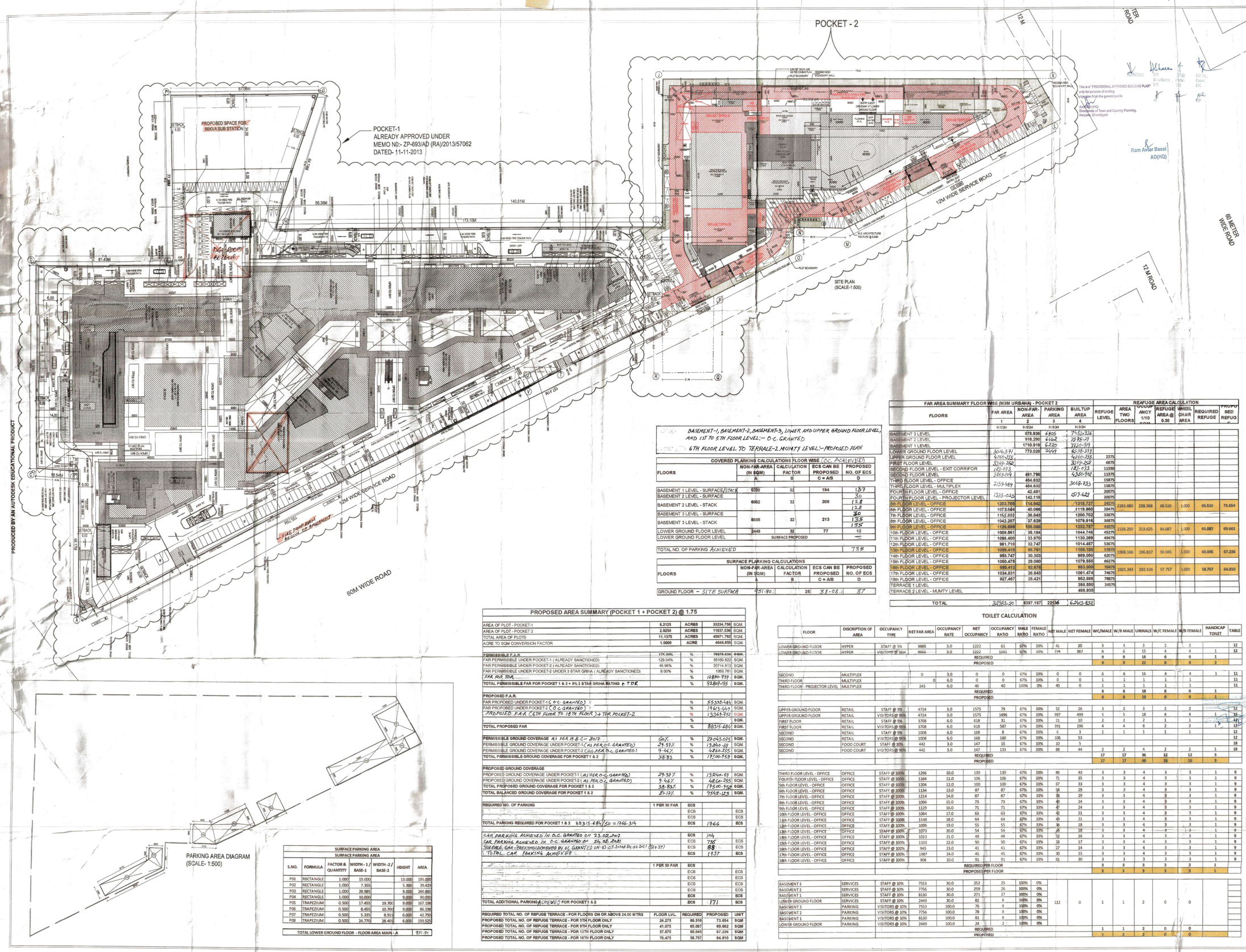

DRAWING NO: A-SD-UP-100A

NOTES:

1. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED FULLY AIR-CONDITIONED & HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE REBIRTANCE.
3. TRAVEL DISTANCE COMPLIANCE TO NATIONAL BUILDING CODE 2005 FOR FULLY SPRINKLED COMMERCIAL BUILDING.
4. WATER HARVESTING SYSTEM/ SOLAR WATER SYSTEM & LED LIGHTING WILL BE PROVIDED AS REQUIRED.

NOTES:

- ALL LIFTS SHALL HAVE 100% POWER BACK-UP
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED AS PER NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.

PLUMBING & FIRE FIGHTING CONSULTANT:-
C P VIDYA AND ASSOCIATES
312A, Unitech Arcadia, South City -1, Sector 40, Gurgaon, Haryana - 122018. Phone - +91 124 4079338;
Email: cpvidyaassociates@gmail.com

HVAC CONSULTANT:-
DEW POINT CONSULTANTS PVT. LTD.
TA-6 & TA-10, Crown Plaza, Mathura Road, Sector-16A, Faridabad 121 002. TELEFAX - (0129) 4072279 / 4072279 E-mail : pramod@vsnl.net.in

ELECTRICAL CONSULTANT:
AMPOWER CONSULTANCY SERVICES
B-322 Second Floor, Naraina Industrial Area Phase - I, Near Bikaneravala, New Delhi-110028
Ph No. 41414735 / 45054718; e-mail : vinay@cbwiffmail.com

STRUCTURE CONSULTANT:
P R I S T I N E I D E A S
49/21, LGF, CR PARK, NEW DELHI - 110019
P : 01149153477 , info@pristineideas.org

NOTE :
ALL DIMENSIONS IN MILLIMETERS

SANCTION DRAWINGS

DRAWN BY: SOHAN | CHECKED BY: | SHEET NO: 1 OF 1

SUBJECT OF DRAWING :
SITE PLAN
PARKING LAYOUT
AREA CALCULATION

OWNER'S SIGNATURE : Modi Luthra Infraco Pvt. Ltd.

ARCHITECT SIGNATURE :

CONSULTANT'S SIGNATURE : Deputy Director (T) O/o Directorate of Town & Country Planning, Haryana, Chandigarh

CLIENT :
M/s MARTIAL BUILDCON PVT. LTD.
ADDRESS :
OFFICE NO.2, 2ND FLOOR, L-373 MAHIPAL PUR, EXTENSION NEW DELHI -110037.

PROJECT TITLE :
APPROVAL OF REVISED BUILDING PLANS OF COMMERCIAL COLONY AREA MEASURING 11.1375 ACRES LICENCE NO. 89 OF 2010 DATED 26/10/2010; LICENCE NO. 300 OF 2010 DATED 26/11/2010; LICENCE NO. 305 OF 2010 DATED 26/11/2010; LICENCE NO. 11 OF 2011 DATED 20/01/2011; LICENCE NO. 36 OF 2013 DATED 31/05/2013; WITH ZONING/DRAWING NO. 5479 OF 2016 DATED 04/02/2016) IN SECTOR-67, GURUGRAM, MANESER URBAN COMPLX BEING DEVELOPED BY M/S MARTIAL BUILDCON PVT. LTD.

PROJECT CONSULTANT :
DESIGN PLUS ASSOCIATE SERVICES PRIVATE LIMITED
E-146 ORIA INDUSTRIAL ESTATE , PHASE-II, NEW DELHI-110020
T: +91 3054, 4181 3888, 40502200
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SCALE : | DATE : 08.08.2016
DRAWN : SOHAN BISHT | CHECKED : RSJ
JOB NO : | DRN : | DRAWING NO : A-SDUP-100A

SITE PLAN - AREA CALCULATIONS

BASEMENT-1, BASEMENT-2, BASEMENT-3, LOWER AND UPPER GROUND FLOOR LEVEL, AND 1ST TO 5TH FLOOR LEVEL:- O.C. GRANTED
6TH FLOOR LEVEL TO TERRALE-2 MUMTY LEVEL:- PROPOSED PLAN

COVERED PARKING CALCULATIONS FLOOR WISE (O.C. ACHIEVED)

FLOORS	NON-FAR-AREA (IN SQM) A	CALCULATION FACTOR B	ECS CAN BE PROPOSED C = A/B	PROPOSED NO. OF ECS D
BASEMENT 1 LEVEL - SURFACE/STACK	6220	32	194	127
BASEMENT 2 LEVEL - SURFACE	6682	32	208	30
BASEMENT 2 LEVEL - STACK				128
BASEMENT 3 LEVEL - SURFACE	6805	32	213	128
BASEMENT 3 LEVEL - STACK				30
LOWER GROUND FLOOR LEVEL	2449	32	77	135
LOWER GROUND FLOOR LEVEL	SURFACE PROPOSED			12
				—

TOTAL NO. OF PARKING ACHIEVED 738

SURFACE PARKING CALCULATIONS

FLOORS	NON-FAR-AREA (IN SQM) A	CALCULATION FACTOR B	ECS CAN BE PROPOSED C = A/B	PROPOSED NO. OF ECS D
GROUND FLOOR - SITE SURFACE	951.90	25	38.08	37

FAR AREA SUMMARY FLOOR WISE (M3M URBANA) - POCKET 2

FLOORS	FAR AREA 1 IN SQM	NON-FAR-AREA 2 IN SQM	PARKING AREA 3 IN SQM	BUILTUP AREA 4 IN SQM
BASEMENT 3 LEVEL		678.936	6805	7483.936
BASEMENT 2 LEVEL		916.290	6682	7598.29
BASEMENT 1 LEVEL		1710.919	6220	7930.919
LOWER GROUND FLOOR LEVEL	3316.371	773.026	2449	6538.397
UPPER GROUND FLOOR LEVEL	4260.355			4260.355
FIRST FLOOR LEVEL	3869.358			3869.358
SECOND FLOOR LEVEL - EXIT CORRIFOR	185.073			185.073
SECOND FLOOR LEVEL	3869.104	481.788		4350.892
THIRD FLOOR LEVEL - OFFICE	2159.489	454.632		3068.933
THIRD FLOOR LEVEL - MULTIPLEX		454.632		
FOURTH FLOOR LEVEL - OFFICE	1335.023	42.481		1517.628
FOURTH FLOOR LEVEL - PROJECTOR LEVEL		142.118		
5th FLOOR LEVEL - OFFICE	1203.788	114.942		1318.727
6th FLOOR LEVEL - OFFICE	1073.554	40.066		1119.960
7th FLOOR LEVEL - OFFICE	1155.859	38.843		1200.702
8th FLOOR LEVEL - OFFICE	1042.287	37.629		1079.916
9th FLOOR LEVEL - OFFICE	1129.889	106.098		1233.787
10th FLOOR LEVEL - OFFICE	1009.561	35.184		1044.746
11th FLOOR LEVEL - OFFICE	1096.400	33.970		1130.369
12th FLOOR LEVEL - OFFICE	981.710	32.747		1014.457
13th FLOOR LEVEL - OFFICE	1059.419	96.761		1156.180
14th FLOOR LEVEL - OFFICE	959.747	30.303		989.050
15th FLOOR LEVEL - OFFICE	1050.478	29.080		1079.558
16th FLOOR LEVEL - OFFICE	890.412	92.676		983.088
17th FLOOR LEVEL - OFFICE	1034.831	26.643		1061.474
18th FLOOR LEVEL - OFFICE	927.467	25.421		952.888
TERRACE 1 LEVEL				398.550
TERRACE 2 LEVEL - MUMTY LEVEL				498.935
TOTAL	23263.20	6397.167	22136	62413.658

REAFUGE AREA CALCULATION

FLOORS	REFUGE LEVEL	AREA TWO FLOORS	OCCUP ANCY 1/10	REFUGE AREA @ 0.30	WHEEL CHAIR AREA	REQUIRED REFUGE	PROPO SED REFUG E
BASEMENT 3 LEVEL							
BASEMENT 2 LEVEL							
BASEMENT 1 LEVEL							
LOWER GROUND FLOOR LEVEL							
UPPER GROUND FLOOR LEVEL	2375						
FIRST FLOOR LEVEL	6875						
SECOND FLOOR LEVEL - EXIT CORRIFOR	11350						
SECOND FLOOR LEVEL	11375						
THIRD FLOOR LEVEL - OFFICE	15875						
THIRD FLOOR LEVEL - MULTIPLEX	15875						
FOURTH FLOOR LEVEL - OFFICE	20075						
FOURTH FLOOR LEVEL - PROJECTOR LEVEL	20075						
5th FLOOR LEVEL - OFFICE	28475	2283.680	228.368	68.510	1.000	69.510	73.654
6th FLOOR LEVEL - OFFICE	29875						
7th FLOOR LEVEL - OFFICE	32675						
8th FLOOR LEVEL - OFFICE	36875						
9th FLOOR LEVEL - OFFICE	43075	2136.250	213.625	64.087	1.000	65.087	69.662
10th FLOOR LEVEL - OFFICE	45275						
11th FLOOR LEVEL - OFFICE	49475						
12th FLOOR LEVEL - OFFICE	53675						
13th FLOOR LEVEL - OFFICE	57875	1968.166	196.817	59.045	1.000	60.045	67.236
14th FLOOR LEVEL - OFFICE	62075						
15th FLOOR LEVEL - OFFICE	66275						
16th FLOOR LEVEL - OFFICE	70475	1925.243	192.524	57.757	1.000	58.757	64.810
17th FLOOR LEVEL - OFFICE	74675						
18th FLOOR LEVEL - OFFICE	78875						
TERRACE 1 LEVEL	24575						
TERRACE 2 LEVEL - MUMTY LEVEL							

PROPOSED AREA SUMMARY (POCKET 1 + POCKET 2) @ 1.75

AREA OF PLOT - POCKET-1	8.2125	ACRES	33234.756	SQM.
AREA OF PLOT - POCKET 2	2.9250	ACRES	11837.036	SQM.
TOTAL AREA OF PLOTS	11.1375	ACRES	45071.792	SQM.
ACRE TO SQM CONVERSION FACTOR	1.0000	ACRE	4046.850	SQM.
PERMISSIBLE F.A.R	175.00%	%	78876.636	SQM.
FAR PERMISSIBLE UNDER POCKET-1 (ALREADY SANCTIONED)	129.04%	%	58160.822	SQM.
FAR PERMISSIBLE UNDER POCKET-2 (ALREADY SANCTIONED)	45.96%	%	20714.813	SQM.
FAR PERMISSIBLE UNDER POCKET-2 UNDER 3 STAR GRIHA (ALREADY SANCTIONED)	9.00%	%	1050.781	SQM.
FAR FOR TDR		%	12870.739	SQM.
TOTAL PERMISSIBLE FAR FOR POCKET 1 & 2 + 9% 3 STAR GRIHA RATING + TDR		%	92807.155	SQM.
PROPOSED F.A.R.				
FAR PROPOSED UNDER POCKET-1 (O.C. GRANTED)		%	55332.484	SQM.
FAR PROPOSED UNDER POCKET-2 (O.C. GRANTED)		%	19613.449	SQM.
PROPOSED F.A.R (6TH FLOOR TO 18TH FLOOR) + TDR POCKET-2		%	13361.751	SQM.
		%		SQM.
TOTAL PROPOSED FAR		%	88307.684	SQM.
PERMISSIBLE GROUND COVERAGE AS PER H.B.C.- 2017	60%	%	27043.075	SQM.
PERMISSIBLE GROUND COVERAGE UNDER POCKET-1 (AS PER O.C. GRANTED)	29.57%	%	13240.69	SQM.
PERMISSIBLE GROUND COVERAGE UNDER POCKET-2 (AS PER O.C. GRANTED)	9.46%	%	4260.255	SQM.
TOTAL PERMISSIBLE GROUND COVERAGE FOR POCKET 1 & 2	38.83%	%	17500.958	SQM.
TOTAL BALANCED GROUND COVERAGE FOR POCKET 1 & 2	21.17%	%	9542.117	SQM.
PROPOSED GROUND COVERAGE				
PROPOSED GROUND COVERAGE UNDER POCKET-1 (AS PER O.C. GRANTED)	29.57%	%	13240.69	SQM.
PROPOSED GROUND COVERAGE UNDER POCKET-2 (AS PER O.C. GRANTED)	9.46%	%	4260.255	SQM.
TOTAL PROPOSED GROUND COVERAGE FOR POCKET 1 & 2	38.83%	%	17500.958	SQM.
TOTAL BALANCED GROUND COVERAGE FOR POCKET 1 & 2	21.17%	%	9542.117	SQM.

REQUIRED NO. OF PARKING	1 PER 50 FAR	ECS		
		ECS		ECS
		ECS		ECS
TOTAL PARKING REQUIRED FOR POCKET 1 & 2	88315.684/50 = 1766.314	ECS	1766	ECS
CAR PARKING ACHIEVED IN O.C. GRANTED ON 23.02.2017		ECS	1114	
CAR PARKING ACHIEVED IN O.C. GRANTED ON 24.02.2021		ECS	785	ECS
SURFACE CAR PARKING ADDED IN AL GRANTED ON 03.07.2023 & 21.02.2024 (SITE)		ECS	88	ECS
TOTAL CAR PARKING ACHIEVED		ECS	1937	ECS
	1 PER 50 FAR	ECS		
		ECS		ECS
		ECS		ECS
		ECS		ECS
		ECS		ECS
TOTAL ADDITIONAL PARKING ACHIEVED FOR POCKET 1 & 2		ECS	171	ECS

REQUIRED TOTAL NO. OF REFUGE TERRACE - FOR FLOORS ON OR ABOVE 24.00 M TRS	FLOOR LVL.	REQUIRED	PROPOSED	UNIT
PROPOSED TOTAL NO. OF REFUGE TERRACE - FOR 5TH FLOOR ONLY	24.275	69.510	73.654	SQM
PROPOSED TOTAL NO. OF REFUGE TERRACE - FOR 9TH FLOOR ONLY	41.075	65.087	69.662	SQM
PROPOSED TOTAL NO. OF REFUGE TERRACE - FOR 13TH FLOOR ONLY	57.875	60.045	67.236	SQM
PROPOSED TOTAL NO. OF REFUGE TERRACE - FOR 16TH FLOOR ONLY	70.475	58.757	64.810	SQM

SURFACE PARKING AREA

S.NO.	FORMULA	FACTOR & QUANTITY	WIDTH - 1 / BASE-1	WIDTH - 2 / BASE-2	HEIGHT	AREA
P01	RECTANGLE	1.000	15.000		13.000	195.000
P02	RECTANGLE	1.000	7.355		5.360	39.423
P03	RECTANGLE	1.000	29.985		9.000	269.865
P04	RECTANGLE	1.000	10.000		9.000	90.000
P05	TRAPEZIUM	0.500	17.455	19.700	9.000	167.198
P06	TRAPEZIUM	0.500	8.455	10.700	9.000	86.198
P07	TRAPEZIUM	0.500	5.335	8.915	6.000	42.750
P08	TRAPEZIUM	0.500	24.770	28.405	6.000	159.525
TOTAL LOWER GROUND FLOOR - FLOOR AREA MAIN - A						951.90

TOILET CALCULATION

FLOOR	DISCRIPTION OF AREA	OCCUPANCY TYPE	NET FAR AREA	OCCUPANCY RATE	NET OCCUPANCY	OCCUPANCY RATIO	MALE RATIO	FEMALE RATIO	NET MALE	NET FEMALE	WC/MALE	W/B MALE	URINALS	W/C FEMALE	W/B FEMALE	HANDICAP TOILET	TABLE
LOWER GROUND FLOOR	HYPER	STAFF @ 5%	3665	3.0	1222	61	67%	33%	41	20	3	3	3	2	2		12
LOWER GROUND FLOOR	HYPER	VISITORS @ 95%	3666	3.0	1222	1161	67%	33%	774	387	6	6	15	4	4	1	12
					REQUIRED						9	9	18	6	6	1	
					PROPOSED						9	9	22	8	8	2	
SECOND	MULTIPLEX		0	3.0	0	0	67%	33%	0	0	6	6	16	4	4	1	11
THIRD FLOOR	MULTIPLEX		0	6.0	0	0	67%	33%	0	0	1	1	1	1	1		11
THIRD FLOOR - PROJECTOR LEVEL	MULTIPLEX		243	6.0	40	40	100%	0%	40	0	1	1	1	1	1		11
					REQUIRED						8	8	18	6	6	1	
					PROPOSED						8	8	18	6	6	1	
UPPER GROUND FLOOR	RETAIL	STAFF @ 5%	4724	3.0	1575	79	67%	33%	52	26	3	3	3	2	2		12
UPPER GROUND FLOOR	RETAIL	VISITORS @ 95%	4724	3.0	1575	1496	67%	33%	997	499	5	5	18	4	4	1	12
FIRST FLOOR	RETAIL	STAFF @ 5%	3708	6.0	618	31	67%	33%	21	10	2	2	2	1	1		12
FIRST FLOOR	RETAIL	VISITORS @ 95%	3708	6.0	618	587	67%	33%	391	196	4	4	8	2	2	1	12
SECOND	RETAIL	STAFF @ 5%	1008	6.0	168	8	67%	33%	6	3	1	1	1	1	1		12
SECOND	RETAIL	VISITORS @ 95%	1008	6.0	168	160	67%	33%	106	53							12
SECOND	FOOD COURT	STAFF @ 10%	442	3.0	147	15	67%	33%	10	5							18
SECOND	FOOD COURT	VISITORS @ 90%	442	3.0	147	133	67%	33%	88	44	2	2	4	2	2	1	18
					REQUIRED						17	17	36	12	12	3	
					PROPOSED						17	17	48	16	16	3	
THIRD FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1296	10.0	130	130	67%	33%	86	43	3	3	4	3	3	1	9
FOURTH FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1164	11.0	106	106	67%	33%	71	35	3	3	4	3	3	1	9
5th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1204	12.0	100	100	67%	33%	67	33	3	3	4	3	3	1	9
6th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1134	13.0	87	87	67%	33%	58	29	3	3	4	3	3	1	9
7th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1214	14.0	87	87	67%	33%	58	29	3	3	4	3	3	1	9
8th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1096	15.0	73	73	67%	33%	49	24	3	3	4	3	3	1	9
9th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1129	16.0	71	71	67%	33%	47	24	3	3	4	3	3	1	9
10th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1064	17.0	63	63	67%	33%	42	21	3	3	4	3	3	1	9
11th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1149	18.0	64	64	67%	33%	43	21	3	3	4	3	3	1	9
12th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1036	19.0	55	55	67%	33%	36	18	3	3	4	3	3	1	9
13th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1073	20.0	54	54	67%	33%	36	18	3	3	4	3	3	1	9
14th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1013	21.0	48	48	67%	33%	32	16	3	3	4	3	3	1	9
15th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1103	22.0	50	50	67%	33%	33	17	3	3	4	3	3	1	9
16th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	945	23.0	41	41	67%	33%	27	14	3	3	4	3	3	1	9
17th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	1087	24.0	45	45	67%	33%	30	15	3	3	4	3	3	1	9
18th FLOOR LEVEL - OFFICE	OFFICE	STAFF @ 100%	908	10.0	91	91	67%	33%	61	30	3	3	3	3	3	1	9
					REQUIRED PER FLOOR						3	3	3	3	3	1	
					PROPOSED PER FLOOR						3	3	3	3	3	1	
BASEMENT 3	SERVICES	STAFF @ 10%	7553	30.0	252	25	100%	0%									
BASEMENT 2	SERVICES	STAFF @ 10%	7756	30.0	259	26	100%	0%									
BASEMENT 1	SERVICES	STAFF @ 10%	8130	30.0	271	27	100%	0%									
LOWER GROUND FLOOR	SERVICES	STAFF @ 10%	2449	30.0	82	8	100%	0%	112	0	1	1	2	0	0		
BASEMENT 3	PARKING	VISITORS @ 10%	7553	100.0	76	8	100%	0%									
BASEMENT 2	PARKING	VISITORS @ 10%	7756	100.0	78	8	100%	0%									
BASEMENT 1	PARKING	VISITORS @ 10%	8130	100.0	81	8	100%	0%									
LOWER GROUND FLOOR	PARKING	VISITORS @ 10%	2449	100.0	24	2	100%	0%									
					REQUIRED						1	1	2	0	0		
					PROPOSED						1	2	2	0	0		

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