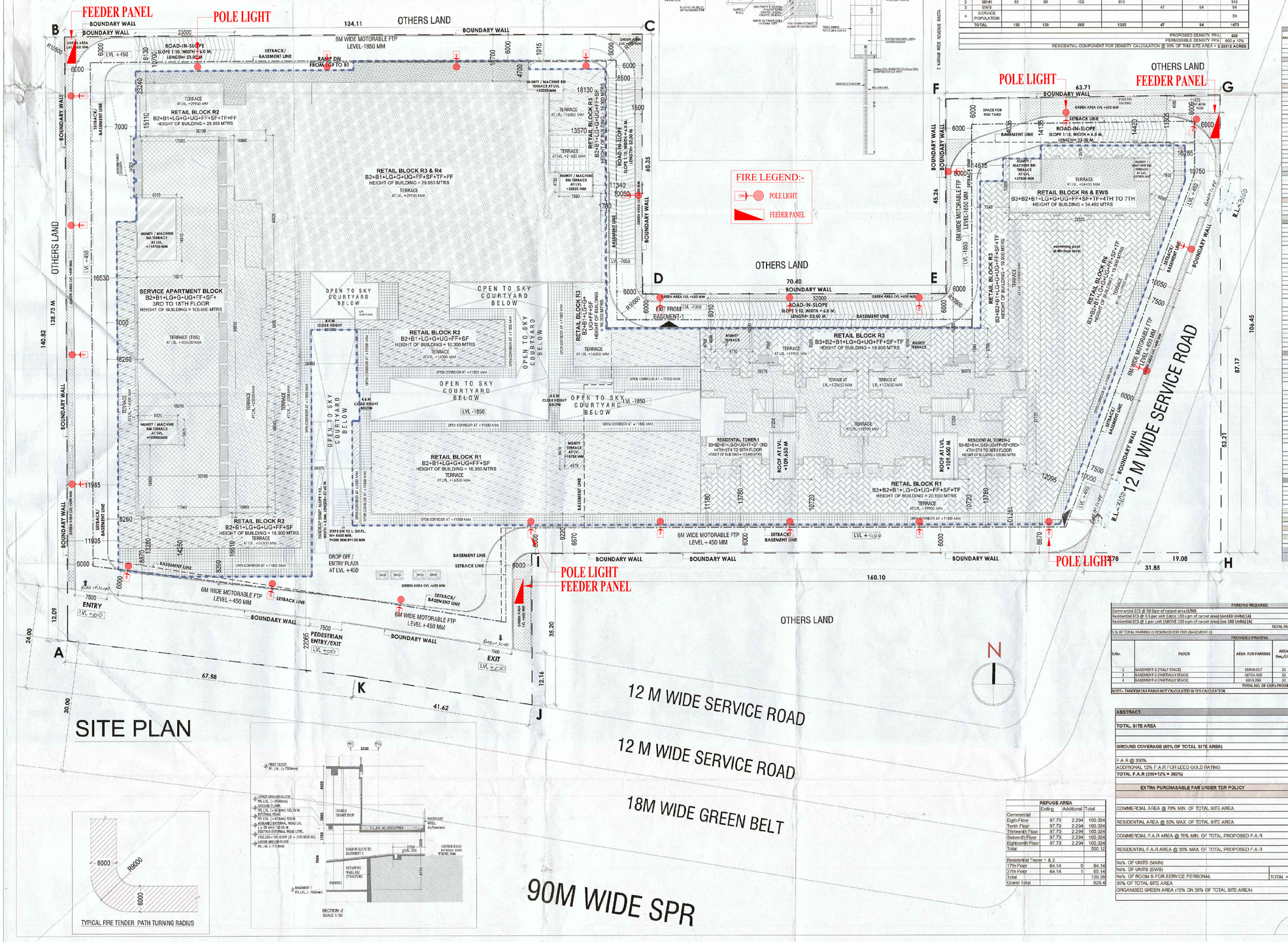
AREA ALREADY OBTAINED OCCUPANCY CERTIFICATE FOR (▬ ▬ ▬ ▬ ▬ ▬)
B3, B2, B1, LGF, GF, UGF, 1ST & 2ND FLOOR
VIDE MEMO NO. ZP-455/AD(RA)/2021/21544



SITE PLAN

CONVENIENT SHOPS
Total nos. Of shops = 747 Nos. (Approx)
Out of 747 shops, convenient shops at first floor = 02 shops /near each tower
AREA = 79.86 sqm i.e. 0.22% of proposed residential FAR

POPULATION STATEMENT
POPULATION BREAKUP

S.NO.		TOTAL APARMENT IN TOWER 01 BLOCK	TOTAL APARMENT IN TOWER 02 BLOCK	TOTAL APARMENT IN TOWER 03 BLOCK (A)	MAIN POPULATION (@ 5 PERSON/UNIT (B = A X 5)	TOTAL APARMENT IN EWS BLOCK (C)	EWS POPULATION (@ 2 PERSON/UNIT (D = C X 2)	TOTAL POPULATION (E = B+D)
1	2BHK	53	80	163	815			815
2	3BHK	52	80	102	510			510
3	EWS					47	54	54
4	SERVICE POPULATION							54
TOTAL		105	160	265	1325	47	54	1473

PROPOSED DENSITY PPA	500
PERMISSIBLE DENSITY PPA	600 & 10%
RESIDENTIAL COMPONENT FOR DENSITY CALCULATION @ 30% OF THIS SITE AREA = 2.22312 ACRES	

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

SD(HQ) Member Secretary SPAC — SD(HQ) Member SPAC — Chairman SPAC — Ram Avtar Basal AD(HQ)

MEMBER SPAC — P.D. — P.A. — A.F.P.

TO BE READ WITH THIS OFFICE MEMO NO. 22 569 DATED : 29/7/2022

S.NO.	FLOORS	AREA DETAILS: FAR AGREED SANCTIONED/OC GRANTED	ADDITIONAL FAR	TOTAL ACHIEVED CONSUMD AREA (FAR)	NON FAR AREA	CARPET AREA	GROUND COVERAGE AREA	Sq. mt.	UNITS (No's)
1	SASHVENT-1	0	0	0.000	21453.230			Sq.mt.	
2	SASHVENT-2	0	0	0.000	21881.814			Sq.mt.	
3	SASHVENT-3	0	0	0.000	6831.016			Sq.mt.	
A	RETAIL / COMMERCIAL / OFFICE/SERVICE APARTMENT								
5	LOWER GROUND FLOOR (Retail)	9739.956	0.000	9739.956	0.000	1086.904	17796.400	Sq.mt.	
6	GROUND FLOOR (Retail)	7478.841	315.578	7794.419	0.000	1351.689		Sq.mt.	
7	UPPER GROUND FLOOR (Retail)	10191.021	71.339	10262.360	0.000	1480.513		Sq.mt.	
8	1st FLOOR (Retail)	13000.001	0.000	13000.001	0.000	1480.513		Sq.mt.	
9	2nd FLOOR (Retail)	11071.351	0.000	11071.351	0.000	1480.513		Sq.mt.	
	TOTAL	49481.169	386.916	49868.085	0.000	6879.232	17796.400		
10	3rd FLOOR (Lower OFA Multiplex)+Office	2809.160	0.000	2809.160	40.000	1301.291		Sq.mt.	
11	4th FLOOR (Upper OFA Multiplex)+Office	1959.849	0.000	1959.849	85.158	1301.291		Sq.mt.	
12	5th FLOOR (SERVICE) FLOOR	812.777	53.949	866.727	132.673	715.291		Sq.mt.	
13	6th FLOOR + Mezzanine Floor	1445.823	653.706	2099.529	0.000	1801.289		Sq.mt.	32
14	7th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
15	8th FLOOR + Mezzanine Floor (REFUGE FLOOR)	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
16	9th FLOOR + Mezzanine floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
17	10th FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
18	11th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
19	12th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
20	13th FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
21	14th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
22	15th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
23	16th FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
24	17th FLOOR + Mezzanine Floor	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
25	18th FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	607.727	2053.551	0.000	1801.289		Sq.mt.	32
26	MACHINE ROOM UPL			0.000		111.960		Sq.mt.	
	FOR OFFICE + SERVICE APARTMENT AREA	20961.733	7993.962	27955.695	258.831	27893.339	17796.400	Sq.mt.	458
B	RESIDENTIAL								
	(a) LOWER GROUND FLOOR	134.123	0.000	134.123	0.000			Sq.mt.	
	(b) GROUND FLOOR	114.910	0.000	114.910	0.000			Sq.mt.	
	(c) UPPER GROUND FLOOR	74.748	0.000	74.748	0.000			Sq.mt.	
	(d) 1st FLOOR	74.751	0.000	74.751	0.000			Sq.mt.	
	(e) 2nd FLOOR	74.751	0.000	74.751	0.000			Sq.mt.	
	TOTAL	473.283	0.000	473.283	0.000				
	(f) 3rd FLOOR PLAN (SENIOR HOME)	77.493	0.000	77.493	5098.869			Sq.mt.	
	(g) 4th FLOOR PLAN (Community)	396.775	0.000	396.775	472.473			Sq.mt.	
	TOTAL	871.551		871.551	5571.342			Sq.mt.	
		947.469		947.469	5571.342				
	(h) TOWER-1								
	4th FLOOR	572.268	0.000	572.268	0.000			Sq.mt.	5
	5th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	6th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	7th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	8th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	9th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	10th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	11th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	12th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	13th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	14th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	15th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	16th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	17th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	18th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	19th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	20th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	21st FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	22nd FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	23rd FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	24th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	25th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	26th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	27th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	28th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	29th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	30th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	MACHINE ROOM UPL	527.469	0.000	527.469	0.000			Sq.mt.	5
		16,666.520	0.000	16,666.520	0.000				150
	(i) TOWER-2								
	4th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	5th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	6th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	7th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	8th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	9th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	10th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	11th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	12th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	13th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	14th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	15th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	16th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	17th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	18th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	19th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	20th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	21st FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	22nd FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	23rd FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	24th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	25th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	26th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	27th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	28th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	29th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	30th FLOOR	555.984	0.000	555.984	0.000			Sq.mt.	5
	MACHINE ROOM UPL	0.000	0.000	0.000	0.000			Sq.mt.	0
		16,666.520	0.000	16,666.520	0.000				150
	(j) EWS (@ 15 % of total u/s)	75.131	0.000	75.131	0.000			Sq.mt.	3
	4th FLOOR	375.654	0.000	375.654	0.000			Sq.mt.	15
	5th FLOOR	375.654	0.000	375.654	0.000			Sq.mt.	15
	6th FLOOR	375.654	0.000	375.654	0.000			Sq.mt.	15
	MACHINE ROOM & OHT	0.000	0.000	0.000	51.138			Sq.mt.	0
		1,201.093		1,201.093	51.138			Sq.mt.	48
	FOR RESIDENTIAL AREA TOTAL (k=h+i+j+j)			33,808.122	5622.480			Sq.mt.	
				33,808.122	5622.480				
	TOTAL A+B (EXCLUDING OC GRANTED)			61,616.855	13215.822		17796.400	Sq.mt.	508
				137700.944	57827.563	28583.185		Sq.mt.	
	OC GRANTED (RETAIL + COMMERCIAL + RESIDENTIAL)			48024.301	56576.203	54848.291			
	REVISED AREA FOR SUBMISSION TOTAL (G+H+I+J)			48076.019	61826.025	27894.900	17796.400	Sq.mt.	
	TOTAL REVISED BUILT UP AREA (G+G+H)			79429.278				Sq.mt.	
				137700.944	57827.563	28583.185	17796.400	Sq.mt.	
	TOTAL ACHIEVED BUILT UP AREA (OC GRANTED + REVISED SUBMISSION) (L+M+N)			174828.928				Sq.mt.	

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 MAHAPMA BYELAWS CLAUSE 2.20.
- ROOF TANK WILL BE ACCESSIBLE FROM SERVICE AREA DESIGNED BY NAC.
- BUILDING WILL BE DESIGNED (STRUCTURE) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- ALL HIGH RISE BUILDING ARE INTERCONNECTED THROUGH CORRIDOR / ANDORES.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HARERA ZONING NORMS.
- ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN 1.-HR. FIRE RATED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
- ALL HANDICAP RAMPS WITH BUILDING.

KEY PLAN — ORIENTATION N

PARKING REQUIRED			
Commercial ECS @ 10 Sqm of carpet area (4/50)	1256	Nos	
Residential ECS @ 0.5 per unit (Upto 100 sqm of carpet area) (on 163 Units) (A)	82	Nos	
Residential ECS @ 1 per unit (ABOVE 100 sqm of carpet area) (on 102 Units) (A)	102	Nos	
TOTAL PARKING REQUIRED	1440	Nos	
5 % OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1) (A) X 5 %	72	Nos	

PROVIDED PARKING							
S.No.	FLOOR	AREA FOR PARKING	AREA Req./CAR	No. of Cars (By area)	No. of Cars Provided As per O.C.	Convert Single Parking into Stack Parking	Total Parking Achieved
1	BASEMENT-1 (FULLY STACK)	15940.017	32	498	475	80	515
2	BASEMENT-2 (PARTIALLY STACK)	16724.460	32	523	623	37	660
3	BASEMENT-3 (PARTIALLY STACK)	6813.296	32	214	233	33	266
	TOTAL NO. OF CARS PROVIDED			1234	1331	150	1441

NOTE:- TANDEM CAR PARKS NOT CALCULATED IN ECS CALCULATION

REFUGE AREA			
	Exiting	Additional	Total
Commercial			
Eighth Floor	97.73	2.294	100.024
Tenth Floor	97.73	2.294	100.024
Thirteenth Floor	97.73	2.294	100.024
Seventh Floor	97.73	2.294	100.024
Eighteenth Floor	97.73	2.294	100.024
Total			500.12
Residential Tower 1 & 2			
17th Floor	64.14	0	64.14
27th Floor	64.14	1	65.14
Total			129.28
Grand Total			629.4

ABSTRACT				
TOTAL SITE AREA	IN ACRES	IN SQMT.		
	7.44375	30123.740		
	PERMISSIBLE		PROPOSED	
	IN ACRES	IN SQMT.	IN SQMT.	
GROUND COVERAGE (60% OF TOTAL SITE AREA)	4.46625	18074.244	17796.400	
	CR @ 60%	CR @ 60%	CR @ 59.08%	
F.A.R @ 350%	26.06313	105433.109		
ADDITIONAL 12% F.A.R FOR LEED GOLD RATING	0.86325	3514.849		
TOTAL F.A.R (350+12% = 362%)	26.94638	109047.958	117300.944	
	CR @ 362%	CR @ 362%	CR @ 389.397%	
EXTRA PURCHASABLE FAR UNDER TDR POLICY			CR @ 121	
			CR @ 27.397%	
COMMERCIAL AREA @ 70% MIN. OF TOTAL SITE AREA	5.21063	21086.838		
	CR @ 70%	CR @ 70%		
RESIDENTIAL AREA @ 30% MAX. OF TOTAL SITE AREA	2.23313	9037.142		
	CR @ 30%	CR @ 30%		
COMMERCIAL F.A.R AREA @ 70% MIN. OF TOTAL PROPOSED F.A.R		82110.661	85304.598	
		CR @ 70%	CR @ 72.723%	
RESIDENTIAL F.A.R AREA @ 30% MAX. OF TOTAL PROPOSED F.A.R		35190.283	31996.346	
		CR @ 30%	CR @ 27.277%	
No's. OF UNITS (MAIN)			265	
No's. OF UNITS (EWS)	15% % OF MAIN	UNITS (265)	47	
No's. OF ROOM S FOR SERVICE PERSONAL	TOTAL = 27.13% OF MAIN	UNITS (265)	27	
30% OF TOTAL SITE AREA	2.233	9037.122		
ORGANISED GREEN AREA (15% ON 30% OF TOTAL SITE AREA)		1355.568	1375.721	
		CR @ 15%	CR 15.22%	

PRINCIPAL ARCHITECT:
ACPL — ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning
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PROJECT:
REVISED BUILDING PLAN OF MIXED LAND USE COLONY UNDER TOD POLICY IN COMMERCIAL ZONE (70% COMMERCIAL AND 30% RESIDENTIAL) MEASURING 7.44375 ACRES(LIENCE NO.121 OF 2008 DATED 14-06-2008) IN SECTOR-74 BEING DEVELOPED BY PROMPT ENGINEERING PVT. LTD.GURUGRAM,MANESAR URBAN COMPLEX.

OWNER/AUTH. SIGNATURE — ARCHITECTS SIGNATURE

DRAWING TITLE: SITE PLAN
EXTERNAL ELECTRICAL LAYOUT

DRAWING NO. A-01 — SCALE :- 1:300