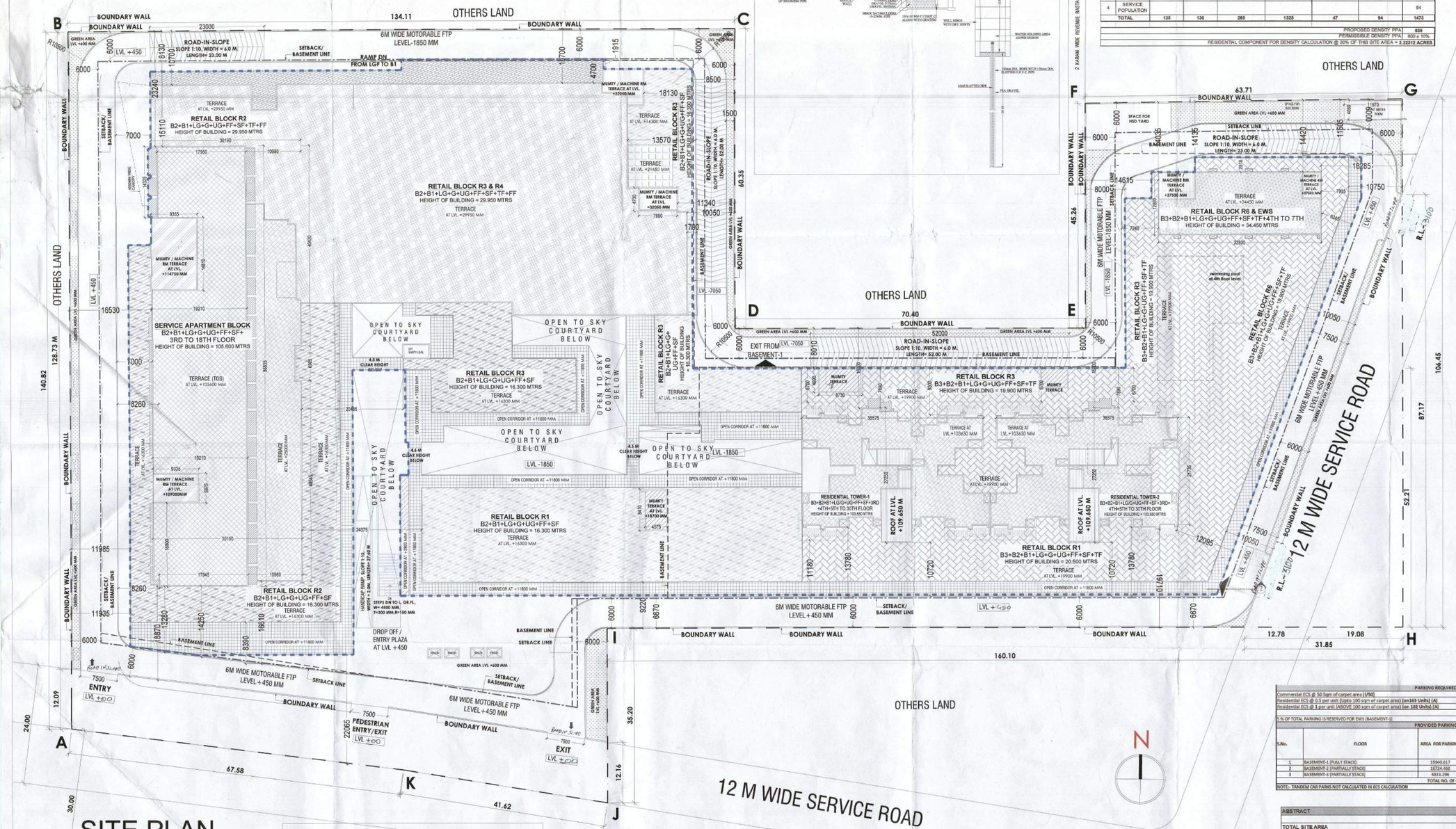
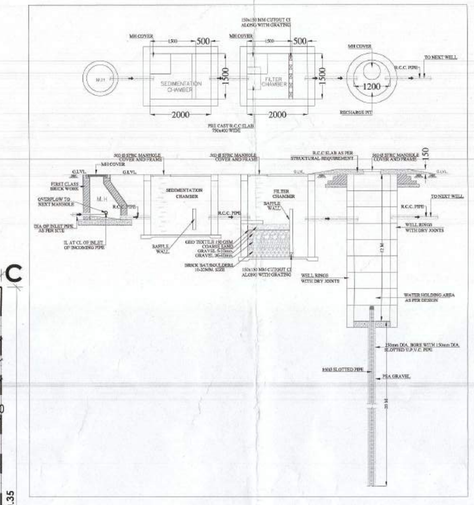
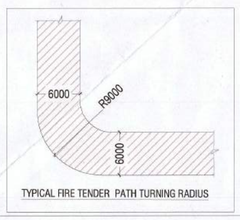
AREA ALREADY OBTAINED OCCUPANCY CERTIFICATE FOR (■ ■ ■ ■ ■ ■)
B3, B2, B1, LGF, GF, UGF, 1ST & 2ND FLOOR
VIDE MEMO NO. ZP-455/AD(RA)/2021/21544



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 = 79.88 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 01 & 02 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	83	80	163	815			815
2	3BHK	52	50	102	510			510
3	EWS					47	94	94
4	SERVICE POPULATION							54
TOTAL		135	130	265	1325	47	94	1473

PROPOSED DENSITY PPA	839
PERMISSIBLE DENSITY PPA	830 + 10%
RESIDENTIAL COMPONENT FOR DENSITY CALCULATION @ 30% OF THE SITE AREA = 2.22312 ACRES	

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

STP(HQ) Member Secretary SPAC — STP(WZ) Member SPAC — Chairman SPAC — Ram Avtar Bassi AD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: 22584 DATED: 29/7/2022

S.NO.	FLOORS	FAR AUTHORITY SANCTIONED/OC GRANTED	ADDITIONAL FAR	TOTAL ACHEIVED COVERED AREA (2-4&5)	NON FAR AREA	CARPET AREA	GROUND COVERAGE AREA	Sq.mt.	UNITS (No's)
	AREA DETAIL								
1	BASSMENT-1	0	0	0.000	21616.232			Sq.mt.	
2	BASSMENT-2	0	0	0.000	21884.614			Sq.mt.	
3	BASSMENT-3	0	0	0.000	6833.296			Sq.mt.	
A	RETAIL / COMMERCIAL / OFFICE/SERVICE APARTMENT								
1	LOWER GROUND FLOOR (Retail)	9786.916	0.000	9786.916	0.000	6990.904	17796.400	Sq.mt.	
2	GROUND FLOOR (Retail)	4340.943	136.335	4294.509	0.000	3103.935		Sq.mt.	
3	UPPER GROUND FLOOR (Retail)	10797.015	73.988	10875.004	0.000	7860.323		Sq.mt.	
4	1st FLOOR (Retail)	12150.629	0.000	12150.629	0.000	8462.989		Sq.mt.	
5	2nd FLOOR (Retail)	12351.148	0.000	12351.148	0.000	8446.613		Sq.mt.	
	TOTAL	49429.658	229.144	49658.802	503.68.16	36866.765	17796.400		
10	3rd FLOOR (Upper GA Multiplex)+Office	3939.389	0.000	3920.589	69.637	1762.239		Sq.mt.	
11	4th FLOOR (Upper GA Multiplex)+Office	3103.896	0.000	3015.896	85.158	1622.341		Sq.mt.	
12	5th FLOOR (SERVICE FLOOR)	813.777	51.840	867.617	102.078	765.221		Sq.mt.	
13	6th FLOOR + Mezzanine Floor	1445.823	611.798	2057.621	0.000	1822.389		Sq.mt.	32
14	7th FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
15	8th FLOOR + Mezzanine Floor (REFUGE FLOOR)	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
16	9th FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
17	10th FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
18	11th FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
19	12th FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
20	13TH FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
21	14TH FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
22	15TH FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
23	16TH FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
24	17TH FLOOR + Mezzanine Floor	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
25	18TH FLOOR + Mezzanine Floor(REFUGE FLOOR)	1445.823	612.727	2058.621	0.000	1822.389		Sq.mt.	32
26	MACHINE ROOM UPR			0.000	331.992				
	FOR (OFFICE + SERVICE APARTMENT AREA) TOTAL (B)	29012.752	7900.362	37045.966	859.758	27839.559	17796.400	Sq.mt.	416
B	RESIDENTIAL								
	(a) OWNER GROUND FLOOR	154.193	0.000	154.193	0.000			Sq.mt.	
	(b) GROUND FLOOR	314.512	0.000	314.512	0.000			Sq.mt.	
	(c) UPPER GROUND FLOOR	75.718	0.000	75.718	0.000			Sq.mt.	
	(d) 1st FLOOR	74.781	0.000	74.781	0.000			Sq.mt.	
	(e) 2nd FLOOR	75.801	0.000	75.801	0.000			Sq.mt.	
	TOTAL (a)	695.424		695.424					
	(f) 3rd FLOOR PLAN (Sample Flat)	77.495	0.000	77.495	6363.989			Sq.mt.	
	(g) 4th FLOOR PLAN (Community)	864.274	0.000	864.274	672.679			Sq.mt.	
	TOTAL (b)	941.769		941.769	6763.668			Sq.mt.	
	(c) TOWER-1								
	4th FLOOR	372.265	0.000	372.265	0.000			Sq.mt.	5
	5th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	6th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	7th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	8th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	9th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	10th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	11th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	12th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	13th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	14th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	15th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	16th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	17th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	18th FLOOR (REFUGE FLOOR)	327.466	0.000	327.466	0.000			Sq.mt.	5
	19th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	20th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	21st FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	22nd FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	23rd FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	24th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	25th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	26th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	27th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	28th (REFUGE FLOOR)	327.466	0.000	327.466	0.000			Sq.mt.	5
	29th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	30th FLOOR	355.984	0.000	355.984	0.000			Sq.mt.	5
	MACHINE ROOM UA	0.000	0.000	0.000	106.670			Sq.mt.	5
	TOTAL (c)	14895.656		14895.656	106.670			Sq.mt.	150
	(d) EWS (@ 10 % of total units)								
	4th FLOOR	78.113	0.000	78.113	0.000			Sq.mt.	2
	5th FLOOR	371.234	0.000	371.234	0.000			Sq.mt.	15
	6th FLOOR	371.234	0.000	371.234	0.000			Sq.mt.	15
	7th FLOOR	371.234	0.000	371.234	0.000			Sq.mt.	15
	MACHINE ROOM & GMT	0.000	0.000	0.000	52.138			Sq.mt.	0
	TOTAL (d)	1391.815		1391.815	52.138			Sq.mt.	47
	(FOR RESIDENTIAL AREA) TOTAL (I)=(f+h+i+j)			31500.932	5959.068			Sq.mt.	
		(e)	(f)	(g)	(h)	(i)	(j)		
	TOTAL AREA (G+H+I) = OC GRANTED			117500.944	57027.985	5802.289	0	Sq.mt.	
	OC GRANTED (RETAIL + COMMERCIAL +RESIDENTIAL)			48524.931	30174.700	34966.781			
	REVISED AREA FOR SUBMISSION TOTAL (G+H+I)			88776.013	6853.285	27839.559	17796.4005	Sq.mt.	
	TOTAL REVISED BUILT UP AREA (L+M+N)			78639.278				Sq.mt.	
				117500.944	57027.985	62639.519	17796.400	Sq.mt.	
	TOTAL ACHEIVED BUILT UP AREA (OC GRANTED + REVISED SUBMISSION) (J+K+O)			175626.900				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.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- ALL HIGH RISE BUILDING ARE INTERCONNECTED THROUGH CORRIDOR / BRIDGES.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA (ZONING NORMS).
- ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE #9 1 HR. FIRE RATED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
- ALL HANDICAP RAMPS WITH RAILING.

PARKING REQUIRED			
Commercial ECS @ 50 Sqm of carpet area (1/50)	1256	No's	
Residential ECS @ 0.5 per unit (Upto 100 sqm of carpet area) (on163 Units) (A)	82	No's	
Residential ECS @ 1 per unit (ABOVE 100 sqm of carpet area) (on 102 Units) (A)	102	No's	
TOTAL PARKING REQUIRED	1440	No's	
5 % OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)	(A) X 5 %	72	No's

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)	15940.617	32	498	475	40	515
2	BASEMENT-2 (PARTIALLY STACK)	16724.460	32	523	623	37	660
3	BASEMENT-3 (PARTIALLY STACK)	6833.296	32	214	233	33	266
	TOTAL NO. OF CARS PROVIDED			1234	1331	110	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
Sixteenth 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			
	IN ACRES	IN SQM.T.	
TOTAL SITE AREA	7.44375	30123.740	
	PERMISSIBLE		PROPOSED
	IN ACRES	IN SQM.T.	IN SQM.T.
GROUND COVERAGE (60% OF TOTAL SITE AREA)	4.46625	18074.244	17796.400
	OR @ 60%	OR @ 60%	OR @ 59.08%
F.A.R @ 350%	26.05313	105433.109	
ADDITIONAL 12% F.A.R FOR LEED GOLD RATING	0.89325	3614.849	
TOTAL F.A.R (350+12% = 362%)	26.94638	109047.958	117300.944
	OR @ 362%	OR @ 362%	OR @ 389.397%
EXTRA PURCHASABLE FAR UNDER TOD POLICY			8802.122
			OR @ 27.397%
COMMERCIAL AREA @ 70% MIN. OF TOTAL SITE AREA	5.21063	21086.638	
	OR @ 70%	OR @ 70%	
RESIDENTIAL AREA @ 30% MAX. OF TOTAL SITE AREA	2.23313	9037.142	
	OR @ 30%	OR @ 30%	
COMMERCIAL F.A.R AREA @ 70% MIN. OF TOTAL PROPOSED F.A.R		82110.661	85304.598
		OR @ 70%	OR @ 72.723%
RESIDENTIAL F.A.R AREA @ 30% MAX. OF TOTAL PROPOSED F.A.R		35190.283	31996.346
		OR @ 30%	OR @ 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	10% 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
		OR @ 15%	OR 15.22%

KEY PLAN — ORIENTATION

PRINCIPAL ARCHITECT:
ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning
E-101 G.F. Saket, New Delhi-110017, India. T: +91 11 26522836, +91 11 26560759
www.acpldesign.com E: contact@acpldesign.com

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 — ARCHITECT'S SIGNATURE — GULBEER SHANGARI ARCHITECT CA/2010/27

DRAWING TITLE: SITE PLAN

DRAWING NO. A-01 — SCALE :- 1:300