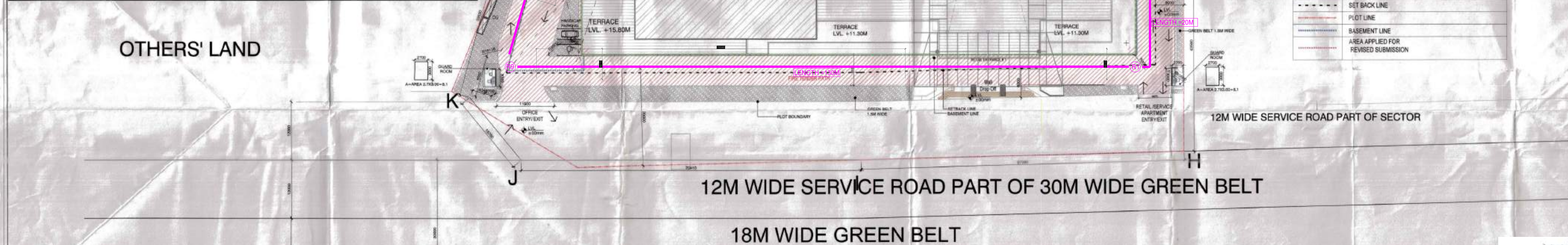


AREA CALCULATION				
S.No	DESCRIPTION	UNIT	QTY	SQ.MT.
1.0	Total plot Area (as Zoned) 7.84875 ACRES	A		31762.714
2.0	Permissible Ground Coverage @ 60% of Plot Area	B		19057.628
3.0	Permissible F.A.R @ 3.5	C		111109.499
3.1	FAR ALREADY ACHIEVED (OC GRANTED VIDE MEMO NO. ZP-1267/AD/RA/2021/1358 DATED 13-12-2021)	D		46231.276
3.2	BALANCE FAR	E		64878.223
3.3	Land Area Balance for LEED FAR (Proportionate)	F		18663.778
3.4	Additional 12% FAR on Balance Land for GOLD CERTIFICATE	G		2226.453
3.5	Total Permissible FAR (3.50 FAR+ 12% FAR on Proportionate Land Area)	H		113285.952
3.6	ALREADY SANCTIONED FAR (club office & Service Apartment)	I		49186.737
3.7	BALANCE Available FAR	J		17865.939
3.8	TOR GRANTED VIDE S.O. NO. LC-1267-2 / JE (09/2022/9612)	K		2900.000
3.9	Total FAR as PROPOSED	L		21736.790
3.9	BALANCE FAR	M		128.189
GROUND COVERAGE CALCULATIONS				
4.0	Ground Coverage Permissible (60% of Site Area)			19057.628
4.1	Ground Coverage Achieved (AS/SANCTIONED)			18284.707
4.2	Ground Coverage Achieved (OC RECEIVED)			18284.707
				57.57%

FAR AND BUILT UP AREA CALCULATION											
S.No.	FLOORS	CLUB FAR (IN SQ.MT.)	OFFICE FAR (IN SQ.MT.)	APARTMENT FAR (IN SQ.MT.)	OFFICE BUILT UP AREA (IN SQ.MT.)	ACHIEVED FAR AREA (IN SQ.MT.)	ACHIEVED BUILT UP AREA (IN SQ.MT.)	CINEMA FAR (IN SQ.MT.)	SERVICE APARTMENT FAR (IN SQ.MT.)	RETAIL FAR (IN SQ.MT.)	TOTAL FAR
5.01	GUARD HOUSE (SITE PLAN)					68.109	12180.885				68.109
5.02	BASEMENT-1					1637.915	1637.915				1637.915
5.03	BASEMENT-2					30236.905	30236.905				30236.905
5.04	LOWER GROUND FLOOR LEVEL					1385.862	1385.862				1385.862
5.05	GROUND FLOOR LEVEL					2442.424	2442.424				2442.424
5.06	UPPER GROUND FLOOR LEVEL					1718.197	1718.197				1718.197
5.07	FIRST FLOOR LEVEL					10686.500	10686.500				10686.500
5.08	SECOND FLOOR LEVEL					426.500	426.500				426.500
5.09	THIRD FLOOR LEVEL					11736.885	11736.885				11736.885
5.10	FOURTH FLOOR LEVEL					426.500	426.500				426.500
5.11	FIFTH FLOOR LEVEL					2071.418	2071.418				2071.418
5.12	SIXTH FLOOR LEVEL					2589.580	2589.580				2589.580
5.13	SEVENTH FLOOR LEVEL					1121.394	1121.394				1121.394
5.14	EIGHTH FLOOR LEVEL					426.500	426.500				426.500
5.15	NINTH FLOOR LEVEL					426.500	426.500				426.500
5.16	TENTH FLOOR LEVEL					426.500	426.500				426.500
5.17	ELEVENTH FLOOR LEVEL					426.500	426.500				426.500
5.18	TWELFTH FLOOR LEVEL					426.500	426.500				426.500
5.19	THIRTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.20	FOURTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.21	FIFTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.22	SIXTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.23	SEVENTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.24	EIGHTEENTH FLOOR LEVEL					426.500	426.500				426.500
5.25	NINETEENTH FLOOR LEVEL					426.500	426.500				426.500
5.26	TWENTY FIRST FLOOR LEVEL					426.500	426.500				426.500
5.27	TWENTY SECOND FLOOR LEVEL					426.500	426.500				426.500
5.28	ROOF TOP FLOOR LEVEL					426.500	426.500				426.500
5.29	TOTAL FAR	1824.334	47235.482	321.890	1885.197	109663.482	109663.482	46231.276	2900.790	2000.000	117188.763
5.30	TOTAL BUILT UP AREA	49186.737	35464.223	865.650	35464.223	40619.800	40619.800	1556.030	11201.67	2226.445	117188.763

CARPET AREA CALCULATION				
S.No.	FLOORS	OFFICE CARPET AREA (IN SQ.MT.)	CLUB CARPET AREA (IN SQ.MT.)	TOTAL CARPET AREA (IN SQ.MT.)
5.03	BASEMENT-1 FLOOR LEVEL			7913.542
5.04	LOWER GROUND FLOOR LEVEL			7913.542
5.05	GROUND FLOOR LEVEL			6612.838
5.06	UPPER GROUND FLOOR LEVEL			6612.838
5.07	FIRST FLOOR LEVEL			7370.041
5.08	SECOND FLOOR LEVEL			6006.480
5.09	THIRD FLOOR LEVEL			6006.790
5.10	FOURTH FLOOR LEVEL			4134.140
5.11	FIFTH FLOOR LEVEL			2842.617
5.12	SIXTH FLOOR LEVEL			2842.617
5.13	SEVENTH FLOOR LEVEL			2842.617
5.14	EIGHTH FLOOR LEVEL			2842.617
5.15	NINTH FLOOR LEVEL			2842.617
5.16	TENTH FLOOR LEVEL			2842.617
5.17	ELEVENTH FLOOR LEVEL			2842.617
5.18	TWELFTH FLOOR LEVEL			2842.617
5.19	THIRTEENTH FLOOR LEVEL			2842.617
5.20	FOURTEENTH FLOOR LEVEL			2842.617
5.21	FIFTEENTH FLOOR LEVEL			2842.617
5.22	SIXTEENTH FLOOR LEVEL			2842.617
5.23	SEVENTEENTH FLOOR LEVEL			2842.617
5.24	EIGHTEENTH FLOOR LEVEL			2842.617
5.25	NINETEENTH FLOOR LEVEL			2842.617
5.26	TWENTY FIRST FLOOR LEVEL			2842.617
5.27	TWENTY SECOND FLOOR LEVEL			2842.617
5.28	ROOF TOP FLOOR LEVEL			2842.617
5.29	TOTAL FAR	34594.563	865.650	40619.800
5.30	TOTAL BUILT UP AREA	35464.223	40619.800	109663.482

PCU Calculation Required for REVISED SANCTION for CINEMA AT 3RD, 4TH & 5TH FLOOR, SERVICE APARTMENT & BASEMENT-B1				
6.01	PCU required @ 1 Equivalent Car Space / 50 Sq.m of Carpet Area (91171.168 Sq.m / 50 Sq.m)		1824	
				TOTAL AREA UNDER SERVICES & FAR
7.01	Basement 3	12783.10	2633	499
7.02	Basement 2	19371.92	3845	795
7.03	Basement 1	20030.66	6192	631
7.04	TOTAL BASEMENT AREA	52185.68	12670	1925
7.05	Handicapped vehicle parking on Ground (B)			2
7.06	TOTAL PARKING ACHIEVED (A+B)			1927



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

DATE: 30-11-2021

BY: RAJINDER KUMAR

FOR: RAJINDER KUMAR ASSOCIATES

NOTES & REFERENCES

GENERAL NOTES

- ALL DRAWINGS ARE TO BE READ, NOT TO BE MEASURED.
- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
- 300MM / 110MM BRICK AND 200MM BLOCK WORK ARE USED FOR WALLS.
- 100% STANDBY GENERATOR ARE PROVIDED FOR COMMON SERVICES (FIRE FIGHTING, LIFTS, LIGHTING AND VENTILATION).
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL BE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE.
- ENTIRE BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AS PER NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.
- TRAVEL DISTANCE COMPLIANCE TO NBC 2016 FOR FULLY SPRINKLED COMMERCIAL BUILDING.
- WATER HARVESTING SYSTEM SOLAR WATER SYSTEM AND LED LIGHTING WILL BE PROVIDED AS REQUIRED.
- NOTE: 40.00 (FINISHED GROUND FLOOR LEVEL) IN CORRESPONDENCE TO +100.00 M.

KEY PLAN

ARCHITECT:

RKA

RAJINDER KUMAR ASSOCIATES

ARCHITECTS B-6/17 Shopping Centre Safdarjung Enclave New Delhi 110029 India

DESIGNERS T-9/11 2016/2930 2016/2930 31 F 9111 2016/8674

ENGINEERS

PROJECT NAME :

REVISED BUILDING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY DATED 08.02.2016 FOR COMMERCIAL COLONY AREA MEASURING 7.84875 ACRES (LICENCE NO 71 OF 2018 DATED 25/10/2018) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ROSHNI BUILDERS PVT.LTD. AND OTHERS IN COLLABORATION WITH ROSHNI BUILDERS PVT.LTD.

ARCHITECTURE DRAWING:

REVISED SUBMISSION

DRAWING TITLE :

SITE PLAN

ROAD LAYOUT

SCALE : 1:200

DATED : 30-11-2021

DEALT BY :

STAGE :

DWG NO. : A0-01

Rev No. : R0

SIGNATURE AND SEAL OF ARCHITECT :

SIGNATURE OF OWNER :

RAJINDER KUMAR

CA/2450/75