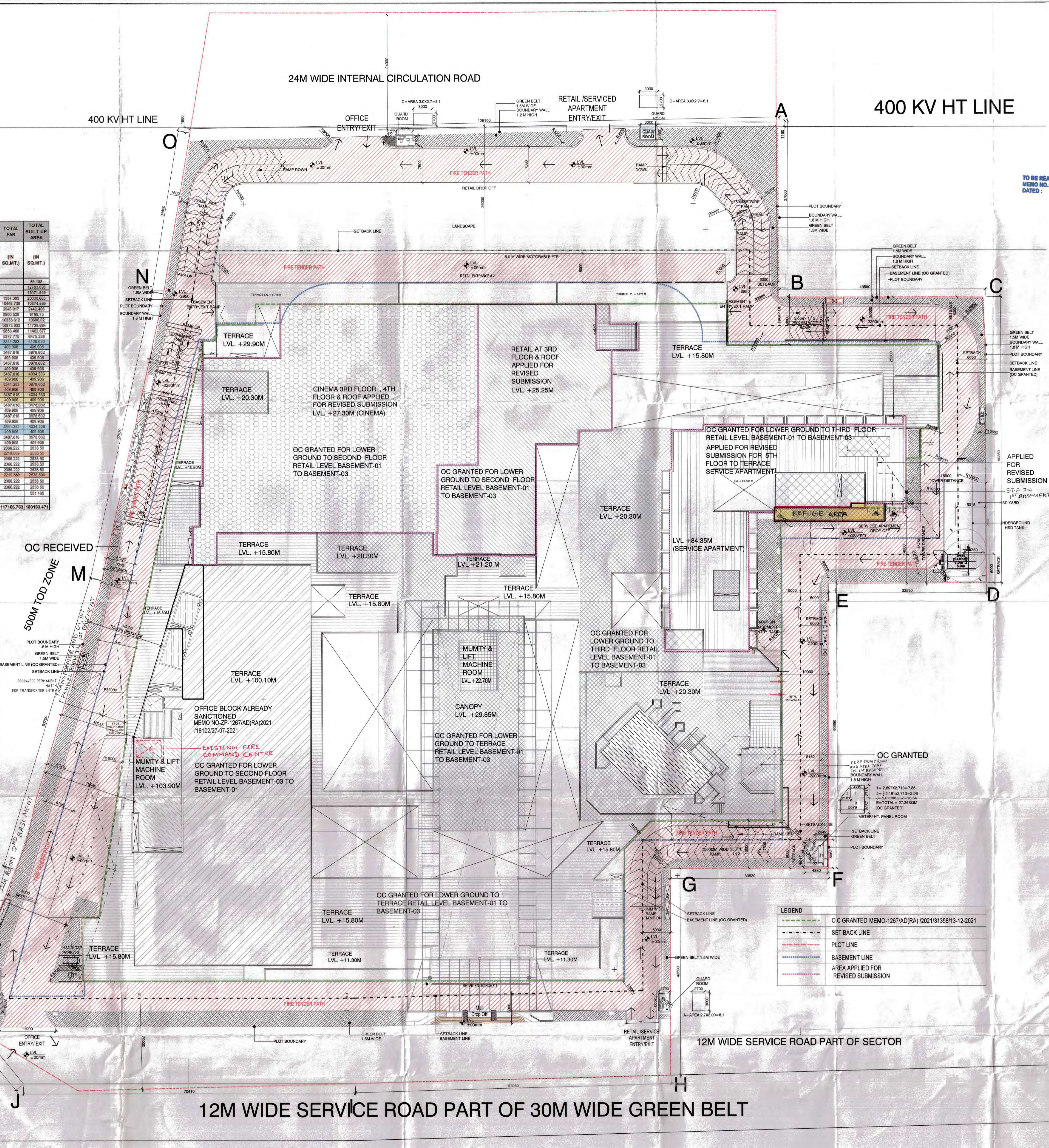


AREA CALCULATION		
BUILDING CONTROLS		
S.No	DESCRIPTION	SQ.MT.
1.0	Total plot Area (as Zoning) = 7.84875 ACRES	31762.714
2.0	Permissible Ground Coverage @ 60% of Plot Area	19057.628
3.0	Permissible F.A.R @ 3.5	111959.499
3.1	FAR ALREADY ACHIEVED (OC GRANTED VIDE MEMO NO. ZP-1287/AD/RA/2021/31358 DATED 13-12-2021)	46231.278
3.2	BALANCE FAR	64938.223
3.3	Land Area Balance for LEED FAR (Proportionate Land Area)	18663.779
3.4	Additional 12% FAR on Balance Land for LEED GOLD CERTIFICATE	2226.483
3.5	Total Permissible F.A.R (3.50 FAR+ 12% FAR on Proportionate Land Area)	113395.952
3.6	ALREADY SANCTIONED FAR (club office & Service Apartment)	49198.737
3.7	BALANCE Available FAR	17966.939
3.8	TOR GRANTED VIDE Memo No. LC-1257-D/ JE (DS)/2022/9612	3902.900
3.9	Total FAR as PROPOSED	21728.750
3.9	BALANCE FAR	128.189
GROUND COVERAGE CALCULATIONS		
4.0	Ground Coverage Permissible (60% of Site Area)	19057.628
4.0	Ground Coverage Achieved (AS/SANCTIONED)	18284.767
4.1	Ground Coverage Achieved (OC RECEIVED)	18284.767
		57.57%

FAR AND BUILT UP AREA CALCULATION																
SR.NO.	FLOORS	ALREADY SANCTIONED		OC GRANTED		PROPOSED AREA			TOTAL FAR	TOTAL BUILT UP AREA						
		OFFICE CARPET AREA (IN SQ.MT.)	CLUB CARPET AREA (IN SQ.MT.)	OFFICE CARPET AREA (IN SQ.MT.)	CLUB CARPET AREA (IN SQ.MT.)	CINEMA CARPET AREA (IN SQ.MT.)	SERVICE APARTMENT WITH MEZZANINE CARPET AREA (IN SQ.MT.)	RETAIL CARPET AREA (IN SQ.MT.)	(IN SQ.MT.)	(IN SQ.MT.)						
5.01	QUARD HOUSE (SITE PLAN)			1931.093				1931.093		1931.093						
5.02	BASEMENT-1			1931.919				1931.919		1931.919						
5.03	BASEMENT-2			2002.881				2002.881		2002.881						
5.04	LOWER GROUND FLOOR LEVEL		31.000	1074.966	10125.700		154.300	1184.966	10238.666	10238.666						
5.05	GROUND FLOOR LEVEL	627.711		2442.400	2320.518			2969.911	2969.911	2969.911						
5.06	UPPER GROUND FLOOR LEVEL	0.000		9148.700	8800.518			17948.218	17948.218	17948.218						
5.07	FIRST FLOOR LEVEL	0.000		1988.020	10338.917			12326.937	12326.937	12326.937						
5.08	SECOND FLOOR LEVEL	0.000		1736.981	10873.831			12610.812	12610.812	12610.812						
5.09	THIRD FLOOR LEVEL	249.137		3871.415	4768.884	3872.118	2413.541	14867.036	14867.036	14867.036						
5.10	FOURTH FLOOR LEVEL	238.222		238.222				476.444	476.444	476.444						
5.11	FIFTH FLOOR LEVEL (Ramp Office & Ramp Bar Asst.)	2216.888		2216.888				4433.776	4433.776	4433.776						
5.12	SIXTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.13	SEVENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.14	EIGHTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.15	NINTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.16	TENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.17	ELEVENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.18	TWELFTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.19	THIRTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.20	FOURTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.21	FIFTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.22	SIXTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.23	SEVENTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.24	EIGHTEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.25	NINETEENTH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.26	TWENTIETH FLOOR MEZZANINE LEVEL (Use Asst.)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.27	TWENTY FIRST FLOOR LEVEL (TYP Office)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.28	TWENTY SECOND FLOOR LEVEL (TYP Office)	2338.222		2338.222				4676.444	4676.444	4676.444						
5.29	FLOOR LEVEL															
TOTAL FAR		1924.354	4730.403	31.000	1983.107	51088.427	19193.481	46231.278	3900.700	19313	2622.990	4603.017	19405.434	1336.661	117186.743	180193.471

CARPET AREA CALCULATION				
SR.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 LVL			7913.542
5.04	LOWER GROUND FLOOR LEVEL			7913.542
5.05	GROUND FLOOR LEVEL			6812.838
5.06	UPPER GROUND FLOOR LEVEL			6812.838
5.07	FIRST FLOOR LEVEL			7370.041
5.08	SECOND FLOOR LEVEL			6096.490
5.09	THIRD FLOOR LEVEL			6096.490
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	TWENTIETH FLOOR LEVEL			2842.617
5.27	TWENTY FIRST FLOOR LEVEL			2842.617
5.28	TWENTY SECOND FLOOR LEVEL			2842.617
TOTAL FAR		34598.563	865.660	40619.800
		35464.223	40619.800	15087.145

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	
ED		TOTAL AREA	TOTAL NUMBER OF PARKING PROVIDED
7.01	Basement 2	12783.10	2633
7.02	Basement 1	19371.92	3874
7.03	Basement 1	20030.66	4006
7.04	TOTAL BASEMENT AREA	52185.68	10513
7.05	Handicapped vehicle parking on Ground (B)		2
7.06	TOTAL PARKING ACHIEVED (A+B)		10515



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

19/11/2022

TO BE READ WITH THE OFFICE MEMO NO. ZP-1287/AD/RA/2021/31358 DATED 13-12-2021.

NOTES & REFERENCES	
<b>GENERAL NOTES</b>	
1.	ALL DIMENSIONS ARE TO BE READ NOT TO BE MEASURED.
2.	ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
3.	300MM x 150MM BRICK AND 200MM BLOCK WORK ARE USED FOR WALLS.
4.	100% STANDBY GENERATOR ARE PROVIDED FOR COMMON SERVICES (FIRE FIGHTING, LIFTS, LIGHTING AND VENTILATION) OF BSC.
5.	ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
6.	FIRE FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
7.	BASEMENT AREA SHALL BE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.	ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9.	ENTIRE BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AS PER NBC.
10.	BUILDING WILL BE DESIGNED/STRUCTURED AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.
11.	SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HARYANA ZONING NORMS.
12.	ALL HANDICAP RAMP SHALL BE PROVIDED WITH RAILINGS.
13.	TRAVEL DISTANCE COMPLIANCE TO NBC 2016 FOR FULLY SPRINKLED COMMERCIAL BUILDING.
14.	WATER HARVESTING SYSTEM, SOLAR WATER SYSTEM AND LED LIGHTING WILL BE PROVIDED AS REQUIRED.
NOTE: ±0.00 (FINISHED GROUND FLOOR LEVEL) IN CORRESPONDENCE TO +180.10M	

KEY PLAN	
<b>ARCHITECT:</b> <b>RKA</b> <b>RAJINDER KUMAR ASSOCIATES</b> ARCHITECTS B-6/17 Shopping Centre Designers New Delhi 110029 India Engineers T-9/11/26/162930 F-9/11/26/168874	
<b>PROJECT NAME:</b> REVISED BUILDING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY DATED 09.02.2016 FOR COMMERCIAL COLONY AREA MEASURING 7.84875 ACRES (LICENCE NO 71 OF 2018 DATED 29/10/2018 ) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ROSHNI BUILDERS PVT.LTD. AND OTHERS IN COLLABORATION WITH ROSHNI BUILDERS PVT.LTD.	
<b>ARCHITECTURE DRAWING:</b> REVISED SUBMISSION <b>DRAWING TITLE:</b> SITE PLAN	
<b>SCALE:</b> 1:200	<b>DATED:</b> 30-11-2021
<b>DEALT BY:</b>	<b>STAGE:</b>
<b>DWG NO:</b> A0-01	<b>Rev No:</b> R0
<b>SIGNATURE AND SEAL OF ARCHITECT</b>	<b>SIGNATURE OF OWNER</b>
<b>RAJINDER KUMAR</b> CA/2490/75	