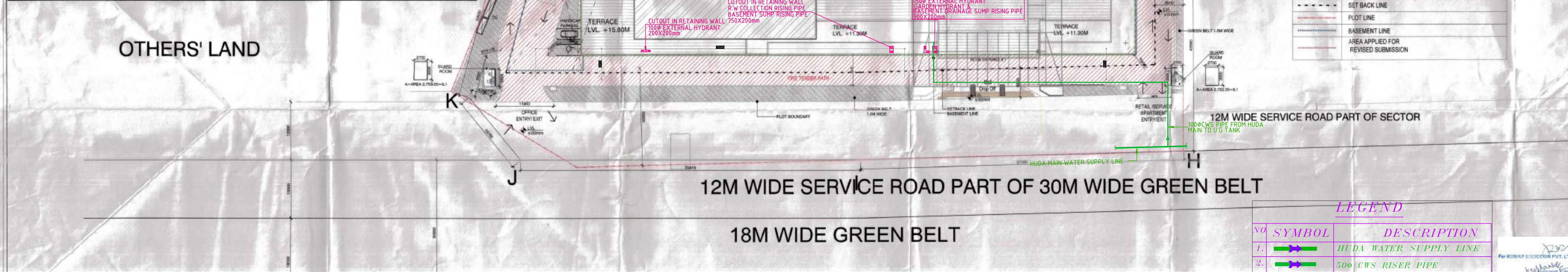


AREA CALCULATION				
S.No	DESCRIPTION	A	SQ.MT.	
1.0	Total plot Area (as Zoned) 7.84875 ACRES	A	31762.714	
2.0	Permissible Ground Coverage @ 60% of Plot Area	B	19057.628	
3.0	Permissible F.A.R @ 3.5	C	111100.493	
3.1	FAR ALREADY ACHIEVED (OC GRANTED VIDE MEMO NO. ZP-1267/AD/RA/2021/01358 DATED 13-12-2021)	D	46331.276	
3.2	BALANCE FAR	E	64768.217	
3.3	Land Area Balance for LEED FAR (Proportionate)	F	19563.778	
3.4	Additional 12% FAR on Balance Land for LEED CERTIFICATE	G	2228.463	
3.5	Total Permissible F.A.R (3.50 FAR + 12% FAR on Proportionate Land Area)	H	113389.952	
3.6	ALREADY SANCTIONED FAR (club office & Service Apartment)	I	49199.737	
3.7	BALANCE Available FAR	J	17665.939	
3.8	100% GRANTED VIDE MEMO NO. LC-1267-Q / JE (06/2020/9412)	K	2906.905	
3.9	Total FAR as PROPOSED	L	21736.780	
3.10	BALANCE FAR	M	129.169	
GROUND COVERAGE CALCULATIONS				
4.0	Ground Coverage Permissible (60% of Site Area)		19057.628	
4.1	Ground Coverage Achieved (AS/SANCTIONED)		18264.787	
4.2	Ground Coverage Achieved (OC RECEIVED)		18264.787	57.57%

FAR AND BUILT UP AREA CALCULATION											
ALREADY SANCTIONED			OC GRANTED			PROPOSED AREA			TOTAL		
S.No.	FLOORS	CLUB FAR (IN SQ.MT.)	OFFICE FAR (IN SQ.MT.)	SERVICE APARTMENT FAR (IN SQ.MT.)	CLUB BUILT UP AREA (IN SQ.MT.)	OFFICE BUILT UP AREA (IN SQ.MT.)	ACHIEVED FAR AREA (IN SQ.MT.)	CINEMA FAR (IN SQ.MT.)	SERVICE APARTMENT FAR (IN SQ.MT.)	RETAIL FAR (IN SQ.MT.)	TOTAL FAR (IN SQ.MT.)
5.01	GUARD HOUSE (SITE PLAN)						68.156				68.156
5.02	BASEMENT-1						1713.565				1713.565
5.03	BASEMENT-2						1713.565				1713.565
5.04	LOWER GROUND FLOOR LEVEL						1713.565				1713.565
5.05	GROUND FLOOR LEVEL						1713.565				1713.565
5.06	UPPER GROUND FLOOR LEVEL						1713.565				1713.565
5.07	FIRST FLOOR LEVEL						1713.565				1713.565
5.08	SECOND FLOOR LEVEL						1713.565				1713.565
5.09	THIRD FLOOR LEVEL						1713.565				1713.565
5.10	FOURTH FLOOR LEVEL						1713.565				1713.565
5.11	FIFTH FLOOR LEVEL						1713.565				1713.565
5.12	SIXTH FLOOR LEVEL						1713.565				1713.565
5.13	SEVENTH FLOOR LEVEL						1713.565				1713.565
5.14	EIGHTH FLOOR LEVEL						1713.565				1713.565
5.15	NINTH FLOOR LEVEL						1713.565				1713.565
5.16	TENTH FLOOR LEVEL						1713.565				1713.565
5.17	ELEVENTH FLOOR LEVEL						1713.565				1713.565
5.18	TWELFTH FLOOR LEVEL						1713.565				1713.565
5.19	THIRTEENTH FLOOR LEVEL						1713.565				1713.565
5.20	FOURTEENTH FLOOR LEVEL						1713.565				1713.565
5.21	FIFTEENTH FLOOR LEVEL						1713.565				1713.565
5.22	SIXTEENTH FLOOR LEVEL						1713.565				1713.565
5.23	SEVENTEENTH FLOOR LEVEL						1713.565				1713.565
5.24	EIGHTEENTH FLOOR LEVEL						1713.565				1713.565
5.25	NINETEENTH FLOOR LEVEL						1713.565				1713.565
5.26	TWENTY FIRST FLOOR LEVEL						1713.565				1713.565
5.27	TWENTY SECOND FLOOR LEVEL						1713.565				1713.565
5.28	TOTAL FAR	1924.334	4722.402	321.890	1985.167	1985.167	101963.491	46331.276	3993.790	3622.890	117168.763
5.29	TOTAL FAR	49199.737	35464.223	35464.223	32462.534	32462.534	101963.491	46331.276	31734.750	3622.890	117168.763

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			7913.542
5.06	UPPER GROUND FLOOR LEVEL			7913.542
5.07	FIRST FLOOR LEVEL			7913.542
5.08	SECOND FLOOR LEVEL			7913.542
5.09	THIRD FLOOR LEVEL			7913.542
5.10	FOURTH FLOOR LEVEL			7913.542
5.11	FIFTH FLOOR LEVEL			7913.542
5.12	SIXTH FLOOR LEVEL			7913.542
5.13	SEVENTH FLOOR LEVEL			7913.542
5.14	EIGHTH FLOOR LEVEL			7913.542
5.15	NINTH FLOOR LEVEL			7913.542
5.16	TENTH FLOOR LEVEL			7913.542
5.17	ELEVENTH FLOOR LEVEL			7913.542
5.18	TWELFTH FLOOR LEVEL			7913.542
5.19	THIRTEENTH FLOOR LEVEL			7913.542
5.20	FOURTEENTH FLOOR LEVEL			7913.542
5.21	FIFTEENTH FLOOR LEVEL			7913.542
5.22	SIXTEENTH FLOOR LEVEL			7913.542
5.23	SEVENTEENTH FLOOR LEVEL			7913.542
5.24	EIGHTEENTH FLOOR LEVEL			7913.542
5.25	NINETEENTH FLOOR LEVEL			7913.542
5.26	TWENTY FIRST FLOOR LEVEL			7913.542
5.27	TWENTY SECOND FLOOR LEVEL			7913.542
5.28	TOTAL FAR	34594.563	35464.223	70058.786

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	AREA UNDER SERVICES & FAR	TOTAL NUMBER OF PARKING PROVIDED
7.01	Basement 3	12783.10	2633
7.02	Basement 2	19371.92	3874
7.03	Basement 1	20030.66	4006
7.04	TOTAL BASEMENT AREA	52185.68	10515
7.05	Handicapped vehicle parking on Ground (B)		2
7.06	TOTAL PARKING ACHIEVED (A+B)		10517



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

TO BE READ WITH THIS OFFER MEMO NO. 19/19/2020 DATED: 19/11/2020

NOTES & REFERENCES

GENERAL NOTES

- ALL DRAWINGS ARE TO BE READ, NOT TO BE MEASURED.
- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
- 200MM x 100MM 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 SHALL 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 I.S. 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: ±0.00 (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: 91 11 26162930 26162931 F: 91 11 26166874

PROJECT NAME:

REVISED BUILDING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY DATED 06.02.2016 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

WATER SUPPLY 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/2490/75

LEGEND

No	SYMBOL	DESCRIPTION
1.		HUDA WATER SUPPLY LINE
2.		500 CWS RISER PIPE