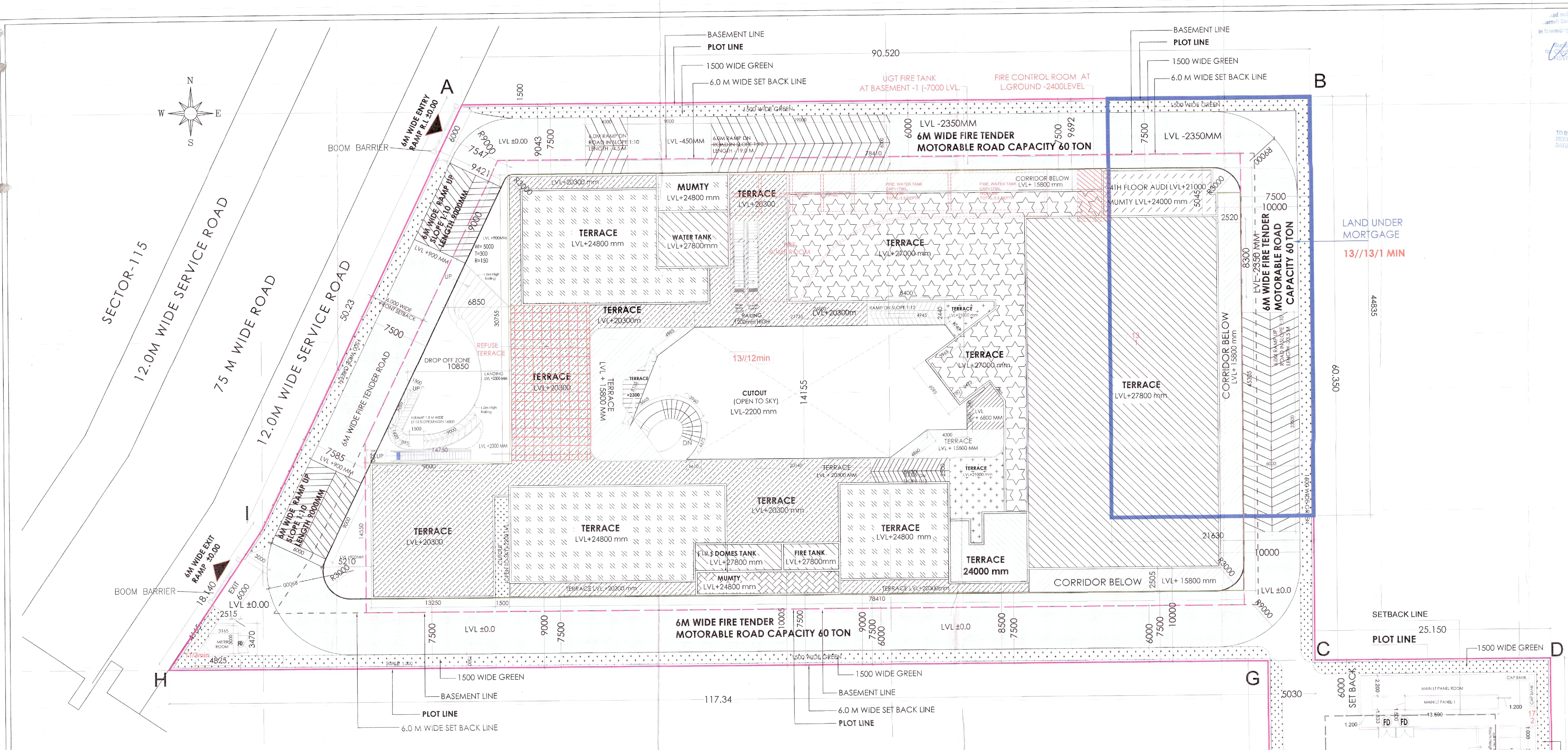

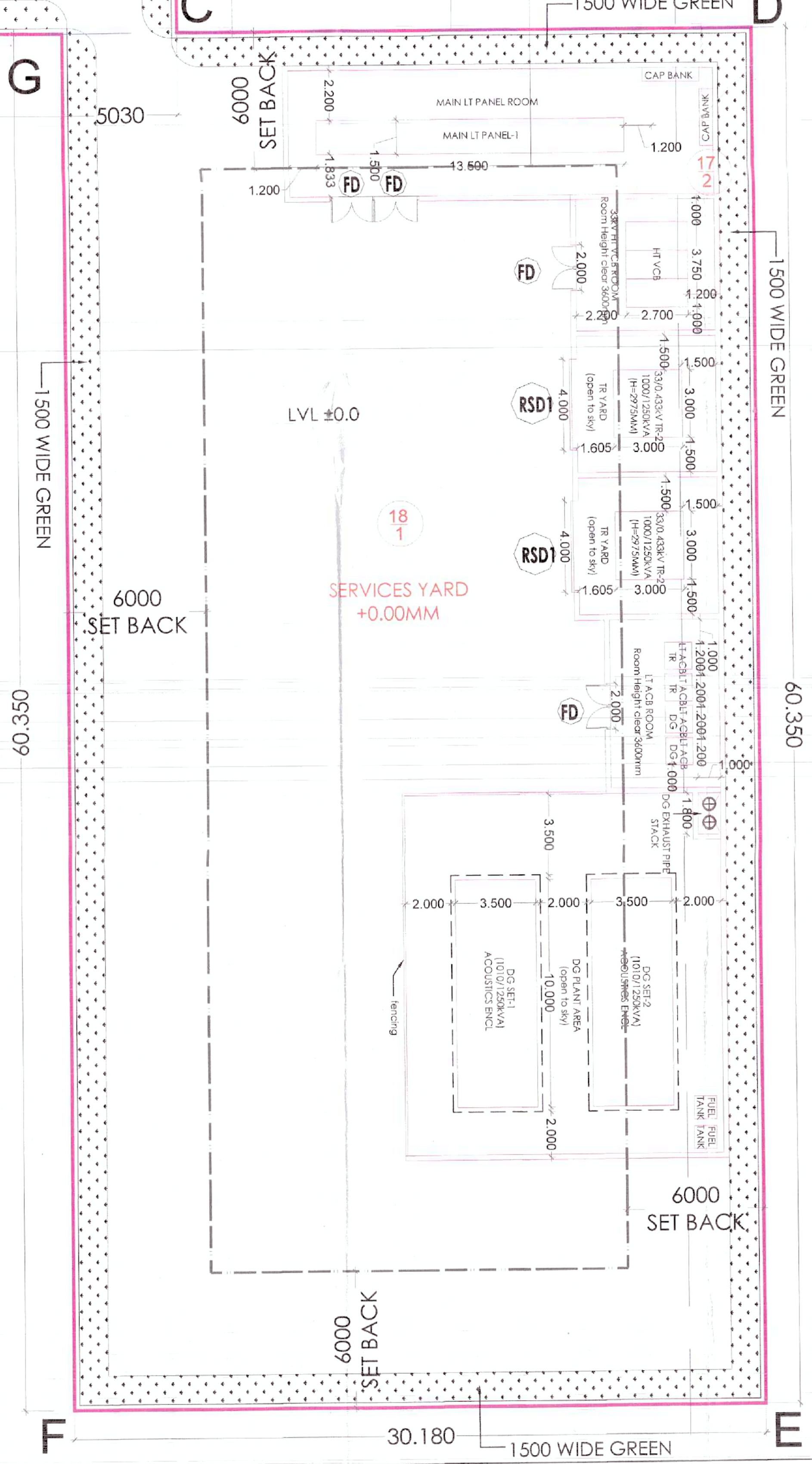

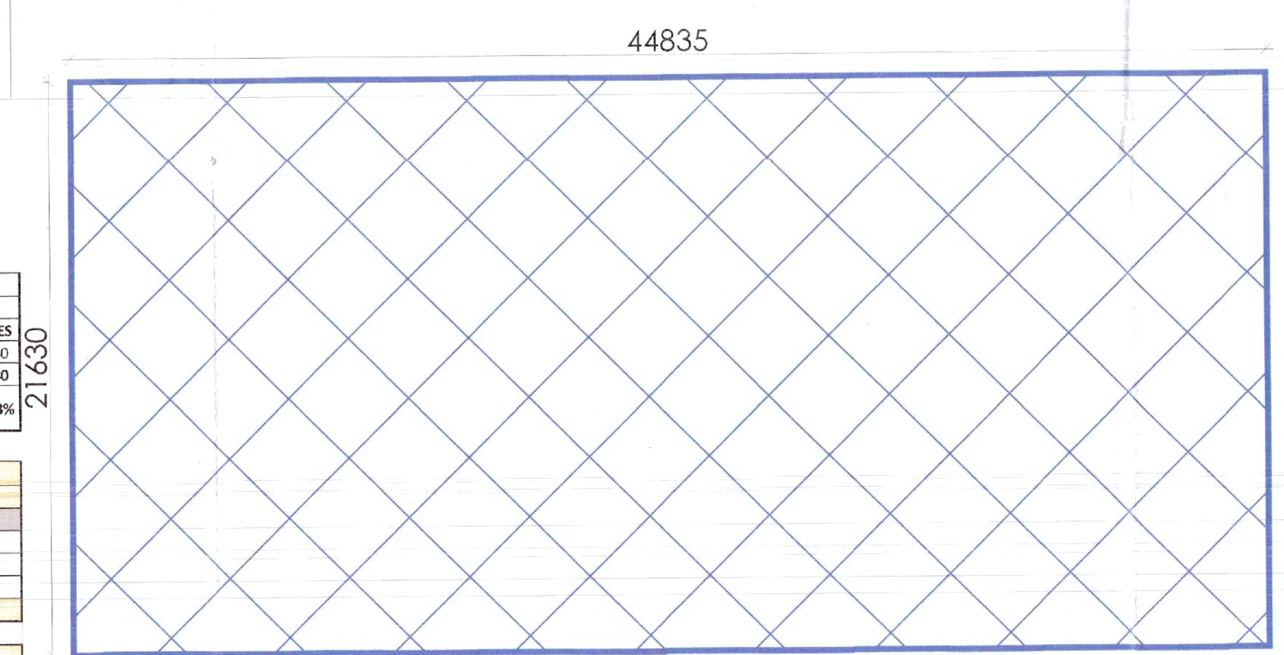

13//13/1 MIN AREA DETAIL

MORTGAGE LAND AREA DETAILS FOR COMMERCIAL COLONY				
S.NO.	KILLA NO.	LAND DETAILS K-M-S	SQ.M.	ACRES
1	13//13/1 MIN	1K - 18M - 7S	969.673	0.240
2	TOTAL OFFERED LAND AREA	1K - 18M - 7S	969.673	0.240
3	% OF THE TOTAL LICENSED AREA (2.025 ACRES)			11.83%

SECOND FLOOR				
PARTICULAR	CARPET AREA		FAR	
UNITS	SQ.M.	SQ FT	SQ.M.	SQ FT
RETAIL-207	233.573	2514.18	242.55	2610.81
RETAIL-206	253.11	2724.48	260.747	2806.68
RETAIL-205	200.06	2153.45	206.65	2224.38
TOTAL	686.743	7392.10	709.95	7641.87

THIRD FLOOR				
PARTICULAR	CARPET AREA		FAR	
UNITS	SQ.M.	SQ FT	SQ.M.	SQ FT
AUDI - 01	137.605	1481.18	161.721	1740.76
AUDI - 02	153.826	1655.78	181.837	1957.29
AUDI - 03	155.666	1675.59	181.888	1957.84
AUDI - 04	137.448	1479.49	161.245	1735.64
MULTIPLEX LOBBY & TOILET	-	-	320.373	3448.49
TOTAL	584.545	6292.04	1007.06	10840.04

MORTGAGE LAND AREA CALCULATION						
13//13/1MIN AREA DETAIL						
PART	AREA CALCULATION (IN METERS)					TOTAL AREA (IN SQ.M.)
1	1	X	44.83	X	21.63	969.673
TOTAL AREA IN SQ.M.						969.673
TOTAL AREA IN ACRES						0.240

LAND UNDER MORTGAGE= 969.673 SQ.M. (11.83%)

SALEABLE CARPET AREA & SALEABLE UNITS FOR MORTGAGE 1271.288 SQ.M (7 nos. of UNITS)

TABLE -1.0 AREA DETAIL

TOTAL PLOT AREA	=	8194.871	SQ.M.
		2.025	ACRE
PERM. GROUND COVG.@60%	=	4916.923	SQ.M.
PROPOSED GROUND COVERAGE	=	3695.10	SQ.M.
TOTAL GROUND COVERAGE	=	45.090	%
PERM. F.A.R 1:1.75 OF SITE AREA	=	175.00	%
	=	14341.02	SQ.M.
12% ADIITIONAL FAR OF SITE AREA FOR GRIHA PRE-CERTIFICATION(16th. April 2024)	=	983.38	SQ.M.
TOTAL PERM. F.A.R @ 1 : 1.87 OF SITE AREA	=	15324.41	SQ.M.
PROPOSED FAR	=	15290.272	SQ.M.
ACHIEVED FAR	=	186.583	%
CAR PARKING REQUIRED			
COMMERCIAL @ 1 ECS@ 50 SQ.M. OF TOTAL FAR AREA	=	305.81	
TOTAL PARKING REQUIRED	=	306	ECS
PARKING PROVIDED :			
DIFFERENTLY ABLED PARKING	=	2	NOS.
STACK PARKING IN BASMENT 1&2		302	NOS.
NORMAL PARKING IN BASEMENT-2	=	3	NOS.
TOTAL	=	307	NOS.

TABLE -2.0 AREA DETAIL

S.NO.	FAR IN SQM.	NON FAR IN SQM.	BUILT UP AREA IN SQM.
LOWER GROUND FLOOR AREA	3287.478	237.058	3524.536
UPPER GROUND FLOOR AREA	2808.896	725.595	3534.491
FIRST FLOOR AREA	2698.959	347.759	3046.718
SECOND FLOOR AREA	2772.720	333.677	3106.397
THIRD FLOOR AREA	2551.384	332.635	2884.019
FOURTH FLOOR AREA	1170.835	236.049	1406.884
MUMTY AREA		336.61	336.610
BASEMENT -1 AREA		3613.230	3613.230
BASEMENT -2 AREA		4314.120	4314.120
TOTAL	15290.272	10476.733	25767.005

4th Floor REFUGE AREA CALCULATION		
Gross area of 3rd floor	2887.019	sq m
Gross area of 4th floor	1406.884	sq m
Total Refuge area required	4293.90	sq m
Occupancy(Area/person)	10	sq m
Person	429.390	
Refuge area required @ 0.3sqm/per	128.817	sq m
Area for wheel chair@ 0.9/200per	1.932	sq m
Total Refuge area required	130.749	sq m
A= 8.545 X 15.400 (Meter)	131.593	sq m
Total Refuge area provided	131.593	sq m

TABLE 3.0				
PARKING REQUIRED	AREA (SQ.M).	1 ECS	ECS	CAR NUMBERS
TOTAL FAR AREA	15290.272	50	305.81	
PARKING PROPOSED				
BASEMENT 1(STACK 73x2)=146	2595.72x2 /32		162.233	146
BASEMENT 2 (STACK 78x2)=156+NORMAL=5	2849.46x2 /32		178.091	161
ECS			340.324	
TOTAL PARKING				307

Checked and found ok for Public Health (External) Service only subject to comments in forwarding letter No. 172350 Dt. 26/6/2024
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR) Chairman B.P.A.C.
DTP (HQ) | ATP (HQ) | Rajesh Dutt JD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 27990 JD (RD)/2024/[illegible]
DATED : 06.09.2024

AD | PA | ATP

DDT (T) MEMBER BPAC

PROJECT

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY ON THE AREA MEASURING 2.025 ACRES (LICENSE NO.38 OF 2024 DATED 12/03/2024) IN THE REVENUE ESTATE OF VILLAGE-BAJGHERA SECTOR -114, GURUGRAM BEING DEVELOPED BY SHRI RAM KISAN RANA &OTHER'S IN COLLABORATION WITH AARIZE REALTECH LLP.

ACPL Design Ltd — Architecture Management Planning — ISO 9001:2015

DRAWING TITLE	SCALE	NORTH:-	DRAWING NO.
SITE PLAN			01

For AARIZE REALTECH LLP — Authorised Signatory — OWNER'S SIGNATURE

KULJEET SHANGARI ARCHITECT CA/97/21741 — ARCHITECT'S SIGNATURE