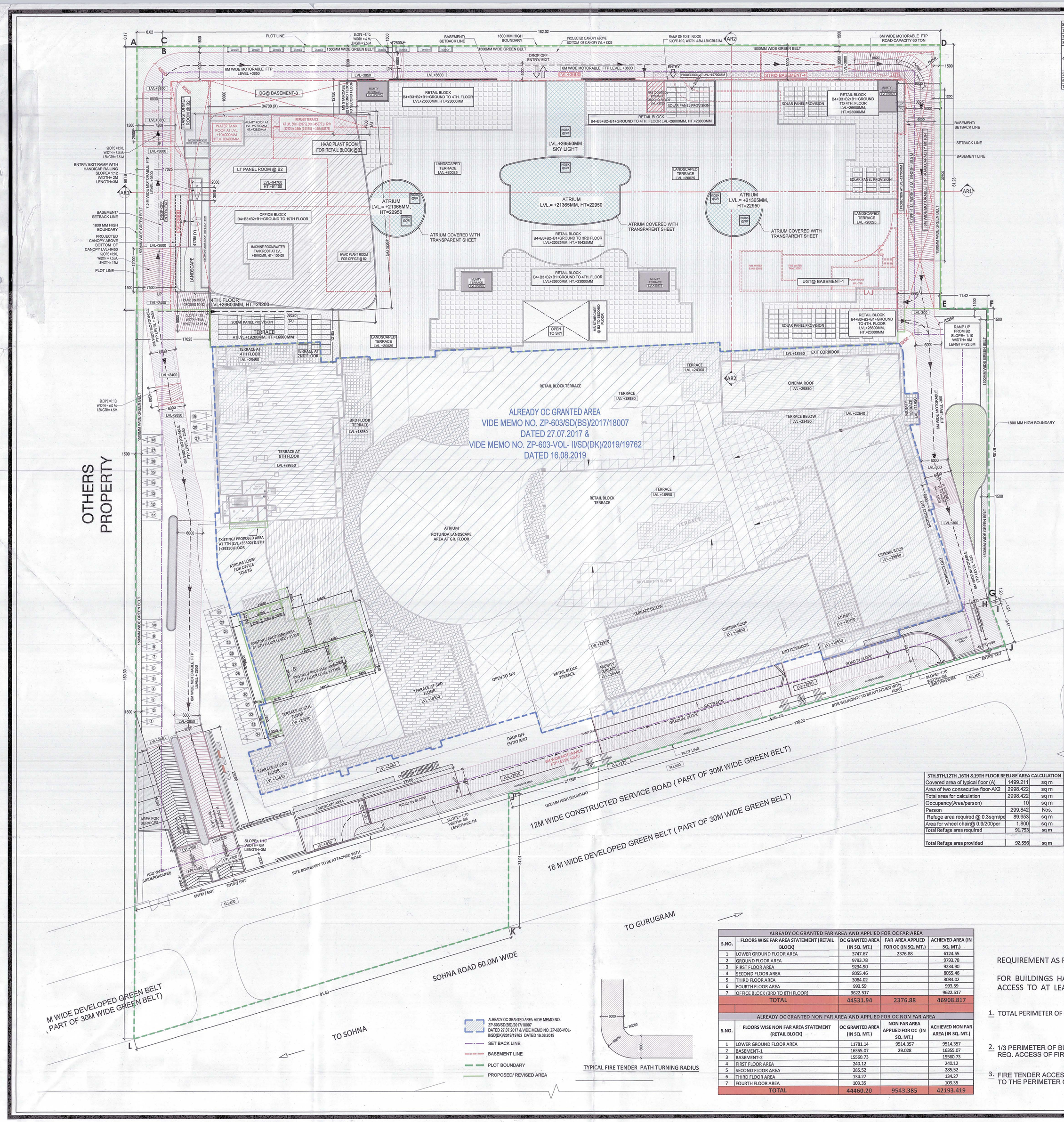

S.no	Area Statement Summary- 2	In Acres	In Sqmtr.
1	Initial Licence Area Under Licence no. 17 of 2010 and Licence no. 150 of 2022	13.21	53458.89
2	Licence Area Migrated From Licence no. 17 of 2010 and Licence no. 150 of 2022 to Licence no. 138 of 2024	4.2725	17290.17
3	Balance area Under Licence no. 17 of 2010 and Licence no. 150 of 2022	8.9375	36168.72
4	Already OC granted FAR (As per OC received) MEMO NO. ZP - 603/SD(BS)/2017/18007 DATE- 27.07.2017 MEMO NO - ZP 603- VOL- II / SD (DK) / 2019/19762 DATE 16.08.2019 including compounded FAR (557.675 sqm.)	8.5375	44531.94
5	Already OC granted FAR (As per OC received) wihtout compounded far		43974.27
6	Prrponate Land Area under OC granted FAR	6.209	25128.15
7	Balance land area eligible for 12% IGBC	2.728$\frac{1}{2}$	11040.57

AREA STATEMENT SUMMARY - 1				
	Acre			
(A). Total Licensed Land Area	8.9750	36168.722	Sq.Mts.	
(B). Land Area under Licence no. 17 Of 2010 dated 13.02.2010	6.09375	24660.492	Sq.Mts.	
(C). Land Area under Licence no. 150 Of 2022 dated 28.09.2022	2.84375	11508.230	Sq.Mts.	
(1) Permissible FAR @ 1.75		63295.263	Sq.Mts.	
(2) Additional IGBC green FAR @ 12% on land area 2.7282 Acre (refer area statement-2 Row-7), IGBC PRE-CERTIFICATION GRANTED ON DATED 7 JULY 2024		1324.874	Sq.Mts.	15250.03
(3) Permissible additional TDR FAR MEMO NO. TDR-U238A/CTP/8907/2025-12227.99356 Sq.mt MEMO NO. TDR-U96A/CTP/9711/2025-4418.7735 Sq.mt MEMO NO. TDR-U134A/CTP/9859/2025-16835.56 Sq.mt	32732.32766		Sq.Mts.	
(4) Total permissible FAR (1+2+3)	97352.464 +		Sq.Mts.	
(a) Already OC granted FAR (As per OC received) MEMO NO. ZP - 603/SD(BS)/2017/18007 DATE- 27.07.2017 MEMO NO - ZP 603- VOL- II / SD (DK) / 2019/19762 DATE 16.08.2019	44531.94		Sq.Mts.	
(b) LG Extension in Already OC granted existing building- (Applied for OC)	2376.88		Sq.Mts.	
(D) = (4-(a+b)) Balance available FAR for Proposed New building extension	50443.641		Sq.Mts.	
(C) Compounded FAR in Already OC granted FAR VIDE MEMO NO - ZP 603- VOL- II / SD (DK) / 2019/19762 DATE 16.08.2019	557.675		Sq.Mts.	
(E)TOTAL BALANCE AVAILABLE FAR FOR Proposed New Building Including compounded FAR	51001.316		Sq.Mts.	
TOTAL PROPOSED FAR (RETAIL + OFFICE + ALTERATION in Already OC granted office Building)	49849.001		Sq.Mts.	
Permissible Ground coverage @ 60% on (A)	21701.233		Sq.Mts.	
(a) Already OC granted Ground coverage vide MEMO NO. ZP - 603/SD(BS)/2017/18007 DATE- 27.07.2017	2281.462		Sq.Mts.	
(b) Already OC granted Ground coverage vide MEMO NO - ZP 603- VOL- II / SD (DK) / 2019/19762 DATE 16.08.2019	7854.258		Sq.Mts.	
(F = a+b) Total OC Granted Ground coverage	10135.720		Sq.Mts.	
Balance Ground Coverage available for proposed building plan	11565.513		Sq.Mts.	
(G) Proposed Ground coverage in (Proposed New building extension)	8492.147		Sq.Mts.	
Total Proposed Ground Coverage (F + G)	18627.867		Sq.Mts.	
Balance Ground Coverage	3073.4		Sq.Mts.	

FAR STATEMENT				
LEVELS		FAR	NON FAR	BUILTUP AREA
RETAIL BLOCK		SQ.MT.	SQ.MT.	SQ.MT.
BASEMENT 04			9189.924	9,189.924
BASEMENT 03			9180.736	9,180.736
BASEMENT 02			9632.145	9,632.145
BASEMENT 01			6021.239	6,021.239
GROUND LEVEL		7999.503	825.796	8,825.299
FIRST FLOOR		7001.582	586.521	7,588.103
SECOND FLOOR		7974.785	691.962	8,666.747
THIRD FLOOR		3655.300	669.480	4,324.849
THIRD FLOOR (Mezzanine FLOOR LEVEL)		559.689		559.689
TOTAL RETAIL		27,190.926	36,728.841	63,919.767
OFFICE BLOCK				
4TH LEVEL (Service)			1,496.687	1,496.687
5TH LEVEL (OFFICE) (Refuge level)		1,406.656	150.463	1,557.119
6TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
7TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
8TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
9TH LEVEL (OFFICE) (Refuge level)		1,406.656	150.463	1,557.119
10TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
11TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
12TH LEVEL (OFFICE) (Refuge level)		1,406.656	150.463	1,557.119
12TH A LEVEL (OFFICE)		1,499.211	57.907	1,557.118
14TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
15TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
16TH LEVEL (OFFICE) (Refuge level)		1,406.656	150.463	1,557.119
17TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
18TH LEVEL (OFFICE)		1,499.211	57.907	1,557.118
19th LEVEL (OFFICE) (Refuge level)		1,406.656	150.463	1,557.119
Mumty & machine room			232.330	232.330
ALTERATION in Already OC granted office Building				
FIFTH		382.560	24.0768	406.64
SIXTH		223.155	-	223.16
SEVENTH		13.495	-	13.49
EIGHTH		13.495	-	13.49
TOTAL AREA OFFICE BLOCK		22,658.075	3,084.479	25,742.554
GRAND TOTAL (RETAIL BLOCK + OFFICE BLOCK)		49,849.001	39,813.320	89,662.321

PARKING CALCULATION				
PARKING REQUIRED				
	AREA (SQ.M.)	1 ECS	ECS	CAR NUMBERS
TOTAL FAR AREA	49.849.001	50	996.98	997
PERMISSIBLE PARKING				
BASEMENT 4 (STACK PARKING-188X2)+ (SINGLE PARKING-18)	5981.944	20 Sqm/Ecs	299.097	299
BASEMENT 3 (STACK PARKING-179X2)+ (SINGLE PARKING -14)	5273.733	20 Sqm/Ecs	263.687	264
BASEMENT 2 (SINGLE PARKING-121)	5326.511	32 Sqm/Ecs	166.453	166
BASEMENT 1 (SINGLE PARKING-119)	3918.347	32 Sqm/Ecs	122.448	122
ECS			851.686	
TOTAL PARKING				851

PARKING CALCULATION					
PARKING REQUIRED					
		AREA (SQ.M.)	ECS	ECS	CAR NUMBERS
1	PROPOSED FAR AREA	49830.849	50	996.62	997
2	OC GRANTED FAR EXCLUDING COMPUTED FAR	43974.265	50	879.49	880
3	AREA APLIED FOR OC	2376.88	50	47.54	48
TOTAL PARKING					1925

S. No.	FLOOR	PARKING AS PER OC GRANTED AREA	PARKING BEING APPLIED FOR OC	PROPOSED PARKING	TOTAL PARKING ACHEVED (OC GRANTED +APPLIED FOR OC + PROPSED
1	BASEMENT-4	0	0	380	380
2	BASEMENT-3	0	0	361	361
3	BASEMENT-2	339	0	121	460
4	BASEMENT-1	337	0	124	461
5	LOWER GROUND	0	247	0	247
6	SURFACE PARKING	34	0	0	34
	TOTAL PARKING	710	247	986	1943

5TH,9TH,12TH ,16TH &19TH FLOOR REFUGE AREA CALCULATION		
Covered area of typical floor (A)	1499.211	sq m
Area of two consecutive floor-A/x2	2998.422	sq m
Total area for calculation	2998.422	sq m
Occupancy(/area/person)	10	sq m
Person	299.842	Nos.
Refuge area required @ 0.3sqm/pe	89.953	sq m
Area for wheel chair@ 0.9i/200per	1.800	sq m
Total Refuge area required	91.753	sq m
Total Refuge area provided	92.556	sq m

TYPICAL VENTILATION SHAFT SECTION @ BASEMENT

ALREADY OC GRANTED FAR AREA AND APPLIED FOR OC FAR AREA				
S.NO.	FLOORS WISE FAR AREA STATEMENT (RETAIL BLOCK)	OC GRANTED AREA (IN SQ. MT.)	FAR AREA APPLIED FOR OC (IN SQ. MT.)	ACHIEVED AREA (IN SQ. MT.)
1	LOWER GROUND FLOOR AREA	3747.67	2376.88	6124.55
2	GROUND FLOOR AREA	9793.78		9793.78
3	FIRST FLOOR AREA	9234.90		9234.90
4	SECOND FLOOR AREA	8055.46		8055.46
5	THIRD FLOOR AREA	3084.02		3084.02
6	FOURTH FLOOR AREA	993.59		993.59
7	OFFICE BLOCK (3RD TO 8TH FLOOR)	9622.517		9622.517
	TOTAL	44531.94	2376.88	46908.817
ALREADY OC GRANTED NON FAR AREA AND APPLIED FOR OC NON FAR AREA				
S.NO.	FLOORS WISE NON FAR AREA STATEMENT (RETAIL BLOCK)	OC GRANTED AREA (IN SQ. MT.)	NON FAR AREA APPLIED FOR OC (IN SQ. MT.)	ACHIEVED NON FAR AREA (IN SQ. MT.)
1	LOWER GROUND FLOOR AREA	11781.14	9514.357	9514.357
2	BASEMENT-1	16355.07	29.028	16355.07
3	BASEMENT-2	15560.73		15560.73
4	FIRST FLOOR AREA	240.12		240.12
5	SECOND FLOOR AREA	285.52		285.52
6	THIRD FLOOR AREA	134.27		134.27
7	FOURTH FLOOR AREA	103.35		103.35
TOTAL		44460.20	9543.385	42193.419

REQUIREMENT AS PER NBC-2016 (Part-3) :

FOR BUILDINGS HAVING FLOOR AREA LESS THAN 10,000 SQM., FIRE TENDERS SHALL HAVE ACCESS TO AT LEAST ONE-THIRD OF THE PERIMETER OF BUILDING.

1. TOTAL PERIMETER OF BUILDING =(W+X+Y+Z)
=(45.820+34.700+41.785+39.520)
= 161.825 Meter.

2. 1/3 PERIMETER OF BUILDING = 161.825/ 3
REQ. ACCESS OF FIRE TENDER i.e. = 53.941Meter.

3. FIRE TENDER ACCESS PROVIDED TO THE PERIMETER OF BUILDING = (A+X+Y)
= (4.700+34.700+41.785)
= 81.185 Meter

"PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

B.T.P (HQ) Member Secretary B.P.A.C. | S.T.P (G) Member B.P.A.C. | C.T.P (HQ) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ)

JD. | PA. | A.T.P.

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

JDA(T) MEMBER BPAC

DINESH KUMAR PA(HQ)

NOTES:-

1. ALL DRAWING ARE TO BE READ ONLY AND NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
3. BASEMENTS ARE MECHANICALLY VENTILATED ONLY.
4. STRUCTURAL SYSTEM: BEAM- COLUMN SYSTEM.
5. SITE AREA IS AS PER APPROVED ZONING PLAN.
6. ALL FLOOR PLANS AND BASEMENTS HAVE AUTOMATIC SPRINKLER SYSTEM FOR FIRE FIGHTING.
7. GATE AND BOUNDARY WALL AS PER STANDARD DETAIL.
8. COMPLETE BUILDING WILL BE CENTRALIZED AIR CONDITIONED AND MECHANICALLY VENTILATED WITH 100% POWER BACKUP

PROJECT

REVISE BUILDING PLAN FOR SETTING UP OF COMMERCIAL COLONY OVER AN AREA MEASURING 8.9375 ACRES (LICENCE NO, 17 OF 2010 DATED 13.02.2010 AND LICENCE NO. 150 OF 2022 DATED 28.09.2022) IN THE COMMERCIAL BELT OF SECTOR 68, GURUGRAM BEING DEVELOPED BY REACH PROMOTERS PVT. LTD.)

ARCHITECTS

ACPL

ISO 9001:2008

Architecture Management Planning

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Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 58104 Dt. 04/03/25

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

KEY PLAN

ARCHITECT'S SEAL & SIGNATURE

RAVI KUMAR GARG ARCHITECT CA/2013/68473

OWNER'S SEAL & SIGNATURE

SCALE :- 1: 300

NORTH

DRG. TITLE : SITE PLAN (ARCHITECTURE)

DRAWING NO. 1-A