

SEWERAGE SCHEME

S.No.	Area Statement Summary - 2	In Acres	In Sqm.
1.	Initial License Area Under License No. 17 of 2010 and License No. 150 of 2022	13.21	5548.89
2.	License Area Under License No. 17 of 2010 and License No. 150 of 2022	13.21	5548.89
3.	Balance Area Under License No. 17 of 2010 and License No. 150 of 2022	0.9375	3648.72
4.	Already OC granted FAR (As per OC received)		44531.54
5.	MEMO NO. ZP-603/SD/17/18007 DATED 27.07.2017		43934.27
6.	MEMO NO. ZP-603-VOL-1/SD/2019/19762 DATED 16.08.2019 including compounded FAR		43934.27
7.	Balance Land Area under OC granted FAR	0.209	8538.35
8.	Balance Land Area eligible for 12% IOR	0.7285	2954.57

LEVELS	FAR	NON FAR	BUILTUP AREA
BASEMENT-04	50.00	0.00	0.00
BASEMENT-03	50.00	0.00	0.00
BASEMENT-02	50.00	0.00	0.00
BASEMENT-01	50.00	0.00	0.00
GROUND FLOOR	50.00	0.00	0.00
FIRST FLOOR	50.00	0.00	0.00
SECOND FLOOR	50.00	0.00	0.00
THIRD FLOOR	50.00	0.00	0.00
FOURTH FLOOR	50.00	0.00	0.00
FIFTH FLOOR	50.00	0.00	0.00
SIXTH FLOOR	50.00	0.00	0.00
SEVENTH FLOOR	50.00	0.00	0.00
EIGHTH FLOOR	50.00	0.00	0.00
NINTH FLOOR	50.00	0.00	0.00
TENTH FLOOR	50.00	0.00	0.00
ROOF	50.00	0.00	0.00
TOTAL	50.00	0.00	0.00

S.No.	FLOOR	PARKING AS PER OCCUPANCY	PARKING BEING APPLIED FOR	PROPOSED PARKING	ACHIEVED OCCUPANCY
1.	BASEMENT-04	0	0	300	300
2.	BASEMENT-03	0	0	300	300
3.	BASEMENT-02	0	0	300	300
4.	BASEMENT-01	0	0	300	300
5.	GROUND FLOOR	0	0	300	300
6.	FIRST FLOOR	0	0	300	300
7.	SECOND FLOOR	0	0	300	300
8.	THIRD FLOOR	0	0	300	300
9.	FOURTH FLOOR	0	0	300	300
10.	FIFTH FLOOR	0	0	300	300
11.	SIXTH FLOOR	0	0	300	300
12.	SEVENTH FLOOR	0	0	300	300
13.	EIGHTH FLOOR	0	0	300	300
14.	NINTH FLOOR	0	0	300	300
15.	TENTH FLOOR	0	0	300	300
16.	ROOF	0	0	300	300
17.	TOTAL	0	0	3000	3000

S.No.	FLOOR	PARKING AS PER OCCUPANCY	PARKING BEING APPLIED FOR	PROPOSED PARKING	ACHIEVED OCCUPANCY
1.	BASEMENT-04	0	0	300	300
2.	BASEMENT-03	0	0	300	300
3.	BASEMENT-02	0	0	300	300
4.	BASEMENT-01	0	0	300	300
5.	GROUND FLOOR	0	0	300	300
6.	FIRST FLOOR	0	0	300	300
7.	SECOND FLOOR	0	0	300	300
8.	THIRD FLOOR	0	0	300	300
9.	FOURTH FLOOR	0	0	300	300
10.	FIFTH FLOOR	0	0	300	300
11.	SIXTH FLOOR	0	0	300	300
12.	SEVENTH FLOOR	0	0	300	300
13.	EIGHTH FLOOR	0	0	300	300
14.	NINTH FLOOR	0	0	300	300
15.	TENTH FLOOR	0	0	300	300
16.	ROOF	0	0	300	300
17.	TOTAL	0	0	3000	3000

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1.	BASEMENT-04	0	0	300	300
2.	BASEMENT-03	0	0	300	300
3.	BASEMENT-02	0	0	300	300
4.	BASEMENT-01	0	0	300	300
5.	GROUND FLOOR	0	0	300	300
6.	FIRST FLOOR	0	0	300	300
7.	SECOND FLOOR	0	0	300	300
8.	THIRD FLOOR	0	0	300	300
9.	FOURTH FLOOR	0	0	300	300
10.	FIFTH FLOOR	0	0	300	300
11.	SIXTH FLOOR	0	0	300	300
12.	SEVENTH FLOOR	0	0	300	300
13.	EIGHTH FLOOR	0	0	300	300
14.	NINTH FLOOR	0	0	300	300
15.	TENTH FLOOR	0	0	300	300
16.	ROOF	0	0	300	300
17.	TOTAL	0	0	3000	3000

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1.	BASEMENT-04	0	0	300	300
2.	BASEMENT-03	0	0	300	300
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5.	GROUND FLOOR	0	0	300	300
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8.	THIRD FLOOR	0	0	300	300
9.	FOURTH FLOOR	0	0	300	300
10.	FIFTH FLOOR	0	0	300	300
11.	SIXTH FLOOR	0	0	300	300
12.	SEVENTH FLOOR	0	0	300	300
13.	EIGHTH FLOOR	0	0	300	300
14.	NINTH FLOOR	0	0	300	300
15.	TENTH FLOOR	0	0	300	300
16.	ROOF	0	0	300	300
17.	TOTAL	0	0	3000	3000

PROPOSED BUILDING PLAN

2/4

DATE: 22/01/2023

FOR SERVICE PLAN ESTIMATE

Executive Engineer
HSVP, Division No. V, Gurugram

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

ACPL Design Ltd

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E: contact@acplonline.com

For service plan estimate only

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. 104 dated 09/01/23

KEY PLAN

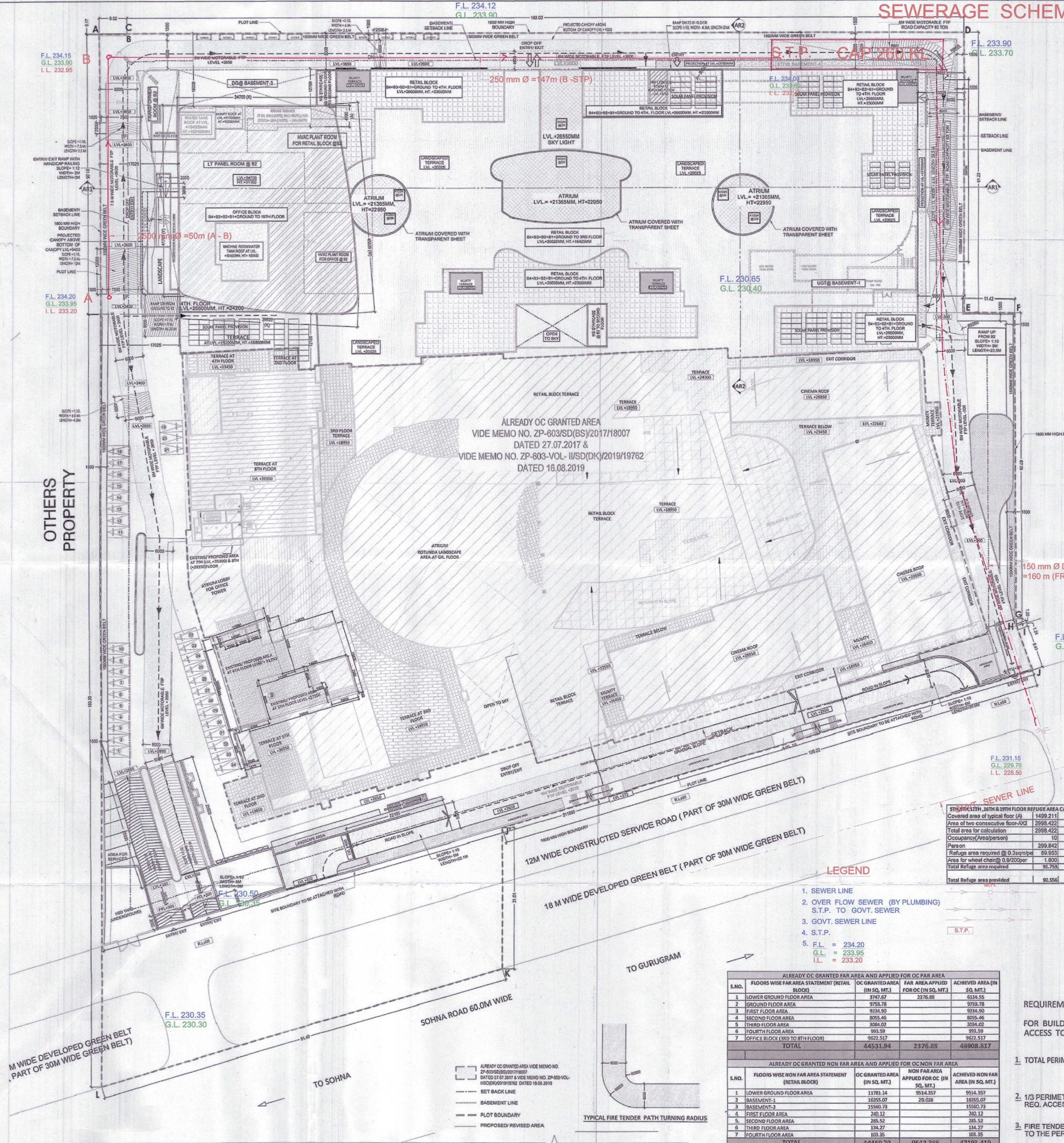
ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

SCALE :- 1: 300

DRG. TITLE : SITE PLAN (ARCHITECTURE)

DRAWING NO. 1-A



S.No.	FLOORS WISE FAR AREA STATEMENT (RETAIL BLOCK)	OC GRANTED AREA (IN SQ. MT.)	FAR AREA APPLIED FOR OC (IN SQ. MT.)	ACHIEVED FAR AREA (IN SQ. MT.)
1.	LOWER GROUND FLOOR AREA	3747.67	2376.88	6124.55
2.	GROUND FLOOR AREA	9738.78		9738.78
3.	FIRST FLOOR AREA	9234.90		9234.90
4.	SECOND FLOOR AREA	8055.46		8055.46
5.	THIRD FLOOR AREA	8084.02		8084.02
6.	FOURTH FLOOR AREA	998.59		998.59
7.	OFFICE BLOCK (3RD TO 8TH FLOOR)	9632.517		9632.517
TOTAL		44531.94	2376.88	46908.817

S.No.	FLOORS WISE NON FAR AREA STATEMENT (RETAIL BLOCK)	OC GRANTED AREA (IN SQ. MT.)	APPLIED FOR OC (IN SQ. MT.)	ACHIEVED NON FAR AREA (IN SQ. MT.)
1.	LOWER GROUND FLOOR AREA	11781.14	9534.357	9534.357
2.	GROUND FLOOR AREA	18355.07	29.026	18384.09
3.	BASEMENT-1	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	9534.385	42193.419

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

FOR BUILDINGS HAVING FLOOR AREA LESS THAN 10,000 SQ.M., 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 REQ. ACCESS OF FIRE TENDER I.e. = 161.825/3 = 53.941 Meter.

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

OTHERS PROPERTY

TO SOHNA

TO GURUGRAM

12M WIDE CONSTRUCTED SERVICE ROAD (PART OF 30M WIDE GREEN BELT)

18 M WIDE DEVELOPED GREEN BELT (PART OF 30M WIDE GREEN BELT)

SOHNA ROAD 60.0M WIDE

TYPICAL FIRE TENDER PATH TURNING RADIUS