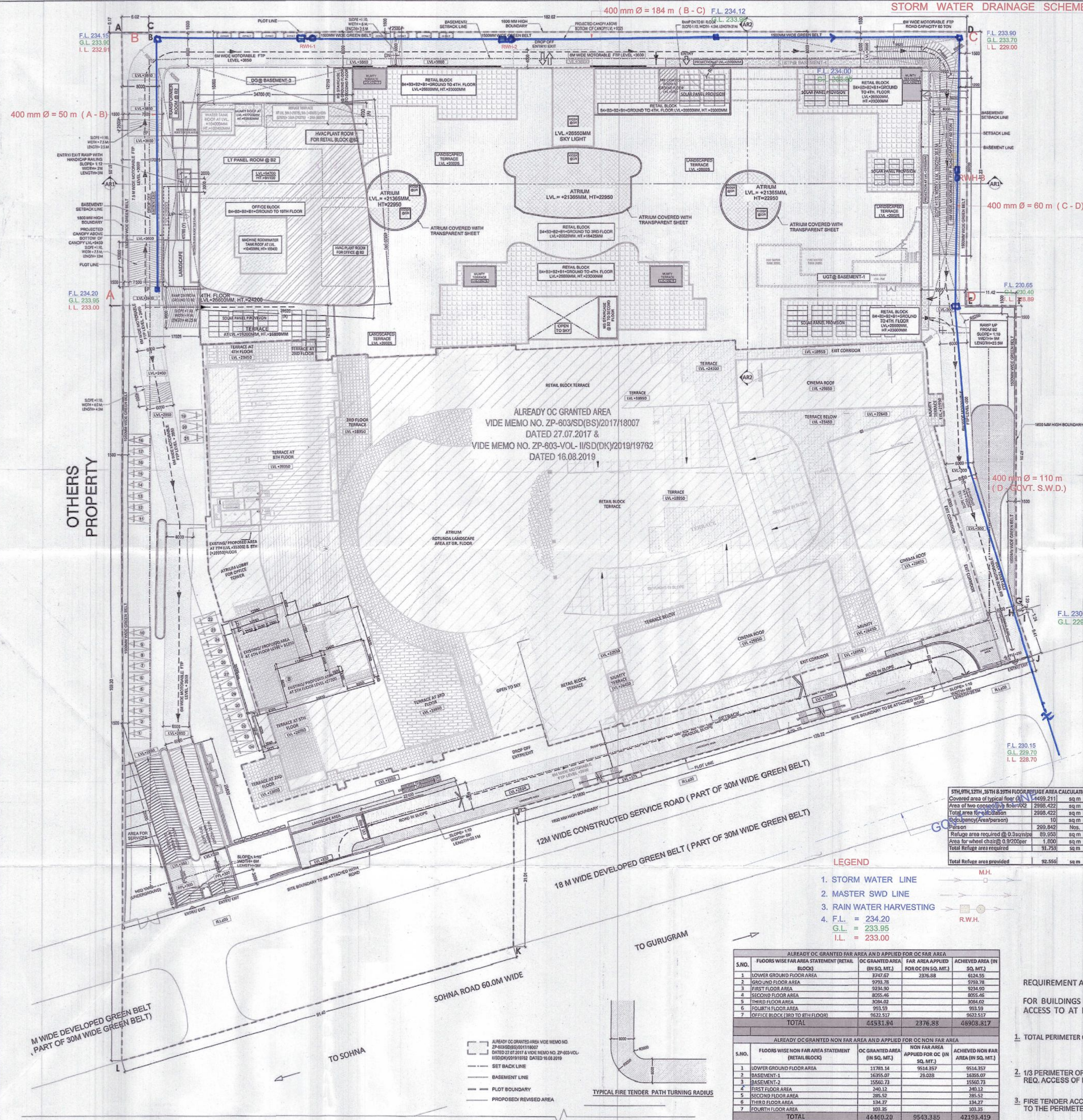




S/n	Area Statement Summary 2	In Acres	In Sq.mtr.
1	Initial License Area Under Licenses 17 of 2010 and License no. 1504 of 2012	71.22	28618.9
2	License Area Migrated From Licenses no. 17 of 2010 and License no. 1504 of 2012 to License no. 118 of 2014	8.2725	33200.17
3	Balance Area Under Licenses no. 17 of 2010 and License no. 1504 of 2012	6.9395	27618.9
4	Already GC granted FARD (As per GC records)	0.9395	3618.9
5	MEMO NO. 27- 603/SD/17/01/8007 DATE: 27-07-2017		
6	MEMO NO. 27- 603/SD- VOL: 1/ S/D (SD) DATE: 19/03/2017 DATE 16.08.2018 including compounded FARD 202.6213		46531.94
7	Already GC granted FARD (As per GC received) without compounded FARD 202.6213		43974.27
8	Proprietary Land Area Under GC granted FARD	6.209	24218.35
9	Private Land area eligible for 20% FARD	1.7295	6781.8

[illegible]

FAR STATEMENT			
LEVELS	FAR	NON FAR	BUILTUP AREA
RETAIL BLOCK			
BASEMENT G4	50.00	0.00	0.00
BASEMENT G3	50.00	0.00	0.00
BASEMENT G2	50.00	0.00	0.00
BASEMENT G1	50.00	0.00	0.00
GROUND LEVEL	799.50	85.79	86.52
FIRST FLOOR	799.50	85.79	86.52
SECOND FLOOR	799.50	85.79	86.52
THIRD FLOOR	799.50	85.79	86.52
THIRD FLOOR (Nonretail Floor Levels)	50.00	0.00	0.00
TOTAL RETAIL	27.00	3.37	3.37
OFFICE BLOCK			
4TH LEVEL (Office)	1,408.48	1,408.48	1,408.48
5TH LEVEL (OFFICE) (Ratage level)	1,408.48	1,408.48	1,408.48
6TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
7TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
8TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
9TH LEVEL (OFFICE) (Ratage level)	1,408.48	1,408.48	1,408.48
10TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
11TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
12TH LEVEL (OFFICE) (Ratage level)	1,408.48	1,408.48	1,408.48
13TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
14TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
15TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
16TH LEVEL (OFFICE) (Ratage level)	1,408.48	1,408.48	1,408.48
17TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
18TH LEVEL (OFFICE)	1,408.48	1,408.48	1,408.48
19th LEVEL (OFFICE) (Ratage level)	1,408.48	1,408.48	1,408.48
Machinery & machine room	281.30	281.30	281.30
ALLOCATION IN Already CD grantor office Building			
PTR	357.50	0.00	40.54
ROOF	291.18	0.00	213.14
SEVENTH	11.80	0.00	0.00
EIGHTH	11.80	0.00	0.00
TOTAL OFFICE BLOCK	22,550.07	3,034.71	23,584.78

GRAND TOTAL (NET ALBLOC - OFF PILE BLOCK)		41,901.00	53,811.30	65,321.30	
PARKING CALCULATION					
PARKING REQUIRED					
TOTAL FAR AREA		AREA (SQ.M)	1 ECI	ECR	
		20,847.00	50	961.98	
				907	
PERMISSIBLE PARKING					
SASMENT-1 (STACK PARKING-18000) (SINGLE PARKING-18)		281.84	20 sqm/Eci	299.07	
SASMENT-3 (STACK PARKING-17800) (SINGLE PARKING-18)		579.79	20 sqm/Eci	263.87	
SASMENT-2 (SINGLE PARKING-120)		520.51	32 sqm/Eci	164.55	
SASMENT-1 (SINGLE PARKING-119)		9918.37	32 sqm/Eci	122.44	
				122	
ECR				651.654	
				851	
TOTAL PARKING					
PARKING CALCULATION					
PARKING REQUIRED					
AREA (SQ.M)		1 ECI	ECR	CAR NUMBERS	
1	PROPOSED FAR AREA	49832.849	50	996.62	
2	OC QUANTIFIED CAR INCLUDING COMPULSED FAR	42597.285	50	851.95	
3	AREA ALBLOC OC	2375.55	50	47.51	
				48	
TOTAL PARKING					
				1025	
S. No.	FLOOR	PARKING AS PER AREA	PARKING BEING APPLIED FOR OC	PROPOSED PARKING	TOTAL PARKING ACTIVELY OC QUANTIFIED + APPLIED FOR OC + PROPOSED
1	SASMENT-4	0	0	250	250
2	SASMENT-3	0	0	241	241
3	SASMENT-2	339	0	133	460
4	SASMENT-1	337	0	124	461
5	LOWER GROUND	0	0	242	242
6	SURFACE PARKING	34	0	0	34

Architectural floor plan of the 1st floor of the building. The plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, are a Female Toilet, a Bath, another Bath, a Fan Room, and another Fan Room. On the right side, from top to bottom, are a Metal area, a GR. FLOOR (F.F.L. +3750), a SURROUNDING ROAD LEVEL (F.F.L. +2850), a B1 LEVEL (F.F.L. +450), an EXTERNAL ROAD (F.F.L. +600), a B2 FLOOR (F.F.L. -2850), a B-3 FLOOR (F.F.L. -7375), and a B-4 FLOOR (F.F.L. -13900). The plan also shows a 1200MM WIDE CORRIDOR, a 1000MM x 600MM area, and a 1000MM x 600MM area. The plan is labeled '1ST FLOOR' at the bottom.

EARTH

**TYPICAL VENTILATION SHAFT
SECTION @ BASEMENT**

S PER NBC-2016 (Part-3) :

HAVING FLOOR AREA LESS THAN 10,000 SQ.M., FIRE TENDERS SHALL HAVE
LEAST ONE-THIRD OF THE PERIMETER OF BUILDING.

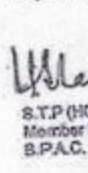
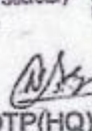
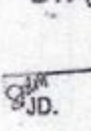
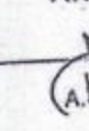
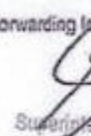
OF BUILDING = $(W \times X + Y + Z)$
= $(45.820 + 34.700 + 41.785 + 39.520)$
= 161.825 Meter.

OF BUILDING = 161.825 / 3
FIRE TENDER i.e. = 53.941 Meter.

ESS PROVIDED
R OF BUILDING = $(A + X + Y)$
= $(4.700 + 34.700 + 41.785)$

Checked subject to Comments
In forwarding letter No. 1220P
Dt. 12/04/2023...and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
NVP, Panchkula

"FUNCTIONAL BUILDING PLAN" Approval only. On a process of inviting objections from the general public	
 A.P. (H) Member Secretary B.P.A.C.	 A.P. (H) Member Secretary B.P.A.C.
 DTP (H)	 ATP (H)
 S.D.	 A.P.
TO BE READ CAREFULLY BEFORE MEMO NO.: ZF-63-VL-11(PK/24)/242/INCL DATED: 22/04/2025	
JOINT MEMBER B.P.A.C.  JOINT MEMBER B.P.A.C.	
Only For Service Plan Estimate Executive Engineer HSVP, District No. V, Gurgaon 	
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	
 ISO 9001:2008 Architecture Management Planning	
ACPL Design Ltd www.acplonline.com E-24 South Extension T-14/51 11 24622195 New Delhi 110049, India +91 11 24645709 E. contact@acplonline.com/gpm 11 24634059	
Checked and found ok for Public Health (sanitary) Service only subject to comments in forwarding letter No. <u>68/104</u> Dtd <u>02/09/25</u>.  Sanitary Engineering Engineer (H) for Civil Engineer-I HSVP, Panchsika For service plan estimate only  Sanitary Engineering Engineer, HSVP- Civil, Gurgaon	
KEY PLAN	
ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
RAVI KUMAR GARG ARCHITECT CAZK/358473	  Ravi Kumar Garg
SCALE :- 1: 300	
DRG. TITLE : SITE PLAN (ARCHITECTURE) DRAWING NO. 1-A	