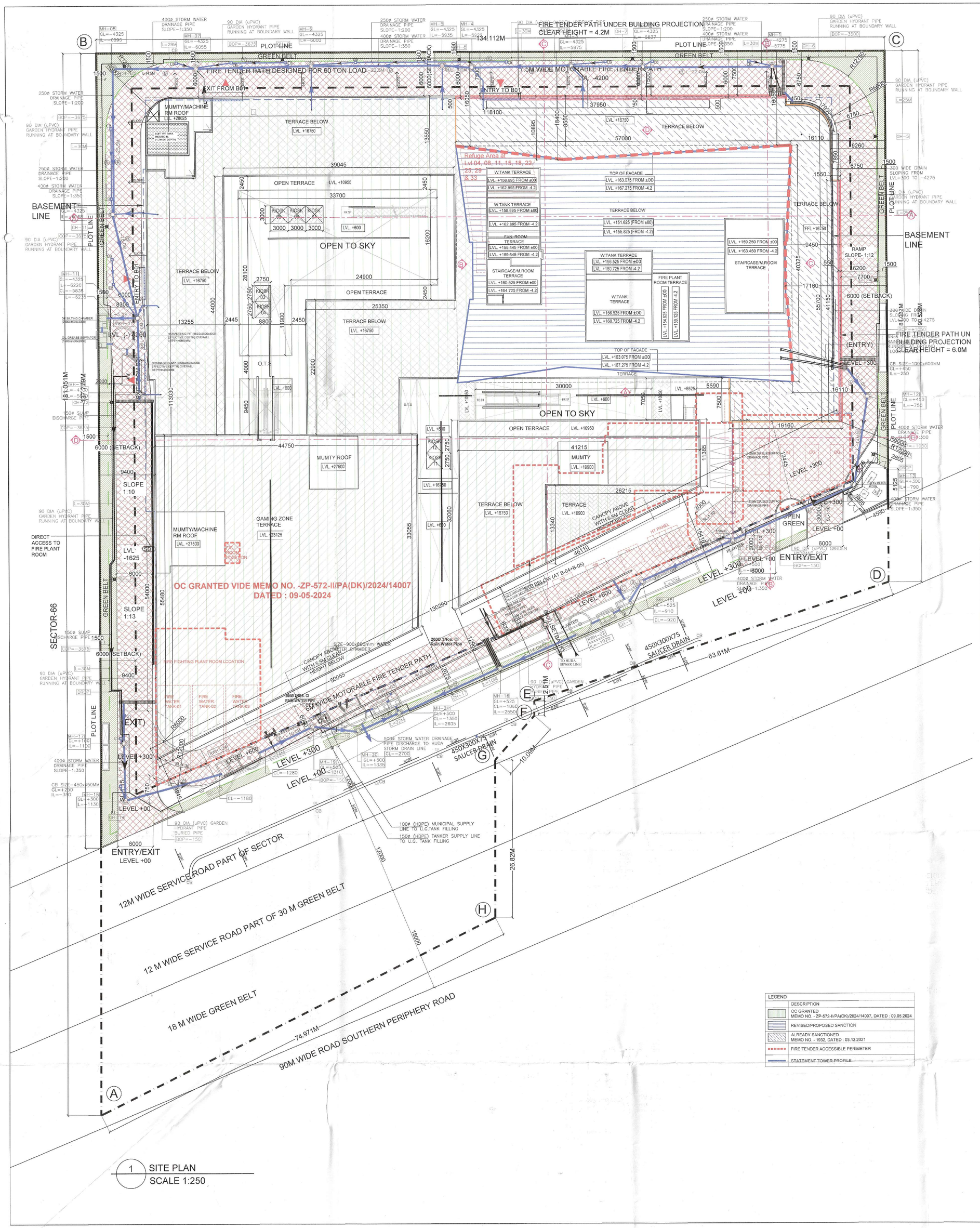
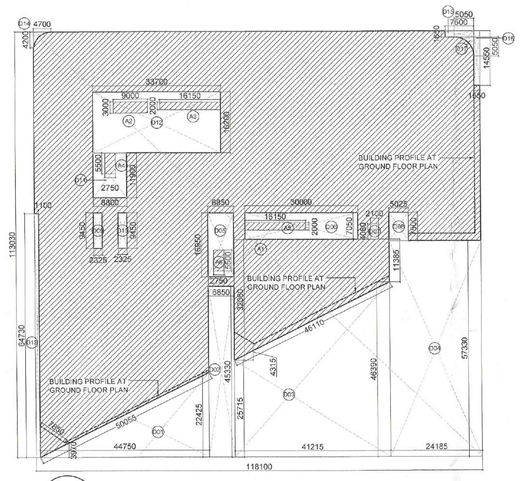
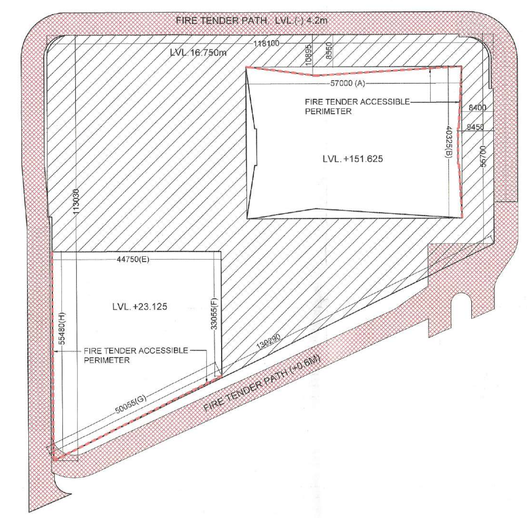




2 GROUND COVERAGE DIAGRAM
SCALE 1:750



3 BUILDING PERIPHERY ACCESS DIAGRAM
SCALE 1:750

AREA SUMMARY			
S.NO.	DESCRIPTION (PROPOSED)		SQ.M
1	TOTAL PLOT AREA (AS/PER ZONING)	4.418 ACRES	17878.983
2	PLOT AREA FOR FAR CALCULATION (AS/PER ZONING) **(A)**	4.2208 ACRES	17127.366
3	GROUND COVERAGE (PERMISSIBLE)	60%	10270.420
4	GROUND COVERAGE (ACHIEVED)	50.25%	8601.225
5	FAR (PERMISSIBLE) **(B)**	350%	59910.781
6	LEED FAR (PERMISSIBLE) 12% OF PLOT AREA AS PER SANCTION G+26 (MEMO NO. - 1932, DATED : 03.12.2021)	12%	2054.084
7	ACHIEVED FAR IN OC GRANTED (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)		19710.665
8	PLOT AREA AS PER OC GRANTED **(C) [17127.366 SQM)**	32.90%	5631.519
9	ACHIEVED LEED FAR (12% OF OBTAINED OC AREA) ON **1.3919 ACRES (D)**	12%	675.794
10	REMAINING PLOT AREA FOR IGBC **(C+A-C)**	67.10%	11485.747
11	ADDITIONAL IGBC FAR (15% OF ABOVE GRANTED OC AREA) ON *2.8379 ACRES* (REGISTRATION NO. IGBC 23 0227) **(F)**	15%	1722.862
12	**TOTAL FAR (PERMISSIBLE) (G=B+D+F)**	**364%**	**62309.437**
13	**ADDITIONAL FAR FROM TDR (H)**	**73.32%**	**12556.1792**
14	**TOTAL FAR (G+H)**		***74859.616***
15	**FAR ACHIEVED**	**437.31%**	***74856.012***
16	TOTAL BUILT-UP AREA		132327.209
17	TOTAL NON-FAR AREA		57471.198
18	SETBACKS (AS/PER ZONING PLAN)	6M ON ALL SIDES	

S.NO.	DESCRIPTION	PERMISSIBLE	OC GRANTED	ALREADY SANCTIONED	BALANCE F.A.R ALREADY BUILDING PLAN SANCTIONED	REVISED/PROPOSED SANCTION		TOTAL ACHIEVED	
1	GROUND COVERAGE	10270.420	8601.225	8601.225	8601.225	8601.225	50.25%	8601.225	50.25%
2	TOTAL FAR (PERMISSIBLE)	62309.440	19710.665 **(A)**	61501.833	41791.168 **(B)**	13354.178 **(C)**	78.02%	74856.011 **(A+B+C)**	437.31%

GROUND COVERAGE CALCULATION (AS/APPROVED)
GROUND COVERAGE= TOTAL ADDITION AREA+ EXISTING ADDITION AREA

S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/OT (M)	FORMULA	AREA (SQ.M.)
1	A1	1	113.200	113.200		Area of Rectangle = LXB	12814.841
2	A2	1	3.000	3.000		Area of Rectangle = LXB	27.900
3	A3	1	18.150	3.000		Area of Rectangle = LXB	32.350
4	A4	1	3.750	5.500		Area of Rectangle = LXB	55.575
5	A5	1	18.150	3.000		Area of Rectangle = LXB	32.350
6	A6	1	3.750	5.500		Area of Rectangle = LXB	55.575
A.	TOTAL AREA						13078.649
	ADDITION						
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/OT (M)	FORMULA	AREA (SQ.M.)
1	D01	1	44.750	22.425		Area of Triangle = (B/H)/2	361.750
2	D02	1	6.855	49.500		Area of Rectangle = LXB	323.511
3	D03	1	25.733	46.398	41.215	Area of Irregular shape (Sum of parts of Rectangle) = LXB	1405.901
4	D04	1	24.103	57.500		Area of Rectangle = LXB	1386.026
5	D05	1	19.500	10.500		Area of Rectangle = LXB	134.368
6	D06	1	20.000	7.850		Area of Rectangle = LXB	157.000
7	D07	1	2.100	4.000		Area of Rectangle = LXB	8.568
8	D08	1	5.953	7.500		Area of Rectangle = LXB	57.668
9	D09	1	2.325	9.450		Area of Rectangle = LXB	21.971
10	D10	1	2.325	9.450		Area of Rectangle = LXB	21.971
11	D11	1	8.800	11.500		Area of Rectangle = LXB	164.100
12	D12	1	13.700	16.200		Area of Rectangle = LXB	165.810
13	D13	1	1.100	54.140		Area of Rectangle = LXB	71.200
14	D14	1	4.700	4.350		As per plan	4.700
15	D15	1	1.300	1.650		Area of Rectangle = LXB	17.375
16	D16	1	5.100	14.500		Area of Rectangle = LXB	22.513
17	D17	1	5.050	5.050		As per plan	5.672
B.	TOTAL AREA		DEDUCTION				4869.468
C.	GROUND COVERAGE ACHIEVED (C = A-B)						8601.225

ECS (REQUIRED)			
S.NO.	DESCRIPTION	UNIT	REQUIRED
1	CARPET AREA (SI+SK)	(SQ.M)	62439.430
2	1 CAR/50 SQ.M ON CARPET AREA	(NOS.)	1249
3	2 CAR/100 ECS FOR ELECTRICAL PARKING	(NOS.)	26.000

ECS PROVIDED								
S.NO.	DESCRIPTION	REQUIRED PARKING	ALREADY SANCTIONED (G+26)- NO CHANGE (MEMO NO. - 1932, DATED : 03.12.2021)		ALREADY ACHIEVED IN PART OC (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)		TOTAL PARKING PROPOSED FOR G+34 FLOORS + PARKING IN PART OC + PARKING IN ALREADY SANCTIONED G+26 FLOORS		
			SINGLE PARKING	STACK PARKING	SINGLE PARKING	STACK PARKING	SINGLE PARKING	SINGLE PARKING (ELECTRICAL)	STACK PARKING
1	BASEMENT 01	1030	165	0	165	0	165	0	0
2	BASEMENT 02		161	0	161	0	161	0	0
3	BASEMENT 03		195	97	0	0	195	0	97
4	BASEMENT 04		193	0	0	0	21	12	313
5	BASEMENT 05		217	0	0	0	77	14	214
6	SUBFACE PARKING		4		20	0	20	0	0
	TOTAL		935	97	346	0	639	26	623
	TOTAL ECS PROVIDED		1032		346		1288		

FAR, CARPET AREA & BUILT UP AREA CALCULATION													
		ALREADY SANCTIONED (G+26)- NO CHANGE (MEMO NO. - 1932, DATED : 03.12.2021)			ALREADY ACHIEVED IN PART OC (MEMO NO. ZP-572-II/PA(DK)/2024/ 14007 DATED: 09-05-2024)				REVISED & PROPOSED SANCTION (G+34) (FOR BASEMENT 04 & 05 & ADDITIONAL FLOORS FROM 27TH TO 34TH FLOOR)				
S.NO.	FLOORS	FAR AREAS (SQ.M)	CARPET AREAS (SQ.M)	NON FAR AREAS (SQ.M)	BUILTUP AREAS (SQ.M.)	FAR AREAS (SQ.M)	FAR REMAINING (SQ.M)	NON FAR AREAS (SQ.M.)	BUILT UP AREAS (SQ.M)	FAR AREAS (SQ.M)	CARPET AREAS (SQ.M)	NON FAR AREAS (SQ.M.)	BUILT UP AREAS (SQ.M)	REFUGE AREA ACCESS FROM FIRE TENDER ROAD (-4.25M)	LEVELS (M)
1	BASEMENT 05	NA	NA	10128.407	10018.497	NA	NA	NA	NA	NA	NA	NA	NA		(-)13.500
2	BASEMENT 04	NA	NA	9911.591	9911.591	NA	NA	NA	NA	NA	NA	NA	NA		(-)10.250
3	BASEMENT 03	NA	NA	9239.677	9239.677	NA	NA	NA	NA	NA	NA	NA	NA		(-)7.000
4	BASEMENT 02	NA	NA	10073.599	10073.599	NA	NA	NA	10073.599	NA	NA	NA	NA		(-)3.550
5	BASEMENT 01	NA	NA	9534.859	9534.859	NA	NA	NA	9534.859	NA	NA	NA	NA		(-)4.300
6	GROUND FLOOR	7690.897	5140.023	1000	7690.897	6873.397	1011.500	NA	NA	NA	NA	NA	NA		(+)0.700
7	FIRST FLOOR	3579.908	4265.990	1135.628	6915.534	5542.302	37.606	NA	NA	NA	NA	NA	NA		(+)4.550
8	SECOND FLOOR	1778.822	4074.990	1101.599	7128.192	5674.455	97.307	NA	NA	NA	NA	NA	NA		(+)11.050
9	THIRD FLOOR	3350.998	2937.562	170.446	3521.444	1826.511	1543.487	NA	NA	NA	NA	NA	NA		(+)16.900
10	FOURTH FLOOR (REFUGE)	1803.668	1407.734	154.732	1868.400	NA	NA	NA	NA	NA	NA	NA	NA	125.016	(+)21.100
11	FIFTH FLOOR	1721.314	1406.479	147.326	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)25.300
12	SIXTH FLOOR	1721.426	1038.653	146.974	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)29.500
13	SEVENTH FLOOR	1721.208	1406.479	147.198	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)33.700
14	EIGHTH FLOOR (R/TLG3)	1599.669	1401.385	151.571	1861.240	NA	NA	NA	NA	NA	NA	NA	NA	125.016	(+)37.900
15	NINTH FLOOR	1744.076	1400.343	156.561	1861.240	NA	NA	NA	NA	NA	NA	NA	NA		(+)42.100
16	TENTH FLOOR	1714.702	1527.184	185.539	1861.240	NA	NA	NA	NA	NA	NA	NA	NA		(+)46.300
17	ELEVENTH FLOOR (R/TLG4)	1598.984	1387.324	262.256	1861.240	NA	NA	NA	NA	NA	NA	NA	NA	125.016	(+)50.500
18	TWELTH FLOOR	1723.131	1530.613	147.269	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)54.700
19	THIRTEENTH FLOOR	1723.268	1406.479	147.198	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)58.900
20	FOURTEENTH FLOOR	1723.436	1530.613	145.974	1868.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)63.100
21	FIFTEENTH FLOOR (R/TLG5)	1605.189	1372.184	154.812	1859.992	NA	NA	NA	NA	NA	NA	NA	NA	124.588	(+)67.300
22	SIXTEENTH FLOOR	1716.709	1402.082	145.471	1861.240	NA	NA	NA	NA	NA	NA	NA	NA		(+)71.500
23	SEVENTEENTH FLOOR	1878.795	1526.789	144.393	1861.050	NA	NA	NA	NA	NA	NA	NA	NA		(+)75.700
24	EIGHTEETH FLOOR (R/TLG5)	1554.212	1368.375	150.578	1850.390	NA	NA	NA	NA	NA	NA	NA	NA	124.589	(+)79.900
25	NINTEENTH FLOOR	1777.998	1013.764	144.502	1922.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)84.100
26	TWENTIETH FLOOR	1776.569	1615.470	144.481	1922.050	NA	NA	NA	NA	NA	NA	NA	NA		(+)88.300
27	TWENTY FIRST FLOOR	1776.569	1615.470	144.481	1920.050	NA	NA	NA	NA	NA	NA	NA	NA		(+)92.500
28	TWENTY SECOND FLOOR (R/TLCE)	1661.359	1489.507	260.691	1903.050	NA	NA	NA	NA	NA	NA	NA	NA	125.003	(+)96.700
29	TWENTY THIRD FLOOR	1776.569	1615.470	144.481	1923.050	NA	NA	NA	NA	NA	NA	NA	NA		(+)100.900
30	TWENTY FOURTH FLOOR	1777.998	1613.764	144.502	1922.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)105.100
31	TWENTY FIFTH FLOOR (REFUGE)	1651.017	1488.368	251.723	1922.740	NA	NA	NA	NA	NA	NA	NA	NA	124.589	(+)109.300
32	TWENTY SIXTH FLOOR	1777.998	1613.764	144.502	1922.400	NA	NA	NA	NA	NA	NA	NA	NA		(+)113.500
33	TWENTY SEVENTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)117.700
34	TWENTY EIGHTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)121.900
35	TWENTY NINTH FLOOR (REFUGE)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	124.144	(+)126.100
36	THIRTY FIRST FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)130.300
37	THIRTY THIRD FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)134.500
38	THIRTY SECOND FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)138.700
39	THIRTY THIRD FLOOR (REFUGE)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)142.900
40	THIRTY FOURTH FLOOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		(+)147.100
41	TERRACE	0	0	320.000	320.000	NA	NA	NA	NA	32.526	0	572.514	584.640		(+)153.675
	TOTAL	61501.833	51899.014	56984.607	117736.640	39710.665	3587.955263	19600.458	19600.458	13354.178	11936.074	3098.501	15450.760		

REFUGE AREA CALCULATION

S.NO.	FLOOR	REFUGE AREA (REQUIRED)	REFUGE AREA (PROVIDED)	HEIGHT REQUIRED AS PER NBC	HEIGHT FROM LVL ±0.0 LVL	HEIGHT FROM FIRE TENDER PATH (-4.25M)
1	FOURTH FLOOR	173.997	375.016	(+)24.000 HFL	(+)31.100	(+)21.300 HFL
2	EIGHTH FLOOR	124.032	125.805	(+)39.000 HFL	(+)37.900	(+)42.100 FFL
3	ELEVENTH FLOOR	124.032	125.805	(+)54.000 HFL	(+)45.100	(+)54.700 HFL
4	FIFTEEN FLOOR	123.997	124.488	(+)69.000 HFL	(+)67.900	(+)71.500 FFL
5	EIGHTEENTH FLOOR	124.032	124.488	(+)84.000 HFL	(+)75.900	(+)86.100 FFL
6	TWENTY SECOND FLOOR	124.018	125.009	(+)99.000 HFL	(+)91.200	(+)100.900 FFL
7	TWENTY FIFTH FLOOR	124.032	124.588	(+)114.000 HFL	(+)106.300	(+)115.500 FFL
8	TWENTY NINTH FLOOR	124.073	124.114	(+)129.000 HFL	(+)126.100	(+)130.150 FFL
9	THIRTY THIRD FLOOR	124.038	124.040	(+)144.000 HFL	(+)142.000	(+)146.950 FFL

STAIRCASE SUMMARY

SR.NO.	STAIRCASE	WIDTH/TREAD (RISER)	WIDTH/TREAD (GOING)	HEIGHT	WIDTH	SIGNAGE/ON RISER	TYPE	NOTE
1	ST-01	2000	1100	3500	3000	G.F.	Fire Stairwell	
2	ST-02	2000	1100	4000	1500	G.F.	Fire Stairwell	
3	ST-03	1500	1100	4000	Varies	G.F.	Fire Stairwell	
4	ST-04	2000	1100	4000	Varies	G.F.	Fire Stairwell	
5	ST-05	2000	1000	3000	Varies	BOD(staircase renamed near core to be discussed)	Fire Stairwell	
6	ST-06	2000	1000	3000	Varies	BOD(staircase renamed to otherwise core to be discussed)	Fire Stairwell	

All staircases are provided

NOTE
VERT OF TOP RL & STAIRCASE, R.C.C. WALLS ARE TO BE PROVIDED & SURCASED R.C. BRICKWALL OVER IN ONLY TOP MOST AREA & TILL 06 (6) SURCASED AT RES./ROOFS TO SERVICES, MEP, MUMTY, ETC. ETC.

NOTE: DRAWINGS SHOWING EXACTLY IN TO SCALE TO SET ONLY & TRUE.

LEGEND

	DESCRIPTION
	OC GRANTED MEMO NO. - ZP-572-II/PA(DK)/2024/14007, DATED : 09.05.2024
	REVISED/PROPOSED SANCTION
	ALREADY SANCTIONED MEMO NO. - 1932, DATED : 03.12.2021
*****	FIRE TENDER ACCESSIBLE PERIMETER
	STATEMENT TOWER PROFILE

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

STP (HQ) Member Secretary B.P.A.C.

DTP (D) Member B.P.A.C.

CTP (W) Member B.P.A.C.

DTP(HQ)

ATP(HQ)

DINESH KUMAR PA(HQ)

TO BE READ WITH TOWN OFFICE MEMO NO.: 44582 DATED : 21/11/25

"Checked and found ok for Public Health (Internal) Service only subject to comments in for Memo No. 26068350 dtd. 25/11/25"

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

ARCHITECT:

DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI
TEL : 011 - 46556600

STRUCTURE CONSULTANT:

VINTECH CONSULTANTS
C 35, PAMPOSH ENCLAVE, GREATER KAILASH I, NEW DELHI, DELHI 110048
Tel :011 4314 1516

MEP CONSULTANT:

SANELAC CONSULTANTS PVT LTD
C-64/2, Okhla Industrial Area, Phase-II, New Delhi-110020
Tel : 26385310, 40503959

NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
5. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED AND FULLY AIR CONDITIONED.

PROJECT:

BUILDING PLAN OF COMMERCIAL COLONY UNDER TOD POLICY DATED 09.02.2016 OVER AN AREA MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05.12.2008) IN SECTOR-66, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY R.C. SOOD & COMPANY PVT. LTD. C/O ADVANCE INDIA PROJECTS LTD.

ARCHITECT'S SIGNATURE:

Abhishek Jain
B. Arch.
CA/2019/114661

CLIENT'S SIGNATURE:

DRAWING TITLE:

SITE PLAN (PHE)

Member BPAC

DRAWING NO:

01.PL-01

NORTH:

SCALE: AS MENTION

DATE: 14/11/2025