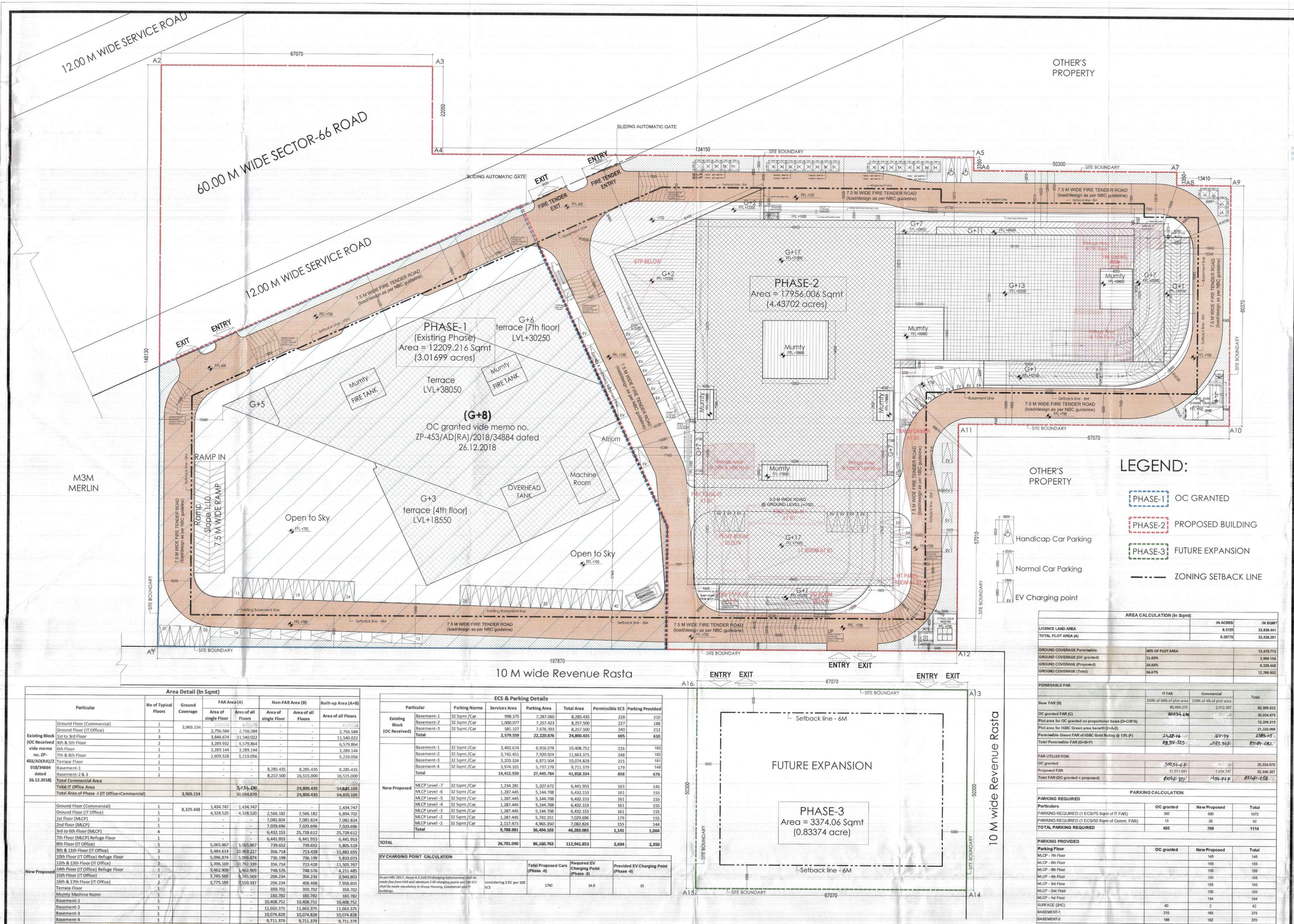

LEGEND:

- PHASE-1 — OC GRANTED
- PHASE-2 — PROPOSED BUILDING
- PHASE-3 — FUTURE EXPANSION
- ZONING SETBACK LINE

Area Detail (In Sqmt)

	Particular	No of Typical Floors	Ground Coverage	FAR Area (A) Area of single Floor	FAR Area (A) Area of all Floors	Non-FAR Area (B) Area of single Floor	Non-FAR Area (B) Area of all Floors	Built-up Area (A+B) Area of all Floors
Existing Block (OC Received vide memo no. ZP-453/AD(RA)/2018/34884 dated 26.12.2018)	Ground Floor (Commercial)	1	3,969.154	[illegible]	[illegible]	-	-	[illegible]
	Ground Floor (IT Office)	1		2,756.584	2,756.584	-	-	2,756.584
	1st to 3rd Floor	3		3,846.674	11,540.022	-	-	11,540.022
	4th & 5th Floor	2		3,289.932	6,579.864	-	-	6,579.864
	6th Floor	1		3,289.144	3,289.144	-	-	3,289.144
	7th & 8th Floor	2		2,609.528	5,219.056	-	-	5,219.056
	Terrace Floor	1		-	-	-	-	-
	Basement-1	1		-	-	8,285.435	8,285.435	8,285.435
	Basement-2 & 3	2		-	-	8,257.500	16,515.000	16,515.000
	Total Commercial Area				[illegible]		-	[illegible]
	Total IT Office Area				30,034.670		24,800.435	54,835.105
	Total Area of Phase -I (IT Office+Commercial)		3,969.154		30,034.670	-	24,800.435	54,835.105
New Proposed	Ground Floor (Commercial)	1	8,329.448	1,434.747	1,434.747	-	-	1,434.747
	Ground Floor (IT Office)	1		4,328.520	4,328.520	2,566.182	2,566.182	6,894.702
	1st Floor (MLCP)	1		-	-	7,082.824	7,082.824	7,082.824
	2nd Floor (MLCP)	1		-	-	7,029.696	7,029.696	7,029.696
	3rd to 6th Floor (MLCP)	4		-	-	6,432.153	25,728.612	25,728.612
	7th Floor (MLCP) Refuge Floor	1		-	-	6,441.953	6,441.953	6,441.953
	8th Floor (IT Office)	1		5,065.867	5,065.867	739.652	739.652	5,805.519
	9th & 11th Floor (IT Office)	2		5,484.614	10,969.227	356.714	713.428	11,682.655
	10th Floor (IT Office) Refuge Floor	1		5,096.874	5,096.874	736.199	736.199	5,833.073
	12th & 13th Floor (IT Office)	2		5,396.169	10,792.339	356.714	713.428	11,505.767
	14th Floor (IT Office) Refuge Floor	1		3,462.909	3,462.909	748.576	748.576	4,211.485
	15th Floor (IT Office)	1		3,745.569	3,745.569	204.234	204.234	3,949.803
	16th & 17th Floor (IT Office)	2		3,775.169	7,550.337	204.234	408.468	7,958.805
	Terrace Floor	1		-	-	359.702	359.702	359.702
	Mumty Machine Room	1		-	-	183.782	183.782	183.782
	Basement-1	1		-	-	10,408.752	10,408.752	10,408.752
	Basement-2	1		-	-	11,663.375	11,663.375	11,663.375
	Basement-3	1				10,074.828	10,074.828	10,074.828
	Basement-4	1		-	-	9,711.379	9,711.379	9,711.379
	Total Commercial Area				1,434.747		-	1,434.747
	Total IT Office Area				51,011.641		95,515.069	146,526.710
	Total Area (IT Office+Commercial)		8,329.448		52,446.387		95,515.069	147,961.456
TOTAL AREA ACHIEVED (Commercial)					1,434.747		-	1,434.747
TOTAL AREA ACHIEVED (IT Office)			12,298.602		80,946.311		120,315.504	[illegible]
TOTAL AREA ACHIEVED (IT Office + Commercial			12,298.602		82,481.058		120,315.504	202,796.561

ECS & Parking Details

Particular		Parking Norms	Services Area	Parking Area	Total Area	Permissible ECS	Parking Provided
Existing Block (OC Received)	Basement-1	32 Sqmt /Car	998.375	7,287.060	8,285.435	228	210
	Basement-2	32 Sqmt /Car	1,000.077	7,257.423	8,257.500	227	188
	Basement-3	32 Sqmt /Car	581.107	7,676.393	8,257.500	240	212
	Total		**2,579.559**	**22,220.876**	**24,800.435**	**695**	**610**
New Proposed	Basement-1	32 Sqmt /Car	3,492.674	6,916.078	10,408.752	216	165
	Basement-2	32 Sqmt /Car	3,742.451	7,920.924	11,663.375	248	182
	Basement-3	32 Sqmt /Car	3,203.324	6,871.504	10,074.828	215	181
	Basement-4	32 Sqmt /Car	3,974.101	5,737.278	9,711.379	179	148
	Total		**14,412.550**	**27,445.784**	**41,858.334**	**858**	**676**
	MLCP Level -7	32 Sqmt /Car	1,234.281	5,207.672	6,441.953	163	145
	MLCP Level -6	32 Sqmt /Car	1,287.445	5,144.708	6,432.153	161	155
	MLCP Level -5	32 Sqmt /Car	1,287.445	5,144.708	6,432.153	161	155
	MLCP Level -4	32 Sqmt /Car	1,287.445	5,144.708	6,432.153	161	155
	MLCP Level -3	32 Sqmt /Car	1,287.445	5,144.708	6,432.153	161	155
	MLCP Level -2	32 Sqmt /Car	1,287.445	5,742.251	7,029.696	179	155
	MLCP Level -1	32 Sqmt /Car	2,117.473	4,965.350	7,082.824	155	144
	Total		**9,788.981**	**36,494.103**	**46,283.085**	**1,141**	**1,064**
TOTAL			**26,781.090**	**86,160.763**	**112,941.853**	**2,694**	**2,350**

EV CHARGING POINT CALCULATION

		Total Proposed Cars (Phase -II)	Required EV Charging Point (Phase -II)	Provided EV Charging Point (Phase -II)
As per NBC 2017, clause 6.3 (viii) EV charging infrastructure shall be made free from FAR and minimum 2 EV charging points per 100 ECS shall be made mandatory in Group Housing, Commercial and IT buildings.	considering 2 EV per 100 ECS	1740	34.8	35

AREA CALCULATION (In Sqmt)

		IN ACRES	IN SQMT
LICENCE LAND AREA		8.3125	33,638.441
TOTAL PLOT AREA (A)		8.2875	33,538.281
GROUND COVERAGE Permissible	40% OF PLOT AREA		13,415.712
GROUND COVERAGE (OC granted)	11.83%		3,969.154
GROUND COVERAGE (Proposed)	24.83%		8,329.448
GROUND COVERAGE (Total)	36.67%		12,298.602
PERMISSIBLE FAR			
	IT FAR	Commercial	Total
Base FAR (B)	250% of 96% of plot area	150% of 4% of plot area	82,506.632
	80,494.275	2,012.357	
OC granted FAR (C)	30034.670	[illegible]	30,034.670
Plot area for OC granted on proportional basis (D=C/B*A)			12,209.215
Plot area for IGBC Green area benefit (E=A-D)			21,330.066
Permissible Green FAR of IGBC Gold Rating @ 12% (F)	2428.46	160.99	2589.45
Total Permissible FAR (G=B+F)	82,922.735	2173.347	85089.082
FAR UTILIZATION			
OC granted	30034.670	[illegible]	30,034.670
Proposed FAR	51,011.641	1,434.747	52,446.387
Total FAR (OC granted + proposed)	81046.311	1434.747	82481.058

PARKING CALCULATION

PARKING REQUIRED

Particulars	OC granted	New Proposed	Total
PARKING REQUIRED (1 ECS/75 Sqmt of IT FAR)	392	680	1072
PARKING REQUIRED (1 ECS/50 Sqmt of Comm. FAR)	13	29	42
TOTAL PARKING REQUIRED	**405**	**709**	**1114**

PARKING PROVIDED

Parking Floor	OC granted	New Proposed	Total
MLCP - 7th Floor		145	145
MLCP - 6th Floor		155	155
MLCP - 5th Floor		155	155
MLCP - 4th Floor		155	155
MLCP - 3rd Floor		155	155
MLCP - 2nd Floor		155	155
MLCP - 1st Floor		144	144
SURFACE (2HC)	40	2	42
BASEMENT-1	210	165	375
BASEMENT-2	188	182	370
BASEMENT-3	212	181	393
BASEMENT-4		148	148
TOTAL PROVIDED	**650**	**1742**	**2392**

NOTE:

As per OC granted drawing Total 179 No. car parking are provided in site plan , out of 179 No. only 40 car parking are shown in Existing part OC granted area and balance 139 car parking's are shown in Not constructed area.
In the revised building plans there are no change in Existing part OC granted plot area and balance 139 surface car parking's are proposed in MLCP floors.
As per OC granted there are 650 car parking's (Including basements and surface parking) for existing building to accommodate existing FAR which are higher than the required.

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

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

DTP(HQ) — JD. — P.A. — A.T.P — ATP(HQ) — DINESH KUMAR PA(HQ) — JD (HQ) Member BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 145156
DATED : 27/11/2015

NOTE:

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
2. THE BUILDING IS ARTIFICIALLY LIT AND MECHANICALLY VENTILATED.
3. 100% POWER BACKUP WILL BE PROVIDED FOR COMMON AREA EMERGENCY SERVICES.
4. ALL HANDICAP RAMP WILL BE PROVIDED WITH 1.0M HEIGHT RAILING.

LEGEND:

ARCHITECT
Designplus Architecture
ADD: Unit-129, First Floor, Vipul Agora Mall
MG Road, Gurugram, Haryana, India
TEL: +91 124 - 4684300
EMAIL: info@dpa.co.in
PRINCIPAL CONSULTANT: Sohrab Dalal

CLIENT
LANDMARK APARTMENTS PVT. LTD.

PROJECT TITLE
REVISED BUILDING PLANS FOR IT PARK, PHASE-2, AREA MEASURING 8.3125 ACRES (LICENSE NO. 97 OF 2008 DATED 12.05.2008) IN SECTOR-67, GURUGRAM BEING DEVELOPED BY LANDMARK APARTMENTS PVT. LTD.

ARCHITECT'S SIGNATURE

SEVAK RAM BAGHEL
CA/2003/31288

OWNER'S SIGNATURE

For Landmark Apartments Pvt. Ltd.
Authorised Signatory

DRAWING TITLE

SITE PLAN

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. CE/SE/XEN/SDO dt. 17/10/2017

Executive Engineer-I Panchkula

DRAWING NO.	SP-01
SCALE	1:300
DATE	
SHEET SIZE	A0
SHEET NO.	01

NORTH