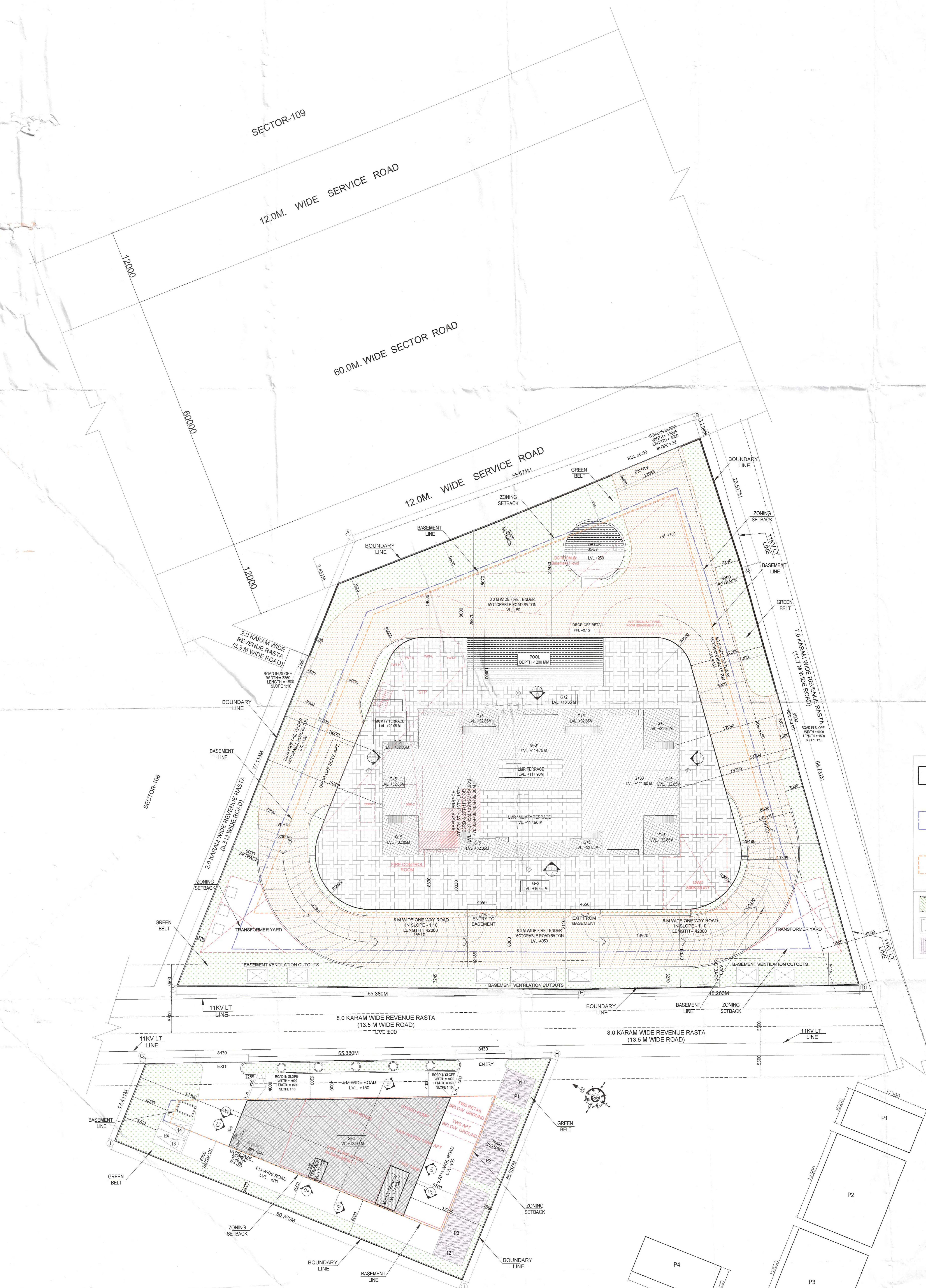




NOTES:- MECHANICAL VENTILATED & 100% POWER BACKUP.  
AIR CONDITIONING SYSTEM IS BEING PROVIDED.  
DO POWER BACKUP IS BEING PROVIDED.  
TOILET ARE MECHANICAL VENTILATED.  
ALL LIFTS SHALL HAVE POWER BACK-UP.  
ALL ELECTRICAL INSTALLATION SHALL BE AS PER  
PROVISION OF RELEVANT CODE.  
FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER  
RELEVANT CODE PROVISIONS.  
BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS  
PER RELEVANT CODE.  
ALL TOILETS ARE VENTILATED AS PER HARYANA  
BUILDING CODE 2017.  
BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER  
REQUIRED BY RELEVANT CODE.  
BUILDING WILL BE DESIGNED/STRUCTURES AS PER RELEVANT  
S.CODS FOR EARTHQUAKE RESISTANCE.  
SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED  
AS PER HARE DA/ZONING NORMS.  
ALL HANDICAP RAMP WITH RAILING.  
ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER  
PROVISION OF RELEVANT CODE.  
THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS  
PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROJECT:  
PROPOSED BUILDING PLAN OF COMMERCIAL  
COLONY AN AREA MEASURING 2.03 ACRES  
(LICENCE NO.162 OF 2022 DATED 6/10/2022) IN  
SECTOR-106, GURUGRAM MANESAR URBAN  
COMPLEX BEING DEVELOPED BY SOBHA  
COMMERCIAL PRIVATE LTD (FORMERLY  
KNOWN AS BNB BUILDERS PVT. LTD.) IN  
COLLABORATION WITH SH. AMIT YADAV &  
OTHERS

Checked and found ok for Public Use  
(Internal) Service only subject to confirmation in  
forwarding letter No. 23446 dated 20/04/2025

ASSOCIATE ARCHITECTS  
A. JAY KUMAR BAWA  
B.P.A.C. NO. 23446  
8th Floor Ridge House, Plot No. 158 P,  
Sector-44, Gurgaon-122003, Haryana  
Phone : 9124-4855555

OWNERS SEAL  
& SIGNATURE

ARCHITECT'S SEAL  
& SIGNATURE

March-2025  
Scale: 1:200  
Drawing Title:-  
SIT PLAN

March-2025  
Scale: 1:200  
Drawing Title:-  
SIT PLAN

| AREA STATEMENT                                                                                                 |      |         |             |      |
|----------------------------------------------------------------------------------------------------------------|------|---------|-------------|------|
| DESCRIPTION                                                                                                    | ACRE | %       | Area        | Unit |
| TOTAL PLOT AREA                                                                                                | 2.03 |         | = 8215.1055 | SQ.M |
| TOTAL PERMISSIBLE GROUND COVERAGE                                                                              |      | 60%     | = 4929.063  | SQ.M |
| PROPOSED GROUND COVERAGE                                                                                       |      | 36.19%  | = 2973.192  | SQ.M |
| TOTAL PERMISSIBLE FAR AREA @ 2.03 Acres                                                                        |      | 175%    | = 14376.435 | SQ.M |
| PERMISSIBLE TDR FAR -<br>MEMO.NO. TDR - U209A1/CTP/6455/2025<br>DATED :19.02.2025/UTILIZATION NO. 39 OF 2025)  |      | 92.73%  | = 7618.07   | SQ.M |
| PERMISSIBLE TDR FAR -<br>MEMO.NO. TDR - U194A4/CTP/6459/2025<br>DATED :19.02.2025/UTILIZATION NO. 40 OF 2025)  |      | 15.93%  | = 1308.54   | SQ.M |
| PERMISSIBLE TDR FAR -<br>MEMO.NO. TDR - U254A1/CTP/21092/2025<br>DATED :05.06.2025/UTILIZATION NO. 76 OF 2025) |      | 16.26%  | = 1335.68   | SQ.M |
| TOTAL PERMISSIBLE FAR AREA @2.03 Acres                                                                         |      | 300%    | = 24638.727 | SQ.M |
| Proposed FAR                                                                                                   |      | 298.30% | = 24505.448 | SQ.M |

|            | PROPOSED<br>PARKING<br>CAR BAYS | PROPOSED<br>ECS |
|------------|---------------------------------|-----------------|
| SURFACE    | 14                              | 19              |
| BASEMENT-1 | 49                              | 80              |
| BASEMENT-2 | 171                             | 155             |
| BASEMENT-3 | 141                             | 134             |
| BASEMENT-4 | 139                             | 134             |
| TOTAL      | 514                             | 522             |

CAR PARKING  
REQUIRED ECS FOR COMMERCIAL  
1 CAR OF 80 SQM  
= 24505.448/80  
= 490 ECS  
= 514 CARS

SURFACE PARKING CALCULATION

| SURFACE PARKING CALCULATION |   |   |        |       |           |
|-----------------------------|---|---|--------|-------|-----------|
| GROSS - A                   |   |   |        |       |           |
| P1                          | 1 | X | 11,500 | X     | 5,000     |
| P2                          | 1 | X | 11,500 | X     | 12,500    |
| P3                          | 1 | X | 11,500 | X     | 143,750   |
| P4                          | 1 | X | 11,000 | X     | 55,000    |
|                             |   |   |        | TOTAL | = 400,000 |
|                             |   |   |        |       | SQM       |
| TOTAL SURFACE PARKING AREA  |   |   |        | =     | GROSS - A |
|                             |   |   |        | =     | 400,000   |
| SURFACE PARKING CAPACITY    |   |   |        | =     | 400,000   |
|                             |   |   |        | =     | 17,391    |
| SURFACE PARKING PROVIDED    |   |   |        | =     | 12 EV+2   |
|                             |   |   |        | SAY   | 19        |
|                             |   |   |        | ECS   | 14        |
|                             |   |   |        | CARS  |           |

| TYPES          | FLOORS              | NO. OF<br>FLOORS | FAR AREA IN SQM./<br>FLOOR | TOTAL FAR OF<br>ALL FLOOR | TOTAL FAR/<br>ALL TOWER | TOTAL BUILT-UP/<br>ONE FLOOR | TOTAL BUILT-UP/<br>ALL FLOORS | TOTAL BUILT-UP<br>AREA OF<br>ALLTOWER | NON FAR/ ONE<br>FLOOR | NON FAR/ ALL<br>FLOORS | NON FAR AREA<br>OF ALLTOWER | TOTAL GROUND<br>COVERAGE OF<br>ALL TOWER | TOTAL NO. OF<br>UNIT IN ALL<br>TOWERS | TOTAL NO. OF<br>SERVICE<br>PERSONAL IN<br>ALL TOWERS |
|----------------|---------------------|------------------|----------------------------|---------------------------|-------------------------|------------------------------|-------------------------------|---------------------------------------|-----------------------|------------------------|-----------------------------|------------------------------------------|---------------------------------------|------------------------------------------------------|
| PART-A         | GROUND FLOOR        | 1                | 2489.784                   | 2489.784                  |                         | 2542.129                     | 2542.129                      |                                       | 52.345                | 52.345                 |                             |                                          |                                       |                                                      |
|                | FIRST FLOOR         | 1                | 1847.330                   | 1847.33                   |                         | 1956.881                     | 1956.881                      |                                       | 109.551               | 109.551                |                             |                                          |                                       |                                                      |
|                | SECOND FLOOR        | 1                | 2066.644                   | 2066.644                  |                         | 2176.194                     | 2176.194                      |                                       | 109.551               | 109.551                |                             |                                          |                                       |                                                      |
|                | THIRD FLOOR         | 1                | 950.675                    | 950.675                   |                         | 1029.640                     | 1029.640                      |                                       | 78.965                | 78.965                 |                             |                                          |                                       |                                                      |
|                | FOURTH FLOOR        | 1                | 841.955                    | 841.955                   |                         | 920.920                      | 920.920                       |                                       | 78.965                | 78.965                 |                             |                                          |                                       |                                                      |
|                | 5TH FLOOR (SERVICE) | 1                |                            |                           |                         | 1106.138                     | 1106.138                      |                                       | 1106.138              | 1106.138               |                             |                                          |                                       |                                                      |
|                | TYPICAL FLOOR       | 20               | 596.590                    | 11931.800                 |                         | 661.284                      | 13225.680                     |                                       | 64.694                | 1293.880               |                             |                                          |                                       |                                                      |
|                | 31ST FLOOR          | 1                | 386.190                    | 386.190                   |                         | 450.884                      | 450.884                       |                                       | 64.694                | 64.694                 |                             |                                          |                                       |                                                      |
|                | REFUGE FLOOR        | 5                | 554.119                    | 2770.595                  |                         | 618.813                      | 3094.065                      |                                       | 64.694                | 323.470                |                             |                                          |                                       |                                                      |
|                | MUMTY MACHINE ROOM  | 1                | -                          | -                         |                         | 154.112                      | 154.112                       |                                       | 154.112               | 154.112                |                             |                                          |                                       |                                                      |
| PART-B         | GROUND FLOOR        | 1                | 431.063                    | 431.063                   |                         | 431.063                      | 431.063                       |                                       | 0.000                 | 0.000                  |                             |                                          |                                       |                                                      |
|                | 1ST & 2ND FLOOR     | 2                | 394.706                    | 789.412                   |                         | 416.486                      | 832.972                       | 1292.910                              | 21.780                | 43.560                 | 72.43                       | 431.063                                  | -                                     | -                                                    |
|                | MUMTY MACHINE ROOM  | 1                | -                          | -                         |                         | 28.875                       | 28.875                        |                                       | 28.875                | 28.875                 |                             |                                          |                                       |                                                      |
| BASEMENT - 1   | -                   | 1                | -                          | -                         | -                       | 3917.400                     | 3917.400                      | 3917.400                              | 3917.400              | 3917.400               | 3917.400                    | -                                        | -                                     | -                                                    |
| BASEMENT - 2   | -                   | 1                | -                          | -                         | -                       | 3945.214                     | 3945.214                      | 3945.214                              | 3945.214              | 3945.214               | 3945.214                    | -                                        | -                                     | -                                                    |
| BASEMENT - 3&4 | -                   | 2                | -                          | -                         | -                       | 3945.493                     | 7890.986                      | 7890.986                              | 7890.986              | 7890.986               | 7890.986                    | -                                        | -                                     | -                                                    |
| UGT            | -                   | -                | -                          | -                         | -                       | 647.487                      | 647.487                       | 647.487                               | 647.487               | 647.487                | 647.487                     | -                                        | -                                     | -                                                    |
| TOTAL          | -                   | -                | -                          | -                         | 24505.448               | -                            | -                             | 44350.640                             | -                     | -                      | 19845.193                   | 2973.192                                 | 0                                     | 0                                                    |