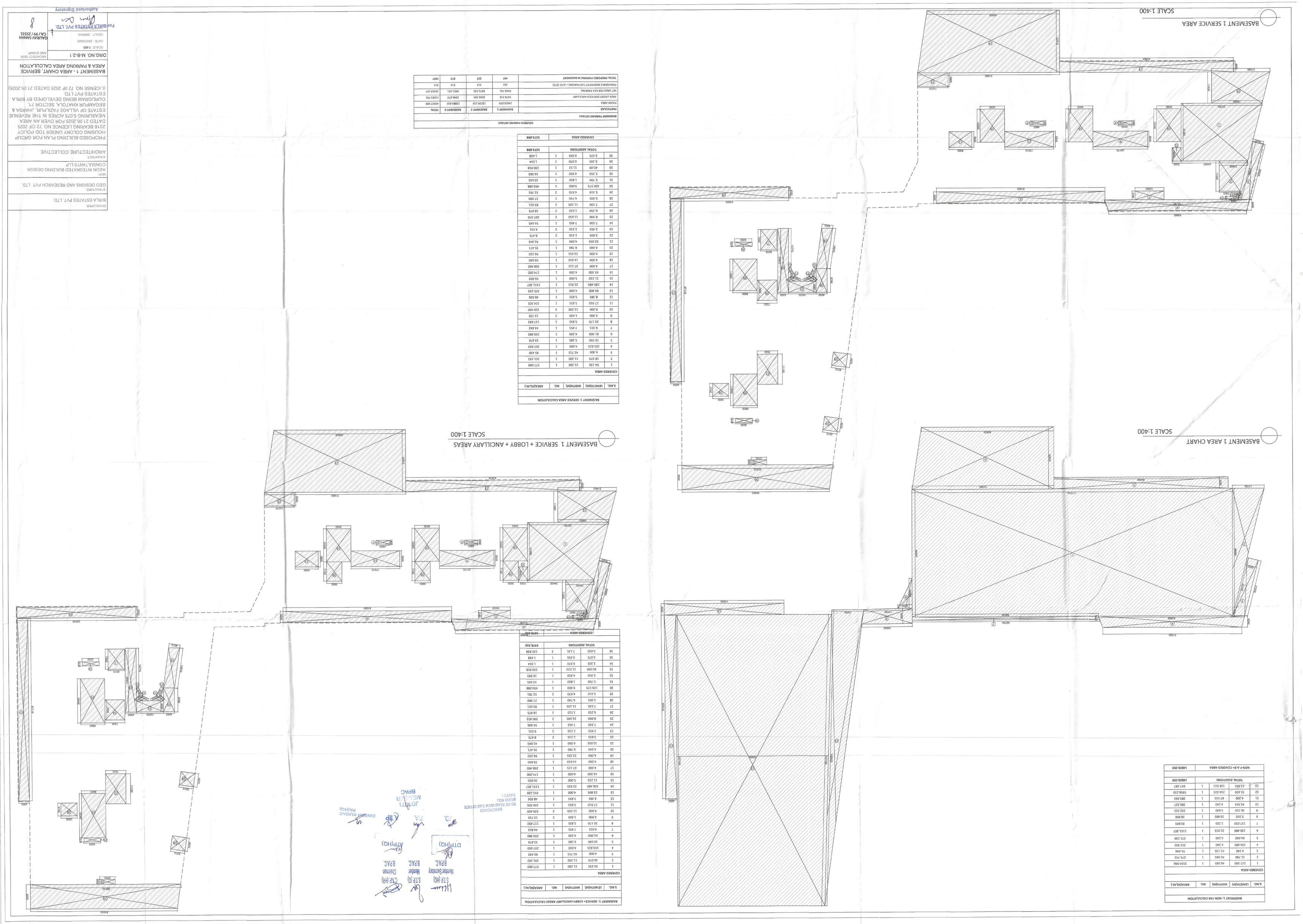

BASEMENT 1: NON FAR CALCULATION

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	117.590	46.985	1	5524.966
2	11.780	46.985	1	276.742
3	6.240	41.135	1	91.466
4	106.685	4.260	1	221.932
5	64.040	4.260	1	272.530
6	100.485	20.915	1	1155.307
7	137.050	1.220	1	83.601
8	5.910	10.885	1	28.000
9	36.250	5.660	1	102.225
10	43.945	4.340	1	190.727
11	4.200	40.935	1	283.63
12	55.600	104.935	1	5950.235
13	11.985	100.925	1	667.287
TOTAL ADDITIONS				14828.059
NON-F.A.R- COVERED AREA				14828.059

BASEMENT 1: SERVICE AREA CALCULATION

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	54.235	21.280	1	577.060
2	18.070	11.200	1	101.192
3	4.000	42.715	1	85.430
4	103.825	4.000	1	207.650
5	10.590	3.180	1	33.676
6	61.900	4.200	1	259.980
7	6.015	7.455	1	44.842
8	20.170	5.835	1	117.692
9	4.900	1.400	2	13.720
10	9.000	12.200	3	329.400
11	17.910	5.835	1	104.505
12	8.385	5.835	1	48.926
13	63.805	4.000	1	255.220
14	100.485	22.915	1	1151.307
15	11.210	5.000	1	56.050
16	43.500	4.000	1	174.000
17	4.000	67.115	1	268.460
18	4.000	14.910	1	59.640
19	4.000	23.555	1	94.220
20	4.040	8.780	1	35.471
21	10.035	4.090	1	41.043
22	3.835	2.210	2	8.475
23	2.955	2.210	2	6.531
24	7.300	7.455	1	54.465
25	8.900	11.650	2	207.370
26	6.250	1.510	2	18.875
27	7.530	11.105	1	83.621
28	5.905	4.740	1	27.990
29	5.110	4.970	2	52.781
30	109.575	9.000	1	493.088
31	5.700	1.850	1	10.545
32	3.950	4.950	1	19.583
33	40.090	11.520	1	230.918
34	3.205	0.970	1	1.554
35	3.075	0.935	1	1.438
36	5.650	7.135	3	120.938
TOTAL ADDITIONS				5478.310
COVERED AREA				5478.310

BASEMENT 1: SERVICE+ LOBBY+ANCILLARY AREAS CALCULATION

S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	54.235	21.280	1	577.060
2	18.070	11.200	1	101.192
3	4.000	42.715	1	85.430
4	103.825	4.000	1	207.650
5	10.590	3.180	1	33.676
6	61.900	4.200	1	259.980
7	6.015	7.455	1	44.842
8	20.170	5.835	1	117.692
9	4.900	1.400	2	13.720
10	9.000	12.200	3	329.400
11	17.910	5.835	1	104.505
12	8.385	5.835	1	48.926
13	63.805	4.000	1	255.220
14	100.485	22.915	1	1151.307
15	11.210	5.000	1	56.050
16	43.500	4.000	1	174.000
17	4.000	67.115	1	268.460
18	4.000	14.910	1	59.640
19	4.000	23.555	1	94.220
20	4.040	8.780	1	35.471
21	10.035	4.090	1	41.043
22	3.835	2.210	2	8.475
23	2.955	2.210	2	6.531
24	7.300	7.455	1	54.465
25	8.900	11.650	2	207.370
26	6.250	1.510	2	18.875
27	7.530	11.105	1	83.621
28	5.905	4.740	1	27.990
29	5.110	4.970	2	52.781
30	109.575	9.000	1	493.088
31	5.700	1.850	1	10.545
32	3.950	4.950	1	19.583
33	40.090	11.520	1	230.918
34	3.205	0.970	1	1.554
35	3.075	0.935	1	1.438
36	5.650	7.135	3	120.938
TOTAL ADDITIONS				5478.310
COVERED AREA				5478.310

BASEMENT PARKING DETAILS

PARTICULAR	BASEMENT-1	BASEMENT-2	BASEMENT-3	TOTAL
FLOOR AREA	14828.059	12230.119	12800.810	40057.989
NET AREA FOR CAR PARKING	9249.741	9972.525	9931.901	29254.167
AREA UNDER SERVICE+ANCILLARY	5478.310	8256.594	2868.879	16603.792
PERMISSIBLE BASEMENT CAR PARKING = A/32 (EC3)	292	312	310	914
TOTAL PROPOSED PARKING IN BASEMENT	447	237	375	1059

COVERED PARKING DETAILS

BASEMENT 1 - AREA CHART, SERVICE AREA & PARKING AREA CALCULATION

DRAWING NO. M-B-2.1

SCALE : 1:400

DATE : 28/07/2025

DEALT : SIMRAN

ARCHITECT SIGN AND STAMP

GAURAV SAXENA
CA/99/25531

For BIRLA ESTATES PVT. LTD.

Authorized Signatory

DEVELOPER
BIRLA ESTATES PVT. LTD.

STRUCTURE
GEO DESIGNS AND RESEARCH PVT. LTD.

MEP
AEON INTEGRATED BUILDING DESIGN CONSULTANTS LLP

ARCHITECT
ARCHITECTURE COLLECTIVE

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY UNDER TOD POLICY DATED 21.05.2025 FOR OVER AN AREA 2016 BEARING LICENCE NO. 72 OF 2025 MEASURING 5.075 ACRES IN THE REVENUE ESTATE OF VILLAGE FAZILPUR, JHARSA & BEGAMPUR KHATOLA, SECTOR 71, GURUGRAM BEING DEVELOPED BY BIRLA ESTATES PVT LTD. (LICENSE NO. 72 OF 2025 DATED 21.05.2025)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO:
DATED :

JD(T)
MEMBER
BPAC

PA

ATP

DINESH KUMAR PAHUJA

S.T.P.(HO)
Member Secretary
BPAC.

S.T.P.(B)
Member
BPAC.

CTP(HO)
Chairman
BPAC.

DTP(HO)

ATP(HO)

JD(T)