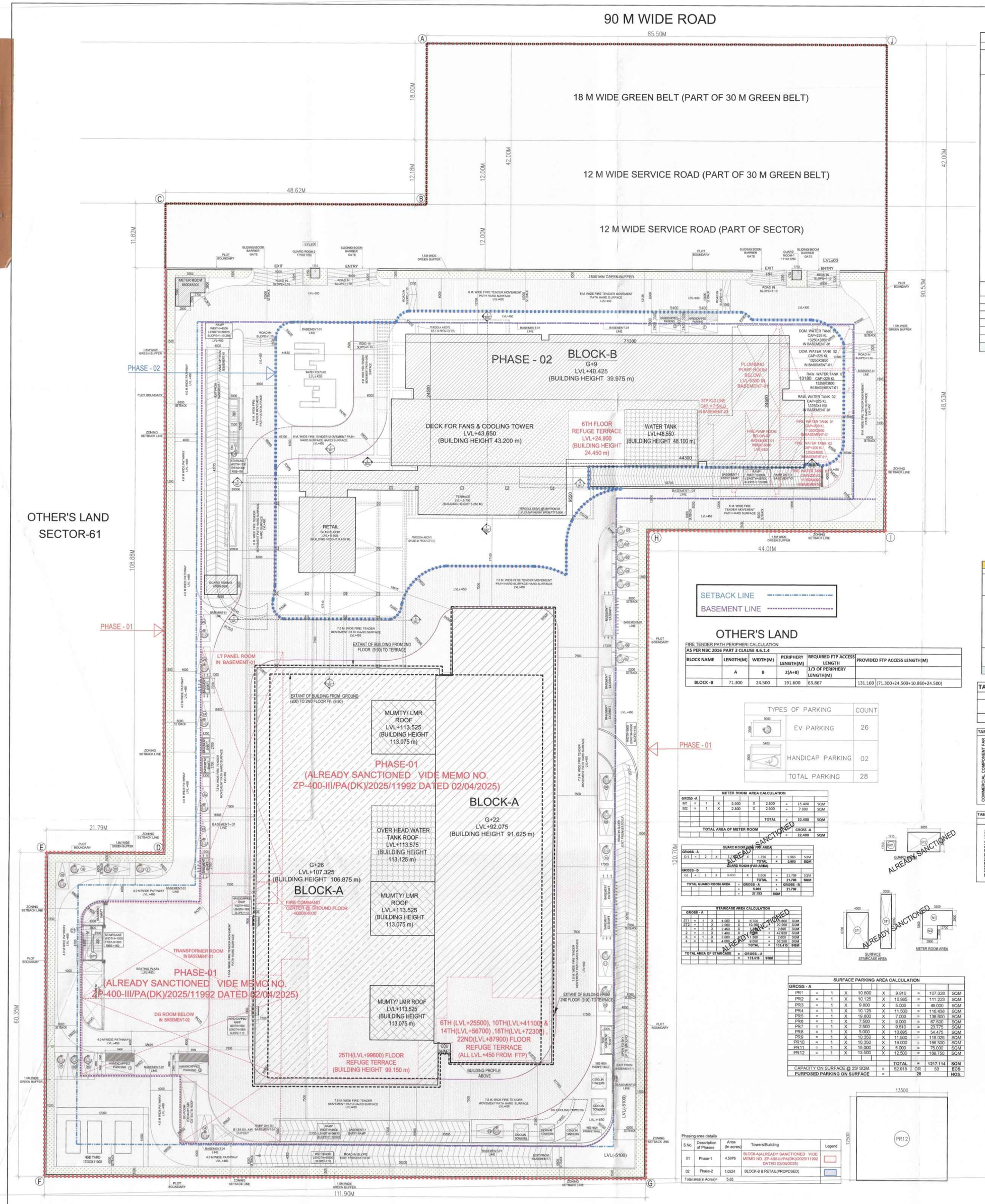


NOTE :- FIRE TENDER PATH (MOTORABLE)
HARD LANDSCAPE OF 45 TONNES CARRYING CAPACITY.

**TABLE-5 AREA STATEMENT PHASE-01 (ALREADY SANCTIONED VIDE MEMO NO. ZP-400-III/PA(DK)/2025/11992 DATED 02/04/2025)**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF BLOCK | NON FAR AREA/ FLOOR | NON FAR OF ALL FLOORS (337) | TOTAL NON FAR OF BLOCK | BUILT-UP AREA/ FLOOR | BUILT-UP AREA OF ALL FLOORS(333) | TOTAL BUILT-UP AREA | TOTAL GROUND COVERAGE OF TOWER | TOTAL NO. OF FLOORS |
| BLOCK – A | GROUND FLOOR | 1 | 3654.167 | 3654.167 | 97944.585 | 847.841 | 847.841 | 3612.537 | 4502.008 | 4502.008 | 101557.123 | 4502.008 | G+26 |
| | 1st FLOOR | 1 | 2517.614 | 2517.614 | | 86.725 | 86.725 | | 2604.339 | 2604.339 | | | |
| | 2nd FLOOR | 1 | 3731.575 | 3731.575 | | 86.565 | 86.565 | | 3818.140 | 3818.140 | | | |
| | 3rd,4th & 5th & 7th TO 9th FLOOR | 6 | 3999.914 | 23939.484 | | 86.565 | 519.390 | | 4076.479 | 24456.874 | | | |
| | 6th FLOOR | 1 | 3721.247 | 3721.247 | | 86.565 | 86.565 | | 3807.812 | 3807.812 | | | |
| | 10th FLOOR | 1 | 3664.112 | 3664.112 | | 86.445 | 86.445 | | 3750.557 | 3750.557 | | | |
| | 11th TO 13th FLOOR | 3 | 4046.096 | 12144.294 | | 86.445 | 259.335 | | 4134.543 | 12403.629 | | | |
| | 14TH FLOOR | 1 | 3780.557 | 3780.557 | | 86.325 | 86.325 | | 3866.882 | 3866.882 | | | |
| | 15th & 17th FLOOR | 2 | 4051.318 | 8102.636 | | 86.325 | 172.650 | | 4137.643 | 8275.286 | | | |
| | 18th FLOOR | 1 | 4051.318 | 4051.318 | | 86.085 | 86.085 | | 4137.403 | 4137.403 | | | |
| | 18th FLOOR | 1 | 3784.684 | 3784.684 | | 86.085 | 86.085 | | 3870.769 | 3870.769 | | | |
| | 19th FLOOR | 1 | 3998.215 | 3998.215 | | 86.085 | 86.085 | | 4084.300 | 4084.300 | | | |
| | 20th FLOOR | 1 | 4105.398 | 4105.398 | | 86.085 | 86.085 | | 4191.483 | 4191.483 | | | |
| | 21st FLOOR | 1 | 4009.983 | 4009.983 | | 143.957 | 143.957 | | 4153.940 | 4153.940 | | | |
| | 22nd FLOOR | 1 | 3791.158 | 3791.158 | | 144.001 | 144.001 | | 3935.159 | 3935.159 | | | |
| | 23rd, 24th FLOOR | 2 | 2276.096 | 4552.192 | | 111.911 | 223.823 | | 2388.007 | 4776.015 | | | |
| | 25th FLOOR | 1 | 2119.135 | 2119.135 | | 111.911 | 111.911 | | 2231.047 | 2231.047 | | | |
| | 26th FLOOR | 1 | 2276.816 | 2276.816 | | 111.911 | 111.911 | | 2388.727 | 2388.727 | | | |
| | MACHINE ROOM & MUMTY AREA | - | - | - | - | 300.753 | 300.753 | | 300.753 | 300.753 | | | |
| FAR AREA UNDER BASEMENT - 01 | BASEMENT - 01 | 1 | 75.336 | 75.336 | 75.336 | | | | - | - | - | - | - |
| SURFACE STAIRCASE | - | - | - | - | - | | | 131.415 | - | - | 131.415 | 131.415 | - |
| GUARD ROOM | - | - | 21.798 | 21.798 | 21.798 | | | | - | - | 27.783 | 27.783 | - |
| METER ROOM | - | - | - | - | - | | | 22.400 | - | - | 22.400 | 22.400 | - |
| BASEMENT - 01 | - | - | - | - | - | | | 13125.993 | - | - | 13125.993 | - | - |
| BASEMENT - 02 | - | - | - | - | - | | | 13807.041 | - | - | 13807.041 | - | - |
| BASEMENT – 03 | - | - | - | - | - | | | 13548.253 | - | - | 13548.253 | - | - |
| TOTAL | - | - | - | - | 98841.719 | | | 42247.639 | - | - | 140220.008 | 4683.606 | - |

**TABLE NO. - 01A(PROPOSED PHASE-02)**

| RETAIL/F&B/COMMERCIAL (CARPET AREA) | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | CARPET AREA / FLOOR | CAR PET AREA OF ALL FLOORS | TOTAL CARPET AREA OF TOWER |
| BLOCK - B | GROUND FLOOR | 1 | 787.175 | 787.175 | 787.175 |
| RETAIL | GROUND FLOOR | 1 | 787.175 | 787.175 | 787.175 |
| | GROUND FLOOR | 1 | 443.369 | 443.369 | 443.369 |
| | 1st FLOOR(Part) | 1 | 467.275 | 467.275 | 467.275 |
| TOTAL | - | - | | | 2484.994 |
| IT OFFICE (CARPET AREA) | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 |
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | CARPET AREA / FLOOR | CAR PET AREA OF ALL FLOORS | TOTAL CARPET AREA OF TOWER |
| BLOCK - B | 1st FLOOR(Part) | 1 | 340.137 | 340.137 | 11330.041 |
| | 2nd TO 5th & 7th TO 8th FLOOR | 7 | 1387.354 | 9711.478 | |
| | 6th FLOOR | 1 | 1278.426 | 1278.426 | |
| TOTAL | - | - | | | 11330.041 |

**TABLE-5A AREA STATEMENT- PROPOSED PHASE-02**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF BLOCK | NON FAR AREA/ FLOOR | NON FAR OF ALL FLOORS (337) | TOTAL NON FAR OF BLOCK | BUILT-UP AREA/ FLOOR | BUILT-UP AREA OF ALL FLOORS(333) | TOTAL BUILT-UP AREA | TOTAL GROUND COVERAGE OF TOWER | TOTAL NO. OF FLOORS |
| BLOCK – B | GROUND FLOOR | 1 | 1392.855 | 1392.855 | 15583.389 | 922.260 | 922.260 | 1690.865 | 2315.115 | 2315.115 | 17274.274 | 2315.115 | G+9 |
| | 1st FLOOR | 1 | 1062.715 | 1062.715 | | 65.352 | 65.352 | | 1128.067 | 1128.067 | | | |
| | TYPICAL(2nd TO 5th & 7th TO 9TH)FLOOR | 7 | 1654.760 | 11583.320 | | 65.352 | 457.464 | | 1720.112 | 12040.784 | | | |
| | 6th REFUGE FLOOR FLOOR | 1 | 1544.499 | 1544.499 | | 175.599 | 175.599 | | 1720.098 | 1720.098 | | | |
| | MACHINE ROOM & MUMTY AREA | - | - | - | | 70.210 | 70.210 | | 70.210 | 70.210 | | | |
| RETAIL | GROUND FLOOR | 1 | 498.044 | 498.044 | 564.694 | 0.000 | 0.000 | 19.944 | 498.044 | 498.044 | 584.638 | | G+1 |
| | 1st FLOOR | 1 | 86.650 | 86.650 | | 19.944 | 19.944 | | 86.594 | 86.594 | | | |
| TOTAL | - | - | - | - | 16148.083 | | 1710.829 | - | - | - | 17858.912 | 2315.115 | |

**TABLE NO- 02A(PROPOSED PHASE-02)**

| REFUGE AREA DETAIL | | | |
|---|---|---|---|
| TYPES | FLOORS | REQUIRED AREA | PROPOSED AREA |
| BLOCK- B | 6TH FLOOR | 103.917 | 104.404 |

**TABLE NO.- 03A(PROPOSED PHASE-02)**

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF TOWER |
| COMMERCIAL COMPONENT FAR | BLOCK – B | GROUND FLOOR(Part) | 1 | 1198.210 | 1198.210 | 1908.280 |
| | | 1ST FLOOR(Part) | 1 | 710.070 | 710.070 | |
| | RETAIL | GROUND FLOOR | 1 | 498.044 | 498.044 | 564.694 |
| | | 1st FLOOR | 1 | 86.650 | 86.650 | |
| | TOTAL | - | - | - | - | 2472.954 |

**TABLE NO.- 04A(PROPOSED PHASE-02)**

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF TOWER |
| IT COMPONENT FAR AREA | GROUND FLOOR (Part) | 1 | 194.645 | 194.645 | 13675.129 |
| | 1st FLOOR (Part) | 1 | 302.466 | 302.466 | |
| | BLOCK-B | 2nd TO 5th & 7th TO 9th FLOOR | 7 | 1954.750 | 11043.320 |
| | 6th FLOOR | 1 | 1544.499 | 1544.499 | |
| TOTAL | - | - | - | - | 13675.129 |

**TABLE NO. - 01(ALREADY SANCTIONED PHASE-01 VIDE MEMO NO. ZP-400-III/PA(DK)/2025/11992 DATED 02/04/2025)**

| RETAIL/F&B/ COMMERCIAL (CARPET AREA) | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | CARPET AREA / FLOOR | CAR PET AREA OF ALL FLOORS | TOTAL CARPET AREA OF TOWER |
| BLOCK- A | GROUND FLOOR | 1 | 1304.082 | 1304.082 | 10748.94 |
| | GROUND FLOOR | 1 | 507.574 | 507.574 | |
| | 1st FLOOR | 1 | 1895.741 | 1895.741 | |
| | 2nd FLOOR | 1 | 3003.119 | 3003.119 | |
| | 3rd FLOOR | 1 | 3280.186 | 3280.186 | |
| | 4TH FLOOR(Part) | 1 | 738.199 | 738.199 | |
| TOTAL | - | | - | | 10748.940 |
| IT OFFICE (CARPET AREA) | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 |
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | CARPET AREA / FLOOR | CAR PET AREA OF ALL FLOORS | TOTAL CARPET AREA OF TOWER |
| BLOCK- A | 4th FLOOR(Part) | 1 | 2622.826 | 2622.826 | 63209.344 |
| | 5TH & 7TH FLOOR | 2 | 3261.334 | 6522.668 | |
| | 6TH FLOOR | 1 | 2984.239 | 2984.239 | |
| | 8TH & 9TH FLOOR | 2 | 3261.329 | 6522.658 | |
| | 10TH FLOOR | 1 | 3014.987 | 3014.987 | |
| | 11TH TO 13TH FLOOR | 1 | 3280.351 | 3280.351 | |
| | 14TH FLOOR | 1 | 3136.898 | 3136.898 | |
| | 15TH FLOOR | 1 | 3409.354 | 3409.354 | |
| | 16TH FLOOR | 1 | 3417.957 | 3417.957 | |
| | 17TH FLOOR | 1 | 3402.450 | 3402.450 | |
| | 18TH FLOOR | 1 | 3146.952 | 3146.952 | |
| | 19TH FLOOR | 1 | 3416.608 | 3416.608 | |
| | 20TH FLOOR | 1 | 3527.030 | 3527.030 | |
| | 21ST FLOOR | 1 | 3634.750 | 3634.750 | |
| | 22ND FLOOR | 1 | 3427.056 | 3427.056 | |
| | 23RD & 24TH FLOOR | 2 | 2005.690 | 4011.38 | |
| | 25TH FLOOR | 1 | 1819.451 | 1819.451 | |
| | 26TH FLOOR | 1 | 2001.730 | 2001.730 | |
| TOTAL | - | - | - | | 63209.344 |

**TABLE NO- 01 (ALREADY SANCTIONED VIDE MEMO NO. ZP-400-III/PA(DK)/2025/11992 DATED 02/04/2025)**

| REFUGE AREA DETAIL | | | |
|---|---|---|---|
| TYPES | FLOORS | REQUIRED AREA | PROPOSED AREA |
| BLOCK- A | 6TH FLOOR | 254.912 | 254.936 |
| | 14TH FLOOR | 254.439 | 254.736 |
| | 18TH FLOOR | 254.871 | 254.871 |
| | 22ND FLOOR | 253.118 | 253.118 |
| | 26TH FLOOR | 253.370 | 254.414 |

**TABLE NO- 03 (ALREADY SANCTIONED VIDE MEMO NO. ZP-400-III/PA(DK)/ /2025/11992 DATED 02/04/2025)**

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF TOWER |
| COMMERCIAL COMPONENT FAR AREA | BLOCK – A | GROUND FLOOR | 1 | 2892.92 | 2892.92 | 18984.979 |
| | | 1st FLOOR | 1 | 2517.614 | 2517.614 | |
| | | 2nd FLOOR | 1 | 3729.575 | 3729.575 | |
| | | 3rd,4th & 5th FLOOR | 3 | 3998.914 | 11996.742 | |
| | | 6th FLOOR | 1 | 3721.247 | 3721.247 | |
| | | 7th FLOOR | 1 | 3664.112 | 3664.112 | |
| | | 8th TO 10th FLOOR | 3 | 4046.096 | 12138.288 | |
| | | 11TH FLOOR | 1 | 3780.557 | 3780.557 | |
| | | 12th & 13th FLOOR | 2 | 4051.318 | 8102.636 | |
| | | 14TH FLOOR | 1 | 3784.684 | 3784.684 | |
| | | 15th FLOOR | 1 | 3998.215 | 3998.215 | |
| | | 16th FLOOR | 1 | 4105.398 | 4105.398 | |
| | | 17th FLOOR | 1 | 4009.983 | 4009.983 | |
| | | 18th FLOOR | 1 | 3791.158 | 3791.158 | |
| | | 19th FLOOR | 1 | 2276.096 | 2276.096 | |
| | | 20th FLOOR | 1 | 2119.135 | 2119.135 | |
| | | 21ST FLOOR | 1 | 2276.816 | 2276.816 | |
| | | 22ND FLOOR | 1 | 2276.816 | 2276.816 | |
| | | 23RD & 24TH FLOOR | 2 | 2276.816 | 4553.632 | |
| | | 25TH FLOOR | 1 | 2119.135 | 2119.135 | |
| | | 26TH FLOOR | 1 | 2276.816 | 2276.816 | |
| | | MACHINE ROOM & MUMTY AREA | - | - | - | |
| | GUARD ROOM | GUARD ROOM | 1 | 21.798 | 21.798 | 21.798 |
| | METER ROOM | METER ROOM | 1 | 22.400 | 22.400 | 22.400 |
| | BASEMENT – 01 | BASEMENT-01 | 1 | 75.336 | 75.336 | 75.336 |
| | | | | | | 20084.513 |

**TABLE NO. - 02(ALREADY SANCTIONED PHASE-01)**

| REFUGE AREA DETAIL | | | |
|---|---|---|---|
| TYPES | FLOORS | REQUIRED AREA | PROPOSED AREA |
| BLOCK- B | 6TH FLOOR | 103.917 | 104.404 |

**TABLE NO.- 03A(ALREADY SANCTIONED PHASE-01)**

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF TOWER |
| COMMERCIAL COMPONENT FAR AREA | BLOCK – B | GROUND FLOOR(Part) | 1 | 1198.210 | 1198.210 | 1908.280 |
| | | 1ST FLOOR(Part) | 1 | 710.070 | 710.070 | |
| | RETAIL | GROUND FLOOR | 1 | 498.044 | 498.044 | 564.694 |
| | | 1st FLOOR | 1 | 86.650 | 86.650 | |
| | TOTAL | - | - | - | - | 2472.954 |

**TABLE NO.- 04A(ALREADY SANCTIONED PHASE-01)**

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| TYPES | FLOORS | NO. OF TYPICAL FLOORS | FAR AREA/ FLOOR | FAR OF ALL FLOORS (334) | TOTAL FAR OF TOWER |
| IT COMPONENT FAR AREA | GROUND FLOOR (Part) | 1 | 194.645 | 194.645 | 13675.129 |
| | 1st FLOOR (Part) | 1 | 302.466 | 302.466 | |
| | BLOCK-B | 2nd TO 5th & 7th TO 9th FLOOR | 7 | 1954.750 | 11043.320 |
| | 6th FLOOR | 1 | 1544.499 | 1544.499 | |
| TOTAL | - | - | - | - | 13675.129 |

**AREA STATEMENT**

1. SITE AREA AS PER ZONING = 5.65 ACRES OR 22864.7025 Sqm
2. MAXIMUM PERMISSIBLE F.A.R. UNDER TOD @3.50 (A) = B0026.459 Sqm.
3. MAXIMUM PERMISSIBLE F.A.R. UNDER TDR @1.50 (B) = 34297.054 Sqm.
4. MAXIMUM PERMISSIBLE @5.00 F.A.R. UNDER TOD & TDR (A+B) = 114323.513 Sqm.
5. MAXIMUM PERMISSIBLE FAR IGBC GOLD RATING @0.12 OF 22864.7025 (C) = 2743.764 Sqm.
   (IGBC REGISTRATION NO. NBT21 D194)
   (22 AUGUST 2022)
6. MAXIMUM PERMISSIBLE @ 5.12 F.A.R. ( D= A+B+C) = 117067.277 Sqm.(80026.459+34297.054+ 2743.764)

F.A.R. PURCHASED UNDER TDR (CERTIFICATE NO.-422-485 of 6/2022, 571-631 of 28/2023, 1-610 of 27/2024, 364-470 of 61/2023,1-375 OF 57/2024, (E) @ 106.187% = 24279.444 Sqm

F.A.R. PURCHASED UNDER TDR(TDR IN- PRINCIPAL UTILIZATION CERTIFICATE (NO.1-387 of 81/2024 PART OF CERTIFICATE NO. 1-548 OF 81/2024 DATED 30.12.2024 VIDE MEMO NO. = 7713.7732 SQM
TDR - U138A1/CTP/18044/2025 DATED 14.05.2025)(F) @ 33.737%

TOTAL PERMISSIBLE FAR WITH TOD, IGBC & TDR (PURCHASED) (A+C+E+F) = 80026.459+2743.764+24279.444+7713.7732 =114763.4402 Sqm.

PERMISSIBLE COMMERCIAL COMPONENT @15% OF 114763.4402 = 17214.516 SQM

ALREADY SANCTIONED PHASE-1 COMMERCIAL COMPONENT = 14699.976 SQM OR 12.808%
PROPSED COMMERCIAL COMPONENT PHASE-02 = 2472.954 SQM OR 2.154 %
TOTAL(ALREADY SANCTIONED (PHASE-1)+PROPOSED(PHASE-02) = 17172.930 SQM OR 14.962%

PERMISSIBLE IT COMPONENT @85% OF 114763.4402 = 97548.9242 SQM

ALREADY SANCTIONED PHASE-1 IT COMPONENT PHASE-01 = 83341.743 SQM OR 72.620%
PROPSED IT COMPONENT PHASE-02 = 13675.129 SQM OR 11.915%
TOTAL(ALREADY SANCTIONED PHASE-01+PROPOSED PHASE-02 ) = 97016.872 SQM OR 84.535%

FAR ACHIEVED (COMMERCIAL COMPONENT + IT COMPONENT) = (17172.93 + 97016.872) = **114189.802 Sqm** OR 499.415%

ACHIEVED FAR
FAR UNDER TOD @ 3501%(A) = 80026.459 Sqm
FAR UNDER TDR @ 137.389% (B) = 31419.579 Sqm
FAR UNDER IGBC GOLD RATING @12 = 2743.764 Sqm
TOTAL ACHIEVED FAR WITH TOD,TDR & IGBC GOLD RATING = 114189.802 Sqm OR 499.415%
TOTAL BALANCE FAR = 573.635 Sqm

PERMISSIBLE GROUND COVERAGE @60% OF 22864.7025 = 13718.8215 Sqm.
ALREADY SANCTIONED GROUND COVERAGE PHASE-01 = 4683.606 Sqm
PROPOSED GROUND COVERAGE PHASE-02 = 2315.115 Sqm
TOTAL GROUND COVERAGE(ALREADY SANCTIONED PHASE-01 +PROPOSED PHASE-02) = 6998.721 Sqm
= 6998.721 X 100 = 30.609%
22864.7025
TOTAL BALANCE GROUND COVERAGE = 6720.1005 Sqm

PARKING CALCULATION :

REQUIRED PARKING FOR COMMERCIAL RETAIL/F&B/ COMMERCIAL @ 1 ECS/50 SQM. ON CARPET AREA = 10748.940/50( ALREADY SANCTIONED PHASE-01)
= 214.978 ECS SAY 215 ECS.(ALREADY SANCTIONED PHASE-01)

REQUIRED PARKING FOR COMMERCIAL RETAIL/F&B/COMMERCIAL @ 1 ECS/50 SQM. ON CARPET AREA = 2484.994/50(PROPOSED PHASE-02)
= 49.698 ECS SAY 50 ECS .(PROPOSED PHASE-02)

TOTAL REQUIRED PARKING FOR COMMERCIAL (PROPOSED PHASE-02+ ALREADY SANCTIONED PHASE-01) = 215+50 =265

REQUIRED PARKING FOR IT OFFICE @ 1 ECS/75 SQM. = 63209.344/75(ALREADY SANCTIONED PHASE-01)
= 842.791 ECS SAY 843 ECS .(ALREADY SANCTIONED PHASE-01)

REQUIRED PARKING FOR IT OFFICE @ 1 ECS/75 SQM. = 11330.041/75(PROPOSED PHASE-02)
= 151.087 ECS SAY 151 ECS(PROPOSED PHASE-02)

TOTAL REQUIRED PARKING FOR IT OFFICE (PROPOSED PHASE-02+ ALREADY SANCTIONED PHASE-01) = 151+843 = 994 ECS

TOTAL REQUIRED PARKING (COMMERCIAL / F&B /RETAIL + IT OFFICE) = 265 + 994 = 1259 ECS.

TOTAL REQUIRED EV PARKING @ 2 /100 ECS ON 1259 ECS (REQUIRED PARKING ) = 26 ECS
TOTAL PROPOSED EV PARKING = 26 ECS

TOTAL PROPOSED PARKING = **1440 ECS.**

| TABLE-6 PARKING(ALREADY SANCTIONED VIDE MEMO NO. ZP-400-III/PA(DK)/2025/11992 DATED 02/04/2025) ) | | |
|---|---|---|
| SURFACE HANDICAPPED | 2 | ECS |
| BASEMENT-01 | 379 | ECS |
| BASEMENT-02 | 494 | ECS |
| BASEMENT-03 | 537 | ECS |
| TOTAL(A) | 1412 | ECS |
| PROPOSED PARKING(PHASE-02) | | |
| SURFACE HANDICAPPED | 2 | ECS |
| SURFACE EV PARKING | 26 | ECS |
| TOTAL(B) | 28 | ECS |
| GRAND TOTAL(A+B) | 1440 | ECS |

**METER ROOM AREA CALCULATION**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GROSS - A | | | | | | | | |
| MT | = | 1 | X | 5.500 | X | 2.600 | = | 15.400 SQM |
| MD | = | 1 | X | 2.900 | X | 2.500 | = | 7.250 SQM |
| | | | | | | TOTAL | = | 22.400 SQM |
| TOTAL AREA OF METER ROOM | | | | | | | = | 22.400 SQM |

**GUARD ROOM FAR AREA**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GROSS - A | | | | | | | | |
| GR | = | 1 | X | 1.200 | X | 1.200 | = | 1.393 SQM |
| | | | | | | TOTAL | = | 1.393 SQM |
| GUARD ROOM FAR AREA | | | | | | | | |
| GROSS - B | | | | | | | | |
| GR | = | 1 | X | 5.500 | X | 3.930 | = | 21.798 SQM |
| | | | | | | TOTAL | = | 21.798 SQM |
| TOTAL GUARD ROOM AREA | | | | | | GROSS - A | = | 1.393 |
| | | | | | | GROSS - B | = | 21.798 |
| | | | | | | | = | 37.793 SQM |

**STAIRCASE AREA CALCULATION**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GROSS - A | | | | | | | | |
| ST | = | 1 | X | 4.100 | X | 6.100 | = | 25.010 SQM |
| ST | = | 1 | X | 2.080 | X | 15.200 | = | 31.616 SQM |
| ST | = | 1 | X | 1.400 | X | 2.100 | = | 2.940 SQM |
| ST | = | 1 | X | 2.080 | X | 15.200 | = | 31.616 SQM |
| ST | = | 1 | X | 4.100 | X | 6.100 | = | 25.010 SQM |
| ST | = | 1 | X | 2.080 | X | 15.200 | = | 31.616 SQM |
| | | | | | | TOTAL | = | 151.410 SQM |
| TOTAL AREA OF STAIRCASE | | | | | | GROSS - A | = | 151.410 |
| | | | | | | | = | 151.410 SQM |

**SURFACE PARKING AREA CALCULATION**

| GROSS - A | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| PR1 | = | 1 | X | 10.800 | X | 9.910 | = | 107.028 SQM |
| PR2 | = | 1 | X | 10.125 | X | 10.985 | = | 111.223 SQM |
| PR3 | = | 1 | X | 9.600 | X | 5.000 | = | 48.000 SQM |
| PR4 | = | 1 | X | 10.125 | X | 11.500 | = | 116.438 SQM |
| PR5 | = | 1 | X | 19.800 | X | 7.000 | = | 138.600 SQM |
| PR6 | = | 1 | X | 7.500 | X | 9.000 | = | 67.500 SQM |
| PR7 | = | 1 | X | 2.500 | X | 9.910 | = | 24.775 SQM |
| PR8 | = | 1 | X | 5.000 | X | 10.895 | = | 54.475 SQM |
| PR9 | = | 1 | X | 10.350 | X | 11.500 | = | 119.025 SQM |
| PR10 | = | 1 | X | 10.350 | X | 18.000 | = | 186.300 SQM |
| PR11 | = | 1 | X | 15.000 | X | 5.000 | = | 75.000 SQM |
| PR12 | = | 1 | X | 13.500 | X | 12.500 | = | 168.750 SQM |
| | | | | | | TOTAL | = | 1217.114 SQM |
| CAPACITY ON SURFACE @ 25/ SQM. | | | | | | 52.915 | OR | 53 ECS |
| PURPOSED PARKING ON SURFACE | | | | | | | = | 20 NOS. |

| TYPES OF PARKING | COUNT |
|---|---|
| EV PARKING | 26 |
| HANDICAP PARKING | 02 |
| TOTAL PARKING | 28 |

**FIRE TENDER PATH PERIPHERI CALCULATION**

AS PER NBC 2016 PART 3 CLAUSE 4.6.1.4

| BLOCK NAME | LENGTH(M) | WIDTH(M) | PERIPHERY LENGTH(M) | REQUIRED FTP ACCESS LENGTH 1/3 OF PERIPHERY LENGTH(M) | PROVIDED FTP ACCESS LENGTH(M) |
|---|---|---|---|---|---|
| | A | B | 2(A+B) | | |
| BLOCK -B | 71.300 | 24.500 | 191.600 | 63.867 | 131.160 [71.300+24.500=10.860+24.500) |

| S.No. | Description of Phases | Area (in acres) | Towers/Building | Legend |
|---|---|---|---|---|
| 01 | Phase-1 | 4.5076 | BLOCK-A(ALREADY SANCTIONED VIDE MEMO NO. ZP-400-III/PA(DK)/2025/11992 DATED 02/04/2025) | |
| 02 | Phase-2 | 1.0524 | BLOCK-B & RETAIL(PROPOSED) | |
| Total area(in Acres)= | | 5.65 | | |

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. BUILDING IS ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & AIRCONDITIONED WITH 100% POWER BACKUP

LEGEND:-

PROJECT:

Proposed / Revised Building Plans for BLOCK – B (PHASE-2) submitted herewith on Site for IT Park Colony Under TOD Policy (Mix Land Use 85% IT/Cyber Park+15% Commercial) an Area measuring 5.65 Acres ( Licence No. 34 of 2008 dated 23.02.2008) in Sector-61, Gurugram Manesar Urban Complex being Developed By Active Promoters Pvt. Ltd. in Collaboration with Emaar India Ltd.(formerly Known as Emaar MGF Land Limited.)

DESIGN CONSULTANTS: RSP


RSP Design Consultants (i) Pvt. Ltd
RSP UNIT 103 FIRST FLOOR BESTECH BUSINESS TOWER, SOHNA ROAD, SECTOR 48, GURUGRAM, HARYANA 122004

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:-011-26898616,26898617
www.rsms-arch.com


This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of filing objections if any against public

B.T.P.(HQ) Member Secretary BPAC
B.T.P. (G) Member BPAC
C.T.P. (HQ) Chairman BPAC
DTP(HQ)
ATP(HQ)
JD.
PA.
P.P.

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 30334
DATED: 8-9-2025

JDA (T) MEMBER BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.HS 5371 Dt.04/05/2025

DINESH KUMAR PA(HQ)

Chief Engineer (HQ)
Chief Engineer-I
GVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

JANUARY- 2025 | Scale : 1:250

Drawing Title:- SITE PLAN

Drawing No:- ST-01

3-28072025