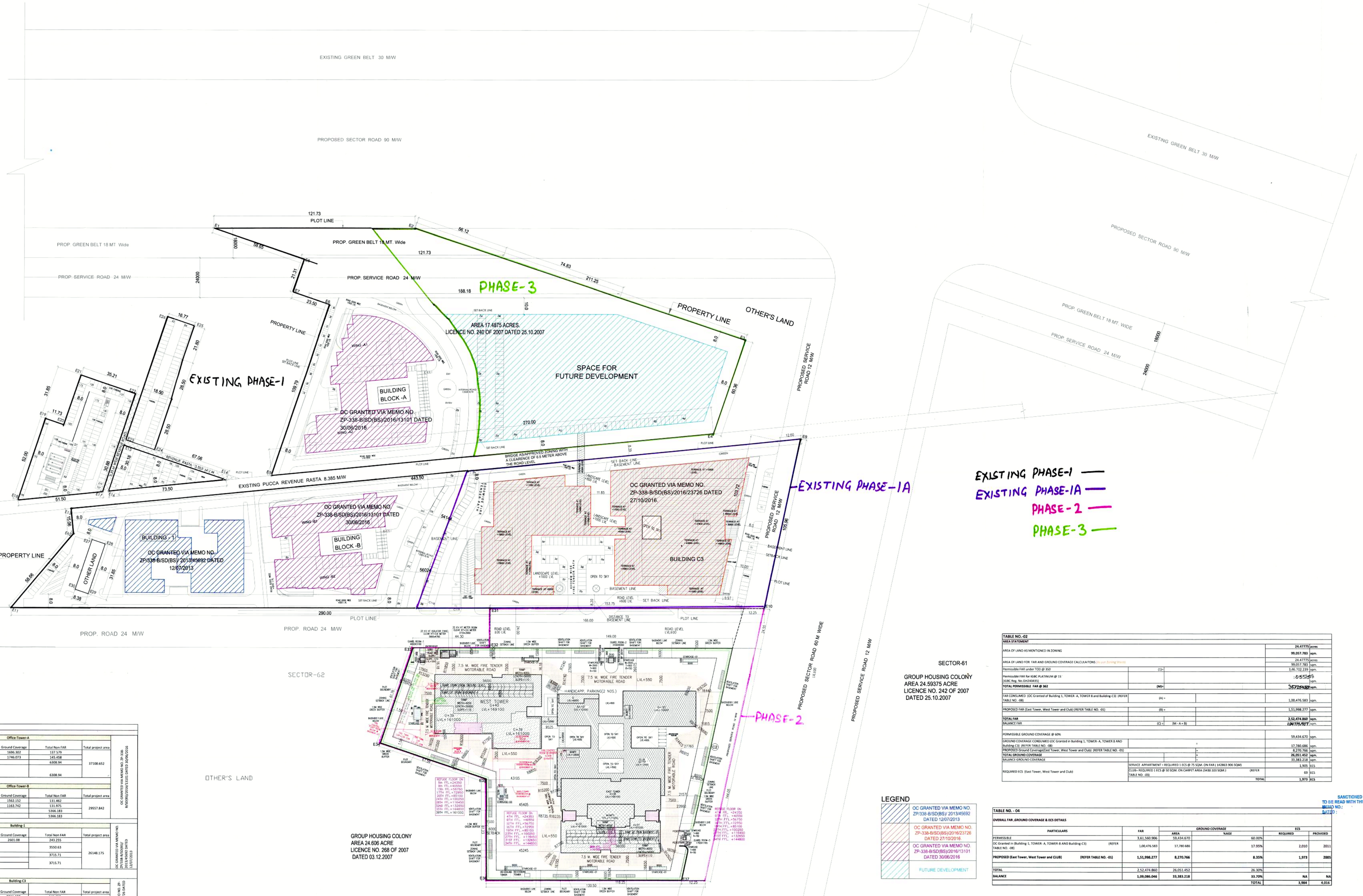

TABLE NO.-08
OC GRANTED BUILDINGS AREA DETAILS

		FAR	Ground Coverage	Total Non FAR	Total project area	
	Office-Tower-A					
A	Wing A1	13850.754	1696.302	137.579	37100.652	OC GRANTED VIA MEMO NO. ZP-338-B/SD/BS/2016/13101 DATED 30/08/2016
	Wing A2	10348.981	1746.073	145.458		
	Basement-1			6308.94		
	Basement-2			6308.94		
	Office-Tower-B					
B	Wing B1	9366.201	1562.152	131.482	29557.842	
	Wing B2	9195.838	1163.742	131.875		
	Basement-1			5366.183		
	Basement-2			5366.183		
	Building-1					
C	Basement-1	14922.87	2601.08	243.255	26148.175	OC GRANTED VIA MEMO NO. ZP-338-B/SD(BS)/2013/5692 DATED 12/07/2013
	Basement-1			3550.63		
	Basement-2			3715.71		
	Basement-3			3715.71		
	Building-C3					
D		FAR	Ground Coverage	Total Non FAR	Total project area	
	Block-C3	42791.939	9011.337	546.259	89390.221	OC GRANTED VIA MEMO NO. ZP-338-B/SD/BS/2016/23726 DATED 27/10/2016
	1st Basement			12345.043		
	2nd Basement			12207.5		
	3rd Basement			10749.74		
	4th Basement			10749.74		
	Grand Total (A+B+C+D)	**100476.583**	**17780.686**	**46598.282**	**182196.89**	

TABLE NO.-09

GROUND COVERAGE STATEMENT			PERCENTAGE
PERMISSIBLE GROUND COVERAGE AS PER ZONING @ 40%	=	39,623.113 sqm.	40%
OC Granted in: Building 1, TOWER- A, TOWER-B AND Building-C3 GROUND COVERAGE	=	17,780.686 sqm.	17.950%
PERMISSIBLE GROUND COVERAGE AS PER HBC @ 40%	=	59,434.670 sqm.	60%
PROPOSED GROUND COVERAGE (East Tower, West Tower and Club)	=	8,270.766 sqm.	8.350%
TOTAL (OC GRANTED + PROPOSED) GROUND COVERAGE (17780.686+8270.766)	=	26,051.452 sqm.	26.302%
BALANCE GROUND COVERAGE (59434.670-26051.374)	=	33,383.218 sqm.	33.698%

TABLE NO.-02
AREA STATEMENT

AREA OF LAND AS MENTIONED IN ZONING			24.47775 acres / 99,057.783 sqm.
AREA OF LAND FOR FAR AND GROUND COVERAGE CALCULATIONS (As per Zoning Plan)			24.47775 acres / 99,057.783 sqm.
Permissible FAR under TOD @ 350	(1)=		3,46,702.239 sqm.
Permissible FAR for IGBC PLATINUM @ 15 (IGBC Reg. No.GHO8X4XS)			0.5 [illegible] sqm.
TOTAL PERMISSIBLE FAR @ 363	**(M)=**		**3,72,[illegible] sqm.**
FAR CONSUMED: (OC Granted of Building 1, TOWER- A, TOWER B and Building-C3) (REFER TABLE NO. -08)	(A) =		1,00,476.583 sqm.
PROPOSED FAR (East Tower, West Tower and Club) (REFER TABLE NO. -01)	(B) =		1,51,998.277 sqm.
TOTAL FAR			**2,52,474.860 sqm.**
BALANCE FAR	(C) =(M - A + B)		**1,20,775.707** sqm.
PERMISSIBLE GROUND COVERAGE @ 60%			59,434.670 sqm.
GROUND COVERAGE CONSUMED (OC Granted in Building 1, TOWER- A, TOWER B AND Building-C3) (REFER TABLE NO. -08)		=	17,780.686 sqm.
PROPOSED Ground Coverage(East Tower, West Tower and Club) (REFER TABLE NO. -01)		=	8,270.766 sqm.
TOTAL GROUND COVERAGE		=	**26,051.452 sqm.**
BALANCE GROUND COVERAGE		=	33,383.218 sqm.
REQUIRED ECS (East Tower, West Tower and Club)	SERVICE APPARTMENT = REQUIRED 1 ECS @ 75 SQM. ON FAR (142863.906 SQM)		1,905 ECS
	CLUB= REQUIRED 1 ECS @ 50 SQM. ON CARPET AREA (3430.103 SQM.) (REFER TABLE NO. -03)		69 ECS
	TOTAL		**1,973 ECS**

TABLE NO. - 04
OVERALL FAR ,GROUND COVERAGE & ECS DETAILS

PARTICULARS	FAR	GROUND COVERAGE AREA	GROUND COVERAGE %AGE	ECS REQUIRED	ECS PROVIDED
PERMISSIBLE	3,61,560.906	59,434.670	60.00%		
OC Granted in (Building-1, TOWER- A, TOWER-B AND Building-C3) (REFER TABLE NO. -08)	1,00,476.583	17,780.686	17.95%	2,010	2011
PROPOSED (East Tower, West Tower and CLUB) (REFER TABLE NO. -01)	**1,51,998.277**	**8,270.766**	**8.35%**	**1,973**	**2005**
TOTAL	2,52,474.860	26,051.452	26.30%	3,983	4,016
BALANCE	**1,09,086.046**	**33,383.218**	**33.70%**	**NA**	**NA**
			TOTAL	**3,984**	**4,016**

TABLE NO.-03

CLUB CARPET AREA	
Ground Floor	1667.59SQM.
1st Floor	1762.50SQM.
TOTAL	3430.103SQM.

TABLE NO. -06
ECS CALCULATION OF EAST TOWER, WEST TOWER & CLUB

BLOCK	FLOOR PLAN	BASE UP AREA(A)	SERVICE AREA (B-A-C)	PARKING (AREA)	PARKING (Nos)	PROPOSED ECS SINGLE	PROPOSED ECS DOUBLE STACK		ACTUAL PROPOSED PROVIDED
PROPOSED AREA (East Tower, West Tower and CLUB)	BASEMENT 1	17796.728	4494.992	12301.736	394	0	197 STACK	=	176
	BASEMENT 2	17823.442	4508.442	12314.781	408	0	202 STACK	=	206
	BASEMENT 3	17897.892	3994.642	14903.150	400	0	200 STACK	=	184
	BASEMENT 4	17897.892	3994.892	14903.149	404	101	---	=	101
SURFACE (DISABLED PARKING)								=	18
	TOTAL	70415.94	16994.968	53418.816	1606				2685

LEGEND

- OC GRANTED VIA MEMO NO. ZP-338-B/SD/BS/ 2013/45692 DATED 12/07/2013
- OC GRANTED VIA MEMO NO. ZP-338-B/SD(BS)/2016/23726 DATED 27/10/2016
- OC GRANTED VIA MEMO NO. ZP-338-B/SD(BS)/2016/13101 DATED 30/08/2016
- FUTURE DEVELOPMENT

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
2. THE BASEMENT ROOF IS DESIGNED FOR THE SOIL FILL AND 60 TON FIRE TENDER LOAD.
3. BUILDING ARE ARTIFICIALLY LIGHTED,MECHANICALLY VENTILATED

PROJECT

REVISED BUILDING PLANS OF COMMERCIAL COLONY(TOD) MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.99025 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007, LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALLING **24.47775 ACRES** IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

CLIENT

PIONEER URBAN LAND & INFRASTRUCTURE LTD.

Pioneer Urban
Ground Floor
Near GOLF Course Extension Road,
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Gurugram -122001 Haryana

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RSP
RSP Design consultants (India) Pvt. Ltd.
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ASSOCIATE ARCHITECT

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(Behind D2), Vasant Kunj,
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SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

DTP(HQ) ATP(HQ) JD. CHIEF TOWN PLANNER HARYANA (HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 20/[illegible] dt. 22/[illegible]/24

Superintending Engineer (HQ) For Chief Engineer (HQ) HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE | CONSULTANT'S SEAL & SIGNATURE

JUNE.-2024 | Scale : 1:700

Drawing Title:- LAYOUT PLAN

Drawing No:- LP-01 / 28082024-3

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