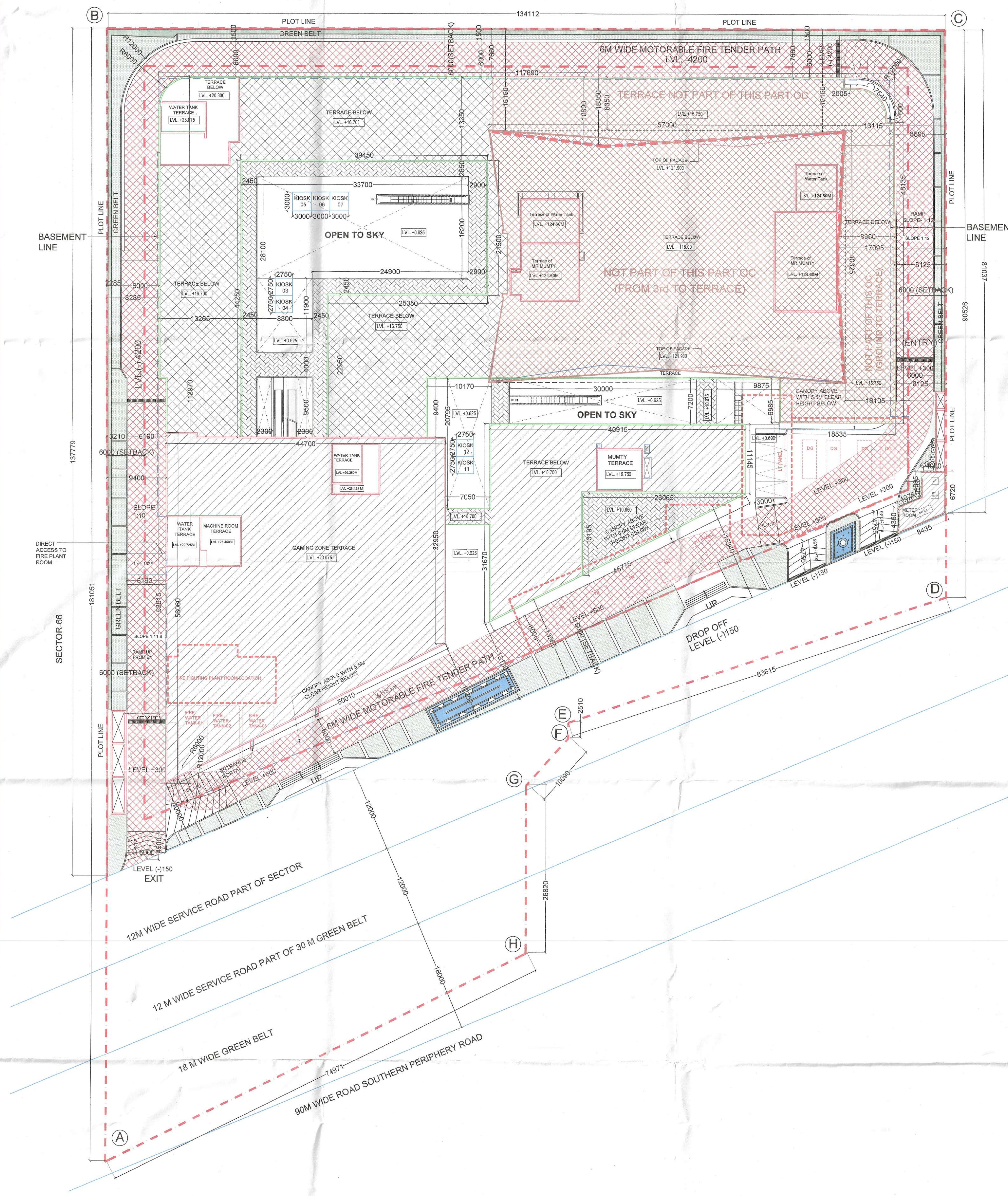


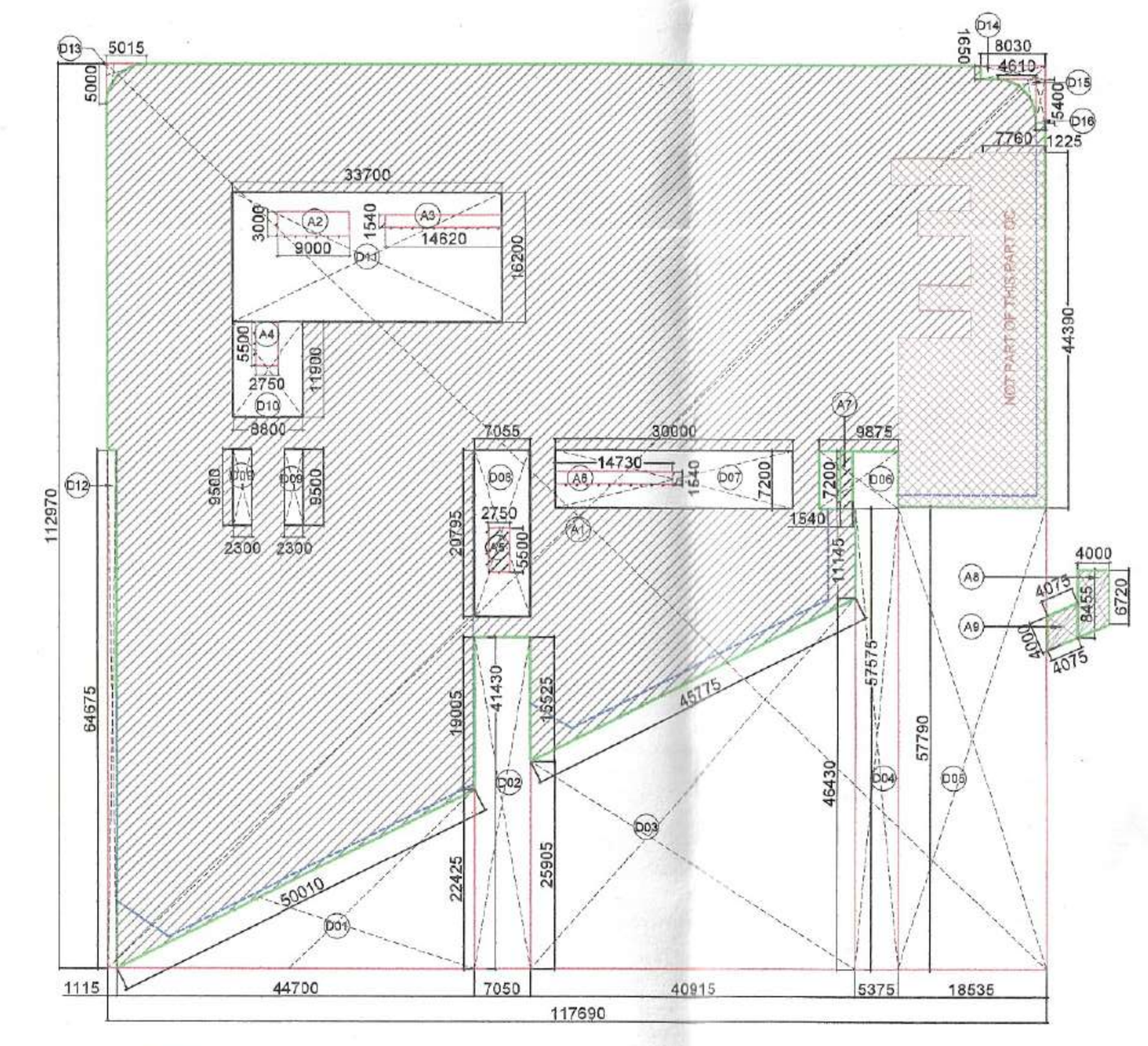
1 SITE PLAN
SCALE 1:250

S.NO.	DESCRIPTION (PROPOSED)		SQ.M
	AREA SUMMARY		
1	TOTAL PLOT AREA	4.418 ACRES	17879.027
2	PLOT AREA FOR FAR CALCULATION	4.2298 ACRES	17117.366
3	PERMISSIBLE GROUND COVERAGE	60%	10270.420
4	GROUND COVERAGE ACHIEVED	46.08%	7887.060
5	PERMISSIBLE FAR	350	59910.781
6	ADDITIONAL LEED 12% OF PLOT AREA	12%	2054.09
7	TOTAL FAR (PERMISSIBLE)	362%	61964.87
8	TOTAL FAR (ACHIEVED) IN THIS PART OC	116.32%	19911.29
10	SETBACKS	6M ON ALL SIDES	

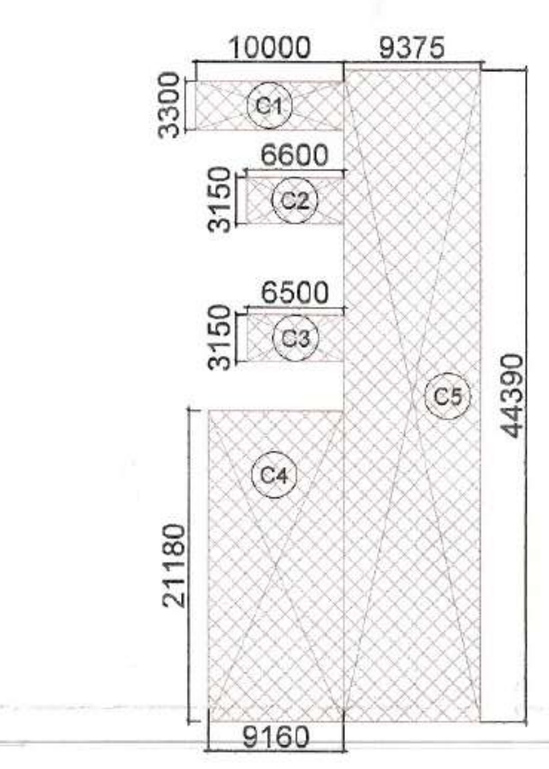
	GROUND COVERAGE CALCULATION (ACHIEVED)	
1	GROUND COVERAGE ACHIEVED	7887.060
2	GROUND COVERAGE ACHIEVED (%)	46.08%

GROUND COVERAGE CALCULATION (ACHIEVED)
GROUND COVERAGE = TOTAL ADDITION AREA-TOTAL DEDUCTION AREA

S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	A1	1		117.690	112.970	Area of Rectangle = LXB	13295.439
2	A2	1		9.000	3.000	Area of Rectangle = LXB	27.000
3	A3	1		14.620	1.540	Area of Rectangle = LXB	22.515
4	A4	1		2.750	5.500	Area of Rectangle = LXB	15.125
5	A5	1		2.750	5.500	Area of Rectangle = LXB	15.125
6	A6	1		14.730	1.540	Area of Rectangle = LXB	22.684
7	A7	1		1.540	7.200	Area of Rectangle = LXB	11.088
8	A8	1	8.455	6.720	4.000	Area Trapezium= (Sum of parallel side) X H/2	30.350
9	A9	1	4.075	4.075	4.000	Area Trapezium= (Sum of parallel side) X H/2	16.300
A.	TOTAL AREA	ADDITION					13455.626
S.NO.	DESCRIPTION	QUANTITY	LENGTH 'A' (M)	LENGTH 'B' (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	D01	1		44.700	22.425	Area of triangle= (BXH)/2	501.199
2	D02	1		7.050	41.430	Area of Rectangle = LXB	292.082
3	D03	1	25.905	46.430	40.915	Area Trapezium= (Sum of parallel side) X H/2	1479.793
4	D04	1		5.375	57.575	Area of Rectangle = LXB	309.466
5	D05	1		18.535	57.790	Area of Rectangle = LXB	1071.138
6	D06	1		9.875	7.200	Area of Rectangle = LXB	71.100
7	D07	1		30.000	7.200	Area of Rectangle = LXB	216.000
8	D08	1		7.055	20.795	Area of Rectangle = LXB	146.709
9	D09	2		2.300	9.500	Area of Rectangle = LXB	43.700
10	D10	1		8.800	11.900	Area of Rectangle = LXB	104.720
11	D11	1		33.700	16.200	Area of Rectangle = LXB	545.940
12	D12	1		1.115	64.675	Area of Rectangle = LXB	72.113
13	D13	1		X by Y (Irregular)			5.364
14	D14	1		8.030	1.650	Area of Rectangle = LXB	13.250
15	D15	1		X by Y (Irregular)			4.950
16	D16	1		1.225	5.400	Area of Rectangle = LXB	6.615
B.	TOTAL AREA	DEDUCTION					4884.137
C.	GROUND COVERAGE UNDER BROWN HATCH (NOT PART OF THIS PART OC)						684.430
D.	GROUND COVERAGE ACHIEVED (D=A-B-C)						7887.060



2 GROUND COVERAGE DIAGRAM
SCALE 1:750



3 GROUND COVERAGE DIAGRAM (NOT PART OF THIS PART OC)
SCALE 1:500

GROUND COVERAGE UNDER BROWN HATCH (NOT PART OF THIS PART OC)

S.NO.	DESCRIPTION	QUANTITY	LENGTH A (M)	LENGTH B/ RADIUS (M)	WIDTH/HT/ ANGLE (M)	FORMULA	AREA (SQ.M.)
1	C1	1		10.000	3.300	Area Rectangle= L X B	33.000
2	C2	1		6.600	3.150	Area Rectangle= L X B	20.790
3	C3	1		6.500	3.150	Area Rectangle= L X B	20.475
4	C4	1		9.160	21.180	Area Rectangle= L X B	194.009
5	C5	1		9.375	44.390	Area Rectangle= L X B	416.156
C	GROUND FLOOR AREA UNDER BROWN HATCH (NOT PART OF THIS PART OC)						684.430

BAESMENT AREA SUMMARY FOR THIS PART OC

S.NO.	ATTRIBUTES	BUILT UP SANCTIONED	BUILT UP ACHIEVED IN THIS PART OF	NON FAR SANCTIONED	NON FAR ACHIEVED IN THIS PART OC
1	BASEMENT 01	9534.859	9480.094	9534.859	9480.094
2	BASEMENT 02	10073.599	10163.220	10073.599	10163.220
3	BASEMENT 03	9239.677	N.A.	9239.677	N.A.
4	BASEMENT 04	9351.133	N.A.	9351.133	N.A.
5	BASEMENT 05	10018.467	N.A.	10018.467	N.A.
	TOTAL		19608.458		19608.458

GROUND TO 3RD FLOOR AREA SUMMARY (IN THIS PART OC)

S.NO.	ATTRIBUTES	BUILT UP SANCTIONED	BUILT UP ACHIEVED IN THIS PART OC	FAR SANCTIONED	FAR ACHIEVED (IN THIS PART OF OC)	CARPET SANCTIONED	CARPET ACHIEVED (IN THIS PART OC)
1	GROUND FLOOR	7690.897	6877.402	7690.897	6679.397	5140.023	4923.293
2	FIRST FLOOR	6915.534	6803.491	5579.908	5536.841	4065.99	3901.547
3	SECOND FLOOR	7128.192	6990.220	5776.822	5656.393	4674.99	5197.052
4	THIRD FLOOR	3521.444	1914.297	3360.998	1848.124	2922.562	1675.573
	TOTAL			22398.615	19710.665		15697.465

PARKING

	FLOOR	REQUIRED	SANCTIONED PROVIDED	SANCTIONED STACK	PARKING IN THIS OC PROVIDED
1	BASEMENT 01	210	166		165
2	BASEMENT 02	219	161		169
3	BASEMENT 03	238	195	97	
4	BASEMENT 04	219	193		
5	BASEMENT 05	210	215		
	SURFACE CAR PARKING		4		20
	TOTAL		1031		354

STAIRCASE SUMMARY

SL.NO.	STAIRCASE	WIDTH(MM) (B05-B01)	(B01-Ground)	Ground-3rd	4th-Terrace	SEGREGATION ON	TYPE		NOTE
1	ST-01	2000	1500	2000	2000	G.F.	Fire Staircase	All staircases are pressurised	OUT OF TOTAL 6 STAIRCASES, 2 STAIRCASES (ST-02,ST-03) ARE SEGREGATED AT GROUND FLOOR IN OPEN TO SKY AREA & ST-06 IS SEGREGATED AT B01 IN OPEN TO SKY. THUS NBC REQUIREMENT OF MIN. 50% STAIRCASES OPENING DIRECTLY INTO OPEN TO SKY AREA IS MET.
2	ST-02	2000	2000	2000	1500	G.F.	Fire Staircase		
3	ST-03	1500	1500	2000	Terminates	G.F.	Fire Staircase		
4	ST-04	2000	1500	2000	Terminates	G.F.	Fire Staircase		
5	ST-05	2000	2000	2000	Terminates	B01(Staircase released near open to sky road)	Fire Staircase		
6	ST-06	2000	2000	2000	Terminates	B01(Staircase released in driveway open to sky)	Fire Staircase		

ARCHITECT:
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI
TEL : 011 - 46556600

STRUCTURE CONSULTANT:
VINTECH CONSULTANTS
C 35, PAMPOSH ENCLAVE, GREATER KAILASH I, NEW DELHI, DELHI 110048
Tel :011 4314 1516

MEP CONSULTANT:
SANELAC CONSULTANTS PVT LTD
C-64/2, Okhla Industrial Area, Phase-II, New Delhi-110020
Tel : 26385310, 40503959

NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
5. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED AND FULLY AIR CONDITIONED.

PROJECT:
BUILDING PLAN OF COMMERCIAL COLONY (UNDER TOD ZONE) MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05.12.2008) IN SECTOR-66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY R.C. & COMPANY PVT.LTD.C/O ADVANCE INDIA PROJECTS LTD.

ARCHITECT'S SIGNATURE:

CLIENT'S SIGNATURE:
Advance India Projects Limited Authorised Signatory

DRAWING TITLE:
SITE PLAN

DRAWING NO:
01.A

NORTH:

SCALE: AS MENTION
DATE: 31/07/2023