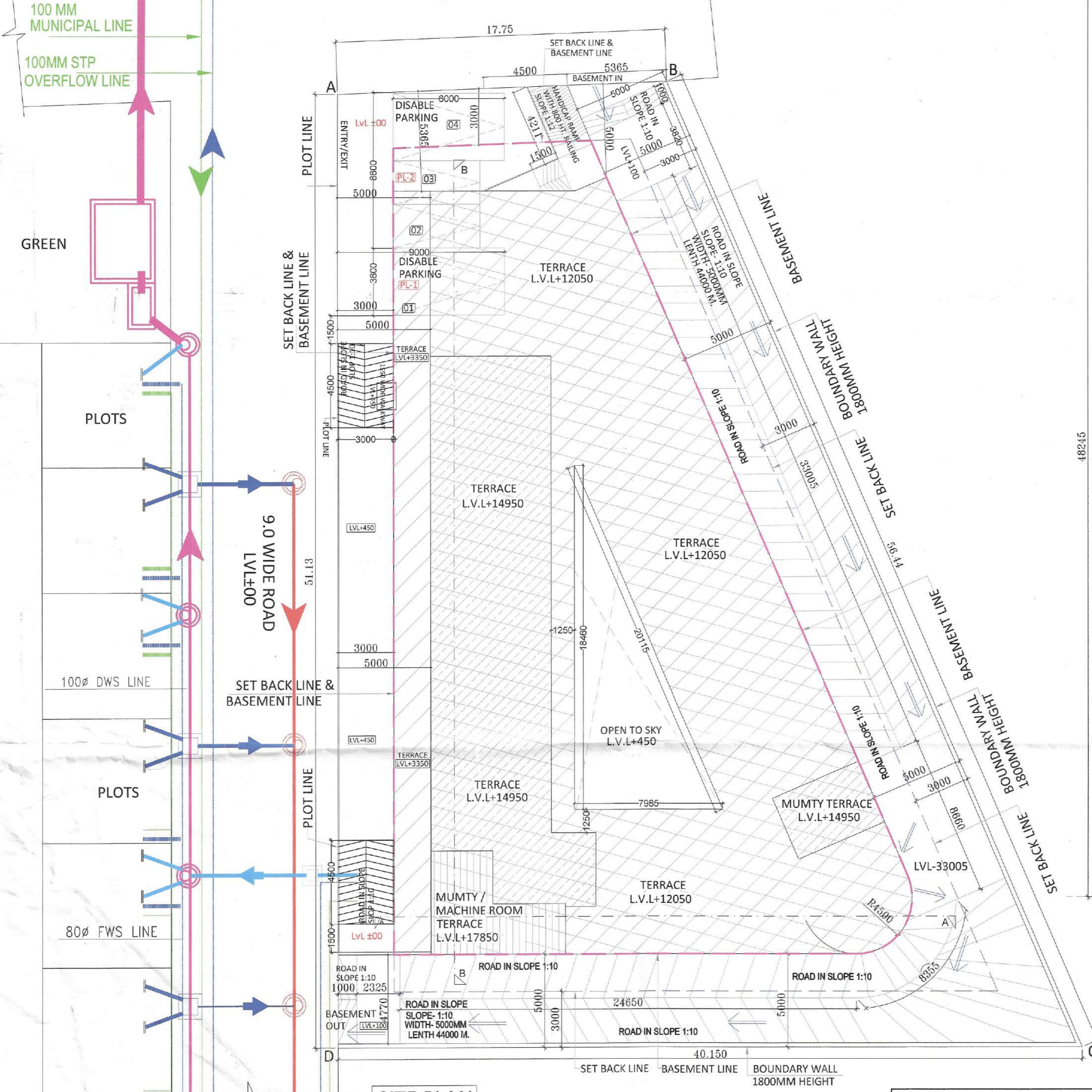
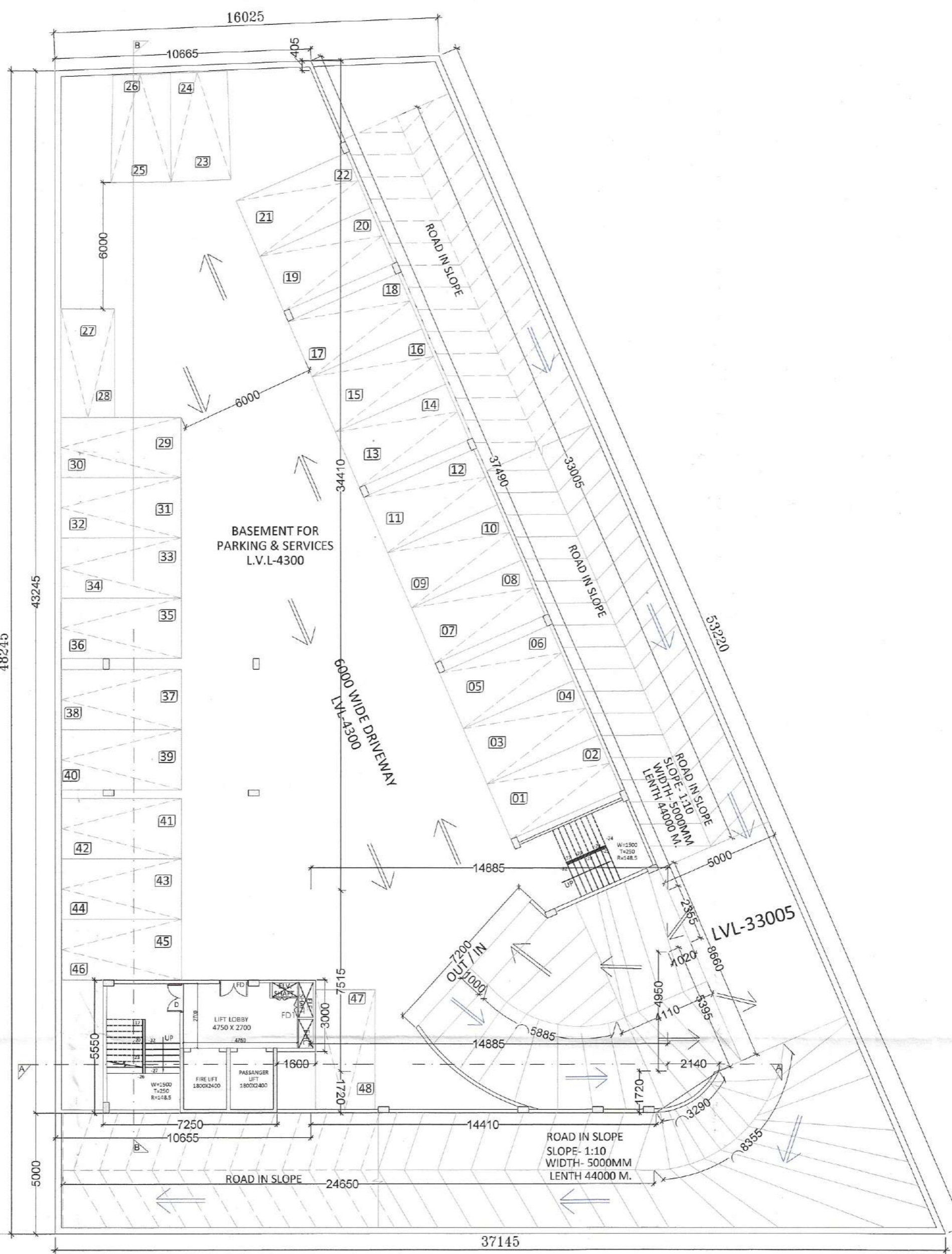


PROPOSED 60 M. WIDE ROAD

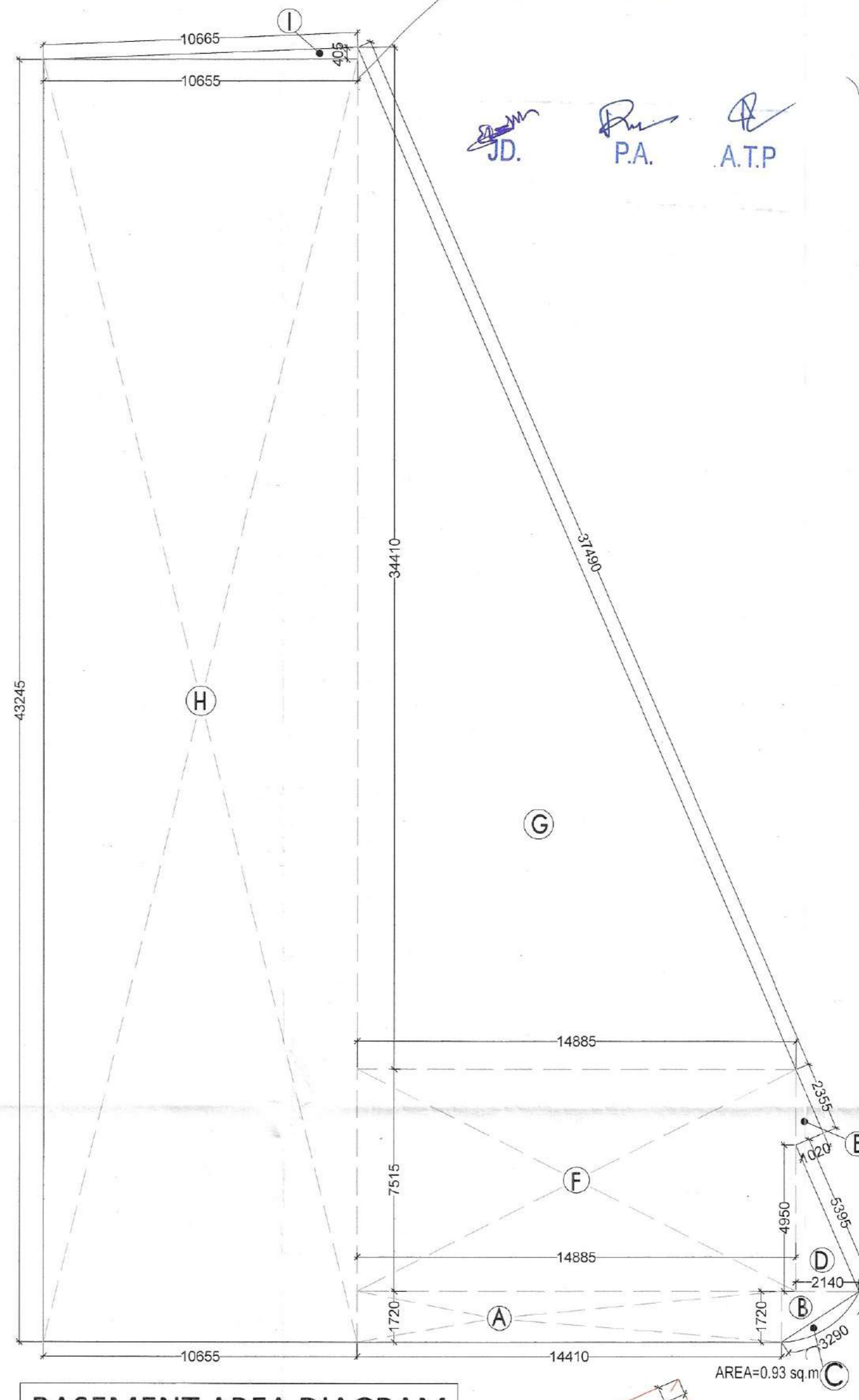
PROPOSED 12 M. WIDE SERVICE ROAD  
LVL±00



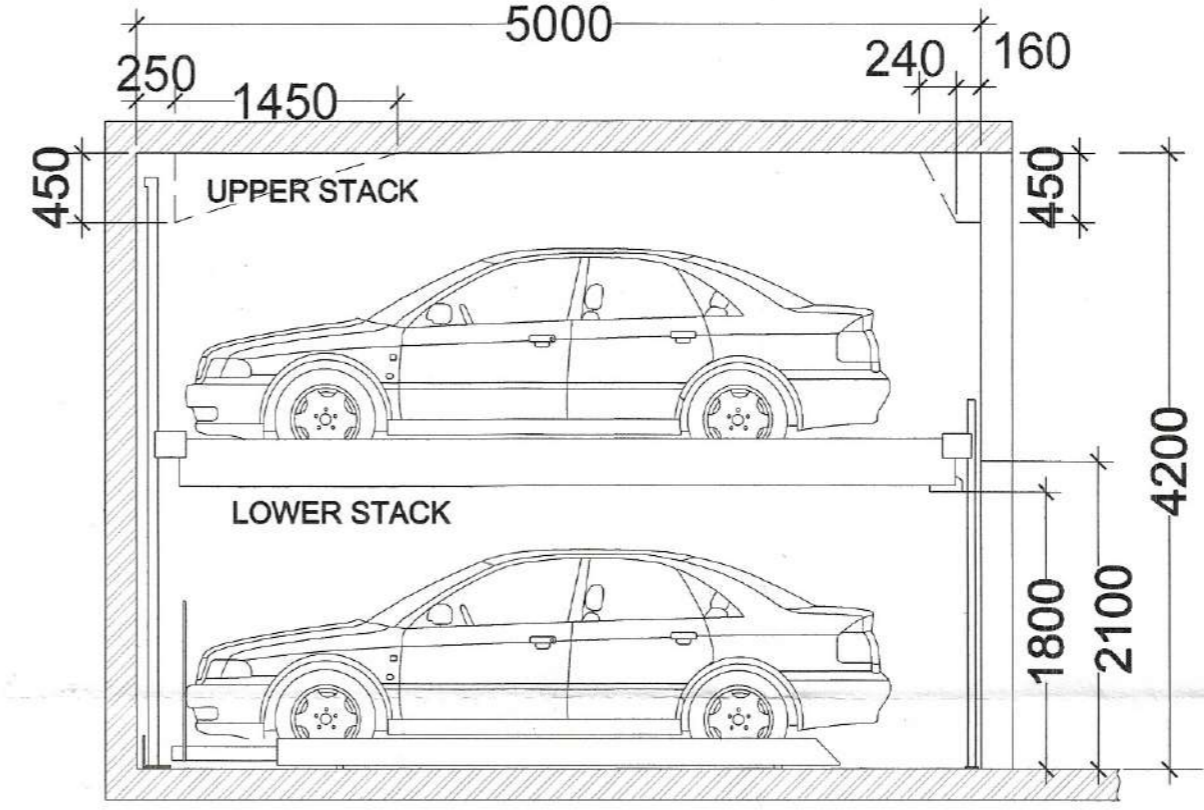
SITE PLAN



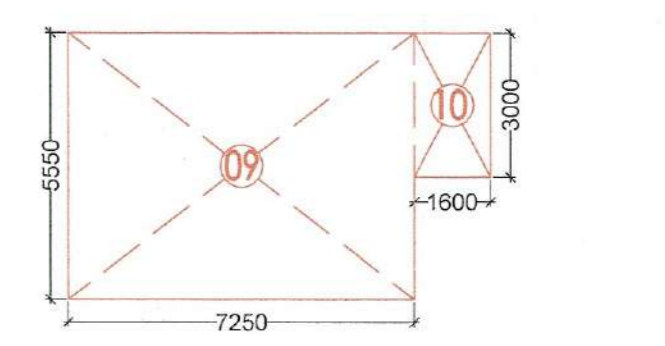
BASEMENT PLAN



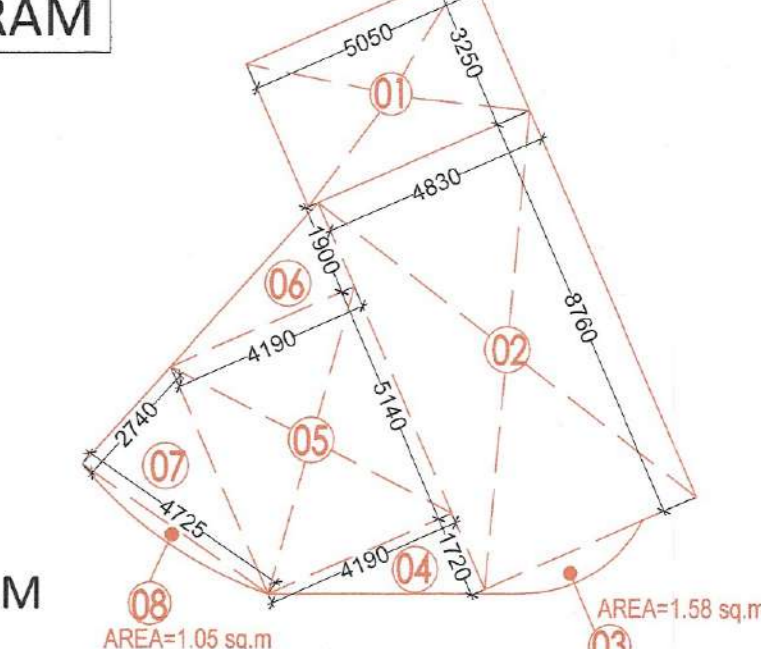
BASEMENT AREA DIAGRAM



TYPICAL STACK PARKING SECTION



BASEMENT FLOOR SERVICES AREA DIAGRAM



NOTE-1. THE BUILDING IS MECHANICALLY VENTILATED AND FULLY SPRINKLED  
2. FD WITH 1HR. FIRE RATING  
3. ALL SHAFT FD1 WITH 2HR. FIRE RATING

AREA STATEMENT					
DESCRIPTION	AREA (IN ACRE)	AREA (IN SQMTR)	AREA (IN SQMTR)		
TOTAL AREA OF PLOT	0.369	1493.67			
		PERMISSIBLE	PROPOSED	%	
PERMISSIBLE COVERED AREA ON GROUND FLOOR @60%		896.20	711.44	47.6%	
PERM FAR @175%		2613.92	2610.91	174.80%	
DESCRIPTION	FAR AREA	NON FAR AREA	GROUND COVERAGE	BUILTUP AREA (IN SQMTR)	MARK
GROUND FLOOR	711.44	-----	711.44	711.44	COMMERCIAL
FIRST FLOOR	641.20			681.29	COMMERCIAL
<b>TOTAL COMMERCIAL AREA</b>				<b>1392.73</b>	<b>53.28%</b>
SECOND FLOOR	549.84			586.33	APARTMENT
THIRD FLOOR	549.84			586.33	APARTMENT
FOURTH FLOOR	158.59			183.24	APARTMENT
<b>TOTAL APARTMENT AREA</b>				<b>1355.90</b>	
MUMTY MACHINE ROOM				47.05	
BASEMENT				864.90	
<b>TOTAL AREA</b>	<b>2610.91</b>			<b>3660.580</b>	

BASEMENT AREA STATEMENT				
S:NO	DESCRIPTION	AREA (IN SQMTR)		
A	1 X 14.410 X 1.720	= 24.79		
B	0.5 X 2.140 X 1.720	= 1.84		
C	1 X AS PER P LINE	= 0.93		
D	0.5 X 2.140 X 4.950	= 5.30		
E	0.5 X 1.020 X 2.365	= 1.21		
F	1 X 14.885 X 7.515	= 111.86		
G	0.5 X 14.885 X 34.410	= 256.10		
H	1 X 10.655 X 43.240	= 460.72		
I	0.5 X 10.655 X 0.405	= 2.16		
<b>TOTAL AREA OF BASEMENT FLOOR</b>		<b>864.90</b>		
SERVICES AREA				
1	1 X 5.050 X 3.250	= 16.41		
2	1 X 8.760 X 4.830	= 42.31		
3	1 X AS PER P LINE	= 1.58		
4	0.5 X 4.190 X 1.720	= 3.60		
5	1 X 4.190 X 5.140	= 21.54		
6	0.5 X 4.190 X 1.900	= 3.98		
7	0.5 X 2.740 X 4.725	= 6.47		
8	1 X AS PER P LINE	= 1.05		
9	1 X 7.250 X 5.550	= 40.24		
10	1 X 1.600 X 3.000	= 4.80		
<b>TOTAL SERVICES AREA</b>		<b>141.98</b>		
<b>TOTAL PARKING AREA = 864.90-141.98</b>		<b>= 722.92</b>		

OPEN AREA PARKING CALCULATIONS				
PL-1	1	X	9.000	X 3.600 = 32.40
PL-2	1	X	7.700	X 8.600 = 66.22
PL-3	1	X	3.600	X 9.000 = 32.40
<b>PARKING AREA ON SITE OPEN</b>				<b>131.02</b>
<b>SITE OPEN PARKING@23 SQ.M/ECS</b>				<b>= 5.70</b>
<b>SAY</b>				<b>= 6</b>
<b>NO OF BAYS PROVIDED ON OPEN</b>				<b>= 4</b>

PARKING CALCULATION	
<b>PERMISSIBLE PARKING REQUIRED @ 50 SQMT OF COVERED AREA PER ECS</b>	<b>2610.91</b>
<b>SAY</b>	<b>52 NOS</b>
<b>BASEMENT AREA FOR PARKING = 722.92 @32</b>	<b>23 ECS</b>
<b>ECS PROVIDED IN BASEMENT</b>	<b>24 NO'S</b>
<b>BASEMENT STACK PARKING AREA = 24 ECS X 20</b>	<b>480.00</b>
<b>TOTAL ECS IN BASEMENT = 23 + 24</b>	<b>47 ECS</b>
<b>TOTAL CAR PARKING PROVIDED IN BASEMENT = 24 X 2</b>	<b>48 NOS.</b>
<b>OPEN PARKING AREA = 131.02 @ 23</b>	<b>6.0 ECS</b>
<b>CAR PARKING PROVIDED IN OPEN AREA</b>	<b>4 NO'S</b>
<b>TOTAL PARKING PROVIDED = 48 + 4</b>	<b>52 NOS</b>

UNIT SUMMARY						
S.NO	FLOORS	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/TERRACE AREA	TOTAL BALCONY/TERRACE AREA IN SQ.MT.
1	SECOND FLOOR	APARTMENT TYPE-1	7	43.10	11.19	301.70
		APARTMENT TYPE-2	1	41.04	2.95	41.04
		APARTMENT TYPE-3	1	45.34	2.73	45.34
2	THIRD FLOOR	APARTMENT TYPE-4	1	29.81	3.99	29.81
		APARTMENT TYPE-1	7	43.10	11.19	301.70
		APARTMENT TYPE-2	1	41.04	2.95	41.04
3	FOURTH FLOOR	APARTMENT TYPE-3	1	45.34	2.73	45.34
		APARTMENT TYPE-4	1	29.81	3.99	29.81
		APARTMENT TYPE-1	3	43.10	11.19	129.30
<b>TOTAL</b>			<b>23</b>			<b>965.08</b>
						<b>209.57</b>

DOOR WINDOW SCHEDULE			
SIZE	CILL LEVEL	LINTEL LEVEL	
FD 1500 X 2400	00MM	2400MM	
FD1 900 X 2400	00MM	2400MM	

NOTE:-FD WITH 1HR. FIRE RATING  
NOTE:-ALL SHAFT FD1 WITH 2HR. FIRE RATING

CLIENT:- JMS INFRA BUILD PVT. LTD.

PROJECT :- PROPOSED BUILDING PLAN OF COMMERCIAL SITE AREA MEASURING 1493.67 SQ.MT. (0.369 ACRE) FALLING IN RESIDENTIAL PLOTTED COLONY ( UNDER DDJAY-2016) ON THE LAND MEASURING 15.06879 ACRES LICENCE NO-81 OF 2023 DATED 17.04.2023, IN SECTOR-5, SOHNA, DISTRICT-GURUGRAM BEING DEVELOPED BY JMS INFRA BUILD PVT. LTD.

ARCHITECTS: Pinnacle Architects Pvt.Ltd. 938, SECTOR 14, GURUGRAM HARYANA

SCALE: 1:100

DRAWING NAME: COMMERCIAL SITE PLAN AND BASEMENT PLAN AREA DIAGRAM

DRAWING NO.: SUB-01

APPLICANT'S SIGN. ARCHITECT'S SIGN.

Sanctioned and Valid For 2 Years  
Subject to Validity of License/Extension Permission

Chairperson  
Building Plan Committee Controlled Area  
Gurgaon Circle, Gurgaon

J.D. P.A. A.T.P.

VIMAL BATAJ  
Architect  
938 Sector-14, Gurgaon