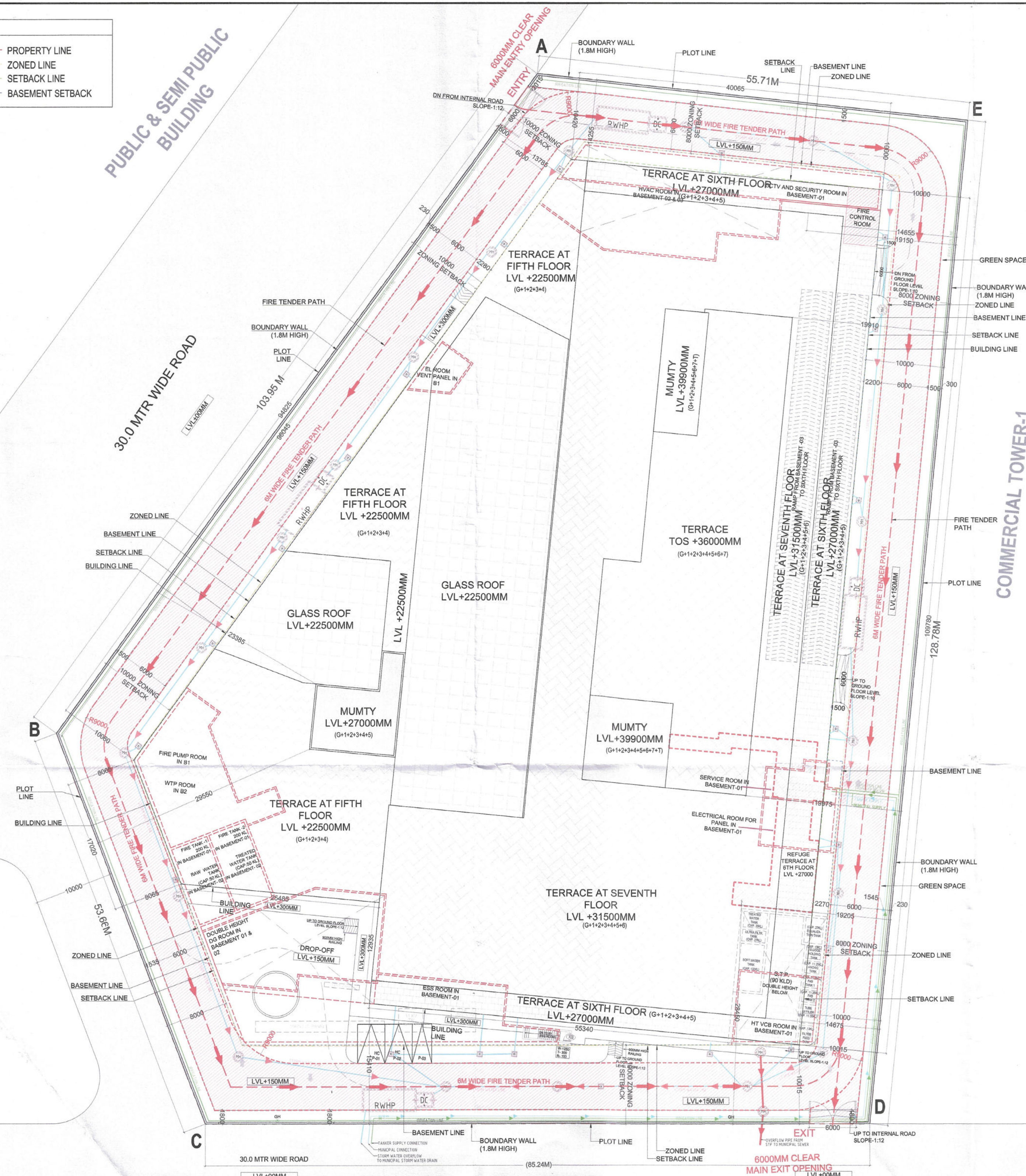


LEGEND:-

|     |                  |
|-----|------------------|
| --- | PROPERTY LINE    |
| --- | ZONED LINE       |
| --- | SETBACK LINE     |
| --- | BASEMENT SETBACK |

PUBLIC & SEMI PUBLIC BUILDING



30.0 MTR WIDE ROAD  
SITE PLAN  
(SCALE-1:350)

| PROPOSED PARKING |                   |                       |             |            |            |             |
|------------------|-------------------|-----------------------|-------------|------------|------------|-------------|
| S.NO.            | DESCRIPTION       | PROVIDED CAR PARKINGS |             |            |            |             |
|                  |                   | NORMAL                | HANDICAPPED | SUV STACK  | EV PARKING | DOUBLE      |
| 1                | GF                | 1x1 = 1               | 19x2 = 38   | 6x2 = 12   |            | 4x2 = 8     |
| 2                | GF SURFACE        |                       | 2x1 = 2     |            |            |             |
| 3                | 1F (STACKED)      | 0                     |             | 7x2 = 14   |            | 23x2 = 46   |
| 4                | 2F (STACKED)      | 0                     |             |            |            | 30x2 = 60   |
| 5                | 3F (STACKED)      | 0                     |             |            |            | 30x2 = 60   |
| 6                | 4F (STACKED)      | 0                     |             |            |            | 30x2 = 60   |
| 7                | MLCP-5F (STACKED) | 0                     |             |            | 14x2 = 28  | 108x2 = 216 |
| 8                | MLCP-6F (STACKED) | 0                     |             |            | 34x2 = 68  |             |
| 9                | BASEMENT -1       | 0                     |             | 88x2 = 176 |            | 191x2 = 382 |
| 10               | BASEMENT -2       | 0                     |             |            |            | 181x2 = 362 |
| 11               | BASEMENT -3       | 0                     | 0           | 0          |            | 185x2 = 370 |
| TOTAL            |                   | 1                     | 40          | 202        | 96         | 1564        |

| PARKING AREA MASTER SHEET  |                                   |         |
|----------------------------|-----------------------------------|---------|
| S.NO.                      | DISCUSSION                        | NO.     |
| 1                          | AS PER BID                        | 1680    |
| 2                          | ON TDR (10028.4 SQM AREA @50 ECS) | 200.568 |
|                            |                                   | 201     |
| TOTAL REQUIRED CAR PARKING |                                   | 1881    |

| PROPOSED CAR PARKING       |              |                    |                           |
|----------------------------|--------------|--------------------|---------------------------|
| S. NO.                     | FLOOR PLANS  | PARKING AS/BIDDING | ADDITIONAL PARKING IN TDR |
| 1                          | BASEMENT 3   | 370                |                           |
| 2                          | BASEMENT 2   | 362                |                           |
| 3                          | BASEMENT 1   | 382                |                           |
| 4                          | GROUND FLOOR | 61                 |                           |
| 5                          | FIRST FLOOR  | 60                 |                           |
| 6                          | SECOND FLOOR | 60                 |                           |
| 7                          | THIRD FLOOR  | 14                 | 46                        |
| 8                          | FOURTH FLOOR |                    | 60                        |
| 9                          | FIFTH FLOOR  | 244                |                           |
| 10                         | SIXTH FLOOR  | 148                | 96                        |
| TOTAL                      |              | 1701               | 202                       |
| TOTAL PROPOSED CAR PARKING |              | 1903               |                           |

| AREA CALCULATION (COMMERCIAL / OFFICE) |                      |              |                     |
|----------------------------------------|----------------------|--------------|---------------------|
| S.NO.                                  | FLOORS               | F.A.R. (SQM) | BUILT-UP AREA (SQM) |
| 1                                      | GROUND FLOOR         | 5172.09      | 5710.39             |
| 2                                      | FIRST FLOOR          | 4439.34      | 4821.45             |
| 3                                      | SECOND FLOOR         | 4439.34      | 4821.45             |
| 4                                      | THIRD FLOOR          | 4738.49      | 5124.79             |
| 5                                      | FOURTH FLOOR         | 4280.98      | 4585.77             |
| 6                                      | FIFTH FLOOR          | 304.78       | 1089.82             |
| 7                                      | SIXTH FLOOR (OFFICE) | 986.21       | 1089.82             |
| TOTAL                                  |                      | 24056.45     | 26153.66            |

| AREA CALCULATION (MLCP) |                     |              |                     |
|-------------------------|---------------------|--------------|---------------------|
| S.NO.                   | FLOORS              | F.A.R. (SQM) | BUILT-UP AREA (SQM) |
| 1                       | GROUND FLOOR (MLCP) | 1443.19      | 1443.19             |
| 2                       | FIRST FLOOR (MLCP)  | 1443.52      | 1443.52             |
| 3                       | SECOND FLOOR (MLCP) | 1443.52      | 1443.52             |
| 4                       | THIRD FLOOR (MLCP)  | 301.86       | 1443.52             |
| 5                       | FOURTH FLOOR (MLCP) | 0.00         | 1443.52             |
| 6                       | FIFTH FLOOR (MLCP)  | 4498.93      | 5813.77             |
| 7                       | SIXTH FLOOR (MLCP)  | 3383.31      | 4137.08             |
| 8                       | BASEMENT-01         | 6558.36      | 7633.11             |
| 9                       | BASEMENT-02         | 6340.98      | 7893.83             |
| 10                      | BASEMENT-03         | 6234.84      | 7948.60             |
| TOTAL                   |                     | 31648.50     | 40643.66            |

| GROUND COVERAGE AREA CALCULATION |          |        |        |        |           |
|----------------------------------|----------|--------|--------|--------|-----------|
| S. NO.                           | SHAPE    | LENGTH | WIDTH  | COUNTS | AREA(SQM) |
| X                                | RECT.    | 88.385 | 109.78 | 1      | 9702.905  |
| DEDUCTIONS (Y)                   |          |        |        |        |           |
| A                                | TRIANGLE | 48.32  | 81.59  | 1      | 1971.214  |
| B                                | TRIANGLE | 7.56   | 15.25  | 1      | 57.645    |
| C                                | RECT.    | 33.045 | 12.935 | 1      | 427.437   |
| AREA (Y)                         |          |        |        | =      | 2456.296  |
| TOTAL GROUND COVERAGE (X-Y)      |          |        |        | =      | 7246.609  |

| F.A.R. NON-F.A.R. & BUILT-UP AREA CALCULATION |                                  |              |                  |                     |
|-----------------------------------------------|----------------------------------|--------------|------------------|---------------------|
| S.NO.                                         | FLOORS                           | F.A.R. (SQM) | NON F.A.R. (SQM) | BUILT-UP AREA (SQM) |
| 1                                             | GROUND FLOOR (MLCP + RETAIL)     | 6615.27      | 538.30           | 7153.58             |
| 2                                             | FIRST FLOOR (MLCP + RETAIL)      | 5882.86      | 382.11           | 6264.97             |
| 3                                             | SECOND FLOOR (MLCP + RETAIL)     | 5882.86      | 382.11           | 6264.97             |
| 4                                             | THIRD FLOOR (MLCP + RETAIL)      | 5040.35      | 152.97           | 5193.32             |
| 5                                             | FOURTH FLOOR (MLCP + RETAIL)     | 4280.98      | 1748.30          | 6029.29             |
| 6                                             | FIFTH FLOOR (MLCP)               | 4498.93      | 1314.84          | 5813.77             |
| 7                                             | SIXTH FLOOR (MLCP + REFUGE)      | 3383.31      | 260.71           | 4137.08             |
| 8                                             | SEVENTH FLOOR (OFFICE)           | 986.21       | 103.61           | 1089.82             |
| 9                                             | BASEMENT-01 (MLCP)               | 6558.36      | 1074.15          | 7633.11             |
| 10                                            | BASEMENT-02 (MLCP)               | 6340.98      | 1532.86          | 7893.83             |
| 11                                            | BASEMENT-03 (MLCP)               | 6234.84      | 1713.76          | 7948.60             |
| 12                                            | TERRACE (MUMTY AND MACHINE ROOM) |              | 311.99           | 311.99              |
| TOTAL                                         |                                  | 55704.95     | 10701.78         | 67109.32            |

| ANNEXURE-4                                                      |                |
|-----------------------------------------------------------------|----------------|
| DESCRIPTION                                                     | RETAIL/ OFFICE |
| 7TH FLOOR GROSS AREA (SQ.MT.) OFFICE                            | 1135.0725      |
| OCCUPANT LOAD FACTOR (A)                                        | 6              |
| 6TH FLOOR GROSS AREA (SQ.MT.) MLCP                              | 0              |
| OCCUPANT LOAD FACTOR (B)                                        | NA             |
| REQUIRED REFUGE AREA/PERSON (SQ.MT.) (C)                        | 0.3            |
| OCCUPANCY ON 7TH FLOOR (A1)                                     | 189.179        |
| OCCUPANCY ON 6TH FLOOR (A2)                                     | 0              |
| TOTAL PERSONS (D) = A1+A2                                       | 189.179        |
| REQUIRED REFUGE AREA (SQ.MT.) (E=D X C)                         | 56.754         |
| ADDITION 0.9 SQ.MT. FOR WHEEL CHAIR FOR EVERY 200 OCCUPANTS (F) | 0.900          |
| TOTAL REQUIRED REFUGE AREA WITH WHEEL CHAIR (SQ.MT.) (E + F)    | 57.654         |
| PROVIDED REFUGE AREA (SQ.MT.) @SIXTH FLOOR                      | 157.098        |

| AREA SUMMARY |                                                                             |             |
|--------------|-----------------------------------------------------------------------------|-------------|
| S.NO.        | DESCRIPTION                                                                 | AREA (SQ.M) |
| 1            | TOTAL SITE AREA (2.89 ACRES)                                                | 11695.396   |
| 2            | TOTAL PERMISSIBLE F.A.R. @4                                                 | 46781.586   |
| 3            | PERMISSIBLE MLCP & BASEMENT FAR AREAS @70% OF FAR                           | 32747.11    |
| 4            | PERMISSIBLE COMMERCIAL FAR AREA @90% OF FAR                                 | 14034.4758  |
| 5            | ADDITIONAL TDR/TOD AREA                                                     | 10028.4036  |
| 6            | TOTAL PERMISSIBLE COMMERCIAL FAR AS/ZONING                                  | 24062.8794  |
| 7            | PROPOSED MLCP FAR                                                           | 31648.50    |
| 8            | PROPOSED COMMERCIAL FAR                                                     | 24056.45    |
| 9            | CAR PARKING PROVIDED IN BID                                                 | 1680.00     |
| 10           | TOTAL CAR PARKING REQUIRED                                                  | 1881.00     |
| 11           | CAR PARKING PROVIDED                                                        |             |
|              | SUV CAR PARKING PROVIDED (10%)                                              | 202         |
|              | HANDICAPPED CAR PARKING PROVIDED (2%)                                       | 40          |
|              | OTHER (NORMAL & STACK)                                                      | 1661        |
|              | TOTAL CAR PARKING PROVIDED                                                  | 1903        |
| 12           | PERMISSIBLE GROUND COVERAGE (UPTO BUILDING ENVELOPE AFTER LEAVING SETBACKS) | 8182.94     |
| 13           | PROPOSED GROUND COVERAGE                                                    | 7246.61     |
| 14           | HEIGHT LIMIT                                                                |             |

GENERAL 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.  
8. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.  
9. FIRE TRAVEL DISTANCE NOT MORE THAN 45 METER AS PER NBC.

SUBMISSION DRAWING  
PROJECT:  
Revised Building Plan of Integrated Multilevel Parking-Cum-Commercial Infrastructure at Multilevel Parking site "C" area of 2.89 acres near Finance District /Commercial towers /Public & Semi-Public Office/ IFCCO Metro Station in Sec-29 Gurugram.

DRG. No.  
AR/100  
SCALE:  
AS MENTIONED  
DATE:  
31.03.2025

Inspire Parking Nest Private Limited  
OWNER'S SIGN  
Signature of Architect  
Signature of Engineer  
Signature of Surveyor  
Signature of B.P.A.C.

ACPL  
Checked and found ok for Public Health (Internal) Service only subject to comments in design  
In forwarding letter No. 6048 dt. 7/12/25

DRAWING TITLE:  
SITE PLAN AND AREA DETAILS  
Superintending Engineer(HQ)  
O/o Chief Engineer-I/II,  
HSVP, Panipat.  
DEALT BY  
CHECKED BY



GROUND COVERAGE AREA DIAGRAM  
(SCALE-1:350)