AREA CALCULATION

BUILDING CONTROLS

S.No	DESCRIPTION			SQ.MT.	
1.0	Total plot Area (as/Zoning)= 7.84875 ACRES	A		31762.714	
2.0	Permissible Ground Coverage @ 60% of Plot Area			19057.628	
3.0	Permissible F.A.R @3.5	B		111169.499	
3.1	FAR ALREADY ACHIVED (OC GRANTED VIDE MEMO NO. ZP-1267/AD(RA)/2021/21358 DATED 13-12-2021)	C		46231.276	
3.2	BALANCE FAR	D		64938.223	
3.3	Land Area Balance for LEED FAR (Proportionate Land Area)	E=(D/B) x A		18553.778	
3.4	Additional 12% FAR on Balance Land for LEED GOLD CERTIFICATE	F		2226.453	
	Total Permissible F.A.R (3.50 FAR+ 12% FAR on Proportionate Land Area)	G= (B+F)		113396.952	
3.6	ALREADY SANCTIONED FAR (club offfice & Service Apartment)	H		49198.737	
3.7	BALANCE Available FAR	J= G-(C+H)		17965.939	
3.8	TDR GRANTED VIDE Endst no. LC-1257 -D / JE (DS)/2022/9612	X		3900.000	
3.9	Total FAR as PROPOSED	K		21736.790	
3.9	BALANCE FAR	Zn(J+X-K)		129.189	

GROUND COVERAGE CALCULATIONS

4.0	Ground Coverage Permissible (60% of Site Area)			19057.628	
5.0	Ground Coverage Achieved (AS/SANCTIONED)			18284.767	
5.1	Ground Coverage Achieved (OC RECEIVED)			18284.767	57.57%

FAR AND BUILT UP AREA CALCULATION

		ALREADY SANCTIONED					OC GRANTED	PROPOSED AREA						TOTAL FAR	TOTAL BUILT UP AREA
SR.NO.	FLOORS	CLUB FAR (IN SQ.MT)	OFFICE FAR (IN SQ.MT)	SERVICE APARTMENT FAR (IN SQ.MT)	CLUB BUILT UP AREA (IN SQ.MT)	OFFICE BUILT UP AREA (IN SQ.MT.)	ACHIEVED AREA FOR BUILT UP (IN SQ.MT.)	ACHIEVED FAR AREA (IN SQ.MT.)	CINEMA FAR (IN SQ.MT.)	SERVICE APARTMENT FAR (IN SQ.MT.)	RETAIL FAR (IN SQ.MT.)	CINEMA BUILT UP AREA (IN SQ.MT.)	SERVICE APARTMENT BUILT UP AREA (IN SQ.MT.)	RETAIL BUILT UP AREA (IN SQ.MT.)	(IN SQ.MT.)	(IN SQ.MT.)
	GUARD HOUSE (SITE PLAN)						69.156								69.156
5.01	BASEMENT-3						12783.095								12783.095
5.02	BASEMENT-2						19371.919				1354.390				19371.919
5.03	BASEMENT-1						20030.663							1354.390	20030.663
5.04	LOWER GROUND FLOOR LEVEL			321.000			10474.866	10123.766						10446.708	10574.866
5.05	GROUND FLOOR LEVEL		627.711				2442.406	2320.336						2648.906	2442.406
5.06	UPPER GROUND FLOOR LEVEL		0.000				9198.750	8900.328						8900.328	9198.75
5.07	FIRST FLOOR LEVEL		0.000				10686.020	10338.912						10338.912	10686.02
5.08	SECOND FLOOR LEVEL		0.000				11736.884	10873.915						10873.915	11736.884
5.09	THIRD FLOOR LEVEL		2406.137			3871.415	4766.864	3672.108	2413.541		1268.600	2645.737		1358.661	9551.466	11482.677
5.10	FOURTH FLOOR LEVEL	1524.334	2366.222		1953.107	2358.500			1387.219			1568.000	395.701		9277.775	6475.336
5.11	FIFTH FLOOR LEVEL (Refuge Office & Refuge Ser.Appt.)		2218.889			2358.500				1121.394			1587.550		3341.283	4126.050
5.11a	FIFTH FLOOR MEZZANINE LEVEL (Ser.Appt.)									438.906			409.906		409.906	409.906
5.12	SIXTH FLOOR LEVEL (TYP Office & Ser. Appt.)		2366.222			2358.500				1121.394			1440.102		3487.616	3978.802
5.12a	SIXTH FLOOR MEZZANINE LEVEL (Ser.Appt.)									438.906			409.906		409.906	409.906
5.13	SEVENTH FLOOR LEVEL(TYP Office & Ser. Appt.)		2366.222			2358.500				1121.394			1440.102		3487.616	3978.802
5.13a	SEVENTH FLOOR MEZZANINE LEVEL (Ser.Appt.)									409.906			409.906		409.906	409.906
5.14	EIGHTH FLOOR LEVEL (TYP Office & Refuge Ser.Appt.)		2366.222			2358.500				1121.394			1495.636		3487.616	4034.336
5.14a	EIGHTH FLOOR MEZZANINE LEVEL (TYP Ser.Appt.)									409.906			409.906		409.906	409.906
5.15	NINTH FLOOR LEVEL (Refuge Office & TYP Ser.Appt.)		2218.889			2358.500				1121.394			1440.102		3341.283	3978.802
5.15a	NINTH FLOOR MEZZANINE LEVEL (TYP Ser.Appt.)									409.906			409.906		409.906	409.906
5.16	TENTH FLOOR LEVEL (TYP Office & Refuge Ser. Appt.)		2366.222			2358.500				1121.394			1495.636		3487.616	4034.336
5.16a	TENTH FLOOR MEZZANINE LEVEL (TYP Refuge Ser. Appt.)									409.906			409.906		409.906	409.906
5.17	ELEVENTH FLOOR LEVEL (TYP Office & Ser. Appt.)		2366.222			2358.500				1121.394			1440.102		3487.616	3978.802
5.17a	ELEVENTH FLOOR MEZZANINE LEVEL (TYP Ser.Appt.)									409.906			409.906		409.906	409.906
5.18	TWELVTH FLOOR LEVEL (TYP Office & Ser. Appt.)		2366.222			2358.500				1121.394			1440.102		3487.616	3978.802
5.18a	TWELVTH FLOOR MEZZANINE LEVEL (TYP Ser.Appt.)									409.906			409.906		409.906	409.906
5.19	12A/THIRTEENTH FLOOR LEVEL (Refuge Office & Refuge Ser.Appt.)		2218.889			2358.500				1121.394			1495.636		3341.283	4034.336
5.19a	12A/THIRTEENTH FLOOR MEZZANINE LEVEL (TYP Refuge Ser.Appt.)									409.906			409.906		409.906	409.906
5.20	FOURTEENTH FLOOR LEVEL (TYP Office & Ser. Appt.)		2366.222			2358.500				1121.394			1440.102		3487.616	3978.802
5.20a	FOURTEENTH FLOOR MEZZANINE LEVEL (TYP Ser.Appt.)									409.906			409.906		409.906	409.906
5.21	FIFTEENTH FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.22	SIXTEENTH FLOOR LEVEL (Refuge Office)		2218.889			2358.500									2218.889	2358.50
5.23	SEVENTEENTH FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.24	EIGHTEENTH FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.25	NINTEENTH FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.26	TWENTIETH FLOOR LEVEL (Refuge Office)		2218.889			2358.500									2218.889	2358.50
5.27	TWENTY FIRST FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.28	TWENTY SECOND FLOOR LEVEL (TYP Office)		2366.222			2358.500									2366.222	2358.50
5.29	TERRACE FLOOR LEVEL											169.250	165.403			551.165
	TOTAL FAR	1524.334	47353.403	321.000	1953.107	51089.427	101983.425	46231.276	3800.760	15213	2922.990	4613.017	19405.834	1358.661	117166.763	180193.471
			49199.737			53042.534		46231.276		21736.750						

CARPET AREA CALCULATION

		ALREADY SANCTIONED		OC GRANTED (RETAIL ONLY)	PROPOSED SANCTION			TOTAL CARPET AREA
SR.NO.	FLOORS	OFFICE CARPET AREA (IN SQ.MT.)	CLUB CARPET AREA (IN SQ.MT.)	CARPET AREA (IN SQ.MT.)	CINEMA CARPET AREA (IN SQ.MT.)	SERVICE APARTMENT WITH MEZZANINE CARPET AREA (IN SQ.MT.)	RETAIL CARPET AREA (IN SQ.MT.)	(IN SQ.MT.)
5.03	BASEMENT-1 FLOOR LVLL			7913.542			1323.190	9236.732
5.04	LOWER GROUND FLOOR LEVEL			7913.542				7913.542
5.05	GROUND FLOOR LEVEL			2082.836				2082.836
5.06	UPPER GROUND FLOOR LEVEL			6812.838				6812.838
5.07	FIRST FLOOR LEVEL			7370.041				7370.041
5.08	SECOND FLOOR LEVEL			6086.480				6086.480
5.09	THIRD FLOOR LEVEL	2062.013		2940.630			908.255	5908.898
5.10	FOURTH FLOOR LEVEL	1712.450	865.660		1556.030			4134.140
5.11	FIFTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.12	SIXTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.13	SEVENTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.14	EIGHTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.15	NINTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.16	TENTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.17	ELEVENTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.18	TWELVTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.19	THIRTEENTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.20	FOURTEENTH FLOOR LEVEL	1712.450				1130.167		2842.617
5.21	FIFTEENTH FLOOR LEVEL	1712.450						1712.450
5.22	SIXTEENTH FLOOR LEVEL	1712.450						1712.450
5.23	SEVENTEENTH FLOOR LEVEL	1712.450						1712.450
5.24	EIGHTEENTH FLOOR LEVEL	1712.450						1712.450
5.25	NINTEENTH FLOOR LEVEL	1712.450						1712.450
5.26	TWENTIETH FLOOR LEVEL	1712.450						1712.450
5.27	TWENTY FIRST FLOOR LEVEL	1712.450						1712.450
5.28	TWENTY SECOND FLOOR LEVEL	1712.450						1712.450
	TOTAL FAR	34598.563	865.660	40619.800	1556.030	11301.67	2229.445	
		35464.223		40619.800		15087.145		

PCU Calculation Required for REVISED SANCTION for CINEMA AT 3RD, 4TH & 5TH FLOOR, SERVICE APARTMENT & BASEMENT-B1

6.01	PCU required @ 1 Equivalent Car Space / 50 Sq.m of Carpet Area(91171.168 Sq.m / 50 Sq.m)	1824	
ED		AREA UNDER SERVICES & FAR	TOTAL NUMBER OF PARKING PROVIDED
7.01	Basement 3	12783.10	2633	499
7.02	Basement 2	19371.92	3845	795
7.03	Basement 1	20030.66	6192	631
7.04	TOTAL BASEMENT AREA	52185.68	12670	1925
7.05	Handicapped vehicle parking on Ground (B)			2
7.06	TOTAL PARKING ACHIEVED (A+B)			1927

OTHERS' LAND

OC RECEIVED

24M WIDE INTERNAL CIRCULATION ROAD

400 KV HT LINE

400 KV HT LINE

500M TOD ZONE

OFFICE BLOCK ALREADY SANCTIONED MEMO NO.ZP-1267/AD(RA)2021 /18102/27-07-2021

EXISTING FIRE COMMAND CENTRE

OC GRANTED FOR LOWER GROUND TO SECOND FLOOR RETAIL LEVEL BASEMENT-03 TO BASEMENT-01

OC GRANTED FOR LOWER GROUND TO SECOND FLOOR RETAIL LEVEL BASEMENT-01 TO BASEMENT-03

CINEMA 3RD FLOOR , 4TH FLOOR & ROOF APPLIED FOR REVISED SUBMISSION LVL. +27.30M (CINEMA)

RETAIL AT 3RD FLOOR & ROOF APPLIED FOR REVISED SUBMISSION LVL. +25.25M

OC GRANTED FOR LOWER GROUND TO THIRD FLOOR RETAIL LEVEL BASEMENT-01 TO BASEMENT-03 APPLIED FOR REVISED SUBMISSION FOR 5TH FLOOR TO TERRACE SERVICE APARTMENT

OC GRANTED FOR LOWER GROUND TO THIRD FLOOR RETAIL LEVEL BASEMENT-01 TO BASEMENT-03

OC GRANTED FOR LOWER GROUND TO TERRACE RETAIL LEVEL BASEMENT-01 TO BASEMENT-03

OC GRANTED FOR LOWER GROUND TO TERRACE RETAIL LEVEL BASEMENT-01 TO BASEMENT-03

OC GRANTED

APPLIED FOR REVISED SUBMISSION

MUMTY & LIFT MACHINE ROOM LVL +103.90M

MUMTY & LIFT MACHINE ROOM LVL +22.70M

CANOPY LVL. +29.85M

TERRACE LVL. +29.90M

TERRACE LVL. +20.30M

TERRACE LVL. +15.80M

TERRACE LVL. +100.10M

TERRACE LVL. +21.20 M

TERRACE LVL. +11.30M

LVL +84.35M (SERVICE APARTMENT)

RETAIL /SERVICED APARTMENT ENTRY/EXIT

OFFICE ENTRY/ EXIT

RETAIL DROP OFF

FIRE TENDER PATH

12M WIDE SERVICE ROAD PART OF SECTOR

12M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT

18M WIDE GREEN BELT

1:1.01346

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

STP(HQ) Senior Town Planner BPAC | Planner BPAC | Director BPAC

Ramandeep Kaur Bassi AD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: 25545 DATED : 19/9/2022

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

NOTES & REFERENCES

GENERAL NOTES

1. ALL DRAWINGS ARE TO BE READ NOT TO BE MEASURED
2. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
3. 230MM / 115MM BRICK AND 200MM BLOCK WORK ARE USED FOR WALLS.
4. 100% STANDBY GENERATOR ARE PROVIDED FOR COMMON SERVICES (FIRE FIGHTING, LIFTS, LIGHTING AND VENTILATION)
5. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
6. FIRE FIGHTING/ SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
7. BASEMENT AREA SHALL BE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9. ENTIRE BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AS PER NBC
10. BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
11. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA / ZONING NORMS.
12. ALL HANDICAP RAMPS SHALL BE PROVIDED WITH RAILINGS.
13. TRAVEL DISTANCE COMPLIANCE TO NBC 2016 FOR FULLY SPRINKLED COMMERCIAL BUILDING.
14. WATER HARVESTING SYSTEM/ SOLAR WATER SYSTEM AND LED LIGHTING WILL BE PROVIDED AS REQUIRED.

NOTE :±0.00 (FINISHED GROUND FLOOR LEVEL) IN CORRESPONDENCE TO +[illegible].15M

KEY PLAN

ARCHITECT:

RKA

RAJINDER KUMAR ASSOCIATES

ARCHITECTS B-6 /17 Shopping Centre Safdarjung Enclave
DESIGNERS New Delhi 110029 India
ENGINEERS T- 91 11 26162930 261629 31
F- 91 11 26186874

PROJECT NAME :

REVISED BUILDING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY DATED 09.02.2016 FOR COMMERCIAL COLONY AREA MEASURING 7.84875 ACRES (LICENCE NO.71 OF 2018 DATED 25/10/2018) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ROSHNI BUILDERS PVT.LTD. AND OTHERS IN COLLABORATION WITH ROSHNI BUILDERS PVT.LTD.

ARCHITECTURE DRAWING:

REVISED SUBMISSION

DRAWING TITLE :

SITE PLAN

SCALE :- 1:200	DATED : 30-11-2021
DEALT BY :	STAGE-
DWG NO. A0-01	Rev No. R0

SIGNATURE AND SEAL OF ARCHITECT

RAJINDER KUMAR CA/2490/75

SIGNATURE OF OWNER