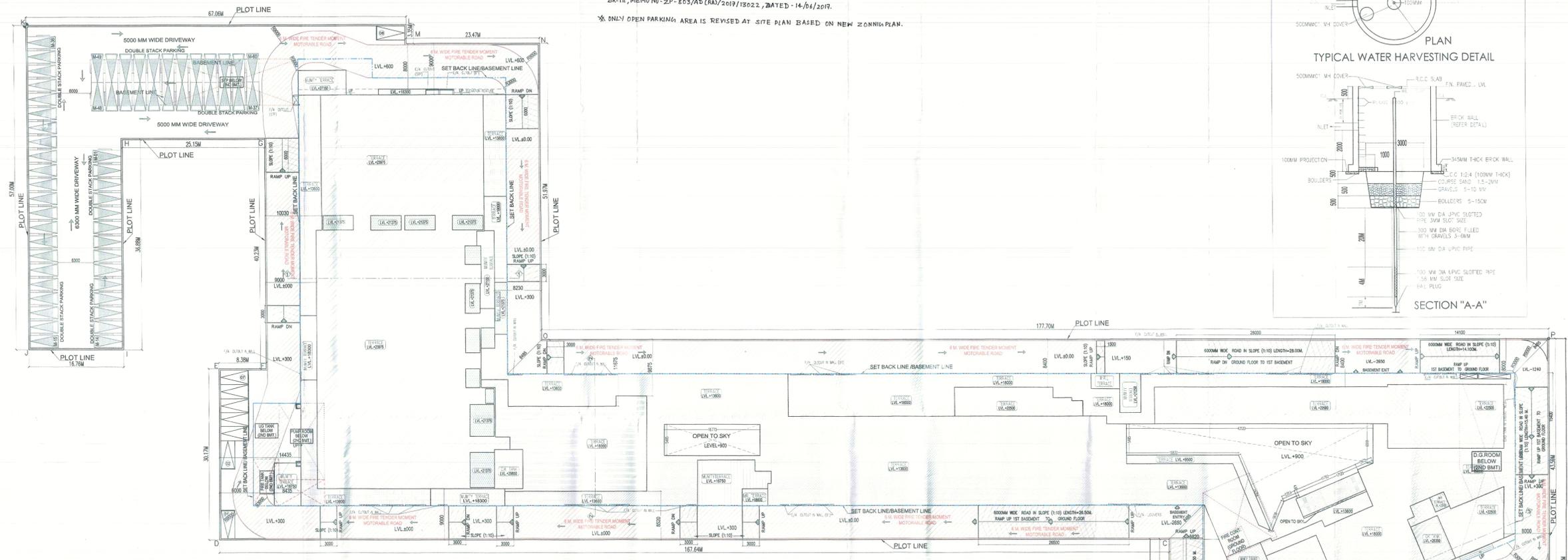


* EXISTING BUILDING WAS MADE ON BUILDING PLANS APPROVED IN 2019.
 BR-111, MEMO NO-ZP-803/AD (AA)/2019/15022, DATED - 14/04/2019.
 * ONLY OPEN PARKING AREA IS REVISED AT SITE PLAN BASED ON NEW ZONING PLAN.

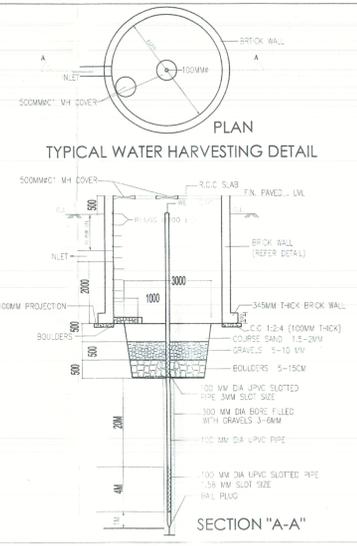
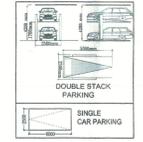


SITE PLAN

AREA CALCULATION				
TOTAL PLOT AREA (3.725 ACRES)		15074.516	ALL AREA IN SQMT.	
AFTER ROAD WIDENING AREA PLOT AREA (3.6675 ACRES)		14841.822		
PERMISSIBLE GROUND COVERAGE @ 60% OF 3.6675 ACRE		8905.093		
PERMISSIBLE F.A.R @ 175% OF 3.6675 ACRE (X)		25973.189		
ADDITIONAL FAR 3% FOR INSTALLING SOLAR PHOTOVOLTAIC POWER PLANT OF 3.6675 ACRE (Y)		445.255		
NET PERMISSIBLE F.A.R. @ 178% = (X+Y)		26418.443		
GROUND COVERAGE (AS/ PLAN) @48.050% = (1)		7131.517		
GROUND COVERAGE & NON FAR (DOUBLE STACK PARKING AREA) @ 5.053% = (2)		750.000		
NET GROUND COVERAGE (3) = (1+2) @53.103%		7881.517		
PROPOSED F.A.R. @ 177.15		26293.023		
S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)
1	2ND. BASEMENT		8241.593	8241.593
2	1ST BASEMENT	694.905	7150.817	7845.722
4	GROUND FLOOR	7060.661	820.856	7881.517
5	FIRST FLOOR	5976.689	437.819	6414.508
6	SECOND FLOOR	6001.430	478.150	6479.580
7	THIRD FLOOR	4520.178	453.421	4973.599
8	FOURTH FLOOR	1822.460	249.575	2072.035
9	FIFTH FLOOR	216.699	175.077	391.776
10	TERRACE FLOOR		258.308	258.308
TOTAL AREA		26293.023	18265.617	44558.639

PARKING DETAIL		
ECS REQUIRED:-		
PARKING REQUIREMENT FOR COMMERCIAL AREA 1 EQ. CAR SPACE PER 50 SQM. OF BUILT - UP AREA.		
TOTAL FAR AREA =	26293.023 SQM.	
PARKING REQUIRED =	$\frac{26293.023 \times 1}{50}$	= 525.86 ECS
SAY ECS = 526 ECS		
ECS AVAILABLE :-		
OPEN SURFACE STACK PARKING = (X)	82.948	130 BAYS
1ST BASEMENT PARKING = (Y)	177.563	150 BAYS
2ND BASEMENT PARKING = (Z)	313.083	246 BAYS
NET PARKING PROVIDED (X+Y+Z)	573.594	= 526 ECS

PARKING BAYS PROVIDED :-		
OPEN SURFACE :-		
SINGLE CAR BAYS (A)	=	10 BAYS
DOUBLE STACK BAYS (60x2)(E)	=	120 BAYS
TOTAL BAYS OPEN SURFACE (A+B) = X	=	130 BAYS
1ST BASEMENT :-		
SINGLE CAR BAYS (C)	=	148 BAYS
HANDICAPPED BAYS (D)	=	2 BAYS
TOTAL BAYS 1ST BASEMENT (C+D+E) = Y	=	150 BAYS
2ND BASEMENT :-		
SINGLE CAR BAYS (C)	=	140 BAYS
HANDICAPPED BAYS (D)	=	2 BAYS
DOUBLE STACK BAYS (52x2)(E)	=	104 BAYS
TOTAL BAYS 2ND BASEMENT (F+G+H) = Z	=	246 BAYS



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

MANISH BUILDWELL PVT. LTD.
 Director
 ARCHITECT'S SIGN

12 M WIDE SERVICE ROAD

60M WIDE ROAD

12 M WIDE SERVICE ROAD

NOTES
 1. ALL BUILDING WILL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP
 2. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
 3. HANDICAP RAMP WITH RAILING

For MANISH BUILDWELL PVT. LTD.
 Director
 ARCHITECT'S SIGN

PROJECT:-
 REVISED BUILDING PLAN OF COMMERCIAL COLONY FOR THE AREA MEASURING 3.725 ACRES (LICENCE NO.28 DATED 24.06.2009) IN THE REVENUE ESTATE OF VILLAGE-MEWKA, SECTOR 91, GURGAON, BEING DEVELOPED BY M/S MANISH BUILDWELL PVT. LTD.

TITLE: **SITE PLAN & AREA CALCULATION** DRG.NO.-01

DEALT R.S. ARCHITECTS & PLANNERS
 CHKD A.S.

SCALE: 1:300 DATE: - 18-SEPT.-2025 REV-0

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