DEVIATION PLAN

JE AD ATP DTP

AREA CALCULATION

	TOTAL AREA OF LAND	2.0 IN ACRES	71321.18 IN SQM

S.NO	DESCRIPTION	PERMISSIBLE %BASIS	PERMISSIBLE IN SQM	ACHIEVED IN SQM	ACHIEVED % BASIS
1	GROUND COVERAGE @ 40%	65%	6,708.71	4,597.87	49%
2	F.A.R @ 1.75	1.75	10,929.52	19,825.29	1.78

ACHIEVED GROUND COVERAGE = 4597.87×0.385 = 4006.295 sq.mt. (40.05%)

S.NO	FLOOR	GROUND COVERAGE IN SQM	FAR IN SQM
EXISTING PLOT A / BLOCK-A (GC ALREADY TAKEN)			
1	LOWER GROUND FLOOR		3086.23
2	GROUND FLOOR	3333.51	3924.21
3	FIRST FLOOR		2979.72
4	2ND FLOOR		2344.15
5	SERVES HOUSE		196.1
6	5th FLOOR		1561.23
7	6th FLOOR		949.2
8	7th FLOOR		855.27
9	8th FLOOR		899.27
			15197.59
	GRAND TOTAL	3333.51	15197.59
BALANCE FAR PERMISSIBLE FOR PLOT B AND PLOT C			4,733.27
BALANCE GROUND COVERAGE FOR PLOT B AND PLOT C			1,464.20
PROPOSED FAR PLOT B			
1	LOWER GROUND FLOOR		589.39
2	UPPER GROUND FLOOR	778.66	778.66
3	FIRST FLOOR		717.72
4	2ND FLOOR		712.22
5	3RD FLOOR		520.13
	GRAND TOTAL		3418.87
	BASEMENT FLOOR NON FAR		589.39
PROPOSED FAR PLOT C			
1	LOWER GROUND FLOOR		402.75
2	UPPER GROUND FLOOR	486.41	486.41
3	FIRST FLOOR		406.75
	GRAND TOTAL		1298.91
GRAND TOTAL FAR IN ALL PLOTS			19825.28
GRAND TOTAL GROUND COVG IN ALL PLOTS		4597.87	

BUILT UP AREA CALCULATION

S.NO			
1	EXISTING PLOT - A	TOTAL AREA in sq.mts.	for parking
	FIRST BASEMENT =	3076.51	3084.76(FOR
	SECOND BASEMENT =	4277.44	4277.44(FOR
	THIRD BASEMENT =	3827.89+231.22	3827.89(FOR
	SUB TOTAL OF PARKING=	11476.95	11585.49 SQM
2	TOTAL BASEMENT BUILT UP AREA ACHIEVED (EA)=	11585.49	SQM
3	TOTAL UTILITY & MACHINE ROOM AREA = PLOT A = 178.84	518.84	
4	TOTAL EXISTING FAR AREA PLOT A =		15,107.50 SQM
5	PROPOSED PLOT - B FIRST BASEMENT =		589.39 SQM
6	PROPOSED PLOT - C FIRST BASEMENT =		486.41 SQM
	TOTAL PROPOSED FAR AREA PLOT B & C =		1,075.80 SQM
	TOTAL BUILT UP AREA= 5+6+7		32,824.28 SQM

ESCALATOR AREA = 13.975 X 0.60 = 8.385 sq.mt.

PARKING CALCULATION - GC TAKEN

S.NO				
A	PERMISSIBLE FAR =		19825.7	SQM
B	PERMISSIBLE 1 ECS @		50	SQM
C	NO OF PARKING REQUIRED=		ARE	NOS
			396.594	NOS
D	SURFACE PARKING REQUIRED @ 15 % OF TOTAL PARKING =		397X.15	
			59.55	
		SAY	60	NOS
	EXISTING PARKING PER PLOT A FAR AREA	15107.5 / 50	302.15	302

SURFACE PARKING

1	EXISTING PLOT- A		
	PARKING PROVIDED IN STACKS (13 NOS) = 15 X 3 = 39 CARS		
	NORMAL SURFACE PARKING (63 Nos.)	4 NOS.	
	TOTAL SURFACE PARKING ACHIEVED TB1		24 CARS

BASEMENT PARKING

S.NO			
1	EXISTING PLOT- A		
	TOTAL PARKING IN FIRST BASEMENT =		85 CARS
	TOTAL PARKING IN SECOND BASEMENT =		97 CARS
	TOTAL PARKING IN THIRD BASEMENT =		85 CARS
	SUB TOTAL OF PARKING=	SB1	279 CARS
	TOTAL PARKING ACHIEVED	(TB1 +SB1)	303 NOS

PARKING CALCULATION - PROPOSED / REVISED

S.NO				
A	PERMISSIBLE FAR =		19825.7	SQM
B	PERMISSIBLE 1 ECS @		50	SQM
C	NO OF PARKING REQUIRED=		ARE	NOS
			396.594	NOS
D	SURFACE PARKING REQUIRED @ 16 % OF TOTAL PARKING =		397X.16	
			63.55	
		SAY	60	NOS
	PARKING REQUIRED PER 1.78% FAR	19825 / 50	396.5	397

SURFACE PARKING

1	PLOT - A		
	PARKING PROVIDED IN TRIPLE STACKS (NT to NT) = 12 X 3 = 36 CARS		
	PARKING PROVIDED IN DOUBLE STACKS (NT to NT) = 3 X 2 = 6 CARS		
	NORMAL SURFACE PARKING (19 to 30) = 12 CARS		
	TOTAL SURFACE PARKING ACHIEVED TB1		54 CARS

BASEMENT PARKING

S.NO			
1	PROPOSED PLOT- A		
	TOTAL STACK PARKING IN FIRST BASEMENT =	0 X 0	85 CARS
	TOTAL NORMAL PARKING IN FIRST BASEMENT =		97 CARS
	TOTAL PARKING IN SECOND BASEMENT =		85 CARS
	TOTAL PARKING IN THIRD BASEMENT =		97 CARS
	SUB TOTAL OF PARKING=	SB1	279 CARS
	TOTAL PARKING ACHIEVED	(TB1 +SB1)	379 NOS.
2	PROPOSED PLOT- B		
	SURFACE PARKING - NORMAL	18	18 CARS
			18 CARS
	GRAND TOTAL		397 CARS

NOC ISSUED VIDE DTCP MEMO NO. 8636 DT. 29-03-2019

Block A OC Vide DTCP Memo No ZP-804/AO(RA)/2019/8636 dated 29.03.201

BUILDING BLOCK- 'A'

BUILDING BLOCK- 'B'

Block-B OC Vide DTCP Memo No ZP-804/AO(RA)/2022/13408 Dated 17.05.2022

NOC ISSUED VIDE DTCP MEMO NO. 13408 DT. 17-05-2022

Block-C OC Vide DTCP Memo No ZP-804/AO(RA)/2022/13408 dated 17.05.2022

BUILDING BLOCK- 'C'

OC APPLIED FOR PLOT-B

PROPOSED FOR REVISED PLAN GRANTED BY DTCP, HARYANA CHANDIGARH, VIDE MEMO NO. ZP-804/AD(RA)/2019/8636 DATED 29.03.2019

12 M SERVICE ROAD

75 M WIDE SECTOR ROAD

12 M WIDE SERVICE ROAD

44' RASTA

6000 MM SETBACK

7.5 MTR ENTRY/EXIT

±LVL +00

ENTRY/EXIT

SUBMISSION DRAWING

1 FOR TOTAL EXCAVATION OF 1.5 M. BELOW NO. 1 S.P.O. CASE IS TO BE TREATED AS BASEMENTS ON TOTAL AREA CONSTRUCTED AS PER DEFINITION GIVEN IN BYELAWS. SO BOTH BASEMENTS ARE CONSIDERED AS FULLY FLOOR AREA TO BE CALCULATED AS F.A.R. ALSO.

2 ALL BASEMENTS ARE CONSIDERED AS FULLY FLOOR AREA TO BE CALCULATED AS F.A.R. ALSO.

3 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE MENTIONED.

KEY PLAN

COMPLETION DRAWING

REVISED BUILDING PLANS FOR PLOT A - BASEMENT 01 & 02, FLOOR & S.C. FOR COMMERCIAL COLONY MEASURING 2.0 ACRES LICENCE NO. 40 OF 2012 DATED 2274/2012 IN SECTOR 85 & 86 GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY I.S.REALTECH PVT. LTD.

I.S. REALTECH PVT. LTD.

IRIS BROADWAY

SIKKA ASSOCIATES ARCHITECTS

APOSTLE DESIGN STUDIO

A.K.B. PROJECTS PVT. LTD

SITE PLAN

477/IB/PA/A/01

(RAM AVTAR BASSI) A.D.

ATP

JE

AD

Partners Signs
REGN. NO. B/01/0467

I.S. REALTECH PVT. LTD. GURGAON

JE JD ATP DTP