

| AREA CALCULATION   |                       |             |           |           |
|--------------------|-----------------------|-------------|-----------|-----------|
| TOTAL AREA OF LAND |                       | 2.8         |           | 11331.18  |
|                    |                       | IN ACRES    | IN SQ.M   |           |
| S.NO.              | DISCRIPTION           | PERMISSIBLE | ACHIEVED  |           |
|                    |                       | %BASIS      | IN SQ.M   | % BASIS   |
| 1                  | GROUND COVERAGE @ 40% | 60%         | 6,798.71  | 4,597.87  |
| 2                  | FAR @ 175             | 1.75        | 19,828.57 | 19,825.28 |
|                    |                       |             |           | 1.75      |

| S.NO.  | FLOOR              | GROUND COVERAGE | FAR      |
|--|--------------------|-----------------|----------|
|  |                    | IN SQ.M         | IN SQ.M  |
| EXISTING PLOT A / BLOCK-A (OC ALREADY TAKEN) |                    |                 |          |
| 1  | LOWER GROUND FLOOR |                 | 3095.23  |
| 2  | GROUND FLOOR       | 3333.51         | 2624.21  |
| 3  | FIRST FLOOR        |                 | 2578.77  |
| 4  | 2ND FLOOR          |                 | 2344.16  |
| 5  | SERVICE FLOOR      |                 | 186.11   |
| 6  | 3rd FLOOR          |                 | 1551.27  |
| 7  | 4th FLOOR          |                 | 949.21   |
| 8  | 5th FLOOR          |                 | 889.27   |
| 9  | 6th FLOOR          |                 | 15107.50 |
| GRAND TOTAL                                  |                    | 3333.51         | 15107.50 |

| BALANCE FAR PERMISSIBLE FOR PLOT B AND PLOT C |                    | 4,722.07 |
|---|--------------------|----------|
| BALANCE GROUND COVERAGE FOR PLOT B AND PLOT C |                    | 3,465.20 |
| PROPOSED FAR PLOT B                           |                    |          |
| 1   | LOWER GROUND FLOOR | 699.35   |
| 2   | UPPER GROUND FLOOR | 778.95   |
| 3   | FIRST FLOOR        | 712.22   |
| 4   | 2ND FLOOR          | 712.22   |
| 5   | 3RD FLOOR          | 526.13   |
| GRAND TOTAL                                   |                    | 3418.87  |
| 6 BASEMENT FLOOR NON FAR                      |                    | 856.35   |

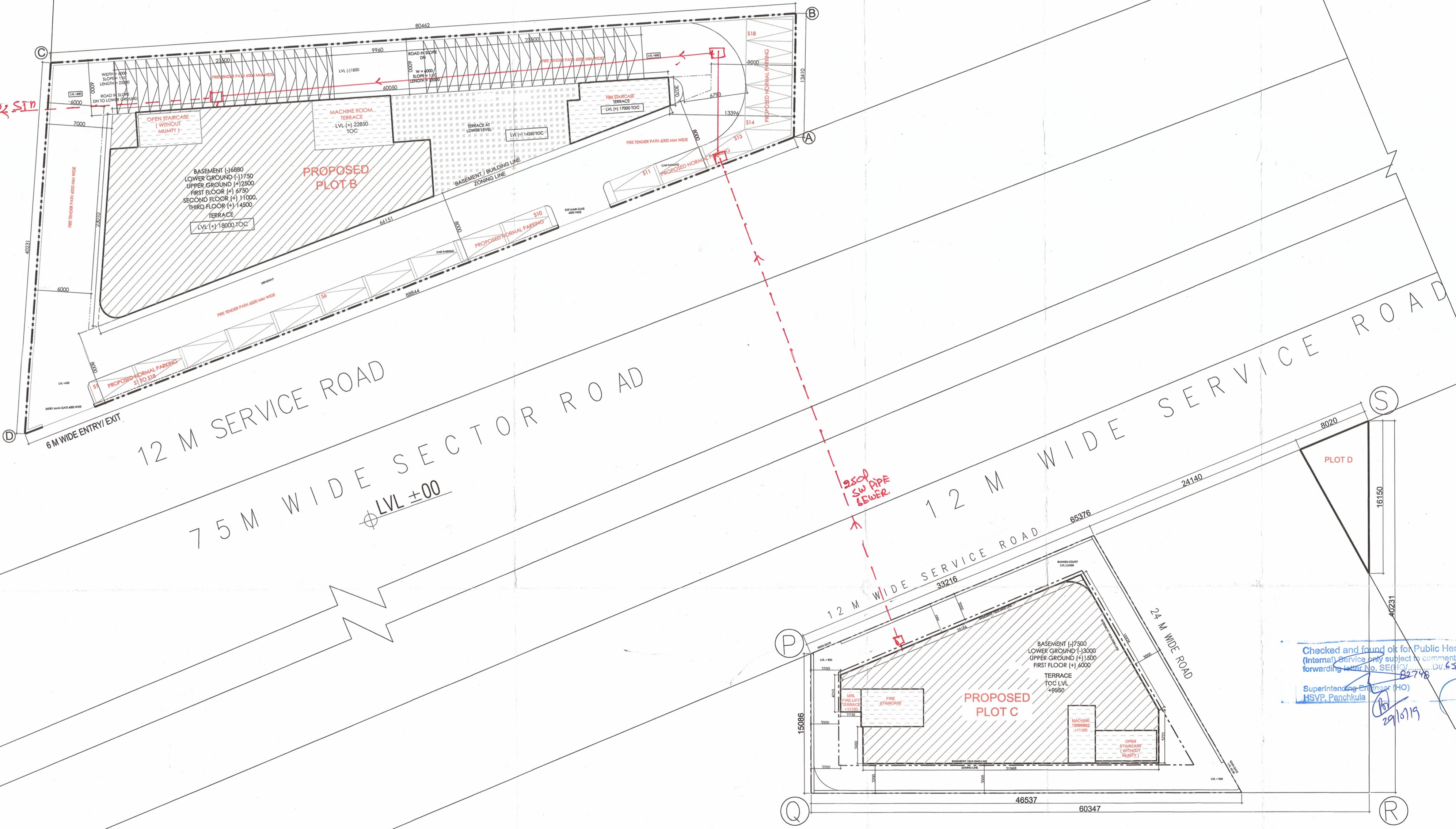
| PROPOSED FAR PLOT C                  |                    | 406.75   |
|--------------------------------------|--------------------|----------|
| 1                                    | LOWER GROUND FLOOR | 406.75   |
| 2                                    | UPPER GROUND FLOOR | 485.41   |
| 3                                    | 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.                     | DISCRIPTION                          | TOTAL AREA IN SQ.M |
| 1                         | EXISTING PLOT A                      | 11478.92           |
| 2                         | PROPOSED PLOT - B                    | 856.35             |
| 3                         | PROPOSED PLOT - C                    | 485.41             |
| 4                         | TOTAL EXISTING FAR AREA PLOT A =     | 15,107.50          |
| 5                         | TOTAL PROPOSED FAR AREA PLOT B & C = | 1,341.76           |
| 6                         | TOTAL BUILT UP AREA =                | 16,449.26          |

| PARKING CALCULATION - OC TAKEN |  |                        |
|--------------------------------|--|------------------------|
| S.NO.                          | DISCRIPTION  | NO OF PARKING REQUIRED |
| A                              | PERMISSIBLE FAR =                                  | 19829.7 SQM            |
| B                              | PERMISSIBLE 1 ECS @                                | 50 NOS                 |
| C                              | NO OF PARKING REQUIRED =                           | 396.594 NOS            |
| D                              | SURFACE PARKING REQUIRED @ 15 % OF TOTAL PARKING = | 59.55 NOS              |
| E                              | EXISTING PARKING PER PLOT A FAR AREA               | 302.15 NOS             |
| F                              | EXISTING PARKING PER PLOT A FAR AREA               | 302.15 NOS             |

| PARKING CALCULATION - PROPOSED / REVISED |  |                        |
|--|--|------------------------|
| S.NO.                                    | DISCRIPTION  | NO OF PARKING REQUIRED |
| A  | PERMISSIBLE FAR =                                  | 19829.7 SQM            |
| B  | PERMISSIBLE 1 ECS @                                | 50 NOS                 |
| C  | NO OF PARKING REQUIRED =                           | 396.594 NOS            |
| D  | SURFACE PARKING REQUIRED @ 15 % OF TOTAL PARKING = | 59.55 NOS              |
| E  | PARKING REQUIRED PER 1.75% FAR                     | 396.5 NOS              |
| F  | PARKING REQUIRED PER 1.75% FAR                     | 396.5 NOS              |

FOR PLOT A  
OC GRANTED BY DTCP, HARYANA  
CHANDIGARH, VIDE MEMO NO  
ZP-804/AD(RA)/2019/8636 DATED 29-03-2019



**SUBMISSION DRAWING**

NOTES:  
1. FOR DETAIL CALCULATIONS OF AREA REFER DRG. NO. A-3 TO A-11.  
2. ALL BUILDING EXCLUSIONS BASEMENTS CENTRALLY AIR CONDITIONED AND MECHANICALLY VENTILATED ARE TO BE NORMAL.  
3. ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.C.C. NORMS.  
4. ALL BUILDING EXCLUSIONS BASEMENTS FULLY AIRRAIL FREE, AS PER N.C.C. NORMS.  
5. SECTIONAL WALLS SHALL NOT BE LESS THAN 230 MM.

**KEY PLAN**

REVISED BUILDING PLANS FOR PLOT A - BASEMENT 01 & PLOT B & C FOR COMMERCIAL COLONY MEASURING 2.8 ACRES (LICENCE NO. 40 OF 2012 DATED 22/4/2012) IN SECTOR 85 & 86, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY T. S. REALTECH PVT. LTD.

**T.S. REALTECH PVT.LTD.**

**IRIS BROADWAY**

**SAA SIKKA ASSOCIATES ARCHITECTS**

**APOSTLE DESIGN STUDIO**

**A.K.B. PROJECTS PVT. LTD.**

Checked and found ok for Public Hearing (Internal) and subject to corrections forwarded to the client on 29/03/2019.

Superintendent (H.O.) NSVP, Panipat

29/03/19

Scale: 1:150 @ A3 (SHEET SIZE)

DATE ISSUED: 17.05.2017

DRAWN BY: SPH/ST

CHECKED BY:

**SITE PLAN**

477/IB/PA/A/01