## SURFACE PARKING AREA CALCULATION

| | | | | | | Area in Sqm | Nos | Total Area in Sqm |
|---|---|---|---|---|---|---|---|---|
| P1 | 42500 | X | 10000 | = | 425.00 | 1 | 425.00 |
| P2 | 11040 | X | 12055 | = | 133.09 | 1 | 133.09 |
| P3 | 16040 | X | 11220 | = | 179.97 | 1 | 179.97 |
| P4 | 11085 | X | 8590 | = | 95.22 | 1 | 95.22 |
| P5 | 13880 | X | 25020 | = | 347.28 | 1 | 347.28 |
| P6 | 14825 | X | 11085 | = | 164.34 | 1 | 164.34 |
| P7 | 5000 | X | 11045 | = | 55.23 | 1 | 55.23 |
| P8 | 23630 | X | 16000 | = | 378.08 | 1 | 378.08 |
| P9 | 67450 | X | 21800 | = | 1470.41 | 1 | 1470.41 |
| P10 | 7775 | X | 10740 | = | 83.50 | 1 | 83.50 |
| P11 | 20000 | X | 21705 | = | 434.10 | 1 | 434.10 |
| P12 | 12290 | X | 10000 | = | 122.90 | 1 | 122.90 |
| P13 | 7200 | X | 12445 | = | 89.60 | 1 | 89.60 |
| Grand Total | | | | | | P= | 3978.71 |
| | AREA REQUIRED PER ECS AT SURFACE LEVEL @23 sqm. = 173 ECS | | | | | | |

## AREA CALCULATION

**BUILDING CONTROLS**

| S.No. | DESCRIPTION | SQ. MT. |
|---|---|---|
| 1.0 | **TOTAL PLOT AREA (AS/ZONING) = 10.16245 ACRES** | 41126.01 |
| 2.0 | **PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA** | 24675.61 |
| 3.01 | **PERMISSIBLE PLOT AREA FOR FAR (AS/ZONING) = 10.19445 ACRES** | 41255.51 |
| 3.04 | **PERMISSIBLE FAR @ 175** | 72197.14 |

**GROUND COVERAGE CALCULATIONS**

| | | TOWER A (SQ. MT.) | RETAIL (SQ. MT.) | TOTAL (SQ. MT.) |
|---|---|---|---|---|
| 4.01 | GROUND COVERAGE ACHIEVED | 2774.46 | 17502.54 | 20277.00 |
| **4.02** | **GROUND COVERAGE ACHIEVED (%)** | | | **49.30%** |

**FAR AND BUILT UP CALCULATIONS**

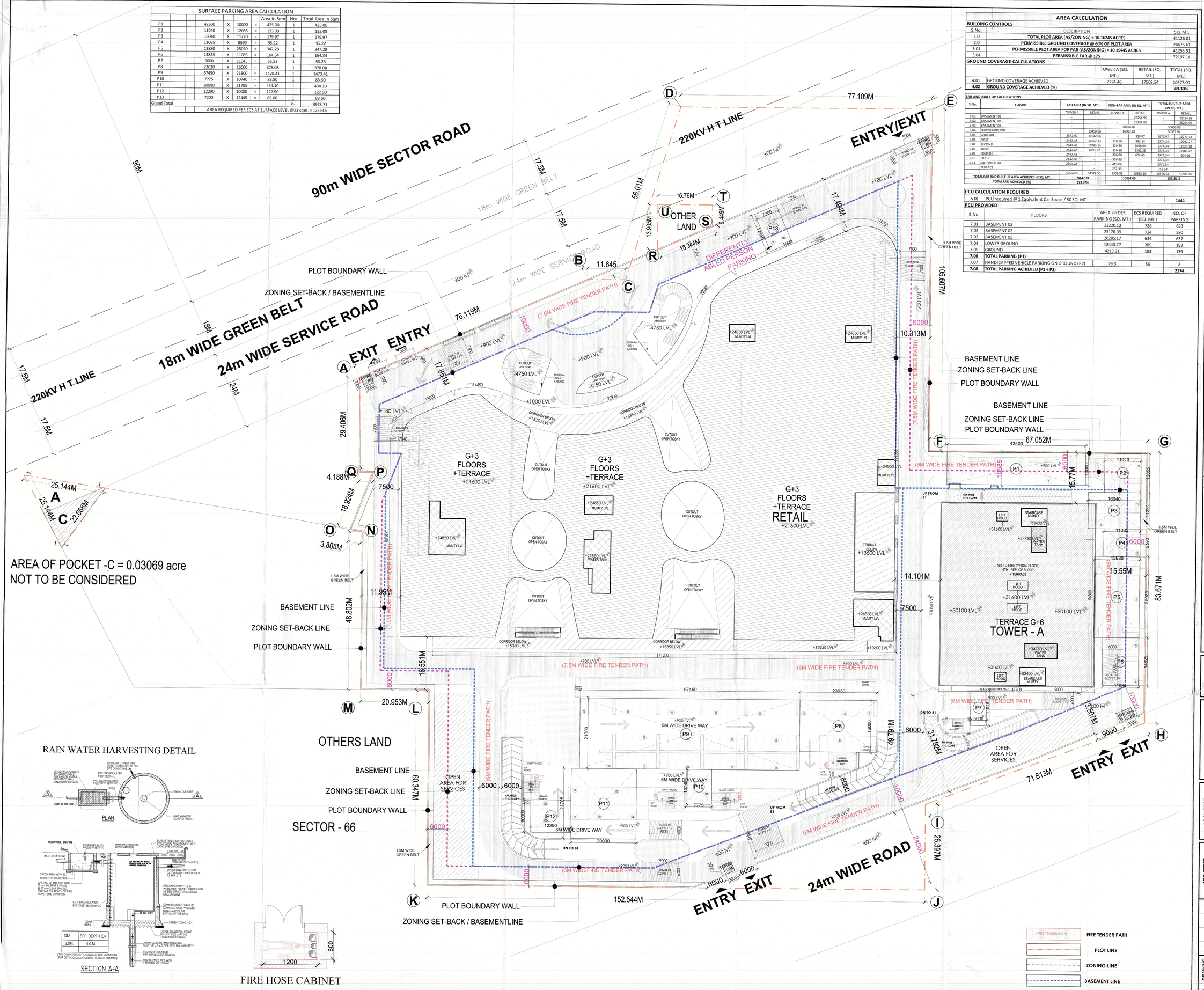
| S.No. | FLOORS | FAR AREA (IN SQ. MT.) | | NON-FAR AREA (IN SQ. MT.) | | TOTAL BUILT UP AREA (IN SQ. MT.) | |
|---|---|---|---|---|---|---|---|
| | | TOWER A | RETAIL | TOWER A | RETAIL | TOWER A | RETAIL |
| 5.01 | BASEMENT 03 | - | - | - | 25254.95 | - | 25254.95 |
| 5.02 | BASEMENT 02 | - | - | - | 25254.95 | - | 25254.95 |
| 5.03 | BASEMENT 01 | - | - | 30456.86 | | 30456.86 | |
| 5.04 | LOWER GROUND | - | 13450.66 | 16907.28 | | 30357.94 | |
| 5.05 | GROUND | 2677.97 | 11942.66 | - | 328.47 | 2677.97 | 12271.13 |
| 5.06 | FIRST | 2447.48 | 11802.13 | 326.86 | 995.14 | 2774.34 | 12797.27 |
| 5.07 | SECOND | 2447.48 | 10785.14 | 326.86 | 2038.64 | 2774.34 | 12823.78 |
| 5.08 | THIRD | 2447.48 | 6391.97 | 326.86 | 6391.25 | 2774.34 | 12783.22 |
| 5.09 | FOURTH | 2447.48 | - | 326.86 | 604.66 | 2774.34 | 604.66 |
| 5.10 | FIFTH | 2447.48 | - | 326.86 | - | 2774.34 | - |
| 5.11 | SIXTH/REFUGE | 2359.28 | - | 415.06 | - | 2774.34 | - |
| | TERRACE | - | - | 252.53 | - | 252.53 | - |
| | | 17274.65 | 54372.56 | 2901.89 | 10358.16 | 19176.54 | 51280.06 |
| | **TOTAL FAR AND BUILT UP AREA ACHIEVED IN SQ. MT.** | **71647.21** | | **110534.09** | | **182181.3** | |
| | **TOTAL FAR ACHIEVED (%)** | **173.67%** | | | | | |

**PCU CALCULATION REQUIRED**

| | | |
|---|---|---|
| 6.01 | PCU required @ 1 Equivalent Car Space / 50 SQ. MT. | **1444** |

**PCU PROVIDED**

| S.No. | FLOORS | AREA UNDER PARKING (SQ. MT.) | ECS REQUIRED (SQ. MT.) | NO. OF PARKING |
|---|---|---|---|---|
| 7.01 | BASEMENT 03 | 23220.12 | 726 | 623 |
| 7.02 | BASEMENT 02 | 23176.09 | 724 | 580 |
| 7.03 | BASEMENT 01 | 20285.17 | 634 | 637 |
| 7.04 | LOWER GROUND | 12440.77 | 389 | 193 |
| 7.05 | GROUND | 4213.21 | 183 | 139 |
| **7.06** | **TOTAL PARKING (P1)** | | | |
| 7.07 | HANDICAPPED VEHICLE PARKING ON GROUND (P2) | 79.3 | 56 | 2 |
| **7.08** | **TOTAL PARKING ACHIEVED (P1 + P2)** | | | **2174** |




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

Member B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | Chairman B.P.A.C.

ATP(HQ) | Ram Avtar Bassi JD(HQ) | JD. | P.A. | A.T.P. | DDT(HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: 13198 DATED: 05-05-2023

**GENERAL NOTES**

- ALL MANDATORY SERVICES ARE AS PER N.B.C. NORMS.
- ALL SHAFTS & BASEMENTS ARE MECHANICALLY LIT & VENTILATED.
- ALL SUPERSTRUCTURE & BASEMENTS ARE FULLY SPRINKLERED.

**KEY DRAWING**

PALM TERRACES SELECT | SITE | EMAAR PALM DRIVE | M3M IFC | EMAAR COLONNADE | 60.0 WIDE CONCRETE ROAD | 24.0 WIDE CONCRETE ROAD

**NOTES**

- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
- BASEMENTS ARE MECHANICALLY VENTILATED.
- ALL FLOORS ARE CENTRALLY AIR CONDITIONED.
- STRUCTURAL SYSTEM : BEAM COLUMN SYSTEM
- SITE AREA AS PER APPROVED ZONING PLAN.
- GATE AND BOUNDARY WALL AS PER STANDARD DETAIL.
- BUILDING HAS COMPLETE POWER BACKUP.
- ALL FLOORS AND BASEMENTS HAVE AUTOMATIC SPRINKLER SYSTEM FOR FIRE FIGHTING AS PER NBC 2016.

**OWNER**

**NCR BUSINESS PARK PRIVATE LIMITED**
KHASRA NO.950 / 1078, BADSHAPUR VILLAGE, SECTOR-66, GOLF COURSE EXTENSION ROAD GURGAON
HARYANA-122018, +91 124 717 4409.

**PROJECT**

REVISED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 5.59375 ACRES (LICENSE NO. 49 OF 2008 DATED 14.03.2008) AND 4.5687 ACRES ( LICENSE NO. 184 OF 2008 DATED 25.10.2008) TOTAL AREA MEASURING 10.16245 ACRES IN SECTOR-66, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY NCR BUSINESS PARK PRIVATE LIMITED (FORMERLY KNOWN AS KAY KAY BUILDTECH PRIVATE LIMITED)

**ARCHITECT**

SIKKA ASSOCIATES ARCHITECTS
URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
A- A-2/1, AFRICA AVENUE, SAFDARJUNG ENCLAVE, NEW DELHI, INDIA 110 029
T: +91.11.4323.5235 | F: +91.11.2629.4481 | E: saa@saarchs.net | W: www.saarchs.net

**ARCHITECT**

raman sikka
REGN. No. 93/16497

**OWNER**

For NCR Business Park Private Limited
Auth. Signatory / Director

| | |
|---|---|
| SCALE | 1:350 @ A0 |
| DATE ISSUED | 03/12/2022 |
| DRAWN BY | SHAZI |
| CHECKED BY | ASHWINI |
| DRAWING | SITE PLAN |
| DWG NO. | A-101 / 01 |