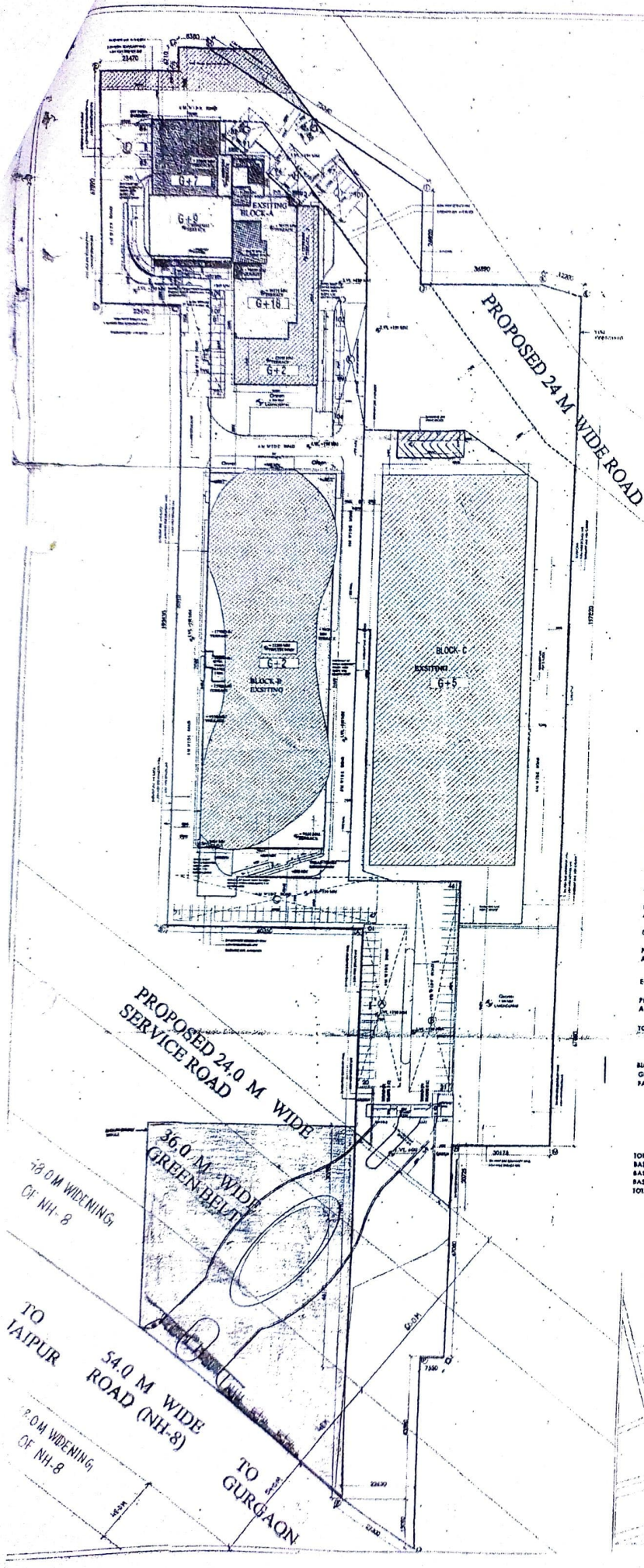


PLOT AREA DETAIL

LICENCE AREA	9.052	ACRE
AREA UNDER ROAD & GREEN BELT	1.268	ACRE
NET PLANNED AREA		
1 LICENCE AREA - SECTOR ROAD AREA	9.052-1.268 = 7.799	ACRE
2 BENIFICIARY AREA @ 10% OF PLOT AREA	0.9052	ACRE
3 TOTAL NET PLANNED AREA (1+2)	8.704	ACRE
	35224.591	SQMT.

AREA SCHEDULE	PERMISSIBLE	EXISTING BLOCK A+ BLOCK B	EXISTING BLOCK C
GROUND COVERAGE	14089.8564	7199.567	6468.283
F.A.R.	61643.854	38135.281	16498.868
BASEMENT AREAS		32408.400	14695.621
MAX HEIGHT		91M	28.4 m
REQUIRED CAR PARKING @ 2 PER 100 SQ.MT. OF FAR AREA		713	
PROVIDED PARKING AT SURFACE		109	
PROVIDED PARKING IN BASEMENTS		605	

AREA SCHEDULE FOR BLOCK A , B & C

BLOCK A

GROUND COVERAGE	3578.907	
FAR AREA		
FLOOR	AREA	
1 GROUND FLOOR	2202.332	
2 1ST FLOOR	2054.914	
3 2ND FLOOR	2097.833	
4 3RD FLOOR	1751.632	
5 4TH FLOOR	1748.322	
6 5TH FLOOR	1752.966	
7 6TH FLOOR	1750.736	
8 7TH FLOOR	1754.011	
9 8th FLOOR	1320.721	
10 9th FLOOR	1319.365	
11 10th FLOOR	865.115	
12 11th FLOOR	865.036	
13 12th FLOOR	860.182	
14 13th FLOOR	874.335	
15 14th FLOOR	868.519	
16 15th FLOOR	862.567	
17 16th FLOOR	856.751	
18 17th FLOOR	850.935	
19 18th FLOOR	845.119	
TOTAL FAR AREA FOR A BLOCK	35521.080	SQMT

BLOCK B

GROUND COVERAGE	4870.340	
FAR AREA		
FLOOR	AREA	
1 GROUND FLOOR	4087.143	
2 1ST FLOOR	3184.706	
3 2ND FLOOR	2845.887	
TOTAL FAR AREA FOR B BLOCK	10117.736	SQMT
MISCLENIUS AREA		
GUARD ROOM (4.28X3.375)	14.445	
METER ROOM (6.06X7.09)	35.8754	
TOTAL GROUND COVERAGE FOR GUARD ROOM/METER ROOM	50.3204	SQMT
FAR AREA FOR GUARD ROOM	14.448	SQMT
GROUND COVERAGE FOR BLOCK A & B & GUARD/METER ROOM	7199.567	
FAR AREA FOR BLOCK A & B & GUARD ROOM	38663.281	

BASEMENTS AREA (BLOCK A+BLOCK B)

BASEMENT LEVEL 3	11147.140	
BASEMENT LEVEL 2	11142.140	
BASEMENT LEVEL 1	10119.320	
TOTAL COVERD AREA FOR BASEMENTS (BLOCK A+BLOCK B)	32408.600	

PARKING DESCRIPTION

REQUIRED ECS @ 2 PER 100 SQ.MT. OF FAR AREA (BLOCK A + BLOCK B) 35663.281/100X2=713.06	713	NO.
REQUIRED SURFACE PARKING @ 15% OF TOTAL	106	NO.
ECS IN BASEMENT-3 (BLOCK A+BLOCK B) 8575.307/35=245		
PROVIDED PARKING IN BASEMENT-3 (BLOCK A+BLOCK B)	209	NO.
ECS IN BASEMENT 2 (BLOCK A+BLOCK B) 8108.804/35=231		
PROVIDED PARKING IN BASEMENT-2 (BLOCK A+BLOCK B)	198	NO.
ECS IN BASEMENT 1 (BLOCK A+BLOCK B) 8118.274/35=232		
PROVIDED PARKING IN BASEMENT-1 (BLOCK A+BLOCK B)	198	NO.
ECS AT SURFACE (BLOCK A+BLOCK B) 3643.103/25=145		
PROVIDED PARKING AT SURFACE (BLOCK A+BLOCK B)	109	NO.
TOTAL NO. OF PARKING (BLOCK A+BLOCK B)	714	NO.

BLOCK C

GROUND COVERAGE	6468.283	SQMT
FAR AREA		
FLOOR	AREA	
1 GROUND FLOOR	4407.427	
2 1ST FLOOR	2351.980	
3 2ND FLOOR	3100.280	
4 3RD FLOOR	3100.280	
5 4TH FLOOR	3100.280	
6 5TH FLOOR	2638.341	
TOTAL FAR AREA FOR C BLOCK	18698.568	SQMT
BASEMENTS AREA FOR BLOCK C		
BASEMENT 2	7460.492	
BASEMENT 1	7134.929	
TOTAL COVERED AREA FOR BASEMENTS BLOCK C	14695.621	SQMT

As built drawings as certified by STP Gurgaon vide Memo No. 59 dated 11.05.2016 for Block-A & B with Basement falling in Commercial Colony measuring 9.052 acres (Licence No. 260 of 2007 dated 14.11.2007) in Sector-83, Gurgaon Manesar Urban Complex.

(i) Construction raised without getting plan sanctioned and the construction at made conform to the User/zoning i.e(GF1,015 Sqm.

(ii) Unauthorized construction of boundary wall 2771.093 Sqft

(iii) Open Area converted 6 No's.

(iv) Covered area beyond zoning line (zoning violation) 11.35 Sqm.

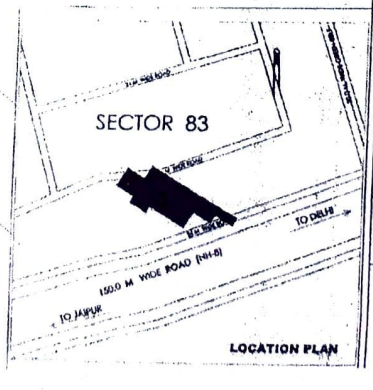
NOTE:- To be read with site inline Memo No. 1167 dated 8/12/16

LEGEND

LICENCED LAND	
NON-LICENCED LAND	
BASEMENT LINE	
AREA UNDER PROPOSED 24 M. WIDE ROAD AND NH WIDENING	
GREEN BELT	

SURFACE PARKING AREA CALCULATION FOR BLOCK A & B

A	13.000	X	50.000	650.000
B	13.000	X	65.000	845.000
C	62.500	X	14.000	875.000
D	5.800	X	5.000	25.000
E	11.080	X	32.500	357.500
F	14.000	X	12.500	175.000
G	11.000	X	7.500	82.500
H	11.000	X	12.500	137.500
J	11.000	X	12.500	137.500
I	9.500	X	37.685	358.103
TOTAL AREA OF SURFACE PARKING				3643.103 SQ. MT



LOCATION PLAN

PROJECT TITLE

EXISTING BUILDING OF COMMERCIAL COLONY MEASURING 9.052 ACRES LICENCE NO. 260 OF 2007 DATED 14.11.2007 IN SECTOR-83, GURGAON MANESAR URBAN COMPLEX BY M/S SERIATIM LAND & HOUSING PVT. LTD.

SCALE: 1:500

DRAWING TITLE: **SITE PLAN**

PROJECT NAME: **FLOREAL TOWERS AT SECTOR-83 GURGAON HARYANA**

OWNER: SERIATIM LAND & HOUSING PVT. LTD.

ARCHITECT'S SIGNATURE: | OWNER'S SIGNATURE:

ARCHITECT: ACPL

ACPL Design Ltd

NORTH | SHEET NO. 01