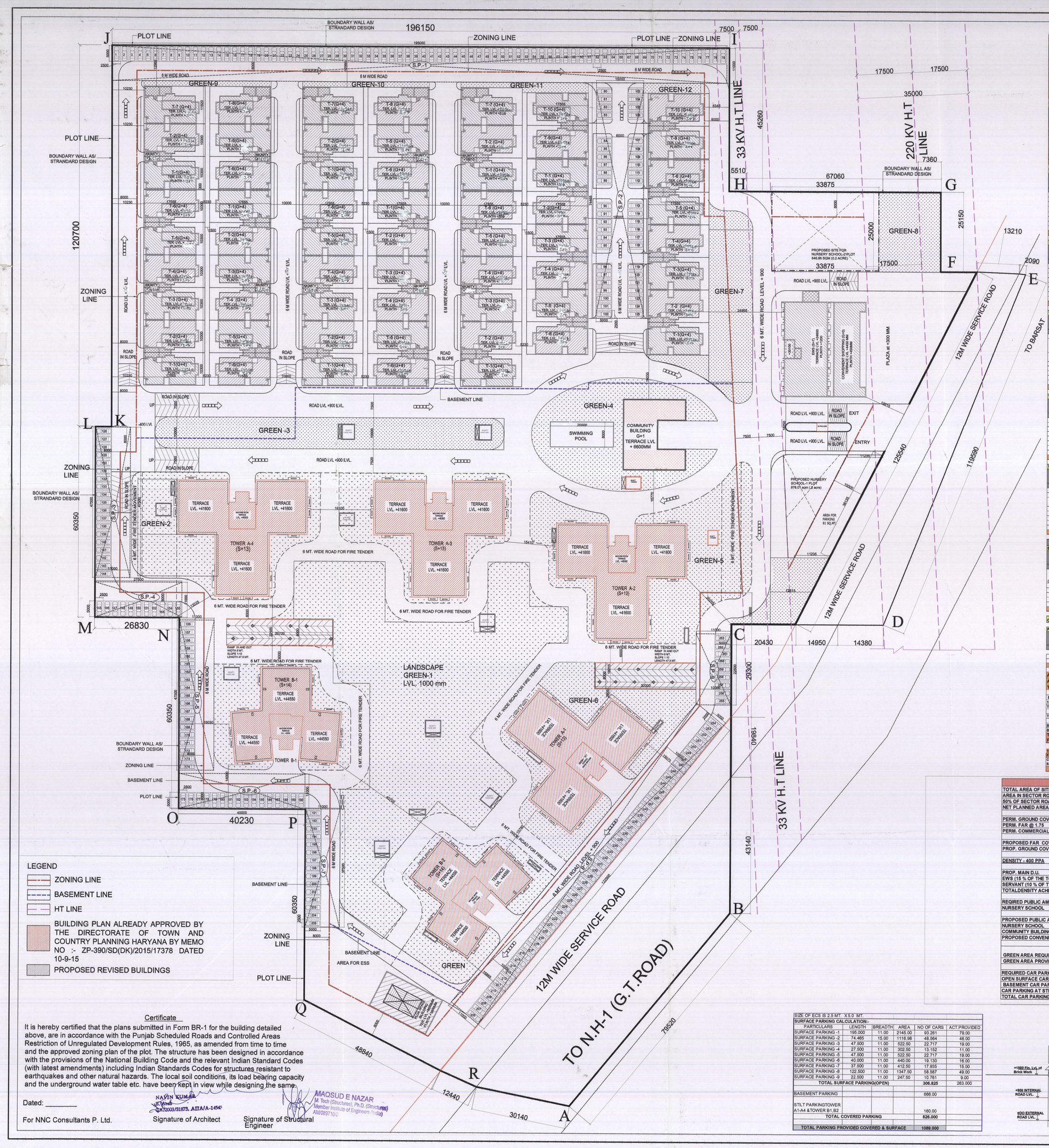


DETAILED SUMMARY AREA												
TOWER A-1,A-2,A-3,A-4 (S +13) (1BHK -4 nos. & 3BHK +UTILITY - 2NOS.)												
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA (A1,A2,A3,A4)	GR. COV.	TOTAL GR. COVERAGE	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	SERVANT UNITS
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
STILT	87.418	1	87.418					87.418	349.672				
TYPICAL FLOORS (1st TO 13th)	797.988	13	10242.297	4				787.969	40969.188	6	78		24 NOS IN EACH TOWER
MUMTY		1						76.407	305.628				
WATER TANK		1						87.418	349.672				
TOTAL			10329.715		41318.860	602.629	1210.516		41974.160		78	312	96
TOWER B-1, B-2 (S+14) (2BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA (B1 & B2)	GR. COV.	TOTAL GR. COVERAGE	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
STILT	93.629	1	93.629					93.629	187.258				
TYPICAL FLOORS (1ST TO 14th)	567.632	14	7948.846	2				567.632	15893.696	6	84		
MUMTY		1						78.575	157.150				
WATER TANK		1						93.629	187.258				
TOTAL			8042.475		16080.954	582.686	1165.372		16425.362		84	168	
T-1,2, (G+4) (3BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA ALL TOWERS	GR. COV.	TOTAL GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
GROUND FLOOR	281.953	1	281.953					281.953	2819.527	2	2	20	
FIRST FLOOR	281.531	1	281.531					278.356	2783.545	2	2	20	
SECOND FLOOR	281.531	1	281.531					278.356	2783.545	2	2	20	
THIRD FLOOR	281.531	1	281.531					278.356	2783.545	2	2	20	
FOURTH FLOOR	67.442	1	67.442					67.442	674.415				
MUMTY		1						28.027	280.272				
WATER TANK		1		10				40.364	403.645				
TOTAL			1133.996		11339.957	281.953	2819.527		12495.494		8	80	
T-3,4, (G+4) (3BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA ALL TOWERS	GR. COV.	TOTAL GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
GROUND FLOOR	281.168	1	281.168					281.168	1968.173	2	2	14	
FIRST FLOOR	260.745	1	260.745					277.969	1942.996	2	2	14	
SECOND FLOOR	260.745	1	260.745					277.969	1942.996	2	2	14	
THIRD FLOOR	260.745	1	260.745					277.969	1942.996	2	2	14	
FOURTH FLOOR	67.442	1	67.442					67.442	472.091				
MUMTY		1						28.027	175.190				
WATER TANK		1		7				40.364	252.551				
TOTAL			1130.846		7915.917	281.168	1968.173		8728.963		8	56	
T-5,6, (G+4) (3BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA ALL TOWERS	GR. COV.	TOTAL GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
GROUND FLOOR	281.953	1	281.953					281.953	2537.574	2	2	18	
FIRST FLOOR	281.531	1	281.531					278.356	2505.191	2	2	18	
SECOND FLOOR	281.531	1	281.531					278.356	2505.191	2	2	18	
THIRD FLOOR	281.531	1	281.531					278.356	2505.191	2	2	18	
FOURTH FLOOR	67.442	1	67.442					67.442	606.974				
MUMTY		1						28.027	252.246				
WATER TANK		1		9				40.364	363.280				
TOTAL			1133.996		10205.871	281.953	2537.574		11248.644		8	72	
T-7,8, (G+4) (3BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA ALL TOWERS	GR. COV.	TOTAL GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
GROUND FLOOR	183.747	1	183.747					183.747	786.735	1	1	5	
FIRST FLOOR	133.255	1	133.255					150.979	784.893	1	1	5	
SECOND FLOOR	133.255	1	133.255					150.979	784.893	1	1	5	
THIRD FLOOR	133.255	1	133.255					150.979	784.893	1	1	5	
FOURTH FLOOR	33.721	1	33.721					33.721	168.604				
MUMTY		1						22.774	113.868				
WATER TANK		1		5				33.346	166.727				
TOTAL			667.332		2936.158	183.747	786.735		3482.613		4	20	
T-9,10, (G+4) (3BHK)													
FLOORS	F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA ALL TOWERS	GR. COV.	TOTAL GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE	NO. OF UNIT IN ONE TOWER	TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F	G	H= E X G	I	J=(I/XC/EB)	K	L = C X K	M = C X E X K	
GROUND FLOOR	282.738	1	282.738					282.738	565.476	2	2	4	
FIRST FLOOR	262.316	1	262.316					279.140	558.279	2	2	4	
SECOND FLOOR	262.316	1	262.316					279.140	558.279	2	2	4	
THIRD FLOOR	262.316	1	262.316					279.140	558.279	2	2	4	
FOURTH FLOOR	67.442	1	67.442					67.442	134.883				
MUMTY		1						28.027	56.054				
WATER TANK		1		2				40.364	80.729				
TOTAL			1137.126		2274.252	282.738	565.476		2505.980		8	16	
TOTAL OF MAIN DWELLING UNIT					92071.869		13035.373		96862.215			724	96
EWS (TOWER 1) (S+7)													
FLOORS	FLOOR PLATE F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA		GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)	NO. OF UNIT IN ONE PLATE		TOTAL NO. OF UNITS	
A	B	C	D X E =F	E	D X E =F		G	I	J=(I/XC/EB)				
GROUND FLOOR (CONVENIENT SHOPPING)	311.988	1	311.885	1	311.88		311.985	311.985	311.985	10 SHOPS		10 SHOPS	
STILT AREA	96.921	1	96.92	1	96.92			96.921	96.921	2.000		2.000	
TYPICAL (1ST to 7TH)	397.638	7	2783.47	1	2783.47		441.258	415.615	3048.307	18.000		126.000	
MUMTY		1		1				40.926	40.926				
TANK		1		1				21.148	21.148				
TOTAL EWS AREA			3192.379		3192.38		753.243		3520.287			126.000	
COMMUNITY BUILDING G+1					601.571		431.712		601.571				
PUJA SPACE/BUILDING													
FLOORS	FLOOR PLATE F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOWER AREA F.A.R (SQ.MT.)	NO. OF TOWERS	TOTAL F.A.R AREA		GR. COVERAGE)	COV. AREA PER FLOOR	TOTAL PROP. COV.AREA(F.A.R =NON F.A.R)				
A	B	C	D X E =F	E	D X E =F		G	I	J=(I/XC/EB)				
GROUND FLOOR	246.225	1.000	246.225		246.225		246.225	246.225	246.225				
BASEMENT		1.000		1.000				246.225	246.225				
TOTAL OF PUJA SPACE			246.225		246.225		246.225		492.450				
ACHIVED GROUND COVERAGE (TOWER +EWS+COMMUNITY BUILDING +CONV. SHOPPING+PUJA SPACE)						14466.553							
ACHIVED FAR(TOWER+EWS+CONV. SHOPPING+COMMUNITY BUILDING+PUJA SPACE)					96112.044								
TOTAL COV. AREA (F.A.R =NON F.A.R) (TOWERS +EWS + COMMUNITY+CONV. SHOPPING+PUJA SPACE)									101476.522				

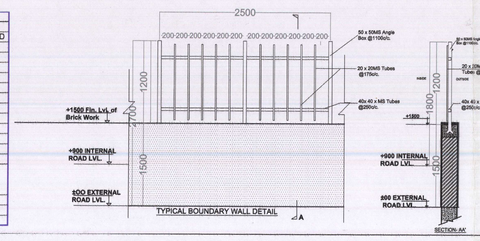
BASEMENT AREA	SQ.MT.	SQ.FT.
1ST BASEMENT	25250.032	271715.595
TOTAL BASEMENT AREA	25250.032	271715.595
TOTAL PROP. COVERED AREA (BUILDINGS (F.A.R+NON F.A.R) + BASEMENT AREA)		
BUILDING COV. AREA (F.A.R+NON F.A.R)	101476.522	SQ.MTS.
BASEMENT AREA	25250.032	SQ.MTS.
TOTAL PROP. COVERED AREA(F.A.R+NON F.A.R) EXCLUDING NURSERY SCHOOLS)	126726.554	SQ.MTS.

TOTAL REVISED PROPOSED COV. AREA (F.A.R +NON F.A.R) FOR ESS LABOUR CHARGE		
COV.AREA+11.0 % (E+W+S+CONVENIENT SHOPPING+PUJA SPACE/BUILDING+BASEMENT)	67728.461	SQM
TOTAL	67728.461	SQM

AREA STATEMENT				
TOTAL AREA OF SITE	=	16.310	ACRES	
AREA IN SECTOR ROAD	=	0.938	ACRES	
50% OF SECTOR ROAD AREA	=	0.469	ACRES	
NET PLANNED AREA (16.310-0.469)	=	15.841	ACRES	
PERM. GROUND COVERAGE @ 35%	=	64106.533	SQ.MTS.	
PERM. FAR @ 1.75	=	22437.286	SQ.MTS.	
PERM. COMMERCIAL AREA @ 0.5%	=	112186.432	SQ.MTS.	
	=	320.533	SQ.MTS.	
				PERCENTAGE
PROPOSED FAR COVERAGE	=	96112.044	SQ.MTS.	149.826
PROP. GROUND COVERAGE	=	14466.553	SQ.MTS.	22.566
DENSITY - 400 PPA	=	6336.446	PERSONS	
		FLATS	PERSON/ FLAT	TOTAL PERSONS
PROP. MAIN D.U.	=	724.000	5.000	3620.000
EWS (16 % OF THE TOTAL D.U.)	=	128.000	2.000	256.000
SERVANT (10 % OF THE MAIN D.U. ie 73)	=	96.000	2.000	192.000
TOTAL DENSITY ACHIEVED		4068.000	PERSONS	
		256.800	persons per acre	
REQIRED PUBLIC AMENITIES				
NURSERY SCHOOL	=	2 NOS.	.....	SQ.MT.
PROPOSED PUBLIC AMENITIES				
NURSERY SCHOOL	=	2 NOS.	.....	SQ.MT.
COMMUNITY BUILDING	=	601.571		SQ.MT.
PROPOSED CONVENIENT SHOPPING	=	311.985	SQ.MTS.	
GREEN AREA REQUIRED 15% OF NET PLOT AREA	=	9615.980	SQ.MTS.	
GREEN AREA PROVIDED	=	9996.881	SQ.MTS.	
REQUIRED CAR PARKING	=	1086.000	(@1.5ECS FOR 1 MAIN D.UNIT)	
OPEN SURFACE CAR PARKING	=	263.000	A	24.217 PERCENT
BASEMENT CAR PARKING	=	666.000	B	76.059 PERCENT
CAR PARKING AT STILTS	=	160.000	C	
TOTAL CAR PARKING PROVIDED(A+B+C+D)	=	1089.000		

SIZE OF ECS IS 2.5 MT. X5.0 MT.

SURFACE PARKING CALCULATION:-					
PARTICULARS	LENGTH	BREADTH	AREA	NO OF CARS	ACT.PROVIDED
SURFACE PARKING -1	195.000	11.00	2145.00	93.261	79.00
SURFACE PARKING -2	74.465	15.00	1116.98	48.564	46.00
SURFACE PARKING -3	47.500	11.00	522.50	22.717	19.00
SURFACE PARKING -4	27.500	11.00	302.50	13.152	11.00
SURFACE PARKING -5	47.500	11.00	522.50	22.717	19.00
SURFACE PARKING -6	40.000	11.00	440.00	19.130	16.00
SURFACE PARKING -7	37.500	11.00	412.50	17.935	15.00
SURFACE PARKING -8	122.500	11.00	1347.50	58.587	49.00
SURFACE PARKING -9	22.500	11.00	247.50	10.761	9.00
TOTAL SURFACE PARKING(OPEN)				306.825	263.000
BASEMENT PARKING				666.00	
STILT PARKINGTOWER A1-A4 &TOWER B1,B2				160.00	
TOTAL COVERED PARKING				826.000	
TOTAL PARKING PROVIDED COVERED & SURFACE				1089.000	



LEGEND

- ZONING LINE
- BASEMENT LINE
- HT LINE
- BUILDING PLAN ALREADY APPROVED BY THE DIRECTORATE OF TOWN AND COUNTRY PLANNING HARYANA BY MEMO NO :- ZP-390/SD(DK)/2015/17378 DATED 10-9-15
- PROPOSED REVISED BUILDINGS

Certificate

It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, as amended from time to time and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Codes (with latest amendments) including Indian Standards Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated: _____

For NNC Consultants P. Ltd.

NAVIN KUMAR B. Arch CA/2003/31873, AIIA/A-1548 — Signature of Architect

MAQSUD E NAZAR M.Tech (Structures), Ph.D. (Structures) Member Institute of Engineers (India) AM0897160 — Signature of Structural Engineer

REVISED SUBMISSION DRAWING

NOTES :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQD. AS/NBC.
2. BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. BOUNDARY WALL AS/STRANDARD DRAWING

PROJECT

REVISED BUILDING PLANS OF GROUP HOUSING COLONY SCHEME MEASURING 16.31 ACRES (LICENCE NO 37 OF 2008 DATED 25.02.2008)IN SECTOR – 19, PANIPAT BEING DEVELOPED BY SMT.SURINDER KAUR D/O LATE SH.DARBARA SINGH IN COLLABORATION WITH SPLENDOR LANDBASE LTD.

Architect (HQ) — Chief Planner Mandoli BPAC — Chief Town Planner (Mandoli Complex) BPAC — Chief Town Planner cum Chief Architect BPAC

TITLE

SITE PLAN & AREA CALCULATION

SCALE 1 : 400 — NORTH

DATE

DRG. NO. SPLENDOR/SAN/101

ARCHITECT

NAVIN KUMAR B. Arch CA/2003/31873, AIIA/A-1548

(RAM AVTAR BASSI) A.D.

CLIENT

For SPLENDOR LANDBASE LTD.

Authorised Signatory

ARCHITECT

A.D.P.C. (HQ) DFS PVT. LTD. B.P.C.

dfi DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI 110048
TEL: +91-11-46556600 FAX: +91-11-46556601