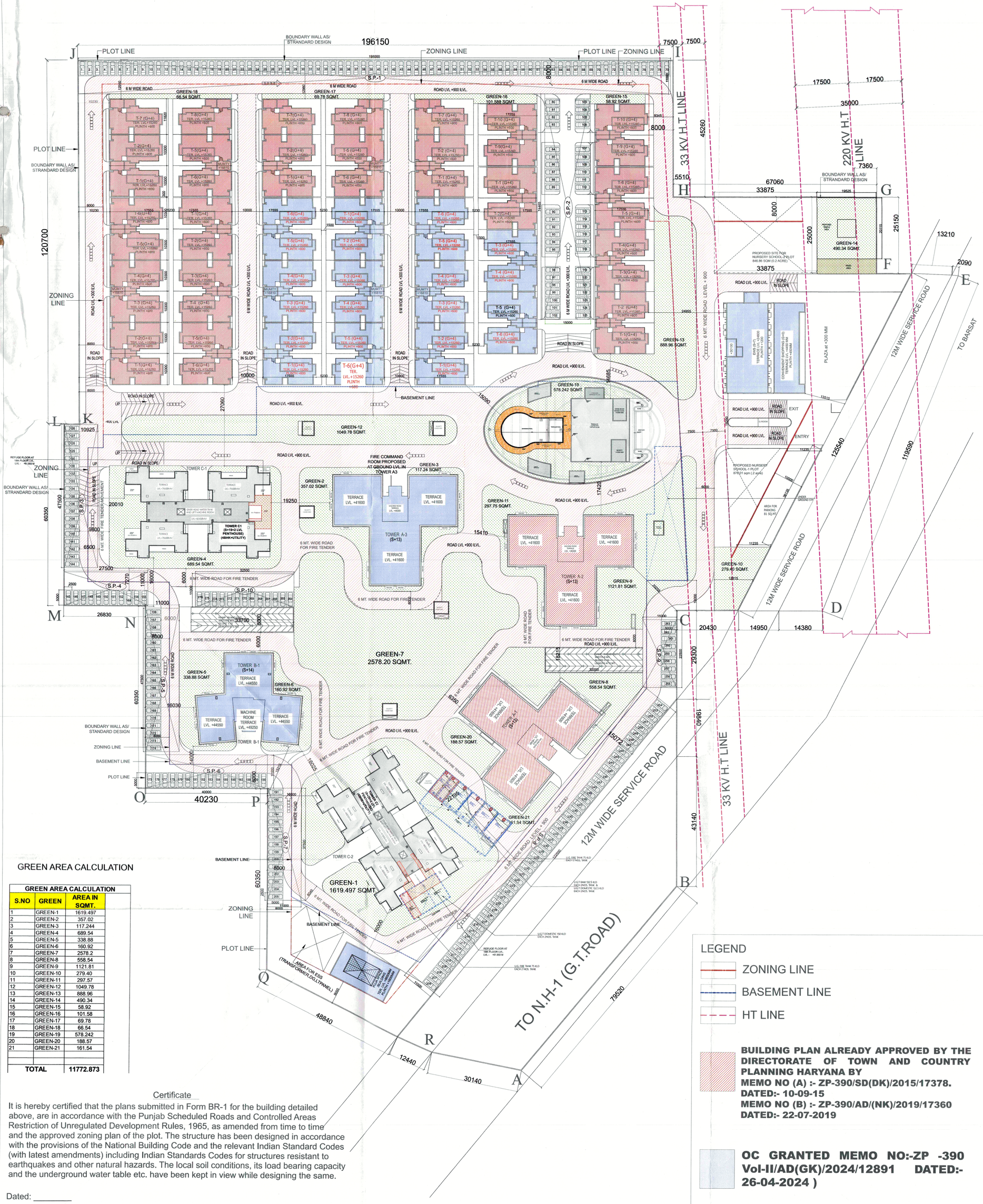
This is a " PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

DTP(HQ) — Sh. Ratnak Member Secretary, BPAC — STR, (HQ) Member — CTP Haryana cum-Chairman BPAC

JDT (T) MEMBER BPAC — ATP(HQ)

Ram Avtar Bassi JD(HQ)



GREEN AREA CALCULATION

GREEN AREA CALCULATION		
S.NO	GREEN	AREA IN SQMT.
1	GREEN-1	1619.497
2	GREEN-2	357.02
3	GREEN-3	117.244
4	GREEN-4	689.54
5	GREEN-5	338.88
6	GREEN-6	160.92
7	GREEN-7	2578.2
8	GREEN-8	558.54
9	GREEN-9	1121.81
10	GREEN-10	279.40
11	GREEN-11	297.57
12	GREEN-12	1049.78
13	GREEN-13	888.96
14	GREEN-14	490.34
15	GREEN-15	58.92
16	GREEN-16	101.58
17	GREEN-17	69.76
18	GREEN-18	66.54
19	GREEN-19	578.242
20	GREEN-20	188.57
21	GREEN-21	161.54
TOTAL		11772.873

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. — Signature of Architect — Signature of Structural Engineer

LEGEND

- ZONING LINE
- BASEMENT LINE
- HT LINE
- BUILDING PLAN ALREADY APPROVED BY THE DIRECTORATE OF TOWN AND COUNTRY PLANNING HARYANA BY MEMO NO (A) :- ZP-390/SD(DK)/2015/17378. DATED:- 10-09-15 MEMO NO (B) :- ZP-390/AD/(NK)/2019/17360 DATED:- 22-07-2019
- OC GRANTED MEMO NO:-ZP -390 Vol-II/AD(GK)/2024/12891 DATED:- 26-04-2024)
- PROPOSED REVISED BUILDINGS

ALREADY SANCTIONED & OC. GRANTED DETAIL

ALREADY SANCTIONED

	TOWER	MEMO NO.	NO. OF SAME TOWER	FAR	GC	TOTAL PROP. COV.AREA F.A.R=NON F.A.R)	(PROP. MAIN D.U.	SERVANT UNIT
1.0	A1	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	1.0	10329.715	802.63	10493.54	78.0	24.0
2.0	A2	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	1.0	10329.715	802.63	10493.54	78.0	24.0
3.0	T1, T2	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	7.0	7837.902	1973.57	8748.94	56.0	0.0
4.0	T3,T4	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	3.0	3392.830	843.504	3740.127	24.0	0.0
5.0	T5, T6	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	5.0	5669.930	1409.765	6249.245	40.0	0.0
6.0	T7, T8	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	5.0	2936.158	768.735	3482.610	20.0	0.0
7.0	T9,T10	ZP-390/SD(NK)/2019/17360 DATED:- 22-07-2019	2.0	2274.252	565.476	2505.980	16.0	0.0
		TOTAL		42870.192	7166.41	45713.99	312.0	48.0
8.0	BASEMENT			0.000	0.00	12333.03		
		TOTAL WITH BASEMENT		42870.192	7166.41	58047.02	312.0	48.0

OC(OCCUPATION CERTIFICATE) MEMO NO.ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024

	TOWER/UNIT'S	MEMO NO.	NO. OF SAME TOWER	FAR IN SQ.MT	GC (IN SQ.M)	TOTAL PROP. COV.AREA F.A.R=NON F.A.R)	(PROP. MAIN D.U.	SERVANT UNIT
1.0	A3 (78 UNITS)	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024	1.0	10619.806	802.63	10493.54	78.0	24.0
2.0	B1 (78 UNITS)	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024	1.0	8040.477	582.69	8212.68	84.0	0.0
3.0	T1,T2(3 TOWERS ,24 UNITS)	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024	3.0	3401.964	845.86	3749.55	24.0	0.0
4.0	T3,T4 (4 TOWERS,32 UNITS)	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024	4.0	4523.381	1124.670	4986.836	32.0	0.0
5.0	T5,T6 (4 TOWERS, 32 UNITS)	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024	4.0	4535.943	1127.811	4999.396	32.0	0.0
6.0	EWS	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024		2880.390	0.00	3520.29	128	
7.0	CONVENIENT SHOPPING	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024		311.985	431.72	311.99	10	
8.0	PUJA SPACE BUILDING	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024		246.225	0.00	492.45		
		TOTAL		34560.171	4915.37	36768.72	250.0	24.0
9.0	BASEMENT	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024				12917.00		
10.0	MUMTY &MACHINE ROOM	ZP-390 VOL-II/AD(GK)/2024/12891 DATED 26-04-2024				1936.04		
		TOTAL WITH BASEMENT		34560.171	4915.37	51620.36	250.0	24.0

NEW PROPOSED TOWER(C1&C2)

	TOWER	NO. OF SAME TOWER	FAR	G.C	TOTAL PROP. COV.AREA F.A.R=NON F.A.R)	(PROP. MAIN D.U.	SERVANT UNIT
	C1	1.0	16251.473	1052.38	20181.00	78.0	.0
	C2	1.0	17038.760	1052.38	21135.08	82.0	.0
	CLUB	1.0	1033.521	1409.80	1241.98		
	TOTAL		34323.754	3514.56	42558.06	160.0	.0

FINAL SUMMRY (ALREADY SANCTIONED+OC+NEW PROPOSED)

	FAR	G.C	COV. (F.A.R+NON FAR)	PROP. MAIN D.U.	SERVANT UNIT
ALREADY SANCTIONED	42870.192	7166.41	58047.02	312.0	48.0
OC GRANTED	34560.171	4915.37	51620.36	250.0	24.0
NEW PROPOSED/REVISED	34323.754	3514.56	42558.06	160.0	.0
TOTAL	111754.117	15596.35	152225.44	722.0	72.0

PROPOSED/REVISED TOWER C1&C2

TOWER C2 (S+22 LVL) (4BHK+UTILITY) (NEW PROPOSED)

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	GR. COV.	TOTAL GR. COV(RAMP)	NON FAR AREA PER FLOOR	TOTAL PROP. COV.RAN 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	B X C =D	E		G	H= E X G	I	J=D+I(CAE)	K	L = C X K	M = C X E X K	
STILT	343.289	1	343.29						343.289				
1ST FLOOR	442.687	1	442.68					99.397	542.084	2	2	2	
2ND FLOOR	809.544	1	809.54					202.934	1012.478	4	4	4	
TYPICAL 3RD TO 20TH FLOOR)	797.287	18	14171.17	1	17038.760		1052.384	3003 283	17173.453	4	72	72	
LOWER PENTHOUSE	793.385	1	793.39					167.039	960.424		4	4	
UPPER PENTHOUSE	478.715	1	478.71					260.283	738.997	4			
MUMTY								123.912	123.912				
WATERTANK								240.474	240.474				
TOTAL			17038.76					4596.121	21134.881	14	82	82	.00

TOWER C1 (S+21 LVL) (4BHK+UTILITY) (NEW PROPOSED)

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 (81 X 82)	GR. COV.	TOTAL GR. COV(RAMP)	NON FAR AREA PER FLOOR	TOTAL PROP. COV.RAN 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	B X C =D	E	D X E =F	G	H= E X G	I	J=D+I(CAE)	K	L = C X K	M = C X E X K	
STILT	343.289	1	343.289						343.289				
1ST FLOOR	442.687	1	442.687					99.397	542.084	2	2	2	
2ND FLOOR	809.544	1	809.544					202.934	1012.478	4	4	4	
TYPICAL 3RD TO 19TH FLOOR)	797.287	17	13383.882	1	16251.473		1052.384	2835.490	16219.372	4	68	68	
LOWER PENTHOUSE	793.385	1	793.385					167.039	960.424		4	4	
UPPER PENTHOUSE	478.715	1	478.715					260.283	738.997	4			
MUMTY								123.912	123.912				
WATERTANK								240.474	240.474				
TOTAL			16251.47					3929.527	20181.000	14	76	76	.000

PARKING CALCULATION

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

	SURFACE PARKING CALCULATION:-					
	PARTICULARS	LENGTH	BREADTH	AREA	NO OF CARS	ACT.PROVIDED
ALREADY	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
SANCTIONED	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
	SURFACE PARKING -10	32.500	11.00	357.50	15.543	13.00
	TOTAL SURFACE PARKING(OPEN)				322.368	276.000
	BASEMENT PARKING				666.00	
	STILT PARKINGTOWER A1-A3 ,TOWER B1 & TOWER C1 & C2				152.00	
NEW PROPSED	STILT PARKING TOWER C1&C2				40.00	
	TOTAL COVERED PARKING				858.000	
	TOTAL PARKING PROVIDED COVERED & SURFACE				1134.000	

AREA STATEMENT

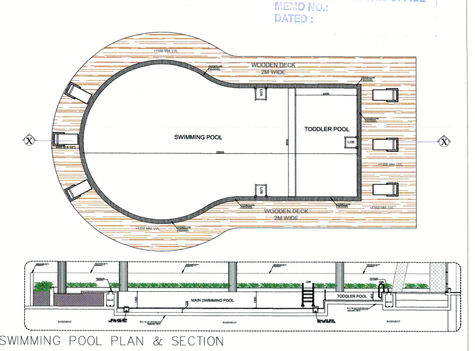
TOTAL AREA OF SITE		=	16.310	ACRES	
AREA IN SECTOR ROAD		=	0.938	ACRES	
50% OF SECTOR ROAD AREA		=	0.469	ACRES	
NET PLANNED AREA (16.310-0.469)		=	15.841	ACRES	
		=	64106.150	SQ.MTS.	
PERM. GROUND COVERAGE @ 35%		=	22437.153	SQ.MTS.	
PERM. FAR @ 1.75		=	112185.763	SQ.MTS.	
PERM. COMMERCIAL AREA @ 0.5%		=	320.531	SQ.MTS.	
					PERCENTAGE
EXISTING+PROPOSED FAR COVERAGE		=	111754.117	SQ.MTS.	174.327
EXISTING +PROP. GROUND COVERAGE		=	15596.348	SQ.MTS.	24.329
DENSITY - 400 PPA		=	6336.446	PERSONS	
			FLATS	PERSON/ FLAT	TOTAL PERSONS
PROP. MAIN D.U.		=	722.000	5.000	3610.000
REQUIRED EWS (15 % OF THE TOTAL D.U.)		=	127.412	2.000	254.824
PROVIDED EWS	15%	=	128.000	2.000	256.000
REQUIRED SERVANT (10 % OF THE MAIN D.U. ie 72)		=	72.000	2.000	144.000
PROVIDED SERVANT	10%	=	72.000	2.000	144.000
TOTALDENSITY ACHIEVED			4012.824	PERSONS	
			253.317	persons per acre	
REQIRED PUBLIC AMENITIES					
NURSERY SCHOOL		=	2 NOS.	.....	SQ.MT.
PROPOSED PUBLIC AMENTIES					
NURSERY SCHOOL		=	2 NOS.	.....	SQ.MT.
CLUB/COMMUNITY BUILDING		=	1033.521		SQ.MT.
PROPOSED CONVENIENT SHOPPING (O.C. GRANTED)		=	311.985	SQ.MTS.	
GREEN AREA REQUIRED 15% OF NET PLOT AREA		=	9615.923	SQ.MTS.	
GREEN AREA PROVIDED	18%	=	11772.873	SQ.MTS.	
REQUIRED CAR PARKING		=	1083.000	(@1.5ECS FOR 1 MAIN D.UNIT)	
OPEN SURFACE CAR PARKING		=	276.000	A	25.485
BASEMENT CAR PARKING		=	666.000	B	79.224
CAR PARKING AT STILTS		=	192.000	C	
TOTAL CAR PARKING PROVIDED(A+B+C+D)		=	1134.000		

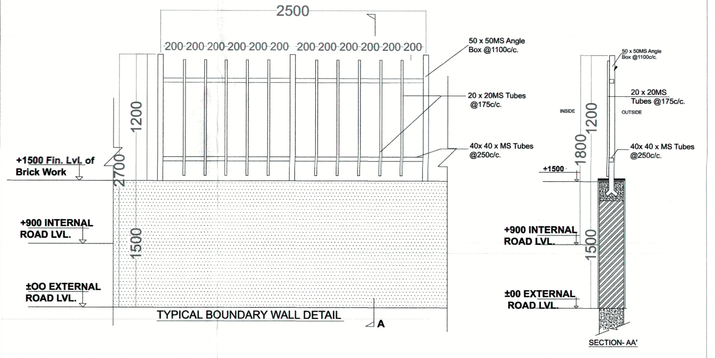
PROPOSED CLUB

CLUB (G+2) (NEW PROPOSED)

FLOORS	FLOOR PLATE F.A.R AREA (SQ.MT.)	NO. OF FLOORS	TOTAL AREA F.A.R (SQ.MT.)	NO. OF BUILDING BLOCKS	GR. COVERAGE)	NON FAR AREA PER FLOOR	TOTAL PROP COV.RAN AREA (F.A.R+NON F.A.R)
A	B	C	B X C =D	E	G	I	J=(DCXE)
GROUND FLOOR	410.787	1	410.787	1	1409.796	42.900	453.687
FIRST FLOOR	297.447	1	297.45			46.780	344.227
SECOND FLOOR	325.287	1	325.29			46.780	372.067
MUMTY & TANK		1				72.000	72.000
TOTAL			1033.521		1409.796	208.460	1241.981

TO BE READ WITH THE OFFICE MEMO NO. DATED :





EWS UNITS CALCULATION SHEET

TOTAL MAIN DWELLING UNIT	722.00	UNITS
REQUIRED EWS UNIT 15% OF TOTAL MAIN DWELLING UNITS (722X15/85)	127.41	UNITS
SAY (ROUND OFF)	128.00	UNITS
EWS UNITS (ALREADY SANCTIONED WITH MEMO NO.:- ZP-390/AD/(NK)/2019/17360. DATED:- 22-07-2019) OR PROVIDED	128.00	UNITS

SUBMISSION DRAWING

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 SPLENDOR LANDBASE LTD.

Checked and found ok - Public Health (Internet) Service only. Subject to comments in forwarding letter No: 367793 Dt. 21/11/2025

Superintending Engineer (HQ) For Engineer-in-Chief HSVP, Panchkula

TITLE — SITE PLAN & AREA CALCULATION

SCALE 1 : 400 — NORTH

DATE 16-10-2025

DRG. NO. SPLENDOR/SAN/101

ARCHITECT SIGNATURE

MANISH KUMAR CA/2008/42027

OWNER SIGNATURE

FOR SPLENDOR LANDBASE LTD. — AUTHORISED SIGNATORY

367793 dt. 21/11/2025

ARCHITECT

DESIGN FORUM INTERNATIONAL
K-47 , KAILASH COLONY NEW DELHI-48
PHONE: 011 - 46556600 FAX : 46556601