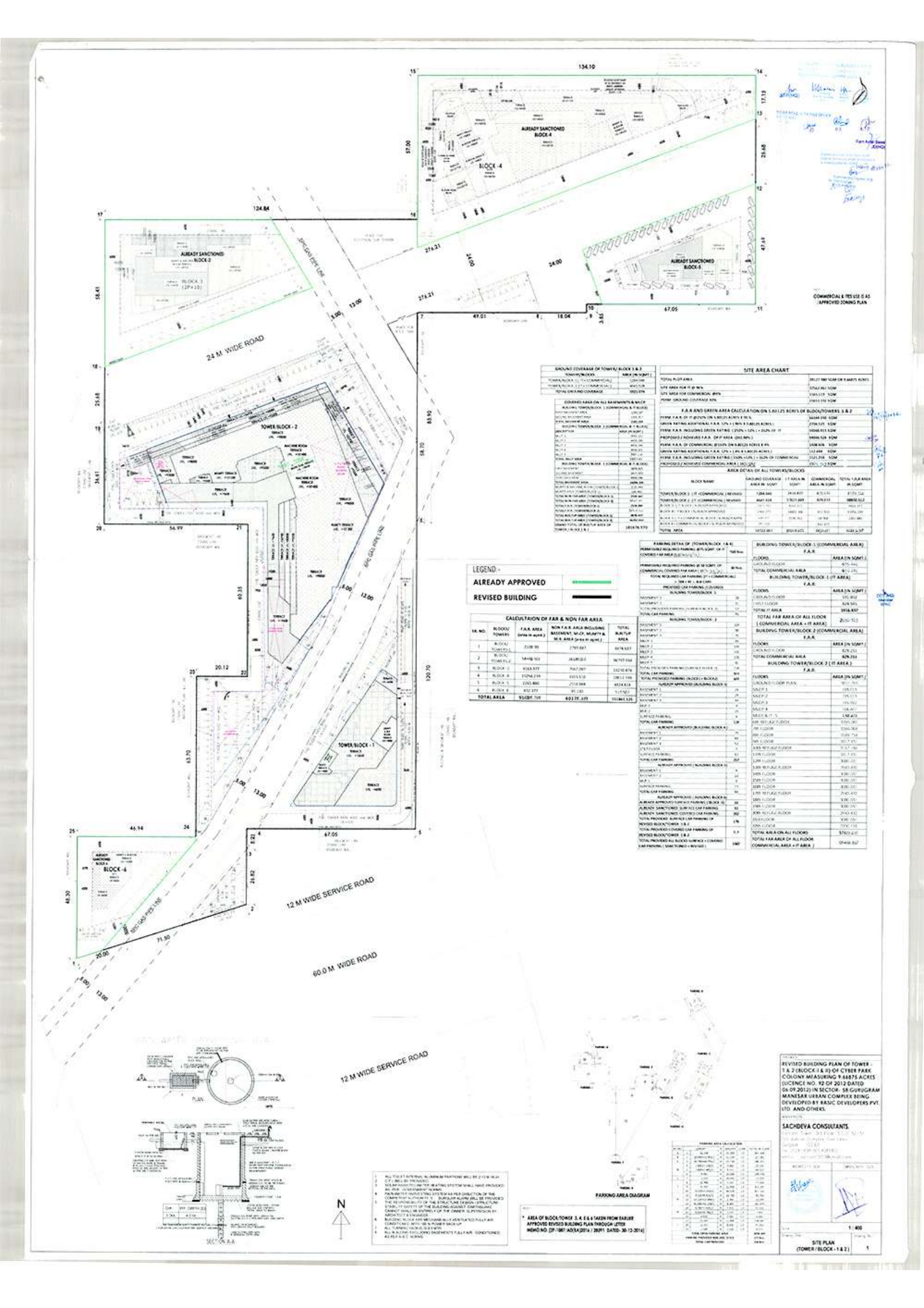

GROUND COVERAGE OF TOWER/ BLOCK 1 & 2	
TOWER/BLOCKS	AREA (IN SQMT.)
TOWER/BLOCK 1 (IT + COMMERCIAL)	1284.946
TOWER/BLOCK 2 (IT +COMMERCIAL)	4641.928
TOTAL GROUND COVERAGE	5926.874

COVERED AREA ON ALL BASEMENTS & MLCP	
BUILDING TOWER/BLOCK 1 (COMMERCIAL & IT BLOCK)	
DESCRIPTION	AREA (IN SQMT.)
BUILDING TOWER/BLOCK 2 (COMMERCIAL & IT BLOCK)	
DESCRIPTION	AREA (IN SQMT.)

SITE AREA CHART	
TOTAL PLOT AREA	39127.980 SQM OR 9.66875 ACRES
SITE AREA FOR FF @ 90%	37562.861 SQM
SITE AREA FOR COMMERCIAL @10%	3565.119 SQM
PERMI. GROUND COVERAGE 60%	23865.192 SQM

F.A.R AND GREEN AREA CALCULATION ON 5.80125 ACRES OF BLOCK/TOWERS 1 & 2	
PERMI. F.A.R. OF IT @250% ON 5.80125 ACRES X 90 %	56344.260 SQM
GREEN RATING ADDITIONAL F.A.R. 12% (90% X 5.80125 ACRES)	2756.525 SQM
PERMI. F.A.R. INCLUDING GREEN RATING (250% + 12%) = 262% OF IT	59098.813 SQM
PROPOSED / ACHIEVED F.A.R. OF IT AREA (252.96%)	59066.529 SQM
PERMI. F.A.R. OF COMMERCIAL @150% ON 5.80125 ACRES X 4%	1426.926 SQM
GREEN RATING ADDITIONAL F.A.R. 12% (4% X 5.80125 ACRES)	113.444 SQM
PERMI. F.A.R. INCLUDING GREEN RATING (150% +12%) = 162% OF COMMERCIAL	1521.258 SQM
PROPOSED / ACHIEVED COMMERCIAL AREA (160.06%)	1501.762 SQM

AREA DETAIL OF ALL TOWERS/BLOCKS

BLOCK NAME	GROUND COVERAGE (IT AREA IN SQMT.)	IT AREA IN SQMT.	COMMERCIAL AREA IN SQMT.	TOTAL F.A.R AREA IN SQMT.
TOWER/BLOCK 1 (IT +COMMERCIAL) REVISED	1284.946	7416.437	875.441	8291.878
TOWER/BLOCK 2 (IT +COMMERCIAL) REVISED	4641.928	37421.889	626.348	38048.237
BLOCK 3 (IT BLOCK) ALREADY APPROVED				
BLOCK 4 (IT BLOCK) ALREADY APPROVED				
BLOCK 5 (COMMERCIAL BLOCK) ALREADY APPROVED				
BLOCK 6 (COMMERCIAL BLOCK) ALREADY APPROVED				
TOTAL AREA	59122.861	89249.635	1501.789	90751.424

CALCULTAION OF FAR & NON FAR AREA				
SR. NO.	BLOCKS/ TOWERS	F.A.R. AREA (area in sq.mt.)	NON F.A.R. AREA INCLUDING BASEMENT, M.L.C.P., MUMTY & M.R. AREA (area in sq.mt.)	TOTAL BUILTUP AREA
1	BLOCK/ TOWER-1	7338.90	2789.867	10128.767
2	BLOCK/ TOWER-2	54419.103	48489.033	102908.136
3	BLOCK -3	91668.870	7567.297	159236.674
4	BLOCK -4	31294.216	9303.528	28813.744
5	BLOCK -5	2265.880	2728.948	4994.828
6	BLOCK -6	632.377	91.130	723.507
TOTAL AREA		91089.705	40179.339	131461.535

PARKING DETAIL OF (TOWER/BLOCK 1 & 2)	
PERMISSIBLE REQUIRED PARKING @ 1% SQMT. OF IT COVERED F.A.R AREA (5,87,976.579 SQ.MT.)	7568 Nos.
PERMISSIBLE REQUIRED PARKING @ 50 SQMT. OF COMMERCIAL COVERED FAR AREA (87% OF 1501.762 SQ.MT.)	80 Nos.
TOTAL REQUIRED CAR PARKING (IT + COMMERCIAL) = 7568 + 80 = 8648 CARS	
PROVIDED CAR PARKING (COVERED)	
BUILDING TOWER/BLOCK 1	
BASEMENT 1	20
BASEMENT 2	20
TOTAL PROVIDED PARKING (BLOCK 1)	40
TOTAL CAR PARKING	40
BUILDING TOWER/BLOCK 2	
BASEMENT 1	137
BASEMENT 2	90
BASEMENT 3	90
MLCP 1	135
MLCP 2	135
MLCP 3	135
MLCP 4	135
MLCP 5	90
SURFACE PARKING	148
TOTAL PROVIDED PARKING (BLOCK 2)	1015
TOTAL CAR PARKING	1015
ALREADY APPROVED (BUILDING BLOCK 3)	
BASEMENT 1	75
BASEMENT 2	90
BASEMENT 3	90
MLCP 1	4
MLCP 2	25
SURFACE PARKING	5
TOTAL CAR PARKING	289
ALREADY APPROVED (BUILDING BLOCK 4)	
BASEMENT 1	75
BASEMENT 2	90
BASEMENT 3	90
GROUND FLOOR	3
SURFACE PARKING	83
TOTAL CAR PARKING	357
ALREADY APPROVED (BUILDING BLOCK 5)	
BASEMENT 1	6
BASEMENT 2	24
MLCP 1	77
SURFACE PARKING	90
TOTAL CAR PARKING	197
ALREADY APPROVED (BUILDING BLOCK 6)	88
ALREADY APPROVED SURFACE PARKING (BLOCK 6)	88
ALREADY SANCTIONED SURFACE CAR PARKING	92
ALREADY SANCTIONED COVERED CAR PARKING	282
TOTAL PROVIDED SURFACE CAR PARKING OF REVISED BLOCK/TOWER 1 & 2	176
TOTAL PROVIDED COVERED CAR PARKING OF REVISED BLOCK/TOWER 1 & 2	1171
TOTAL PROVIDED ALL BLOCKS SURFACE + COVERED CAR PARKING (MAN TOWER + REVISED)	1347

BUILDING TOWER/BLOCK 1 (COMMERCIAL AREA)	
F.A.R.	
FLOORS	AREA (IN SQMT.)
GROUND FLOOR	875.441
TOTAL COMMERCIAL AREA	875.441
BUILDING TOWER/BLOCK 1 (IT AREA)	
F.A.R.	
FLOORS	AREA (IN SQMT.)
GROUND FLOOR	591.892
FIRST FLOOR	626.945
TOTAL IT AREA	5416.437
TOTAL FAR AREA OF ALL FLOOR (COMMERCIAL AREA + IT AREA)	8291.878
BUILDING TOWER/BLOCK 2 (COMMERCIAL AREA)	
F.A.R.	
FLOORS	AREA (IN SQMT.)
GROUND FLOOR	626.348
TOTAL COMMERCIAL AREA	626.348
BUILDING TOWER/BLOCK 2 (IT AREA)	
F.A.R.	
FLOORS	AREA (IN SQMT.)
GROUND FLOOR PLAN	4641.928
MLCP 1	1391.578
MLCP 2	1391.578
MLCP 3	1391.578
MLCP 4	1391.578
MLCP & T - 5	1391.578
6TH REFUGE FLOOR	1391.578
7TH FLOOR	3340.304
8TH FLOOR	3340.304
9TH FLOOR	3340.304
10TH REFUGE FLOOR	3340.304
11TH FLOOR	3340.304
12TH FLOOR	3340.304
13TH REFUGE FLOOR	3340.304
14TH FLOOR	3340.304
15TH FLOOR	3340.304
16TH REFUGE FLOOR	3340.304
17TH FLOOR	3340.304
18TH FLOOR	3340.304
19TH REFUGE FLOOR	3340.304
20TH FLOOR	3340.304
21ST FLOOR	3340.304
22ND FLOOR	3340.304
23RD FLOOR	3340.304
TOTAL AREA ON ALL FLOORS	87823.649
TOTAL FAR AREA OF ALL FLOOR (COMMERCIAL AREA + IT AREA)	89466.867

1. ALL TOILET PARTITIONS WILL BE 2.10 M HIGH.
2. C.P.L. WILL BE PROVIDED.
3. SOLAR PANEL TO WATER HEATING SYSTEM SHALL HAVE PROVIDED ALL PUB. GOVERNMENT NORMS.
4. RAIN WATER HARVESTING SYSTEM AS PER DIRECTION OF THE COMPETENT AUTHORITY.
5. THE RESPONSIBILITY OF THE STRUCTURE DESIGN / STRUCTURE STABILITY SAFETY OF THE BUILDING AGAINST EARTHQUAKE CANNOT SHALL BE ENTIRELY OF THE OWNER, SUPERVISION BY ARCHITECT & ENGINEER.
6. BUILDING BLOCK ARE MECHANICALLY VENTILATED FULLY AIR CONDITIONED WITH 100 % POWER BACK UP.
7. ALL TURNING RADIUS 12.0 M WITH.
8. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.

* AREA OF BLOCK/TOWER 3, 4, 5 & 6 TAKEN FROM EARLIER APPROVED REVISED BUILDING PLAN THROUGH LETTER MEMO NO. [DP-1987-AD(SA)2016 / 28291 DATED- 30-12-2016]

REVISED BUILDING PLAN OF TOWER - 1 & 2 (BLOCK-1 & II) OF CYBER PARK COLONY MEASURING 9.66875 ACRES (LICENCE NO. 92 OF 2012 DATED 06.09.2012) IN SECTOR- 58 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BASIC DEVELOPERS PVT. LTD. AND OTHERS.

SACHDEVA CONSULTANTS.

1 : 400

SITE PLAN (TOWER / BLOCK - 1 & 2)

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