

**ORGANIZED OPEN SPACE**

SRNO	Attributes	Khasra no	length	width	sqm	sqft	
1	A	142, 151	51.96	x	60.355	3136.048	
2	B	17/12, 17/11	36.978	x	51.005	1145.8655	
3	C	17/12, 16/12, 16/12, 20/2, 21, 25, 24/2	170.96	x	89.625	1524.0625	
4	D	22/1/1, 22/1/2	20.95	x	57	1104.15	
Total						20799.64	223887.38

**SURFACE STAIR AREA CALCULATION**

SRNO	Attributes	Khasra no	length	width	sqm	sqft	
1	A	142, 151	51.96	x	28.973	312.50	
2	B	17/12, 17/11	36.978	x	26.334	283.40	
3	C	17/12, 16/12, 16/12, 20/2, 21, 25, 24/2	170.96	x	200.987	2176.50	
4	D	22/1/1, 22/1/2	20.95	x	24.375	262.50	
TOTAL						106.347	1135.90

**TABLE-1**

Category	Item	Value	Unit
TOTAL SITE AREA	Total Site Area	5.1375	ACRES
	Licensed Area of Site as per zoning	5.1375	ACRES
	Maximum Permissible FAR @ 175% (A)	36383.765	SQM.
	Maximum Permissible HCB (Platinum Rating) Pre-certification FAR @ 15% on Licensed Area of 5.1375 Acres (B)	3118.608	SQM
	Maximum Permissible FAR Under TOR @ 225% (C)	25888.423	SQM
	Maximum Permissible FAR @ 315% (A)+(B)+(C)	65477.811	SQM
	Purchased FAR Under TOR Residential @ 1.5 (D)	13972.249	SQM
	Total Available FAR @ 200% Base FAR(175%) + HCB Pre-certification(15%) + Purchased under TOR(1.5) (A)+(B)+(C)+(D)	65477.811	SQM
	Permissible FAR Residential @ 85.50% of (A)+(B) + 100% of (D) = (F)	119547	SQM
	Permissible FAR Conventional Shopping @ 0.50% of the Site area + 0.5% of (B)	61487.313	SQM
Total Proposed FAR Residential	1792.281	SQM	
CONVENT SHOPPING	Proposed FAR for Conventional Shopping	106.425	SQM
	Balance FAR Conventional Shopping	131.22	SQM
	Permissible Ground Coverage @ 35%	7276.733	SQM
	Proposed Ground Coverage	4893.881	SQM
	Balance Ground Coverage	2393.332	SQM
	Population Calculation		
	Main Units	144	X 3 = 432
	EWS	61	X 2 = 122
	Service Personal Units	35	X 3 = 105
	Total Proposed Population	608	
EWS	Permissible Density 100-300 PPA on the area of 5.1375 acres @ (H)	154	PERSON
	Permissible Density Under TOR on 5.1375 acres @ 150 PPA (I)	771	PERSON
	Total Permissible Density 100-300 PPA on TOR(Base Zone) (H)+(I)	925	PERSON
	Proposed Density	1547	PERSON
	Required EWS Units	100	% OF TOTAL UNITS (MAIN+EWS)
	Proposed EWS Units	61	% OF TOTAL UNITS
	Required Service Personal Units	100	% OF MAIN UNITS
	Proposed Service Personal Units	35	% OF MAIN UNITS
	Car Parking Calculation		
	Required Car Parking for Main Units	134	ECs
Proposed Car Parking	10	ECs	
CAR PARKING	Total Proposed no. of Car Bays for Main Units	134	ECs
	Total Proposed no. of Car Bays for Main Units	10	ECs
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**Area calculation**

srno	Attributes	Khasra no	length	width	sqm	sqft	
1	A	142, 151	51.96	x	60.355	3136.048	
2	B	17/12, 17/11	36.978	x	51.005	1145.8655	
3	C	17/12, 16/12, 16/12, 20/2, 21, 25, 24/2	170.96	x	89.625	1524.0625	
4	D	22/1/1, 22/1/2	20.95	x	57	1104.15	
Total						20799.64	223887.38

**Area Calculation of 30 m wide Master Plan Road**

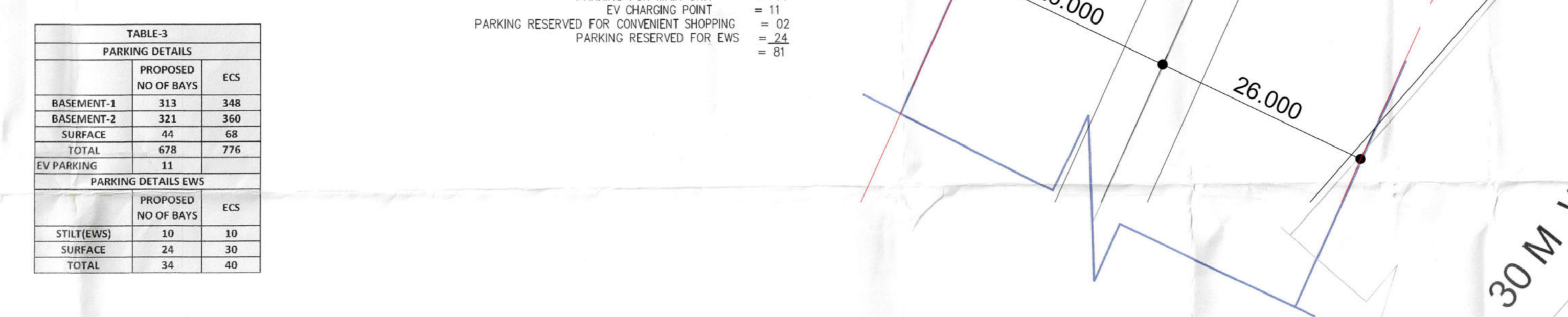
srno	Attributes	Khasra no	length	width	sqm	sqft	
1E	22/1/1, 22/1/2		20.95	6.76	141.62	1524.42	
2F	22/1/1, 22/1/2		1/2 (20.95 x 23.96)		251.35	2705.51	
Total						392.97	4229.93

**Net Balance Area**

sqm	Area	acres
20799.64	223887.38	5.1375

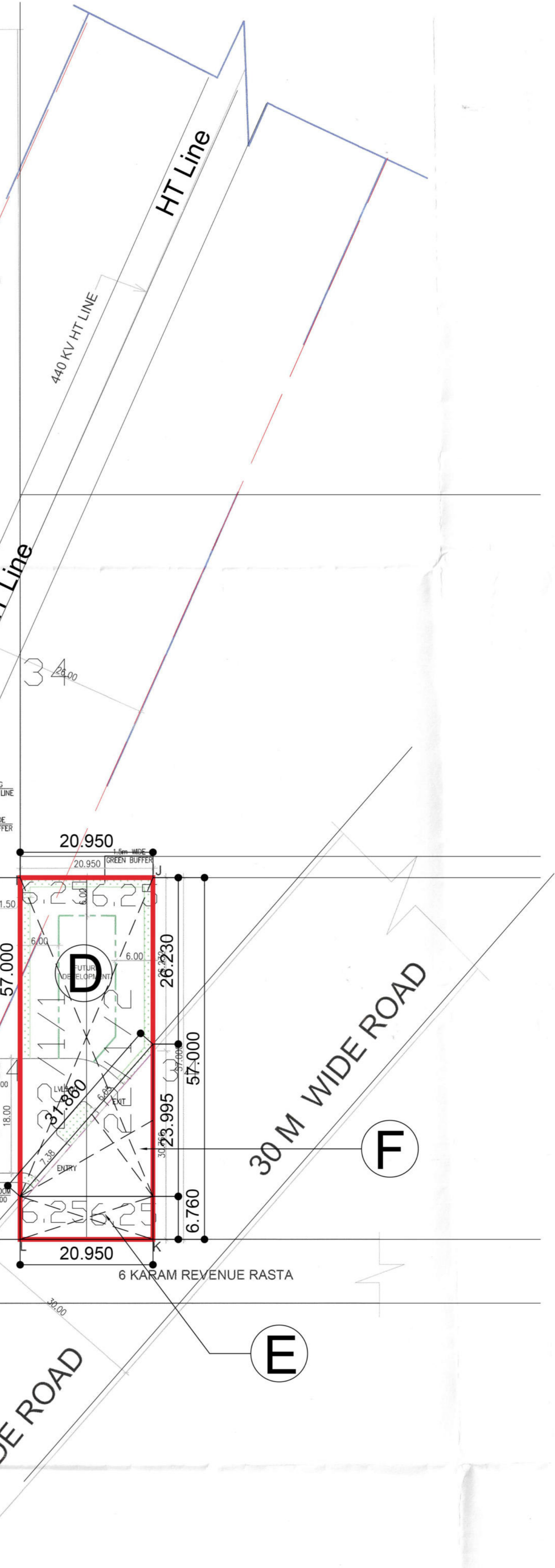
**TABLE-3 PARKING DETAILS**

Category	PROPOSED	ECs
BASEMENT-1	313	348
BASEMENT-2	313	348
SURFACE	64	68
TOTAL	626	724
EV PARKING	11	11
PARKING DETAILS EWS <td></td> <td></td>		
STREETS	10	10
SURFACE	24	24
TOTAL	34	40



**TABLE - 2 AREA STATEMENT**

SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
TOWER-1	GROUND FLOOR	1	0	0	172			189.964						
TOWER-1	TYPICAL (1st to 17th, 19th to 26th, 28th to 35th & 37th to 43rd) FLOOR	40	4	160										
TOWER-1	TYPICAL REFUSE (18th, 27th & 36th) FLOOR	3	4	12										
TOWER-1	MUNITY/LAR	1	0	0										
TOWER-2	GROUND FLOOR	1	0	0	172	35	1713.314							
TOWER-2	TYPICAL (1st to 17th, 19th to 26th, 28th to 35th, 37th & 43rd) FLOOR	35	4	140										
TOWER-2	TYPICAL REFUSE (18th, 27th & 36th) FLOOR	3	4	12										
TOWER-2	MUNITY/LAR	1	0	0										
CONVENIENT SHOPPING	GROUND FLOOR	1	0	0			154.08							
CONVENIENT SHOPPING	TYPICAL (1st to 5th) FLOOR	5	11	55										
CONVENIENT SHOPPING	6th FLOOR	1	6	6										
EWS	MUNITY/LAR	1	0	0										
EWS	TYPICAL (1st to 5th) FLOOR	5	11	55										
EWS	6th FLOOR	1	6	6										
BASEMENT-1	GROUND FLOOR	1	0	0										
BASEMENT-2	GROUND FLOOR	1	0	0										
LT PANEL ROOM	GROUND FLOOR	1	0	0			39.380							
SWITCHING YARD, METER ROOM, HT REG. PANEL ROOM, LT PANEL ROOM	GROUND FLOOR	1	0	0			57.848							
SURFACE STAIRCASE	GROUND FLOOR	1	0	0			106.347							
GUARD ROOM	GROUND FLOOR	1	0	0			3.000							
TOTAL					405	35	4305.381							
TOTAL FAR AREA RESIDENTIAL							61487.313							
TOTAL FAR AREA CONVENIENT SHOPPING							106.425							



**PARKING AREA CALCULATION (TOWER-1 & 2)**

Category	PROPOSED	ECs
BASEMENT-1	313	348
BASEMENT-2	313	348
SURFACE	64	68
TOTAL	626	724
EV PARKING	11	11
PARKING DETAILS EWS <td></td> <td></td>		
STREETS	10	10
SURFACE	24	24
TOTAL	34	40

- Note :-**
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
  - BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
  - ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
  - ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

**Project**  
 PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING COLONY OVER AN AREA MEASURING 5.1375 ACRE (LICENSE NO. 62 OF 2025 DATED 01-05-2025) IN SECTOR 103, GURUGRAM BEING DEVELOPED BY BABBLER PROJECTS PVT. LTD. AND AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED IN COLLABORATION WITH AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED.

**Client**  
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**Associate Architects:**

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Checked and found internally Service only in forwarding letter No. 2405/19-2025 dated 03-11-2025

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

POOJA NIKHAR  
 CA/2012/55585

Drawing Title: **SITE PLAN**  
 Drawing No: **ST-01**