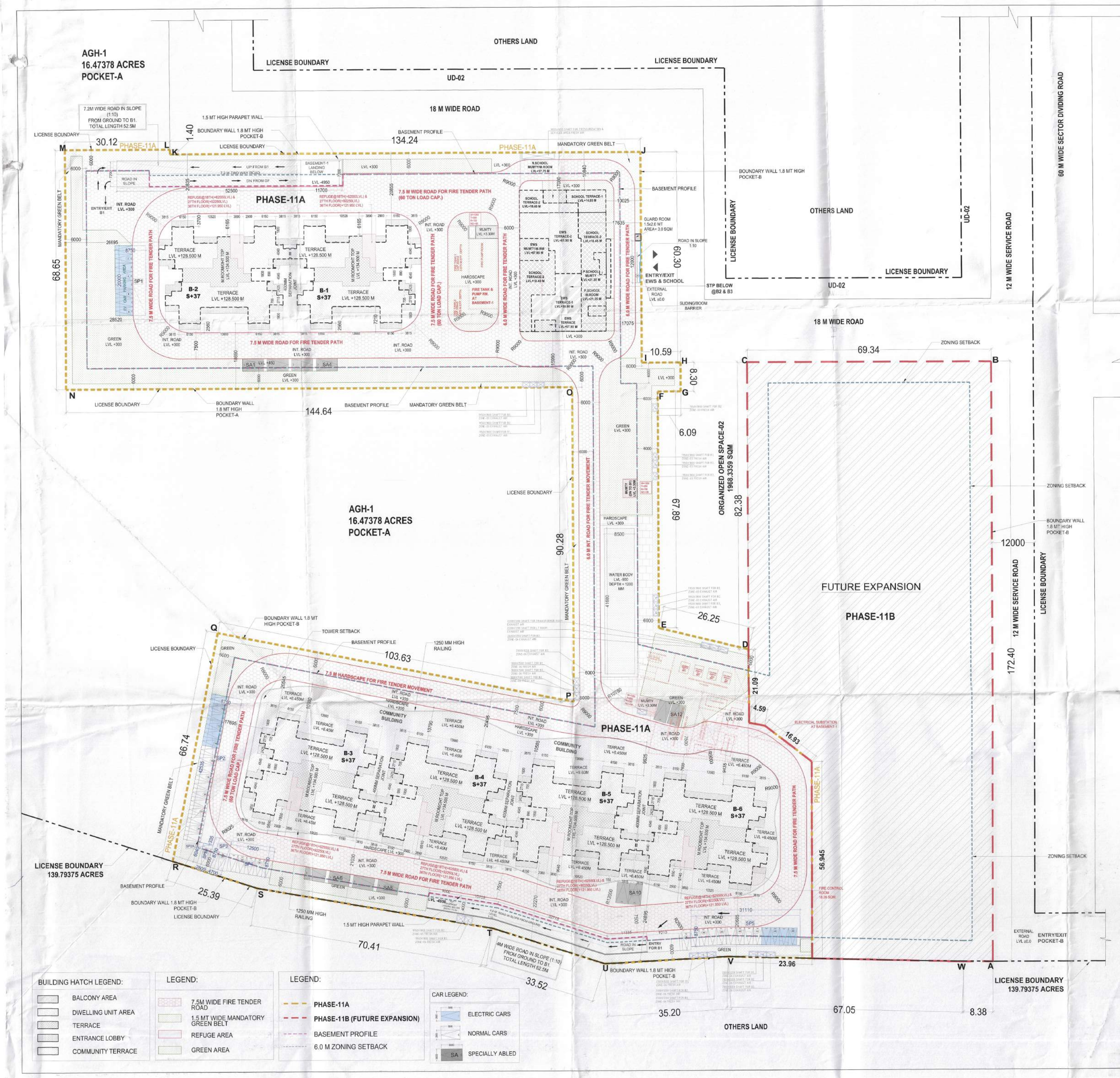


| PHASING INFORMATION | | | | | |
|---|---|---|---|---|---|
| PHASING | | | | BUILDING INFORMATION | FAR PER PHASING |
| PHASING COLOR | PHASING NAME | AREA (Acres) | AREA (Sq.m) | | |
| | PHASE-11A | 6.4888 | 26259.14 | (i) RESI. TOWERS (B1 TO B6) (ii) COMMUNITY BUILDING (BELOW RESI TOWERS- B3,B4,B5 & B6) | 1,34,074.58 |
| | PHASE-11B | 2.8633 | 10778.04 | FUTURE EXPANSION | |
| | TOTAL | 9.1521 | 37037.18 | | 1,34,074.58 |

| GH-POCKET-B (PHASE-11A) | | |
|---|---|---|
| **LICENSED SITE AREA** | SQ.M | ACRES |
| | 37,037.18 | 9.1521 |
| **GROUND COVERAGE** | SQ.M | (%) |
| GROUND COVERAGE (PERMISSIBLE) | 14,814.87 | 40% |
| GROUND COVERAGE (PROPOSED) IN PHASE-11A | 9094.81 | 25% |
| **FAR** | SQ.M | RATIO |
| **FAR (PERMISSIBLE) IN INTENSE TOD ZONE OF 37037.18 SQM.** | 1,29,630.12 | 3.5 |
| ADDITIONAL12% FAR AS PER GRIHA ON TOTAL SITE AREA **(GREEN BUILDING FAR) OF 37037.18 SQM)** | 4,444.46 | 0.12 |
| **TOTAL PERMISSIBLE FAR IN PHASE-11A** | 1,34,074.58 | 3.62 |
| PROPOSED FAR IN PHASE-11A (RESI + COMMUNITY BUILDING + EWS) | 1,33,640.21 | 3.608 |
| **BUILT UP AREA (PHASE-11A)** | SQ.M | SQFT. |
| PROPOSED RESI. BUA | 1,72,136.95 | 18,52,882.162 |
| PROPOSED COMMUNITY BUILDING BUA (A2) | 7,538.60 | 81,124.005 |
| PROPOSED EWS BLOCK BUA (A3) | 6,560.51 | 70,617.287 |
| PROPOSED NURSERY & PRIMARY SCHOOL BUA (A4) | 4,384.06 | 47,190.011 |
| PROPOSED MUMTY & GUARD ROOM BUA (A5) | 119.86 | 1,290.173 |
| PROPOSED BASEMENT BUA (B1,B2 & B3) (A6) | 58,844.05 | 6,33,397.365 |
| **PROPOSED OVERALL BUA (A7) = (A1 + A2 + A3 + A4 + A5 + A6)** | 2,49,582.03 | 26,86,501.003 |
| **GREEN / TOT LOT AREA** | SQ.M | (%) |
| TOT LOT/GREEN AREA **(REQUIRED)** 15% OF LICENSED SITE AREA (37037.18 SQM) | 5,555.576 | 15.00% |
| TOT LOT/GREEN AREA (PROPOSED) IN PHASE-11A | 4,117.320 | 11.12% |
| **DWELLING UNITS (DU)** | SQ.M | |
| NO OF MAIN RESI. TOWERS (B1 TO B6) | 6 | |
| PROPOSED DWELLING UNITS (DU) | 872 | |
| REQUIRED EWS UNITS = (PROPSED MDU IN PHASE-11A / 0.85 X 0.15) (872 / 0.85 x 0.15) | 153.88 | |
| PROPOSED EWS UNITS IN PHASE-11A | 218 | |
| REQUIRED SERVICE PERSONNEL UNITS (SPU) @10% OF MDU (872) IN PHASE-11A | 87.20 | |
| PROPOSED SPU IN PHASE-11A | 104 | |
| **PARKING** | | |
| **REQUIRED ECS** | | |
| REQUIRED ECS IN PHASE-11A (0.5 ECS UPTO 100 SQM CARPET AREA & 1 ECS BETWEEN 100 TO 150 SQM CARPET AREA | 863.09 | |
| REQUIRED ECS IN COMMUNITY BUILDING PHASE 11A ( 1 ECS / 40 SQM ) | 104.40 | |
| REQUIRED ECS FOR EWS (5% OF REQUIRED ECS OF **863**) | 43.19 | |
| REQUIRED EV CAR PARKING WITH CHARGING STATION **2 EV CARS** FOR EVERY 100 ECS OF **863** | 17.26 | |
| REQUIRED ECS FOR PRIMARY SCHOOL, SITE AREA 2023.43 SQM, 15% OF THE SITE AREA-303.51 SQM @1ECS PER 32 SQM | 9.48 | |
| REQUIRED ECS FOR NURSERY SCHOOL, SITE AREA 809.37 SQM, 15% OF THE SITE AREA- 121.40 SQM @1ECS PER 32 SQM | 3.79 | |
| **TOTAL REQUIRED ECS IN PHASE-11A** | 1,041.09 | |
| **PROPOSED ECS IN PHASE-11A** | | |
| PROPOSED ECS AT SURFACE LEVEL E.C.S. = NET PARKING AREA / 23 SQ.M | 42.92 | |
| PROPOSED ECS AT BASEMENT-1 LEVEL E.C.S.= NET PARKING AREA / 32 SQ.M | 533.78 | |
| PROPOSED ECS AT BASEMENT-2 LEVEL E.C.S. = NET PARKING AREA / 32 SQ.M | 488.06 | |
| PROPOSED ECS AT BASEMENT-3 LEVEL E.C.S. = NET PARKING AREA / 32 SQ.M | 539.23 | |
| **TOTAL PROPOSED ECS IN PHASE-11A** | 1604.98 | |
| **PROPOSED CAR PARKING IN PHASE-11A** | | |
| PROPOSED EV CAR PARKING SHOWN AT SURFACE LEVEL | 18 | |
| PROPOSED NORMAL CAR PARKING AT SURFACE LVL. | 28 | |
| PROPOSED CAR PARKING FOR HANDICAPED @2 CARS PER TOWER | 12 | |
| PROPOSED CAR PARKING FOR NURSERY SCHOOL @BASEMENT-1 | 4 | |
| PROPOSED CAR PARKING FOR PRIMARY SCHOOL @BASEMENT-1 | 10 | |
| PROPOSED CAR PARKING FOR EWS @BASEMENT-1 | 44 | |
| PROPOSED CAR PARKING FOR COMMUNITY BUILDING @BASEMENT-1 | 108 | |
| TOTAL PROPOSED CAR PARKING AT BASEMENT-1 (INCLUDING NURSERY, PRIMARY SCHOOL, COMMUNITY BUILDING & EWS CAR PARKING) | 365 | |
| PROPOSED CAR PARKING AT BASEMENT-2 | 322 | |
| PROPOSED CAR PARKING AT BASEMENT-3 | 397 | |
| **TOTAL PROPOSED CAR PARKING AT SURFACE & BASEMENTS (B1,B2 & B3)** | 1,142 | |

| GROUND COVERAGE CALCULATION IN PHASE-11A | |
|---|---|
| PARTICULAR | AREA (SQM) |
| GROUND COVERAGE RESI. TOWER-B1 | 911.996 |
| GROUND COVERAGE RESI. TOWER-B2 | 911.996 |
| GROUND COVERAGE RESI. TOWER-B3 | 178.132 |
| GROUND COVERAGE RESI. TOWER-B4 | 174.365 |
| GROUND COVERAGE RESI. TOWER-B5 | 174.365 |
| GROUND COVERAGE RESI. TOWER-B6 | 174.365 |
| GROUND COVERAGE COMMUNITY BUILDING (BELOW RESI. TOWERS B3 TO B6) | 5422.658 |
| GROUND COVERAGE OF SCHOOL BUILDING | 1027.073 |
| MUMTY & GUARD ROOM | 119.860 |
| **TOTAL PROPOSED GROUND COVERAGE IN PHASE-11A** | **9094.810** |

| DENSITY CALCULATION IN PHASE-11A | | | |
|---|---|---|---|
| PERMISSIBLE DENSITY @400 PERSONS / ACRE | | | 5491.260 |
| UNIT TYPE | NO OF UNITS | NO OF PERSONS | OCCUPANCY/PERSONS |
| 2 BHK (TYPE-1) | 18 | 5 | 90 |
| 3 BHK (TYPE-1) | 436 | 5 | 2180 |
| 3 BHK (TYPE-2) | 418 | 5 | 2090 |
| **TOTAL MDU (PHASE-11A)** | **872** | | **4360** |
| PROPOSED SPU IN PHASE-11A | 104 | 2 | 208.0 |
| EWS | 218 | 2 | 436.0 |
| **TOTAL PROPOSED POPOLATION IN PHASE-11A** | | | **5004** |
| **TOTAL PROPOSED DENSITY (PPA)** | | | **546.76** |

BUILDING HATCH LEGEND:
- BALCONY AREA
- DWELLING UNIT AREA
- TERRACE
- ENTRANCE LOBBY
- COMMUNITY TERRACE

LEGEND:
- 7.5M WIDE FIRE TENDER ROAD
- 1.5 MT WIDE MANDATORY GREEN BELT
- REFUGE AREA
- GREEN AREA

LEGEND:
- PHASE-11A
- PHASE-11B (FUTURE EXPANSION)
- BASEMENT PROFILE
- 6.0 M ZONING SETBACK

CAR LEGEND:
- ELECTRIC CARS
- NORMAL CARS
- SPECIALLY ABLED

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HQ) Chairman B.P.A.C.
D.T.P.(HQ) | ATP(HQ)
J.D. | P.A. | A.T.P
DINESH KUMAR PA(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 50032
DATED : 3/12/25

KEY PLAN-

NOTE-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.
4. FIRE TENDER ROAD SHALL BE DESIGNED FOR 60 TON LOAD CAPACITY

PROJECT

PROPOSED BUILDING PLAN FOR GROUP HOUSING POCKET-B AREA MEASURING 9.1521 ACRES, PART OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 139.79375 ACRES (LICENSE NO.168 OF 2025 DATED 08.09.2025) IN THE REVENUE ESTATE OF VILLAGE BAS HARIA AND JHUND SARAI ABAD, IN SECTOR M9, M10 AND M11 GURUGRAM MANESAR URBAN COMPLEX

OWNER

M3M INDIA INFRASTRUCTURES PVT. LTD.

ARCHITECTS

**STUDIO SYMBIOSIS**

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OWNER'S SEAL & SIGNATURE

For M3M India Infrastructures Pvt. Ltd.
Authorised Signatory

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 3116-22 Dt. 26/10/23
Superintending Engineer (Authorised Signatory)
for Chief Engineer-I
HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

AMIT GUPTA
Architect
CA / 2004 / 33147

| DATE : | SCALE: | DWG NO- |
|---|---|---|
| | 1:500 | SP-B-01 |

DWG TITLE:
SITE PLAN & AREA CALCULATION