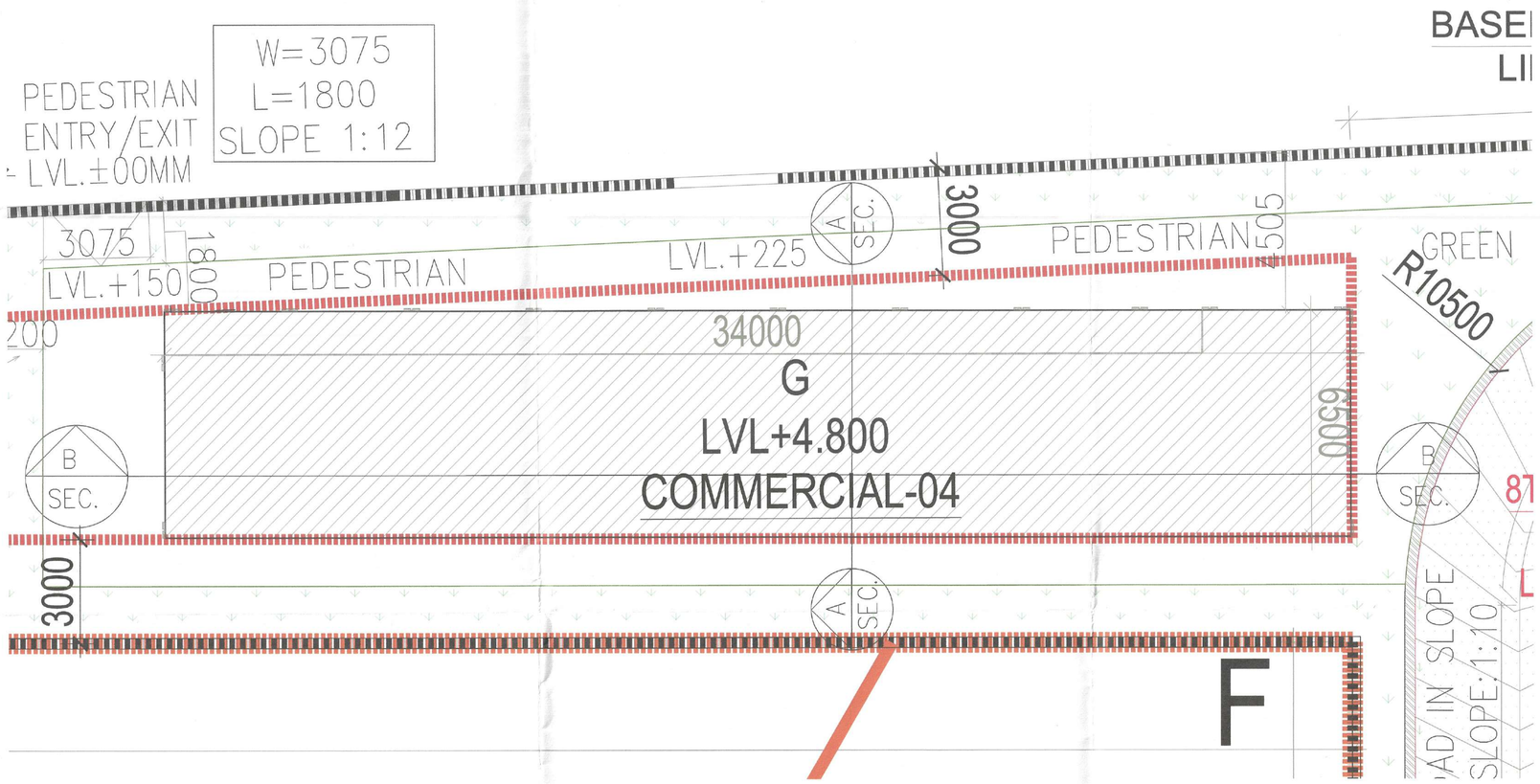


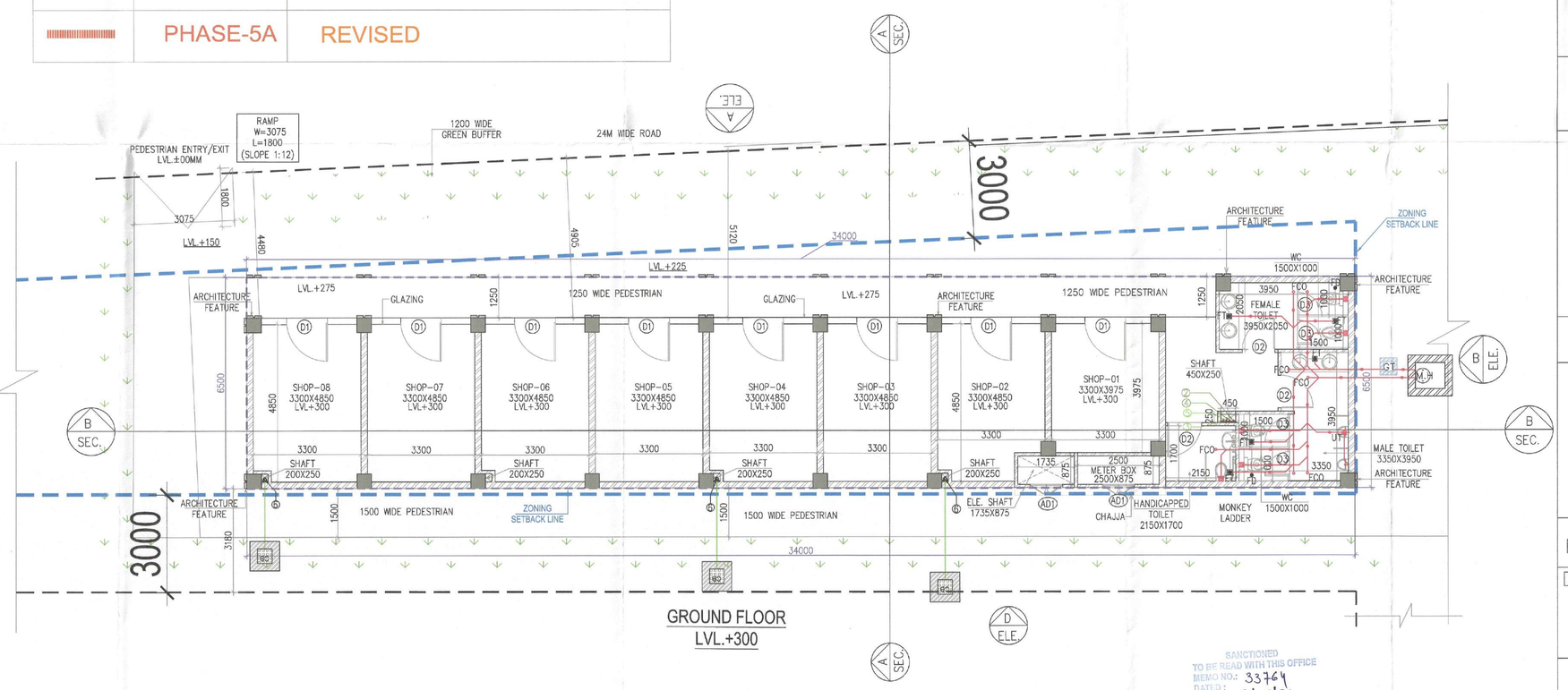
LEGEND

	BASEMENT LINE
	SETBACK ZONING LINE
	PHASE LINE

LEGEND

	PHASE-1	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24
	PHASE-2	
	PHASE-3	REVISED
	PHASE-4	
	PHASE-5	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)/2025 / 3542 / DATED 27-01-2025
	PHASE-5A	REVISED

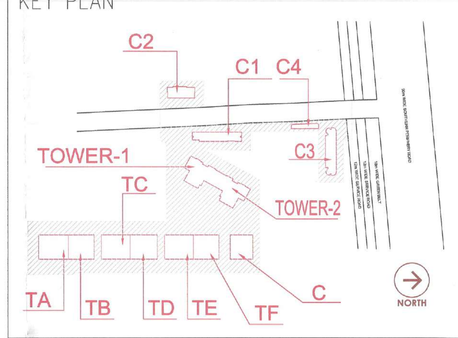
		TENTATIVE FAR TO BE UTILIZED 3.5 UNDER TOD +1.5 TDR + 0.12 GREEN BUILDING
	Phase- 1 RESIDENTIAL TOWERS A,B,C,D,E & F ,TEMPLE & COMMERCIAL LEVEL (6.97635 Acres)	158719.87 SQM(3.361%)
	Phase- 2 COMMERCIAL CLUB (0.5157 Acres)	3509.83 SQM(0.074%)
	Phase- 3 NURSERY SCHOOL (0.7062 Acres)	4980.74 SQM(0.105%)
	Phase- 4 EWS(0.5479 Acres)	2084.39 SQM(0.044%)
	Phase- 5 RESIDENTIAL TOWERS -01(TR-01) & TOWER-02(TR-02) (2.2896 Acres)	69200.00 SQM(1.465%)
	Phase- 5A COMMERCIAL, PRIMARY SCHOOL & SERVICE APARTMENT (0.633 Acres)	3281.04 SQM(0.069%)
	TOTAL AREA = 11.66875 ACRES	241775.360 SQM(5.12%)



Note :-

1. All fixture provided in toilets are as per N.B.C.
2. Basement will be mechanically ventilated.
3. All spaces (parking basement, services basement etc.) Will be artificially lit.
4. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
5. Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
6. All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)

KEY PLAN



PROJECT

Revised Building Plans For Phase-3, 4 & 5A to develop a Mix-Land Use colony (98% Residential component & 2% Commercial component) under TOD policy over an area measuring 11.66875 acres (license no.90 of 2024 dated:18.07.2024) in the Revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69 ,Gurugram being developed by Riverday Infrastructure Pvt. Ltd.

DESIGN ARCHITECT

morphogenesis.
41, Inustrial Estate, Okhla Phase – III
New Delhi – 110020

Tel: 91 11 41828070
Email: studio@morphogenesis.org

ASSOCIATE ARCHITECT

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,Behind D2,
Vasant Kunj, New Delhi-110070.
Mob.: 9810791652,9811077209

DEVELOPER

RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

B.T.P.(HQ) Member Secretary B.P.A.C. | B.T.P.(HQ) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ) | ATP | DIN(KUMAR PA(HQ)

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

ADFS (HQ) Member BPAC | FSO (HQ) Member BPAC | For Riverday Infrastructure Pvt. Ltd. Authorized Signatory

FEB.-2026 | Scale : 1:100

Drawing Title:
COMMERCIAL 4
GROUND FLOOR PLAN & SITE PLAN (PHASE 5A)

Drawing No:- C4-01a

01-30052026

Checked and found ok for Public Health formal approval only subject to comments in in forwarding letter No. 147934 dtd. 02/07/26

Executive Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 33764 DATED: 31/07/26