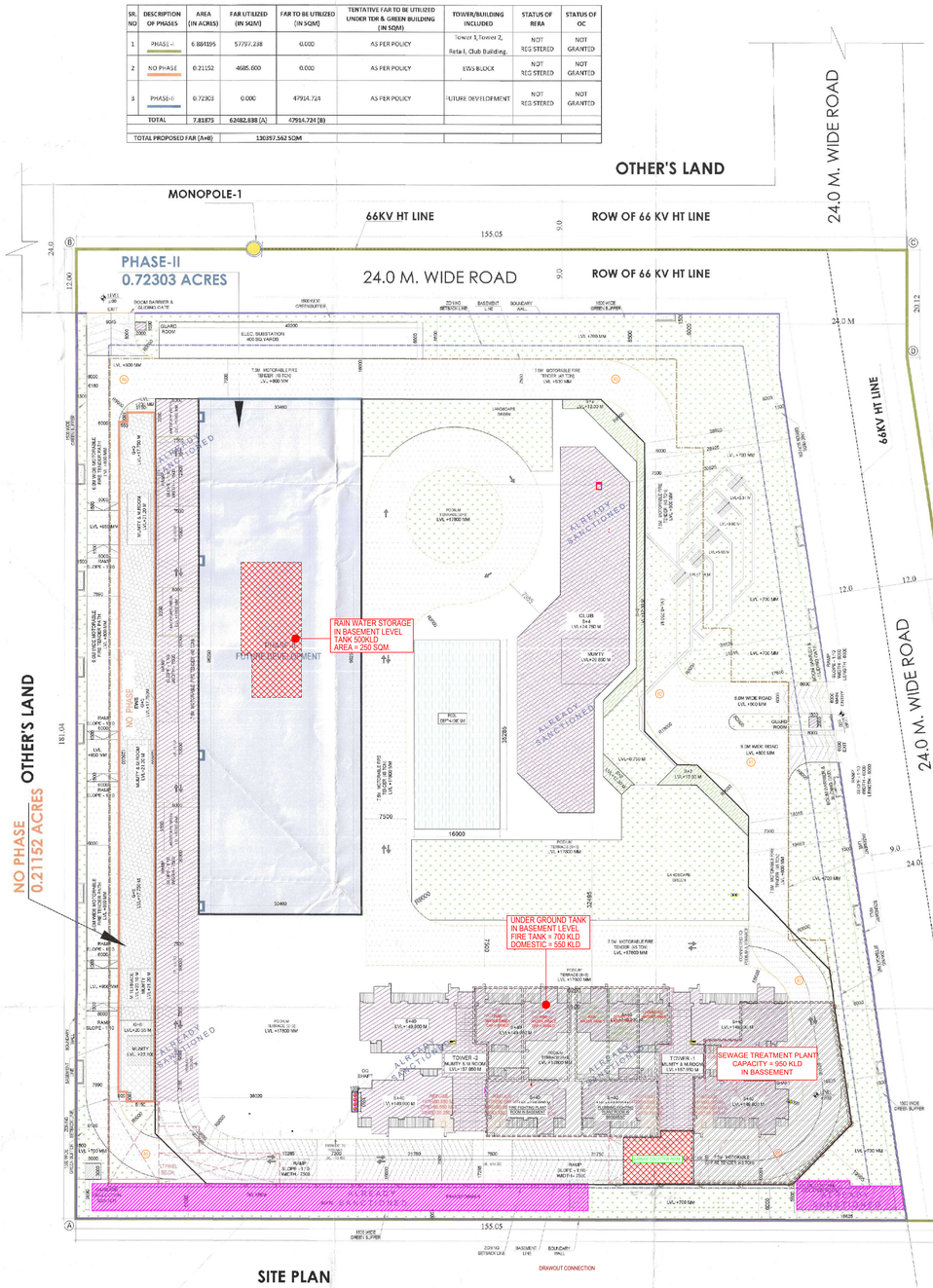
| SR. NO | DESCRIPTION OF PHASES | AREA (IN ACRES) | FAR UTILIZED (IN SQM) | FAR TO BE UTILIZED (IN SQM) | TENTATIVE FAR TO BE UTILIZED UNDER TDR & GREEN BUILDING (IN SQM) | TOWER/BUILDING INCLUDED | STATUS OF RERA | STATUS OF OC |
|---|---|---|---|---|---|---|---|---|
| 1 | PHASE-I | 6.884105 | 57797.238 | 0.000 | AS PER POLICY | Tower 1, Tower 2, Retail, Club Building. | NOT REGISTERED | NOT GRANTED |
| 2 | NO PHASE | 0.21152 | 4685.000 | 0.000 | AS PER POLICY | EWS BLOCK | NOT REGISTERED | NOT GRANTED |
| 3 | PHASE-II | 0.72303 | 0.000 | 47914.724 | AS PER POLICY | FUTURE DEVELOPMENT | NOT REGISTERED | NOT GRANTED |
| | TOTAL | 7.81875 | 62482.888 (A) | 47914.724 (B) | | | | |
| | TOTAL PROPOSED FAR (A+B) | | 130397.562 SQM | | | | | |




SITE PLAN

| BUILDING | STATUS | SANCTIONED MEMO NO |
|---|---|---|
| TOWER - 1, TOWER - 2, CLUB, COMMERCIAL, EWS, GUARD ROOM, HT METER & HT ISOLATOR ROOM, DG & TRANSFORMER, RAMP AREA, GARBAGE COLLECTION CENTER | ALREADY SANCTIONED | MEMO NO. ZP-2181 / SD(RD) /2026 / 7969 DATED 06.03.2026 |
| STILT-1 FLOOR LVL, STILT-2 FLOOR LVL, PODIUM-1 FLOOR LVL, PODIUM-2 FLOOR LVL & ELEC. SUBSTATION AREA | REVISED | |

| PHASE | TYPES | FLOORS | NO. OF FLOORS | FAR AREA IN SQM./ FLOOR | TOTAL FAR/ FAR OF ALL FLOOR | TOTAL FAR/ ALL TOWER (RESIDENTIAL ) | TOTAL BUILT UP ONE FLOOR | TOTAL BUILT UP ALL FLOORS | TOTAL BUILT UP AREA OF ALLTOWER | NON FAR/ ONE FLOOR | NON FAR/ ALL FLOORS | NON FAR AREA OF ALLTOWER | TOTAL GROUND COVERAGE OF ALL TOWER | TOTAL NO. OF UNIT IN ALL TOWERS | TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS | STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PHASE - I | TOWER - 1 | STILT-1 FLOOR LVL | 1 | 380.094 | 380.094 | 26473.359 | 380.094 | 380.094 | 29118.472 | 0.000 | 0.000 | 1635.413 | 10,625.545 | 160 | 37 | ALREADY SANCTIONED |
| | | 1ST FLOOR | 1 | 969.389 | 969.389 | | 706.378 | 706.378 | | 36.999 | 36.999 | | | | | |
| | | TYPICAL FLOOR | 36 | 654.477 | 23561.172 | | 591.467 | 24652.812 | | 36.999 | 1331.640 | | | | | |
| | | TYPICAL REFUGE FLOOR | 3 | 629.835 | 1962.415 | | 957.755 | 1973.385 | | 36.999 | 110.979 | | | | | |
| | | MUNTY MACHINE ROOM | 1 | - | - | | 166.813 | 166.813 | | 166.813 | 166.813 | | | | | |
| | TOWER - 2 | STILT-1 FLOOR LVL | 1 | 381.630 | 381.633 | 26474.805 | 381.633 | 381.633 | 29119.218 | 0.000 | 0.000 | 1635.413 | | 160 | 37 | ALREADY SANCTIONED |
| | | 1ST FLOOR | 1 | 969.388 | 969.389 | | 706.378 | 706.378 | | 36.999 | 36.999 | | | | | |
| | | TYPICAL FLOOR | 39 | 654.477 | 23561.172 | | 591.467 | 24652.812 | | 36.999 | 1331.640 | | | | | |
| | | TYPICAL REFUGE FLOOR | 3 | 629.835 | 1962.415 | | 957.755 | 1973.385 | | 36.999 | 110.979 | | | | | |
| | | MUNTY MACHINE ROOM | 1 | - | - | | 166.813 | 166.813 | | 166.813 | 166.813 | | | | | |
| | CLUB | STILT-1 FLOOR LVL | 1 | 1487.967 | 1487.967 | 4160.180 | 1487.967 | 1487.967 | 5306.765 | 0.000 | 0.000 | 1140.615 | | - | - | ALREADY SANCTIONED |
| | | STILT-2 FLOOR LVL | 1 | 0.000 | 0.000 | | 307.255 | 307.255 | | 307.255 | 307.255 | | | | | |
| | | PODIUM-1 FLOOR LVL | 1 | 1508.212 | 1508.212 | | 1597.517 | 1597.517 | | 986.309 | 986.309 | | | | | |
| | | PODIUM-2 FLOOR LVL | 1 | 824.153 | 824.153 | | 890.033 | 890.033 | | 74.880 | 74.880 | | | | | |
| | | 1ST FLOOR LVL | 1 | 858.648 | 858.648 | | 933.728 | 933.728 | | 74.880 | 74.880 | | | | | |
| | | MUNTY LVL | 1 | 0.000 | 0.000 | | 104.295 | 104.295 | | 104.295 | 104.295 | | | | | |
| | COMMERCIAL | GROUND FLOOR | 1 | 999.194 | 999.194 | 999.194 | 999.194 | 999.194 | 999.194 | - | - | - | | - | - | ALREADY SANCTIONED |
| NO PHASE | EWS | GROUND FLOOR | 1 | 856.040 | 856.040 | 4789.961 | 856.040 | 856.040 | 5996.858 | 0.000 | 0.000 | 415.073 | 856.040 | 146 | - | REVISED |
| | | TYPICAL FLOOR (1ST TO 6TH FLOOR) | 6 | 705.512 | 3829.963 | | 615.012 | 4398.060 | | 63.100 | 265.503 | | | | | |
| | | 6TH FLOOR | 1 | 96.266 | 96.266 | | 95.265 | 95.265 | | 0.000 | 0.000 | | | | | |
| | | MUNTY MACHINE ROOM | 1 | 0.000 | 0.000 | | 166.573 | 166.573 | | 166.573 | 166.573 | | | | | |
| PHASE - I | GUARD ROOM | GROUND FLOOR | 2 | - | - | - | 3.000 | 6.000 | 6.000 | 3.000 | 6.000 | 6.000 | 5.000 | - | - | ALREADY SANCTIONED |
| | HT METER & HT ISOLATOR ROOM | - | 1 | - | - | - | 92.271 | 92.271 | 92.271 | 92.271 | 92.271 | 92.271 | - | - | - | ALREADY SANCTIONED |
| | DG & TRANSFORMER | - | 1 | - | - | - | 514.774 | 514.774 | 514.774 | 514.774 | 514.774 | 514.774 | 514.774 | - | - | ALREADY SANCTIONED |
| | RAMP AREA | - | - | - | - | - | 2386.200 | 2386.200 | 2386.200 | 2386.200 | 2386.200 | 2386.200 | 2386.200 | - | - | ALREADY SANCTIONED |
| | GARBAGE COLLECTION CENTER | - | - | - | - | - | 9.000 | 9.000 | 9.000 | 9.000 | 9.000 | 9.000 | 9.000 | - | - | ALREADY SANCTIONED |
| | ELEC. SUBSTATION AREA | - | - | - | - | - | 334.560 | 334.560 | 334.560 | 334.560 | 334.560 | 334.560 | 334.560 | - | - | REVISED |
| | STILT FLOOR LVL | - | - | - | - | - | 7774.063 | 7774.063 | 7774.063 | 7774.063 | 7774.063 | 7774.063 | - | - | - | REVISED |
| | PODIUM-1 FLOOR LVL | - | - | - | - | - | 8542.849 | 8542.849 | 8542.849 | 8542.849 | 8542.849 | 8542.849 | - | - | - | REVISED |
| | PODIUM-2 FLOOR LVL | - | - | - | - | - | 8999.342 | 8999.342 | 8999.342 | 8999.342 | 8999.342 | 8999.342 | - | - | - | REVISED |
| | PODIUM-3 FLOOR LVL | - | - | - | - | - | 9009.859 | 9009.859 | 9009.859 | 9009.859 | 9009.859 | 9009.859 | - | - | - | REVISED |
| | BASEMENT - 1 | - | - | - | - | - | 16022.785 | 16022.785 | 16022.785 | 16022.785 | 16022.785 | 16022.785 | - | - | - | REVISED |
| | GRAND TOTAL FAR | - | - | - | - | 62578.503 | | | 62,868.800 | - | - | 5820.897 | 54820.390 | 466 | 74 | |
| | RESIDENTIAL FAR | | | | | 57728.726 | | | | | | | | | | |
| | COMMERCIAL FAR | | | | | 4849.374 | | | | | | | | | | |

| AREA SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| S.NO. | DESCRIPTION | UNIT | PERMISSIBLE | % ON SITE | TOTAL ACHIEVED | % ON SITE |
| 1 | TOTAL PLOT AREA OF THE SCHEME (7.81875 ACRES) | SQM. | 31641.308 | | | |
| 2 | AS PER ZONING PLOT AREA OF THE SCHEME (7.79423 ACRES) | SQM. | 31543.149 | | | |
| 8 | GROUND COVERAGE (60%) | SQM. | 18925.290 | 60.000% | 14820.390 | 46.936% |
| 4 | FAR (3.5 TOD) | SQM. | 110397.562 | 350.000% | | |
| 5 | FAR RESIDENTIAL COMPONENT @95.589% % MAXIMUM | SQM. | 105537.555 | 334.562% | | |
| 6 | FAR COMMERCIAL COMPONENT @ 4.411% MAXIMUM | SQM. | 4866.036 | 15.436% | | |
| 7 | FAR (@12 % GRIHA 4 STAR OF SITE AREA) | SQM. | 3785.850 | 12.000% | | |
| 8 | TOTAL FAR TOD + GRIHA | SQM. | 114182.621 | 362.000% | 62578.503 | 198.395% |
| 9 | TOTAL FAR RESIDENTIAL COMPONENT@ 95.589% MAX + GRIHA 4 STAR | SQM. | 109132.985 | | 57728.726 | 183.021% |
| 10 | TOTAL FAR COMMERCIAL COMPONENT @ 4.411 % | SQM. | 4866.036 | | 4849.374 | 15.376% |
| 11 | PROPOSED MAIN DWELLING UNIT | NOS. | | | 320 | |
| 12 | EWS UNIT + PROPOSED DWELLING UNITS x 15% 100/ 85 | NOS. | 56.471 | | 146 | 4 |
| 13 | TOTAL DWELLING UNITS ( MDU + EWS) | NOS. | | | 466 | 4 |
| 14 | SERVICE PERSONNEL UNIT | NOS. | 10 | | 74 | |
| 15 | CAR PARKING REQUIRED | NOS. | 453 | | 1110 | |
| 16 | PROPOSED BASEMENT AREA | SQM. | | | 16022.785 | 50.803% |
| 17 | GREEN AREA (15%) | SQM. | 4731.324 | 15.000% | 4927.735 | 15.629% |
| 18 | GREEN STRIP AREA | SQM. | | | 625.734 | 1.984% |

| PROPOSED/ REVISED (PHASE-II) | ALREADY SANCTIONED (PHASE-I) |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| 95.265 | 183.021% |
| | 15.376% |
| | |
| 4 | 242 |
| 4 | 462 |
| | 74 |
| 1110 | 1002 |
| 16022.785 | 33547.927 |
| 4927.735 | 4960.547 |
| 625.734 | 700.569 |

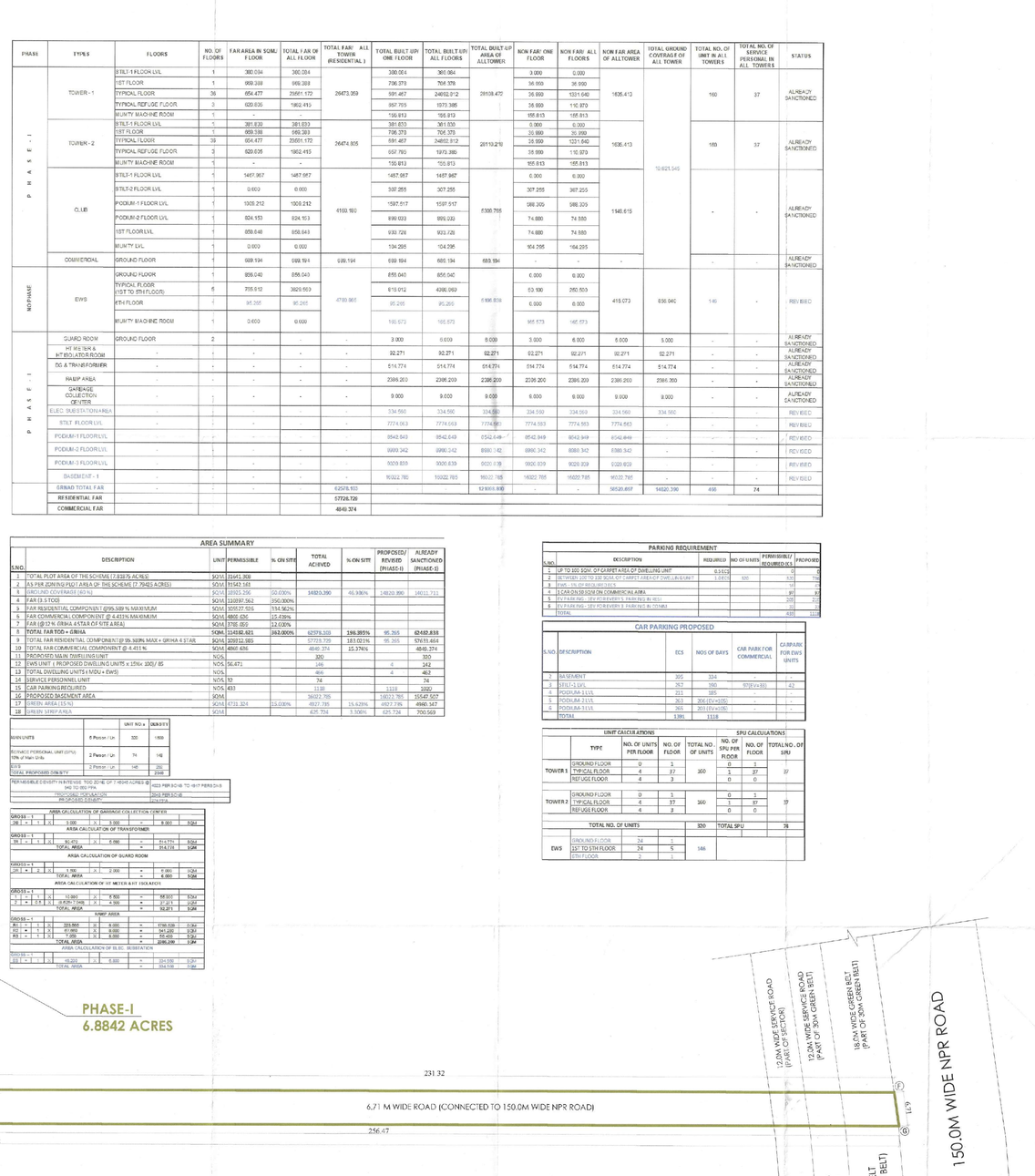
| MAIN UNITS | | UNIT NO. = | DENSITY |
|---|---|---|---|
| | 5 Person / Un | 320 | 1600 |
| ADVANCE PERSONAL UNIT (DPU) 10% of Main Units | 2 Person / Un | 74 | 148 |
| | 3 Person / Un | 140 | 350 |
| TOTAL PROPOSED DENSITY | | | 2098 |

| PERMISSIBLE DENSITY IN INTENSIVE TOD ZONE OF 7.79345 ACRES @ 240 TO 550 PPA | 1923 PER ACRE TO 1817 PERS D.U. |
|---|---|
| PROPOSED POPULATION | 2098 PERSONS |
| PROPOSED DENSITY | 269 PPA |

| PARKING REQUIREMENT | | | | |
|---|---|---|---|---|
| S.NO. | DESCRIPTION | REQUIRED | NO OF UNITS | PERMISSIBLE/ REQUIRED ECS |
| 1 | UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT | 0.5 ECS | | |
| 2 | BETWEEN 100 TO 150 SQM. OF CARPET AREA OF DWELLING UNIT | 1.0 ECS | 320 | 320 |
| 3 | FIVE (5%) OF REQUIRED ECS | | | 16 |
| 4 | 1 CAR ON 50 SQM ON COMMERCIAL AREA | | 97 | 97 |
| 5 | PATHWAY - (REFER PART 3, PARA (9) (9.1) (b) (iii)) | | 209 | 209 |
| 6 | EV PARKING - (REFER PART 3, PARA (9) (9.1) (b) (iii)) | | 21 | 21 |
| | TOTAL | | 635 | 1110 |

| CAR PARKING PROPOSED | | | | | |
|---|---|---|---|---|---|
| S.NO. | DESCRIPTION | ECS | NOS OF BAYS | CAR PARK FOR COMMERCIAL | CAR PARK FOR EWS UNITS |
| 2 | BASEMENT | 320 | 334 | - | - |
| 3 | STILT-1 LVL | 263 | 263 | STILT-1 LVL (EV=88) | 43 |
| 4 | PODIUM-1 LVL | 213 | 185 | - | - |
| 5 | PODIUM-2 LVL | 263 | 251 (EV=105) | - | - |
| 6 | PODIUM-3 LVL | 266 | 203 (EV=105) | - | - |
| | TOTAL | 1385 | 1110 | | |

| UNIT CALCULATIONS | | | | | SPU CALCULATIONS | | | |
|---|---|---|---|---|---|---|---|---|
| | TYPE | NO. OF UNITS PER FLOOR | NO. OF FLOOR | TOTAL NO. OF UNITS | NO. OF SPU PER FLOOR | NO. OF FLOOR | TOTAL NO. OF SPU | |
| TOWER 1 | GROUND FLOOR | 0 | 1 | 160 | 0 | 1 | 37 | |
| | TYPICAL FLOOR | 4 | 37 | | 4 | 37 | | |
| | REFUGE FLOOR | 4 | 3 | | 0 | 0 | | |
| TOWER 2 | GROUND FLOOR | 0 | 1 | 160 | 0 | 1 | 37 | |
| | TYPICAL FLOOR | 4 | 37 | | 4 | 37 | | |
| | REFUGE FLOOR | 4 | 3 | | 0 | 0 | | |
| | TOTAL NO. OF UNITS | | | 320 | TOTAL SPU | | 74 | |
| EWS | GROUND FLOOR | 24 | 1 | 146 | | | | |
| | 1ST TO 5TH FLOOR | 24 | 5 | | | | | |
| | 6TH FLOOR | 2 | 1 | | | | | |




This is to "PROVISIONAL BUILDING PLANS" approved only for the purpose of inviting objections from the General Public

STP (HQ) Narinder Boondlay B.PAC.

ETP (HQ) Nagesh B.PAC.

CTP (HR) Dilbirsen B.PAC.

DTP(HQ)

JD.

ATP

ATP(HQ)

Ram Avtar Bansal JD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

BOUNDRY WALL

SET BACK LINE

BASEMENT LINE

GREEN AREA

FIRE TENDER

NOTES:-
1.T.A.R CONDITIONING SYSTEM IS BEING PROVIDED.
2.DG POWER BACKUP IS BEING PROVIDED.
3.TOILET ARE MECHANICAL VENTILATED.
4.ALL LIFTS SHALL HAVE POWER BACK-UP.
5.ALL ELECTRICAL INSTALLATION SHALL BE AS PER PROVISION OF RELEVANT CODE.
6.FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7.BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9.BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10.BUILDING WILL BE DESIGNED(STRUCTURES ) AS PER RELEVANT USCODES FOR EARTH QUAKE RESISTANCE.
11.SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED AS PER HARE DA/ZONING NORMS.
12.ALL HANDICAP RAMPS WITH RAILING.
13.ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE.
14.THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15.ALL FACILITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES)
16.BALANCE FAR FROM PHASE-I SHALL BE UTILISED TOWARDS PHASE-II (WITH ADDITIONAL TDR)
17.MUNICIPAL & RAIN WATER TANK SHALL BE PART OF "PHASE-I"

PROJECT:-

REVISED BUILDING PLAN OF (PHASE-II OF GROUP HOUSING COLONY UNDER MIXED LAND USE IN TOD ZONE (95.589% RESIDENTIAL +4.411% COMMERCIAL) ON LAND AREA MEASURING 7.81875 ACRES (LICENSE NO.135 OF 2024 DATED 24.11.2024 IN SECTER-88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Go d Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part-2), Gurgaon, Haryana-122001

ARCHITECTS

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ASSOCIATE ARCHITECTS-Submission Drawings

CasMAN, 11th Floor, Tower-2, JLF Corporate Greens Sector-74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECTS SEAL & SIGNATURE

A.C.P.(HQ) M. Talwar B.ARCH

PREMPRAKASH GANJOO B.ARCH C.A. No. 2000/28940

AUGUST-2026 | Scale :1:300

Drawing Title:- SITE PLAN ROAD LAYOUT

Drawing No:- ST-01