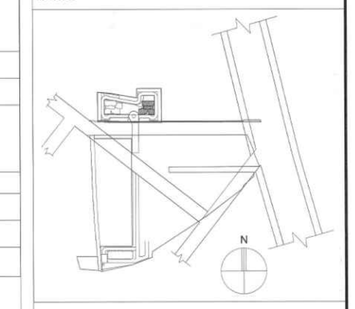
S.NO.	BUILDING TYPE	FLOORS	NO. OF FLOORS	FAR AREA: AREA IN SQMT	FAR AREA: TOTAL FAR / FLOOR	FAR AREA: TOTAL FAR ALL TOWERS	NON FAR AREA: AREA IN SQMT	NON FAR AREA: TOTAL NON FAR / FLOOR	NON FAR AREA: TOTAL NON FAR ALL TOWERS	BUA: TOTAL BUA ALL TOWERS	GROUND COVERAGE: GROUND COVERAGE OF ALL TOWERS	BUILDING HEIGHTS: TERRACE LEVEL (IN METERS)	BUILDING HEIGHTS: MUMTY LEVEL (IN METERS)	NO. OF MAIN UNITS: NO. OF UNITS / FLOOR	NO. OF MAIN UNITS: TOTAL NO. OF UNITS	NO. OF MAIN UNITS: TOTAL NO. OF UNITS / TOWER	NO. OF SERVICE PERSONNEL UNITS: NO. OF UNITS / FLOOR	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS / TOWER	POPULATION BREAKUP: MAIN POPULATION (@ 5 PERSON / UNIT)	POPULATION BREAKUP: SERVICE POPULATION (@ 2 PERSON / UNIT)	POPULATION BREAKUP: TOTAL POPULATION / TOWER
1	Tower 1	GROUND FLOOR	1	323.996	323.996	4632.740	353.258	353.258	1526.074	6158.815	678.776	39.250	44.850	-	-	44	-	-	5	-	-	230
		FIRST FLOOR	1	391.704	391.704		94.804	94.804						4	4		-	-		20	-	
		TYPICAL FLOOR (2ND TO 6TH)	5	391.704	1958.520		94.804	474.018						4	20		1	5		100	10	
		TYPICAL FLOOR (7TH TO 10TH)	4	391.704	1566.816		94.804	379.214						4	16		-	-		80	-	
		11TH FLOOR	1	391.704	391.704		94.804	94.804						4	4		-	-		20	-	
		MUMTY / MACHINE ROOM	1	-	-		129.978	129.978						-	-		-	-		-	-	
2	Tower 2	GROUND FLOOR	1	128.387	128.387	4427.022	268.715	268.715	1426.217	5853.240	402.892	39.250	44.850	-	-	44	-	-	5	-	-	230
		FIRST FLOOR	1	390.785	390.785		94.804	94.804						4	4		-	-		20	-	
		TYPICAL FLOOR (2ND TO 6TH)	5	390.785	1953.925		94.804	474.018						4	20		1	5		100	10	
		TYPICAL FLOOR (7TH TO 10TH)	4	390.785	1563.140		94.804	379.214						4	16		-	-		80	-	
		11TH FLOOR	1	390.785	390.785		94.804	94.804						4	4		-	-		20	-	
		MUMTY / MACHINE ROOM	1	-	-		114.664	114.664						-	-		-	-		-	-	
3	COMMUNITY BUILDING	GROUND FLOOR	1	160.998	160.998	160.998	0.000	0.000	0.000	160.998	160.998	5.500	-	-	-	-	-	-	-	-	-	-
4	CONVENIENT SHOPPING	GROUND FLOOR	1	63.634	63.634	63.634	0.000	0.000	0.000	63.634	63.634	5.500	-	-	-	-	-	-	-	-	-	-
5	E.W.S.	GROUND FLOOR	1	92.203	92.203	526.593	38.740	38.740	199.750	726.343	130.873	15.850	21.350	-	-	16	-	-	-	-	-	32
		TYPICAL FLOOR (1ST TO 4TH)	4	108.598	434.390		22.519	90.075						4	16		-	-		-	32	
		MUMTY / MACHINE ROOM	1	-	-		70.935	70.935						-	-		-	-		-	-	
6	GUARD ROOM	GROUND FLOOR	1	3.000	3.000	3.000	0.000	0.000	0.000	3.000	3.000	4.000	-	-	-	-	-	-	-	-	-	-
7	HT METER ROOM	GROUND FLOOR	1	0.000	0.000	0.000	45.440	45.440	45.440	45.440	45.440	4.000	-	-	-	-	-	-	-	-	-	-
8	BASEMENT FOR SERVICES	-	1	0.000	0.000	0.000	389.060	389.060	389.060	389.060	0.000	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	-	-	-	-	9813.987	-	-	3586.541	13400.529	1485.612	-	-	-	-	104	-	-	10	440	52	492

NOTES

1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL BASEMENT AREAS SHALL BE MECHANICALLY LIT. AND VENTILATED WITH 100% POWER BACK-UP
3. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
4. THE PROVISION OF SOLAR WATER HEATING SYSTEM TO BE AS PER NORMS SPECIFIED BY HAREDA, AND MADE OPERATIONAL BEFORE APPLYING FOR OCCUPANCY CERTIFICATE.
5. RAIN WATER HARVESTING SYSTEM SHALL BE AS PER CENTRAL GROUND WATER AUTHORITY NORMS/ HARYANA GOVT.
6. FIRE FIGHTING PROVISIONS INCLUDING FIRE SPRINKLERS SHALL BE AS PER NBC GUIDELINES.

KEY PLAN
NOT TO SCALE



ABSTRACT OF AREA CALCULATION

LICENSED AREA OF SITE	=	10.744 ACRES OR 43479.356	SQ.MT.
NET PLANNED AREA AS PER ZONING	=	10.738 ACRES OR 43455.075	SQ.MT.
NET PLANNED AREA PROPOSED @ (PHASE 1 + NO PHASE)	=	1.847 ACRES OR 7474.532	SQ.MT.
PERMISSIBLE F.A.R. @ 175	=	78048.382 SQ.MT.	
PROPOSED F.A.R.	=	9813.987 SQ.MT.	22.584 %
PERMISSIBLE GROUND COVERAGE @ 35%	=	15209.276 SQ.MT.	
PROPOSED GROUND COVERAGE	=	1485.612 SQ.MT.	3.419 %
PERMISSIBLE AREA OF CONVENIENT SHOPPPING @ 0.5 %	=	217.375 SQ.MT.	
PROPOSED AREA OF CONVENIENT SHOPPING	=	63.634 SQ.MT.	0.146 %
PERMISSIBLE DENSITY	=	100 TO 300 PPA	
PROPOSED DENSITY	=	492/1.846 = 266.378 PPA	TO SAY 267 PPA
NO. MAIN UNITS	=	88 UNITS	

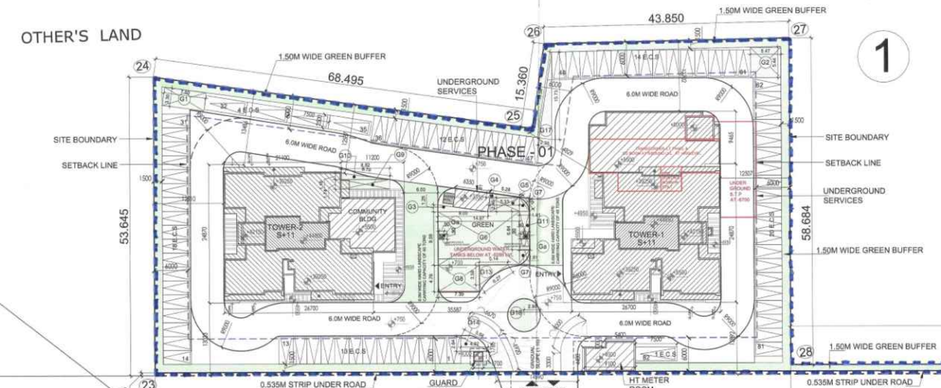
REQUIRED PUBLIC AMENITIES.

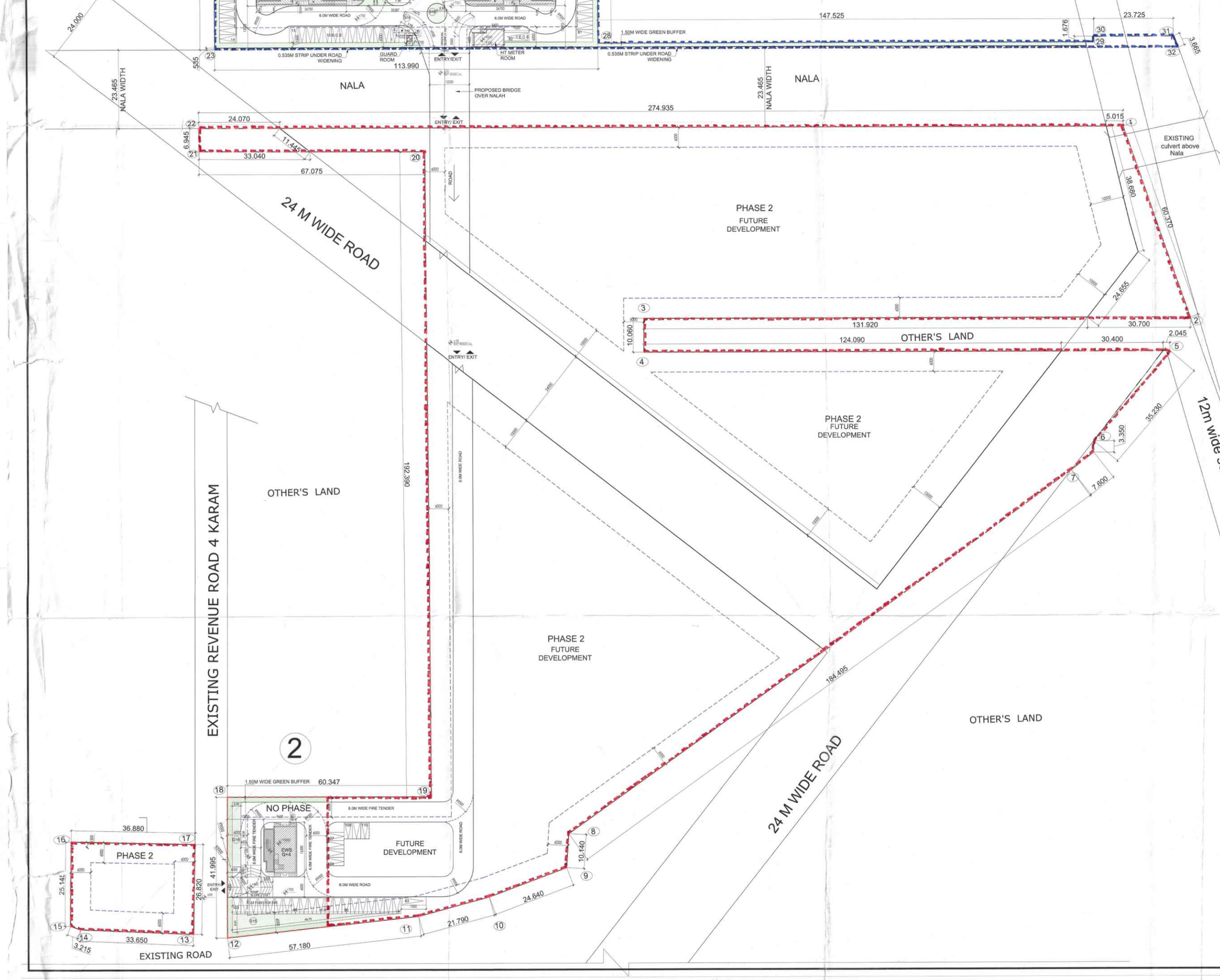
REQUIRED EWS UNITS	= 15% OF TOTAL UNITS (MAIN + EWS)	= (15 X 88)/85	= 15.529 TO SAY	16 UNITS
PROPOSED EWS UNITS	= 16 UNITS OR	(16 X 100)/88	= 18.18%	
REQUIRED SERVICE PERSONNEL UNITS	= 10% OF MAIN UNITS	= (10 X 88)/100	= 8.800 TO SAY	10 UNITS
PROPOSED SERVICE PERSONNEL UNITS	= 10 UNITS OR	(10 X 100)/88	= 11.36%	
ORGANIZED GREEN SPACE REQUIRED	= 15% OF THE PLOT	= (15 X 43479.356)/100	= 6521.8 SQ.MT.	
ORGANIZED GREEN SPACE PROPOSED	= 532.83 SQ.MT.	= (532.83 X 100) / 43479.356	= 1.22%	

CAR PARKING

REQUIRED E.C.S. FOR MAIN UNITS	= 1.5 E.C.S. PER MAIN UNIT = 88 X 1.5 = 132 E.C.S.		
PROPOSED E.C.S/CAR PARKING BAYS FOR MAIN UNITS	= 132 E.C.S.		
CAR PARKING TO BE MADE AVAILABLE TO E.W.S. UNIT	= @5% OF 132 E.C.S.	= 6.6 E.C.S. TO SAY	7 E.C.S.
PROPOSED ECS/ CAR PARKING BAYS FOR E.W.S. UNITS	= 7 E.C.S.		
CAR PARKING CAPACITY ON SURFACE	= 2961.74 SQ.MT.	(@ 23 E.C.S. / SQ.MT.) =	129 E.C.S.
CAR PARKING BAYS/ECS PROPOSED ON SURFACE	= 110 E.C.S.		
CAR PARKING CAPACITY UNDER STILT	= 823.36 SQ.MT.	(@ 28 E.C.S. / SQ.MT.) =	29 E.C.S.
CAR PARKING BAYS/ECS PROPOSED UNDER STILT	= 29 E.C.S.		
TOTAL CAR PARKING PROVIDED	= 110+29 E.C.S.		139 E.C.S.

S. No.	Discription of Phases	Area (in Acres)	FAR Achieved (in Sqmt)	Towers / Buildings	Legend
1	Phase - 1	1.580	9287.395	Tower 1 & 2, Community Area, Convenient Shopping, Area falling under 60mt wide Proposed Road.	
2	Phase - 2 (Future Development)	8.898	-	Future Development, Area under 24mt wide road.	
3	No Phase (EWS)	0.267	526.593	EWS Block	
		10.744	9813.987		





DRS No DTCP 9985 Dated: 30/01/24

(VARINDER KUMAR) AD (HQ) | (RAJESH DUTT) JD (HC) | (RAJAT CHAUHAN) ATP(HQ) | (S.K.SHERAWAT) DTP (HQ) | (HITESH SHARMA) STP (M) | (S.S.SINGH) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

SITE BOUNDARY
SETBACK LINE
UNDERGROUND SERVICES LINE
SITE AREA GONE UNDER ROAD EXPANSION

Client :
Sh. Ajit Singh And Other In Collaboration With EMAAR INDIA LTD. (Formerly Known as Emaar MGF Land Ltd.)

Job Title :
Proposed Phasing Plan for Group Housing Colony Measuring 10.744 acres Land (Licence no. 4 of 2013 dated 18.02.2013 in Sector 112, Gurgaon, Manesar, Urban Complex, Gurgaon, Haryana, being developed by Sh. Ajit Singh and Others in Collaboration with EMAAR India Ltd.(Formerly Known as Emaar MGF Land Ltd.)

Architects:
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.: +91-124-4595500 FAX: +91-124-4595550

Structure:
TPC Technical Projects Consultants Pvt. Ltd.
B-74 | Sector 57 | Noida 201301 | Uttar Pradesh | India
T: +91-120-4306800 | D: +91-120-4306804 | www. tpcl.in

MEP:
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E mail: paradiseconsultants@gmail.com

Owners' Signature

Architect's Signature

Drawing Title

PHASING PLAN

Date	Scale	Drawing No.
01-12-2023	1:500	A-PH-01