

TABLE-02(AREA STATEMENT FOR PROPOSED PHASE-3)

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM. / FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NON F.A.R AREA IN SQM. / FLOOR	TOTAL NON F.A.R OF ALL FLOOR	TOTAL NON FAR/ ONE TOWER	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 1	GROUND FLOOR	1	364.252	364.252	25533.446	878.494	878.494	3926.125	1243.746	1243.746	29459.571	1243.746	148	-	G+37
	TYPICAL (1ST TO 18TH, 18TH TO 24TH 26TH TO 33RD,36TH TO 37TH) FLOOR	34	682.921	23219.314		56.092	1907.128		739.013	25125.442					
	17TH,25TH & 34TH REFUGE FLOOR	3	646.960	1940.880		109.156	327.468		756.116	2277.348					
	TERRACE	1	-	-		281.155	281.155		281.155	281.155					
	OHT	1	-	-		184.641	184.641		184.641	184.641					
	MUMTY & MACHINE ROOM	1	-	-		346.239	346.239		346.239	346.239					
TOWER - 2	GROUND FLOOR	1	359.531	359.531	25458.062	882.864	882.864	3927.953	1242.396	1242.396	29386.018	1242.396	148	-	G+37
	TYPICAL (1ST TO 18TH, 18TH TO 24TH 26TH TO 33RD,36TH TO 37TH) FLOOR	34	681.012	23154.408		56.092	1907.128		737.103	25061.502					
	17TH,25TH & 34TH REFUGE FLOOR	3	646.051	1944.153		109.156	327.468		757.206	2271.618					
	TERRACE	1	-	-		279.567	279.567		279.567	279.567					
	OHT	1	-	-		184.785	184.785		184.785	184.785					
	MUMTY & MACHINE ROOM	1	-	-		346.151	346.151		346.151	346.151					
TOWER - 3	GROUND FLOOR	1	448.679	448.679	36932.361	1198.131	1198.131	4583.203	1646.810	1646.81	41515.588	1646.810	148	46	G+37
	TYPICAL (1ST TO 18TH, 18TH TO 24TH 26TH TO 33RD,36TH TO 37TH) FLOOR	34	989.409	33639.906		72.090	2451.060		1061.500	36091.000					
	17TH,25TH & 34TH REFUGE FLOOR	3	947.922	2843.766		132.723	398.169		1080.646	3241.935					
	TERRACE	1	-	-		197.098	197.098		197.098	197.098					
	OHT	1	-	-		105.475	105.475		105.475	105.475					
	MUMTY & MACHINE ROOM	1	-	-		233.270	233.270		233.270	233.270					
EWS	GROUND FLOOR	1	163.529	163.529	2190.877	480.180	480.180	1018.373	643.719	643.719	3209.004	643.719	84	-	G+4
	1ST TO 4TH FLOOR	4	506.797	2027.148		45.064	180.256		551.852	2207.408					
	PUMP ROOM	1	-	-		167.262	167.262		167.262	167.262					
	MUMTY, OHT & MACHINE ROOM	1	-	-		160.665	160.665		160.665	160.665					
COMMUNITY BUILDING-1	GROUND FLOOR	1	1893.774	2057.312	4633.106	448.930	448.930	788.928	2606.251	2606.251	5422.034	2606.251	-	-	G+2
	GROUND FLOOR (CONVENIENT SHOPPING)		163.538												
	1ST FLOOR	1	1659.345	1659.345		46.814	46.814		2008.159	2008.159					
	2ND FLOOR	1	816.449	816.449		68.650	68.650		685.108	685.108					
	MUMTY	1	-	-		224.516	224.516		224.516	224.516					
COMMUNITY BUILDING-2	GROUND FLOOR	1	719.998	719.998	1028.161	21.686	21.686	77.466	741.684	741.684	1085.826	741.684	-	-	G+1
	1ST FLOOR	1	220.649	220.649		35.739	35.739		256.388	256.388					
	TOILET BLOCK/TERRACE	1	87.454	87.454		20.031	20.031		107.485	87.454					
EWS	BASEMENT-01	1	-	-	-	2123.188	2123.188	6369.564	2123.188	2123.188	6369.564	-	-	-	-
	BASEMENT-02	1	-	-	-	2123.188	2123.188		2123.188	2123.188		-	-	-	-
	BASEMENT-03	1	-	-	-	2123.188	2123.188		2123.188	2123.188		-	-	-	-
	BASEMENT-1	1	-	-	-	29876.483	29876.483	85560.728	29876.483	29876.483	85560.728	-	-	-	-
	BASEMENT-2	1	-	-	-	28391.182	28391.182		28391.182	28391.182		-	-	-	-
	BASEMENT-3	1	-	-	-	28502.083	28502.083		28502.083	28502.083		-	-	-	-
	HT & LT PANEL ROOM	1	-	-	-	74.188	74.188	74.188	74.188	74.188	74.188	74.188	-	-	-
	GUARD ROOM	1	-	-	-	9.000	9.000	9.000	9.000	9.000	9.000	9.000	-	-	-
	SUB-STATION & SWITCHING YARD AREA	1	-	-	-	337.745	337.745	337.745	337.745	337.745	337.745	337.745	-	-	-
	SURFACE STAIRCASE	1	-	-	-	80.090	80.090	80.090	80.090	80.090	80.090	80.090	-	-	-
	TOTAL				95775.773			106762.366			202538.173	8525.626	528	46	-
	CONVENIENT SHOPPING AREA				163.538			-			-				
	RESIDENTIAL AREA				95612.235			106762.366			202538.173	8525.628			

TABLE-1

LICENSED AREA	=	19.97430		ACRES	OR	80832.996	SQM	
AREA OF SITE FOR FAR, GROUND COVERAGE & DENSITY AS PER ZONING	=	19.14065		ACRES	OR	77455.339	SQM	
Permissible FAR @175% on site area	(A)	=	135553.844	SQM.				
Permissible Convenient shopping FAR @ 300% on 0.5% of Plot area 77455.339 sqm	(B)	=	387.297	SQM				
								PERCENTAGE
Permissible Residential FAR	(A - B) = (C)	=	135166.547			SQM	OR	= 174.500 %
Total Proposed Residential FAR	(D)	=	95612.235			SQM	OR	
		=	95612.235	X 100	/	77455.339	= 123.435 %	
Balance Residential FAR	(C-D) = (E)	=	39554.312			SQM	OR	
		=	39554.312	X 100	/	77455.339	= 51.065 %	
Proposed FAR Convenient shopping	(F)	=	163.538			OR		
		=	163.538	X 100	/	77455.339	= 0.211 %	
Balance FAR Convenient shopping	(B-F) = (G)	=	223.759	SQM		OR		
		=	223.759	X 100	/	77455.339	= 0.289 %	
Permissible Ground Coverage @35% of Site area	(X)	=	27110.769			SQM		
Proposed Ground Coverage	(Y)	=	8525.628			SQM		
		=	8525.628	X 100	/	77455.339	= 11.0 %	
Balance Residential Ground Coverage	(X-Y)	=	18585.141			SQM	OR	
		=	18585.141	X 100	/	77455.339	= 24.0 %	

DENSITY

Population Calculation								
Main Units	=	444			X	5	=	2220 PERSONS
EWS	=	84			X	2	=	168 PERSONS
Service personnel units	=	46			X	2	=	92 PERSONS
Total Proposed Population							=	2480 PERSONS
Permissible Density @ 100-300 PPA on the area of 19.14065 acres	=	1914	TO	5742	PERSON			
Proposed Density	=	2480	Persons		or	129.57	PPA	

EWS

	=	15% OF TOTAL UNITS (MAIN+EWS)						
Required EWS Units	=	444	X	15	/	80	=	78.85 OR SAY
	=	79	Nos.					
Proposed EWS Units	=	84	Nos.					
	=	84	X	100	/	528	=	15.91 %

SERVICE PERSONNEL UNITS

	=	10% OF MAIN UNITS						
Required Service Personnel Units	=	444	X	10	/	100	=	44.400 OR SAY
	=	44	Nos.					
Proposed Service Personnel Units	=	46	Nos.					
	=	46	X	100	/	444	=	10.36 %

CAR PARKING

Car Parking Calculation								
Required Car Parking for Main Units @ 1.5 ECS per Main Units	=	444	X	1.5	=	666	ECS	
Total Proposed no. of Car Bays for Main Units	=	1571	Cars					
	=	5% of	666	ECS				
Car Parking to be made available to EWS Units @ 5% of Main units	=	666	X	5.00	/	100	=	33.30 ECS OR SAY
Total Proposed no. of Car Bays for EWS Units	=	72	NOS.					
Required EV charging slot @ 20 slot per 100 ECS on total parking	=	314	NOS.					
Proposed EV charging slot	=	314	NOS.					

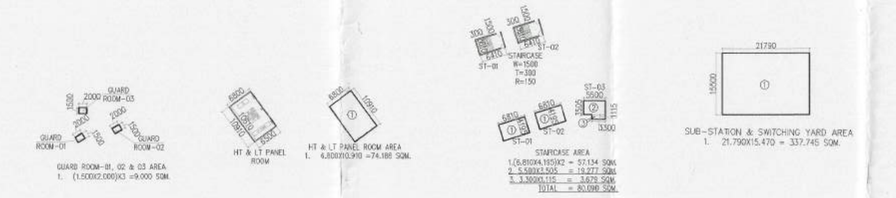
ORGANIZED OPEN SPACE

Required Organized open Space i.e. TOT LOT and play ground @ 15% of Proposed phase 2, 3 & 4 Development 9.6289 Acres (38970.76082 sqm).	=	5845.614	SQM	
Proposed Organized open space i.e. tot lots and play ground	=	5977.486	SQM	

TABLE-3

PARKING DETAILS TOWER		
	NO. OF CAR BAYS (BY NO.)	NO. OF PARKING (AS/ECS)
BASEMENT-1	466	673
BASEMENT-2	540	755
BASEMENT-3	565	791
TOTAL	1571	2219
PARKING DETAILS EWS		
	NO. OF CAR BAYS (BY NO.)	NO. OF PARKING (AS/ECS)
STILT	15	17
BASEMENT-1	15	40
BASEMENT-2	21	39
BASEMENT-3	21	46
TOTAL	72	142
GRAND TOTAL	1643	2361

Phase No.	Land Area		Shown as	
	Sqmt	Acres		
Phase-I	11,979.609	2.9602		ROAD, SUB-STATION & SWITCHING YARD
Phase-II	17,145.300	4.2367		TOWER-1,2,3
Phase-III	18567.915	4.5882		COMMUNITY BUILDING-01, COMMUNITY BUILDING-02
Phase-IV	3,595.631	0.8885		EWS
Phase-V	6,724.432	1.6616		FUTURE EXPANSION
Phase-VI	5,159.433	1.2749		FUTURE EXPANSION
Phase-VII	9544.266	2.3584		FUTURE EXPANSION
Phase-VIII	5,173.291	1.2783		FUTURE EXPANSION
Phase-IX	2943.100	0.7273		FUTURE EXPANSION
TOTAL	**80,832.977**	**19.9743**		FUTURE EXPANSION



Note :-

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

Note:-
The Electric Charging Spots may be provided in basement and/or stilt floors subject to adherence to suitable fire safety and electrical safety norms, to be certified by Fire Department.

Provided that allocation of Electric Charging Spots with regard to parking spaces, as per norms, shall be disclosed at the time of submission of application for grant of Occupation Certificate

Project

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 bank street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
Corporate Office: 1st Floor,
World Trade Tower, Barakhamba Lane,
New Delhi-110001

Associate Architects:

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

S.T.P.(HQ) Member Secretary BPAC | S.T.P.(C) Member BPAC | C.S.T.P.(HQ) Chairman BPAC
DTP(HQ) | ATP(HQ)
JD. | ATP
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 26796 DATED: 15/10/2026
DINESH KUMAR PATHOI
Checked and found all ok for Public Heal Ordinance Service only subject to compl in forwarding letter No. 29133 Dt. 17/9/2026
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
EE(P), (HQ) Member BPAC | FSO, (HQ) Member BPAC

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE

AUG.-2026 | Scale : 1:700

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

03-24.08.26