01. SITE AREAS

GH_ 5.075 ACRES-SECTOR 71 GURGAON

PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)	PROPOSED (%)
LAND AREA UNDER 500M TOD LINE-INTENSE = 5.075 ACRES	20537.764		
RESIDENTIAL LAND COMPONENT @99.50%	20435.075		
COMMERCIAL LAND COMPONENT @0.50%	102.689		
RESIDENTIAL FAR -@3.5 (TOD)	71522.762		
COMMERCIAL FAR -@3.5 (TOD)	359.411		
IGBC FAR FOR RESIDENTIAL @ 12% (Gold Rating) (GH250044)	2452.209		
IGBC FAR FOR COMMERCIAL @ 12% (Gold Rating) (GH250044)	12.323		
TOTAL FAR FOR RESIDENTIAL	73974.971	73971.085	
TOTAL FAR FOR COMMERCIAL	371.734	184.153	
TOTAL FAR AREA	74346.705	74155.237	
GROUND COVERAGE @ 40% LAND AREA	8215	4900	23.86
FAR SUMMARY			
FAR FOR EWS		2632.223	
FAR FOR RESIDENTIAL + COMMUNITY BLDG.		71338.857	
TOTAL		73971.085	
NURSERY SCHOOL	1214.055	398.466	
MAINTAINED GREEN AREAS			
GREEN AREA @ 15% SITE AREA	3081	3498.657	17.04

02. DENSITY

POPULATION DENSITY @540-660/ACRE [2727-3333 persons]

S.NO.	TYPOCAL UNIT	REQUIRED NOS.	PROVIDED NOS.	H.H. SIZE	POPULATION NOS.
1	MAIN DWELLING UNITS		492	5	2460
2	DOMESTIC SERVANT @ 10%	49.20	70	2	140
3	EWS DWELLING UNIT @ 15% OF TOTAL UNITS	86.84	88	2	176
4	TOTAL PROPOSED POPULATION				2776
5	DENSITY	600 (± 10%) PPA	547		

03. FAR AND NON FAR AREAS

FAR AND NON FAR CALCULATIONS

FAR & NON FAR CALCULATION

FLOOR	TOWER-A FAR	TOWER-A NON FAR	TOWER-B FAR	TOWER-B NON FAR	TOWER-C FAR	TOWER-C NON FAR	TOWER-D FAR	TOWER-D NON FAR	TOWER-E FAR	TOWER-E NON FAR	EWS FAR	EWS NON FAR	NURSERY SCHOOL (UNDER TOWER B) FAR	NURSERY SCHOOL (UNDER TOWER B) NON FAR	COMMERCIAL
TERRACE +LMR		173.318				169.268		228.544		228.544		137.80			
36th FLOOR	156.014	66.324		169.268	155.037	66.124	386.288	127.036	386.288	127.036					
35th FLOOR	307.228	123.760	310.960	113.953	306.120	123.187	495.544	145.279	495.544	145.279					
34th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
33rd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
32nd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
31st FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
30th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
29th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
28th FLOOR	298.186	112.952	310.960	113.652	297.016	112.942	475.368	157.271	475.368	157.271					
27th FLOOR	312.130	96.940	310.960	103.690	310.960	96.940	495.884	143.560	495.884	143.560					
26th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
25th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
24th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
23rd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
22nd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
21st FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
20th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
19th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
18th FLOOR	312.130	119.652	310.960	119.652	310.960	112.902	475.368	157.271	475.368	157.271					
17th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
16th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
15th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
14th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
13th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
12th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560					
11th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
10th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660					
9th FLOOR	298.186	96.940	310.960	103.690	297.016	96.940	495.884	143.560	495.884	143.560					
8th FLOOR	312.130	96.940	310.960	103.690	310.960	96.940	495.884	143.560	495.884	143.560	131.100	66.270			
7th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660	340.900	99.670			
6th FLOOR	312.130	107.740	310.960	103.690	310.960	107.740	495.884	151.660	495.884	151.660	340.900	99.670			
5th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560	340.900	99.670			
4th FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560	340.900	99.670			
3rd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560	340.900	99.670			
2nd FLOOR	312.130	103.690	310.960	103.690	310.960	103.690	495.884	143.560	495.884	143.560	340.900	99.670			
1st FLOOR	312.130	152.596	310.960	152.596	310.960	152.596	495.884	207.398	495.884	207.398	340.900	99.670			
GROUND FLOOR	612.265	94.764	210.673	137.656	388.139	82.400	894.420	38.280	894.420	38.280	217.828	46.440	398.466		184.153
TOTAL FAR AREA	11660.079		11094.263		11303.997		16595.263		16595.263		2632.228				184.153
TOTAL NON FAR		6079.839		4037.147		4056.502		5676.223		5676.223		805.800		398.466	

TOTAL PROPOSED FAR(RESIDENTIAL + COMMUNITY AREA+EWS)	73,971.085
TOTAL PROPOSED FAR (COMMERCIAL AREA)	184.153
PERMISSIBLE FAR (RESIDENTIAL + COMMUNITY AREA+EWS)	73,974.971
PERMISSIBLE FAR (COMMERCIAL AREA)	359.411
REMAINING FAR(RESIDENTIAL + COMMUNITY AREA+EWS)	3.886
REMAINING FAR (COMMERCIAL AREA)	175.258
TOTAL REMAINING FAR	**179.145**
TOTAL NON FAR AREA	24,333.753
NON FAR AREA OF GUARD ROOM & METER ROOM	76.000
TOTAL AREA FOR NURSERY SCHOOL	398.466
BUILT UP AREA (FAR +NON FAR AREA)	98961.436
TOTAL AREA FOR BASEMENT	40,917.989
TOTAL BUILT UP AREA (FAR+NON FAR AREA)	**139879.425**

04. PROPOSED TOTAL NO. OF UNITS

PROPOSED TOTAL NO. OF UNITS

BUILDING BLOCK	NO. OF FLOORS	HEIGHT(M.)	NO. OF FLATS 0-100SQM	100-150SQM	ABOVE 150SQM	UNIT OF DOMESTIC SERVANT (10% of DUs)	DOMESTIC SERVANT FLOORS
TOWER-A + Club	G+36	121.1			70		
TOWER-B + Club	G+35	117.9			70	70	1st-35th
TOWER-C + Club	G+36	121.1			70		
TOWER-D + Club	G+36	121.1		141			
TOWER-E + Club	G+36	121.1		141			
TOTAL NO. OF RESIDENTIAL UNITS			0	282	210		
COMMERCIAL	G	3.0					
EWS	G+7	29.75					
COMMUNITY BLDG.	G	6.3					
TOTAL				492		70	

05. GROUND COVERAGE

PROPOSED GROUND COVERAGE

BUILDING	Tower A	Tower B	Tower C	Tower D	Tower E	Commercial	EWS	Meter Room	Guard room
GROUND COVERAGE	794.325	711.714	702.031	1060.023	1060.023	184.153	311.648	70	6
Total Proposed Ground Coverage									4899.529
Total Site Area									20537.764
									23.86%

06. PARKING PROVISION

PERMISSIBLE PARKING

S.NO.	PARTICULAR	REQUIRED
A	UNITS UPTO OR UNDER 100SQM (@0.5 ECS)	0
B	UNITS BETWEEN 100SQM TO 150SQM (@1.0 ECS)	282
C	UNITS MORE THAN 150SQM (@1.5 ECS)	315
1	TOTAL PARKING FOR MAIN DUS (TOD) (A+B+C)	**597**
2	EWS (5% OF RESIDENTIAL PARKING)	30
3	Commercial (1 ECS FOR EVERY 50SQM)	4
	TOTAL	**631**
1	Nursery School (15% of 0.2Acres)	121 sqm

PARKING PROVISION

S.NO.	PARTICULAR	PERMISSIBLE (AS PER ECS)	PROVIDED
1	COVERED (BASEMENT)= 12706 SQM@325QM/ECS	914.194	
	TOTAL	**914.194**	1057

IV PERMISSIBLE PARKING

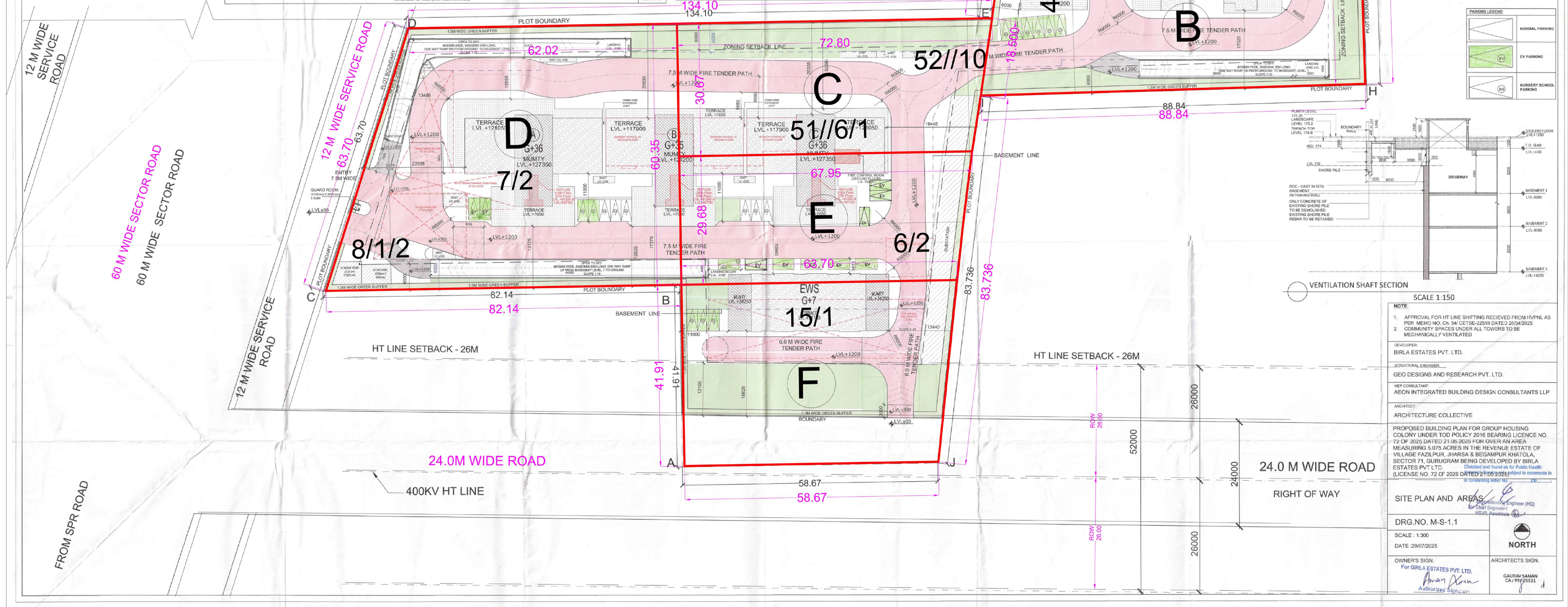
S.NO.	PARTICULAR	REQUIRED	PROVIDED
1	EV 02VC FOR EVERY 100 ECS)	**31**	**32**

07. COVERED PARKING

COVERED PARKING DETAILS

BASEMENT PARKING DETAILS

PARTICULAR	BASEMENT-1	BASEMENT-2	BASEMENT-3	TOTAL
FLOOR AREA	14826.059	13229.115	12880.810	40937.989
AREA UNDER SERVICES+ANCILLARY	5478.318	3256.594	2548.879	11683.792
NET AREA FOR CAR PARKING	9349.741	9972.525	9331.931	29254.197
PERMISSIBLE BASEMENT CAR PARKING = A/32 (ECS)	292	312	330	934
TOTAL PROPOSED PARKING IN BASEMENT	**447**	**237**	**373**	**1057**



NOTE:

1. APPROVAL FOR HT LINE SHIFTING RECIEVED FROM HVPNL AS PER MEMO NO. Ch. 54/ CETSE-225/III DATED 28/04/2025
2. COMMUNITY SPACES UNDER ALL TOWERS TO BE MECHANICALLY VENTILATED

DEVELOPER: BIRLA ESTATES PVT. LTD.

STRUCTURAL ENGINEER: GEO DESIGNS AND RESEARCH PVT. LTD.

MEP CONSULTANT: AEON INTEGRATED BUILDING DESIGN CONSULTANTS LLP

ARCHITECT: ARCHITECTURE COLLECTIVE

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY UNDER TOD POLICY 2016 BEARING LICENCE NO. 72 OF 2025 DATED 21.08.2025 FOR OVER AN AREA MEASURING 5.075 ACRES IN THE REVENUE ESTATE OF VILLAGE FAZILPUR, JHARSA & BEGAMPUR KHATOLA, SECTOR 71, GURUGRAM BEING DEVELOPED BY BIRLA ESTATES PVT. LTD. (LICENSE NO. 72 OF 2025 DATED 21.05.2025)

Checked and found ok for Public Health subject to comments in in forwarding letter No. ..... Dt/.....

Superintending Engineer (HQ) Chief Engineer-I HSVP, Panchkula

SITE PLAN AND AREAS

DRG.NO. M-S-1.1

SCALE : 1:300

DATE :29/07/2025

NORTH

OWNER'S SIGN. For BIRLA ESTATES PVT. LTD. Authorized Signatory

ARCHITECTS SIGN. GAURAV SAMAN CA/99/25531