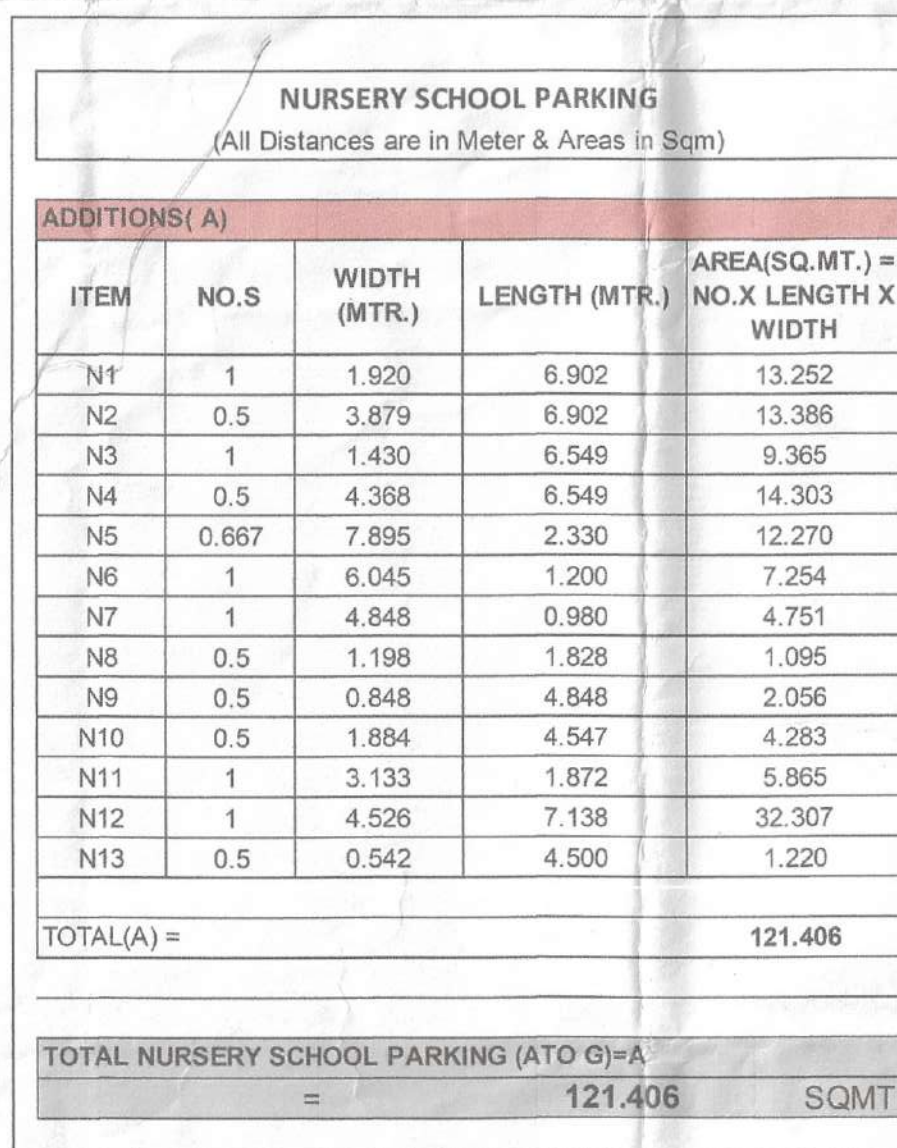




FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS																													
TYPE		RESIDENTIAL TOWERS															EWS						BASEMENT		TOTAL				
BUILDING BLOCKS		TOWER - 1 (G + 39 Floors)			TOWER - 2 (G + 39 Floors)			TOWER - 3 (G + 39 Floors)			TOWER - 4 (G + 39 Floors)			TOWER - 5 (G + 39 Floors)			EWS (1st TO 20 th)			Nursery School (Group)	Convenient Shopping (Group)	COMMUNITY BUILDING (G+First Floor)		Basement Lobbies & Parking	BUILT-UP AREA (Residential + Commercial + Basement) in Total				
		FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	NON-FAR	FAR	FAR	NON-FAR	NON-FAR	NON-FAR				
		SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT			
Basement-1																										14343.509			
Basement-2																										14961.390			
Basement-3																										14709.742			
Ground Floor		272.889	93.011	365.900	294.134	92.983	387.117	294.134	109.516	403.650	328.206	91.235	419.441	273.092	114.038	387.130	Ground LVL	52.014	12.844	64.858	304.435	389.236	3700.512			6422.280			
1st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	1st Lvl	27.201	32.460	302.661			1962.430	678.400		5592.176			
2nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	2nd Lvl	27.201	32.460	302.661						3251.348			
3rd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	3rd Lvl	27.201	32.460	302.661						3251.348			
4th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	4th Lvl	27.201	32.460	302.661						3251.348			
5th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	5th Lvl	27.201	32.460	302.661						3251.348			
6th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	6th Lvl	27.201	32.460	302.661						3251.348			
7th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	7th Lvl	27.201	32.460	302.661						3251.348			
8th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	8th Lvl	27.201	32.460	302.661						3251.348			
9th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	9th Lvl	169.851	32.460	202.311						3150.996			
10th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	10th Lvl	169.851	32.460	202.311						3150.996			
11th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	11th Lvl	169.851	32.460	202.311						3150.996			
12th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	12th Lvl	169.851	32.460	202.311						3150.996			
13th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	13th Lvl	169.851	32.460	202.311						3150.996			
14th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	14th Lvl	169.851	32.460	202.311						3150.996			
15th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	15th Lvl	169.851	32.460	202.311						3150.996			
16th Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030	16th Lvl	106.031	39.743	145.775						3243.291			
17th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	17th Lvl	106.031	39.743	145.775						3094.460			
18th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	18th Lvl	106.031	39.743	145.775						3094.460			
19th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	19th Lvl	106.031	39.743	145.775						3094.460			
20th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	20th Lvl	106.031	39.743	145.775						3040.093			
21st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449		58.629	32.579	91.408						2848.695			
22nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
23rd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
24th Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030										3097.516			
25th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
26th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
27th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
28th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
29th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
30th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
31st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
32nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
33rd Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	618.030										3097.516			
34th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
35th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
36th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
37th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695			
38th Lvl (Pent Unit 01)		537.854	51.100	588.954	537.854	51.100	588.953	537.854	51.100	588.953	545.440	56.970	602.419	538.010	57.998	597.587										2986.845			
39th Lvl (Pent Unit 02)		300.365	51.100	351.494	300.365	51.100	351.494	300.365	51.100	351.494	300.365	79.958	300.663	300.365	51.100	351.494										1769.640			
Terrace																											1189.725		
TOTAL		20928.081	23276.748	23304.829	20949.326	23376.720	23326.046	20949.326	23393.253	23342.579	21274.321	2578.893	23853.214	20995.021	2404.633	23399.654		3885.532	748.366	4633.890	304.435	389.236	5362.942	829.305	44014.642	127760.778			

INVENTORY OF UNITS			
TYPE	4 BHK + SPU	4bhk + SPU (Penthouse)	
TOWER - 1	74		76
TOWER - 2	74	2	76
TOWER - 3	74	2	76
TOWER - 4	74	2	76
TOWER - 5	74	2	76
TOTAL	370	10	380
TOTAL INVENTORY			
*SPU - Service Person Unit			

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER - 1	508.010
TOWER - 2	540.405
TOWER - 3	557.443
TOWER - 4	585.999
TOWER - 5	540.405
EWIS	84.858
NURSERY SCHOOL	304.435
COMMUNITY BUILDING	3903.749
CONVENIENT SHOPPING	308.527
GUARD ROOM	9
TOTAL	7306.202

REFUGE AREA OF ALL BLOCKS					
	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5
16th FLOOR					
REQUIRED	29.061	29.061	29.061	29.708	29.146
PROPOSED	29.581	29.581	29.581	30.508	29.581
24th FLOOR					
REQUIRED	29.061	29.061	29.061	29.708	29.146
PROPOSED	29.581	29.581	29.581	30.508	29.581
33rd FLOOR					
REQUIRED	29.061	29.061	29.061	29.708	29.146
PROPOSED	29.581	29.581	29.581	30.508	29.581
TOTAL PROPOSED AREA IN TOWER	88.742	88.742	88.742	91.526	88.742

For Area Calculation refer respective Tower Detailed Sheet

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE
TOWER - 1	508.010
TOWER - 2	540.405
TOWER - 3	557.443
TOWER - 4	568.969
TOWER - 5	540.405
EW5	84.858
NURSERY SCHOOL	304.435
COMMUNITY BUILDING	3903.749
CONVENIENT SHOPPING	308.927
GUARD ROOM	9
TOTAL	7306.202

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS																													
TYPE		RESIDENTIAL TOWERS															EWS						BASEMENT		TOTAL				
BUILDING BLOCKS		TOWER - 1 (G + 39 Floors)			TOWER - 2 (G + 39 Floors)			TOWER - 3 (G + 39 Floors)			TOWER - 4 (G + 39 Floors)			TOWER - 5 (G + 39 Floors)			EWS (1st TO 20 th)			Nursery School (Group)	Convenient Shopping (Group)	COMMUNITY BUILDING (G+First Floor)		Basement Lobbies & Parking	BUILT-UP AREA (Residential + Commercial + Basement) in Total				
		FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	NON-FAR	FAR	FAR	NON-FAR	NON-FAR	NON-FAR				
		SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT		
Basement-1																										14343.509	14343.509		
Basement-2																										14961.390	14961.390		
Basement-3																										14709.742	14709.742		
Ground Floor		272.889	93.011	365.900	294.134	92.983	387.117	294.134	109.516	403.650	328.206	91.235	419.441	273.092	114.038	387.130	Ground LVL	52.014	12.844	64.858	304.435	389.236	3700.512			1692.430	6422.280		
1st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	1st Lvl	27.201	32.460	302.661						5692.176	5692.176		
2nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	2nd Lvl	27.201	32.460	302.661						3251.348	3251.348		
3rd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	3rd Lvl	27.201	32.460	302.661						3251.348	3251.348		
4th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	4th Lvl	27.201	32.460	302.661						3251.348	3251.348		
5th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	5th Lvl	27.201	32.460	302.661						3251.348	3251.348		
6th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	6th Lvl	27.201	32.460	302.661						3251.348	3251.348		
7th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	7th Lvl	27.201	32.460	302.661						3251.348	3251.348		
8th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	8th Lvl	27.201	32.460	302.661						3251.348	3251.348		
9th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	9th Lvl	169.851	32.460	202.311						3150.996	3150.996		
10th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	10th Lvl	169.851	32.460	202.311						3150.996	3150.996		
11th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	11th Lvl	169.851	32.460	202.311						3150.996	3150.996		
12th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	12th Lvl	169.851	32.460	202.311						3150.996	3150.996		
13th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	13th Lvl	169.851	32.460	202.311						3150.996	3150.996		
14th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	14th Lvl	169.851	32.460	202.311						3150.996	3150.996		
15th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	15th Lvl	169.851	32.460	202.311						3150.996	3150.996		
16th Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	616.030	16th Lvl	106.031	39.743	145.775						3243.291	3243.291		
17th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	17th Lvl	106.031	39.743	145.775						3094.460	3094.460		
18th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	18th Lvl	106.031	39.743	145.775						3094.460	3094.460		
19th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	19th Lvl	106.031	39.743	145.775						3094.460	3094.460		
20th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449	20th Lvl	106.031	39.743	145.775						3040.093	3040.093		
21st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449		58.629	32.579	91.408						2848.695	2848.695		
22nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
23rd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
24th Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	616.030										3097.516	3097.516		
25th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
26th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
27th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
28th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
29th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
30th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
31st Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
32nd Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
33rd Lvl(Refuge)		535.593	80.680	616.273	535.593	80.680	616.273	535.593	80.680	616.273	543.188	87.478	630.667	537.349	80.680	616.030										3097.516	3097.516		
34th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
35th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
36th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
37th Lvl		535.593	51.100	586.693	535.593	51.100	586.693	535.593	51.100	586.693	543.188	56.970	600.158	537.349	51.100	588.449										2948.695	2948.695		
38th Lvl (Pent Unit 01)		537.854	51.100	588.954	537.854	51.100	588.953	537.854	51.100	588.953	545.440	56.970	602.419	538.010	57.998	597.587										2986.845	2986.845		
39th Lvl (Pent Unit 02)		300.365	51.100	351.494	300.365	51.100	351.494	300.365	51.100	351.494	300.365	76.958	300.663	300.365	51.100	351.494										1769.640	1769.640		
Terrace			202.112	202.112		202.112	202.112		202.112	202.112			173.308	173.308		202.112	202.112				57.062	57.062				1189.725	1189.725		
TOTAL		20928.081	2367.748	23304.829	20949.326	2376.720	23326.046	20949.326	2393.253	23342.579	21274.321	2578.893	23853.214	20995.0															

PROPOSED GROUP HOUSING COLONY
MEASURING 5.875 ACRES UNDER TOD POLICY
DATED 09.02.2016/LICENSE NO. 50 OF 2019 DATED
07.03.2019) IN SECTOR -49, GURUGRAM BEING
DEVELOPED BY ELAN ENCLAVE PRIVATE
LIMITED UNDER COLLABORATION WITH V.A.
AGRICULTURE PVT LTD

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
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GIAN 9 04/11/2019 10:04 AM For ELAN EXPLORATION PRIVATE LIM
B. Arch. M.C.A. I.I.A. 2596941 Do not suggest comments in
Ck No. 00757689

JULY 2025

SITE PLAN
WITH AREA SUMMARY