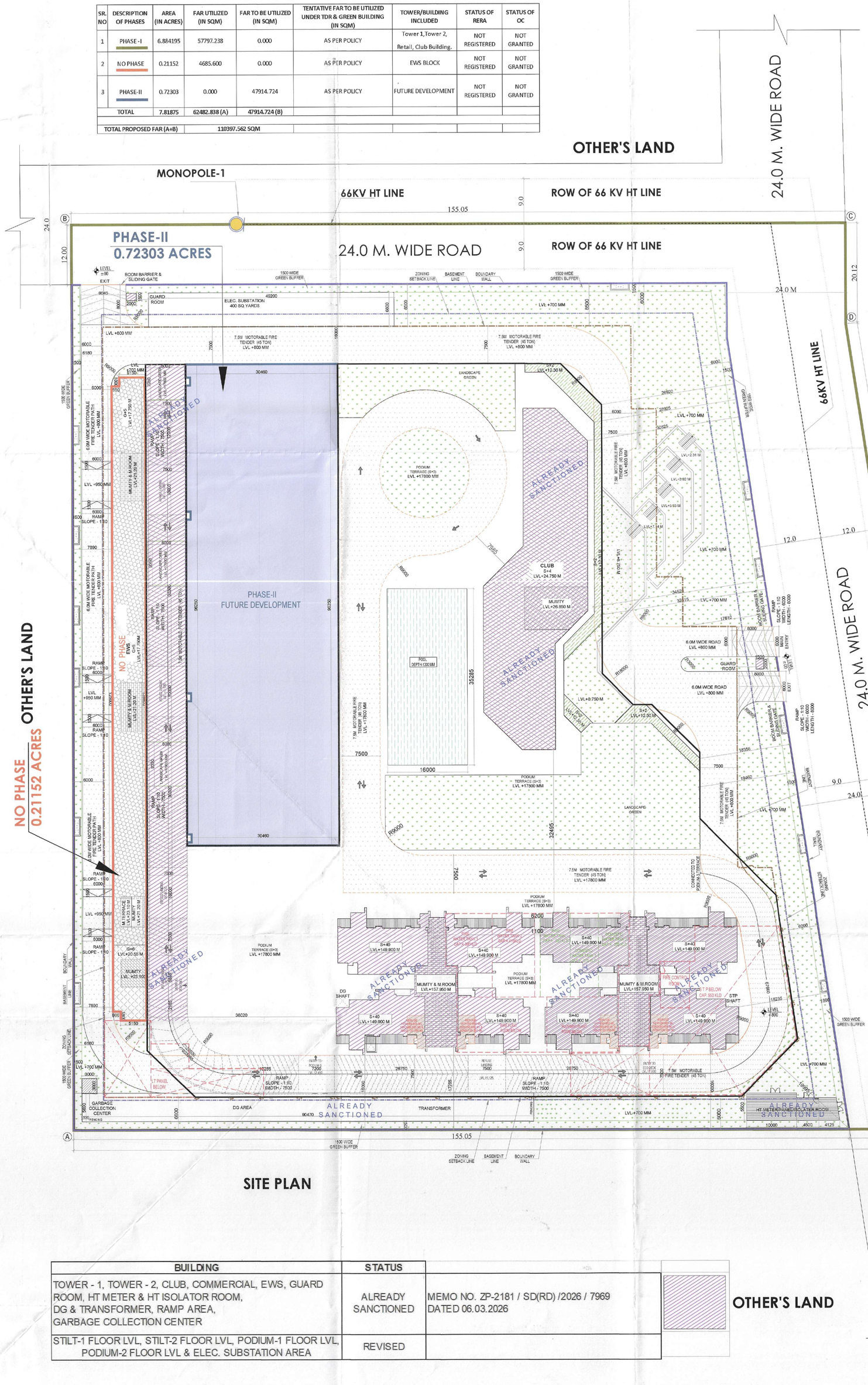
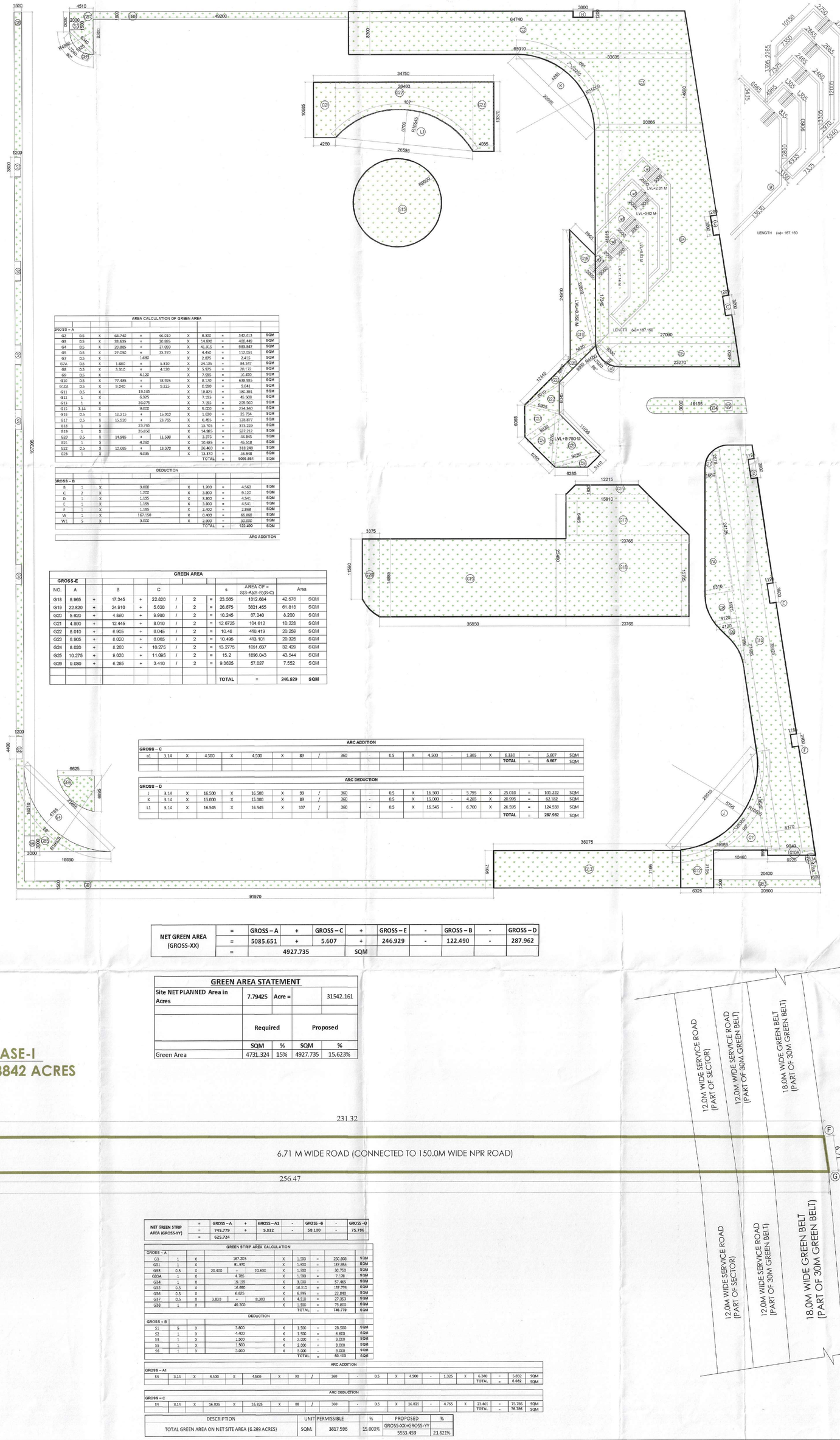
SR. NO	DESCRIPTION OF PHASES	AREA (IN ACRES)	FAR UTILIZED (IN SQM)	FAR TO BE UTILIZED (IN SQM)	TENTATIVE FAR TO BE UTILIZED UNDER TDR & GREEN BUILDING (IN SQM)	TOWER/BUILDING INCLUDED	STATUS OF RERA	STATUS OF OC
1	PHASE -I	6.884195	57797.238	0.000	AS PER POLICY	Tower 1,Tower 2, Retail, Club Building.	NOT REGISTERED	NOT GRANTED
2	NO PHASE	0.21152	4685.600	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	62482.838 (A)	47914.724 (B)				
	TOTAL PROPOSED FAR (A+B)		110397.562 SQM					



BUILDING	STATUS	
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	

OTHER'S LAND



AREA CALCULATION OF GREEN AREA

GREEN AREA

ARC ADDITION

ARC DEDUCTION

NET GREEN AREA (GROSS-XX)	=	GROSS – A	+	GROSS – C	+	GROSS – E	-	GROSS – B	-	GROSS – D
	=	5085.651	+	5.607	+	246.929	-	122.490	-	287.962
	=	4927.735 SQM								

GREEN AREA STATEMENT

Site NET PLANNED Area in Acres	7.79425	Acre =		31542.161
	Required		Proposed	
	SQM	%	SQM	%
Green Area	4731.324	15%	4927.735	15.62.3%

NET GREEN STRIP AREA (GROSS-YY) = GROSS – A + GROSS – A1 - GROSS -E - GROSS -D
= 745.779 + 5.832 - 59.130 - 75.785
= 625.731

GREEN STRIP AREA CALCULATION

DEDUCTION

ARC ADDITION

ARC DEDUCTION

DESCRIPTION	UNIT	PERMISSIBLE	%	PROPOSED GROSS-XX+GROSS-YY	%
TOTAL GREEN AREA ON N.ET SITE AREA (6.280 ACRES)	SQM	3812.596	25.00.0%	5553.459	23.631%

NOTES:-
1.AIR 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 SHELL BE AS PER PROVISION OF RELEVANT CODE.
6.FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7.BASEMENT AREA SHELL 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 I.S.CODES FOR EARTHQUAKE RESISTANCE.
11.SOLAR PANELS OF REQUIRED CAPACITY SHELL BE PROVIDED AS PER HARE DA/ZONING NORMS.
12.ALL HANDICAP RAMPS WITH RAILING.
13.ALL FIRE FIGHTING INSTALLATIONS SHELL BE AS PER PROVISION OF RELEVANT CODE.
14.THE RAINWATER HARVESTING SYSTEM SHELL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15.ALL AMENITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES)
16.BALANCE FAR FROM PHASE – I, SHALL BE UTILISED TOWARDS PHASE-II (WITH ADDITIONAL TDR)
17.N.SCHOOL & RAIN WATER TANK SHALL BE PART OF PHASE-II

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(W) Member B.P.A.C.
C.T.P.(HR.) Chairman B.P.A.C.
DTP(HQ)
JD. ATP(HQ)
Ram Avtar Bassi JD(HQ)

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

PROJECT
REVISED BUILDING PLAN OF (PHASE-I) 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 04.11.2024)IN SECTER-88A, GURUGRAM,BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

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

ARCHITECTS
ACPL Architecture Management
ACPL Design Ltd. Planning
E-24 South Extension -1
New Delhi 110049, India
E: contact@acpl.online.com

ASSOCIATE ARCHITECTS–Submission Drawings
CosMAN, 11th Floor, Tower-2, DLF Corporate Greens Sector-74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

ADTP (HQ) Member BPAC
FSO, (HQ) BPAC

PREM SAGAR B.ARCH C.A. No. 2000/20940

Checked and found ok for Public Hearing Ordered for inviting objections from the general public vide memo No. ZP-2181/JD(RD)/2026/7969 Dt. 06.03.2026

Drawing Title:-
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Drawing No:-
ST-02