SEWER LEGEND: EXTERNAL

- SEWER PIPE
- SEWER MANHOLE 750x750mm 900x800mm

STORM LEGEND: EXTERNAL

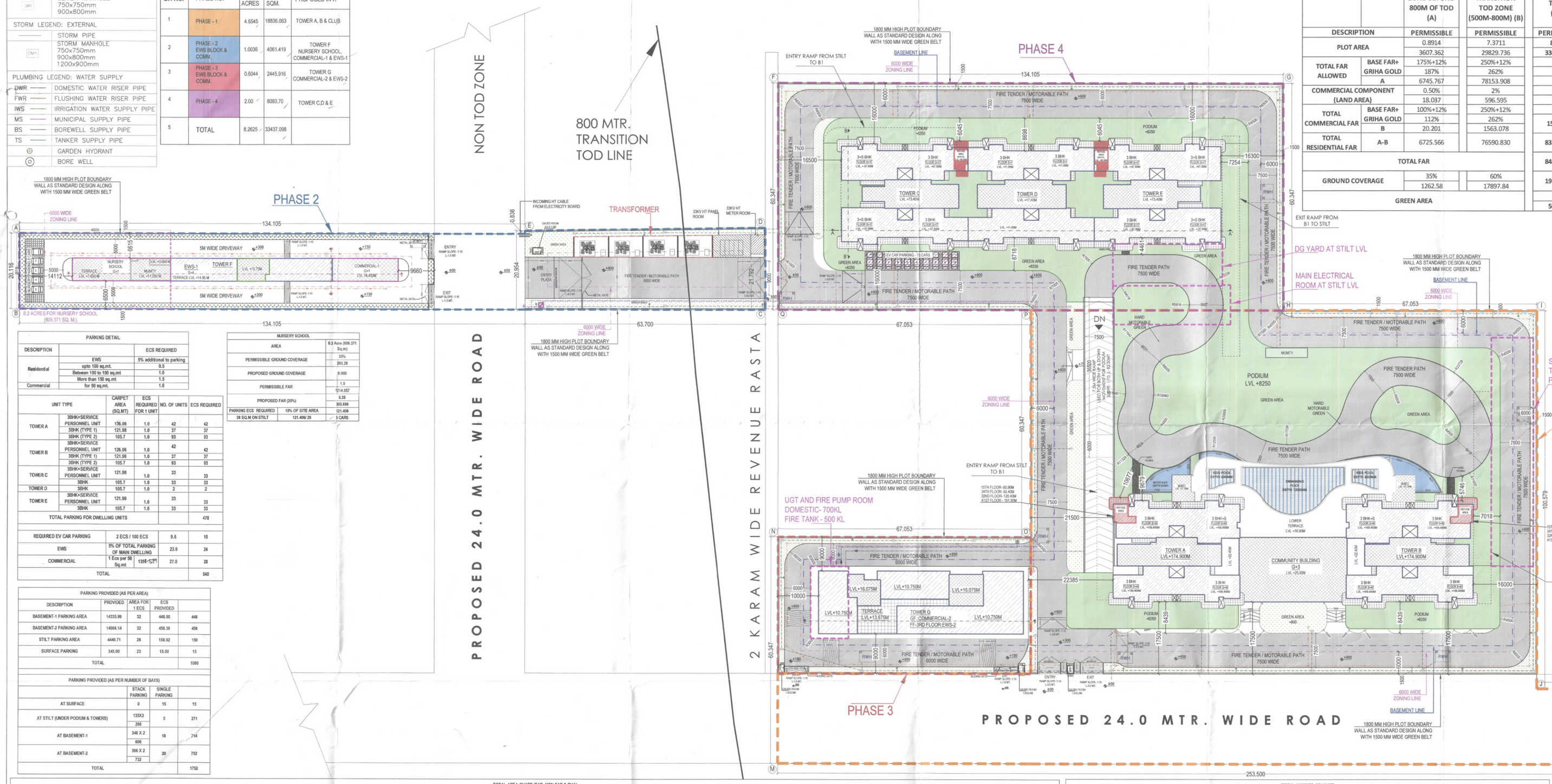
- STORM PIPE
- STORM MANHOLE 750x750mm 900x800mm 1200x900mm

PLUMBING LEGEND: WATER SUPPLY

- DWR — DOMESTIC WATER RISER PIPE
- FWR — FLUSHING WATER RISER PIPE
- IWS — IRRIGATION WATER SUPPLY PIPE
- MS — MUNICIPAL SUPPLY PIPE
- BS — BOREWELL SUPPLY PIPE
- TS — TANKER SUPPLY PIPE
- GARDEN HYDRANT
- BORE WELL

DRAWING NO. 11487 DATE- 30.09.2025

Sr. No.	PHASE NO.	PLOT AREA ACRES	PLOT AREA SQM.	BUILDINGS PROPOSED IN IT
1	PHASE - 1	4.6545	18836.063	TOWER A, B & CLUB
2	PHASE - 2 EWS BLOCK & COMM.	1.0036	4061.419	TOWER F NURSERY SCHOOL, COMMERCIAL-1 & EWS-1
3	PHASE - 3 EWS BLOCK & COMM.	0.6044	2445.916	TOWER G COMMERCIAL-2 & EWS-2
4	PHASE - 4	2.00	8093.70	TOWER C,D & E
5	TOTAL	8.2625	33437.098	



AREA SUMMARY		ZONE BEYOND 800M OF TOD (A)	TRANSITION TOD ZONE (500M-800M) (B)	TOTAL (A+B)		
DESCRIPTION		PERMISSIBLE	PERMISSIBLE	PERMISSIBLE	PROPOSED	
PLOT AREA		0.8914	7.3711	8.2625	-	ACRES
		3607.362	29829.736	33437.098	-	SQ.MT
TOTAL FAR ALLOWED	BASE FAR+ GRIHA GOLD	175%+12%	250%+12%	-	-	%
		187%	262%	-	-	%
	A	6745.767	78153.908	-	-	SQ.MT
COMMERCIAL COMPONENT (LAND AREA)		0.50%	2%	-	-	%
		18.037	596.595	-	-	SQ.MT
TOTAL COMMERCIAL FAR	BASE FAR+ GRIHA GOLD	100%+12%	250%+12%	-	-	%
		112%	262%	1583.279	1351.519	%
	B	20.201	1563.078			SQ.MT
TOTAL RESIDENTIAL FAR	A-B	6725.566	76590.830	83316.396	83259.625	%
						SQ.MT
TOTAL FAR				84899.676	84611.144	%
						SQ.MT
GROUND COVERAGE		35%	60%	19160.418	6888.930	%
		1262.58	17897.84			SQ.MT
GREEN AREA				15%	18.50%	%
				5015.56	6184.35	SQ.MT

S.T.P.(HQ) Member Secretary BPAC — S.T.P.(G) Member BPAC — S.T.P.(HQ) Chairman BPAC — DTP(HQ) — ATP(HQ) — AD — PA — ATP — Rajesh Dutt SD(HQ)

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

FSO (HQ) Member BPAC

PARKING DETAIL		
DESCRIPTION		ECS REQUIRED
Residential	EWS	5% additional to parking
	upto 100 sq.mt.	0.5
	Between 100 to 150 sq.mt	1.0
	More than 150 sq.mt.	1.5
Commercial	for 50 sq.mt.	1.0

NURSERY SCHOOL	
AREA	0.2 Acre (809.371 Sq.m)
PERMISSIBLE GROUND COVERAGE	50% 203.28
PROPOSED GROUND COVERAGE	6.000
PERMISSIBLE FAR	1.5 1214.057
PROPOSED FAR (35%)	0.35 353.696
PARKING ECS REQUIRED	10% OF SITE AREA 121.406
28 SQ.M ON STILT	121.406/ 28 = 5 CARS

UNIT TYPE		CARPET AREA (SQ.MT)	ECS REQUIRED FOR 1 UNIT	NO. OF UNITS	ECS REQUIRED
TOWER A	3BHK+SERVICE PERSONNEL UNIT	136.06	1.0	42	42
	3BHK (TYPE 1)	121.98	1.0	37	37
	3BHK (TYPE 2)	105.7	1.0	93	93
TOWER B	3BHK+SERVICE PERSONNEL UNIT	136.06	1.0	42	42
	3BHK (TYPE 1)	121.98	1.0	37	37
	3BHK (TYPE 2)	105.7	1.0	93	93
TOWER C	3BHK+SERVICE PERSONNEL UNIT	121.98	1.0	33	33
	3BHK	105.7	1.0	33	33
TOWER D	3BHK	105.7	1.0	2	2
TOWER E	3BHK+SERVICE PERSONNEL UNIT	121.98	1.0	33	33
	3BHK	105.7	1.0	33	33
TOTAL PARKING FOR DWELLING UNITS					478
REQUIRED EV CAR PARKING	2 ECS / 100 ECS		9.6		10
EWS	5% OF TOTAL PARKING OF MAIN DWELLING		23.9		24
COMMERCIAL	1 Ecs per 50 Sq.mt	1368.<50	27.0		28
TOTAL					540

PARKING PROVIDED (AS PER AREA)				
DESCRIPTION	PROVIDED	AREA FOR 1 ECS	ECS PROVIDED	
BASEMENT-1 PARKING AREA	14335.99	32	448.00	448
BASEMENT-2 PARKING AREA	14668.14	32	458.38	458
STILT PARKING AREA	4449.71	28	158.92	159
SURFACE PARKING	345.00	23	15.00	15
TOTAL				1080

PARKING PROVIDED (AS PER NUMBER OF BAYS)			
	STACK PARKING	SINGLE PARKING	
AT SURFACE	0	15	15
AT STILT (UNDER PODIUM & TOWERS)	133X2 266	5	271
AT BASEMENT-1	348 X 2 696	18	714
AT BASEMENT-2	366 X 2 732	20	752
TOTAL			1752

GROUND COVERAGE	
DESCRIPTION	AREA (IN SQ.MT.)
TOWER A , B AND COMMUNITY BUILDING	2961.354
TOWER C	808.776
TOWER D	778.408
TOWER E	824.776
TOWER F (NURSERY/COMMERCIAL1/ EWS 1)	521.990
TOWER G (COMMERCIAL2/ EWS 2)	993.625
TOTAL	6888.930
GROUND COVERAGE ACHIEVED	20.60%

TOTAL AREA CHART (FAR, NON FAR & BUA)

	TOWER A, B & COMMUNITY BUILDING			TOWER C			TOWER D			TOWER E		
	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)
STILT / GROUND	1709.370	982.390	2671.760	264.921	543.855	808.776	410.338	359.070	769.408	280.921	543.855	824.776
1st FLOOR/ PODIUM LVL	2287.082	212.691	2499.773	342.661	42.341	385.003	319.327	42.170	361.497	342.661	42.341	385.003
2nd FLOOR	2367.610	272.592	2640.202	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
3rd FLOOR	1916.759	382.070	2298.829	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
4th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
5th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
6th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
7th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
8th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
9th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
10th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
11th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
12th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
13th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
14th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
15th FLOOR	1179.222	130.906	1310.129	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
16th FLOOR	1205.164	86.105	1291.269	805.177	75.516	880.693	-	-	-	805.177	75.516	880.693
17th FLOOR	1205.164	86.105	1291.269	612.781	42.341	655.123	-	-	-	612.781	42.341	655.123
18th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
19th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
20th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
21st FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
22nd FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
23rd FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
24th FLOOR	1179.222	130.906	1310.129	-	-	-	-	-	-	-	-	-
25th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
26th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
27th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
28th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
29th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
30th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
31st FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
32nd FLOOR	1179.222	130.906	1310.129	-	-	-	-	-	-	-	-	-
33rd FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
34th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
35th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
36th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
37th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
38th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
39th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
40th FLOOR	1205.164	86.105	1291.269	-	-	-	-	-	-	-	-	-
41st FLOOR	1179.222	130.906	1310.129	-	-	-	-	-	-	-	-	-
42nd FLOOR	1205.164	130.906	1336.071	-	-	-	-	-	-	-	-	-
43rd FLOOR	1205.164	130.906	1336.071	-	-	-	-	-	-	-	-	-
44th FLOOR	1205.164	130.906	1336.071	-	-	-	-	-	-	-	-	-
45th FLOOR	1205.164	130.906	1336.071	-	-	-	-	-	-	-	-	-
MUMTY	0.000	384.520	384.520	0.000	159.011	159.011	0.000	155.154	155.154	0.000	159.011	159.011
WATER TANK/ MACHINE ROOM	0.000	384.520	384.520	0.000	159.011	159.011	0.000	155.154	155.154	0.000	159.011	159.011
TOTAL	58463.950	6584.500	65048.450	10404.476	1614.855	12019.332	730.665	731.548	1470.213	10420.476	1614.855	12035.332
	A	B	C	D	E	F	G	H	I	J	K	L
GRAND TOTAL FAR (A+D+G+J+M+P+S+V+Y+A4)	84611.144											
GRAND TOTAL BUA (C+F+I+L+O+R+U+X+A1+A2+A3+A5)	140416.018											

	TOWER F						TOWER G						BASEMENT-1	BASEMENT-2	PODIUM	
	NURSERY SCHOOL			EWS-1			COMMERCIAL-1			COMMERCIAL 2			EWS 2			
	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA (FAR+NON FAR)	FAR	NON FAR	BUILT UP AREA	BUILT UP AREA	FAR	BUILT UP AREA
STILT / GROUND	157.863	0.000	157.863	29.465	113.778	143.243	220.884	0.000	220.884	933.033	0.000	933.033	55.054	5.539	60.593	18119.311	18119.311	309.395	8667.417
1st FLOOR/ PODIUM LVL	157.863	0.000	157.863	29.465	113.778	143.243	220.884	0.000	220.884	933.033	0.000	933.033	55.054	5.539	60.593	18119.311	18119.311	309.395	8667.417
2nd FLOOR	122.061	31.345	153.406	123.904	15.370	139.273	167.603	20.042	217.644	-	-	-	806.519	49.053	855.571	-	-	-	-
3rd FLOOR	23.771	31.345	55.116	123.904	15.370	139.273	-	-	-	-	-	-	806.519	49.053	855.571	-	-	-	-
4th FLOOR	-	-	-	240.112	15.370	255.481	-	-	-	-	-	-	163.380	49.053	212.433	-	-	-	-
5th FLOOR	-	-	-	240.112	15.370	255.481	-	-	-	-	-	-	-	-	-	-	-	-	-
6th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21st FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22nd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23rd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31st FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32nd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33rd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
38th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41st FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42nd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43rd FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45th FLOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MUMTY	0.000	159.011	159.011	0.000	61.247	61.247	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER TANK/ MACHINE ROOM	0.000	159.011	159.011	0.000	61.247	61.247	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	303.696	75.379	379.074	757.495	277.703	1035.198	418.487	20.042	438.528	933.033	0.000	933.033	1831.471	289.342	2120.813	18119.311	18119.311	309.395	8667.417
	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	A1	A2	A3	A4	A5
GRAND TOTAL FAR (A+D+G+J+M+P+S+V+Y+A4)	84611.144																		
GRAND TOTAL BUA (C+F+I+L+O+R+U+X+A1+A2+A3+A5)	140416.018																		

TOTAL NUMBER OF UNITS

	TOWER A		TOWER B		TOWER C		TOWER D	TOWER E		TOWER F (EWS-1 / COMMERCIAL-1)	TOWER G (EWS-2 / COMMERCIAL-2)
	TOTAL UNITS	WITH SERVICE PERSONNEL UNIT	TOTAL UNITS	WITH SERVICE PERSONNEL UNIT	TOTAL UNITS	WITH SERVICE PERSONNEL UNIT		TOTAL UNITS	WITH SERVICE PERSONNEL UNIT		
STILT / GROUND	0	0	0	0	0	0	0	0	0	0	0
1st FLOOR	0	0	0	0	2	1	2	2	1	5	32
2nd FLOOR	2	0	2	0	4	2	-	4	2	5	32
3rd FLOOR	2	0	2	0	4	2	-	4	2	10	4
4th FLOOR	4	1	4	1	4	2	-	4	2	10	-
5th FLOOR	4	1	4	1	4	2	-	4	2	-	-
6th FLOOR	4	1	4	1	4	2	-	4	2	-	-
7th FLOOR	4	1	4	1	4	2	-	4	2	-	-
8th FLOOR	4	1	4	1	4	2	-	4	2	-	-
9th FLOOR	4	1	4	1	4	2	-	4	2	-	-
10th FLOOR	4	1	4	1	4	2	-	4	2	-	-
11th FLOOR	4	1	4	1	4	2	-	4	2	-	-
12th FLOOR	4	1	4	1	4	2	-	4	2	-	-
13th FLOOR	4	1	4	1	4	2	-	4	2	-	-
14th FLOOR	4	1	4	1	4	2	-	4	2	-	-
15th FLOOR	4	1	4	1	4	2	-	4	2	-	-
16th FLOOR	4	1	4	1	4	2	-	4	2	-	-
17th FLOOR	4	1	4	1	4	2	-	4	2	-	-
18th FLOOR	4	1	4	1	-	-	-	-	-	-	-
19th FLOOR	4	1	4	1	-	-	-	-	-	-	-
20th FLOOR	4	1	4	1	-	-	-	-	-	-	-
21st FLOOR	4	1	4	1	-	-	-	-	-	-	-
22nd FLOOR	4	1	4	1	-	-	-	-	-	-	-
23rd FLOOR	4	1	4	1	-	-	-	-	-	-	-
24th FLOOR	4	1	4	1	-	-	-	-	-	-	-
25th FLOOR	4	1	4	1	-	-	-	-	-	-	-
26th FLOOR	4	1	4	1	-	-	-	-	-	-	-
27th FLOOR	4	1	4	1	-	-	-	-	-	-	-
28th FLOOR	4	1	4	1	-	-	-	-	-	-	-
29th FLOOR	4	1	4	1	-	-	-	-	-	-	-
30th FLOOR	4	1	4	1	-	-	-	-	-	-	-
31st FLOOR	4	1	4	1	-	-	-	-	-	-	-
32nd FLOOR	4	1	4	1	-	-	-	-	-	-	-
33rd FLOOR	4	1	4	1	-	-	-	-	-	-	-
34th FLOOR	4	1	4	1	-	-	-	-	-	-	-
35th FLOOR	4	1	4	1	-	-	-	-	-	-	-
36th FLOOR	4	1	4	1	-	-	-	-	-	-	-
37th FLOOR	4	1	4	1	-	-	-	-	-	-	-
38th FLOOR	4	1	4	1	-	-	-	-	-	-	-
39th FLOOR	4	1	4	1	-	-	-	-	-	-	-
40th FLOOR	4	1	4	1	-	-	-	-	-	-	-
41st FLOOR	4	1	4	1	-	-	-	-	-	-	-
42nd FLOOR	4	1	4	1	-	-	-	-	-	-	-
43rd FLOOR	4	1	4	1	-	-	-	-	-	-	-
44th FLOOR	4	1	4	1	-	-	-	-	-	-	-
45th FLOOR	4	1	4	1	-	-	-	-	-	-	-
TOTAL	172	42	172	42	66	33	2	66	33	30	68
	A	B	C	D	E	F	G	H	I	J	K
TOTAL MAIN UNITS (A+C+E+G+H)	478										
TOTAL EWS (J+K)	98										
TOTAL SERVICE PERSONNEL UNITS (B+D+F+I)	150										

DENSITY CALCULATION

		NO. OF UNITS	PERONS PER UNIT	TOTAL PERSON
TOTAL NUMBER OF UNITS	MAIN UNITS	478	5	2390
	SERVICE PERSONNEL UNITS	150	2	300
	EWS	98	2	196
TOTAL POPULATION (PERSONS)				2886
DENSITY (PPA)				349.289

SERVANT UNITS & EWS UNITS			
TOTAL NUMBER OF MAIN UNITS		478	UNITS
SERVICE PERSONNEL UNITS	REQUIRED	10%	%
		47.8	UNITS
	SAY	48	UNITS
	PROVIDED	150	UNITS
LOCATION		TOWER A, B, C & E	
EWS UNITS	REQUIRED	15%	%
		94.35	UNITS
	SAY	95	UNITS
	PROVIDED	98	UNITS
LOCATION		TOWER F & G	

MINIMUM DENSITY

Zones	Acres (a)	Applicable Density (v)	Total X*V
Zone Beyond 800 M	0.8914	100	89
Transition Zone (500 M - 800 M)	7.3711	387	2,796
Total number of people living on site			2,885

MAXIMUM DENSITY

Zones	Acres (a)	Applicable Density (v)	Total X*V
Zone Beyond 800 M	0.8914	300	267
Transition Zone (500 M - 800 M)	7.223678	473	3,417
Total number of people living on site			3,684

PROJECT:
APPROVAL OF BUILDING PLAN OF GROUP HOUSING COLONY UNDER TOD policy dated 09.02.2016 FOR AN AREA MEASURING 8.2625 ACRES (LICENSE NO. 98 OF 2025 DATED 13.06.2025) IN SECTOR-88A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY AURA BUILDERS & DEVELOPERS PVT. LTD.

ARCHITECT:
ARCHITECTS AND CONSULTANTS
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an architectural design studio
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NEW DELHI-110016 , Ph.- 011 47350369
E-Mail : info@aestudio.in , Web.- www.aestudio.in

SCALE

DATE- NOVEMBER 2025

SHEET NO. 01

NORTH

SHEET TITLE: SITE PLAN AND AREA CHARTS

Superintending Engineer (N.H.) NHAI Parichalan Mandal

OWNERS SIGNATURE

ARCHITECT SIGNATURE

Aura Builders And Developers Pvt. Ltd. — Director

Sandeep Tandon Architect CA/97/21634