**TABLE-01(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(A) | TOTAL NO. OF UNIT IN ALL TOWERS | TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS | TOTAL NO. OF FLOORS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TOWER - A | GROUND FLOOR | 1 | 303.370 | 303.370 | 40506.810 | 1070.240 | 1070.24 | 3809.522 | 1373.610 | 1373.61 | 44316.351 | 1373.610 | 120 | 13 | G+42 |
| | 1ST FLOOR | 1 | 946.629 | 946.629 | | 47.940 | 47.940 | | 994.568 | 994.568 | | | | | |
| | 2ND FLOOR | 1 | 785.158 | 785.158 | | 89.439 | 89.439 | | 874.596 | 874.596 | | | | | |
| | TYPICAL (3RD TO 5TH) FLOOR | 3 | 970.687 | 2912.061 | | 48.157 | 144.471 | | 1018.844 | 3056.532 | | | | | |
| | TYPICAL (6TH TO 10TH ) FLOOR | 5 | 969.983 | 4849.915 | | 47.853 | 239.265 | | 1017.836 | 5089.18 | | | | | |
| | TYPICAL (11TH TO 15TH,17TH TO 19TH ) FLOOR | 8 | 968.072 | 7744.576 | | 47.543 | 380.344 | | 1015.615 | 8124.92 | | | | | |
| | 16TH REFUGE FLOOR | 1 | 924.184 | 924.184 | | 102.183 | 102.183 | | 1026.367 | 1026.367 | | | | | |
| | TYPICAL (20TH TO 23RD,25TH TO 29TH ) FLOOR | 9 | 967.545 | 8707.905 | | 47.201 | 424.809 | | 1014.746 | 9132.714 | | | | | |
| | 24TH REFUGE FLOOR | 1 | 923.827 | 923.827 | | 101.496 | 101.496 | | 1025.323 | 1025.323 | | | | | |
| | TYPICAL (30TH TO 32ND,34TH TO 40TH) FLOOR | 10 | 967.347 | 9673.470 | | 47.201 | 472.010 | | 1014.548 | 10145.480 | | | | | |
| | 33RD REFUGE FLOOR | 1 | 923.360 | 923.360 | | 101.332 | 101.332 | | 1024.692 | 1024.692 | | | | | |
| | 41ST LOWER PENTHOUSE FLOOR/ REFUGE | 1 | 923.959 | 923.959 | | 99.032 | 99.032 | | 1022.992 | 1022.992 | | | | | |
| | 42ND UPPER PENTHOUSE FLOOR | 1 | 756.842 | 756.842 | | 88.975 | 88.975 | | 845.817 | 845.817 | | | | | |
| | TERRACE | 1 | 131.554 | 131.554 | | 251.519 | 251.519 | | 383.073 | 383.073 | | | | | |
| | MUMTY | 1 | - | - | | 196.467 | 196.467 | | 196.467 | 196.467 | | | | | |
| TOWER - B | GROUND FLOOR | 1 | 303.558 | 303.558 | 41471.465 | 1065.060 | 1065.06 | 3854.438 | 1368.618 | 1368.618 | 45325.901 | 1368.618 | 123 | 13 | G+43 |
| | 1ST FLOOR | 1 | 946.629 | 946.629 | | 47.940 | 47.940 | | 994.568 | 994.568 | | | | | |
| | 2ND FLOOR | 1 | 785.158 | 785.158 | | 89.439 | 89.439 | | 874.596 | 874.596 | | | | | |
| | TYPICAL (3RD TO 5TH) FLOOR | 3 | 970.687 | 2912.061 | | 48.157 | 144.471 | | 1018.844 | 3056.532 | | | | | |
| | TYPICAL (6TH TO 10TH ) FLOOR | 5 | 969.983 | 4849.915 | | 47.853 | 239.265 | | 1017.836 | 5089.180 | | | | | |
| | TYPICAL (11TH TO 15TH,17TH TO 19TH ) FLOOR | 8 | 968.072 | 7744.576 | | 47.543 | 380.344 | | 1015.615 | 8124.920 | | | | | |
| | 16TH REFUGE FLOOR | 1 | 924.184 | 924.184 | | 102.183 | 102.183 | | 1026.367 | 1026.367 | | | | | |
| | TYPICAL (20TH TO 23RD,25TH TO 29TH ) FLOOR | 9 | 967.545 | 8707.905 | | 47.201 | 424.809 | | 1014.746 | 9132.714 | | | | | |
| | 24TH REFUGE FLOOR | 1 | 923.827 | 923.827 | | 101.496 | 101.496 | | 1025.323 | 1025.323 | | | | | |
| | TYPICAL (30TH TO 32ND,34TH TO 40TH) FLOOR | 10 | 967.347 | 9673.470 | | 47.201 | 472.010 | | 1014.548 | 10145.480 | | | | | |
| | 33RD & 41ST REFUGE FLOOR | 2 | 923.360 | 1846.720 | | 101.332 | 202.664 | | 1024.692 | 2049.384 | | | | | |
| | 42ND LOWER PENTHOUSE FLOOR | 1 | 965.066 | 965.066 | | 47.796 | 47.796 | | 1012.862 | 1012.862 | | | | | |
| | 43RD UPPER PENTHOUSE FLOOR | 1 | 756.842 | 756.842 | | 88.975 | 88.975 | | 845.817 | 845.817 | | | | | |
| | TERRACE | 1 | 131.554 | 131.554 | | 251.519 | 251.519 | | 383.073 | 383.073 | | | | | |
| | MUMTY | 1 | - | - | | 196.467 | 196.467 | | 196.467 | 196.467 | | | | | |
| EWS | GROUND FLOOR | 1 | 425.283 | 425.283 | 1262.753 | 35.618 | 35.618 | 178.651 | 460.901 | 460.901 | 1441.402 | 460.901 | 51 | - | G+2 |
| | 1ST TO 2ND FLOOR | 2 | 418.735 | 837.470 | | 36.287 | 72.574 | | 455.021 | 910.042 | | | | | |
| | MUMTY | 1 | - | - | | 70.459 | 70.459 | | 70.459 | 70.459 | | | | | |
| CLUB | GROUND FLOOR | 1 | 2271.101 | 2271.101 | 4344.707 | 179.558 | 179.558 | 401.910 | 2450.659 | 2450.659 | 4746.617 | 2450.659 | - | - | G+1 |
| | 1ST FLOOR | 1 | 1955.653 | 1955.653 | | 96.989 | 96.989 | | 2052.642 | 2052.642 | | | | | |
| | TERRACE | 1 | 117.953 | 117.953 | | 125.363 | 125.363 | | 243.316 | 243.316 | | | | | |
| CONVENIENT SHOPPING | GROUND FLOOR | 1 | 155.536 | 155.536 | 155.536 | 0.000 | 0.000 | 0.000 | 155.536 | 155.536 | 0.000 | 0.000 | - | - | - |
| BASEMENT-01 (CLUB) | | 1 | - | - | - | 4060.693 | 4060.693 | 4060.693 | 4060.693 | 4060.693 | 4060.693 | - | - | - | - |
| BASEMENT-1 | | 1 | - | - | - | 13020.358 | 13020.358 | 37888.345 | 13020.358 | 13020.358 | 37888.345 | - | - | - | - |
| BASEMENT-2 | | 1 | - | - | - | 12484.202 | 12484.202 | | 12484.202 | 12484.202 | | - | - | - | - |
| BASEMENT-3 | | 1 | - | - | - | 12383.785 | 12383.785 | | 12383.785 | 12383.785 | | - | - | - | - |
| METER ROOM | | 1 | - | - | - | 41.040 | 41.040 | 41.040 | 41.040 | 41.040 | 41.040 | - | - | - | - |
| GUARD ROOM | | 1 | - | - | - | 21.000 | 21.000 | 21.000 | 21.000 | 21.000 | 21.000 | - | - | - | - |
| SURFACE STAIRCASE | | 1 | - | - | - | 90.021 | 90.021 | 90.021 | 90.021 | 90.021 | 90.021 | - | - | - | - |
| TOTAL | | | | | 87741.271 | | | 50345.623 | | | 137931.368 | 5805.049 | 294 | 26 | - |
| TOTAL RESIDENTIAL AREA | | - | - | - | 87585.735 | - | - | - | - | - | - | - | - | - | - |
| TOTAL CONVENIENT SHOPPING AREA | | - | - | - | 155.536 | - | - | - | - | - | - | - | - | - | - |

**TABLE-2**
**AREA CHART FOR PART DEVELOPMENT PHASE 3**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FAR RESIDENTIAL & CONVENIENT SHOPPING | TOTAL SITE AREA FOR CURRENT DEVELOPMENT | = | 8.19975 | ACRES | OR | 33158.877 | SQM |
| | TOTAL SITE AREA FOR F.A.R & GROUND COVERAGE CALCULATIONS | = | 7.25625 | ACRES | OR | 29364.955 | SQM |
| | AREA UNDER 24M WIDE INTERNAL CIRCULATION ROAD | = | 0.9375 | ACRE | OR | 3793.922 | SQM |
| | Permissible FAR @ 188% OF PLOT AREA OF 7.25625 ACRES (A) | = | 55157.841 | SQM. | | | |
| | Permissible IGBC (Platinum Rating) Precertification FAR @ 15% on Site area of 7.25625 Acres (B) | = | 4404.743 | SQM | | | |
| | Total Permissible FAR @ 203% under Base FAR and IGBC Precertification (A+B)=(C) | = | 59562.584 | SQM. | | | |
| | Permissible FAR Convenient shopping @ 0.564 % of 7.25625 ACRES= (D) | = | 165.618 | SQM | | | |
| | Maximum Permissible FAR @ 125% Under TDR of site area 7.25625 acres | = | 36706.194 | SQM | | | |
| | FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-1604 of 37/2025 (F) | = | 28198.392 | SQM | | | |
| | FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-16 of 38/2025 (G) | = | 281.268 | SQM | | | |
| | Total Permissible FAR Residential (C) + (F) + (G) - (D) | = | 87876.625 | SQM | | | |
| | Total Proposed FAR Residential(H) | = | 87585.735 | SQM | | | |
| | Balance FAR Residential | = | 290.890 | SQM | | | |
| | Total Proposed FAR Convenient shopping(I) | = | 155.536 | SQM | | | |
| | Total Proposed FAR Residential (H) + Convenient shopping(I) | = | 87741.271 | SQM | | OR | |
| GROUND COVERAGE | Permissible Ground Coverage @35% | = | 10277.734 | SQM | | | |
| | Proposed Ground Coverage | = | 5805.849 | SQM | | OR | |
| | Balance Ground Coverage | = | 4471.885 | SQM | | | |
| DENSITY | Population Calculation | | | | | | |
| | Main Units | = | 243 | X | 5 | = | 1215 |
| | EWS | = | 51 | X | 2 | = | 102 |
| | Service personnel units | = | 26 | X | 2 | = | 52 |
| | Total Proposed Population | | | | | = | 1369 PERSONS |
| | Permissible Density 100 to 300 on 7.25625 acres | = | 726 | TO | 2177 | PERSON | |
| | PERMISSIBLE DENSITY UNDER TDR @ 129.32 (129.32 OF 200) PPA ON 7.25625 ACRES | = | - | - | 938 | PERSON | |
| | Total | = | 726 | - | 3115 | PERSON | |
| | Proposed Density | = | 1369 | Persons or | 189 | PPA | |
| EWS | Required EWS Units | = | 15% OF TOTAL UNITS (MAIN+EWS) | | | | |
| | | = | 243 | X | 15 | / | 85 | = | 42.88 | OR SAY |
| | | = | 43 | Nos. | | | | | | |
| | Proposed EWS Units | = | 51 | Nos. | | | | | | |
| | | = | 51 | X | 100 | / | 294 | = | 17.35 | % |
| SERVICE PERSONEL UNITS | Required Service Personnel Units | = | 10% OF MAIN UNITS | | | | | | | |
| | | = | 10 | X | 243 | / | 100 | = | 24.300 | OR SAY |
| | | = | 24 | Nos. | | | | | | |
| | Proposed Service Personnel Units | = | 26 | Nos. | | | | | | |
| | | = | 26 | X | 100 | / | 243 | = | 10.70 | % |
| AMENITIES | Required Public Amenities | = | 1 Nursery School @ 0.2 Acre | | | | | | | |
| | | = | 1 Primary School @ 0.5 Acre | | | | | | | |
| | Proposed Public Amenities(Already sanctioned) | = | 1 Nursery School @ 0.2 Acre | | | | | | | |
| | | = | 1 Primary School @ 0.5 Acre | | | | | | | |
| CAR PARKING | Car Parking Calculation | | | | | | | | | |
| | Required Car Parking for Main Units | = | 243 | X | 1.5 | = | 365 | ECS | | |
| | Total Proposed no. of Car Bays for Main Units | = | 673 | Cars | | | | | | |
| | Car Parking to be made available to EWS Units @ 5% of Main units | = | 5% of | 365 | ECS | | | | | |
| | | = | 365 | X | 5.00 | / | 100 | = | 18.23 | ECS OR SAY |
| | Total Proposed no. of Car Bays for EWS Units | = | 18 | NOS. | ECS | | | | | |
| | Required EV Parking @ 1 Per 5 ECS on 673 ECS (Proposed Parking) | | 135 | NOS. | | | | | | |
| | Proposed EV Parking | | 135 | NOS. | | | | | | |
| ORGANIZED OPEN SPACE | Required Organized open Space i.e. TOT LOT and play ground @ 15% of Site area of Proposed Development 7.25625 Acres. | = | 4689.667 | SQM | | | | | | |
| | Proposed Organized open space i.e. tot lots and play ground | = | 5159.109 | SQM | | | | | | |

**SURFACE PARKING AREA CALCULATION**

| GROSS - A | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | × | 1 | X | 11.000 | X | 19.990 | = | 219.890 SQM |
| 2 | × | 1 | X | 11.010 | X | 15.000 | = | 165.150 SQM |
| 3 | × | 1 | X | 11.080 | X | 5.000 | = | 55.400 SQM |
| 4 | × | 1 | X | 10.415 | X | 8.345 | = | 86.913 SQM |
| | | | | | | TOTAL | = | 527.353 SQM |
| TOTAL SURFACE PARKING AREA | | | | | = | GROSS - A | | |
| | | | | | = | 527.353 | SQM | |
| NO. OF PARKING ACHIVABLE | | | | | = | 527.353 | / | 23 |
| | | | | | = | 22.928 | ECS | SAY 23 |
| SURFACE PARKING BAYS | | | | | = | 23 | ECS | |

**SURFACE STAIRCASE AREA CALCULATION**

| GROSS - A | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ST-01 | × | 1 | X | 4.500 | X | 6.500 | = | 29.616 SQM |
| ST-02 | × | 1 | X | 8.200 | X | 5.900 | = | 47.520 SQM |
| ST-03 | × | 1 | X | 8.200 | X | 5.900 | = | 47.790 SQM |
| ST-04 | × | 1 | X | 5.900 | X | 2.900 | = | 26.808 SQM |
| | | | | | | TOTAL | = | 90.021 SQM |
| Total area of surface staircase | | | | GROSS - A | | | | |
| | | | | 90.021 | SQM | | | |

**GUARD ROOM AREA CALCULATION**

| GROSS - A | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | × | 7 | X | 1.700 | X | 1.768 | = | 21.00 SQM |
| | | | | | | TOTAL | = | 21.00 SQM |
| TOTAL AREA OF GUARD ROOM | | GROSS - A | | | | | | |
| | | 21.00 | SQM | | | | | |

**PARKING NUMBER (TABLE-3) PHASE-3**

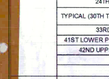
| NAME | NORMAL | HANDICAP PARKING | NO. OF CAR BAYS(DY NO.) | NO. OF PARKING(AS/ ECS) |
|---|---|---|---|---|
| BASEMENT -01 | 169 | 2 | 171 | 256 |
| BASEMENT -02 | 212 | 2 | 214 | 310 |
| BASEMENT -03 | 228 | 2 | 230 | 334 |
| BASEMENT -01(CLUB) | 56 | 0 | 56 | 82 |
| STILT | - | 2 | 2 | 2 |
| TOTAL PARKING IN BASEMENTS | | | 671 | 984 |
| PARKING ON SURFACE(EWS) | | | 18 | 23 |
| PARKING ON STILT | | | 2 | 2 |
| GRAND TOTAL | | | 691 | 1007 |

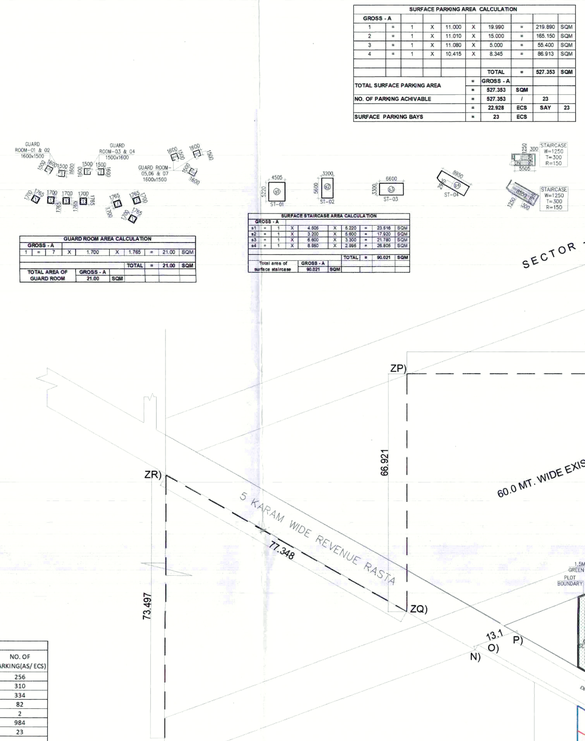
**PARKING STATEMENT (TABLE-3A) PHASE-3**

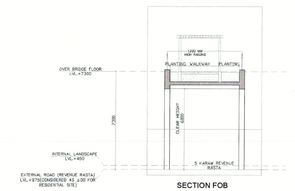
| | TOTAL UNITS | CAR/UNIT | PARKING REQUIRED |
|---|---|---|---|
| CAR PARKING REQUIRED FOR DEWELLING UNIT | 243 | 1.5 | 365 |
| CAR PARKING REQUIRED FOR EWS UNITS @ 5% OF MAIN UNITS | 18 | | 18 |
| TOTAL | | | 383 |

| CAR PARKING PROVIDED AS PER COUNT | BASEMENT | STILT | OPEN | TOTAL |
|---|---|---|---|---|
| | 671 | 2 | 18 | 691 |
| PROPOSED PARKING FOR CURRENT DEVELOPMENT | | | | 691 |

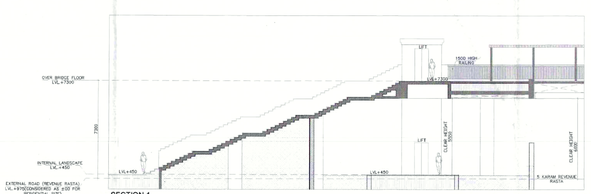
| RESIDENTIAL COMPONENT | PERMISSIBLE / REQUIRED | PHASE-II OC GRANTED | PHASE-IV | PHASE-V (SITE MARK) | PHASE-III | TOTAL ACHIEVED | TOTAL BALANCED |
|---|---|---|---|---|---|---|---|
| | | OCCUPATION GRANTED VIDE MEMO NO. ZP-435/ADRA/2015/1931 DATED 22-01-2019 & VIDE MEMO NO. ZP-435-11/PA(OK)/2026/10659 DATED 30-03-2026 | OCCUPATION GRANTED VIDE MEMO NO. ZP-409-Vol.II/ZONAL/2024/682 5 DATED 08-02-2024 | | PROPOSED | | |
| PERMISSIBLE TOTAL FAR AREA OF RESIDENTIAL COMPONENT | 268276.375 | 82979.974 | 96636.513 | - | 87585.735 | 267202.222 | 1074.153 |
| GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35% | 45793.548 | 3757.221 | 6993.943 | - | 5650.313 | 16401.477 | 29392.071 |
| PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @100% OF 0.5% OF 32.331 ACRE OR 130838.707 SQM | 654.193 | 78.850 | 265.435 | - | 155.536 | 499.821 | 154.372 |
| PERMISSIBLE GROUND COVERAGE OF CONVENIENT SHOPPING @100% OF 0.5% OF 32.331 ACRE OR 130838.707 SQM | 654.193 | 78.850 | 265.435 | - | 155.536 | 499.821 | 154.372 |
| PERMISSIBLE DENSITY @100 TO 300 PPA ON 32.331 + ADDITIONAL PERMISSIBLE DENSITY ON TDR @ 129.32 (129.32 OF 200) PPA ON 7.25625 ACRES (TOTAL OCCUPANCY @ 5/ MAIN UNITS) | 3233 TO 10638 | 2152 | 3096 | - | 1369 | 6617 | 4021 |
| NUMBERS OF MAIN UNITS | | 380 | 556 | - | 243 | 1179 | |
| REQUIRED PUBLIC AMENITIES | | | | | | | |
| EWS @ 15% OF 1179 (DWELLING UNIT) | 208 UNIT | 68 | 98 | - | 51 | 217 | - |
| NURSERY SCHOOL | 1 NO. OF 0.2 ACRE EACH | - | - | 1 | - | 1 | - |
| PRIMARY SCHOOL | 1 NO. OF 0.5 ACRE EACH | - | - | 1 | - | 1 | - |
| CAR PARKING CALCULATIONS | | | | | | | |
| REQUIRED ECS PARKING FOR MAIN UNITS @ 1.5 ECS PER MAIN UNITS | | 600 | 876 | - | 365 | 1842 | - |
| PROPOSED NUMBER OF BAYS (PARKING) | | 843 | 891 | - | 691 | 2425 | - |
| ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND CALCULATION | | | | | | | |
| REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA 32.331 ACRE OR 130838.707 SQM | 19625.806 | 10673.094 | 5537.929 | - | 5159.109 | 21370.132 | - |



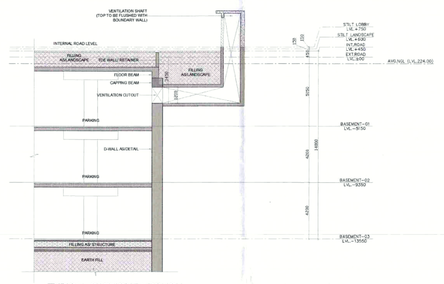



SECTION FOB



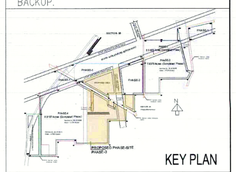
SECTION 1



TYPICAL SECTION THROUGH VENTILATION CUTOUT

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**

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.


**Architects:**
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E Mail:studio@morphogenesis.org
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


OWNER'S SEAL & SIGNATURE

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE
REENA SHARMA B.ARCH CA/2016/72226

Checked and approved as per Building Plans submitted by the Architect/Engineer vide Diary No. 1469 dated 23/09/2026

Superintending Engineer for Chief Engineer-I

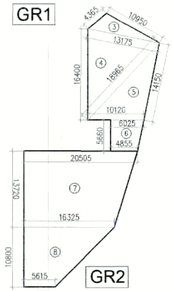
Scale :- 1:500

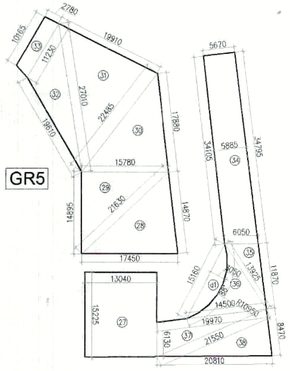
Drawing Title :- SITE PLAN

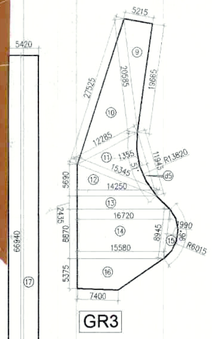
Drawing No :- ST-01

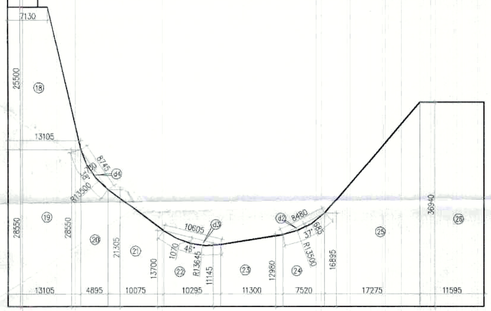
03-20072026




# GREEN AREA CALCULATION

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(HQ) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
JD.
ATP
DINESH KUMAR PA(HQ)
ADP (HQ) B.P.A.C.
for FSO. (HQ) B.P.A.C.

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

**GREEN AREA CALCULATION (ADDITIONAL)**

| | GROSS - A | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | = | 0.5 | X | 13.670 | + | 10.175 | X | 6.180 | = | 73.681 | SQM |
| 6 | = | 0.5 | X | 6.025 | + | 4.855 | X | 5.660 | = | 30.790 | SQM |
| 7 | = | 0.5 | X | 20.505 | + | 16.325 | X | 13.720 | = | 252.654 | SQM |
| 8 | = | 0.5 | X | 16.325 | + | 5.615 | X | 10.800 | = | 118.476 | SQM |
| 12 | = | 0.5 | X | | 14.250 | | | 5.690 | = | 40.541 | SQM |
| 13 | = | 0.5 | X | 14.250 | + | 16.720 | X | 2.435 | = | 37.706 | SQM |
| 14 | = | 0.5 | X | 16.720 | + | 15.580 | X | 8.870 | = | 143.251 | SQM |
| 16 | = | 0.5 | X | 15.580 | + | 7.400 | X | 5.375 | = | 61.799 | SQM |
| 17 | = | 1 | X | | 5.420 | | | 66.940 | = | 362.815 | SQM |
| 18 | = | 0.5 | X | 7.130 | + | 13.105 | X | 25.500 | = | 257.998 | SQM |
| 19 | = | 1 | X | | 13.105 | | | 28.550 | = | 374.148 | SQM |
| 20 | = | 0.5 | X | 28.550 | + | 21.305 | X | 4.895 | = | 122.020 | SQM |
| 21 | = | 0.5 | X | 21.305 | + | 13.700 | X | 10.075 | = | 176.338 | SQM |
| 22 | = | 0.5 | X | 13.700 | + | 11.145 | X | 10.295 | = | 127.890 | SQM |
| 23 | = | 0.5 | X | 11.145 | + | 12.980 | X | 11.300 | = | 136.306 | SQM |
| 24 | = | 0.5 | X | 12.980 | + | 16.895 | X | 7.520 | = | 112.330 | SQM |
| 25 | = | 0.5 | X | 16.895 | + | 36.940 | X | 17.275 | = | 485.000 | SQM |
| 26 | = | 1 | X | | 11.595 | | | 36.940 | = | 428.319 | SQM |
| 27 | = | 1 | X | | 13.040 | | | 15.225 | = | 198.534 | SQM |
| 29 | = | 0.5 | X | | 15.780 | | | 14.895 | = | 117.922 | SQM |
| 33 | = | 0.5 | X | 10.165 | + | 11.230 | X | 2.780 | = | 29.739 | SQM |
| 34 | = | 0.5 | X | 34.105 | + | 34.795 | X | 5.885 | = | 202.738 | SQM |
| | | | | | | | | TOTAL | = | 3870.552 | SQM |

| TOTAL GREEN AREA CALCULATION | = | GROSS - A | + | GROSS - B | + | GROSS - C | - | GROSS - D |
|---|---|---|---|---|---|---|---|---|
| | = | 3870.552 | + | 12.293 | + | 1335.998 | - | 59.735 |
| | = | 5159.109 | | | SQM | | | |

**GREEN AREA CALCULATION (ADDITIONAL)**

| GROSS - B | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 | 3.14 | X | 6.015 | X | 6.015 | X | 96 | / | 360 | - | 0.5 | X | 6.015 | - | 1.990 | X | 8.945 | = | 12.293 | SQM |
| | | | | | | | | | | | | | | | | TOTAL | = | 12.293 | SQM |

**GREEN AREA CALCULATION (DEDUCTION)**

| GROSS - D | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| d1 | 3.14 | X | 10.950 | X | 10.950 | X | 88 | / | 360 | - | 0.5 | X | 10.950 | - | 3.060 | X | 15.160 | = | 32.150 | SQM |
| d2 | 3.14 | X | 13.500 | X | 13.500 | X | 37 | / | 360 | - | 0.5 | X | 13.500 | - | 0.685 | X | 8.480 | = | 4.481 | SQM |
| d3 | 3.14 | X | 13.645 | X | 13.645 | X | 46 | / | 360 | - | 0.5 | X | 13.645 | - | 1.070 | X | 10.605 | = | 8.023 | SQM |
| d4 | 3.14 | X | 13.500 | X | 13.500 | X | 38 | / | 360 | - | 0.5 | X | 13.500 | - | 0.730 | X | 8.745 | = | 4.569 | SQM |
| d5 | 3.14 | X | 13.820 | X | 13.820 | X | 51 | / | 360 | - | 0.5 | X | 13.820 | - | 1.355 | X | 11.945 | = | 10.513 | SQM |
| | | | | | | | | | | | | | | | | TOTAL | = | 59.735 | SQM |

**GREEN AREA CALCULATION (ADDITIONAL)**

| NO. | A | | B | | C | | | | s | AREA OF = S(S-A)(S-B)(S-C) | Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROSS - C | | | | | | | | | | | | |
| 2 | 8.425 | + | 9.415 | + | 10.175 | / | 2 | = | 14.0075 | 1376.324 | 37.099 | SQM |
| 3 | 4.365 | + | 10.950 | + | 13.175 | / | 2 | = | 14.245 | 496.202 | 22.276 | SQM |
| 4 | 13.175 | + | 18.965 | + | 16.400 | / | 2 | = | 24.27 | 11242.353 | 106.030 | SQM |
| 5 | 10.120 | + | 14.150 | + | 18.965 | / | 2 | = | 21.6175 | 4923.110 | 70.165 | SQM |
| 9 | 5.215 | + | 19.665 | + | 20.585 | / | 2 | = | 22.7325 | 2623.234 | 51.218 | SQM |
| 10 | 12.285 | + | 20.585 | + | 27.525 | / | 2 | = | 30.1975 | 13895.727 | 117.880 | SQM |
| 11 | 12.285 | + | 11.945 | + | 15.345 | / | 2 | = | 19.7875 | 5172.243 | 71.918 | SQM |
| 28 | 21.630 | + | 14.870 | + | 17.450 | / | 2 | = | 26.975 | 16624.131 | 128.935 | SQM |
| 30 | 15.780 | + | 17.880 | + | 22.485 | / | 2 | = | 28.0725 | 19652.580 | 140.188 | SQM |
| 31 | 19.910 | + | 22.485 | + | 27.010 | / | 2 | = | 34.7025 | 48244.987 | 219.647 | SQM |
| 32 | 11.230 | + | 27.010 | + | 19.610 | / | 2 | = | 28.925 | 9130.101 | 95.552 | SQM |
| 35 | 6.050 | + | 11.870 | + | 13.925 | / | 2 | = | 15.9225 | 1272.472 | 35.672 | SQM |
| 36 | 13.925 | + | 14.500 | + | 15.160 | / | 2 | = | 21.7925 | 8292.730 | 91.064 | SQM |
| 37 | 19.970 | + | 21.550 | + | 6.130 | / | 2 | = | 23.825 | 3697.339 | 60.806 | SQM |
| 38 | 21.550 | + | 8.470 | + | 20.810 | / | 2 | = | 25.415 | 7664.976 | 87.550 | SQM |
| | | | | | | | | | TOTAL | = | 1335.998 | SQM |

**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.

REENA SHARMA
ENGG. (CIVIL)
CA/2016/7247

**Project**

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-99 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

**Architects:**

Morphogenesis
Plot No. 41, Industrial Estate,
Okhla Phase-III,
New Delhi 110020, India
TEL: +91 11 41828070
FAX: +91 11 26490351
E Mail:studio@morphogenesis.org

**Associate Architects:**

SBA Design N Code LLP
Architecture-Codes-Interiors
(Formerly known as SBAMS )
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

OWNER'S SEAL & SIGNATURE

Base Exports Private Limited
BUZZ HOTELS PVT. LTD.

BIP HOLDER SEAL & SIGNATURE
ARCHITECT'S SEAL & SIGNATURE

JUL - 2026 | Scale : 1:500

Drawing Title:- GREEN AREA CALCULATION

Drawing No:- ST-01(a)

03-20072026

## Note :-

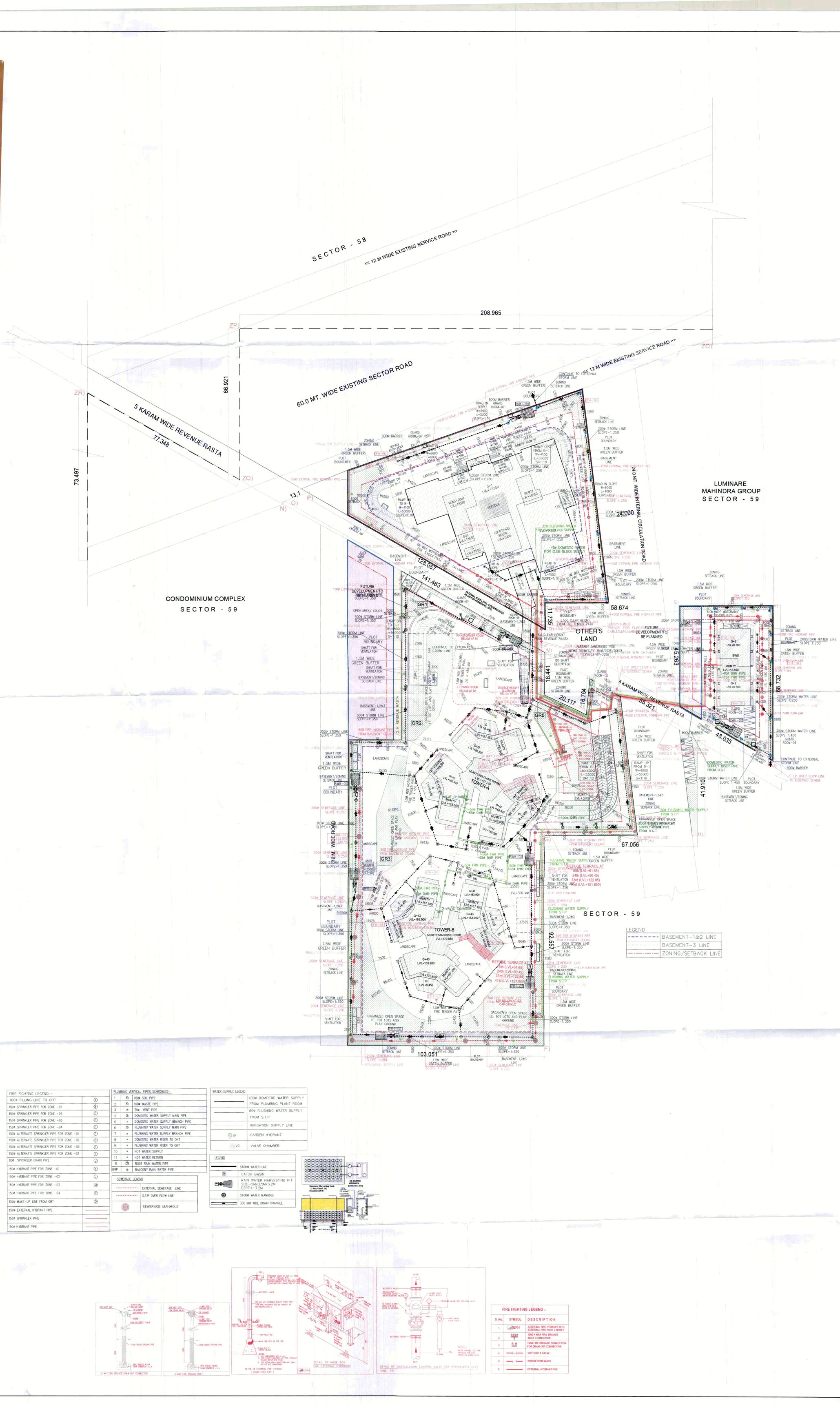
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
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4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(I) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — JD. — ATP

DIRECTOR KUMAR PA(HQ)

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




| FIRE FIGHTING LEGEND: – | |
|---|---|
| 100ø FILLING LINE TO OHT | Ⓐ |
| 150ø SPRINKLER PIPE FOR ZONE –01 | Ⓑ |
| 150ø SPRINKLER PIPE FOR ZONE –02 | Ⓒ |
| 150ø SPRINKLER PIPE FOR ZONE –03 | Ⓓ |
| 150ø SPRINKLER PIPE FOR ZONE –04 | Ⓔ |
| 150ø ALTERNATE SPRINKLER PIPE FOR ZONE –01 | Ⓕ |
| 150ø ALTERNATE SPRINKLER PIPE FOR ZONE –02 | Ⓖ |
| 150ø ALTERNATE SPRINKLER PIPE FOR ZONE –03 | Ⓗ |
| 150ø ALTERNATE SPRINKLER PIPE FOR ZONE –04 | Ⓘ |
| 80ø SPRINKLER DRAIN PIPE | Ⓙ |
| 150ø HYDRANT PIPE FOR ZONE –01 | Ⓚ |
| 150ø HYDRANT PIPE FOR ZONE –02 | Ⓛ |
| 150ø HYDRANT PIPE FOR ZONE –03 | Ⓜ |
| 150ø HYDRANT PIPE FOR ZONE –04 | Ⓝ |
| 150ø MAKE-UP LINE FROM OHT | Ⓞ |
| 150ø EXTERNAL HYDRANT PIPE | |
| 150ø SPRINKLER PIPE | |
| 150ø HYDRANT PIPE | |

| PLUMBING VERTICAL PIPES SCHEDULES– | | |
|---|---|---|
| 1 | SP | 100ø SOIL PIPE |
| 2 | WP | 100ø WASTE PIPE |
| 3 | VP | 75ø VENT PIPE |
| 4 | DWS | DOMESTIC WATER SUPPLY MAIN PIPE |
| 5 | » | DOMESTIC WATER SUPPLY BRANCH PIPE |
| 6 | FWS | FLUSHING WATER SUPPLY MAIN PIPE |
| 7 | » | FLUSHING WATER SUPPLY BRANCH PIPE |
| 8 | » | DOMESTIC WATER RISER TO OHT |
| 9 | » | FLUSHING WATER RISER TO OHT |
| 10 | » | HOT WATER SUPPLY |
| 11 | » | HOT WATER RETURN |
| R | RWP | ROOF RAIN WATER PIPE |
| RWP | » | BALCONY RAIN WATER PIPE |

| SEWERAGE LEGEND | |
|---|---|
| | EXTERNAL SEWERAGE LINE |
| | S.T.P. OVER FLOW LINE |
| | SEWERAGE MANHOLE |

| WATER SUPPLY LEGEND | |
|---|---|
| | 100ø DOMESTIC WATER SUPPLY FROM PLUMBING PLANT ROOM |
| | 80ø FLUSHING WATER SUPPLY FROM S.T.P |
| | IRRIGATION SUPPLY LINE |
| GH | GARDEN HYDRANT |
| VC | VALVE CHAMBER |

| LEGEND | |
|---|---|
| | STORM WATER LINE |
| | CATCH BASIN |
| | RAIN WATER HARVESTING PIT SIZE–9Mx3.5Mx3.2M DEPTH–3.2M |
| | STORM WATER MANHOLE |
| | 300 MM WIDE DRAIN CHANNEL |







| FIRE FIGHTING LEGEND :- | | |
|---|---|---|
| S. No. | SYMBOL | DESCRIPTION |
| 1. | EFH | EXTERNAL FIRE HYDRANT WITH EXTERNAL FIRE HOSE CABINET |
| 2. | | 150Ø 4 WAY FIRE BRIGADE INLET CONNECTION |
| 3. | | 100Ø FIRE BRIGADE CONNECTION FOR DRAW OUT CONNECTION |
| 4. | | BUTTERFLY VALVE |
| 5. | | NON RETURN VALVE |
| 6. | | EXTERNAL HYDRANT PIPE |

ADTP, (HQ) Member BPAC — F&O (HQ) Member BPAC

## Project

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

## Architects:


Morphogenesis
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Okhla Phase-III,
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TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org


## Associate Architects:


SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS Architects)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209


OWNER'S SEAL & SIGNATURE

Base Buildwell Private Limited — BUZZ HOTELS PVT. LTD.

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Base Buildwell Private Limited

REENA SHARMA B.ARCH CA/201[illegible]

JUL.–2026 — Scale: 1:500

Drawing Title: SITE PLAN

Drawing No:- ST-02

03-20072026

Checked and found correct for Public Health (Internal) Services 03/07/2026

Superintending Engineer (HQ) for (ALL SERVICES)