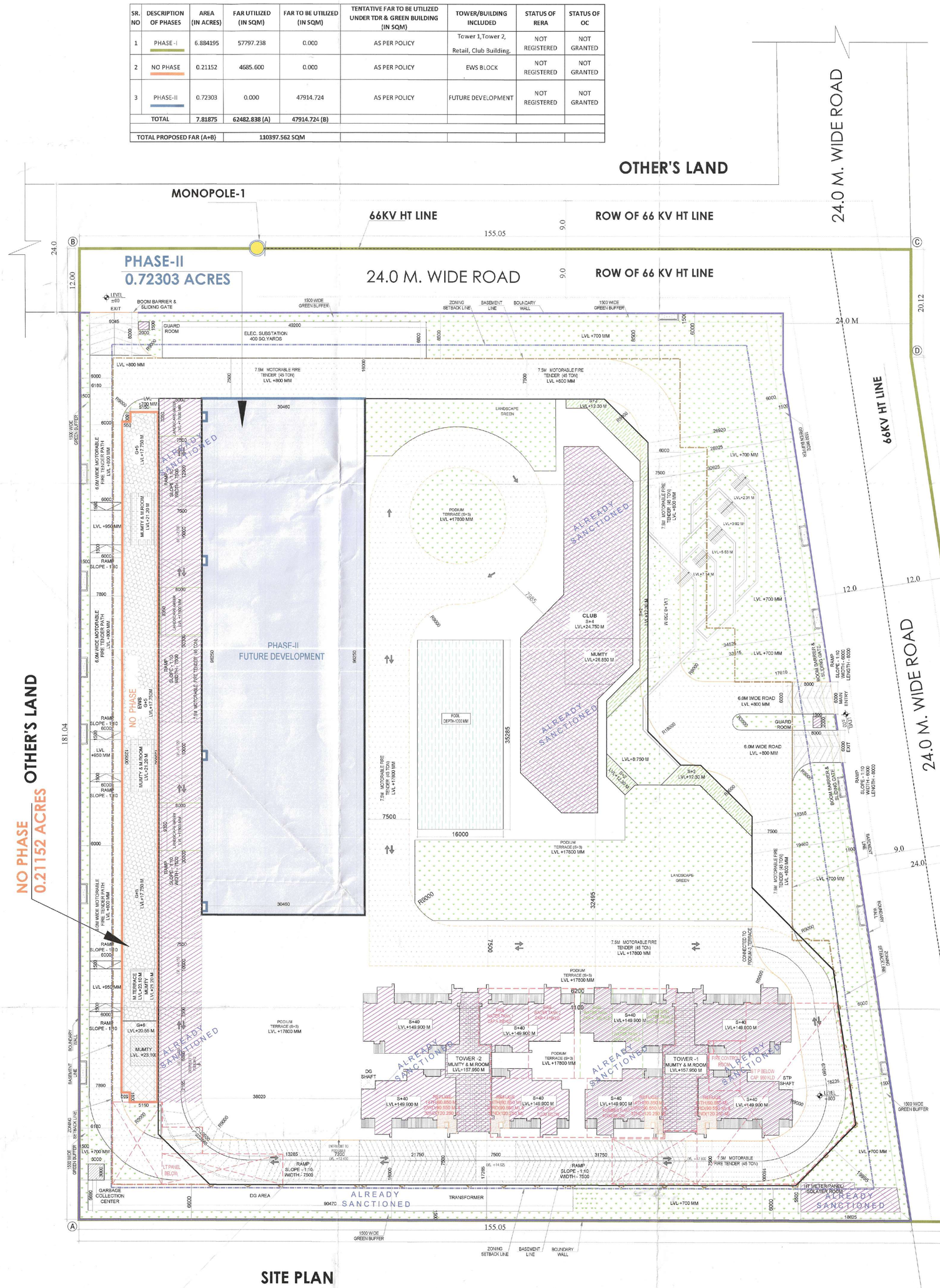
SR. NO	DESCRIPTION OF PHASES	AREA (IN ACRES)	FAR UTILIZED (IN SQM)	FAR TO BE UTILIZED (IN SQM)	TENTATIVE FAR TO BE UTILIZED UNDER TDR & GREEN BUILDING (IN SQM)	TOWER/BUILDING INCLUDED	STATUS OF RERA	STATUS OF OC
1	PHASE-I	6.884195	57797.238	0.000	AS PER POLICY	Tower 1,Tower 2, Retail, Club Building,	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					



SITE PLAN

PHASE	TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER (RESIDENTIAL)	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	STATUS
PHASE-I	TOWER - 1	STILT-1 FLOOR LVL	1	380.084	380.084	26473.059	380.084	380.084	26108.472	0.000	0.000	1635.413	10,621.545	180	37	ALREADY SANCTIONED
		1ST FLOOR	1	669.388	669.388		706.378	706.378		36.990	36.990					
		TYPICAL FLOOR	36	654.477	23561.172		691.467	24892.812		36.990	1331.640					
		TYPICAL REFUGE FLOOR	3	620.805	1862.415		657.795	1973.385		36.990	110.970					
		MUMTY MACHINE ROOM	1	-	-		155.813	155.813		155.813	155.813					
	TOWER - 2	STILT-1 FLOOR LVL	1	381.830	381.830	26474.805	381.830	381.830	26110.218	0.000	0.000	1635.413		180	37	ALREADY SANCTIONED
		1ST FLOOR	1	669.388	669.388		706.378	706.378		36.990	36.990					
		TYPICAL FLOOR	36	654.477	23561.172		691.467	24892.812		36.990	1331.640					
		TYPICAL REFUGE FLOOR	3	620.805	1862.415		657.795	1973.385		36.990	110.970					
		MUMTY MACHINE ROOM	1	-	-		155.813	155.813		155.813	155.813					
	CLUB	STILT-1 FLOOR LVL	1	1467.967	1467.967	4160.190	1467.967	1467.967	5309.705	0.000	0.000	1149.515		-	-	ALREADY SANCTIONED
		STILT-2 FLOOR LVL	1	0.000	0.000		307.255	307.255		307.255	307.255					
		P.ODIUM-1 FLOOR LVL	1	1009.212	1009.212		1597.517	1597.517		588.305	588.305					
		P.ODIUM-2 FLOOR LVL	1	824.153	824.153		899.033	899.033		74.880	74.880					
		1ST FLOOR LVL	1	858.848	858.848		933.728	933.728		74.880	74.880					
		MUMTY LVL	1	0.000	0.000		104.295	104.295		104.295	104.295					
	COMMERCIAL	GROUND FLOOR	1	669.194	669.194	669.194	669.194	669.194	669.194	-	-	-		-	-	ALREADY SANCTIONED
NO PHASE	EWS	GROUND FLOOR	1	856.040	856.040	4780.865	856.040	856.040	5196.838	0.000	0.000	416.073	856.040	146	-	REVISED
		TYPICAL FLOOR (1ST TO 4TH FLOOR)	5	765.912	3829.559		816.012	4080.060		50.100	250.500					
		6TH FLOOR	1	95.295	95.295		95.295	95.295		0.000	0.000					
		MUMTY MACHINE ROOM	1	0.000	0.000		165.573	165.573		165.573	165.573					
PHASE-I	GUARD ROOM	GROUND FLOOR	2	-	-	-	3.000	6.000	6.000	3.000	6.000	6.000	6.000	-	-	ALREADY SANCTIONED
	HT METER & HT ISOLATOR ROOM	-	-	-	-	-	92.271	92.271	92.271	92.271	92.271	92.271	-	-	-	ALREADY SANCTIONED
	DG & TRANSFORMER	-	-	-	-	-	514.774	514.774	514.774	514.774	514.774	514.774	-	-	-	ALREADY SANCTIONED
	RAMP AREA	-	-	-	-	-	2366.200	2366.200	2366.200	2366.200	2366.200	2366.200	-	-	-	ALREADY SANCTIONED
	GARBAGE COLLECTION CENTER	-	-	-	-	-	9.000	9.000	9.000	9.000	9.000	9.000	-	-	-	ALREADY SANCTIONED
	ELEC. SUBSTATION AREA	-	-	-	-	-	334.560	334.560	334.560	334.560	334.560	334.560	-	-	-	REVISED
	STILT FLOOR LVL	-	-	-	-	-	7774.563	7774.563	7774.563	7774.563	7774.563	7774.563	-	-	-	REVISED
	PODIUM-1 FLOOR LVL	-	-	-	-	-	8542.849	8542.849	8542.849	8542.849	8542.849	8542.849	-	-	-	REVISED
	PODIUM-2 FLOOR LVL	-	-	-	-	-	8880.342	8880.342	8880.342	8880.342	8880.342	8880.342	-	-	-	REVISED
	PODIUM-3 FLOOR LVL	-	-	-	-	-	9020.839	9020.839	9020.839	9020.839	9020.839	9020.839	-	-	-	REVISED
	BASEMENT - 1	-	-	-	-	-	16022.785	16022.785	16022.785	16022.785	16022.785	16022.785	-	-	-	REVISED
	GRAND TOTAL FAR					62578.103		-	121661.800	-	-	58520.697	141826.390	466	74	
	RESIDENTIAL FAR					57728.729										
	COMMERCIAL FAR					4849.374										

AREA SUMMARY

S.NO.	DESCRIPTION	UNIT	PERMISSIBLE	% ON SITE	TOTAL ACHIEVED	% ON SITE	PROPOSED/ REVISED (PHASE-I)	ALREADY SANCTIONED (PHASE-I)
1	TOTAL PLOT AREA OF THE SCHEME (7.81875 ACRES)	SQM.	31641.308					
2	AS PER ZONING PLOT AREA OF THE SCHEME (7.75403 ACRES)	SQM.	31542.565					
3	GROUND COVERAGE (60 %)	SQM.	18925.296	60.000%	14820.390	46.986%	14820.390	14011.715
4	FAR (3 STOD)	SQM.	110397.562	350.000%				
5	FAR RESIDENTIAL COMPONENT @95.589 % MAXIMUM	SQM.	105527.926	334.562%				
6	FAR COMMERCIAL COMPONENT @ 4.411% MAXIMUM	SQM.	4869.636	15.439%				
7	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	SQM.	3785.069	12.000%				
8	**TOTAL FAR TOD + GRIHA**	**SQM.**	**114182.631**	**362.000%**	**62978.103**	**198.395%**	**95.265**	**62482.838**
9	TOTAL FAR RESIDENTIAL COMPONENT@ 95.589% MAX + GRIHA 4 STAR	SQM.	109312.985		57728.729	183.021%	95.265	57633.464
10	TOTAL FAR COMMERCIAL COMPONENT @ 4.411%	SQM.	4869.636		4849.374	15.376%		4849.374
11	PROPOSED MAIN DWELLING UNIT	NOS.			320			320
12	EWS UNIT / PROPOSED DWELLING UNITS x 15%x 100) / 85	NOS.	56.471		146		4	142
13	TOTAL DWELLING UNITS (MDU + EWS)	NOS.			466		4	462
14	SERVICE PERSONNEL UNIT	NOS.	32		74			74
15	CAR PARKING REQUIRED	NOS.	483		1338		1118	1020
16	PROPOSED BASEMENT AREA	SQM.			16022.785		16022.785	15547.507
17	GREEN AREA (15%)	SQM.	4731.324	15.000%	4927.795	15.628%	4927.795	4960.147
18	GREEN STRIP AREA	SQM.			625.724	8.306%	625.724	700.969

		UNIT NO. =	DENSITY
MAIN UNITS	5 Person / Un	320	1600
SERVICE PERSONAL UNIT (SPU) 10% of Main Units	2 Person / Un	74	148
EWS	3 Person / Un	146	292
TOTAL PROPOSED DENSITY			2040

PERMISSIBLE DENSITY IN INTENSIVE TOD ZONE OF 1.45HD ACRES @ 345 TO 660 PPA	1023 PERSONS TO 4917 PERSONS
PROPOSED POPULATION	2040 PERSONS
HIGHGRAD DENSITY	674 PPA

AREA CALCULATION OF GARBAGE COLLECTION CENTER

GROSS = 1								
GR	=	1	X	3.000	X	3.000	=	9.000 SQM

AREA CALCULATION OF TRANSFORMER

GROSS = 1								
TR	=	1	X	90.470	X	6.450	=	814.774 SQM
TOTAL AREA							=	814.774 SQM

AREA CALCULATION OF GUARD ROOM

GROSS = 1								
GR	=	2	X	1.500	X	3.000	=	6.000 SQM
TOTAL AREA							=	6.000 SQM

AREA CALCULATION OF HT METER & HT ISOLATOR

GROSS = 1								
1	=	1	X	13.500	X	6.500	=	87.750 SQM
2	=	3.5	X	(6.826+7.945)	X	4.500	=	33.271 SQM
TOTAL AREA							=	92.271 SQM

RAMP AREA

GROSS = 1								
R1	=	1	X	183.950	X	6.300	=	1158.885 SQM
R2	=	1	X	47.950	X	6.300	=	302.085 SQM
R3	=	1	X	7.950	X	6.300	=	50.100 SQM
TOTAL AREA							=	2366.200 SQM

AREA CALCULATION OF ELEC. SUBSTATION

GROSS = 1								
EB	=	1	X	49.200	X	6.800	=	334.560 SQM
TOTAL AREA							=	334.560 SQM

PARKING REQUIREMENT

S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	PERMISSIBLE/ REQUIRED ECS	PROPOSED
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS			
2	BETWEEN 100 TO 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.0 ECS	320	320	736
3	EWS - 5% OF REQUIRED ECS			16	37
4	1 CAR ON 50 SQ.M ON COMMERCIAL AREA			97	97
5	PARKING - 1 ECS FOR EVERY 3 PARKING IN MDU			106	106
6	PARKING - 1 ECS FOR EVERY 3 PARKING IN COMM			32	32
	TOTAL			459	1108

CAR PARKING PROPOSED

S.NO.	DESCRIPTION	ECS	NOS OF BAYS	CAR PARK FOR COMMERCIAL	CARPARK FOR EWS UNITS
1	BASEMENT	395	334	-	-
2	STILT-1 LVL	257	190	97(EV=97)	42
3	PODIUM-1 LVL	213	185	-	-
4	PODIUM-2 LVL	263	204 (EV=105)	-	-
5	PODIUM-3 LVL	265	203 (EV=105)	-	-
6	TOTAL	1391	1116	-	-

UNIT CALCULATIONS

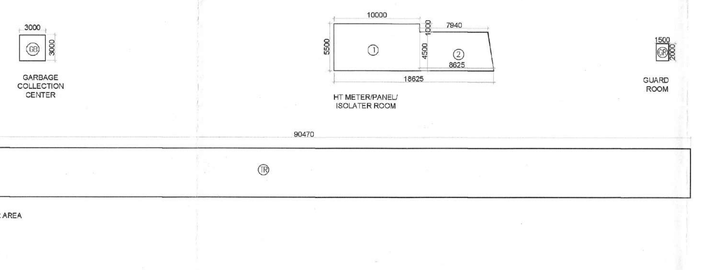
	TYPE	NO. OF UNITS PER FLOOR	NO. OF FLOOR	TOTAL NO. OF UNITS
TOWER 1	GROUND FLOOR	0	1	160
	TYPICAL FLOOR	4	37	
	REFUGE FLOOR	4	3	
TOWER 2	GROUND FLOOR	0	1	160
	TYPICAL FLOOR	4	37	
	REFUGE FLOOR	4	3	
TOTAL NO. OF UNITS				320
EWS	GROUND FLOOR	24	1	146
	1ST TO 5TH FLOOR	24	5	
	6TH FLOOR	2	1	

SPU CALCULATIONS

	NO. OF SPU PER FLOOR	NO. OF FLOOR	TOTAL NO. OF SPU
GROUND FLOOR	1	1	78
TYPICAL FLOOR	1	37	37
REFUGE FLOOR	0	0	
GROUND FLOOR	0	1	37
TYPICAL FLOOR	1	37	
REFUGE FLOOR	0	0	
TOTAL NO. OF SPU			78

BUILDING	STATUS	SANCTIONED MEMO NO
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



SECTOR (1)

This set "PROVISIONAL BUILDING PLANS" approved only for the purpose of seeking objections from the general public.

STP (HQ) Member Secretary, B.P.A.C.

A.TP (HQ) Member B.P.A.C.

DTP (HQ) Chairman B.P.A.C.

DTP(HQ)

JD.

ATP

ATP(HQ)

Ram Avtar Bassi JD(HQ)

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

BOUNDRY WALL
SET BACK LINE
BASEMENT LINE
GREEN AREA
FIRE TENDER

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 TOILET'S 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

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

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ASSOCIATE ARCHITECTS -Submission Drawings

CosMAN, 11th Floor, Tower-2, DLF Corporate Greens
Sector-74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

ATP (HQ) Member BPAC

PRIYA GAGAR B.ARCH C.A. No. 2000028940

AUGUST-2026 | Scale :1:300

Drawing Title:- SITE PLAN | Drawing No:- S1-01