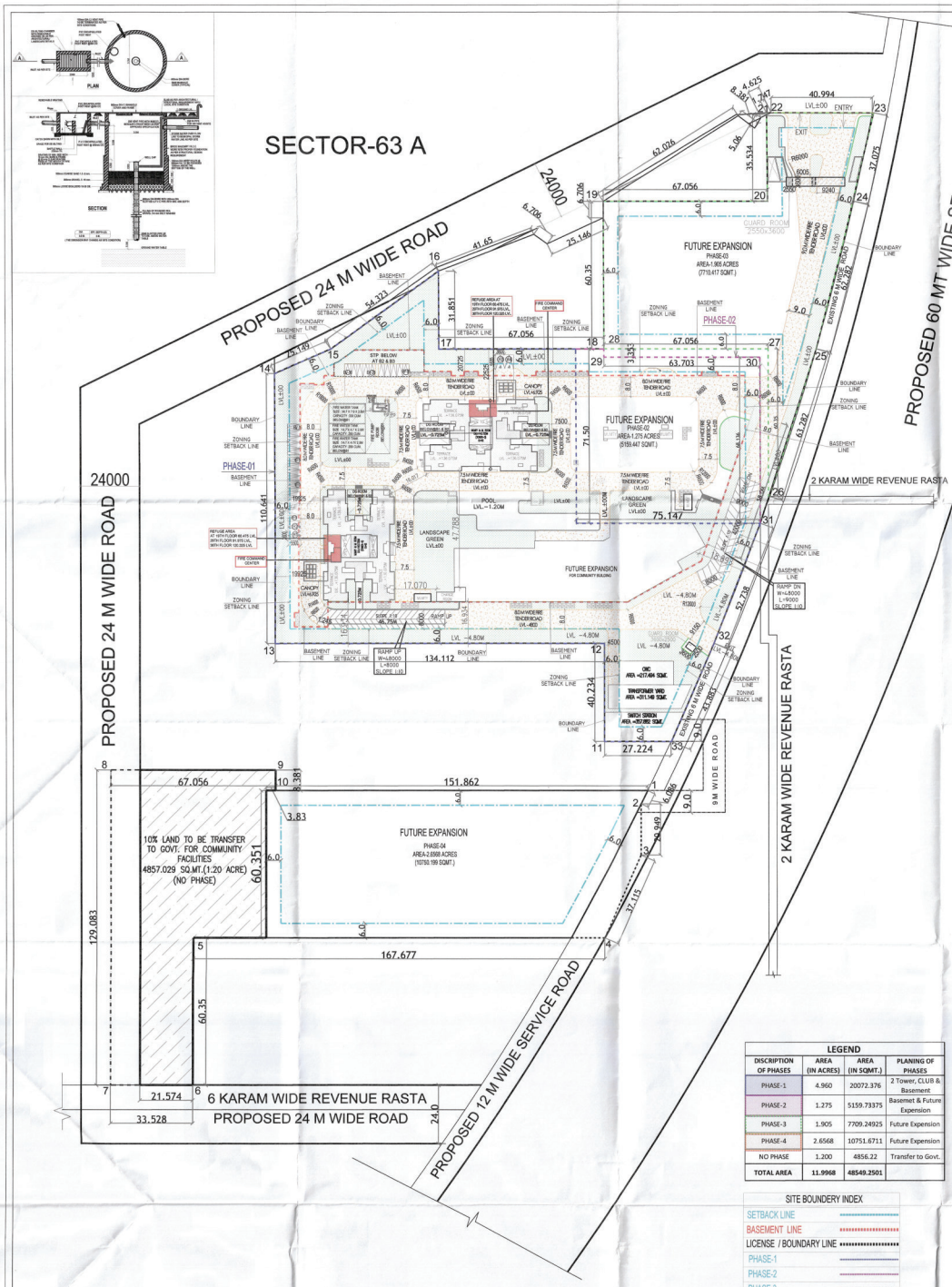

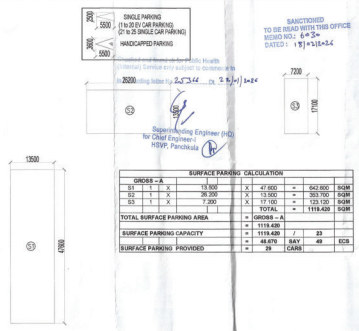

SURFACE PARKING CALCULATION									
GROSS – A									
S1	1	X	13.500	X	47.600	=	642.600	SQM	
S2	1	X	26.300	X	13.500	=	353.700	SQM	
S3	1	X	7.300	X	17.100	=	125.120	SQM	
					TOTAL	=	1119.420	SQM	
TOTAL SURFACE PARKING AREA				=	GROSS – A				
				=	1119.420				
SURFACE PARKING CAPACITY				=	1119.420	/	23		
				=	48.670	SAY	49	ECS	
SURFACE PARKING PROVIDED				=	29	CARS			

GUARD ROOM AREA					
S. No.	WIDTH	X	LENGHT	NOS.	AREA (IN SQMT)
1	2.500	X	3.600	2	18.000
TOTAL					18.000

GROUP HOUSING COLONY SECTOR-63, GURUGRAM AREA SUMMARY	%	ACRES	UNIT
TOTAL SITE AREA		11.9968 Acres	48549.250
RESIDENTIAL AREA @ 96%	96%	11.516928 Acres	46607.280
COMMERCIAL AREA @ 4%	4%	0.479872 Acres	1941.970
PERMISSIBLE FAR OF RESIDENTIAL(11.516928 ACRES)@125%	125%	38259.100	SQMT.
PERMISSIBLE FAR OF COMMERCIAL(0.479872 ACRES)@175%	175%	3398.448	SQMT.
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL @ 35%	35%	16312.548	SQMT.
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL @ 50%	50%	970.985	SQMT.
PROPOSED GROUND COVERAGE (RESIDENTIAL)	4.82%	2248.599	SQMT.
ADDITIONAL IGBC RESIDENTIAL FAR @ 12% of 11.9968 Acres (IGBC Registration No. GH250428 (Part-A),GH250477 (Part-B)	12%	5825.910	SQMT.
TOTAL PERMISSIBLE FAR INCLUDING IGBC FAR	137%	64085.010	SQMT.
PROPOSED RESIDENTAL FAR	127.69%	61990.219	SQMT.
REQUIRED GREEN AREA @ 15% on 11.9968 Acres	15%	7282.388	SQMT.
PROPOSED GREEN AREA @ 13.35% on 11.9968 Acres	13.35%	6479.252	SQMT.
TOTAL PROPOSED MAIN DWELLING UNIT		336	D.U.
PERMISSIBLE DESITY		400	PPA
PROPOSED DENSITY		145.87	PPA
REQUIRED ECS @1.5 ECS/ DU (336 x 1.5)		504	ECS
PROPOSED ECS		1162	CAR BAYS

FAR & NON-FAR DETAILS (FLOOR WISE OF ALL BLOCK)

TYPE	RESIDENTIAL TOWERS						Basement (3 Level)	OWC	Changing Room	Guard rooms	TOTAL AREA		
UILDING BLOCKS	TOWER - 3 (Ground + 42 Floors)			TOWER - 4 (Ground + 42 Floors)							FAR	NON-FAR	FAR + NON-FAR (BUILT-UP AREA)
	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	NON-FAR	NON-FAR	FAR	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
Basement - 1							16020.739		56.5	18	74.5	16020.739	16095.239
Basement - 2							16870.791					16870.791	16870.791
Basement - 3							16948.106					16948.106	16948.106
								217.494				217.494	217.494
Ground LVL	881.895	16.870	898.765	842.307	16.870	859.177					1724.002	33.740	1757.742
1st LVL	638.128	47.125	685.253	583.973	43.260	627.233					1222.101	90.385	1312.486
2nd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
3rd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
4th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
5th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
6th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
7th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
8th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
9th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
10th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
11th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
12th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
13th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
14th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
15th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
16th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
17th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
18th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
19th LVL (REFUGE FLOOR)	718.207	89.532	807.739	666.650	85.458	752.108					1385.057	174.990	1560.047
20th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
21st LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
22nd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
23rd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
24th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
25th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
26th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
27th LVL	448.047	47.125	495.172	392.389	43.260	435.649					840.436	90.385	930.821
28th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
29th LVL (REFUGE FLOOR)	718.207	89.532	807.739	666.650	85.458	752.108					1385.057	174.990	1560.047
30th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
31th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
32nd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
33rd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
34th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
35th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
36th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
37th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
38th LVL (REFUGE FLOOR)	718.207	89.532	807.739	666.650	85.458	752.108					1385.057	174.990	1560.047
39th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
40th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
41th LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
42nd LVL	756.069	47.125	803.194	702.689	43.260	745.949					1458.757	90.385	1549.142
RT	0.000	325.530	325.530	0.000	291.350	291.350					0.00	616.88	616.88
TOTAL	32097.044	2250.271	34347.315	29818.675	2085.734	31904.409	53939.576	217.494	56.500	18.000	61990.219	57493.075	119483.294

LEGEND

DISCRIPTION OF PHASES	AREA (IN ACRES)	AREA (IN SQMT.)	PLANING OF PHASES
PHASE-1	4.960	20072.376	2 Tower, CLUB & Basement
PHASE-2	1.275	5159.73375	Basement & Future Expension
PHASE-3	1.905	7709.24925	Future Expension
PHASE-4	2.6568	10751.6711	Future Expension
NO PHASE	1.200	4856.22	Transfer to Govt.
TOTAL AREA	11.9968	48549.2501	

SITE BOUNDERY INDEX

- SETBACK LINE
- BASEMENT LINE
- LICENSE / BOUNDARY LINE
- PHASE-1
- PHASE-2
- PHASE-3
- PHASE-4

REFUGE AREA OF ALL TOWER

DISCRIPTION	TOWER-3	TOWER-4
19th FLOOR		
REQUI RED	37.190	34.608
PROPOSED	37.412	35.838
29th FLOOR		
REQUI RED	37.190	34.608
PROPOSED	37.412	35.838
38th FLOOR		
REQUI RED	37.190	34.608
PROPOSED	37.412	35.838
TOTAL PROPOSED AREA IN TOWER	112.236	107.514

For Area Calculation refer respective Tower Detailed Sheet (2 x Tower / 12.5 x 0.3 =0.9)

S. NO.	TOWER	GROUND COVERAGE (IN SQMT	NO. OF FLOORS	TERRACE HEIGHT OF BUILDING	REFUGE TERRACE
1	TOWER-3	1030.325	G+42	136.075 M.	3 NOS. LVL +60.475M, 91.975M, & 120.325 M
2	TOWER-4	982.78	G+42	136.075 M.	3 NOS. LVL +60.475M, 91.975 M, & 120.325 M
3	OWC	217.494	G	4.0 M.	NIL
4	GUARD ROOM	18	G	4.0 M.	NIL
TOTAL		2248.599			NIL

PARKING CALCULATION				
DESCRIPTION	TOTAL DUs	ECS / DUs		REQUIRED ECS
Total Main Dwelling Units	336	1.5		504
PROVIDED CAR PARKING BAYS				
DESCRIPTION	PARKING AREA	PROPOSED ECS SQMT.	@ 32	PORPOSED CAR BAYS
BASEMENT-1	11275.197	352		352
BASEMENT-2	13871.171	433		433
BASEMENT-3	13920.013	435		397
TOTAL CAR PARKING BAYS PROVIDED		1196		1182
PROVIDED CAR PARKING BAYS ON SURFACE				29
TOTAL NO's OF CAR (BASEMENT + SURFACE)				1182
PROVIDED BY CAR PARKING ON SURFACE (FF-01 TO FF-20)				20
PROVIDED PHYSICALLY HANDICAPPED CAR PARKING ON SURFACE (HH TO HH)				4

UNIT DETAIL (TOWER WISE)		
DESCRIPTION	TOWER-3	TOWER-4
GROUND FLOOR	3	3
FIRST FLOOR	3	3
TYPICAL FLOOR (2ND TO 18TH, 20TH TO 28TH, 30TH TO 37TH & 39TH TO 42ND	148	148
REFUGE FLOOR (18TH, 29TH & 38TH)	12	12
27TH FLOOR	2	2
TOTAL	168	168

FOR OFFICE USE:

S.T.P.(HQ) Member Secretary DPAC — S.T.P.(G) Member DPAC — C.T.P.(HQ) Chairman DPAC — ATP(HQ) — ESO, (HQ) Mantrivi JPAC — JD. — P.A. — A.T.P — DINESH KUMAR PA(HQ)

GENERAL NOTES

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURED) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

NORTH

SCALE : 1:100 @ A0

DATE :

DEALT :

CHECKED :

ARCHITECT'S SIGNATURE

Ar. Lokdeep Sharma
Regd. No. CA/2016/78771
Sobha Limited, Plot No. 136, (P) 9th Floor, Rider House, Sector-44, Gurugram 122002

ARCHITECT'S & PLANNERS

SOBHA

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E-mail: architects@sobha.com

LICENSEE'S SIGNATURE

Licence Holders

SOBHA LIMITED

PROJECT

PROPOSED BUILDING PLANS OF RESIDENTIAL COLONY (UNDER NILP POLICY) AREA MEASURING 11.9968 ACRES (LICENCE NO. 57 OF 2025 DATED 17/04/2025) SECTOR- 63A, GURUGRAM BEING DEVELOPED BY SOBHA LIMITED.

DRAWING NO.

ST-01

SHEET TITLE

SITE PLAN