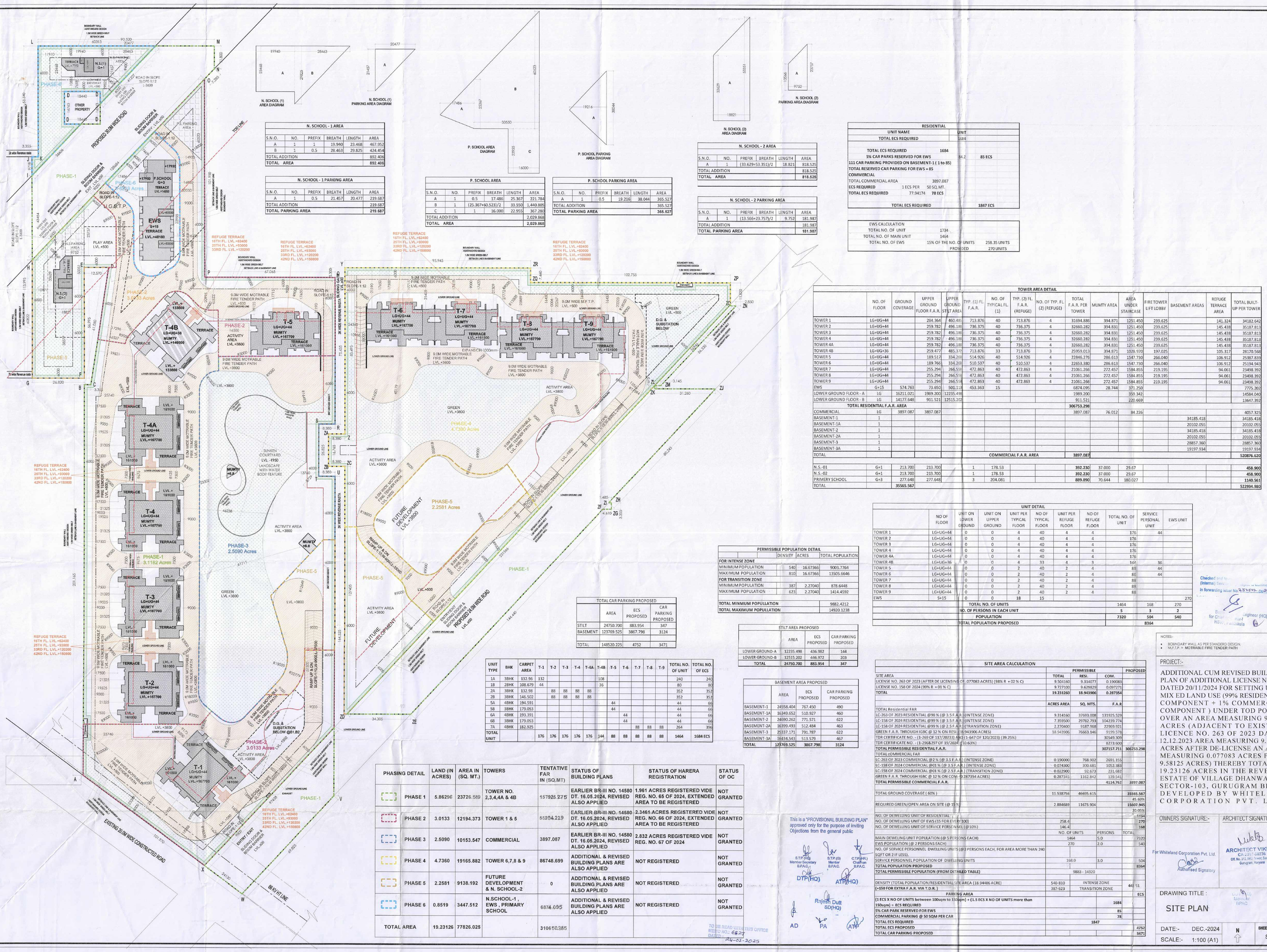


N. SCHOOL (1) AREA DIAGRAM

N. SCHOOL (1) PARKING AREA DIAGRAM

P. SCHOOL AREA DIAGRAM

P. SCHOOL PARKING AREA DIAGRAM

N. SCHOOL (2) AREA DIAGRAM

N. SCHOOL (2) PARKING AREA DIAGRAM

N. SCHOOL - 1 AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	19.940	23.468	467.952
B	1	0.5	28.463	29.825	424.454
TOTAL ADDITION					892.406
TOTAL AREA					892.406

N. SCHOOL - 1 PARKING AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	0.5	21.457	20.477	219.687
TOTAL ADDITION					219.687
TOTAL PARKING AREA					219.687

P. SCHOOL AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	0.5	17.486	25.367	221.784
B	1	(25.367+60.523)/2		33.550	1,440.805
C	1	1	16.000	22.955	367.280
TOTAL ADDITION					2,029.868
TOTAL AREA					2,029.868

P. SCHOOL PARKING AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	0.5	19.216	38.044	365.527
TOTAL ADDITION					365.527
TOTAL PARKING AREA					365.627

N. SCHOOL - 2 AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(33.629+53.351)/2		18.821	818.525
TOTAL ADDITION					818.525
TOTAL AREA					818.525

N. SCHOOL - 2 PARKING AREA					
S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	(13.566+23.757)/2		9.752	181.987
TOTAL ADDITION					181.987
TOTAL PARKING AREA					181.987

RESIDENTIAL			
UNIT NAME		UNIT	
TOTAL ECS REQUIRED		1684	
TOTAL ECS REQUIRED	1684		
5% CAR PARKS RESERVED FOR EWS		84.2	85 ECS
111 CAR PARKING PROVIDED ON BASEMENT-1 (1 to 85)			
TOTAL RESERVED CAR PARKING FOR EWS = 85			
COMMERCIAL			
TOTAL COMMERCIAL AREA	3897.087		
ECS REQUIRED (1 ECS PER 50 SQ.MT.			
TOTAL ECS REQUIRED	77.94174	78 ECS	
TOTAL ECS REQUIRED			1847 ECS

EWS CALCULATION		
TOTAL NO. OF UNIT	1734	
TOTAL NO. OF MAIN UNIT	1464	
TOTAL NO. OF EWS	15% OF THE NO. OF UNITS	258.35 UNITS
	PROVIDED	270 UNITS

TOWER AREA DETAIL													
	NO. OF FLOOR	GROUND COVERAGE	UPPER GROUND FLOOR F.A.R.	UPPER GROUND STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYP/CAL FL. (1)	TYP. (2) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (2) (REFUGE)	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE	FIRE TOWER LIFT LOBBY	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT-UP PER TOWER
TOWER 1	LG+UG+44		284.364	460.483	713.876	40	713.876	4	31694.886	394.871	1251.450	239.625		141.324	34182.642
TOWER 2	LG+UG+44		259.782	496.188	736.375	40	736.375	4	32660.282	394.831	1251.450	239.625		145.438	35187.813
TOWER 3	LG+UG+44		259.782	496.188	736.375	40	736.375	4	32660.282	394.831	1251.450	239.625		145.438	35187.813
TOWER 4	LG+UG+44		259.782	496.188	736.375	40	736.375	4	32660.282	394.831	1251.450	239.625		145.438	35187.813
TOWER 4A	LG+UG+44		259.782	496.188	736.375	40	736.375	4	32660.282	394.831	1251.450	239.625		145.438	35187.813
TOWER 4B	LG+UG+36		259.477	485.377	713.876	33	713.876	3	25959.013	394.871	1028.970	197.025		105.317	28170.568
TOWER 5	LG+UG+44		189.517	334.269	514.926	40	514.926	4	22846.276	286.613	1547.730	266.040		106.912	25387.839
TOWER 6	LG+UG+44		189.766	334.269	510.537	40	510.537	4	22653.380	286.613	1547.730	266.040		106.912	25194.943
TOWER 7	LG+UG+44		255.294	266.558	472.863	40	472.863	4	21061.266	272.457	1584.855	219.195		94.061	23498.392
TOWER 8	LG+UG+44		255.294	266.558	472.863	40	472.863	4	21061.266	272.457	1584.855	219.195		94.061	23498.392
TOWER 9	LG+UG+44		255.294	266.558	472.863	40	472.863	4	21061.266	272.457	1584.855	219.195		94.061	23498.392
EWS	G+15	574.763	73.650	501.113	453.363	15			6874.095	28.744	371.250				7775.202
LOWER GROUND FLOOR - A	LG	16211.021	1989.200	12235.498					1989.200		359.342				14584.040
LOWER GROUND FLOOR - B	LG	14177.648	911.521	12515.202					911.521		220.669				13647.392
TOTAL RESIDENTIAL F.A.R. AREA									306753.298						
COMMERCIAL	LG	3897.087	3897.087						3897.087	76.012	84.226				4057.325
BASEMENT-1	1												34185.418		34185.418
BASEMENT-1A	1												20102.055		20102.055
BASEMENT-2	1												34185.418		34185.418
BASEMENT-2A	1												20102.055		20102.055
BASEMENT-3	1												28857.360		28857.360
BASEMENT-3A	1												19197.934		19197.934
TOTAL					COMMERCIAL F.A.R. AREA				3897.087						520876.620
N.S.-01	G+1	213.700	213.700		1	178.53			392.230	37.000	29.67				458.900
N.S.-02	G+1	213.700	213.700		1	178.53			392.230	37.000	29.67				458.900
PRIMERY SCHOOL	G+3	277.648	277.648		3	204.081			889.890	70.644	180.027				1140.561
TOTAL		35565.567													522934.980

UNIT DETAIL										
	NO OF FLOOR	UNIT ON LOWER GROUND	UNIT ON UPPER GROUND	UNIT PER TYPICAL FLOOR	NO OF TYPICAL FLOOR	UNIT PER REFUGE FLOOR	NO OF REFUGE FLOOR	TOTAL NO. OF UNIT	SERVICE PERSONAL UNIT	EWS UNIT
TOWER 1	LG+UG+44	0	0	4	40	4	4	176	44	
TOWER 2	LG+UG+44	0	0	4	40	4	4	176		
TOWER 3	LG+UG+44	0	0	4	40	4	4	176		
TOWER 4	LG+UG+44	0	0	4	40	4	4	176		
TOWER 4A	LG+UG+44	0	0	4	40	4	4	176		
TOWER 4B	LG+UG+36	0	0	4	33	4	3	144	36	
TOWER 5	LG+UG+44	0	0	2	40	2	4	88	44	
TOWER 6	LG+UG+44	0	0	2	40	2	4	88	44	
TOWER 7	LG+UG+44	0	0	2	40	2	4	88		
TOWER 8	LG+UG+44	0	0	2	40	2	4	88		
TOWER 9	LG+UG+44	0	0	2	40	2	4	88		
EWS	S+15	0	0	18	15					270
TOTAL NO. OF UNITS								1454	168	270
NO. OF PERSONS IN EACH UNIT								5	3	2
POPULATION								7320	504	540
TOTAL POPULATION PROPOSED									8364	

PERMISSIBLE POPULATION DETAIL			
	DENSITY	ACRES	TOTAL POPULATION
FOR INTENSE ZONE			
MINIMUM POPULATION	540	16.67366	9003.7764
MAXIMUM POPULATION	810	16.67366	13505.6646
FOR TRANSITION ZONE			
MINIMUM POPULATION	387	2.27040	878.6448
MAXIMUM POPULATION	623	2.27040	1414.4592
TOTAL MINMUM POPULLATION			9882.4212
TOTAL MAXIMUM POPULLATION			14920.1238

TOTAL CAR PARKING PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	24750.700	883.954	347
BASEMENT	123769.525	3867.798	3124
TOTAL	148520.225	4752	3471

STILT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
LOWER GROUND-A	12235.498	436.982	144
LOWER GROUND-B	12515.202	446.972	203
TOTAL	24750.700	883.954	347

BASEMENT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT-1	24558.404	767.450	490
BASEMENT-1A	16349.652	510.927	460
BASEMENT-2	24690.262	771.571	622
BASEMENT-2A	16399.493	512.484	463
BASEMENT-3	25337.171	791.787	622
BASEMENT-3A	16434.543	513.579	467
TOTAL	123769.525	3867.798	3124

UNIT TYPE	BHK	CARPET AREA	T-1	T-2	T-3	T-4	T-4A	T-4B	T-5	T-6	T-7	T-8	T-9	TOTAL NO. OF UNIT	TOTAL NO. OF ECS
1A	3BHK	132.96	132					108						240	240
1B	2BHK	108.679	44					36						80	80
2A	3BHK	132.98		88	88	88	88							352	352
2B	3BHK	146.502		88	88	88	88							352	352
5A	4BHK	194.591							44					44	66
5B	3BHK	179.053							44					44	66
6A	4BHK	193.391								44				44	66
6B	3BHK	179.053								44				44	66
7A	4BHK	182.925									88	88	88	264	396
TOTAL UNIT			176	176	176	176	176	144	88	88	88	88	88	1464	1684 ECS

PHASING DETAIL		LAND (IN ACRES)	AREA IN (SQ. MT.)	TOWERS	TENTATIVE FAR IN (SQ.MT)	STATUS OF BUILDING PLANS	STATUS OF HARERA REGISTRATION	STATUS OF OC
	PHASE 1	5.86296	23726.519	TOWER NO. 2,3,4,4A & 4B	157925.275	EARLIER BR-III NO. 14580 DT. 16.05.2024, REVISED ALSO APPLIED	1.961 ACRES REGISTERED VIDE REG. NO. 65 OF 2024, EXTENDED AREA TO BE REGISTERED	NOT GRANTED
	PHASE 2	3.0133	12194.373	TOWER 1 & 5	55204.229	EARLIER BR-III NO. 14580 DT. 16.05.2024, REVISED ALSO APPLIED	2.3461 ACRES REGISTERED VIDE REG. NO. 66 OF 2024, EXTENDED AREA TO BE REGISTERED	NOT GRANTED
	PHASE 3	2.5090	10153.547	COMMERCIAL	3897.087	EARLIER BR-III NO. 14580 DT. 16.05.2024, REVISED ALSO APPLIED	2.832 ACRES REGISTERED VIDE REG. NO. 67 OF 2024	NOT GRANTED
	PHASE 4	4.7360	19165.882	TOWER 6,7,8 & 9	86748.699	ADDITIONAL & REVISED BUILDING PLANS ARE ALSO APPLIED	NOT REGISTERED	NOT GRANTED
	PHASE 5	2.2581	9138.192	FUTURE DEVELOPMENT & N. SCHOOL-2	0	ADDITIONAL & REVISED BUILDING PLANS ARE ALSO APPLIED	NOT REGISTERED	NOT GRANTED
	PHASE 6	0.8519	3447.512	N.SCHOOL-1 , EWS , PRIMARY SCHOOL	6874.095	ADDITIONAL & REVISED BUILDING PLANS ARE ALSO APPLIED	NOT REGISTERED	NOT GRANTED
TOTAL AREA		19.23126	77826.025		310650.385			

SITE AREA CALCULATION				
SITE AREA	PERMISSIBLE TOTAL	RESI.	COM.	PROPOSED
LICENSE NO. 263 OF 2023 (AFTER DE LICENSING OF 077083 ACRES) (98% R + 02 % C)	9.504160	9.314077	0.190083	
LICENSE NO. 158 OF 2024 (99% R + 01 % C)	9.727100	9.629829	0.097271	
TOTAL	19.231260	18.943906	0.287354	
	ACRES AREA	SQ. MTS.	F.A.R	
TOTAL Residential FAR				
LC-263 OF 2023 RESIDENTIAL @98 % (@ 3.5 F.A.R) (INTENSE ZONE)	9.314160	37693.008	131925.529	
LC-158 OF 2024 RESIDENTIAL @99 % (@ 3.5 F.A.R) (INTENSE ZONE)	7.359500	29782.793	104239.774	
LC-158 OF 2024 RESIDENTIAL @99 % (@ 2.5 F.A.R) (TRANSITION ZONE)	2.270400	9187.968	22969.921	
GREEN F.A.R. THROUGH IGBC @ 12 % ON RESI. (18.943906 ACRES)	18.943906	76663.146	9199.578	
TDR CERTIFICATE NO. - (1-269 OF 117/2023) AND (1-647 OF 120/2023) (39.25%)			30549.309	
TDR CERTIFICATE NO. - (1-2968,297 OF 19/2024 (10.63%)			8273.909	
TOTAL PERMISSIBLE RESIDENTIAL F.A.R.			307157.711	306753.298
TOTAL cOMMERCIAL FAR				
LC-263 OF 2023 COMMERCIAL @2 % (@ 3.5 F.A.R) (INTENSE ZONE)	0.190000	768.902	2691.155	
LC-158 OF 2024 COMMERCIAL @01 % (@ 3.5 F.A.R) (INTENSE ZONE)	0.074300	300.681	1052.383	
LC-158 OF 2024 COMMERCIAL @01 % (@ 2.5 F.A.R) (TRANSITION ZONE)	0.022900	92.673	231.682	
GREEN F.A.R. THROUGH IGBC @ 12 % ON COM- (0.287354 ACRES)	0.287345	1162.842	139.541	
TOTAL PERMISSIBLE COMMERCIAL F.A.R.			4114.762	3897.087
TOTAL GROUND COVERAGE (60%)	11.538756	46695.615		35565.567
				45.69%
REQUIRED GREEN/OPEN AREA ON SITE (@ 15 %)	2.884689	11673.904		15607.945
				20.05%
NO. OF DEWELLING UNIT OF RESIDENTIAL :				1694
NO. OF DEWELLING UNIT OF EWS (15 FOR EVERY 100)	258.4			270
NO. OF DEWELLING UNIT OF SERVICE PERSONNEL (@10%)	146.4			168
	NO. OF UNITS	PERSONS	TOTAL	
MAIN DEWELING UNIT POPULATION (@ 5 PERSONS EACH)	1464	5.0	7320	
EWS POPULATION (@ 2 PERSONS EACH)	270	2.0	540	
NO. OF SERVICE PERSONNEL DWELLING UNITS (@3 PERSONS EACH, FOR AREA MORE THAN 240 SQFT OR 2 IF LESS).	168.0	3.0	504	
TOTAL POPULATION PROPOSED			8364	
TOTAL PERMISSIBLE POPULATION (FROM DETAILED TABLE)	9883 - 14920			
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA (18.94906 ACRE)	540-810	INTENSE ZONE	441.51	
(+150 FOR EXTRA F.A.R. VIA T.D.R.)	387-623	TRANSITION ZONE		
PARKING AREA				ECS
(1 ECS X NO OF UNITS between 100sqm to 150sqm) + (1.5 ECS X NO OF UNITS more than 150sqm) = ECS REQUIRED			1684	
5% CAR PARK RESERVED FOR EWS			85	
COMMERCIAL PARKING @ 50 SQM PER CAR			78	
TOTAL ECS REQUIRED			1847	
TOTAL ECS PROPOSED				4752
TOTAL CAR PARKING PROPOSED				3471

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 (G) Member B.P.A.C.; C.T.P.(HR.) Chairman B.P.A.C.

DTP(HQ) ATP(HQ)

Rajesh Dutt SD(HQ)

AD PA ATP

TO BE READ WITH THIS OFFICE MEMO NO.: 6827 DATED: 24-02-2025

Checked and found (Interna) Rev... conditions in forwarding letter No. 33370 Dt. 27/12/2024

Superintending Engineer (HQ) HSVP, Panchkula

NOTES:
- BOUNDARY WALL AS PER STANDERD DESIGN.
- M.F.T.P. = MOTRABLE FIRE TENDER PATH

PROJECT:-

ADDITIONAL CUM REVISED BUILDING PLAN OF ADDITIONAL LICENSE NO. 158 DATED 20/11/2024 FOR SETTING UP OF MIX ED LAND USE (99% RESIDENTIAL COMPONENT + 1% COMMERCIAL COMPONENT) UNDER TOD POLICY OVER AN AREA MEASURING 9.7271 ACRES (ADJACENT TO EXISTING LICENCE NO. 263 OF 2023 DATED 12.12.2023 AREA MEASURING 9.50416 ACRES AFTER DE-LICENSE AN AREA MEASURING 0.077083 ACRES FROM 9.58125 ACRES) THEREBY TOTALING 19.23126 ACRES IN THE REVENUE ESTATE OF VILLAGE DHANWAPUR, SECTOR-103, GURUGRAM BEING DEVELOPED BY WHITELAND CORPORATION PVT. LTD.

OWNERS SIGNATURE:-

For Whiteland Corporation Pvt. Ltd.

Authorised Signatory

ARCHITECT SIGNATURE:-

ARCHITECT VIKKEY CA/2017/09236 Off. No. 312, MG Tower, Sec-14, Gurugram, Haryana

DRAWING TITLE :

SITE PLAN

DATE:- DEC.-2024

SCALE:- 1:100 (A1)

N

SHEET NO. S-1