FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 264 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Ram Avtar S/o Dharmo, Satender S/o Ramphal, Prem Parkash S/o Kanwar Bhan, Dimpal Guglani W/o Prem Prakash, Sandeep Kumar Malhotra S/o Shiv Kumar Malohtra, Usha Devi W/o Satbir Singh Sindhu, Roop Rani W/o Kalyan Singh, Sonia Thareja W/o Sunil Kumar, Rajender Singh-Dharambir Ss/o Shri Ram Kishan Yadav, Super Fine Realtors Pvt. Ltd., Flymore Construction Pvt. Ltd. in collaboration with Adore Propmart LLP, 1F-22-26, Ozone Centre, Sector 12, Faridabad-121007 for setting up of an Residential Group Housing Colony on land measuring 9.2453 acres situated in the revenue estate of village Shikohpur & Kherki Daula, Sector 77, Tehsil Manesar, District Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
   i. That you will pay the Infrastructure Development Charges amounting to Rs. 4,09,99,460/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
   ii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
   iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
   vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
   vii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the

Director
Town & Country Planning
Haryana, Chandigarh

For ADORE PROPMART LLP

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provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

viii. That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana ShehariVikasPradhikaran.

xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xii. That you shall make provision of Solar Power System as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xv. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

xvii. That you shall not give any advertisement for sale of commercial area before the approval of zoning plan / building plans of the same.

xviii. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots

xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of

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construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

xxii. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

xxiv. That no pre-launch/sale of units will be undertaken before approval of the zoning/ building plans.

xxv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer.

xxvi. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

xxvii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

xxviii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxix. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

xxx. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

xxxi. That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

For ADORE PROPMART LLP

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xxxii. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.

xxxiii. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site before starting development works at site.

xxxiv. That you shall abide by all the directions/restrictions imposed by the Department from time to time in general public interest.

3. That you shall submit certificate from DRO/Deputy Commissioner, Gurugram certifying that the applied land is still under ownership of individual land owners/ land owning company within 30 days from grant of licence or before approval of building plans, whichever is earlier.

4. That you shall demolish the unauthorized construction raised at site within 30 days from grant of licence or before approval of building plans, whichever is earlier.

5. The licence is valid up to 18/12/2028.

Dated: 19/12/2023.
Place: Chandigarh

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5131/JE(SB)/2023/ 42954 Dated: 19-12-2023

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Sh. Ram Avtar S/o Dharmo, Satender S/o Ramphal, Prem Parkash S/o Kanwar Bhan, Dimpal Guglani W/o Prem Prakash, Sandeep Kumar Malhotra S/o Shiv Kumar Malohtra, Usha Devi W/o Satbir Singh Sindhu, Roop Rani W/o Kalyan Singh, Sonia Thareja W/o Sunil Kumar, Rajender Singh- Dharambir Ss/o Shri Ram Kishan Yadav, Super Fine Realtors Pvt. Ltd., Flymore Construction Pvt. Ltd. in collaboration with Adore Propmart LLP, 1F-22-26, Ozone Centre, Sector 12, Faridabad-121007 alongwith copy of zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(R.S. Batth)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

For ADORE PROPMART LLP

Authorized Signatory

To be read with License no...264.....dated...19/12/....of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Kherki Daula	Ram Avtar-Satender equal share	56	15/2/2	0-4
			16/2	1-16
			Total	2-0
			Khsara no.	B-B-B
Shikohpur	Prem- Prakash-Dimpal Guglani equal share		791/1/1	4-10-3
	Super Fine Realtors Pvt.Ltd. 243/375 share& Prem Prakash 132/375 share		791/2	0-18-15
	Super Fine Realtors Pvt.Ltd. 377/520 share & Dimpal Guglani 143/520 share		792	1-6-0
	Super Fine Realtors Pvt.Ltd. 340/480 share & Dimpal Guglani 143/480 share		793/1	1-4-0
	Super Fine Realtors Pvt.Ltd. 305/460 share, Mrs. Dimpal Guglani 69/460 share & Sandeep Kumar Malhotra 86/460 share		793/2	1-3-0
	Super Fine Realtors Pvt.Ltd.		794/1	0-18-15
			794/3	1-12-7
	Super Fine Realtors Pvt.Ltd. 1/260 share , Usha Devi & Roop Rani equally 140/260 share, Mrs. Sonia Thareja 70/260 share& Sandeep Kumar Malhotra 49/260 share		795/1	0-13-0
	Super Fine Realtors Pvt.Ltd. 50/260 share , Usha Devi & Roop Rani equally 140/260 share, Mrs. Sonia Thareja 70/260 share		795/2Min	0-10-5
	Super Fine Realtors Pvt.Ltd.		796/1	0-0-0
	Super Fine Realtors Pvt.Ltd. 592/1032 share& Flymore Construction Pvt. Ltd. 440/1032 share		797/1 Min	0-5-11
			797/3/2 Min	1-0-18
	Rajender Singh & Dharambir equal share		791/1/2	0-0-18
			791/3	0-2-4
			794/2	0-1-18
			797/2Min	0-0-4
			Total	14-7-18
			Grand Total	9.2453 acres

Note:-Killa no. 794/2min(0-0-5) , 794/3min(0-6-5),795/1min(0-7-5),795/2min(0-10-5),797/1min (0-5-5),797/2min(0-0-4),797/3/2min(0-0-3) total 18-98-12 are under mortgage.

Director Town & Country Planning Haryana Chandigarh

For ADORE PROPMART LLP

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TOWER-T1 & T2

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	626.862	170.883	--	--	
1ST FL.		459.266	190.564	34.021	4
2nd FL.		459.266	190.564	34.021	4
3rd FL.		459.266	190.564	34.021	4
4th FL.		459.266	190.564	34.021	4
5th FL.		459.266	190.564	34.021	4
6th FL.		459.266	190.564	34.021	4
7th FL.		459.266	190.564	34.021	4
8th FL.		459.266	190.564	34.021	4
9th FL.		459.266	190.564	34.021	4
10th FL.		459.266	190.564	34.021	4
11th FL.		459.266	190.564	34.021	4
12th FL.		459.266	190.564	34.021	4
13th FL.		459.266	190.564	34.021	4
14th FL.		459.266	190.564	34.021	4
15th FL.		459.266	190.564	34.021	4
16th FL.		459.266	190.564	34.021	4
17th FL.		459.266	190.564	34.021	4
18th FL.		459.266	190.564	34.021	4
19th FL.		459.266	190.564	34.021	4
20th FL.		459.266	190.564	34.021	4
21st FL.		459.266	190.564	34.021	4
22nd FL.		459.266	190.564	34.021	4
23rd FL.		459.266	190.564	34.021	4
24th FL.		459.266	190.564	34.021	4
25th FL.		459.266	190.564	34.021	4
26th FL.		459.266	190.564	34.021	4
TOTAL	626.862	12111.803	4954.666	884.542	104
MUMTY		52.778			
O.H.W.T.		128.682			
STILT		455.980			

TOWER-T3

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	651.020	156.126	--	--	
1ST FL.		512.755	219.083	34.006	4
2nd FL.		512.755	219.083	34.006	4
3rd FL.		512.755	219.083	34.006	4
4th FL.		512.755	219.083	34.006	4
5th FL.		512.755	219.083	34.006	4
6th FL.		512.755	219.083	34.006	4
7th FL.		512.755	219.083	34.006	4
8th FL.		512.755	219.083	34.006	4
9th FL.		512.755	219.083	34.006	4
10th FL.		512.755	219.083	34.006	4
11th FL.		512.755	219.083	34.006	4
12th FL.		512.755	219.083	34.006	4
13th FL.		512.755	219.083	34.006	4
14th FL.		512.755	219.083	34.006	4
15th FL.		512.755	219.083	34.006	4
16th FL.		512.755	219.083	34.006	4
17th FL.		512.755	219.083	34.006	4
18th FL.		512.755	219.083	34.006	4
19th FL.		512.755	219.083	34.006	4
20th FL.		512.755	219.083	34.006	4
21st FL.		512.755	219.083	34.006	4
22nd FL.		512.755	219.083	34.006	4
23rd FL.		512.755	219.083	34.006	4
24th FL.		512.755	219.083	34.006	4
25th FL.		512.755	219.083	34.006	4
26th FL.		512.755	219.083	34.006	4
TOTAL	651.020	13487.768	5696.168	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		494.894			

TOWER-T4

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	665.214	157.039		--	
1ST FL.		526.702	214.538	34.006	4
2nd FL.		526.702	214.538	34.006	4
3rd FL.		526.702	214.538	34.006	4
4th FL.		526.702	214.538	34.006	4
5th FL.		526.702	214.538	34.006	4
6th FL.		526.702	214.538	34.006	4
7th FL.		526.702	214.538	34.006	4
8th FL.		526.702	214.538	34.006	4
9th FL.		526.702	214.538	34.006	4
10th FL.		526.702	214.538	34.006	4
11th FL.		526.702	214.538	34.006	4
12th FL.		526.702	214.538	34.006	4
13th FL.		526.702	214.538	34.006	4
14th FL.		526.702	214.538	34.006	4
15th FL.		526.702	214.538	34.006	4
16th FL.		526.702	214.538	34.006	4
17th FL.		526.702	214.538	34.006	4
18th FL.		526.702	214.538	34.006	4
19th FL.		526.702	214.538	34.006	4
20th FL.		526.702	214.538	34.006	4
21st FL.		526.702	214.538	34.006	4
22nd FL.		526.702	214.538	34.006	4
23rd FL.		526.702	214.538	34.006	4
24th FL.		526.702	214.538	34.006	4
25th FL.		526.702	214.538	34.006	4
26th FL.		526.702	214.538	34.006	4
TOTAL	665.214	13851.288	5577.975	884.153	104
MUMTY		61.369			
O.H.W.T.		116.724			
STILT		508.525			

TOWER-T5

	GR.COV.	UNIT F.A.R.	BALCONY NON F.A.R	STAIR NON F.A.R.	D.UNIT
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	864.186	105.314		--	
1ST FL.		656.397	255.147	30.346	4
2nd FL.		656.397	255.147	30.346	4
3rd FL.		656.397	255.147	30.346	4
4th FL.		656.397	255.147	30.346	4
5th FL.		656.397	255.147	30.346	4
6th FL.		656.397	255.147	30.346	4
7th FL.		656.397	255.147	30.346	4
8th FL.		656.397	255.147	30.346	4
9th FL.		656.397	255.147	30.346	4
10th FL.		656.397	255.147	30.346	4
11th FL.		656.397	255.147	30.346	4
12th FL.		656.397	255.147	30.346	4
13th FL.		656.397	255.147	30.346	4
14th FL.		656.397	255.147	30.346	4
15th FL.		656.397	255.147	30.346	4
16th FL.		656.397	255.147	30.346	4
17th FL.		656.397	255.147	30.346	4
18th FL.		656.397	255.147	30.346	4
TOTAL	864.186	11920.456	4592.639	546.224	72
MUMTY		56.119			
O.H.W.T.		105.314			
STILT		759.509			

TOWER-T1 & T2

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	12,111.803	SQ.M.
STILT (NON F.A.R.)	=	455.980	SQ.M.
STAIR (NON F.A.R.)	=	884.542	SQ.M.
BALCONY (NON F.A.R.)	=	4,954.666	SQ.M.
MUMTY (NON F.A.R.)	=	52.778	SQ.M.
O.H.W.T. (NON F.A.R.)	=	128.682	SQ.M.
TOTAL	=	18,588.451	SQ.M.

TOWER-T3

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	13,487.768	SQ.M.
STILT (NON F.A.R.)	=	494.894	SQ.M.
STAIR (NON F.A.R.)	=	884.153	SQ.M.
BALCONY (NON F.A.R.)	=	5,696.168	SQ.M.
MUMTY (NON F.A.R.)	=	61.369	SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724	SQ.M.
TOTAL	=	20,741.076	SQ.M.

TOWER-T4

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	13,851.288	SQ.M.
STILT (NON F.A.R.)	=	508.525	SQ.M.
STAIR (NON F.A.R.)	=	884.153	SQ.M.
BALCONY (NON F.A.R.)	=	5,577.975	SQ.M.
MUMTY (NON F.A.R.)	=	61.369	SQ.M.
O.H.W.T. (NON F.A.R.)	=	116.724	SQ.M.
TOTAL	=	21,000.033	SQ.M.

TOWER-T5

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	11,920.456	SQ.M.
STILT (NON F.A.R.)	=	759.509	SQ.M.
STAIR (NON F.A.R.)	=	546.224	SQ.M.
BALCONY (NON F.A.R.)	=	4,592.639	SQ.M.
MUMTY (NON F.A.R.)	=	56.119	SQ.M.
O.H.W.T. (NON F.A.R.)	=	105.314	SQ.M.
TOTAL	=	17,980.261	SQ.M.

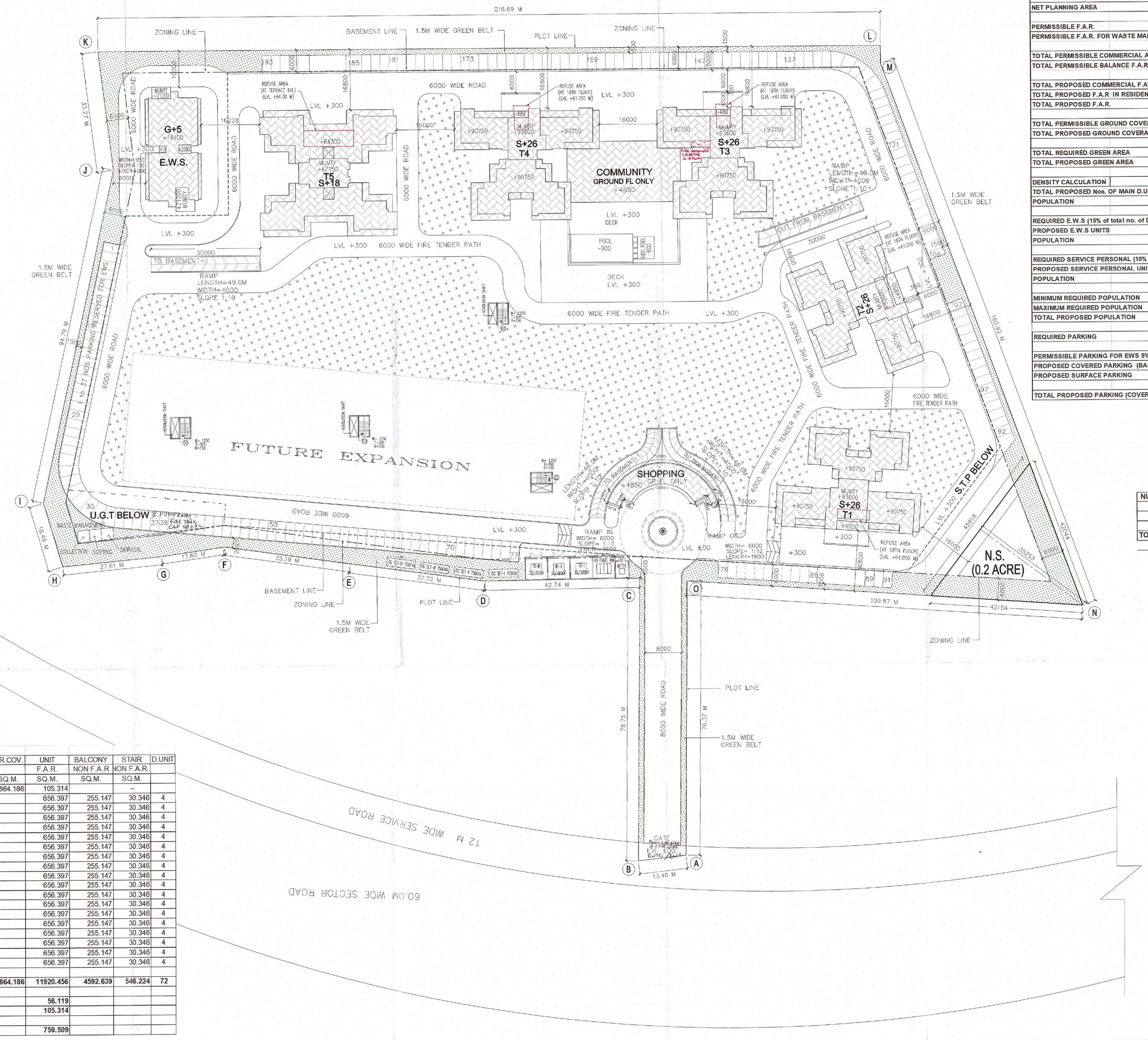
TOWER NOS.	NOS. OF STOREY	TYPE	GROUND COVERAGE	F.A.R. IN TOWER	TOTAL Nos. OF D.U. IN TOWER			POPULATION			
					MAIN D.U.	SERVICE PERSONEL	E.W.S. UNITS	TOTAL D.U.		Person per/D.U.	Total
T1	S+26	3 BED	626.862	12111.803	104			104	x	5	520
T2	S+26	3 BED	626.862	12,111.803	104			104	x	5	520
T3	S+26	3 BED+UTILITY	651.020	13,487.768	104			104	x	5	520
		SER. PERSONAL				52		52	x	2	104
T4	S+26	3 BED+UTILITY	651.020	13,851.288	104			104	x	5	520
T5	S+18	4 BED+UTILITY	864.186	11,920.456	72			72	x	5	360
E.W.S.	G+5		416.661	2,294.828			96	96	x	2	192
COMMUNITY	GR FL ONLY		1,076.873	596.723	--			--		--	--
SHOPPING	GR FL ONLY		186.920	186.920							
TOTAL			5100.406	66561.588	488	52	96				2736

AREA CALCULATION

		ACRE	SQ.M.	
LICENSE AREA	=	9.2453		
NET PLANNING AREA	=	9.2453	37414.342	
PERMISSIBLE F.A.R.	= @175%		65475.099	SQ.M
PERMISSIBLE F.A.R. FOR WASTE MANAGEMENT AGREEMENT DATED 29-01-2024	= @3%		1122.430	SQ.M
TOTAL F.A.R.	= 178%		66597.529	SQ.M
TOTAL PERMISSIBLE COMMERCIAL AREA	= 0.5%		187.072	SQ.M
TOTAL PERMISSIBLE BALANCE F.A.R. FOR RESIDENTIAL (66597.529-187.072)	=		66410.458	SQ.M
TOTAL PROPOSED COMMERCIAL F.A.R.	= 0.50%		186.920	SQ.M
TOTAL PROPOSED F.A.R IN RESIDENTIAL	177.40%		66374.668	SQ.M
TOTAL PROPOSED F.A.R.	177.90%		66561.588	SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE	= @35%		13095.020	SQ.M
TOTAL PROPOSED GROUND COVERAGE	= 13.63%		5100.406	SQ.M
TOTAL REQUIRED GREEN AREA	= @15%		5612.151	SQ.M
TOTAL PROPOSED GREEN AREA	= 15.43%		5773.705	SQ.M
DENSITY CALCULATION				
TOTAL PROPOSED Nos. OF MAIN D.U.'s	=		488	D.U.
POPULATION	= @5 P/D.U.		2440	Person
REQUIRED E.W.S (15% of total no. of D.U.'s)	= @15%		86	Units
PROPOSED E.W.S UNITS	=		96	Units
POPULATION	= @2 P/D.U.		192	Person
REQUIRED SERVICE PERSONAL (10% of total no of D.U.'s)	= @10%		49	Units
PROPOSED SERVICE PERSONAL UNITS	=		52	Units
POPULATION	= @2 P/D.U.		104	Person
MINIMUM REQUIRED POPULATION	= 100		925	Person
MAXIMUM REQUIRED POPULATION	= 300		2774	Person
TOTAL PROPOSED POPULATION	= 295.934		2736	Person
REQUIRED PARKING	= @1.5 E.C.S.	/D.U	732	E.C.S.
PERMISSIBLE PARKING FOR EWS 5% OF 732	=		37	BAYS
PROPOSED COVERED PARKING (BASEMENT-1 & 2)	=		1636	BAYS
PROPOSED SURFACE PARKING	=		193	BAYS
TOTAL PROPOSED PARKING (COVERED+SURFACE)			1829	BAYS

NURSERY SCHOOL PLOT AREA CALCULATION

(45.918 X 35.253)/2 X	=	809.37	SQ.M.
TOTAL	=	809.37	SQ.M.
	=	0.200	ACRE



CLIENT'S SIGN

For ADORE PROPMART LLP
Authorized Signatory

ARCHITECT,S SIGN

BHUPENDRA KUMAR
ARCHITECT
CA/2004/33978

PROJECT

APPROVAL OF BUILDING PLANS OF GROUP HOUSING COLONY AN AREA MEASURING 9.2453 ACRES (LICENSE NO. 264 OF 2023 DATED 19-12-2023) IN SECTOR-77, GURUGRAM BEING DEVELOPED BY ADORE PROPMART LLP.

Checked by: (Initials) S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | Chairman B.P.A.C.

in forwarding letter No. 23.817 ... dt. 13/12/24

Superintending Engineer (HQ) HSVP, Panchkula

SITE PLAN

SHEET TITLE

SITE PLAN & AREA CALCULATION

DEALT	SCALE	JOB NO
S.K.	1 : 500	
CHECKED B.K.	DATE	DRG. NO GH-SD-01

ARCHITECT

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