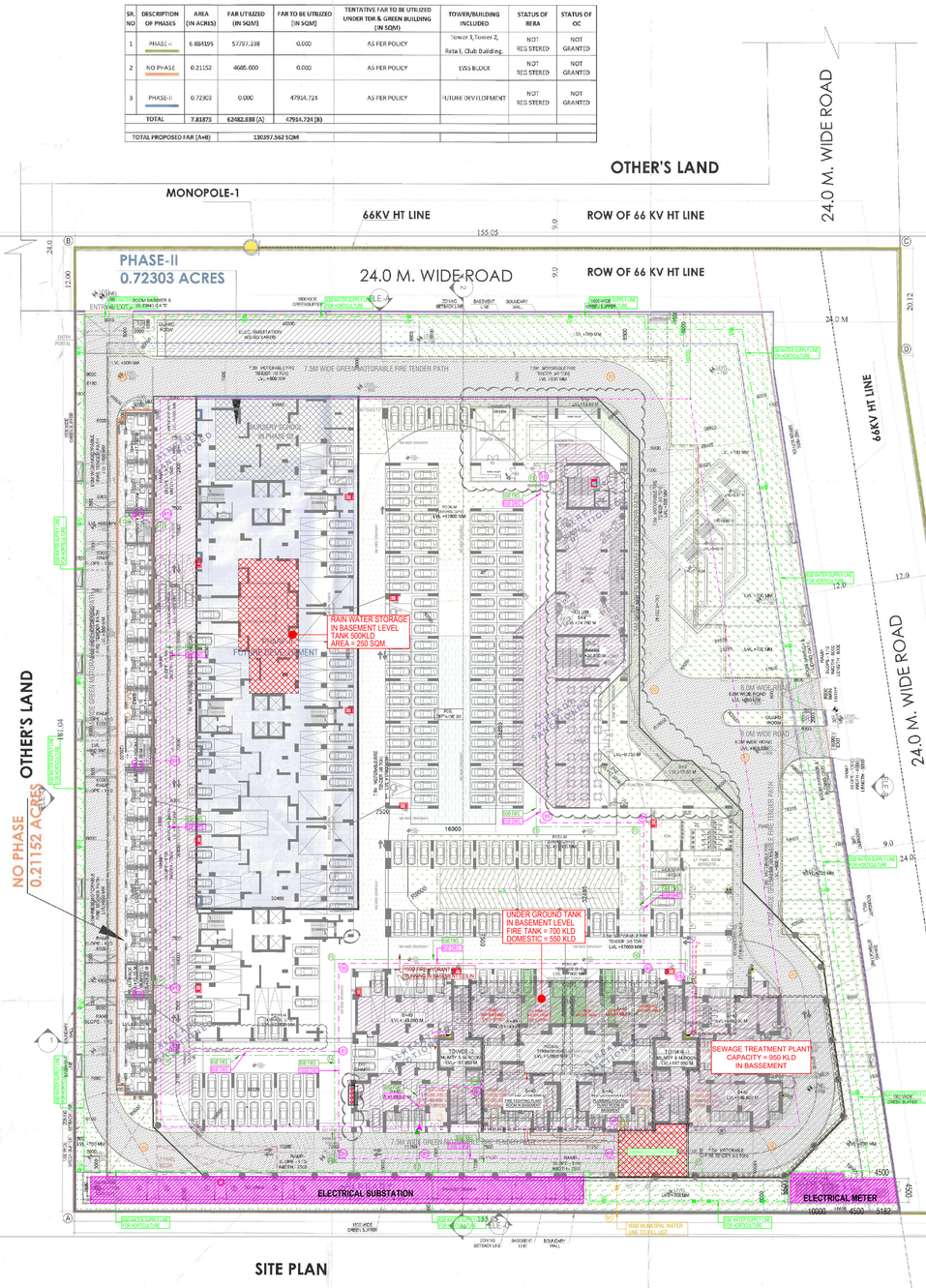
SR. NO	DESCRIPTION OF PHASES	AREA (IN ACRES)	FAR UTILIZED (IN SQM)	FAR TO BE UTILIZED (IN SQM)	TENTATIVE FAR TO BE UTILIZED UNDER TDR & GREEN BUILDING (IN SQM)	TOWER/BUILDING INCLUDED	STATUS OF RERA	STATUS OF OC
1	PHASE-I	6.884125	57797.238	0.000	AS PER POLICY	Tower 1, Tower 2, Retail, Club Building.	NOT REGISTERED	NOT GRANTED
2	NO PHASE	0.21152	4685.000	0.000	AS PER POLICY	EWS BLOCK	NOT REGISTERED	NOT GRANTED
3	PHASE-II	0.72303	0.000	47904.724	AS PER POLICY	FUTURE DEVELOPMENT	NOT REGISTERED	NOT GRANTED
	TOTAL	7.81875	62482.888 (A)	47904.724 (B)				
	TOTAL PROPOSED FAR (A+B)		130387.562 SQM					



SITE PLAN

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	

PHASE	TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR/ FA 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	26473.359	380.084	380.084	29108.472	0.000	0.000	1635.413	10,625.545	160	37	ALREADY SANCTIONED
		1ST FLOOR	1	969.399	969.399		706.379	706.379		36.999	36.999					
		TYPICAL FLOOR	36	654.477	23551.172		691.467	24892.812		36.999	1331.640					
		TYPICAL REFUGE FLOOR	3	629.035	1962.415		957.755	1973.385		36.999	110.979					
		MUMTY MACHINE ROOM	1	-	-		156.813	156.813		156.813	156.813					
	TOWER - 2	STILT-1 FLOOR LVL	1	381.630	381.630	26474.805	381.630	381.630	29119.218	0.000	0.000	1635.413		160	37	ALREADY SANCTIONED
		1ST FLOOR	1	969.398	969.398		706.379	706.379		36.999	36.999					
		TYPICAL FLOOR	39	654.477	23551.172		691.467	24892.812		36.999	1331.640					
		TYPICAL REFUGE FLOOR	3	629.035	1962.415		957.755	1973.385		36.999	110.979					
		MUMTY MACHINE ROOM	1	-	-		156.813	156.813		156.813	156.813					
	CLUB	STILT-1 FLOOR LVL	1	1487.967	1487.967	4160.160	1487.967	1487.967	5306.765	0.000	0.000	1140.615		-	-	ALREADY SANCTIONED
		STILT-2 FLOOR LVL	1	0.000	0.000		307.255	307.255		307.255	307.255					
		PODIUM-1 FLOOR LVL	1	1305.212	1305.212		1597.517	1597.517		986.309	986.309					
		PODIUM-2 FLOOR LVL	1	824.153	824.153		890.033	890.033		74.880	74.880					
		1ST FLOOR LVL	1	858.648	858.648		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	988.194	988.194	988.194	988.194	988.194	988.194	-	-	-		-	-	ALREADY SANCTIONED
NO PHASE	EWS	GROUND FLOOR	1	856.040	856.040	4788.961	856.040	856.040	5996.858	0.000	0.000	416.073	856.040	146	-	REVISED
		TYPICAL FLOOR (1ST TO 6TH FLOOR)	6	705.512	3829.563		674.012	4398.060		63.100	260.553					
		6TH FLOOR	1	95.265	95.265		95.265	95.265		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	5.000	-	-	ALREADY SANCTIONED
	HT METER & HT ISOLATOR ROOM	-	1	-	-	-	92.271	92.271	92.271	92.271	92.271	92.271	-	-	-	ALREADY SANCTIONED
	DG & TRANSFORMER	-	1	-	-	-	514.774	514.774	514.774	514.774	514.774	514.774	-	-	-	ALREADY SANCTIONED
	RAMP AREA	-	1	-	-	-	2386.200	2386.200	2386.200	2386.200	2386.200	2386.200	-	-	-	ALREADY SANCTIONED
	GARBAGE COLLECTION CENTER	-	1	-	-	-	9.000	9.000	9.000	9.000	9.000	9.000	-	-	-	ALREADY SANCTIONED
	ELEC. SUBSTATION AREA	-	1	-	-	-	334.560	334.560	334.560	334.560	334.560	334.560	-	-	-	REVISED
	STILT FLOOR LVL	-	1	-	-	-	7774.563	7774.563	7774.563	7774.563	7774.563	7774.563	-	-	-	REVISED
	PODIUM-1 FLOOR LVL	-	1	-	-	-	8542.849	8542.849	8542.849	8542.849	8542.849	8542.849	-	-	-	REVISED
	PODIUM-2 FLOOR LVL	-	1	-	-	-	8999.342	8999.342	8999.342	8999.342	8999.342	8999.342	-	-	-	REVISED
	PODIUM-3 FLOOR LVL	-	1	-	-	-	9009.859	9009.859	9009.859	9009.859	9009.859	9009.859	-	-	-	REVISED
	BASEMENT - 1	-	1	-	-	-	16022.785	16022.785	16022.785	16022.785	16022.785	16022.785	-	-	-	REVISED
	GRAND TOTAL FAR	-	-	-	-	62578.103			129868.800	-	-	5820.897	54820.390	466	74	
	RESIDENTIAL FAR					57728.726										
	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 PLAN AREA OF THE SCHEME (7.79421 ACRES)	SQM.	31543.583					
3	GROUND COVERAGE (60 %)	SQM.	18925.295	60.000%	14820.390	46.990%	14820.390	14011.731
4	FAR (3.5 TOD)	SQM.	110397.562	350.000%				
5	FAR RESIDENTIAL COMPONENT (@55.589 % MAXIMUM	SQM.	61357.326	194.562%				
6	FAR COMMERCIAL COMPONENT @ 4.411% MAXIMUM	SQM.	4869.636	15.439%				
7	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	SQM.	3795.169	12.000%				
8	**TOTAL FAR TOD + GRIHA**	SQM.	**114852.621**	**362.000%**	62578.103	**198.395%**	95.265	62482.838
9	TOTAL FAR RESIDENTIAL COMPONENT @ 55.589% MAX + GRIHA 4 STAR	SQM.	109912.985		57728.726	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 + 15%(+ 100)/ 85	NOS.	56.471		146		4	242
13	TOTAL DWELLING UNITS (MDU + EWS)	NOS.			466		4	462
14	SERVICE PERSONNEL UNIT	NOS.	10		74			74
15	CAR PARKING REQUIRED	NOS.	453		1138		1118	1092
16	PROPOSED BASEMENT AREA	SQM.			16022.785		16022.785	15547.507
17	GREEN AREA (15 %)	SQM.	4731.324	15.000%	4927.735	15.629%	4927.735	4960.147
18	GREEN SWEAP AREA	SQM.			625.734	1.984%	625.734	750.569

MAIN UNITS		UNIT NO.s	DENSITY
	6 Person / Un	320	1920
ECWAC PERSONAL UNIT (EPU) 15% of Main Units	2 Person / Un	74	148
	3 Person / Un	146	438
TOTAL PROPOSED DWELLING			2506
PERMISSIBLE DENSITY IN INTENSIVE TOD ZONE OF 1 HECARE ACRES @ 240 TO 250 PPA		1023 PER ACRE TO 1277 PERS/ACR	
PROPOSED POPULATION		2506 PERSONS	
PROPOSED DENSITY		321 PPA	

AREA CALCULATION OF GARBAGE COLLECTION CENTER

GROSS - 1						
2@ 1	1	X	3.000	X 3.000	=	9.000 SQM
				AREA CALCULATION OF GUARD ROOM		
GROSS - 1						
1@ 1	1	X	2.000	X 3.000	=	6.000 SQM
				TOTAL AREA	=	6.000 SQM
				AREA CALCULATION OF HT METER & HT ISOLATOR		
GROSS - 1						
1	1	X	10.000	2 X 4.500	=	90.000 SQM
1	1	X	11.400	2 X 4.500	=	102.600 SQM
				TOTAL AREA	=	192.600 SQM
				AREA CALCULATION OF RAMP AREA		
GROSS - 1						
R1	1	X	1	X 6.000	=	6.000 SQM
R2	1	X	1	X 6.000	=	6.000 SQM
R3	1	X	1	X 6.000	=	6.000 SQM
				TOTAL AREA	=	18.000 SQM
				AREA CALCULATION OF RAMP		
GROSS - 1						
1@ 1	1	X	1	X 6.000	=	6.000 SQM
				TOTAL AREA	=	6.000 SQM

PARKING REQUIREMENT

S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	PERMISSIBLE/ REQUIRED (CS)	PROPOSED
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS		-	0
2	BETWEEN 100 TO 200 SQM. OF CARPET AREA OF DWELLING UNIT	1 ECS	320	320	794
3	EWS - 5% OF REQUIRED ECS			146	242
4	1 CAR ON 50 SQM ON COMMERCIAL AREA			97	97
5	EV PARKING - 15% FOR EWS & PARKING IN ECS			146	242
6	EV PARKING - 15% FOR EWS & PARKING IN TOTAL			73	73
	TOTAL			466	1118

CAR PARKING PROPOSED

S.NO.	DESCRIPTION	ECS	NOS OF BAYS	CAR PARK FOR COMMERCIAL	CAR PARK FOR EWS UNITS
1	BASEMENT	395	324	-	-
2	STILT-1 LVL	257	186	97(EV=19)	42
3	PODIUM-1 LVL	211	189	-	-
4	PODIUM-2 LVL	263	306 (EV=105)	-	-
5	PODIUM-3 LVL	265	293 (EV=105)	-	-
	TOTAL	1391	1118		

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
	0	1	97
	1	37	
	0	0	
	0	1	97
	1	37	
	0	0	
TOTAL SPU			78

GARBAGE COLLECTION CENTER

HT METER/ISOLATOR ROOM

GUARD ROOM

DG & TRANSFORMER AREA

ELEC. SUBSTATION AREA

This is to "PROVISIONAL BUILDING PLANS" approved only for the purpose of hearing objections from the general public.

STP (HQ) Nusrat Bansiwal, BPAC

ETP (HQ) Nagesh, BPAC

CTP (HR) Dilkeran, BPAC

DTP(HQ)

JD.

ATP

ATP(HQ)

Ram Avtar Bansal 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.T.A.R. 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/RIGHTIDS/SAFFTY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7.BASEMENT AREA SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.ALL TOILETS 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 USCODES FOR EARTHQUAKE RESISTANCE.
11.SOLAR PANELS OF REQUIRED CAPACITY SHELL BE PROVIDED AS PER HARE DAZONING 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.MUSIC WOR & RAIN WATER TANK SHALL BE PART OF "PHASE-I"

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 24.11.2024 IN SECTER-88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Go d Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part-2) Gurgaon, Haryana-122001

ARCHITECTS

ACPL Architecture Management Planning
ACPL Design Ltd
E-24 South Extension New Delhi 110049, India
E. contact@acplonline.com

ASSOCIATE ARCHITECTS-Submission Drawings

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

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

ACPL (HQ) M. Nuber BIPAC

Premprakash Agarwal B.ARCH C.A. No. 2000029940

AUGUST-2026 | Scale :1:300

Drawing Title:- SITE PLAN WATER SUPPLY LAYOUT

Drawing No:- SI-01