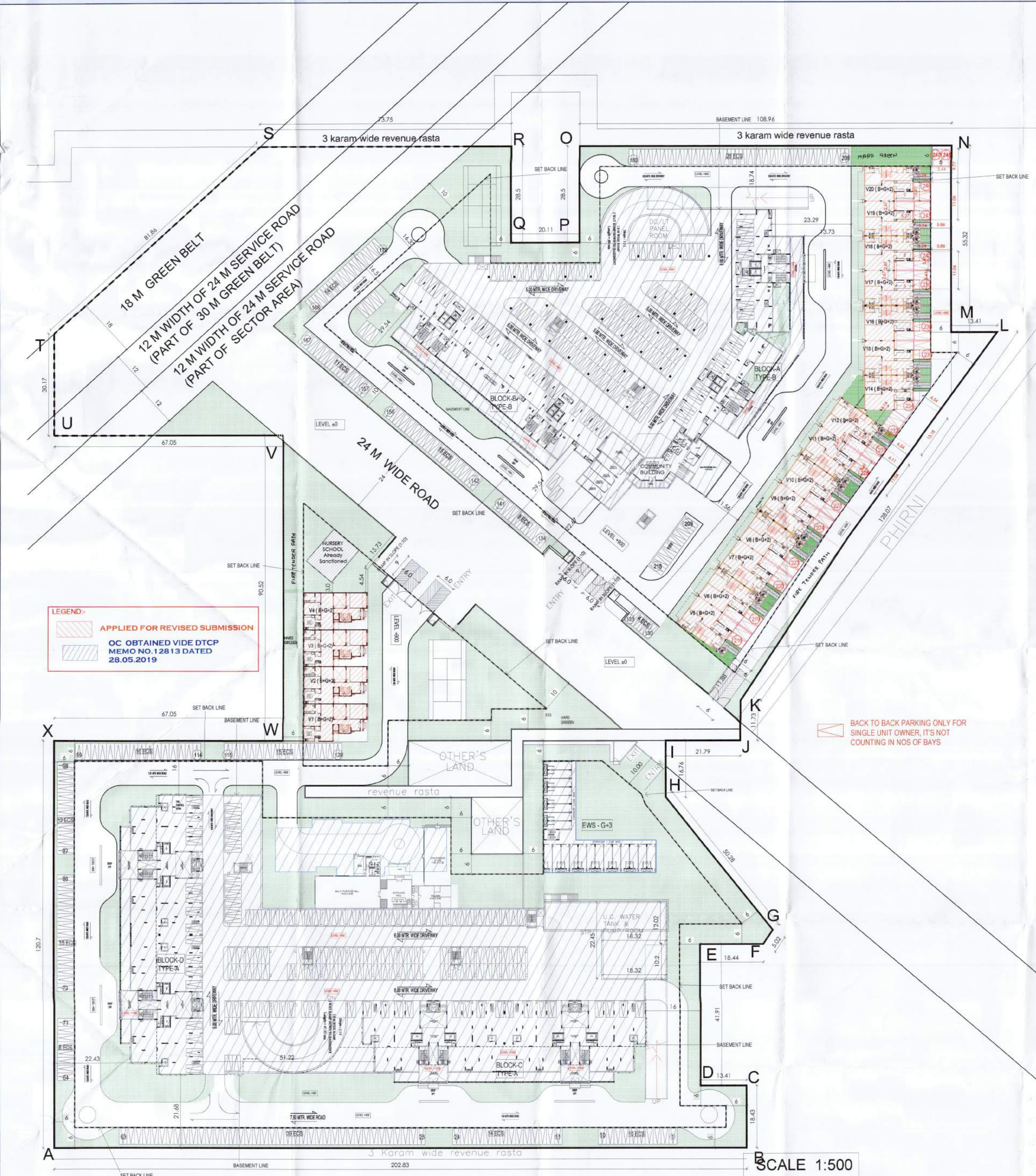


This is a PROVISIONAL BUILDING PLAN approved only for the purpose of lodging objections from the general public.

DT (H/O) [Signature]
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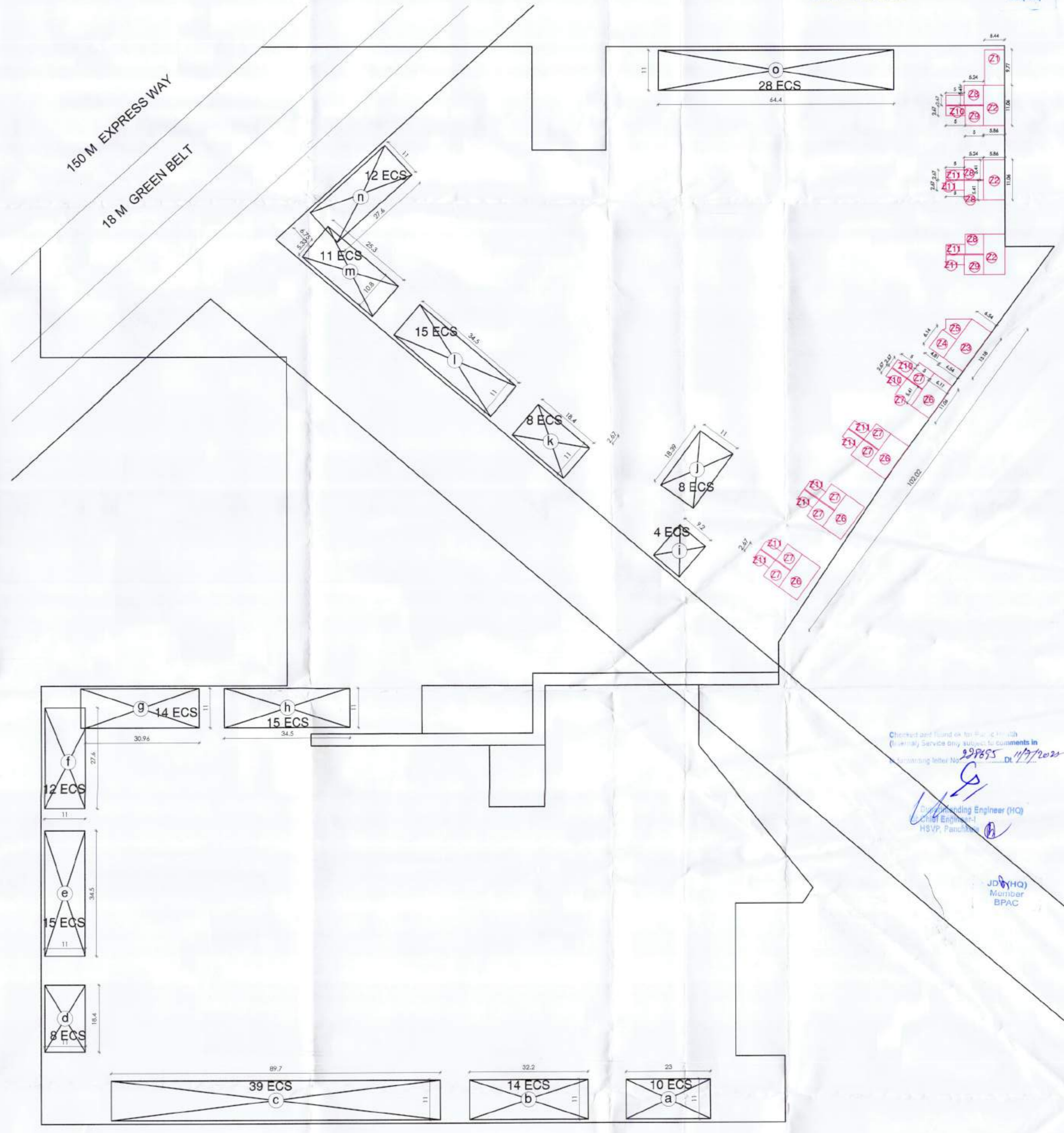
SANCTIONED TO BE READ WITH EUB OFFICE MEMO NO. 48, 50 DATED: 19-12-2025
 AD PA ATP
 Rajesh Dutt (H/O)



LEGEND:
 [Hatched Area] APPLIED FOR REVISED SUBMISSION
 [Hatched Area] OC OBTAINED VIDE DTCP MEMO NO. 12813 DATED 28.05.2019

BACK TO BACK PARKING ONLY FOR SINGLE UNIT OWNER, IT'S NOT COUNTING IN NOS OF BAYS

SCALE 1:500



Checked and Found as per Plan...
 [Signature]
 [Signature]
 [Signature]

PROPOSED/REVISED SURFACE PARKING CALCULATION				DC GRANTED SURFACE PARKING CALCULATION		
Block	Length	Width	NOS	Length	Width	Area
Block-21	5.44	9.70	1.00	23.00	11.00	253.00
Block-22	6.00	11.00	3.00	32.20	11.00	354.20
Block-23	6.54	11.18	1.00	89.70	11.00	986.70
Block-24	6.34	4.83	1.00	18.40	11.00	202.40
Block-25	34.50	1.00	0.00	34.50	11.00	379.50
Block-26	6.11	11.00	4.00	27.60	11.00	303.60
Block-27	5.00	5.41	8.00	30.96	11.00	340.56
Block-28	5.24	5.41	4.00	34.50	11.00	379.50
Block-29	5.41	4.94	2.00	9.20	11.00	101.20
Block-210	5.00	2.67	4.00	18.39	11.00	202.29
Block-211	5.00	2.67	10.00	18.40	11.00	202.40
				34.50	11.00	379.50
T O T A L			1194.95	64.86	11.00	708.4

Total Surface Parking Area as per DC Granted = 5375
 Total ECS For Surface As Per DC Granted = 215ECS
 Total Bays Count As Per Received OC = 215 nos
 Total Surface Parking Area as per Now Proposed / Revised = 1194.95 sqm
 Total ECS As Per Now Proposed / Revised (1194.95/28) = 42.8 ECS
 Total Bays Count As Per Proposed / Revised = 32 nos
 Total Achieved Parking Area (5375+1194.95) = 6569.95sqm
 Total ECS achieved = 247nos

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: SURFACE PARKING PLAN

DEALT BY: SCALE: DRG. NO. SP-1.3

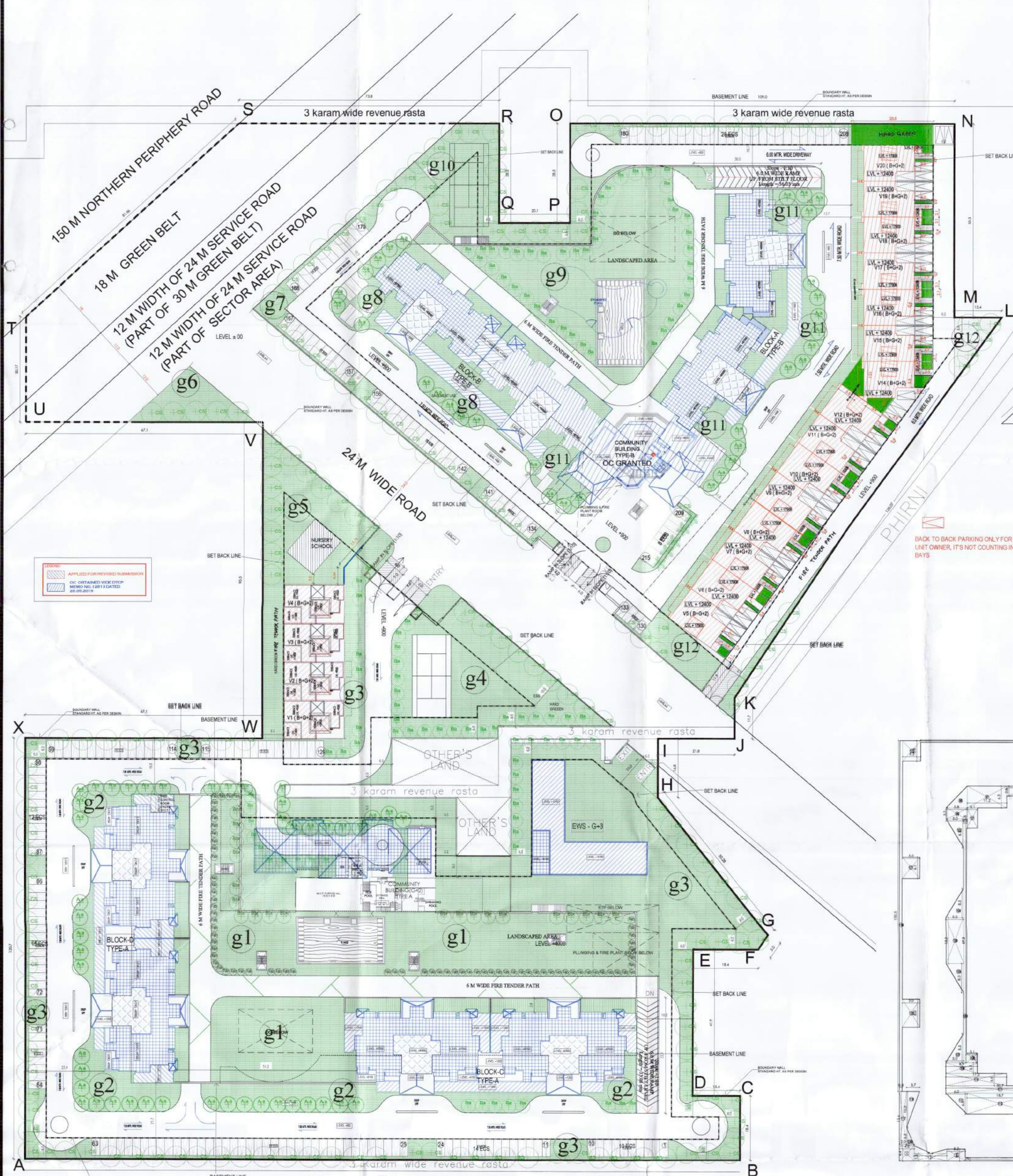
CHECKED BY: DATE: 12-06-2025

THROUGH: AUTHORISED SIGNATORY

OWNER'S SIGN: ARCHITECT'S SIGN:

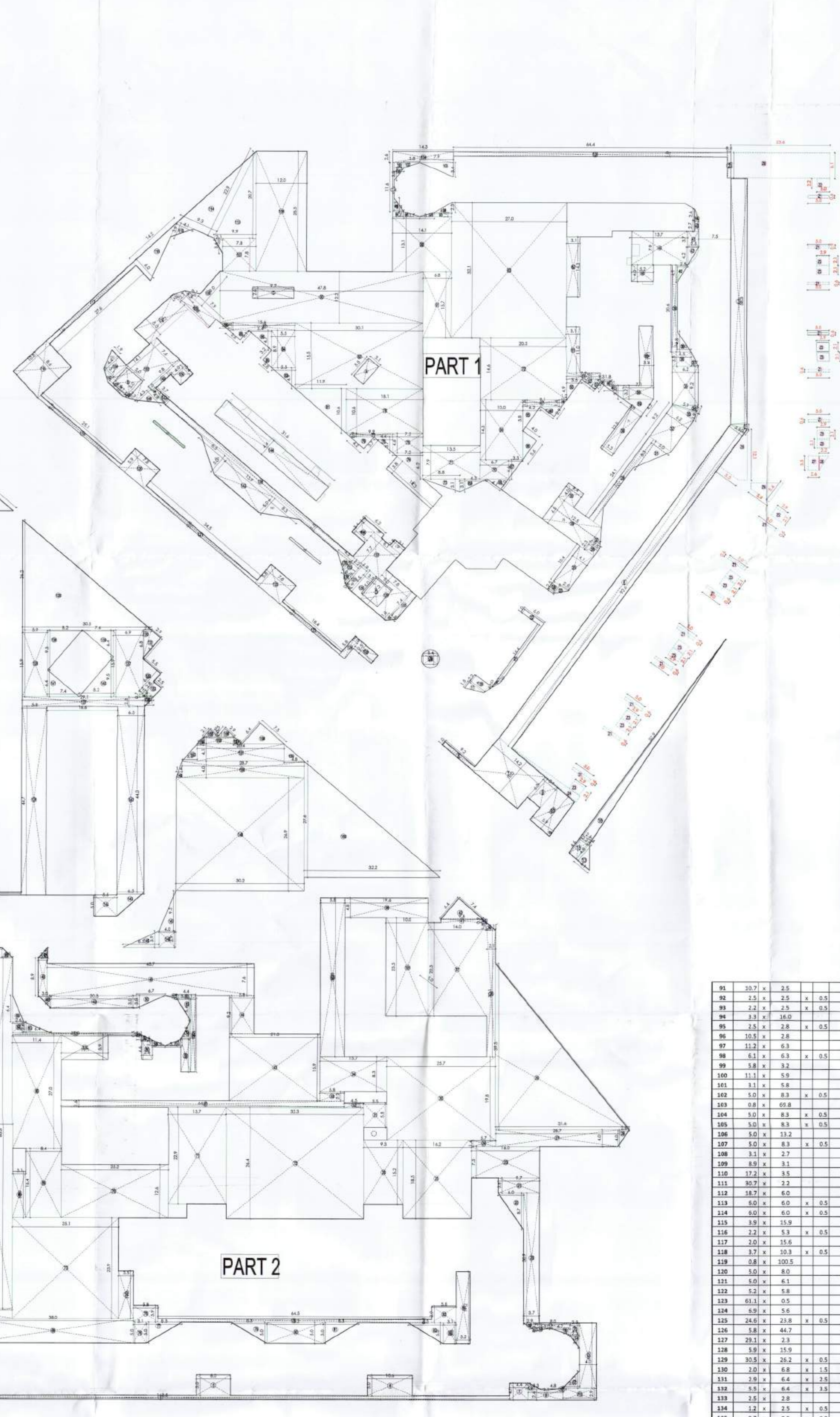
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of getting objections from the general public.

Sanctioned by the City Engineer, Bangalore
 10-12-2025
 Rajesh Dutt (SD/HC) / J.D. (HC) / M. S. (HC) / B.P.A.C.



LANDSCAPE PLAN

BLOCK AREA DIAGRAM



AREA CALCULATION OF LANDSCAPED AREA OF PART 1

S. NO.	X	Y	X	Y	AREA (SQ. MT.)
1	4.2	4.6	18.08		
2	9.0	2.3	71.62		
3	5.2	3.5	18.2		
4	10.3	1	103.3		
5	4	5	20		
6	10.4	5	52		
7	4.4	4.1	18.04		
8	8.1	2.4	19.44		
9	3.3	3.7	12.21		
10	4.8	0.5	2.4		
11	7.8	2.9	22.62		
12	3.9	4.1	15.99		
13	4	15.5	62		
14	2.9	3.1	9.09		
15	2.9	2.9	8.41		
16	4.7	3.7	17.49		
17	4	3.2	12.8		
18	3.3	2.8	9.24		
19	3.9	3.9	15.21		
20	3.7	3.9	14.49		
21	2.5	2.9	7.25		
22	6.0	8.7	52.2		
23	16	7.5	120		
24	5.2	1.4	7.28		
25	10.2	18.5	188.7		
26	9.3	15.2	141.36		
27	28.2	4.0	112.8		
28	2.6	4.0	10.4		
29	31.4	39.5	1246.33		
30	25.2	19.8	500.64		
31	5.5	5.8	31.9		
32	4.5	3.2	14.4		
33	5.8	2.2	12.76		
34	15.2	8.3	126.16		
35	5.8	3.7	21.34		
36	19.6	4.8	94.08		
37	2.5	2.9	7.25		
38	2.1	3.0	6.3		
39	2.1	1.9	3.99		
40	1	0.9	0.81		
41	9.8	0.9	8.82		
42	7.4	6.4	47.36		
43	21.3	7.6	160.47		
44	5.8	9.2	53.36		
45	48.7	35.9	1745.31		
46	2.1	8.9	18.81		
47	2.1	2.5	5.25		
48	3	3.0	9		
49	20.9	3.0	62.7		
50	6.7	3.6	24.12		
51	2.7	0.8	2.16		
52	4.4	0.9	3.96		
53	3.3	5.8	19.14		
54	2.3	4.1	9.49		
55	1.1	1.7	1.87		
56	2.3	1.8	4.14		
57	3.7	1.5	5.55		
58	3	1.1	3.3		
59	2.1	2.9	6.09		
60	2.6	1.3	3.38		
61	1.1	0.5	0.55		
62	2.9	0.5	1.45		
63	8.6	2.6	22.36		
64	2.6	2.6	6.76		
65	2.6	6.4	16.64		
66	11.4	2.9	33.06		
67	6.6	1.8	11.88		
68	3.1	10.9	33.79		
69	8.4	16.4	138.56		
70	2.5	3.2	8		
71	1.3	2.9	3.77		
72	2.5	2.6	6.5		
73	2.5	2.6	6.5		
74	3.5	3.5	12.25		
75	3.1	3.0	9.3		
76	8.3	3.0	24.9		
77	8.3	5.0	41.67		
78	6.6	0.8	5.28		
79	8.3	5.0	41.67		
80	13.2	0.8	10.75		
81	5.0	8.3	41.67		
82	8.3	5.0	41.67		
83	9.8	3.9	38.32		
84	3.1	5.0	15.5		
85	3.2	1.7	5.44		
86	8.0	5.8	46.24		
87	6.0	5.8	34.56		
88	10.4	2.4	25.0		
89	10.2	8.3	84.36		
90	3.0	8.0	24		

AREA CALCULATION OF LANDSCAPED AREA OF PART 2

S. NO.	X	Y	X	Y	AREA (SQ. MT.)
91	10.7	3.5	37.24		
92	2.5	2.5	6.25		
93	2.2	2.5	5.5		
94	2.1	2.8	5.88		
95	2.1	2.8	5.88		
96	10.3	2.8	28.84		
97	10.3	2.8	28.84		
98	6.1	6.3	38.61		
99	3.8	3.2	12.16		
100	11.1	8.8	97.68		
101	3.1	3.8	11.84		
102	1.0	0.9	0.81		
103	1.0	0.9	0.81		
104	5.0	8.3	41.67		
105	5.0	8.3	41.67		
106	5.0	8.3	41.67		
107	5.0	8.3	41.67		
108	3.1	2.7	8.41		
109	1.9	3.1	5.89		
110	1.7	3.5	5.95		
111	8.5	2.2	18.7		
112	18.7	6.0	112.41		
113	6.0	6.0	36		
114	6.0	6.0	36		
115	3.9	3.9	15.21		
116	2.1	1.9	3.99		
117	2.0	1.6	3.2		
118	3.7	10.3	38.09		
119	6.8	10.5	71.64		
120	6.8	10.5	71.64		
121	6.0	6.1	36.36		
122	6.0	6.1	36.36		
123	6.0	6.1	36.36		
124	5.9	5.6	32.84		
125	2.4	2.0	4.8		
126	1.8	4.7	8.49		
127	2.1	2.3	4.81		
128	3.5	1.5	5.25		
129	3.5	1.5	5.25		
130	1.0	1.0	1		
131	2.0	1.0	2		
132	2.0	1.0	2		
133	2.0	1.0	2		
134	1.2	1.5	1.8		
135	0.7	2.5	1.75		
136	2.5	2.2	5.5		
137	6.9	15.9	109.71		
138	8.2	9.5	77.64		
139	7.4	6.4	47.56		
140	8.2	9.5	77.64		
141	7.4	6.4	47.56		
142	6.1	6.0	36.36		
143	6.1	6.0	36.36		
144	6.1	6.0	36.36		
145	3.2	3.0	9.6		
146	8.1	8.8	71.64		
147	4.0	9.5	38.01		
148	3.0	2.6	7.8		
149	1.4	1.4	1.96		
150	2.7	4.0	10.89		
151	2.4	4.1	9.84		
152	7.1	3.7	26.41		
153	3.8	4.1	15.64		
154	3.0	3.7	11.29		
155	2.1	2.9	6.09		
156	2.3	2.9	6.69		
157	2.0	2.1	4.21		
158	6.4	6.0	40.96		
159	4.8	4.1	19.84		
160	3.2	2.7	8.64		
161	10.0	23.5	235		

LEGEND

SR NO.	TREE'S NAME	DISTANCE (C/C)	SYM.	QTY(No.)
1	CASSIA SIAMEA	6.0m	CS	182
2	CASSIA JAVANICA	5.0m	CJ	4
3	CASSIA FISTULA	6.0m	CF	4
4	KADAM	6.0m	Kc	4
5	TERMINALIA ARJUNA	7.0m	Ta	6
6	BAUHINIA ALBA	4.0m	Ba	106
7	DELONIX REGIA	3.0m	Dr	4
8	CHORISA	4.0m	Ch	4
9	BAUHINIA BLACKENYA	4.0m	Bb	20
10	BOTTLE BRUSH	4.0m	Bbr	20
11	ACACIA AURICULIFORMIS	4.0m	Ac	78
12	NEEM	3.0m	N	33
13	FIGUS BENJAMINUM	2.0m	Fb	72

AREA CALCULATION OF PROPOSED/REVISED LANDSCAPED AREA OF PART-1

S. NO.	X	Y	X	Y	AREA (SQ. MT.)
21	0.6	1	0.6	1	0.36
22	2.2	3	2.2	3	13.2
23	2.1	3	2.1	3	12.6
24	P LINE	X	10.1	1	10.1
25	P LINE	X	3.6	1	3.6
26	P LINE	X	4.1	1	4.1
27	2.3	3.3	7.59		
28	P LINE	X	20.3	1	20.3
29	23.6	6.1	143.96		
TOTAL					370.893

TOTAL APPROVED GREEN AREA OF PART -1 = 7787.578 SQM
 TOTAL ADDITIONAL PROPOSED/REVISED LANDSCAPE AREA (V) = 370.893 SQM
 TOTAL NEW PROPOSED/REVISED LANDSCAPE AREA OF PART -1 (8+D) = 7787.578-370.893 SQM = 8157.571 SQM

LANDSCAPE AREA AS PER OC RECEIVED

S. NO.	X	Y	X	Y	AREA (SQ. MT.)
7787.578	14148.86				
21536.435					
TOTAL LANDSCAPE AREA AS PROPOSED/REVISED PLAN					14148.86
LANDSCAPE AREA OF PART 1 + LANDSCAPE AREA OF PART 2					14148.86
TOTAL ACHIEVED LANDSCAPE AREA					22905.845

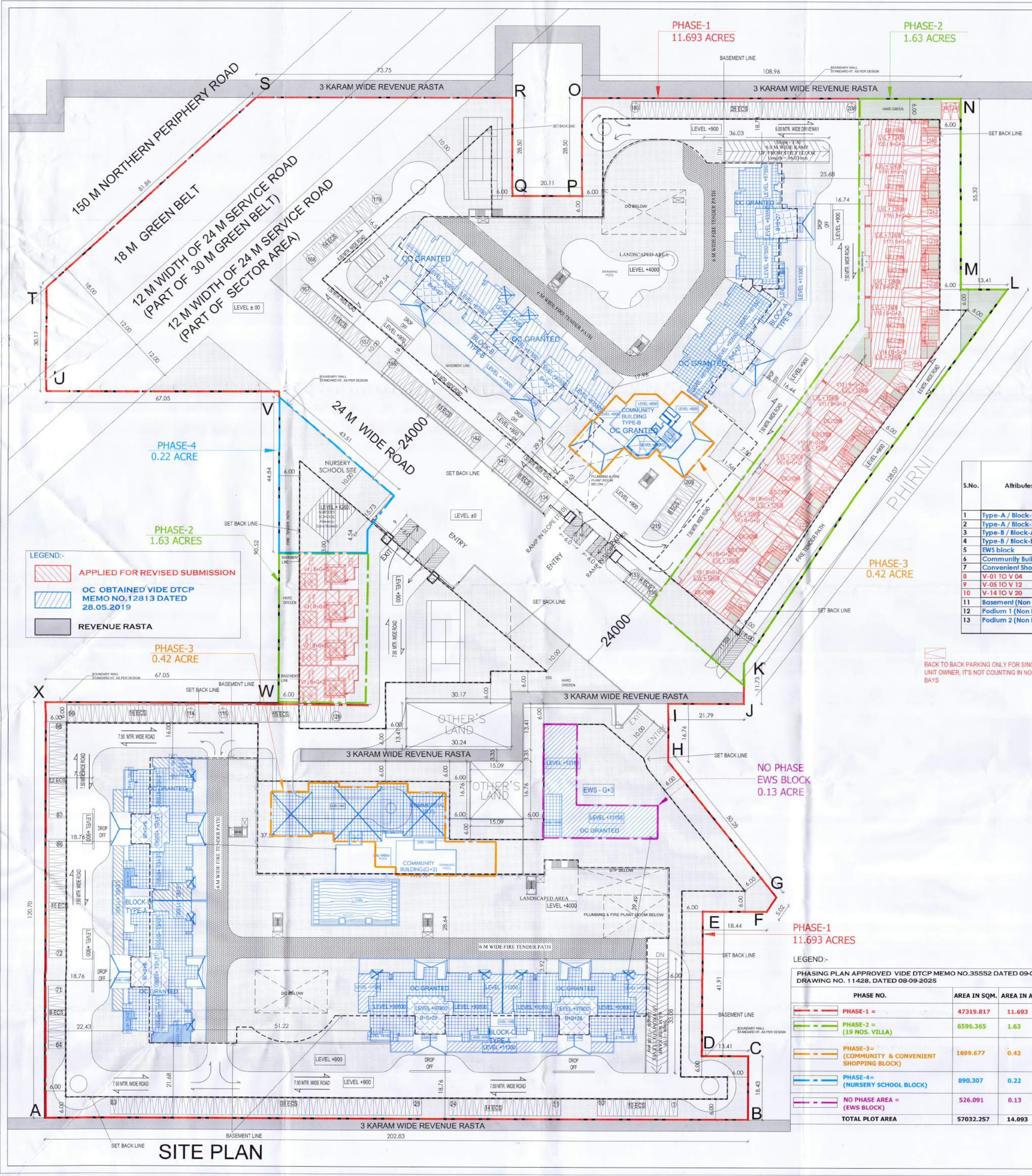
PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS

DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN

CHECKED BY: DATE: 15-05-2025

THROUGH: AUTHORIZED SIGNATORY

OWNER'S SIGN: ARCHITECT'S SIGN:



ABSTRACT

TOTAL SITE AREA	14.093 Acres	57032.35 sqm
SITE AREA FOR CALCULATION	13.6875 Acres	55391.25 sqm
FAR Permitted @ 1.75	23.953 Acres	96934.703 sqm

CONVENIENT SHOPPING

CONVENIENT SHOPPING @ 0.25%	137.50 sqm
TOTAL	137.50 sqm

APPROVED POPULATION

442	Population of Main Units	2773
44	Population of Service Personnel	2773
79	Population of EWS Units	2773
TOTAL POPULATION		2773

SERVICE PERSONNEL

(a) Provided 2 Nos each on Ground Floor in BLOCK-C	44
Total	44

ALREADY SANCTIONED FAR AREA CHART MEMO NO: ZP-760/DBS/2012/11087

BUILDING DESCRIPTION	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	EWS	ROW HOUSES	Community Building	Convenient Shopping
1st Floor	224.27	224.27	267.03	267.03	480.76	2009.88	651.17	276.00
2nd Floor	699.66	733.08	1192.35	1192.35	480.76	2012.05	824.61	...
3rd Floor	636.62	636.62	935.49	935.49	372.51	11.80	...	...
4th Floor	636.62	636.62	935.49	935.49	...	...	...	...
5th Floor	636.62	636.62	935.49	935.49	...	...	...	...
6th Floor	636.62	636.62	935.49	935.49	...	...	...	...
7th Floor	636.62	636.62	935.49	935.49	...	...	...	...
8th Floor	636.62	636.62	935.49	935.49	...	...	...	...
9th Floor	636.62	636.62	935.49	935.49	...	...	...	...
10th Floor	636.62	636.62	935.49	935.49	...	...	...	...
11th Floor	636.62	636.62	935.49	935.49	...	...	...	...
12th Floor	636.62	636.62	935.49	935.49	...	...	...	...
13th Floor	636.62	636.62	935.49	935.49	...	...	...	...
14th Floor	636.62	636.62	935.49	935.49	...	...	...	...
15th Floor	636.62	636.62	935.49	935.49	...	...	...	...
16th Floor	636.62	636.62	935.49	935.49	...	...	...	...
17th Floor	636.62	636.62	935.49	935.49	...	...	...	...
18th Floor	636.62	636.62	935.49	935.49	...	...	...	...
19th Floor	636.62	636.62	935.49	935.49	...	...	...	...
20th Floor	636.62	636.62	935.49	935.49	...	...	...	...
21st Floor	636.62	636.62	935.49	935.49	...	...	...	...
22nd Floor	636.62	636.62	935.49	935.49	...	...	...	...
23rd Floor	636.62	636.62	935.49	935.49	...	...	...	...
24th Floor	636.62	636.62	935.49	935.49	...	...	...	...
25th Floor	636.62	636.62	935.49	935.49	...	...	...	...
26th Floor	636.62	636.62	935.49	935.49	...	...	...	...
27th Floor	636.62	636.62	935.49	935.49	...	...	...	...
28th Floor	559.11	21.48	546.7	31.32	...	...	...	...
29th Floor	21.48	...	...	...	...	...	...	...
TOTAL	96834.55	17303.37	26393.40	24543.43	3814.79	5670.35	3648.22	276.00

APPROVED DETAILS OF MAIN D.S. 1

CONVENIENT SHOPPING

APPROVED PARKING SUMMARY

DETAILS OF APPROVED PARKING & ASSESSMENT (Not included in FAR)

SAISONED TO BE RE-APPROVED BY THE OFFICE LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS.

DATE: 19-12-2025

Rajesh Dutt SD(HQ)

S.No.	Attributes	Phase No.	OC Status	Permissible	Already Sanctioned Memo No: ZP-760/AD(RA)/2019/12813	OC Granted Memo No: ZP-760/AD(RA)/2019/12813	OC GRANTED AREA PHASE WISE	Already Sanctioned Deduction Area	Now Proposed / Revised	Total Achieved	NON FAR Already Sanctioned Memo No: ZP-760/AD(RA)/2019/12813	OC Granted Memo No: ZP-760/AD(RA)/2019/12813	Now Proposed / Revised	Total Achieved
1	Type-A / Block-C	Phase-1	OC Granted	26393.92	25436.75					25436.75				
2	Type-A / Block-D	Phase-1	OC Granted	25458.43	24533.29	83804.62				24533.29				
3	Type-B / Block-A	Phase-1	OC Granted	18022.36	17150.00					17150.00				
4	Type-B / Block-B	Phase-1	OC Granted	17520.67	16686.58					16686.58				
5	EWS block	No Phase	OC Granted	1814.79	1814.79	1814.79				1814.79				
6	Community Building	Phase-3	OC Granted	1448.22	1343.91	1618.06				1343.91				
7	Convenient Shopping	Phase-3	OC Granted	276	274.15					274.15				
8	V-01 TO V-04	Phase-2	OC Not Granted					5670.16	1950.83	1950.83			241.72	241.72
9	V-05 TO V-12	Phase-2	OC Not Granted						3753.39	3753.39			602.94	602.94
10	V-14 TO V-20	Phase-2	OC Not Granted						3282.01	3282.01			526.74	526.74
11	Basement (Non Far)	Phase-1 & 3	OC Granted								14489.48	14882.748		14882.75
12	Podium 1 (Non Far)	Phase-1 & 3	OC Granted								8862	8862		8862.00
13	Podium 2 (Non Far)	Phase-1 & 3	OC Granted								6769.83	6769.83		6769.83
				96934.68	96834.55	87239.47	87239.47	5670.16	8984.23	96225.70	30321.31	30714.578	1371.42	32085.998

TOTAL BUILT UP (FAR-NON FAR)

S.No.	Attributes	Already Sanctioned Memo No: ZP-760/AD(RA)/2012/11087	OC Granted Memo No: ZP-760/AD(RA)/2019/12813	Now Proposed / Revised	Total Achieved
1	Type-A / Block-C				
2	Type-A / Block-D				
3	Type-B / Block-A				
4	Type-B / Block-B				
5	EWS block	87239.47	87239.47		87239.47
6	Community Building	2071.578			2071.578
7	Convenient Shopping				
8	V-01 TO V-04		1105.81 + 241.72 = 1347.53		1347.53
9	V-05 TO V-12		3753.39 + 602.94 = 4356.33		4356.33
10	V-14 TO V-20		3282.01 + 526.74 = 3808.75		3808.75
11	Basement (Non Far)				
12	Podium 1				
13	Podium 2				
		127125.84	117954.08	10377.60	128114.98

GROUND COVERAGE

S.No.	Attributes	Permissible	Already Sanctioned Memo No: ZP-760/AD(RA)/2012/11087	OC Granted Memo No: ZP-760/AD(RA)/2019/12813	Already Sanctioned Deduction Area	Now Proposed / Revised	Total Achieved
1	Type-A / Block-C						
2	Type-A / Block-D						
3	Type-B / Block-A						
4	Type-B / Block-B						
5	EWS block						
6	Community Building						
7	Convenient Shopping						
8	V-01 TO V-04						
9	V-05 TO V-12						
10	V-14 TO V-20						
11	Basement (Non Far)						
12	Podium 1						
13	Podium 2						
			19384.94	18787.58	16517.49	2270.09	2777.19

S.No.	Attributes	Permissible	Sanctioned Memo No: ZP-760/AD(RA)/2012/11087	OC Granted Memo No: ZP-760/AD(RA)/2019/12813	Already Sanctioned Deduction Units	Now Proposed / Revised Unit	Total Achieved
1	Type-A / Block-C		104	104			104
2	Type-A / Block-D		108	108			108
3	Type-B / Block-A		108	108			108
4	Type-B / Block-B		104	104			104
5	EWS block		79	79			79
6	Community Building						
7	Convenient Shopping						
8	V-01 TO V-04		4	4			4
9	V-05 TO V-12		6	6			6
10	V-14 TO V-20		7	7			7
			443 MAIN DU	443 MAIN DU	424 MAIN DU	19 MAIN DU	443 MAIN DU
			522 DU	522 DU	503 DU	19 MAIN DU	443 MAIN DU

5% parking for EWS reserve in Surface Parking 1 to 11

Total Surface Parking Area as per OC Granted	= 5375
Total ECS For Surface As Per OC Granted	= 215ECS
Total Bays Count As Per Received OC	= 215 Nos

LANDSCAPE AREA AS PER OC RECEIVED

LANDSCAPE AREA OF PART 1+ LANDSCAPE AREA OF PART 2	7787.575+14148.86
	21936.435

TOTAL LANDSCAPE AREA AS PROPOSED/ REVISD PLAN

LANDSCAPE AREA OF PART 1+ LANDSCAPE AREA OF PART 2	8157.968+14148.86
TOTAL ACHIEVED LANDSCAPE AREA	22306.828

LEGEND:- PHASING PLAN APPROVED VIDE DTCP MEMO NO.35552 DATED 09-09-2025 & DRAWING NO. 11428, DATED 08-09-2025

PHASE NO.	AREA IN SQM.	AREA IN ACRES	OC STATUS
PHASE-1 = (19 NOS. VILLA)	47319.817	11.693	OC GRANTED
PHASE-2 = (COMMUNITY & CONVENIENT SHOPPING BLOCK)	6596.365	1.63	OC NOT GRANTED
PHASE-3 = (NURSERY SCHOOL BLOCK)	1699.677	0.42	OC GRANTED
PHASE-4 = (NURSERY SCHOOL BLOCK)	890.307	0.22	OC NOT GRANTED
NO PHASE AREA = (EWS BLOCK)	526.091	0.13	OC GRANTED
TOTAL PLOT AREA	57032.257	14.093	

NOTES

- DIMENSIONS ARE NOT TO BE SCALED.
- ALL DIMENSIONS ARE IN METER.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
- FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BOUNDARY WALL AND GATE AS PER STANDARDS.
- ALL WALLS ARE 230/115 MM THK. BRICK WALL.
- RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORTH/HARYANA GOVT.
- ALL WINDOWS & VENTILATORS ARE OPENABLE.
- ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24HR POWER BACKUP.

PROJECT: REVISED BUILDING PLAN FOR 19 VILLAS OF GROUP HOUSING AN AREA MEASURING 14.093 ACRES (LICENCE NO. 10 OF 2012 DATED 03-02-2012 AND LICENCE NO. 63 OF 2011 DATED 16-07-2011 IN SECTOR-104, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GREAT VALUE HPL INFRA TECH PVT. LTD. AND OTHERS.

DRAWING TITLE: SITE PLAN

DEALT BY: [Signature]

CHECKED BY: [Signature]

THROUGH: AUTHORIZED SIGNATORY

DRG. NO: SP-12

DATE: 19-12-2025

AR. C. S. KUMAR

15/12/2025

Opp. Huda Office Sector-14 Gurgaon

MOB: 970112270

Great Value HPL Infra Tech Pvt. Ltd.

Authorized Signatory

OWNER'S SIGN

ARCHITECT'S SIGN