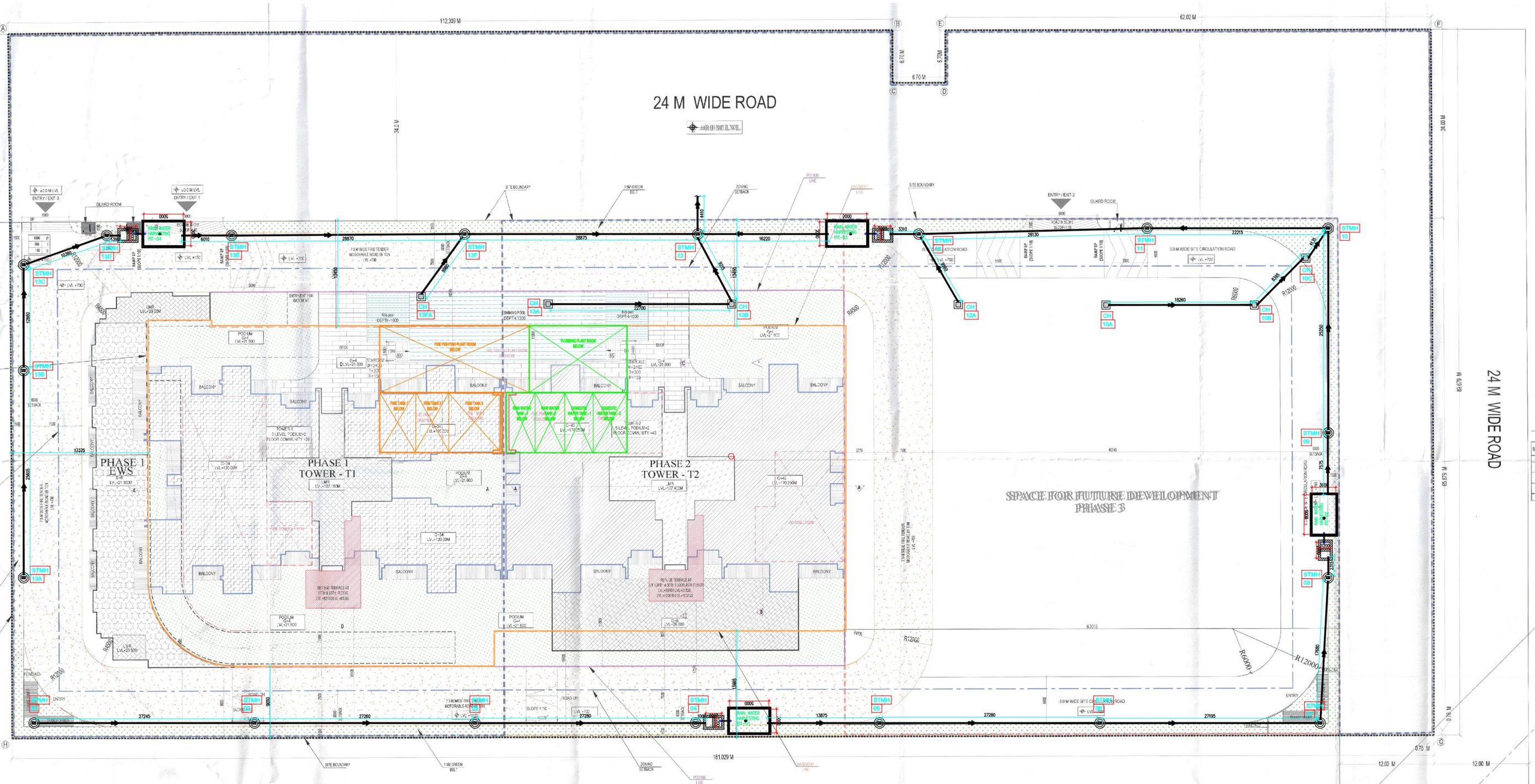



| TYPES | FLOORS | NO. OF FLOORS | FAR AREA IN SQM./ FLOOR | TOTAL FAR OF ALL FLOOR | TOTAL FAR/ ALL TOWER (RESIDENTIAL ) | TOTAL FAR (COMMERCIAL) | TOTAL BUILT-UP/ ONE FLOOR | TOTAL BUILT-UP/ ALL FLOORS | TOTAL BUILT-UP AREA OF ALL TOWER | NON FAR/ ONE FLOOR | NON FAR/ ALL FLOORS | NON FAR AREA OF ALL TOWER | TOTAL GROUND COVERAGE OF ALL TOWER | TOTAL NO. OF UNIT IN ALL TOWERS | TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TOWER - 1 | GROUND FLOOR | 1 | 235.940 | 235.940 | 22349.642 | 301.857 | 4158.741 | 4158.741 | 28037.258 | 3071.875 | 3071.875 | 4926.69 | 4,158.741 | 108 | - |
| | TYPICAL FLOOR( 7TH-16TH, 18TH-25TH & 27TH-33RD FLOOR) | 25 | 819.716 | 20492.900 | | | 848.316 | 21207.900 | | 28.600 | 715.000 | | | | |
| | TYPICAL FLOOR( 17TH,26TH FLOOR) WITH REFUGE FLOOR | 2 | 810.401 | 1620.802 | | | 839.001 | 1678.002 | | 28.600 | 57.200 | | | | |
| | SERVICE FLOOR 34TH FLOOR | 1 | - | - | | | 848.194 | 848.194 | | 848.194 | 848.194 | | | | |
| | MUMTY MACHINE ROOM | 1 | - | - | | | 144.421 | 144.421 | | 144.421 | 144.421 | | | | |
| TOWER - 2 | GROUND FLOOR | 1 | 309.298 | 309.298 | 31917.126 | 239.801 | - | - | 33053.672 | - | - | 2345.81 | | 150 | 28 |
| | TYPICAL FLOOR( 7TH-16TH, 18TH-25TH & 27TH-33RD FLOOR) | 25 | 711.351 | 17783.775 | | | 739.951 | 18498.775 | | 28.600 | 715.000 | | | | |
| | TYPICAL FLOOR( 17TH,26TH FLOOR) WITH REFUGE FLOOR | 2 | 702.261 | 1404.522 | | | 730.861 | 1461.722 | | 28.600 | 57.200 | | | | |
| | SERVICE FLOOR 34TH FLOOR | 1 | - | - | | | 739.951 | 739.951 | | 739.951 | 739.951 | | | | |
| | 35TH FLOOR | 1 | - | - | | | 144.421 | 144.421 | | 144.421 | 144.421 | | | | |
| | TYPICAL PENT HOUSE( 37TH-39TH & 46TH-48TH FLOOR) | 7 | 885.803 | 6203.621 | | | 914.403 | 6400.821 | | 28.600 | 200.200 | | | | |
| | TYPICAL FLOOR ( 45TH FLOOR) WITH REFUGE FLOOR | 1 | 878.250 | 878.25 | | | 906.850 | 906.850 | | 28.600 | 28.600 | | | | |
| | TYPICAL FLOOR ( 36TH & 40TH TO 44TH FLOOR) | 6 | 890.115 | 5340.69 | | | 918.715 | 5512.290 | | 28.600 | 171.900 | | | | |
| | MUMTY MACHINE ROOM | 2 | - | - | | | 144.421 | 288.842 | | 144.421 | 288.842 | | | | |
| COMMUNITY BUILDING | 5TH FLOOR | 1 | 591.749 | 591.749 | 1778.640 | | 2241.841 | 2241.841 | 3659.005 | 1650.092 | 1650.092 | 1880.365 | | | |
| | 6TH FLOOR | 1 | 1186.891 | 1186.891 | | | 1417.164 | 1417.164 | | 230.273 | 230.273 | | | | |
| EWS | GROUND FLOOR | 1 | 78.106 | 78.106 | 1968.159 | | 355.874 | 355.874 | 2383.448 | 277.768 | 277.768 | 414.292 | 355.874 | 66 | |
| | TYPICAL FLOOR (1ST TO 6TH FLOOR) | 6 | 314.675 | 1888.050 | | | 337.429 | 2024.574 | | 22.754 | 135.524 | | | | |
| GUARD ROOM | GROUND FLOOR | 2 | 5.280 | 10.560 | 10.560 | | 5.280 | 10.560 | 10.560 | - | - | - | 10.560 | - | - |
| HT PANNEL & METER ROOM | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PODIUM - 1 | - | - | - | - | - | - | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | - | - | - |
| PODIUM– 2 | - | - | - | - | - | - | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | - | - | - |
| PODIUM– 3 | - | - | - | - | - | - | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | - | - | - |
| PODIUM– 4 | - | - | - | - | - | - | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | 4158.741 | - | - | - |
| BASEMENT– 1 | - | - | - | - | - | - | 3615.046 | 3615.046 | 3615.046 | 3615.046 | 3615.046 | 3615.046 | - | - | - |
| EWS BASEMENT | - | - | - | - | - | - | 249.744 | 249.744 | 249.744 | 249.744 | 249.744 | 249.744 | - | - | - |
| TOTAL | | | | | 58022.124 | 541.658 | - | - | 88540.687 | - | - | 29976.315 | 4525.175 | 324 | 28 |
| GRNAD TOTAL FAR | | | | | 58563.782 | | | | | | | | | | |

| AREA SUMMARY | | | | | REMARKS | |
|---|---|---|---|---|---|---|
| S.NO. | DESCRIPTION | PERMISSIBLE | PROPOSED | UNIT | PERMISSIBLE | PROPOSED |
| 1 | TOTAL PLOT AREA OF THE SCHEME (4 ACRES) | 16187.440 | | SQM. | | |
| 2 | GROUND COVERAGE (60 %) | 9712.464 | 4525.175 | SQM. | 60% OF TOTAL SITE AREA | 27.95% OF TOTAL SITE AREA |
| 3 | FAR (3.5 TOD) | 56656.040 | | SQM. | 3.50 OF TOTAL SITE AREA | |
| 4 | FAR RESIDENTIAL COMPONENT @99 % MAXIMUM | 56089.480 | | | 3.465 OF TOTAL SITE AREA | |
| 5 | FAR COMMERCIAL COMPONENT @ 1% MAXIMUM | 566.560 | | | 035 OF TOTAL SITE AREA | |
| 6 | FAR (@ 12 % GRIHA 4 STAR OF SITE AREA) | 1942.493 | | SQM. | 12% OF TOTAL SITE AREA | |
| 7 | TOTAL FAR RESIDENTIAL COMPONENT@ 99% MAX + GRIHA 4 STAR | 58031.972 | 58022.124 | SQM. | 3.584 OF TOTAL SITE AREA | 3.584 |
| 8 | TOTAL FAR COMMERCIAL COMPONENT @ 1 % | 566.560 | 541.658 | SQM. | 033 OF TOTAL SITE AREA | 0.033 |
| 9 | PROPOSED MAIN DWELLING UNIT | | 258 | NOS. | | |
| 10 | EWS UNIT ( PROPOSED DWELLING UNITS x 15%x 100)/ 85 | 45.529 | 66 | NOS. | 15% OF TOTAL DWELLING UNITS | 15.285 % OF TOTAL DWELLING UNITS |
| | TOTAL DWELLING UNITS ( MDU + EWS) | | 324 | NOS. | | |
| 11 | SERVICE PERSONNEL UNIT | 25.800 | 28 | NOS. | 10% OF MAIN DWELLING UNITS | 10.85 % OF MAIN DWELLING UNITS |
| 12 | CAR PARKING | 317 | 317 | NOS. | AS PER TABLE BELOW | |
| 13 | COMMUNITY SHOPPING AREA MAXIMUM 1 % OF FAR | 566.560 | 560.560 | SQM. | MAXIMUM 1 % OF FAR | |
| 16 | PROPOSED BASEMENT AREA | | 3615.046 | SQM. | | |
| 17 | ORGANISED GREEN SPACE 15% OF PLOT AREA | 2428.116 | 2437.317 | SQM. | MINIMUM 15% OF PLOT AREA | PROPOSED 15.05% |

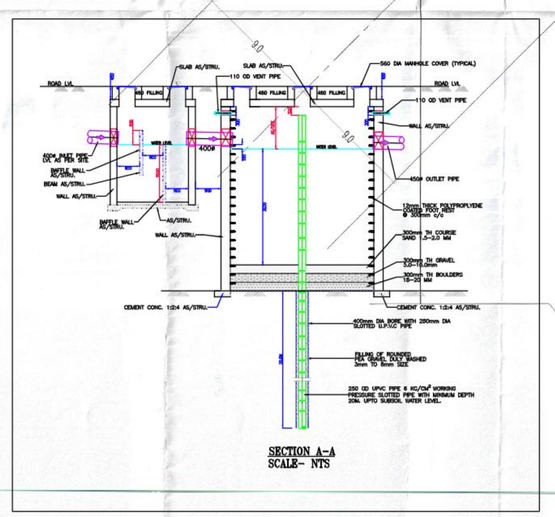
| | | UNIT NO.s | DENSITY |
|---|---|---|---|
| MAIN UNITS | 5 Person / Un | 258 | 1290 |
| SERVICE PERSONAL UNIT (SPU) 10% of Main Units | 2 Person / Un | 28 | 56 |
| EWS | 2 Person / Un | 66 | 132 |
| TOTAL PROPOSED DENSITY | | | 1478 |

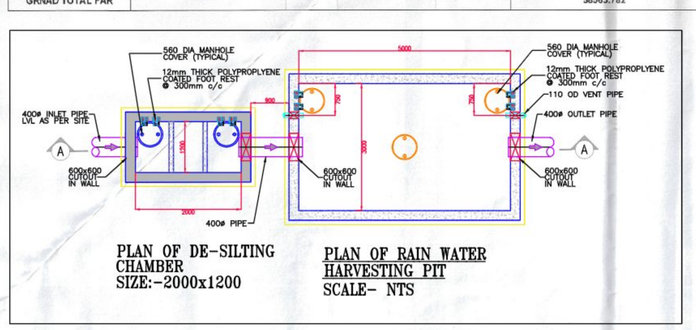
| | |
|---|---|
| PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 860 PPA | 2160 PERSONS TO 2640 PERSONS |
| PROPOSED POPULATION | 1478 PERSONS |
| PROPOSED DENSITY | 369.5 PPA |

| PARKING REQUIREMENT | | | | | |
|---|---|---|---|---|---|
| S.NO. | DESCRIPTION | REQUIRED | NO OF UNITS | REQUIRED | PROPOSED |
| 1 | UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT | 0.5 ECS | 0 | 0 | |
| 2 | BETWEEN 100 - 150 SQM. OF CARPET AREA OF DWELLING UNIT | 1.0 ECS | 192 | 192 | |
| 3 | ABOVE 150 SQM. OF CARPET AREA OF DWELLING UNIT | 1.5 ECS | 66 | 99 | |
| 4 | EWS - 5% OF REQUIRED ECS | | | 15 | |
| 5 | 1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL | | | 11 | |
| 6 | TOTAL CAR PARKING | | | 317 | 317 |

TOT – LOT AND GREEN AREA REQUIRED = 2428.11 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 2437.317 SQM. = 15.05% OF THE PLOT

| | PERMISSIBLE ECS | PROPOSED NO OF BAYS | CAR PARK FOR EWS |
|---|---|---|---|
| GROUND FLOOR | 119 | 19 | 28 |
| PODIUM-1 | 100 | 65 | |
| PODIUM-2 | 103 | 73 | |
| PODIUM-3 | 103 | 73 | |
| PODIUM-4 | 102 | 73 | |
| TOTAL | 537 | 303 | |
| GRAND TOTAL | | 331 | |




| S.N. | STORM WATER LEGENDS:– | |
|---|---|---|
| 01 | STORM LINE | |
| 02 | STORM MANHOLE | |
| 03 | CATCH BASIN SIZE=600X600MM | |
| 04 | HARVESTING PIT WITH DE–SILTING CHAMBER | |

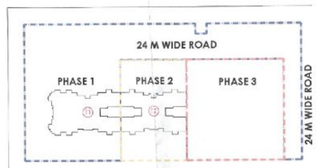
| S.N. | INVERT LAVEL:– | MANHOLE SIZE:– |
|---|---|---|
| 01 | 900Ø TO 1650Ø | SMH 900Ø |
| 02 | 1650Ø TO 2300Ø | SMH 1500Ø |
| 03 | 2300Ø TO 9000Ø | SMH 1800Ø |

NOTE :-

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

Note :-

"We, hereby, undertake to pay EESDC for 33kV PPB @ Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023"




KEY PLAN

NOTE:–
"We, hereby, undertake to pay EESDC for 33kV PPB @Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023

TENTATIVE / INDICATIVE FAR INTENDED TO BE UTILIZED

| Sr. No. | Phase No. | Area in acres | FAR to be utilized | | Tentative FAR to be obtained through T and GREEN |
|---|---|---|---|---|---|
| | | | Sqm | % of FAR | |
| 1 | [illegible] | 2.279 | 24281.30 | 1.50 | |
| 2 | Phase 2 | 0.598 | 24281.30 | 1.50 | FAR to be obtained through TDR and GRE as per extent policy, will be landed as p requirement. |
| 3 | Phase 3 | 1.233 | 8093.70 | 0.50 | |
| | TOTAL | 4.00 | 56655.90 | 3.50 | |

PROJECT:
PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY (99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPON_NT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENCE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88–A, GURUGRAM BEING DEVELOPED BY DEVASYA DEVELOPERS PVT. LTD.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(B) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — AD — PA — ATP — MD (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 2048-43 on 24.1.25
Ar. Ravinder Kumar CA/2012/15971
Rajesh Dutt SD(HQ)
Superintending Engineer (HQ) Chief Engineer-I HSVP, Panchkula

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED:

DEC.–2024. | Scale : 1:100

Drawing Title:– SITE PLAN STORM LAYOUT | Drawing ST-01