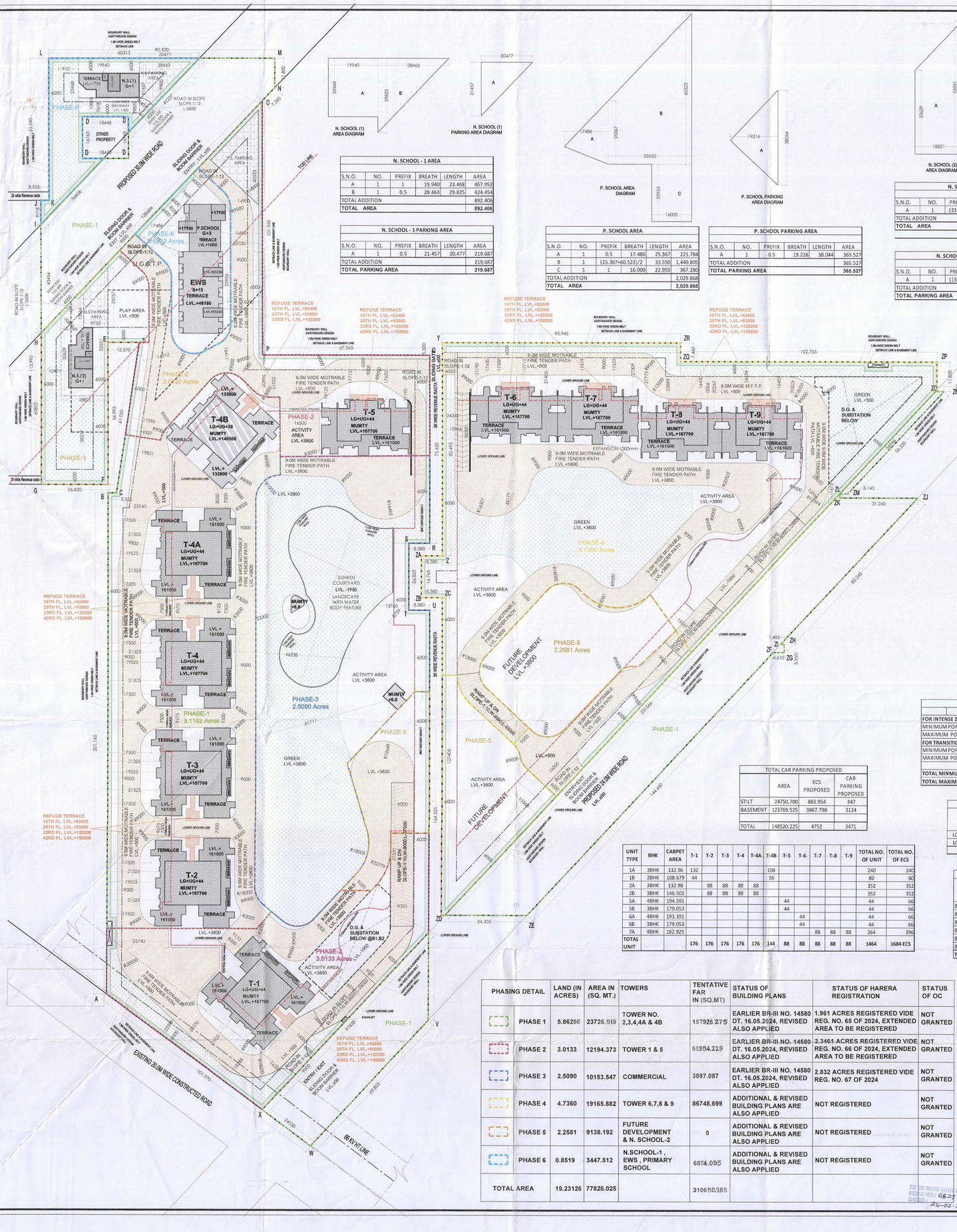






| N. SCHOOL - 1 AREA | | | | | |
|---|---|---|---|---|---|
| S.NO. | NO. | PREFIX | BREATH | LENGTH | AREA |
| A | 1 | 1 | 19.940 | 23.468 | 467.952 |
| B | 1 | 0.5 | 28.463 | 29.825 | 424.454 |
| TOTAL ADDITION | | | | | 892.406 |
| TOTAL AREA | | | | | 892.406 |

| N. SCHOOL - 1 PARKING AREA | | | | | |
|---|---|---|---|---|---|
| S.NO. | 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.NO. | 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.NO. | NO. | PREFIX | BREATH | LENGTH | AREA |
| A | 1 | 0.5 | 19.216 | 38.044 | 365.527 |
| TOTAL ADDITION | | | | | 365.527 |
| TOTAL PARKING AREA | | | | | 365.527 |

| N. SCHOOL - 2 AREA | | | | | |
|---|---|---|---|---|---|
| S.NO. | 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.NO. | 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 |

| 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 |

| 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 | 460.485 | 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 | 485.372 | 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 | 334.268 | 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 | 334.268 | 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 | 266.553 | 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 | 266.553 | 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 | 266.553 | 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 | | | | | | | | 1464 | 168 | 270 |
| NO. OF PERSONS IN EACH UNIT | | | | | | | | 5 | 3 | 2 |
| POPULATION | | | | | | | | 7320 | 504 | 540 |
| TOTAL POPULATION PROPOSED | | | | | | | | | 8364 | |

| SITE AREA CALCULATION | | | |
|---|---|---|---|
| | PERMISSIBLE | | PROPOSED |
| SITE AREA | TOTAL | RESI. | COM. |
| 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. - (1-298&297 OF 19/2024) (10.63%) | | | 8273.600 |
| 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 | | | 1494 |
| 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). | | | |
| SERVICE PERSONNEL POPULATION OF DWELLING UNITS | 168.0 | 3.0 | 504 |
| TOTAL POPULATION PROPOSED | | | 8364 |
| TOTAL PERMISSIBLE POPULATION (FROM DETAILED TABLE) | 9883 - 14920 | | |
| DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA (18.94406 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 |

| 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 | 157926.275 | 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 | | | |

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. — DTP(HQ)
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR.) Chairman B.P.A.C. — 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 correct as per (Internal) Service Guidelines in forwarding letter No. 33-594 Dt. 27th January 2025

Signature of Engineer (HQ) for Chief Town Planner Haryana, Chandigarh

NOTES:-
- BOUNDARY WALL AS PER STANDERD DESIGN.
- M.F.T.P. = MOTORABLE 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, M.G. Tower, Sec-14, Gurugram, Haryana

DRAWING TITLE :

SITE PLAN

DATE:- DEC.-2024
SCALE:- 1:100 (A1)
N
SHEET NO. S-1