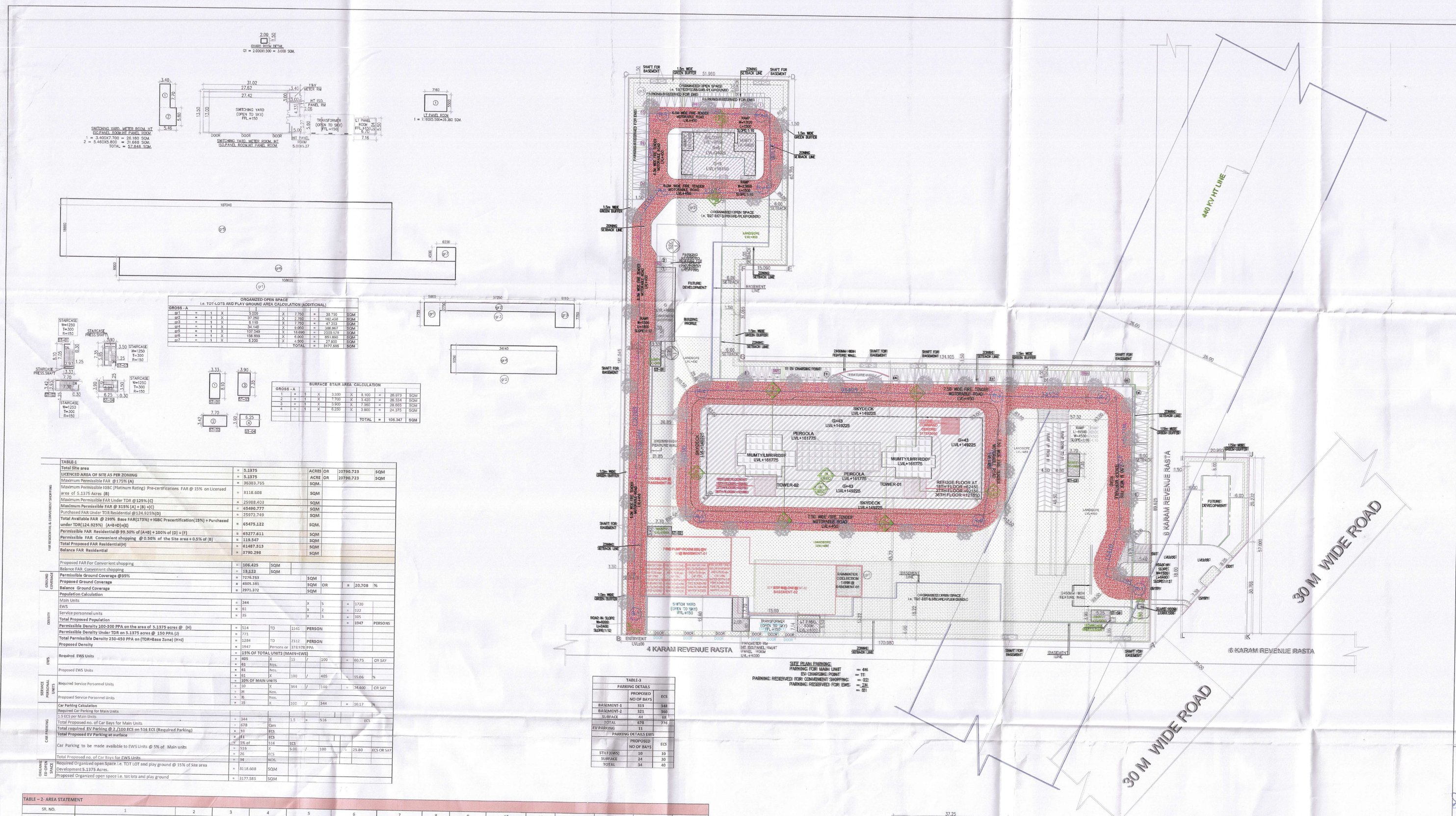


Note :-

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. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

PROPOSED BUILDING PLAN OF RESIDENTIALGROUP HOUSING COLONY OVER AN AREA MEASURING 5.1375 ACRE (LICENSE NO. 62 OF 2025 DATED 01-05-2025) IN SECTOR 103, GURUGRAM BEING DEVELOPED BY BABBLER PROJECTS PVT. LTD. AND AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED IN COLLABORATION WITH AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED.

Client

AIPL Bharat Infrastructure Pvt. Ltd.
AIPL Business Club, 5th Floor, Sector 62,
Gurugram 122 002, Haryana, IN
Phone: +91 92111 60000 Ext: 7794

Architects:

Morphogenesis
Plot No. 41, Industrial Estate,
Okhla Phase-III,
New Delhi 110020, India
TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

S.T.P.(G) Member Secretary DTP(G) S.T.P.(G) Member-City ATP(HQ) S.T.P.(NR) Chairman B.P.A.C. B.P.A.C. B.P.A.C. AD PA ATP

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 41955
DATED: 03-11-2025

Rajesh Dutt
SD(HQ)

OWNER'S SEAL & SIGNATURE

AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

POOJA NIKHAR
CA/2012/55585

POOJA NIKHAR
CA/2012/55585

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2025 dated 24/09/25

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

Scale: 1:400

Drawing Title:- SITE PLAN ROAD LAYOUT

Drawing No:- ST-01

A
02-SEPT-25

TABLE-1

	Total Site area	= 5.1375	ACRES	OR	20790.723	SQM	
	LICENCED AREA OF SITE AS PER ZONING	= 5.1375	ACRES	OR	20790.723	SQM	
FAR RESIDENTIAL & CONVENIENT SHOPPING	Maximum Permissible FAR @175% (A)	= 36383.765	SQM.				
	Maximum Permissible IGBC (Platinum Rating) Pre-certifications FAR @ 15% on Licensed area of 5.1375 Acres (B)	= 3118.608	SQM				
	Maximum Permissible FAR Under TOR @125% (C)	= 25988.403	SQM				
	Maximum Permissible FAR @ 315% (A) + (B) +(C)	= 65490.777	SQM				
	Purchased FAR Under TOR Residential @124.925%(D)	25972.749	SQM				
	Total Available FAR @ 299% Base FAR(173%) +IGBC Precertification(15%) + Purchased under TOR(124.925%) (A+B+D)=(E)	= 65475.122	SQM.				
	Permissible FAR Residential@ 99.30% of (A+B) + 100% of (D) = (F)	= 65277.611	SQM				
	Permissible FAR Convenient shopping @ 0.50% of the Site area + 0.5% of (B)	= 118.547	SQM				
	Total Proposed FAR Residential(H)	= 61487.313	SQM				
	Balance FAR Residential	= 3790.298	SQM				
CONVENIENT SHOPPING	Proposed FAR For Convenient shopping	= 106.425	SQM				
	Balance FAR Convenient chopping	= 12.122	SQM				
	Permissible Ground Coverage @35%	= 7276.253	SQM				
	Proposed Ground Coverage	= 4305.381	SQM	OR	= 20.708	%	
	Balance Ground Coverage	= 2971.372	SQM				
DENSITY	Population Calculation						
	Main Units	= 344	X	5	= 1720		
	EWS	= 81	X	2	= 122		
	Service personnel units	= 35	X	3	= 105		
	Total Proposed Population				= 1947	PERSONS	
	Permissible Density 100-300 PPA on the area of 5.1375 acres @ (H)	= 514 TO 1541	PERSON				
	Permissible Density Under TDR on 5.1375 acres @ 150 PPA (J)	= 771					
	Total Permissible Density 250-450 PPA on (TDR+Base Zone) (H+J)	= 1284 TO 2312	PERSON				
	Proposed Density	= 1947 Persons or 378.978 PPA					
EWS	Required EWS Units	= 15% OF TOTAL UNITS (MAIN+EWS)					
		= 405 X 15 / 100			= 60.75	OR SAY	
	Proposed EWS Units	= 81 Nos.					
		= 81 Nos.					
		= 81 X 100 / 405			= 15.06	%	
SERVICE PERSONNEL UNITS	Required Service Personnel Units	= 10% OF MAIN UNITS					
		= 10 X 344 / 100			= 34.400	OR SAY	
	Proposed Service Personnel Units	= 35 Nos.					
		= 35 Nos.					
CAR PARKING	Car Parking Calculation						
	Required Car Parking for Main Units						
	1.5 ECS per Main Units	= 344 X 1.5			= 516	ECS	
	Total Proposed no. of Car Bays for Main Units	= 678 Cars					
	Total required EV Parking @ 2 /100 ECS on 516 ECS (Required Parking)	= 11 ECS					
	Total Proposed EV Parking at surface	= 11 ECS					
	Car Parking to be made available to EWS Units @ 5% of Main units	= 5% of 516 ECS					
		= 516 X 5.00 / 100			= 25.80	ECS OR SAY	
	Total Proposed no. of Car Bays for EWS Units	= 26 ECS					
ORGANIZED OPEN SPACE	Required Organized open Space i.e. TOT LOT and play ground @ 15% of Site area	= 3118.608 NOS.					
	Development 5.1375 Acres. Proposed Organized open space i.e. tot lots and play ground	= 3177.585 SQM					

TABLE-2

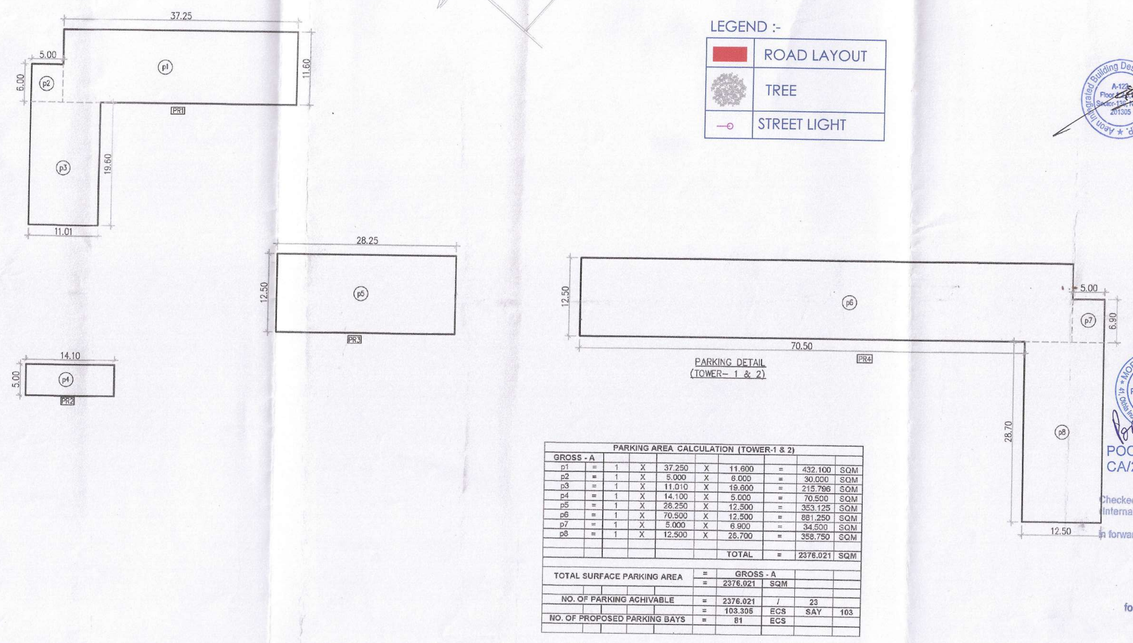
	PROPOSED NO OF BAYS	ECS
BASEMENT-1	313	348
BASEMENT-2	321	356
SURFACE	44	66
TOTAL	678	776
EV PARKING	11	

PARKING DETAILS EWS

	PROPOSED NO OF BAYS	ECS
STILT(EWS)	10	10
SURFACE	24	30
TOTAL	34	40

TABLE – 2- AREA STATEMENT

SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	14
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	NO. OF MAIN UNIT PER FLOOR	NO. OF MAIN UNIT IN FLOOR	TOTAL NO. OF MAIN UNIT IN TOWER	TOTAL NO. OF SERVICE PERSONAL UNIT IN ALL TOWERS	GROUND COVERAGE OF TOWER	FAR AREA OF FLOOR	TOTAL FAR AREA OF FLOOR (SR. NO.-2X7)	TOTAL FAR AREA OF TOWER	NON FAR AREA	NON FAR AREA OF TOWER (SR. NO.-8+11)	BUILTUP AREA OF FLOOR (SR. NO.-2X11)	BUILTUP AREA OF FLOOR (SR. NO.-2X13)	BUILTUP AREA OF TOWER
TOWER-1	GROUND FLOOR	1	0	0	172		1899.964	359.770	359.770	33097.831	1540.194	1540.194	1899.964	1899.964	36967.117
	TYPICAL (1st to 17th, 19th to 26th, 28th to 35th & 37th to 43rd) FLOOR	40	4	160				764.469	30578.760		46.244	1849.760	810.712	32428.480	
	TYPICAL REFUGE (18th, 27th & 36th) FLOOR	3	4	12				719.767	2159.301		97.423	292.269	817.190	2451.570	
	MUMTY		-					-	-		187.103	187.103	187.103	187.103	
TOWER-2	GROUND FLOOR	1	0	0	172	35	1713.314	324.389	324.389	26757.044	1388.926	1388.926	1713.314	1713.314	30455.478
	TYPICAL (1st to 17th, 19th to 26th, 28th to 35th, 37th & 38th) FLOOR	35	4	140				618.122	21634.270		46.390	1623.650	664.511	23257.885	
	TYPICAL (39th to 43rd) FLOOR	5	4	20				613.339	3066.695		46.390	231.950	659.729	3298.640	
	TYPICAL REFUGE (18th, 27th & 36th) FLOOR	3	4	12				577.230	1731.69		88.915	266.745	666.145	1998.435	
	MUMTY		-					-	-		187.204	187.204	187.204	187.204	
CONVENIENT SHOPPING	GROUND FLOOR		-		-	-	154.08	106.425	106.425	106.425	-	-	154.08	154.08	154.08
EWS	GROUND FLOOR	1	0	0	61	-	331.448	59.616	59.616	1632.438	271.832	271.832	331.448	331.448	2167.854
	TYPICAL (1st to 5th) FLOOR	5	11	55				278.059	1390.295		33.135	165.675	311.194	1555.97	
	6th FLOOR	1	6	6				182.527	182.527		38.293	38.293	220.820	220.82	
	MUMTY/L.M.R		-					-	-		59.616	59.616	59.616	59.616	
BASEMENT-1	-	-	-	-	-	-	-	-	-	-	-	13472.931	13472.931	13472.931	27870.187
BASEMENT-2	-	-	-	-	-	-	-	-	-	-	-	14397.256	14397.256	14397.256	
LT PANEL ROOM	-	-	-	-	-	-	39.380	-	-	-	39.380	39.380	39.380	39.380	39.380
SWITCHING YARD, METER ROOM, HT ISO.PANEL ROOM,HT PANEL ROOM	-	-	-	-	-	-	57.848	-	-	-	57.848	57.848	57.848	57.848	57.848
SURFACE STAIRCASE	-	-	-	-	-	-		-	-	-					
GUARD ROOM	-	-	-	-	-	-	106.347	-	-	-	106.347	106.347	106.347	106.347	106.347
TOTAL	-	-	-	-	405	35	4305.381	-	-	61593.738	-	36179.979	-		97821.372
TOTAL FAR AREA RESIDENTIAL										61487.313	-	-	-	-	-
TOTAL FAR AREA CONVENIENT SHOPPING										106.425	-	-	-	-	-



PARKING AREA CALCULATION (TOWER-1 & 2)

GROSS - A									
p1	=	1	X	37.250	X	11.600	=	432.100	SQM
p2	=	1	X	5.000	X	6.000	=	30.000	SQM
p3	=	1	X	11.010	X	19.600	=	215.796	SQM
p4	=	1	X	14.100	X	5.000	=	70.500	SQM
p5	=	1	X	28.250	X	12.200	=	303.105	SQM
p6	=	1	X	70.500	X	12.500	=	881.250	SQM
p7	=	1	X	5.600	X	6.900	=	34.500	SQM
p8	=	1	X	12.500	X	20.700	=	258.750	SQM
						TOTAL	=	2276.021	SQM

TOTAL SURFACE PARKING AREA	=	GROSS - A				
	=	2276.021	SQM			
NO. OF PARKING ACHIVABLE	=	2276.021	/	23		
	=	103.326	ECS	SAY	103	
NO. OF PROPOSED PARKING BAYS	=	81	ECS			

LEGEND :-

- ROAD LAYOUT
- TREE
- STREET LIGHT