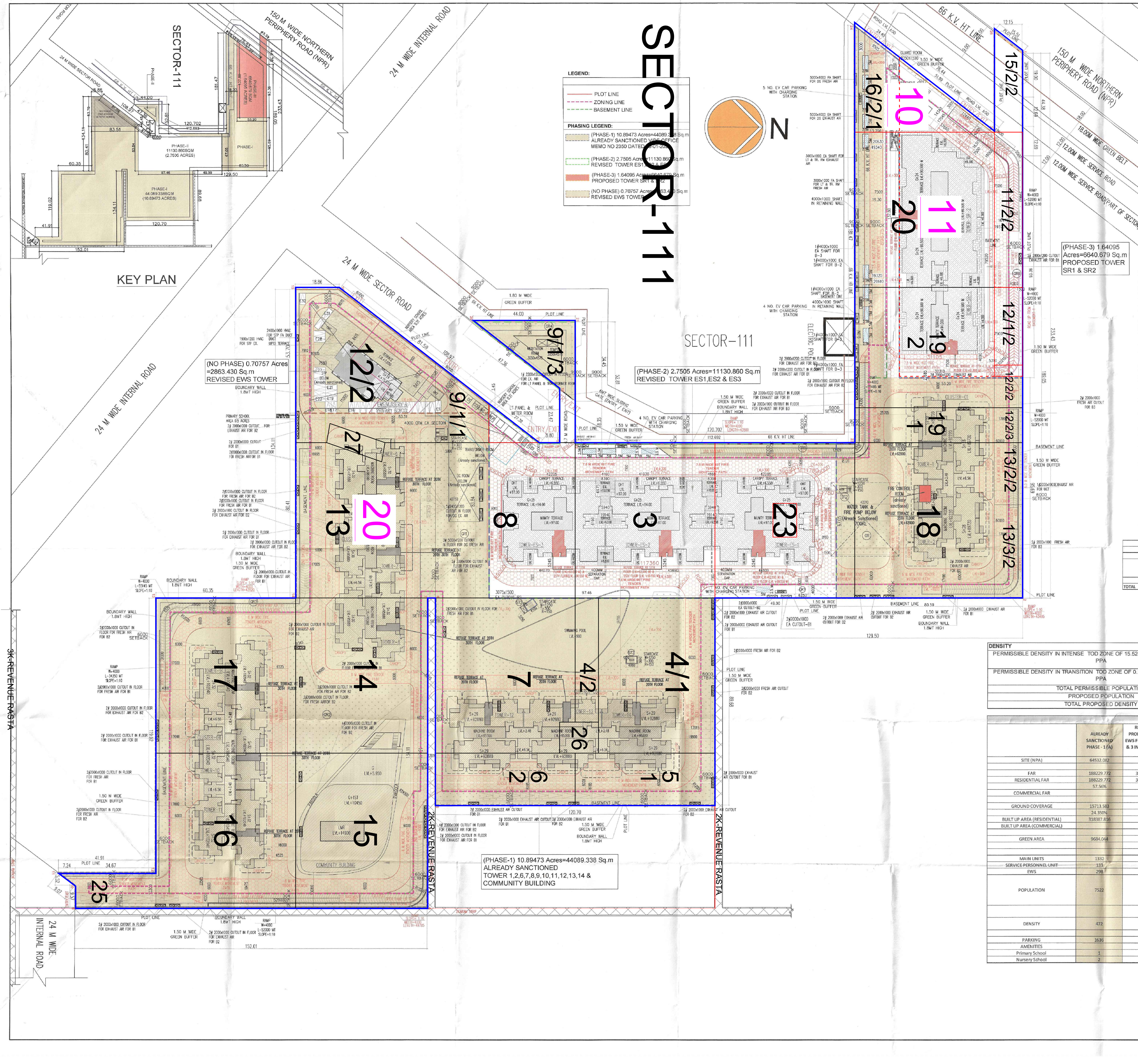
SECTOR-111
KEY PLAN
SECTOR-111
N
LEGEND:
PLOT LINE
ZONING LINE
BASEMENT LINE
PHASING LEGEND:
(PHASE-1) 10.89473 Acres=44089.3 8 Sq.m ALREADY SANCTIONED VIDE OFFICE MEMO NO 2350 DATED
(PHASE-2) 2.7505 Acre =11130.860 Sq.m REVISED TOWER ES1,
(PHASE-3) 1.64095 Acres=6640.679 Sq.m PROPOSED TOWER SR1 &
(NO PHASE) 0.70757 Acres 63.4 0 Sq.m REVISED EWS TOWER
(PHASE-3) 1.64095 Acres=6640.679 Sq.m PROPOSED TOWER SR1 & SR2
(PHASE-2) 2.7505 Acres=11130.860 Sq.m REVISED TOWER ES1,ES2 & ES3
(NO PHASE) 0.70757 Acres =2863.430 Sq.m REVISED EWS TOWER
(PHASE-1) 10.89473 Acres=44089.338 Sq.m ALREADY SANCTIONED TOWER 1,2,6,7,8,9,10,11,12,13,14 & COMMUNITY BUILDING
150 M WIDE NORTHERN PERIPHERY ROAD (NPR)
24 M WIDE INTERNAL ROAD
24 M WIDE SECTOR ROAD
66 K.V. HT LINE
18.00M WIDE GREEN BELT
12.00M WIDE SERVICE ROAD
12.00M WIDE SERVICE ROAD(PART OF SECTOR)
2K-REVENUE RASTA
3K-REVENUE RASTA
PLOT LINE
15/2/2
11/2/2
12/1/2
12/2/2
12/2/3
13/2/2
13/3/2
16/2/1
10
11
20
19
2
19
1
18
23
3
8
9/1/3
9/1/1
12/2
27
20
13
14
15
17
16
25
4/1
4/2
7
26
5
1
6
2

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE
	SQ.MT
TOWER 1	1193.556
TOWER 2	1193.556
TOWER 6	1123.728
TOWER 7	1094.298
TOWER 8	1130.668
TOWER 9	1130.033
TOWER 10	1094.298
TOWER 11	1130.015
TOWER 12	1160.747
TOWER 13	1207.838
TOWER 14	1160.747
EWS	899.504
COMMUNITY BUILDING	2015.105
GUARD ROOM	3.075
SURFACE STAIRCASE	106.484
LT PANEL & METER ROOM	69.931
TOTAL (PHASE 1)	15713.583
TOWER ES-1	1567.241
TOWER ES-2	1657.321
TOWER ES-3	1589.445
TOTAL (PHASE 2) REVISED PROPOSED	**4814.006**
TOWER SR-1	871.478
TOWER SR-2	1680.401
COMMERCIAL (UNDER TOWER SR-1 & SR-2)	2452.011
TOTAL (PHASE 3)	**5003.890**
GRAND TOTAL (PHASE 1,2 & 3) ALREADY SANCTIONED + REVISED +PROPOSED	**25531.479**

EWS UNITS CALCULATION	
TOTAL MAIN UNITS IN PHASE 1	1332
TOTAL REQUIRED EWS UNITS (15% OF TOTAL UNITS)	235.06
	SAY 235
TOTAL PROPOSED EWS UNITS FOR PHASE 1 (ALREADY SANCTIONED)	298
TOTAL PROPOSED MAIN UNITS IN PHASE 2	296
TOTAL REQUIRED EWS UNITS FOR PHASE-2 (15% OF TOTAL UNITS)	52.24 SAY 53
TOTAL PROPOSED MAIN UNITS IN PHASE 3	138
TOTAL REQUIRED EWS UNITS FOR PHASE-3 (15% OF TOTAL UNITS)	24
ADDITONALLY PROPOSED EWS UNITS FOR PHASE- 2 & 3	14
TOTAL REQUIRED EWS UNITS FOR PHASE 1,2 & 3 (15% OF 1766 MDU)	312
TOTAL PROPOSED EWS UNITS FOR PHASE 1,2 & 3 (298 + 14)	312

SCHOOLS		
	Primary School	Nursery School
Population Norms	One for every 5000 population	One for Every 2500 Population
Area Required in Acres for Each	0.50	0.20
Required No. of Schools	1	2
Total Plot Area Required (in Acres)	0.5	0.4
Total Plot Area required (in Sq.m)	2023.428	1618.7424
Permissible FAR	NA	NA
Proposed FAR (in Sq.m)	801.324	693.668
Schools (Already sanctioned in Phase 1) are under EWS tower		
FAR in schools are free, considered as NON-FAR		

PROPOSED GREEN AREA AT GROUND LEVEL				
TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
GR7	6.250	4.000	1	25.000
TOTAL				25.000

AREA SUMMARY			
	ACRES		Sq.M.
LICENCSED AREA OF SITE	15.99375		64724.307
NET PLANNED AREA (NPA)	15.94625		64532.082
PLOT AREA IN INTENSE TOD ZONE	15.68125		63459.667
PLOT AREA IN TRANSITION ZONE	0.265		1072.415
FAR			
	FAR	%age	FAR (in Sq.m)
PERMISSIBLE FAR in **INTENSE TOD ZONE OF 63459.667 SQM**	3.500		222108.833
PERMISSIBLE FAR in **TRANSITION ZONE OF 1072.415**	2.500		2681.038
TOTAL PERMISSIBLE TOD FAR			224789.871
ADDITIONAL12% FAR AS PER GRIHA (4 STAR RATING) ON TOTAL SITE AREA **(GREEN BUILDING FAR) OF 64532.082**	0.120		7743.850
TOTAL PERMISSIBLE - TOD + GREEN BUILDING FAR (3.5 / 2.5 + .12)			232533.721
PERMISSIBLE FAR IN (TOD+GRIHA) @ RESIDENTIAL		99.000	230208.384
PERMISSIBLE FAR IN (TOD+GRIHA) @ COMMERCIAL		1.000	2325.337
RESIDENTIAL TDR DETAILS			
TDR Utilization Certificate Number 87 of 2025 dated 17.07.2025	0.162		10422.7466
TDR Utilization Certificate Number 86 of 2025 dated 17.07.2025	0.369		23823.420
TDR Utilization Certificate Number 92 of 2025 dated 28.07.2025	0.054		3474.2488
TDR Utilization Certificate Number 89 of 2025 dated 22.07.2025	0.185		11945.8607
TDR Utilization Certificate Number 90 of 2025 dated 22.07.2025	0.169		10929.690
TDR Utilization Certificate Number 6 of 2026 dated 21.01.2026	0.163		10,502.28
TDR Utilization Certificate Number 7 of 2026 dated 21.01.2026	0.199		12,644.14
TDR Utilization Certificate Number 8 of 2026 dated 21.01.2026	0.102		6,598.14
TDR Utilization Certificate Number 9 of 2026 dated 21.01.2026	0.100		6,466.67
TOTAL PURCHASED RESIDENTIAL TDR FAR	1.503		96807.1961
TOTAL PERMISSIBLE RESIDENTIAL TDR FAR	1.500		96798.123
TOTAL PERMISSIBLE RESIDENTIAL FAR (TOD+TDR+GRIHA)		5.07	327,006.51
TOTAL FAR IN PHASE-1 (Already Sanctioned + Revised)			188,571.47
TOTAL BUA IN PHASE-1(Already Sanctioned + Revised)			318,775.47
PHASE-2			
REVISED PROPOSED FAR RESI.			80,296.53
REVISED PROPOSED NON FAR RESI.			6,718.858
REVISED PROPOSED BALCONY/CORRIDOR AREA RESI.(NON FAR)			18,602.178
PROPOSED BASEMENT BUILT UP AREA FOR PHASE 2			17,754.24
TOTAL REVISED PROPOSED BUILT UP AREA IN PHASE-2			123,371.80
PHASE-3			
PROPOSED FAR RESI.			56,001.90
PROPOSED NON FAR RESI.			6,621.34
PROPOSED BALCONY/CORRIDOR AREA RESI.(NON FAR)			10,790.60
TOTAL PROPOSED FAR + NON FAR (PHASE 3 RESI.)			73,413.83
PROPOSED FAR COMMERCIAL		97%	2,262.59
BUILT UP AREA			
PROPOSED BASEMENT BUILT UP AREA FOR PHASE 3			17910.01
PROPOSED BUILT UP AREA FOR COMMERCIAL			2452.01
PROPOSED BUILT UP AREA FOR RESIDENTIAL			73413.83
TOTAL PROPOSED OVERALL BUILT UP AREA IN PHASE-3 (RESIDENTIAL + COMMERCIAL)			93,775.85
GRAND TOTAL PROPOSED RESIDENTIAL FAR (PHASE-1,2,3)			324,869.90
GRAND TOTAL BUILT UP AREA (PHASE 1,2 & 3)			535,923.12
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE OF 64532.082 SQM	60%		38719.249
GROUND COVERAGE IN PHASE-1 (Already Sanctioned)			15713.583
REVISED PROPOSED GROUND COVERAGE IN PHASE-2			4814.006
PROPOSED GROUND COVERAGE IN PHASE-3			5003.890
TOTAL GROUND COVERAGE (PROPOSED + ALREADY SANCTIONED)	39.56%		25531.479
GREEN			
TOT - LOT AND GREEN AREA REQUIRED OF 64724.307 SQM	15.00%		9708.646
TOT - LOT AND GREEN AREA ALREADY SANCTIONED (IN PHASE 1)			9684.044
TOT - LOT AND GREEN AREA PROPOSED OF 64724.307 SQM			25.000
GRAND TOTAL TOT-LOT AND GREEN AREA (PROPOSED + ALREADY SANCTIONED)	15.001%		9709.044

DENSITY	
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 15.5244375 ACRES @ 540 TO 660 PPA	8383 PERSONS TO 10246 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 0.26235 ACRES @ 387 TO 473 PPA	101 PERSONS TO 124 PERSONS
TOTAL PERMISSIBLE POPULATION	8484 PERSONS TO 10370 PERSONS
PROPOSED POPULATION	9808 PERSONS
TOTAL PROPOSED DENSITY	619

Summary							
	ALREADY SANCTIONED PHASE - 1 (A)	REVISED PROPOSAL OF EWS FOR PHASE 2 & 3 IN (PHASE-1) A1	SPU FOR PHASE-2 & 3	REVISED PROPOSAL PHASE - 2 (B)	NEW PROPOSAL PHASE - 3 (C)	COMBINED PROPOSAL (A1+B+C)	PERMISSIBLE / REQUIRED
SITE (NPA)	64532.082						
FAR	188229.772	341.701		80296.529	56001.896	136640.1261	327006.507
RESIDENTIAL FAR	188229.772	341.701		80296.529	56001.896	136640.126	
	57.56%			24.56%	17.13%	42%	
COMMERCIAL FAR					2262.585	2262.585	2325.337209
						97%	
GROUND COVERAGE	15713.583			4814.006	5003.890	25531.479	38719.249
	24.350%			7.460%	7.754%	39.564%	60.000%
BUILT UP AREA (RESIDENTIAL)	318387.816	387.65		123371.802	73413.833	533471.11	
BUILT UP AREA (COMMERCIAL)					2452.01	2452.01	
GREEN AREA	9684.044						9709.044
							15.001%
MAIN UNITS	1332			296	138	1766	
SERVICE PERSONNEL UNIT	133		44			177	
EWS	298	14				312	
POPULATION	7522	28	88	1480	690	2286	
		TOTAL POPULATION (A+A1+B+C)				9808	8484 PERSONS TO 10370
DENSITY	472	147				619	387(Minimum) 660(Maximum)
PARKING	1636	93	348			2077	
AMENITIES							
Primary School	1						1
Nursery School	2						2

		UNIT NO.s	POPULATION
MAIN UNITS (Already Sanctioned)	5 Person / Un	1332	6660
SERVICE PERSONAL UNIT (SPU) 10% of Main Units (Already Sanctioned)	2 Person / Un	133	266
EWS (Already Sanctioned)	2 Person / Un	298	596
TOTAL SANCTIONED POPULATION (PHASE 1)			7522
PROPOSED MAIN UNITS (PHASE-2)	5 Person / Un	296	1480
PROPOSED MAIN UNITS (PHASE-3)	5 Person / Un	138	690
SERVICE PERSONAL UNIT (SPU) 10% of (PHASE 2&3 MAIN UNITS)	2 Person / Un	44	88
PROPOSED EWS UNITS FOR PHASE 2 & 3	2 Person / Un	14	28
TOTAL PROPOSED POPULATION (PHASE 2 & 3)			2286
GRAND TOTAL POPULATION (PHASE 1 & 2)			**9808**
PARKING (CALCULATED ON THE RATIONALE OF CARPET AREA IN SQM.)			
REQUIRED CAR PARKING FOR MAIN UNITS	up to 100 sqm = 0.5 ECS between 100 sqm to 150 sqm = 1.0 ECS more than 150 sqm = 1.5 ECS		
FOR PHASE 1	262 x 0.5		131
	1070 x 1.0		1070
FOR PHASE 2	296 x 1.5		444
FOR PHASE 3	138 x 1.5		207
TOTAL	-		**1852**
ECS TO PROPOSED FOR EWS UNITS	5% OF 1852 ECS		93 ECS
ALREADY SANCTIONED EWS CAR PARKING IN PHASE 1	-		61
PROPOSED CAR PARKING FOR EWS UNITS IN PHASE 2&3	-		32
TOTAL PROPOSED & ALREADY SANCTIONED CAR PARKING FOR EWS UNITS	-		93
REQUIRED CAR PARKING FOR COMMERCIAL (2198.01 sqm)	1 ECS for 50sqm		44
TOTAL REQUIRED ECS FOR PHASE 1, 2 & 3 INCLUDING EWS & COMMERCIAL			**1989**
PROPOSED CAR PARKING	-		**2077**

REFUGE AREA (PHASE 2)				REFUGE AREA (PHASE 3)		
17TH FLOOR (LVL +62.550 M) 25TH FLOOR (LVL +90.550 M)	TOWER ES-1 (SQ.M)	TOWER ES-2 (SQ.M)	TOWER ES-3 (SQ.M)	17TH FLOOR (LVL +61.800	TOWER SR-1 (SQ.M)	TOWER SR-2 (SQ.M)
REQUIRED	51.671	51.699	51.671	REQUIRED	42.068	79.707
PROPOSED	52.577	52.577	52.577	PROPOSED	42.070	79.847
TOTAL PROPOSED AREA IN TOWER	**52.577**	**52.577**	**52.577**	**TOTAL PROPOSED AREA IN TOWER**	**42.070**	**79.847**
For Area Calculation refer respective Tower Detailed Sheet				For Area Calculation refer respective Tower Detailed Sheet		

EV CAR PARKING CALCULATION (PHASE 2 & 3)	
Total required' ECS in Phase - 2	444
Total required' ECS in Phase - 3	207
Total required' ECS in Phase - 2 & Phase 3	651
REQUIRED EV CAR PARKING WITH CHARGING STATION FOR EVERY 100	2 EV CARS
PROPOSED EV CAR PARKING FOR PHASE 2 ON SURFACE SHOWN IN SITE PLAN	14 EV CARS

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.

S.T.P. (G) Member B.P.A.C.

C.T.P. (HR.) Chairman B.P.A.C.

DTP(HQ)

ATP(HQ)

AD

PA

ATP

Rajesh Dutt SD(HQ)

FSO, (HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: 13350 DATED : 21/04/26

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PHASE - 1 ALREADY SANCTIONED VIDE DATES: 25.01.2023 AND MEMO NO.- 2350

SERVICES - DG SET, TRANSFORMER, WATER TANK WITH PUMP ROOM "ALREADY SANCTIONED" IN PHASE 1.

FIRE COMMAND CENTER "ALREADY SANCTIONED" IN PHASE 1 UNDER TOWER 2.

PROJECT:

PROPOSED BUILDING PLANS OF PHASE-03 & REVISED BUILDING PLANS OF PHASE-02, & BASEMENTS FALLING UNDER PHASE-02 & 03 PART OF GROUP HOUSING COLONY (MIX-LAND USE 99% RESIDENTIAL COMPONENT & 1% COMMERCIAL COMPONENT) UNDER TOD POLICY OVER AN AREA MEASURING 15.99375 ACRES (LICENSE NO. 213 OF 2022 DATED: 27.12.2022) IN THE REVENUE ESTATE OF VILLAGE CHAUMA, SECTOR-111, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S METRO EDUCATION & WELFARE PVT. LTD.

OWNER

METRO EDUCATION AND WELFARE PVT. LTD

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SUBMISSION DRAWING

OWNER'S SEAL & SIGNATURE

Education & Welfare Pvt. Ltd.
Authorised Signatory

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 53877 Dt. 20/2/26

Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

AMIT GUPTA
Architect
CA / 2004 / 33147

MARCH 2026

Scale :- 1:500

Drawing No:- CRN111-PHX-STS-XXX-SP-DR-AR-0001

Drawing Title:-

SITE PLAN WITH AREA SUMMARY (SHEET 1)