

APPROVED FOR CONSTRUCTION
 DATE: 19.12.2025

GROUP HOUSING, SECTOR- 105, GURUGRAM
 PROPOSED ABSTRACT

Site Area Licensed	= 13,078.00 sqm
NET PLANNED AREA	= 12,275.45 sqm
Land under FAR @ 2.5 (TOD Granted area)	= 6,843.33 sqm
Land under FAR @ 1.25 (Non TOD area)	= 5,432.12 sqm
Green Building A/E @ 0.15% (For IGBC Platinum rating Pre certification)	= 18.41 sqm
(Registration No. - CR2203389)	
TOTAL PERMISSIBLE	12,275.45 sqm
Permissible FAR @ 1.1 for commercial on land under Non-TOD zone (5,887.73 sqm)	
Permissible FAR @ 2.5 for commercial on land under Transit zone (6,843.33 sqm)	
TOTAL FAR permissible for Commercial	12,729.06 sqm
TOTAL FAR ALREADY SANCTIONED FOR GROUP HOUSING	11,028.26 sqm
REMAINING FAR FOR COMMERCIAL	1,700.80 sqm
PROPOSED / REVISED FAR FOR COMMERCIAL	832.05 sqm

PARAMETER	PERMISSIBLE/REQUIRED	ALREADY SANCTIONED IN 2024	REVISED/PROPOSED	TOTAL
Ground Coverage	@ 35% of 5,887.73 sqm = 2,060.71 sqm	2,060.71 sqm	2,060.71 sqm	2,060.71 sqm
F.A.R.	11.78%	11.78%	11.78%	11.78%
No. of Main Units	740 nos.	740 nos.	740 nos.	740 nos.
TOTAL UNITS (MANS + EWS)	740 nos.	740 nos.	740 nos.	740 nos.
Population	3,700 persons	3,700 persons	3,700 persons	3,700 persons
Organised Greens	774.4 sqm	774.4 sqm	774.4 sqm	774.4 sqm
Cit Parking	722 ECS	722 ECS	722 ECS	722 ECS
Commercial FAR	832.05 sqm	832.05 sqm	832.05 sqm	832.05 sqm

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Commercial FAR	832.05 sqm	832.05 sqm	832.05 sqm	832.05 sqm

SR.NO.	BUILDING DESCRIPTION	AREA IN SQ.M.	POPULATION	MIN. DENSITY	MAX. DENSITY
1	TOWER-1	322.61	2648	8.21	8.21
2	TOWER-2	464.74	3237	6.97	6.97
3	TOWER-3	322.61	2648	8.21	8.21
4	TOWER-4	322.61	2648	8.21	8.21
5	TOWER-5	464.74	3237	6.97	6.97
6	TOWER-6	464.74	3237	6.97	6.97
7	TOWER-7	322.61	2648	8.21	8.21
8	TOWER-8	322.61	2648	8.21	8.21
9	TOWER-9	322.61	2648	8.21	8.21
10	TOWER-10	322.61	2648	8.21	8.21
11	TOWER-11	322.61	2648	8.21	8.21
12	ROW-HOUSE-1	104.24	588	5.64	5.64
13	ROW-HOUSE-2	104.24	588	5.64	5.64
14	ROW-HOUSE-3	104.24	588	5.64	5.64
15	ROW-HOUSE-4	104.24	588	5.64	5.64
16	ROW-HOUSE-5	104.24	588	5.64	5.64
17	ROW-HOUSE-6	104.24	588	5.64	5.64
18	COMMUNITY BLOCK	61.62	588	9.54	9.54
19	SWIMMING POOL	64.89	588	9.00	9.00
20	NURSERY SCHOOL	308.31	588	19.01	19.01
21	REVIS/PROPOSED	308.31	588	19.01	19.01
22	GRAND TOTAL	6062.10	5001		

UNIT TYPE	NO. OF UNITS	NO. OF PERSONS
TYPE-1 (TOWER 1, 3, 5, 7, 9, 11)	131	1048
TYPE-2 (TOWER 2, 4, 6, 8, 10, 12)	131	1048
TYPE-3 (TOWER 3, 5, 7, 9, 11)	131	1048
TYPE-4 (TOWER 4, 6, 8, 10, 12)	131	1048
TYPE-5 (TOWER 5, 7, 9, 11)	131	1048
TYPE-6 (TOWER 6, 8, 10, 12)	131	1048
TYPE-7 (TOWER 7, 9, 11)	131	1048
TYPE-8 (TOWER 8, 10, 12)	131	1048
TYPE-9 (TOWER 9, 11)	131	1048
TYPE-10 (TOWER 10, 12)	131	1048
TYPE-11 (TOWER 11)	131	1048
TYPE-12 (TOWER 12)	131	1048
TYPE-13 (ROW-HOUSE 1-6)	354	2064
TYPE-14 (COMMUNITY BLOCK)	1	588
TYPE-15 (SWIMMING POOL)	1	588
TYPE-16 (NURSERY SCHOOL)	1	588
TYPE-17 (TOTAL)	1317	11112

REVIS/PROPOSED	NO. OF BAYS	NO. OF PERSONS
Basement 1	2,888.95	2,888.95
Basement 2	2,888.95	2,888.95
Basement 3	2,888.95	2,888.95
Basement 4	2,888.95	2,888.95
Basement 5	2,888.95	2,888.95
Basement 6	2,888.95	2,888.95
Basement 7	2,888.95	2,888.95
Basement 8	2,888.95	2,888.95
Basement 9	2,888.95	2,888.95
Basement 10	2,888.95	2,888.95
Basement 11	2,888.95	2,888.95
Basement 12	2,888.95	2,888.95
Basement 13	2,888.95	2,888.95
Basement 14	2,888.95	2,888.95
Basement 15	2,888.95	2,888.95
Basement 16	2,888.95	2,888.95
Basement 17	2,888.95	2,888.95
Basement 18	2,888.95	2,888.95
Basement 19	2,888.95	2,888.95
Basement 20	2,888.95	2,888.95
Basement 21	2,888.95	2,888.95
Basement 22	2,888.95	2,888.95
Basement 23	2,888.95	2,888.95
Basement 24	2,888.95	2,888.95
Basement 25	2,888.95	2,888.95
Basement 26	2,888.95	2,888.95
Basement 27	2,888.95	2,888.95
Basement 28	2,888.95	2,888.95
Basement 29	2,888.95	2,888.95
Basement 30	2,888.95	2,888.95
Basement 31	2,888.95	2,888.95
Basement 32	2,888.95	2,888.95
Basement 33	2,888.95	2,888.95
Basement 34	2,888.95	2,888.95
Basement 35	2,888.95	2,888.95
Basement 36	2,888.95	2,888.95
Basement 37	2,888.95	2,888.95
Basement 38	2,888.95	2,888.95
Basement 39	2,888.95	2,888.95
Basement 40	2,888.95	2,888.95
Basement 41	2,888.95	2,888.95
Basement 42	2,888.95	2,888.95
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Basement 44	2,888.95	2,888.95
Basement 45	2,888.95	2,888.95
Basement 46	2,888.95	2,888.95
Basement 47	2,888.95	2,888.95
Basement 48	2,888.95	2,888.95
Basement 49	2,888.95	2,888.95
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Basement 51	2,888.95	2,888.95
Basement 52	2,888.95	2,888.95
Basement 53	2,888.95	2,888.95
Basement 54	2,888.95	2,888.95
Basement 55	2,888.95	2,888.95
Basement 56	2,888.95	2,888.95
Basement 57	2,888.95	2,888.95
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Basement 60	2,888.95	2,888.95
Basement 61	2,888.95	2,888.95
Basement 62	2,888.95	2,888.95
Basement 63	2,888.95	2,888.95
Basement 64	2,888.95	2,888.95
Basement 65	2,888.95	2,888.95
Basement 66	2,888.95	2,888.95
Basement 67	2,888.95	2,888.95
Basement 68	2,888.95	2,888.95
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Basement 70	2,888.95	2,888.95
Basement 71	2,888.95	2,888.95
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Basement 81	2,888.95	2,888.95
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Basement 85	2,888.95	2,888.95
Basement 86	2,888.95	2,888.95
Basement 87	2,888.95	2,888.95
Basement 88	2,888.95	2,888.95
Basement 89	2,888.95	2,888.95
Basement 90	2,888.95	2,888.95
Basement 91	2,888.95	2,888.95
Basement 92	2,888.95	2,888.95
Basement 93	2,888.95	2,888.95
Basement 94	2,888.95	2,888.95
Basement 95	2,888.95	2,888.95
Basement 96	2,888.95	2,888.95
Basement 97	2,888.95	2,888.95
Basement 98	2,888.95	2,888.95
Basement 99	2,888.95	2,888.95
Basement 100	2,888.95	2,888.95

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Basement 56	2,888.95	2,888.95
Basement 57	2,888.95	2,888.95
Basement 58	2,888.95	2,888.95
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Basement 67	2,888.95	2,888.95
Basement 68	2,888.95	2,888.95
Basement 69	2,888.95	2,888.95
Basement 70	2,888.95	2,