AREA ALREADY APPROVED FOR PHASE-1 VIDE MEMO. NO. 1311 DATED - 17/01/2025

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	NON FAR AREA IN SQM./ FLOOR	TOTAL NON FAR OF ALL FLOOR	TOTAL NON FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - A	STILT FLOOR	1	259.871	259.871	16844.537	315.179	315.179	1715.033	574.849	574.849	21522.570	1,382.151	132	32
	1ST & 2ND FLOOR	2	574.849	1149.698		317.925	635.850		892.774	1785.548				
	REFUGE FLOOR	1	574.849	1149.698		37.505	75.010		612.354	1224.708				
	MUMTY MACHINE ROOM	1	-	-		127.885	127.885		127.885	127.885				
TOWER - B	STILT FLOOR	1	299.131	299.131	19650.989	327.399	327.399	1739.254	588.519	588.519	21391.242		132	32
	1ST & 2ND FLOOR	2	311.630	623.24		37.505	75.010		348.135	696.270				
	TYPICAL FLOOR	30	588.519	17655.570		37.505	1125.150		624.024	18720.720				
	REFUGE FLOOR	2	588.519	1175.038		37.505	75.010		624.024	1248.048				
	MUMTY MACHINE ROOM	1	-	-		127.885	127.885		127.885	127.885				
COMMUNITY BUILDING-2	GROUND FLOOR	1	594.000	594.000	1500.380	0.000	0.000	27.997	594.000	594.000	1527.997		-	-
	1ST FLOOR	1	418.380	418.380		27.997	27.997		443.997	443.997				
GOVERNMENT BUILDING-1	GROUND FLOOR	1	105.000	105.000	105.000	0.000	0.000	0.000	105.000	105.000	105.000		-	-
COMMUNITY BUILDING-1	GROUND FLOOR	1	791.743	791.743	1313.383	0.000	0.000	28.460	791.743	791.743	1341.823		-	-
	1ST FLOOR	1	591.820	591.820		28.460	28.460		620.280	620.280				
GUARD ROOM	-	1	18	18	18	0.000	0.000	0.000	18.000	18.000	18.000			
HT METER ROOM	-	-	-	-	-	-	-	51.040	51.040	51.040	51.040		-	-
PUMPHOUSE	-	-	-	-	-	-	-	3815.110	3815.110	3815.110	3815.110		-	-
BASEMENT - 1	-	-	-	-	-	-	-	14897.488	14897.488	14897.488	14897.488		-	-
BASEMENT - 2	-	-	-	-	-	-	-	14377.170	14377.170	14377.170	14377.170		-	-
BASEMENT - 3	-	-	-	-	-	-	-	14385.120	14385.120	14385.120	14385.120		-	-
TOTAL	-	-	-		41502.278	-		49999.240	-	-	91517.518	5428.044	264	32

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER	NON FAR AREA IN SQM./ FLOOR	TOTAL NON FAR OF ALL FLOOR	TOTAL NON FAR/ ALL TOWER	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - C	STILT FLOOR	1	260.941	260.941	19661.263	506.284	506.284	1929.180	767.205	767.205	21599.397	1,801.772	132	32
	1ST & 2ND FLOOR	2	307.825	615.65		38.158	76.316		345.983	691.966				
	TYPICAL FLOOR	30	587.021	17610.630		38.158	1144.740		625.179	18755.370				
	18TH & 27TH REFUGE FLOOR	2	587.021	1174.042		33.681	67.362		625.179	1250.358				
	MUMTY MACHINE ROOM	1	-	-		134.498	134.498		134.498	134.498				
TOWER - D	STILT FLOOR	1	283.135	283.135	20431.885	504.070	504.070	1974.098	767.205	767.205	22405.983		140	-
	1ST & 2ND FLOOR	2	576.250	1152.5		38.158	76.316		614.408	1228.816				
	TYPICAL FLOOR	31	576.250	17863.750		38.158	1182.898		614.408	19046.648				
	18TH & 27TH REFUGE FLOOR	2	576.250	1152.500		38.158	76.316		614.408	1228.816				
	MUMTY MACHINE ROOM	1	-	-		134.498	134.498		134.498	134.498				
NURSERY SCHOOL	GROUND FLOOR	1	-	-	-	282.999	282.999	282.999	282.999	282.999	282.999	282.999	-	-
	1ST FLOOR	1	-	-		26.492	26.492	26.492	26.492	26.492				
	MUMTY MACHINE ROOM	1	-	-	-	41.746	41.746	41.746	41.746	41.746	41.746		-	-
TOTAL	-	-	-		40093.148	-		4254.515	-	-	44356.617	1884.771	272	32

AREA STATEMENT

DESCRIPTION	ACRE	%		PROPOSED (PHASE-2 & 2A)		PHASE-1 ALREADY APPROVED	Unit
TOTAL PLOT AREA	5.56			22501.0			SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE		35%	=	7875.350			SQ.M
PROPOSED GROUND COVERAGE + ALREADY APPROVED			=	1884.771	+	5428.044	SQ.M
TOTAL PROPOSED GROUND COVERAGE		32.50%	=	7312.815			SQ.M
PERMISSIBLE FAR		350%	=	78753.500			SQ.M
IGBC FAR @15% PRE - CERTIFICATE		15%	=	3375.150			SQ.M
TOTAL PERMISSIBLE FAR AREA @5.56Acres		365%	=	82128.650			SQ.M
PROPOSED FAR + ALREADY APPROVED			=	40093.148	+	41932.278	SQ.M
TOTAL PROPOSED FAR		364.54%	=	82025.426			SQ.M
PERMISSIBLE FAR FOR COMMERCIAL ALREADY APPROVED		0.50%			=	112.505	SQ.M
FAR FOR COMMERCIAL ALREADY APPROVED		0.47%			=	105	SQ.M
Permissible DENSITY (maximums density 600 person per acres)			=	3336	person		
Achive density			=	509	PPA		

TOT – LOT AND GREEN AREA REQUIRED = 3375.15 SQM. = 15% OF THE PLOT
TOT – LOT AND GREEN AREA PROVIDED = 4527.914 SQM. = 20.12% OF THE PLOT (ALREADY APPROVED)

CAR PARKING

REQUIRED ECS PARKING FOR MAIN UNITS = 1.5 ECS PER UNIT
= 272X1.5
= 408 ECS PROPOSED + 402 ECS ALREADY APPROVED

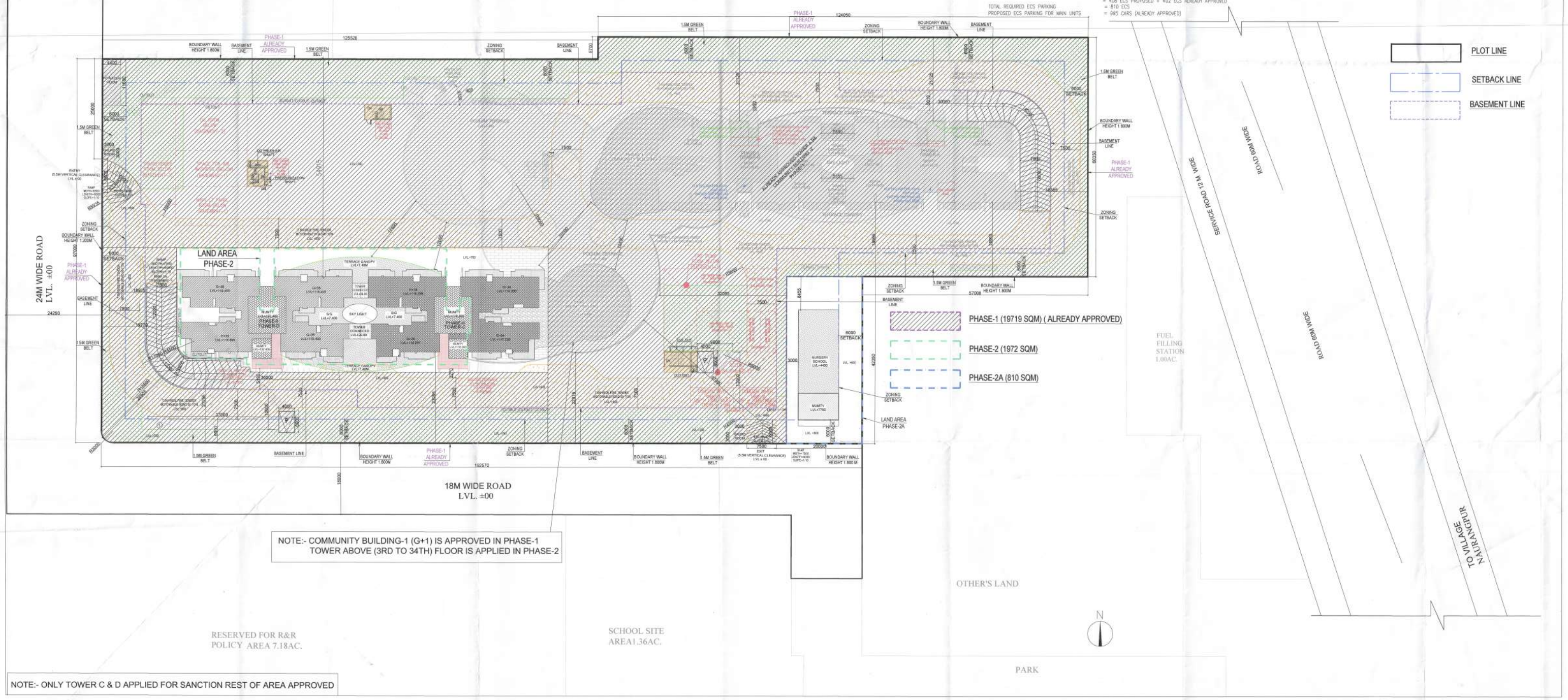
TOTAL REQUIRED ECS PARKING = 810 ECS
PROPOSED ECS PARKING FOR MAIN UNITS = 995 CARS (ALREADY APPROVED)

Proposed DENSITY

No of dwelling Units	272	x	5	=	1360
Service personal room	32	x	2	=	64
Already sanction					
No of dwelling Units	268	x	5	=	1340
Service personal room	32	x	2	=	64
Total					2828
Achieved PPA					509

ALREADY APPROVED

SURFACE	10
BASEMENT-1	937
BASEMENT-2	937
BASEMENT-3	941
TOTAL	895



NOTE:- COMMUNITY BUILDING-1 (G+1) IS APPROVED IN PHASE-1
TOWER ABOVE (3RD TO 34TH) FLOOR IS APPLIED IN PHASE-2

NOTE:- ONLY TOWER C & D APPLIED FOR SANCTION REST OF AREA APPROVED

Building Plan This Plan will be valid upto 12.06.2030
Date: 23/06/2025 to 23/06/2030

Recommended for Sanctioning
ATP
Sr. DTP

Note :-

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
3. VENTILATION IN BASEMENTS SHALL BE AS PER RELEVANT NBC PROVISIONS 6 AIR CHANGES PER HOUR FOR NORMAL OPERATION 12 AIR CHANGES IN CASE OF FIRE.
4. FIRE-FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BUILDING STRUCTURE DESIGNED EARTH QUAKE RESISTANT.
6. ROOF SLAB OF UPPER BASEMENT DESIGNED TO TAKE LOAD OF FIRE TENDER.
7. MAIN ENTRY GATE AND BOUNDARY WALL AS/STANDARD DESIGN.
8. ALL RAMPS ARE IN 1:10 SLOP FOR CARS & 1:20 FOR HANDICAPS UNTIL UNLESS SPECIFIED.
9. ALL EXTERNAL WALL WILL BE STRUCTURAL/NON STRUCTURAL(THICKNESS AS PER DESIGN) RCC WALL. ONLY PROVISION FOR EXHAUST WILL BE PROVIDED.
10. BASEMENT PARKING ARE FOR BOTH PHASE 1 & PHASE 2.
11. LAND AREA OF PHASE 2 IS 1972 SQM IN WHICH 3 LEVEL OF BASEMENTS ARE PART OF PHASE 1.
12. LAND AREA OF PHASE 2A IS 810 SQM.
13. ALL BASEMENTS,SERVICES,COMMUNITY FACILITIES,LANDSCAPE AREAS,GROUND LEVEL CIRCULATION,INGRESS, EGRESS ETC. ARE COMMON FOR PHASE 1,2 & 2A .
14. COMMUNITY BUILDING-1 (G+1) IS ALREADY APPROVED IN PHASE-1.
15. TOWER C ABOVE COMMUNITY BUILDING-1 (3RD TO 34TH) FLOOR IS PART OF PHASE-2.
16. NO CHANGE IN PHASE-1 (ALREADY APPROVED).

PROJECT:

PROPOSED BUILDING PLAN FOR PHASE-2 & 2A OF GROUP HOUSING SITE PLOT NO. GH-03 SITUATED AT SECTOR-80, MANESAR AREA ADMEASURING 22501 SQMTS BEING DEVELOPED BY CONSCIENT INFRASTRUCTURE PVT. LTD.

ASSOCIATE ARCHITECTS

GG ASSOCIATES
PLOT NO-408 SEC-37C GURGAON (PH-9560794794)

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/30021
Mob.: 9871004[illegible]

SEP.-2025	Scale : 1:300	
Drawing Title:- SITE PLAN		Drawing No:- ST-01