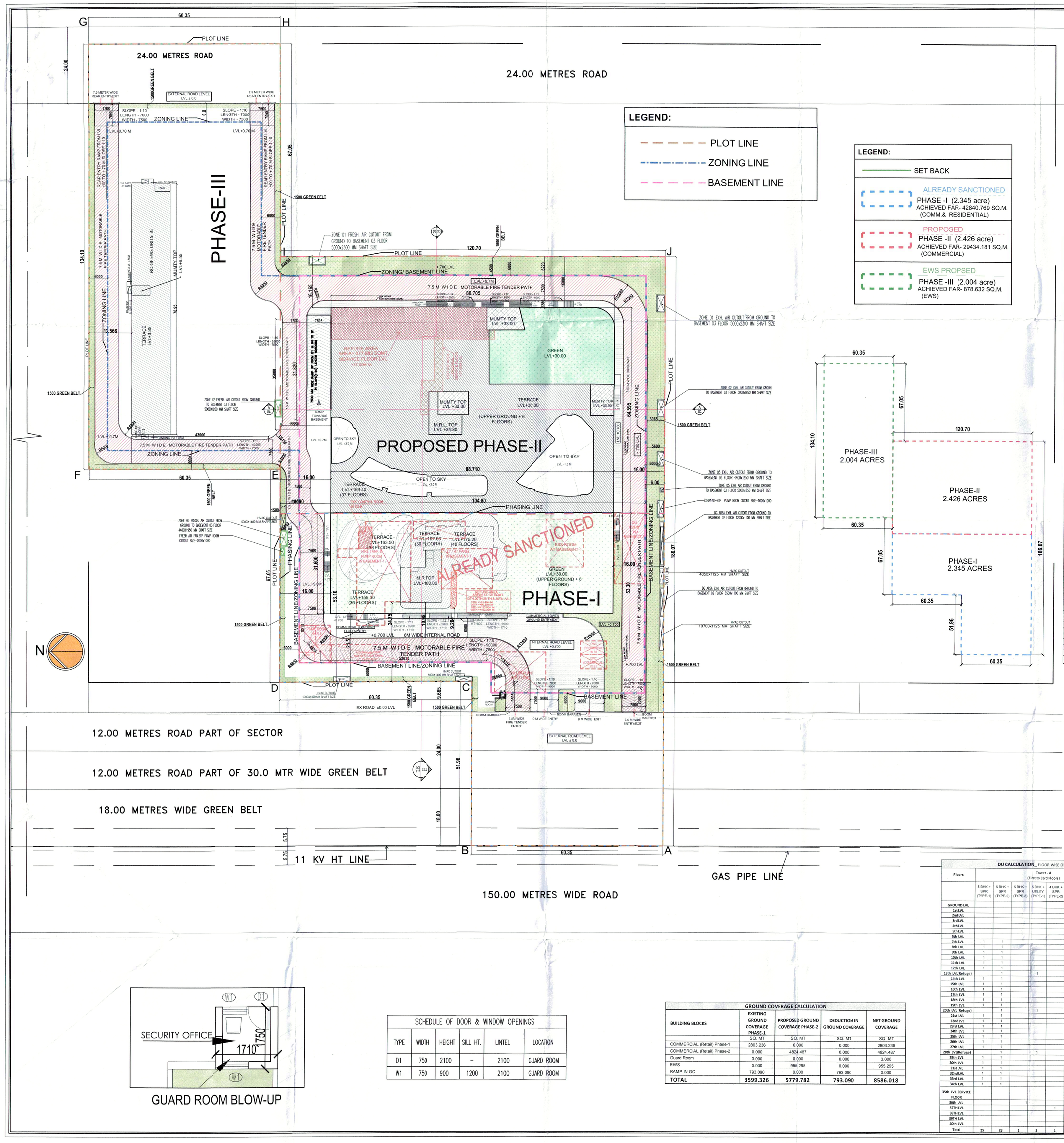


SCHEDULE OF DOOR & WINDOW OPENINGS

TYPE	WIDTH	HEIGHT	SILL HT.	LINTEL	LOCATION
D1	750	2100	–	2100	GUARD ROOM
W1	750	900	1200	2100	GUARD ROOM

PARKING CALCULATION

PHASE-1 (EXISTING)

REQUIRED PARKING

	CARPET AREA SQ. MT	TOTAL DUs NO.s	ECS / DUs	REQUIRED ECS
3 BHK + SPR(TYPE-1)	472.648	1	1.5	2
5 BHK + UTILITY (TYPE-1)	307.146	3	1.5	5
4 BHK + SPR(TYPE-2)	516.529	1	1.5	2
5 BHK + SPR(TYPE-1)	317.623	25	1.5	38
5 BHK + SPR (TYPE-2)	317.533	28	1.5	42
5 BHK + SPR (TYPE-3)	587.525	1	1.5	2
SPR UNIT	24.475	7	0	0
DUPLEX	614.230	1	1.5	2
Commercial (Retail)	11118.300	1 ECS / 50 Sq.m		222
TOTAL PARKING REQUIRED FOR EXISTING AREA				312

PHASE-2 (PROPOSED)

REQUIRED PARKING

Commercial (Retail) Carpet area	16726.594	1 ECS / 50 Sq.m		335

PHASE-3 (PROPOSED)

REQUIRED PARKING

EWS	18.966	35	0.5	18
TOTAL PARKING REQUIRED FOR PROPOSED AREA (PHASE-2 + PHASE-3)				352
NET PARKING REQUIRED FOR (EXISTING + PROPOSED AREA) (PHASE-1 +PHASE-2 + PHASE-3)				665
REQUIRED EV CHARGING POINTS @ 2 PER 100 ECS	665X2 / 100 =			13.29
PROVIDED EV CHARGING POINTS	13.29			14.00
NET PARKING PROVIDED	14 EV PARKING + 651 NORMAL PARKING =			665.00

PHASE-1 & PHASE-2 PROPOSED PARKING

FLOORS	AREA SQ. MT	No. Of ECS as/Area Calculation	PROPOSED Car Parking Single Slot	Double Stack	Triple Stack	TOTAL
Basement -1 (ELECTRIC CHARGING POINTS FOR EV NOS (292 TO 215)	10737.671 / 32	336.472	236	0	0	236
Basement -2	12274.913 / 32	374.560	288	0	0	288
Basement -3 (PARKING NOS 114 TO 131 RESERVED FOR EWS)	12212.887 / 32	378.381	270	0	0	270
Basement -4	8980.715 / 32	218.147	140	0	0	140
TOTAL		1307.56	934	0	0	934

FAR & NON-FAR DETAILS (FLOOR WISE OF ALL TOWERS)

TYPE	PHASE - 1 ALREADY SANCTIONED: RESIDENTIAL TOWERS				COMMERCIAL			BASEMENT	TOTAL	PHASE - 2 PROPOSED: COMMERCIAL			BASEMENT	COMMERCIAL	PHASE - 3 PROPOSED: EWS			GRAND TOTAL
BUILDING BLOCKS	Tower - A (Stilt + 40 Floors)				Commercial FAR (L-G+U.G.+1st+2nd+3rd+4th)			Basement Lobbies & Parking	BUILT-UP AREA (Residential + Commercial + Basement) in Total	Commercial FAR (L-G+U.G.+1st+2nd+3rd+4th)			Revised Basement Lobbies & Parking	Commercial Carpet Area (L-G+U.G.+1st+2nd+3rd+4th)	EWS FAR(GROUND FLOOR)			BUILT-UP AREA (PHASE-1 + PHASE-2 + PHASE-3)
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR NON-FAR		FAR	NON-FAR	BUILT-UP AREA	FAR NON-FAR	CARPET AREA	FAR	NON-FAR	BUILT-UP AREA	
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
BASEMENT-4									0.000									7516.296
BASEMENT-3									0.000					13167.320				13167.320
BASEMENT-2									0.000					13468.879				13468.879
BASEMENT-1									0.000					13626.804				13626.804
Lower Ground					2598.124	205.112	2803.236		2803.236	4975.413	339.241	5314.654		2470.873				5187.890
Upper Ground + MEZZANINE					3604.846	0.000	3604.846		3604.846	4947.485	0.000	4947.485		2263.571	678.632	0.000	678.632	7113.311
1st LVL										1287.210	0.000	1287.210		1119.748				
2nd LVL					2598.124	205.112	2803.236		2803.236	4647.866	237.141	4785.007		2219.178				7568.243
3rd LVL					2598.124	205.112	2803.236		2803.236	4647.866	237.141	4785.007		2219.365				7568.243
4th LVL					2598.124	205.112	2803.236		2803.236	4711.696	239.501	4951.198		2212.282				7754.434
5th Service Floor					2598.124	205.112	2803.236		2803.236	4711.696	239.501	4951.198		3212.282				7754.434
5th LVL(Refuge)					0.000	2803.236	2803.236		2803.236		4949.393	4949.393						7749.629
5th LVL	570.736	462.534	0.000	1033.270					1033.270									1033.270
6th LVL	801.106	35.505	160.130	996.741					996.741									996.741
7th LVL	801.106	35.505	160.130	996.741					996.741									996.741
8th LVL	801.106	35.505	160.130	996.741					996.741									996.741
9th LVL	801.106	35.505	160.130	996.741					996.741									996.741
10th LVL	801.106	35.505	160.130	996.741					996.741									996.741
11th LVL	801.106	35.505	160.130	996.741					996.741									996.741
12th LVL	801.106	35.505	160.130	996.741					996.741									996.741
13th LVL(Refuge)	767.146	79.833	153.638	996.617					996.617									996.617
14th LVL	801.106	35.505	160.130	996.741					996.741									996.741
15th LVL	801.106	35.505	160.130	996.741					996.741									996.741
16th LVL	801.106	35.505	160.130	996.741					996.741									996.741
17th LVL	801.106	35.505	160.130	996.741					996.741									996.741
18th LVL	801.106	35.505	160.130	996.741					996.741									996.741
19th LVL	801.106	35.505	160.130	996.741					996.741									996.741
20th LVL(Refuge)	767.146	79.833	153.638	996.617					996.617									996.617
21st LVL	801.106	35.505	160.130	996.741					996.741									996.741
22nd LVL	801.106	35.505	160.130	996.741					996.741									996.741
23rd LVL	801.106	35.505	160.130	996.741					996.741									996.741
24th LVL	801.106	35.505	160.130	996.741					996.741									996.741
25th LVL	801.106	35.505	160.130	996.741					996.741									996.741
26th LVL	801.106	35.505	160.130	996.741					996.741									996.741
27th LVL	801.106	35.505	160.130	996.741					996.741									996.741
28th LVL(Refuge)	767.146	79.833	153.638	996.617					996.617									996.617
29th LVL	801.106	35.505	160.130	996.741					996.741									996.741
30th LVL	801.106	35.505	160.130	996.741					996.741									996.741
31st LVL	801.106	35.505	160.130	996.741					996.741									996.741
32nd LVL	801.106	35.505	160.130	996.741					996.741									996.741
33rd LVL	801.106	35.505	160.130	996.741					996.741									996.741
34th LVL	801.106	35.505	160.130	996.741					996.741									996.741
35th LVL(Service)	0.000	804.765	0.000	804.765					804.765									804.765
36th LVL	751.200	35.505	245.888	1032.423					1032.423									1032.423
37th LVL	664.334	35.505	245.868	945.207					945.207									945.207
38th LVL	967.349	35.505	216.138	858.992					858.992									858.992
39th LVL	302.889	35.505	163.913	701.294					701.294									701.294
40th LVL	401.308	34.865	93.807	529.980					529.980									529.980
Terrace			135.772	135.772					135.772					17.825				441.580
TOTAL	25826.421	2558.535	5565.250	33950.206	16135.716	4280.346	20424.062	0.000 0.000	54374.268	29729.217	6564.939	36294.156	0.000	47755.170	10735.594	878.632	17.825	878.632	135705.580

DU CALCULATION FLOOR WISE OF ALL TOWERS

Floors	Tower - A (First to 33rd Floors) 5 BHK + SPR (TYPE-1)	5 BHK + SPR (TYPE-2)	5 BHK + SPR (TYPE-3)	4 BHK + SPR (TYPE-2)	3 BHK + SPR (TYPE-1)	DUPLEX	No.s of DU	EWS- GROUND FLOOR EWS	No.s of DU
GROUND LVL								35	35
1st LVL							0		
2nd LVL							0		
3rd LVL							0		
4th LVL							0		
5th LVL							0		
6th LVL	1	1					2		
7th LVL	1	1					2		
8th LVL	1	1					2		
9th LVL	1	1					2		
10th LVL	1	1		1			2		
11th LVL	1	1					2		
12th LVL	1	1					2		
13th LVL(Refuge)	1	1		1			2		
14th LVL	1	1					2		
15th LVL	1	1					2		
16th LVL	1	1					2		
17th LVL	1	1					2		
18th LVL	1	1					2		
19th LVL	1	1					2		
20th LVL(Refuge)	1	1		1			2		
21st LVL	1	1					2		
22nd LVL	1	1					2		
23rd LVL	1	1					2		
24th LVL	1	1					2		
25th LVL	1	1					2		
26th LVL	1	1					2		
27th LVL	1	1					2		
28th LVL(Refuge)				1			2		
29th LVL	1	1					2		
30th LVL	1	1					2		
31st LVL	1	1					2		
32nd LVL	1	1					2		
33rd LVL	1	1					2		
34th LVL	1	1					2		
35th LVL SERVICE FLOOR							0		
36th LVL			1				1		
37TH LVL				1		1	1		
38TH LVL					1		1		
39TH LVL						1	1		
40th LVL							0		
Total	25	28	1	3	1	1	60	35	35

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	EXISTING GROUND COVERAGE PHASE-1 SQ. MT	PROPOSED GROUND COVERAGE PHASE-2 SQ. MT	DEDUCTION IN GROUND COVERAGE SQ. MT	NET GROUND COVERAGE SQ. MT
COMMERCIAL (Retail) Phase-1	2803.236	0.000	0.000	2803.236
COMMERCIAL (Retail) Phase-2	0.000	4824.487	0.000	4824.487
Guard Room	3.000	0.000	0.000	3.000
EWS	0.000	955.295	0.000	955.295
RAMP IN GC	793.090	0.000	793.090	0.000
TOTAL	3599.326	5779.782	793.090	8586.018

MIX LAND USE COLONY SECTOR 37-D, GURUGRAM

AREA SUMMARY

	ACRES	Sq.M.
TOTAL SITE AREA	6.775	27417.409
COMMERCIAL SITE AREA IN TOD @ 70 %	70%	19192.186
RESIDENTIAL SITE AREA IN TOD @ 30 %	30%	8225.223
NET PLANNED AREA (NPA) for FAR Calculation	6.77500	27417.409
FAR		
TOTAL PERMISSIBLE FAR in TOD (INTENSE ZONE)	3.500	95960.931
PERMISSIBLE COMMERCIAL FAR in TOD @ 70 %	70%	67172.651
PERMISSIBLE RESIDENTIAL FAR in TOD @ 30 %	30%	28788.279
PHASE-1 ALREADY SANCTIONED TOWER - A RESIDENTIAL PROPOSED FAR		25826.421
COMMERCIAL PROPOSED FAR		16135.716
TOTAL ALREADY SANCTIONED FAR in PHASE-1	1.530	41962.137
ALREADY SANCTIONED RESIDENTIAL FAR in TOD	0.942	26.913% 25826.421
ALREADY SANCTIONED COMMERCIAL FAR in TOD	0.588	16.813% 16135.716
TOTAL ALREADY SANCTIONED FAR (PHASE-1) in TOD	1.530	41962.137
PHASE-2 PROPOSED RESIDENTIAL PROPOSED FAR		0.000% 0.000
PHASE-2 PROPOSED COMMERCIAL PROPOSED FAR		30.981% 29729.217
TOTAL PROPOSED FAR in PHASE-2	1.084	30.981% 29729.217
PROPOSED RESIDENTIAL FAR in TOD	0.000	0.000% 0.000
PROPOSED COMMERCIAL FAR in TOD	1.084	30.981% 29729.217
TOTAL PROPOSED FAR (PHASE-2) in TOD	1.084	29729.217
PHASE-3 PROPOSED RESIDENTIAL PROPOSED FAR		0.000% 0.000
PHASE-3 PROPOSED COMMERCIAL PROPOSED FAR		0.000% 0.000
EWS		0.916% 878.632
TOTAL PROPOSED FAR in PHASE-3	0.032	0.916% 878.632
PROPOSED RESIDENTIAL FAR in TOD	0.000	0.916% 878.632
PROPOSED COMMERCIAL FAR in TOD	0.000	0.000% 0.000
TOTAL PROPOSED FAR (PHASE-3) in TOD	0.032	878.632
PHASE-1 + PHASE-2 + PHASE-3 RESIDENTIAL PHASE-1 + PHASE-2 FAR + PHASE-3 FAR		27.829% 26705.053
COMMERCIAL PHASE-1 + PHASE-2 FAR + PHASE-3 FAR		47.796% 45864.933
TOTAL PHASE-1 + PHASE-2 + PHASE-3 FAR	2.647	75.625% 72569.986
PHASE-1 + PHASE-2 + PHASE-3 RESIDENTIAL FAR in TOD	0.974	27.829% 26705.053
PHASE-1 + PHASE-2 + PHASE-3 COMMERCIAL FAR in TOD	1.673	47.796% 45864.933
TOTAL PHASE-1 + PHASE-2 FAR (PHASE-3) in TOD	2.647	72569.986
PHASE-1 (ALREADY SANCTIONED) GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE =	60.00%	16450.445
ALREADY SANCTIONED GROUND COVERAGE OF BUILDING (PHASE-1)	13.138%	3599.326
PROPOSED GROUND COVERAGE OF BUILDING (PHASE-2)	21.029%	5903.764
DEDUCTION IN EXISTING GROUND COVERAGE OF BUILDING (PHASE-1)	8.337%	793.090
NET GROUND COVERAGE OF BUILDING (PHASE-1 + PHASE-2)	31.764%	8709.999
GREEN REQUIRED GREEN (15%) PHASE-1	15.000%	4112.611
ALREADY SANCTIONED GREEN	12.835%	3519.894
PROPOSED GREEN	2.223%	612.160
TOTAL ACHIEVED GREEN	15.067%	4131.054
DENSITY ALREADY SANCTIONED IN PHASE-1 PERMISSIBLE DENSITY @ 660 (±10% @ 30% OF RESIDENTIAL SITE AREA)	660 PPA (MAX) 540 PPA (MIN)	
	PROPOSED UNITS	PROPOSED UNIT DENSITY
MAIN UNITS PHASE-1	6 Person / Un 60	306
SERVICE PERSONAL UNIT 10% of Main Units (Phase-1)	6 2 Person / Un 7	121
TOTAL DENSITY PHASE-1 (ALREADY SANCTIONED)	207 PPA	421
PROPOSED DENSITY EWS UNITS PHASE-2	11 2 Person / Un 39	70
NET DENSITY (EXISTING + PROPOSED) (PHASE-1 + PHASE-2)	242 PPA	491
BALANCE DENSITY TO BE ACHIEVED IN PHASE-2 & 3		907

PARKING CALCULATION

PARKING (REQUIRED)			
REQUIRED ECS PHASE-1	312	0	0
REQUIRED ECS PHASE-2	352	0	0
TOTAL REQUIRED ECS PHASE-1 + PHASE-2	665		
PARKING (PROPOSED)			
BASEMENT-1	236		
BASEMENT-2	288		
BASEMENT-3	270		
BASEMENT-4	140		
TOTAL PARKING PROVIDED	934		

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of Inviting Objections from the general public

STP (HQ) Member Secretary, B.P.A.C. — STP (G) Member B.P.A.C. — CTP (HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — AD — PA — ATP — JDT (T) MEMBER BPAC

Ram Avtar Bassi JD(HQ)

Owner:

MVN INFRASTRUCTURE PROJECTS LLP.

Architect:

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
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T : 011-46599599 / F 011-46599512
E : info@gpmindia.com / W : www.gpmindia.com

Project Title:
REVISED BUILDING PLAN OF MIX LAND USE COLONY (UNDER TOD POLICY DATED 09.02.2016)70%COMMERCIAL+30%RESIDENTIAL) FOR AN AREA MEASURING 6.775 ACRES/LICENSE NO.59 OF 2024 DATED-07/06/2024) IN SECTOR 37-D, GURUGRAM BEING DEVELOPED BY GOVA REALTORS PVT. LTD AND OTHERS IN COLLABORATION WITH MVN INFRASTRUCTURE PROJECTS LLP.

Status: SUBMISSION DRAWING

Sheet Title: SITE PLAN WITH AREA SUMMARY

Checked and found ok for Public Health (Internal) Service only subject to comments in 1st scrutiny dt 04.11.25

Superintending Engineer (HQ) HSVP, P...

Owner's Sign: For MVN INFRASTRUCTURE PROJECTS LLP — Authorised Signatory

Architect's Sign: GIAN P. MATHUR ARCHITECT B. Arch., M. A.I.A. CA. No. - 5769

DATE: 18-03-2025

DWG. No. SD/AR/MVN/37D/T-A/101