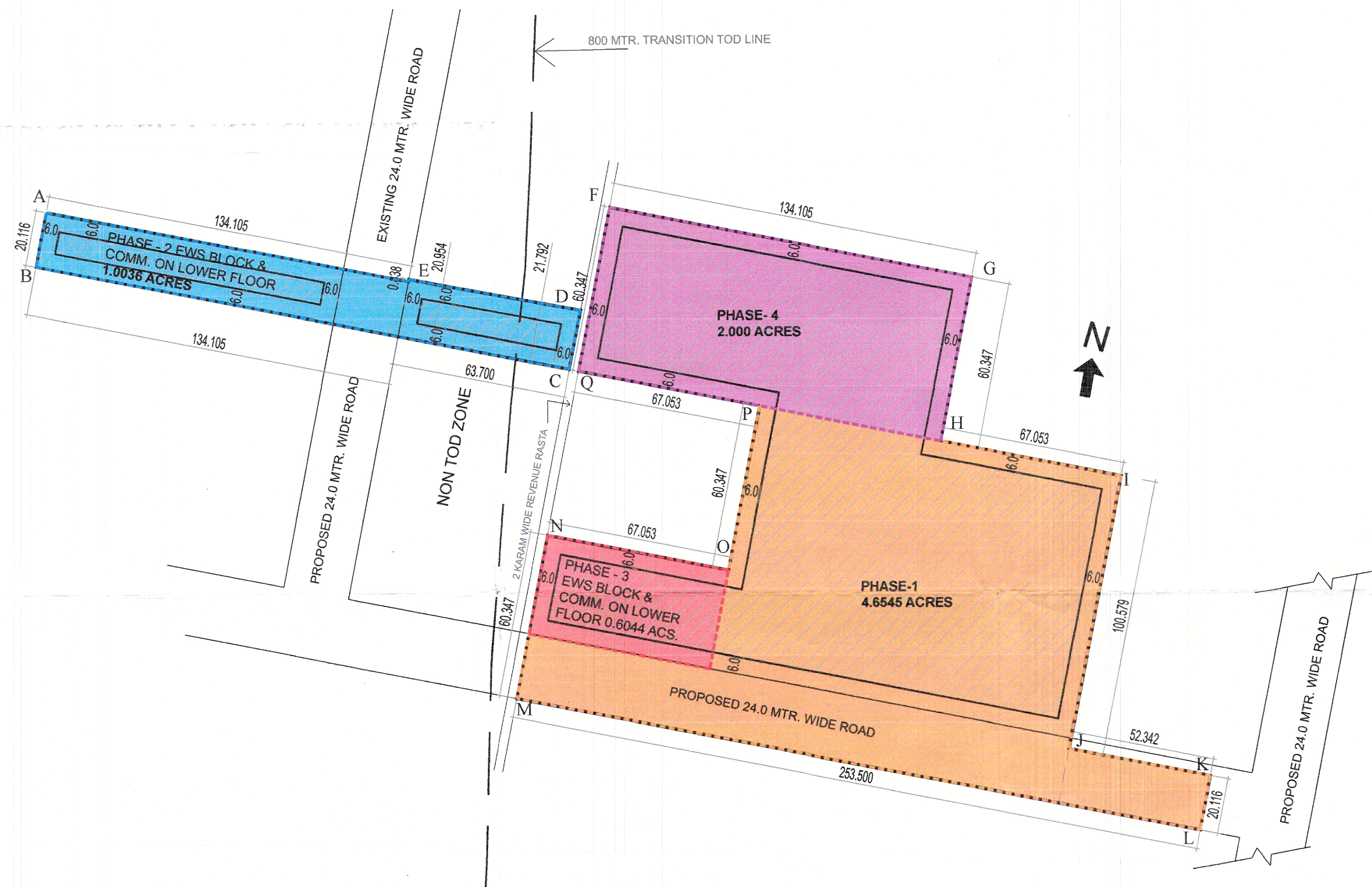


PHASING PLAN



PHASE WISE AREA SUMMARY

TOTAL SITE AREA = 8.2625 ACRES

NET PLANNED AREA = 8.2625 ACRES

PERMISSIBLE FAR = 7.3711ACS @ 250 % + 0.8914 ACS @ 175%
TOTAL = 19.9877ACS or 80887.35 SQM. (AVG. FAR 241.91%)

Sr. No.	PHASE NO.	PLOT AREA		STATUS OF BUILDING PLAN	OC GRANTED FAR IN SQM.	TENTATIVE PROPOSED FAR IN SQM.	GRAND TOTAL	STATUS OF OC	STATUS OF HRERA
		ACRES	SQM.						
1	PHASE - 1	4.6545	18836.063	NOT APPROVED	NIL	60000.00	60000.00	NOT GRANTED	NOT REGISTERED
2	PHASE - 2 EWS BLOCK & COMM.	1.0036	4061.419	NOT APPROVED	NIL	3000.00	3000.00	NOT GRANTED	NOT REGISTERED
3	PHASE - 3 EWS BLOCK & COMM.	0.6044	2445.916	NOT APPROVED	NIL	4000.00	4000.00	NOT GRANTED	NOT REGISTERED
4	PHASE - 4	2.00	8093.70	NOT APPROVED	NIL	13887.35	13887.35	NOT GRANTED	NOT REGISTERED
5	TOTAL	8.2625	33437.098			80887.35	80887.35		

THE ABOVE IS INDICATIVE AND TENTATIVE FAR TO BE UTILIZED IN PHASES, OUT OF THE COMPONENT OF PERMISSIBLE FAR AND / OR THROUGH APPLICABLE / FUTURE SCHEMES AND / OR POLICIES / NORMS, INCLUDING BUT NOT LIMITED TO TOD, PDR, TDR, GRIHA, LEED, IGBC ETC. AND / OR ANY LAWFUL FAR THAT MAY BE AVAILED THROUGH RE-DEVELOPMENT OR RECONSTRUCTION OF AMALGAMTION / INCLUSION OF ADDITIONAL LAND OR THROUGH ANY OTHER MEANS.

IN EACH OF THE PHASES TENTATIVE FAR IS SUBJECT TO CHANGE BASED ON FUTURE DESIGN

PHASING PLAN OF MIX LAND USE COLONY (98% RESIDENTIAL AND 2% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 8.2625 ACRES (LICENCE NO. 98 OF 2025 DATED 13.06.2025) IN SECTOR - 88A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY AURA BUILDERS & DEVELOPERS PVT. LTD.

ARCHITECT'S SIGN.

[Signature]

Sandeep Tandon
Architect
CA/G721634

OWNER'S SIGN

Aura Builders & Developers Pvt. L.
[Signature]
Authorised Sign

DRAWING NO. DTCP11487..... DATED 30-09-25.....

[Signature]
(RAJESH DUTT)
SD (HQ)

[Signature]
(JAHANVI)
ATP (HQ)

[Signature]
(ASHISH SHARMA)
DTP (HQ)

[Signature]
(VIJENDER SINGH)
STP (HQ)

[Signature]
(BHUVNESH KUMAR)
CTP (HR)

[Signature]
(AMIT KHATRI, IAS)
DTCP (HR)