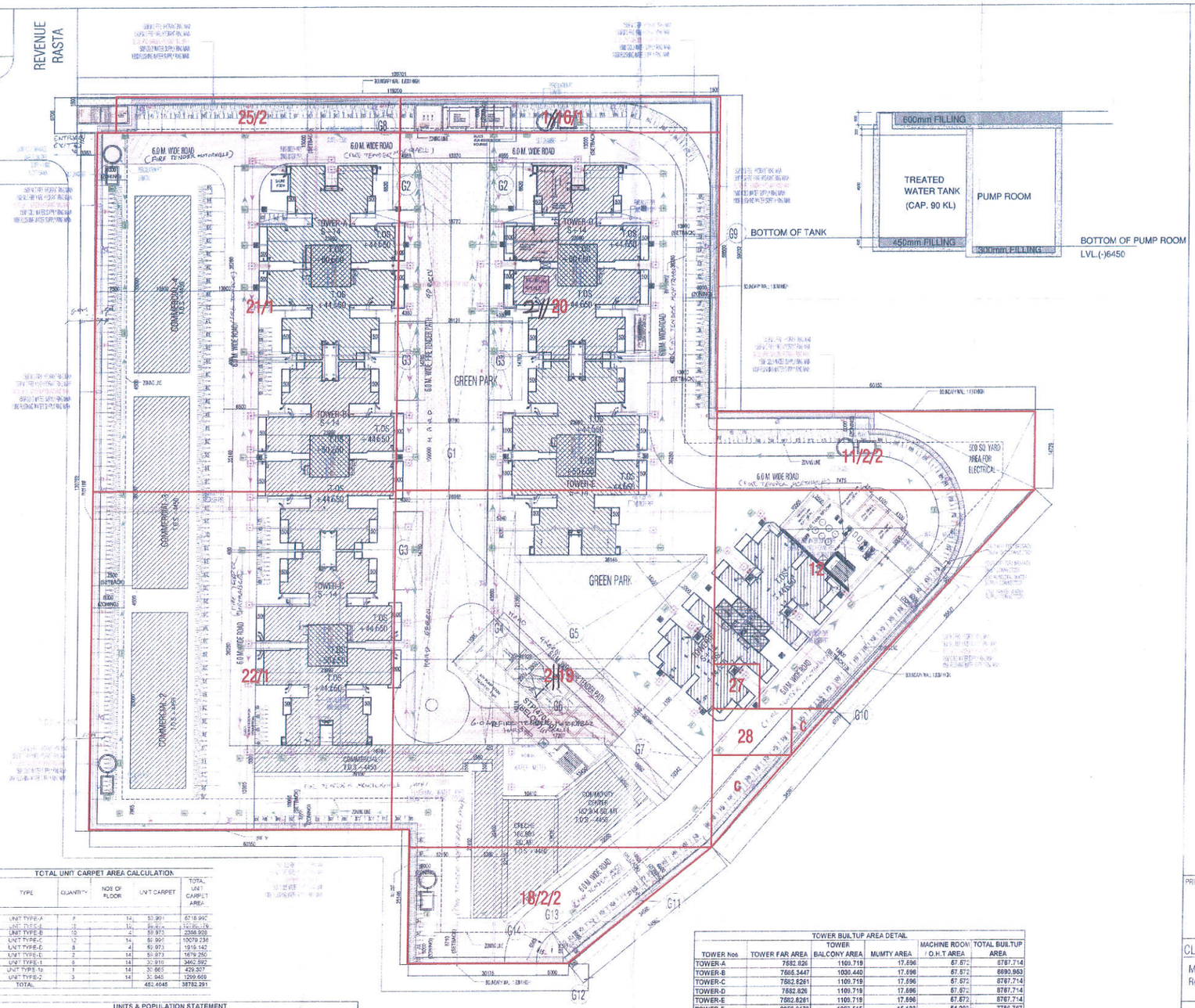

Plot Area Detail	(In Acres)	(In Sq.mts)	
Total Plot Area	5.000	20234.250	
Commercial Plot Area @ 4%	0.20	809.370	
Residential Plot Area @ 96%	4.80	19424.880	

Summary of F.A.R.	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)	
Permissible Residential F.A.R. @ 225%	43705.980		
ADDITIONAL F.A.R. - (S.T.P) FOR RESIDENTIAL @3%	582.746		
TOTAL PERMISSIBLE RESIDENTIAL FAR @ 228 %	44288.726	44276.566	12.160
Commercial F.A.R. @ 175%	1416.398		
ADDITIONAL F.A.R. (S.T.P) FOR COMMERCIAL @3%	24.281		
Total Permissible Commercial F.A.R @ 178%	1440.68	1440.399	0.280

Commercial F.A.R Detail	Area
Commercial FAR	1440.399
COMMERCIAL FAR REMAINING	0.280

Residential F.A.R Detail		Proposed Area (in Sq.Mts.)	
Tower A		7582.826	
Tower B		7565.345	
Tower C		7582.826	
Tower D		7582.826	
Tower E		7582.826	
Tower F		6359.917	
Total F.A.R		44276.566	
RESIDENTIAL FAR REMAINING		12.16	Sq.Mts.

Summary of Ground Coverage	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	10117.125	5193.128
Percentage	50.00%	25.67%

Ground Coverage Detail	Area	Unit
Tower A	577.494	Sq.Mts.
Tower B	577.674	Sq.Mts.
Tower C	577.494	Sq.Mts.
Tower D	577.494	
Tower E	577.494	
Tower F	491.294	Sq.Mts.
COMMERCIAL	1440.399	
COMMUNITY	187.804	
CRECHE	185.983	
Total Ground Coverage	5193.128	Sq.Mts.

Density Calculation	Permissible (in PPA)	Proposed (in PPA)
Density	250 to 500	258

Density Detail		
Total Nos. of Dwelling Unit	728	Nos.
Population per Dwelling Unit	5	Nos.
Total Population	3640	Nos.
Area of Plot for Density	4.800	Acre
Population per Acre	758	PPA

Green Area Summary	Permissible	Proposed
Green Area	3035.138	3432.187
	15%	16.96%

Plot Area Summary	Area in Sq.Mts	
Building Area	5193.128	25.67%
Green Area	3432.187	16.96%
OPEN Parking Area	5959.562	29.50%
ESS AREA	52.000	0.26%
Road Area & Hard Paved Area	5597.373	27.61%
		100.00%

Built-up Area Summary			
Typology	Built-up Area (Sq.Mts)	Nos.	Total Built-up Area (in Sq.Mts.)
Tower A	8767.714	1	8767.714
Tower B	8690.953	1	8690.953
Tower C	8767.714	1	8767.714
Tower D	8767.714	1	8767.714
Tower E	8767.714	1	8767.714
Tower F	7756.767	1	7756.767
Commercial	1440.399	1	1440.399
Community	187.804	1	187.804
Creche	185.983	1	185.983
Total Built-up Area			52958.974

TOTAL UNIT CARPET AREA CALCULATION				
TYPE	QUANTITY	NOS OF FLOOR	UNIT CARPET	TOTAL UNIT CARPET AREA
UNIT TYPE-A	8	14	50.991	5718.992
UNIT TYPE-B	12	14	50.975	8568.178
UNIT TYPE-B	10	4	59.973	2398.920
UNIT TYPE-C	12	14	50.995	10079.236
UNIT TYPE-E	8	4	59.973	1919.142
UNIT TYPE-E	2	14	59.973	1679.250
UNIT TYPE-1	8	14	30.916	3462.592
UNIT TYPE-1B	1	14	30.665	429.307
UNIT TYPE-2	3	14	30.945	1299.669
TOTAL			452.4045	38782.291

UNITS & POPULATION STATEMENT								
S.NO	BUILDING TYPE		DISCRIPTIONS	TOTAL NOS OF APPARTMENT			POPULATIONS	
		TYPOLOGY	NO. OF FLOORS	NO OF FLOORS	NOS OF UNIT PER FLOOR	TOTAL UNITS IN TOWER	PERSON PER UNIT	MAIN POPULATION
1	TOWER-A	3BHK TYPE-A	S+14 (APARTMENTS)	14	2	28	5	140
		3BHK TYPE-B		10	4	40	5	200
		3BHK TYPE-B		4	2	8	5	40
	TOWER-B	3BHK TYPE-C		14	2	28	5	140
		3BHK TYPE-D		4	2	8	5	40
		3BHK TYPE-B		10	2	20	5	100
		3BHK TYPE-B		4	2	8	5	40
2	TOWER-C	3BHK TYPE-C		14	4	56	5	280
		3BHK TYPE-D		14	2	28	5	140
3	TOWER-C	3BHK TYPE-A		14	2	28	5	140
		3BHK TYPE-B		10	4	40	5	200
		3BHK TYPE-B		4	2	8	5	40
		3BHK TYPE-C		14	2	28	5	140
		3BHK TYPE-D		4	2	8	5	40
4	TOWER-D	3BHK TYPE-A		14	2	28	5	140
		3BHK TYPE-B		10	4	40	5	200
		3BHK TYPE-B		4	2	8	5	40
		3BHK TYPE-C		14	2	28	5	140
		3BHK TYPE-D		4	2	8	5	40
5	TOWER-E	3BHK TYPE-A		14	2	28	5	140
		3BHK TYPE-B		10	4	40	5	200
		3BHK TYPE-B		4	2	8	5	40
		3BHK TYPE-C		14	2	28	5	140
		3BHK TYPE-D		4	2	8	5	40
6	TOWER-F	1BHK TYPE-1		14	8	112	5	560
		1BHK TYPE-1B		14	1	14	5	70
		1BHK TYPE-2		14	3	42	5	210
	TOTAL					728		3640

STILT AREA CALCULATION	
TOWER Nos.	STILT AREA
TOWER-A	662.6843
TOWER-B	662.4336
TOWER-C	662.6843
TOWER-D	662.6843
TOWER-E	662.6843
TOWER-F	590.61445
TOTAL STILT AREA	3953.76535

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	728	
PARKING REQUIRED @ 0.5 ECS PER DU	=	364	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	5969.562	SQ.M
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M./ECS	=	259.546	ECS
	Say	260	ECS
PROPOSED STILT PARKING AREA	=	3559.405	SQ.M
TOTAL NOS. OF PARKING IN STILT AREA @ 28 SQ.M./ECS	=	127.122	ECS
	Say	127	
TOTAL ECS REQUIRED	=	387	ECS
PARKING PROVIDED			
TOTAL NO. OF APARTMENTS	=	728	
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU	=	728	
2 WHEELERS PROVIDED ON STILT	=	381	NOs.
2 WHEELERS PROVIDED SITE	=	582	NOs.
TOTAL 2 WHEELERS PROVIDED	=	963	NOs.

TOWER BUILTUP AREA DETAIL					
TOWER Nos	TOWER FAR AREA	TOWER BALCONY AREA	MUMTY AREA	MACHINE ROOM / O.H.T AREA	TOTAL BUILTUP AREA
TOWER-A	7582.826	1109.719	17.696	57.672	8767.714
TOWER-B	7565.3447	1030.440	17.696	57.672	8690.953
TOWER-C	7582.8261	1109.719	17.696	57.672	8767.714
TOWER-D	7582.826	1109.719	17.696	57.672	8767.714
TOWER-E	7582.8261	1109.719	17.696	57.672	8767.714
TOWER-F	6359.9173	1327.516	15.133	54.200	7756.767
TOTAL	44276.5664	6796.8318	103.115	342.083	51518.676

TOWER'S DETAILED AREA STATEMENT IN SQ. MTR.							
FLOORS	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	TOWER-F	TOTAL AREA ON FLOOR
STILT FLOOR	57.572	57.572	57.572	57.572	57.572	46.520	334.380
1ST FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
2ND FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
3RD FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
4TH FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
5th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
6th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
7th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
8th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
9th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
10th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
11th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
12th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
14th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
15th FLOOR	537.518	537.698	537.518	537.518	537.618	450.957	3138.729
TOTAL AREA	7582.826	7565.345	7582.826	7582.826	7582.826	6359.917	44276.566

SUPERIMPOSED

1 DEMARCATION PLAN

Scale:1:300

LEGEND FOR PLUMBING	
M.H	SEWERAGE MANHOLE
	SEWERAGE PIPE
	MUNICIPAL SUPPLY LINE
	COLD WATER SUPPLY LINE
	FLUSHING WATER SUPPLY LINE
	FIRE BRIGADE CONNECTION
	BALL VALVE BUTTERFLY VALVE
	NON-RETURN VALVE
	VENT PIPE

PRINCIPLE ARCHITECT

DESIGN FORUM INTERNATIONAL

K-47 KAILASH COLONY NEW DELHI-48

PHONE 011 - 46556600 FAX 46556601

CLIENT

MRA Infrastructure Development LLP in Collaboration with Nani Resorts & Floriculture Private Limited

PROJECT NAME AND ADDRESS

PROPOSED AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.0 ACRES (LICENCE NO. 43 OF 2019 DATED 05.03.2019) IN SECTOR 108 GURUGRAM MANESAR URBAN COMPLEX

DRAWING TITLE:

DEMARCATION PLAN SUPERIMPOSED

OWNERS SIGNATURE

For Nani Resorts and Floriculture Pvt. Ltd.

Authorised Signatory

ARCHITECTS SIGNATURE

SCALE: 1:300

DATE

SHEET NO. 1