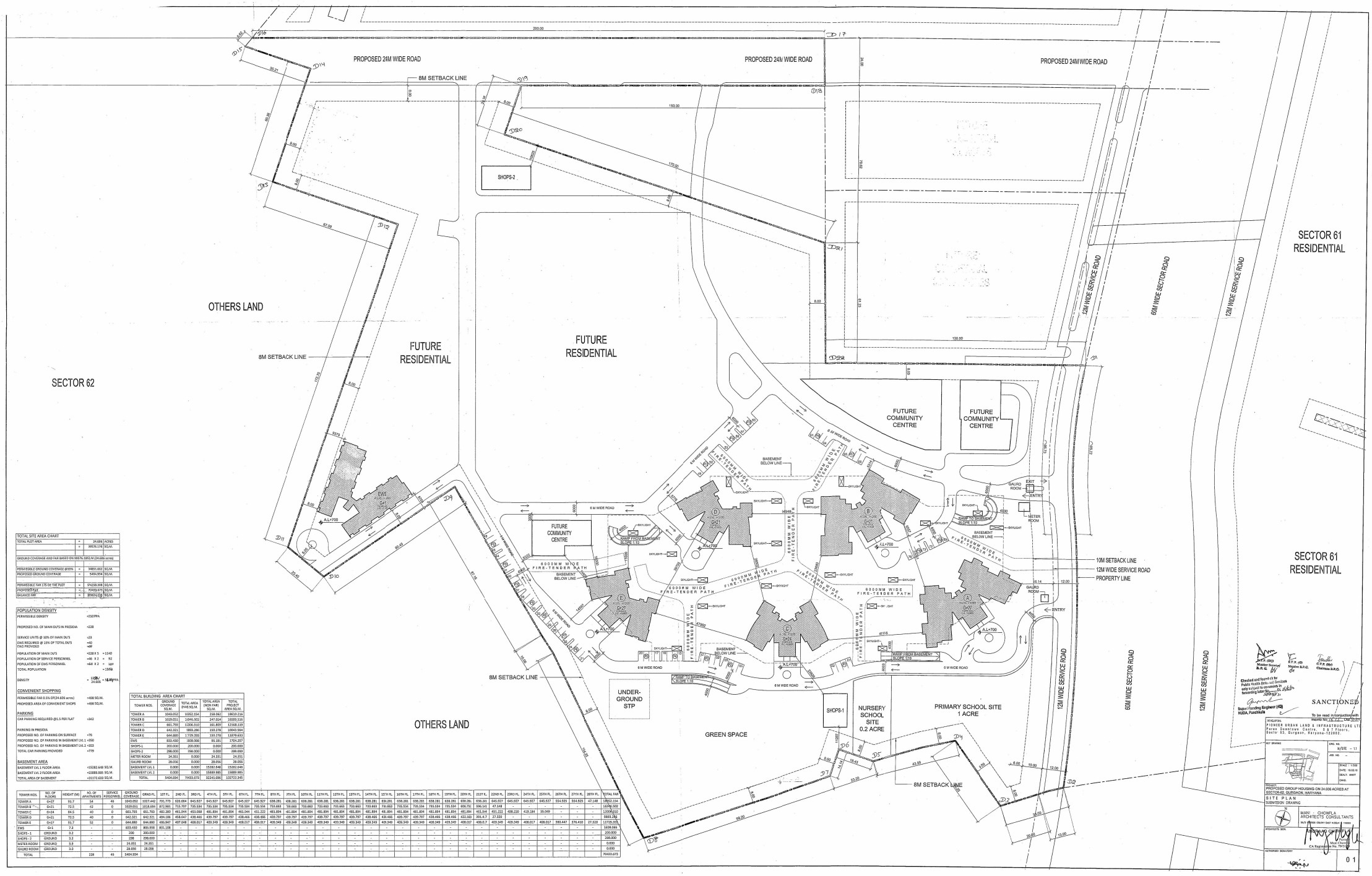

TOTAL SITE AREA CHART			
TOTAL PLOT AREA	=	24.686	ACRES
	=	99936.178	SQ.M.
GROUND COVERAGE AND FAR BASED ON (99576.182) M (24.686 acres)			
PERMISSIBLE GROUND COVERAGE @35%	=	34851.662	SQ.M.
PROPOSED GROUND COVERAGE	=	5494.954	SQ.M.
PERMISSIBLE FAR 175 OF THE PLOT	=	174238.308	SQ.M.
PROPOSED FAR	=	70433.673	SQ.M.
BALANCE FAR	=	103804.635	SQ.M.

POPULATION DENSITY		
PERMISSIBLE DENSITY		=250PPA
PROPOSED NO. OF MAIN DU'S IN PRESIDIA		=228
SERVICE UNITS @ 10% OF MAIN DU'S		=23
EWS REQUIRED @ 15% OF TOTAL DU'S		=40
EWS PROVIDED		=40
POPULATION OF MAIN DU'S		=228 X 5 = 1140
POPULATION OF SERVICE PERSONNEL		=46 X 2 = 92
POPULATION OF EWS PERSONNEL		=40 X 2 = 80
TOTAL POPULATION		= 1312
DENSITY	= 1312/24.686	= 53.16 P/A

CONVENIENT SHOPPING	
PERMISSIBLE FAR 0.5% OF(24.686 acres)	=468 SQ.M.
PROPOSED AREA OF CONVENIENT SHOPS	=468 SQ.M.
PARKING	
CAR PARKING REQUIRED @1.5 PER FLAT	=342
PARKING IN PRESIDIA	
PROPOSED NO. OF PARKING ON SURFACE	=76
PROPOSED NO. OF PARKING IN BASEMENT LVL 1	=350
PROPOSED NO. OF PARKING IN BASEMENT LVL 2	=353
TOTAL CAR PARKING PROVIDED	=779
BASEMENT AREA	
BASEMENT LVL 1 FLOOR AREA	=15282.649 SQ.M.
BASEMENT LVL 2 FLOOR AREA	=15889.885 SQ.M.
TOTAL AREA OF BASEMENT	=31172.534 SQ.M.

TOTAL BUILDING AREA CHART			
TOWER NOS.	GROUND COVERAGE SQ.M.	TOTAL AREA (FAR) SQ.M.	TOTAL AREA (NON FAR) SQ.M.	TOTAL PROJECT AREA SQ.M.
TOWER A	1043.052	16352.154	258.062	16610.216
TOWER B	1020.051	16945.921	247.914	16593.835
TOWER C	661.769	15306.610	161.809	15468.419
TOWER D	642.321	5835.266	150.278	10043.564
TOWER E	644.880	17709.355	150.278	11879.633
EWS	833.450	3038.006	96.191	1704.257
SHOPS-1	200.000	200.000	0.000	200.000
SHOPS-2	298.000	298.000	0.000	298.000
METER ROOM	24.351	0.000	24.351	24.351
GAURD ROOM	28.056	0.000	28.056	28.056
BASEMENT LVL 1	0.000	0.000	15282.649	15282.649
BASEMENT LVL 2	0.000	0.000	15889.885	15889.885
TOTAL	5404.034	70433.673	32245.008	102722.345

TOWER NOS.	NO. OF FLOORS	HEIGHT (M)	NO. OF APARTMENTS	SERVICE PERSONNEL	GROUND COVERAGE	GRND FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	7TH FL.	8TH FL.	9TH FL.	10TH FL.	11TH FL.	12TH FL.	13TH FL.	14TH FL.	15TH FL.	16TH FL.	17TH FL.	18TH FL.	19TH FL.	20TH FL.	21ST FL.	22ND FL.	23RD FL.	24TH FL.	25TH FL.	26TH FL.	27TH FL.	28TH FL.	TOTAL FAR
TOWER A	G+27	91.7	54	46	1043.052	1027.442	791.775	626.684	643.927	643.927	643.927	645.007	645.007	645.007	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	638.281	645.007	645.007	645.007	643.027	554.925	554.925	47.148	16610.216
TOWER B	G+21	72.5	42	0	1020.051	1018.691	872.981	753.707	739.594	739.594	739.594	739.594	739.594	739.594	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	739.663	-	-	-	16593.835
TOWER C	G+14	54.5	40	0	661.769	661.769	483.280	453.344	453.668	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	481.894	-	-	-	15468.419
TOWER D	G+21	72.5	40	0	642.321	642.321	484.186	458.647	438.466	439.797	439.797	439.797	438.466	438.466	439.797	439.797	439.797	439.797	439.797	438.466	438.466	439.797	439.797	438.466	438.466	438.466	422.183	391.417	27.320	-	-	-	-	-	10043.564
TOWER E	G+27	91.7	52	0	644.880	644.880	482.847	407.048	408.017	429.340	430.343	428.017	430.017	430.348	428.348	428.348	428.348	430.348	430.348	428.348	428.348	430.348	430.348	428.348	428.348	428.348	408.017	408.017	408.017	408.017	393.447	376.432	27.320	12725.015	11879.633
EWS	G+1	7.3	-	-	833.450	833.450	871.108	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1704.257
SHOPS - 1	GROUND	3.2	-	-	200	200.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200.000
SHOPS - 2	GROUND	3.2	-	-	298	298.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	298.000
METER ROOM	GROUND	3.3	-	-	24.351	24.351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.000
GAURD ROOM	GROUND	3.2	-	-	28.056	28.056	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.000
TOTAL			228	46	5404.034																														70433.673

Checked and found o/k for Public Health Eng. and Services only subject to comments to be forwarded later on.

Superintending Engineer (HQ) HUDA, Panchkula

SANCTIONED

To be read in conjunction with Memo No. 16/7-21 Dated

DEVELOPER:
PIONEER URBAN LAND & INFRASTRUCTURE LTD
Paras Downtown Centre, G & 7 Floors, Sector 53, Gurgaon, Haryana-122002.

KEY DRAWING

JOB NO. W/SITE - 11

SCALE 1:500
DATE 19.08.16
DRAWN AMIT
CHKD.

PROJECT
PROPOSED GROUP HOUSING ON 24.686 ACRES AT SECTOR-62, GURGAON, HARYANA.

SITE PLAN
SUBMISSION DRAWING

MANI - CHOPRA ARCHITECTS CONSULTANTS
W/A Paras Downtown Centre, Gurgaon

ARCHITECTS NAME
MANJU CHOPRA
Chief Architect
CA Registration No. 7910

AUTHORISED SIGNATORY

01