

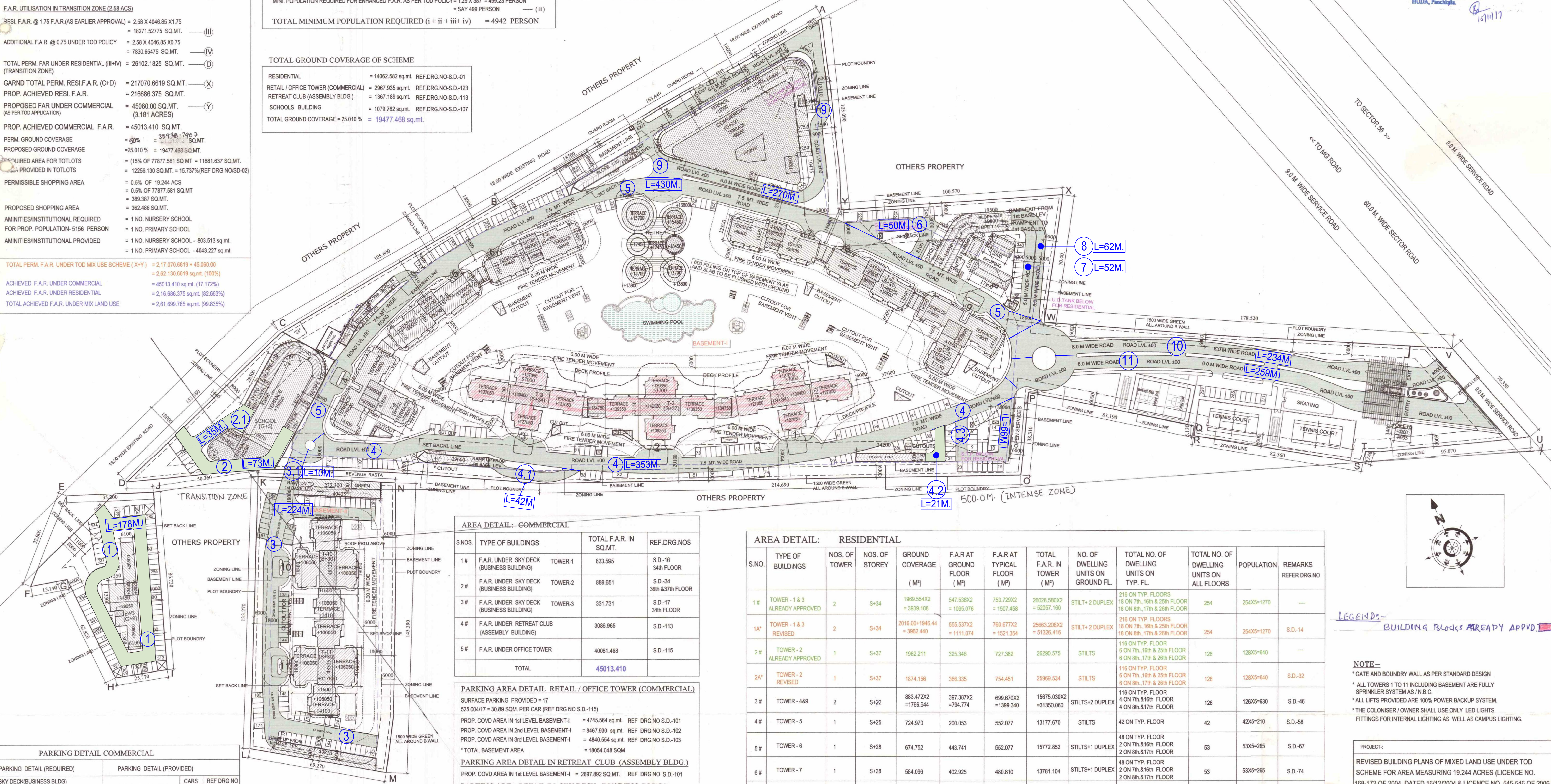
AREA STATEMENT	
AREA OF THE SITE	= 19.244 ACS OR 7777.581 SQ.MT.
AREA UNDER INTENSE ZONE	= 16.664 ACS OR 67436.708 SQ.MT.
AREA UNDER TRANSITION ZONE	= 2.58 ACS OR 10440.873 SQ.MT.
F.A.R. UTILISATION IN INTENSE ZONE (16.664 ACS)	
RESI. F.A.R. @ 1.75 F.A.R. (AS EARLIER APPROVAL)	= 16.664 X 4046.85 X 1.75
ADDITIONAL F.A.R. @ 1.75 UNDER TOD POLICY	= 16.664 X 4046.85 X 1.75
TOTAL PERMISSIBLE F.A.R. (I + II)	= 16.664 X 4046.85 X 1.75
PROPOSED FAR UNDER COMMERCIAL	= 45060.00 SQ.MT. (3.181 ACRES)
NET RESIDENTIAL F.A.R. IN INTENSE ZONE (A-B)	= 190988.4794 SQ.MT.
F.A.R. UTILISATION IN TRANSITION ZONE (2.58 ACS)	
RESI. F.A.R. @ 1.75 F.A.R. (AS EARLIER APPROVAL)	= 2.58 X 4046.85 X 1.75
ADDITIONAL F.A.R. @ 0.75 UNDER TOD POLICY	= 2.58 X 4046.85 X 0.75
TOTAL PERM. FAR UNDER RESIDENTIAL (III+IV) (TRANSITION ZONE)	= 26102.1825 SQ.MT.
GARND TOTAL PERM. RESI.F.A.R. (C+D)	= 217070.6619 SQ.MT.
PROP. ACHIEVED RESI. F.A.R.	= 219686.375 SQ.MT.
PROPOSED FAR UNDER COMMERCIAL (AS PER TOD APPLICATION)	= 45060.00 SQ.MT. (3.181 ACRES)
PROP. ACHIEVED COMMERCIAL F.A.R.	= 45013.410 SQ.MT.
PERM. GROUND COVERAGE	= 50% = 39.96.790 %
PROPOSED GROUND COVERAGE	= 25.010 % = 19477.488 SQ.MT.
REQUIRED AREA FOR TOTLOTS	= (15% OF 7777.581 SQ.MT = 11881.637 SQ.MT.
PROVIDED IN TOTLOTS	= 12256.130 SQ.MT. = 15.737% (REF DRG NO/S.D-02)
PERMISSIBLE SHOPPING AREA	= 0.5% OF 19.244 ACS
PROPOSED SHOPPING AREA	= 0.5% OF 7777.581 SQ.MT = 389.387 SQ.MT.
AMINITIES/INSTITUTIONAL REQUIRED FOR POP. POPULATION-5156 PERSON	= 1 NO. NURSERY SCHOOL - 803.513 sq.mt.
AMINITIES/INSTITUTIONAL PROVIDED	= 1 NO. NURSERY SCHOOL - 4043.227 sq.mt.

TOTAL PERM. F.A.R. UNDER TOD MIX USE SCHEME (X+Y)	= 217070.6619 + 45060.00
ACHIEVED F.A.R. UNDER COMMERCIAL	= 2.62.130.0619 sq.mt. (100%)
ACHIEVED F.A.R. UNDER RESIDENTIAL	= 45013.410 sq.mt. (17.172%)
TOTAL ACHIEVED F.A.R. UNDER MIX LAND USE	= 2.61.689.785 sq.mt. (99.835%)

POPULATION CALCULATIONS - AS PER ENHANCED F.A.R. UNDER TOD POLICY	
AREA UNDER RESIDENTIAL COMPONENT IN INTENSE ZONE	= 16.664 - 3.181 = 13.483 ACS.
AREA UNDER RESIDENTIAL COMPONENT IN TRANSITION ZONE	= 2.58 ACS.
MINI. APPLICABLE DENSITY AS PER EARLIER APPVD. ZONING PLAN	= 100 PPA
MINI. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY	= 800 PPA (± 10%) SAY 540 PPA (MINI.)
MINI. APPLICABLE DENSITY IN TRANSITION ZONE AS PER TOD POLICY	= 430 PPA (± 10%) SAY 387 PPA (MINI.)
A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE	
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 13.4832 = 6.741 ACS.
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 6.741 X 100 = 674 PERSON
MINI. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY	= 6.741 X 540 = 3640 PERSON
B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE	
RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 2.5802 = 1.29 ACS.
MINI. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 1.29 X 100 = 129 PERSON
MINI. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY	= 1.29 X 387 = 499 PERSON
TOTAL MINIMUM POPULATION REQUIRED (i + ii + iii + iv)	= 4942 PERSON

TOTAL GROUND COVERAGE OF SCHEME	
RESIDENTIAL	= 14062.582 sq.mt. REF.DRG NO.S.D.-01
RETAIL / OFFICE TOWER (COMMERCIAL)	= 2967.935 sq.mt. REF.DRG NO.S.D.-123
RECREATION CLUB (ASSEMBLY BLDG.)	= 1367.189 sq.mt. REF.DRG NO.S.D.-113
SCHOOLS BUILDING	= 1079.762 sq.mt. REF.DRG NO.S.D.-107
TOTAL GROUND COVERAGE = 25.010 %	= 19477.488 sq.mt.

DENSITY CALCULATION RESIDENTIAL	
TOTAL NOS. OF DU	= 928
POPULATION	= 928 X 5 = 4640 PERSONS
SER. PERSONAL REQUIRED	= 10% OF TOTAL OF D US
NOS. OF SER. PERSONAL PROVIDED	= 94 DUS (IN TOWER-1 to 11)
POPULATION	= 94 X 2 = 188 PERSON
E.W.S UNIT REQUIRED	= 15% OF (TOTAL NOS. OF D.U.S. + TOTAL NO. OF E.W.S PROVIDED)
NOS. OF E.W.S UNIT PROVIDED	= 164 NOS
POPULATION	= 164 X 2 = 328 PERSON
TOTAL POPULATION	= 4640 + 188 + 328 = 5156 PERSON



PARKING DETAIL COMMERCIAL	
PARKING DETAIL (REQUIRED)	PARKING DETAIL (PROVIDED)
SKY DECK (BUSINESS BLDG.)	1st LEVEL BASEMENT-I
1788.777/50 = 35.75 SAY 36 NOS	38 S.D.-98
RECREATION CLUB (ASSEMBLY BLDG.)	1st LEVEL BASEMENT-I
3086.965/50 = 61.73 SAY 62 NOS	66 S.D.-99
OFFICE TOWER (COMMERCIAL)	1st LEVEL BASEMENT-I
40081.468/50 = 801.628 SAY 802 NOS	824 S.D.-98
	2nd LEVEL BASEMENT-I
	364 S.D.-99
	3rd LEVEL BASEMENT-I
	228 S.D.-100
PARKING DETAIL RESIDENTIAL	
REQUIRED NOS. OF CAR PARKING	= 1.5 ECS OF TOTAL NOS. OF D US
	= 1.5 OF 928 = 1392 NOS.
REQUIRED NOS. OF COVERED CAR PARKING	= 75% OF TOTAL NOS. OF ECS
	= 1044 NOS.
PROP. COVD CAR PARKING IN 1st LEVEL BASEMENT-I	= 787 NOS (REFER DRG NO S.D.-98)
PROP. COVD CAR PARKING IN 2nd LEVEL BASEMENT-I	= 844 NOS (REFER DRG NO S.D.-99)
PROP. COVD CAR PARKING IN 3rd LEVEL BASEMENT-I	= 433 NOS (REFER DRG NO S.D.-100)
PROP. COVD CAR PARKING IN 1st LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
PROP. COVD CAR PARKING IN 2nd LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
PROP. COVD CAR PARKING IN 3rd LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
TOTAL COVD CAR PARKING	= 2505 NOS.
PROPOSED NOS. OF SURFACE CAR PARKING	= 278 NOS. (REFER DRG NO S.D.-02)
TOTAL CAR PARKING	= 2783 NOS.
PARKING DETAIL E.W.S.	
= 5% CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS. OF REQUIRED CAR PARKING:	
= 5% OF REQUIRED 1392 = 69.60	SAY 70 NOS.
(E.W.S.) = 166.375/280 = 5.941 SAY 5 NOS	
* PROVIDED CAR PARK IN E.W.S. STLT	= 5 NOS
* PROVIDED CAR PARK AT SURFACE	= 66 NOS (FROM 279 TO 344)
* PROVIDED TOTAL CAR PARK	= 71 NOS

AREA DETAIL - COMMERCIAL			
S.NOS.	TYPE OF BUILDINGS	TOTAL F.A.R. IN SQ.MT.	REF.DRG.NOS
1 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	623.555	S.D.-16 34th FLOOR
2 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	889.651	S.D.-34 36th & 37th FLOOR
3 #	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	331.731	S.D.-17 34th FLOOR
4 #	F.A.R. UNDER RETREAT CLUB (ASSEMBLY BUILDING)	3086.965	S.D.-113
5 #	F.A.R. UNDER OFFICE TOWER	40081.468	S.D.-115
TOTAL		45013.410	

PARKING AREA DETAIL RETAIL / OFFICE TOWER (COMMERCIAL)			
SURFACE PARKING PROVIDED = 17			
525.004/17 = 30.88 SQ.M. PER CAR (REF DRG NO S.D.-115)			
PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 4745.564 sq.mt.	REF DRG NO S.D.-101	
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 8467.930 sq.mt.	REF DRG NO S.D.-102	
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 4840.554 sq.mt.	REF DRG NO S.D.-103	
* TOTAL BASEMENT AREA	= 18054.048 SQ.M		
PARKING AREA DETAIL IN RETREAT CLUB (ASSEMBLY BLDG.)			
PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 2697.892 SQ.MT.	REF DRG NO S.D.-101	
PARKING AREA DETAIL IN SKY DECK (BUSINESS BLDG.)			
PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 2039.576 SQ.MT.	REF DRG NO S.D.-101	

AREA DETAIL BASEMENT (RESIDENTIAL)			
PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 29939.077 SQ.MT.	REF DRG NO S.D.-101	
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 34437.200 SQ.MT.	REF DRG NO S.D.-102	
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 15494.808 SQ.MT.	REF DRG NO S.D.-103	
PROP. COVD AREA IN 1st LEVEL BASEMENT-II	= 6513.568 SQ.MT.	REF DRG NO S.D.-104	
PROP. COVD AREA IN 2nd LEVEL BASEMENT-II	= 6543.843 SQ.MT.	REF DRG NO S.D.-104	
PROP. COVD AREA IN 3rd LEVEL BASEMENT-II	= 6570.523 SQ.MT.	REF DRG NO S.D.-104	
TOTAL COVD AREA IN BASEMENT I&II	= 99499.019 SQ.MT.		

AREA DETAIL ORGANISED LANDSCAPED (RESIDENTIAL)			
TOWER NO	GROUND FL.	TOTAL	REF DRG NO
(TOWER-1)	= 237.678 SQ.MT.	= 2095.259 SQ.MT.	S.D.-18
(TOWER-2)	= 359.087 SQ.MT.	= 3314.106 SQ.MT.	S.D.-36,37
(TOWER-3)	= 237.678 SQ.MT.	= 2279.067 SQ.MT.	S.D.-19
(TOWER-4)	= 317.045 SQ.MT.	= 802.287 SQ.MT.	S.D.-48
(TOWER-5)	= 312.855 SQ.MT.	= 1524.907 SQ.MT.	S.D.-59
(TOWER-6)	= 67.365 SQ.MT.	= 673.863 SQ.MT.	S.D.-68
(TOWER-7)	= 56.898 SQ.MT.	= 579.548 SQ.MT.	S.D.-75
(TOWER-8)	= 257.735 SQ.MT.	= 1278.123 SQ.MT.	S.D.-82
(TOWER-9)	= 317.045 SQ.MT.	= 802.287 SQ.MT.	S.D.-48
(TOWER-10)	= 316.397 SQ.MT.	= 645.327 SQ.MT.	S.D.-69
(TOWER-11)	= 316.397 SQ.MT.	= 645.327 SQ.MT.	S.D.-69
TOTAL	= 2796.180 SQ.MT.	= 15040.10 SQ.MT.	

AREA DETAIL: RESIDENTIAL									
S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (M ²)	F.A.R. AT GROUND FLOOR (M ²)	F.A.R. AT TYPICAL FLOOR (M ²)	TOTAL F.A.R. IN TOWER (M ²)	NO. OF DWELLING UNITS ON GROUND FL.	TOTAL NO. OF DWELLING UNITS ON TYP. FL.
1 #	TOWER - 1 & 3	2	S+34	1989.554 X 2 = 3979.108	547.538 X 2 = 1095.076	753.728 X 2 = 1507.456	20028.580 X 2 = 40057.160	STILT+2 DUPLEX	216 ON TYP. FLOORS
1A*	TOWER - 1 & 3	2	S+34	2016.00+1946.44 = 3962.440	555.537 X 2 = 1111.074	760.677 X 2 = 1521.354	25663.208 X 2 = 51326.416	STILT+2 DUPLEX	18 ON 7th, 16th & 25th FLOOR
2 #	TOWER - 2	1	S+37	1962.211	325.345	727.382	26290.575	STILTS	116 ON TYP. FLOOR
2A*	TOWER - 2	1	S+37	1874.156	366.335	754.451	25969.534	STILTS	6 ON 7th, 16th & 25th FLOOR
3 #	TOWER - 4&9	2	S+22	883.472 X 2 = 1766.944	397.397 X 2 = 794.794	699.670 X 2 = 1399.340	15675.030 X 2 = 31350.060	STILTS+2 DUPLEX	116 ON TYP. FLOOR
4 #	TOWER - 5	1	S+25	724.970	200.053	552.077	13177.670	STILTS	42 ON TYP. FLOOR
5 #	TOWER - 6	1	S+28	674.752	443.741	552.077	15772.852	STILTS+1 DUPLEX	48 ON TYP. FLOOR
6 #	TOWER - 7	1	S+28	564.096	402.925	480.810	13781.104	STILTS+1 DUPLEX	48 ON TYP. FLOOR
7 #	TOWER - 8	1	S+25	604.035	185.733	480.810	11560.797	STILTS	42 ON TYP. FLOOR
8 #	TOWER - 10&11	2	S+30	983.785 X 2 = 1967.570	521.400 X 2 = 1042.800	811.001 X 2 = 1622.002	24559.704 X 2 = 49119.408	STILTS+2 DUPLEX	186 ON TYP. FLOOR
9 #	E.W.S	1	S+8	262.370	72.429	247.882	2184.967	STILTS	72 ON TYP. FLOOR
9A*	E.W.S	1	S+8	507.685	341.310	472.450	4120.510	STILTS+12	152 ON TYP. FLOOR
10 #	COMMUNITY BUILDING	1	G+1	931.628	931.628	1009.515	1941.143	STILTS	4 ON 9th FLOOR
11 #	SER. PERSONAL	-	-	-	-	-	-	-	-
12 #	SHOPS	-	-	-	-	-	-	-	-
12A*	SHOPS	-	-	-	-	-	-	-	-
13 #	GUARD ROOM & METER ROOM	-	-	-	-	-	-	-	-
13A*	GUARD ROOM & METER ROOM	-	-	-	-	-	-	-	-
14 #	SWIMMING POOL	-	-	-	-	-	-	-	-
14A*	SWIMMING POOL	-	-	-	-	-	-	-	-
TOTAL				14062.582	5396.369	7835.371	216686.375		

Checked and found ok for Public Use - 11th (Internal) Service only subject to comm. in the forwarding letter No. 188/17/17

Supervising Engineer (HO) HUDA, Punjab

LEGEND:- BUILDING BLOCKS ALREADY APPVD.

NOTE:-
 * GATE AND BOUNDARY WALL AS PER STANDARD DESIGN
 * ALL TOWERS 1 TO 11 INCLUDING BASEMENT ARE FULLY SPRINKLER SYSTEM AS / N.B.C.
 * ALL LIFTS PROVIDED ARE 100% POWER BACKUP SYSTEM.
 * THE COLONISER / OWNER SHALL USE ONLY LED LIGHTS FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

PROJECT:-
 REVISED BUILDING PLANS OF MIXED LAND USE UNDER TOD SCHEME FOR AREA MEASURING 19.244 ACRES (LICENCE NO. 168-172 OF 2004, DATED 16/12/2004 & LICENCE NO. 545-546 OF 2006, DATED 13/03/2008) IN SECTOR-53, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S VIPUL LIMITED AND OTHERS.

OWNER:-
 VIPUL LIMITED

For VIPUL LIMITED
 Authorised Signatory

CLIENT'S SIGN:-

ARCHITECT SIGN:-
 GUNINDER KALSI (B. Arch. M.C.A.) Regd. No. CA/85/9528

SHEET TITLE:- ROAD LEVEL LAYOUT PLAN

SITE PLAN

DEALT:- D.S. YADAV
 CHRG. BY:- BABITA
 DATE:- SEP-2017

SCALE:- 1:850
 DRG. NO.:- S.D.-01

ARCHITECTS:-
 VIPUL LIMITED
 VIPUL TECH SQUARE,
 GOLF COURSE ROAD,
 SECTOR-43, GURUGRAM - 122009