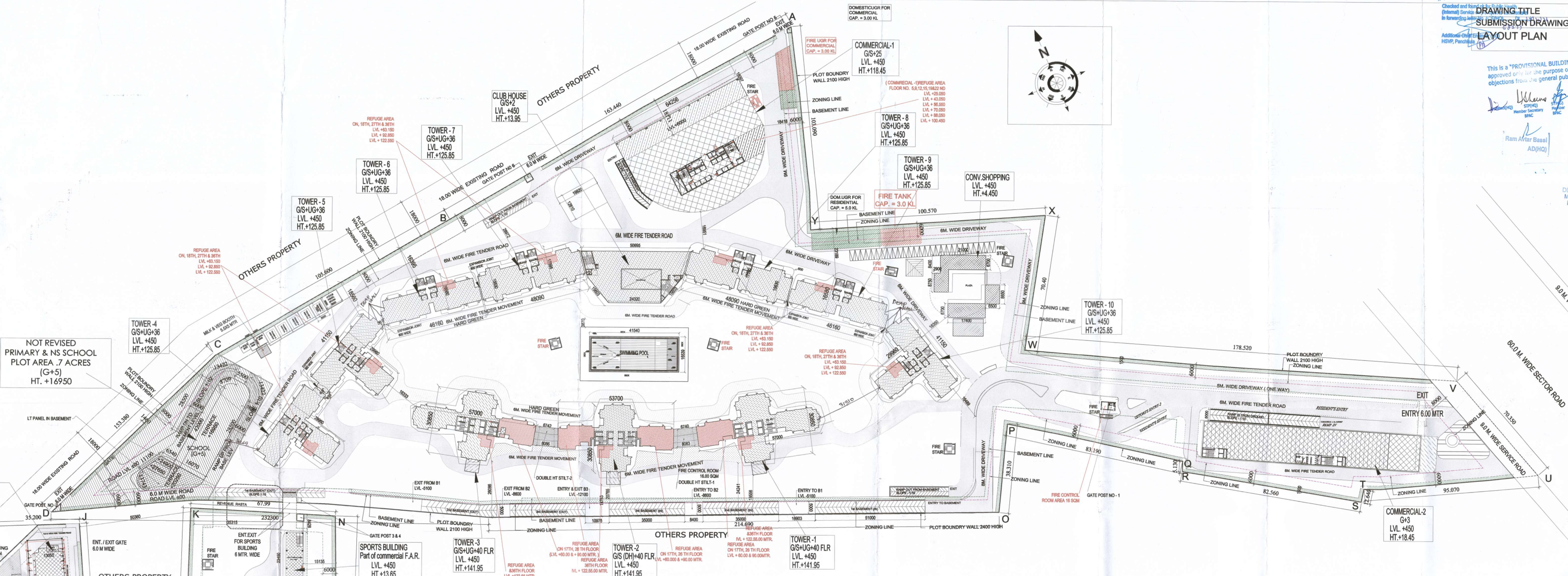


This is a "PROVISIONAL BUILDING PLAN" approved for the purpose of inviting objections from the general public.

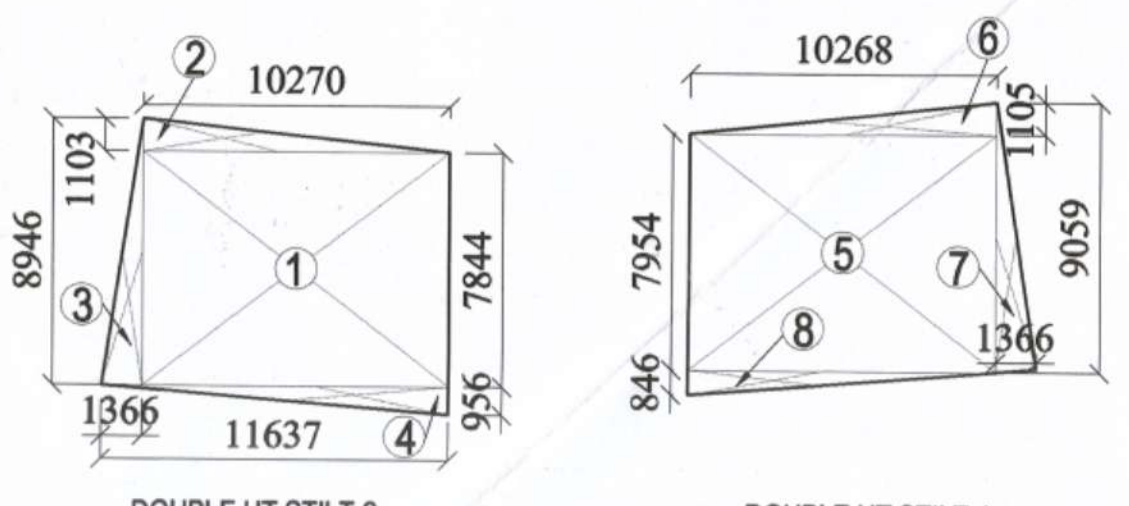
Signature: *Arjun Singh*
Arjun Singh
 Architect
 P.A. A.T.P.



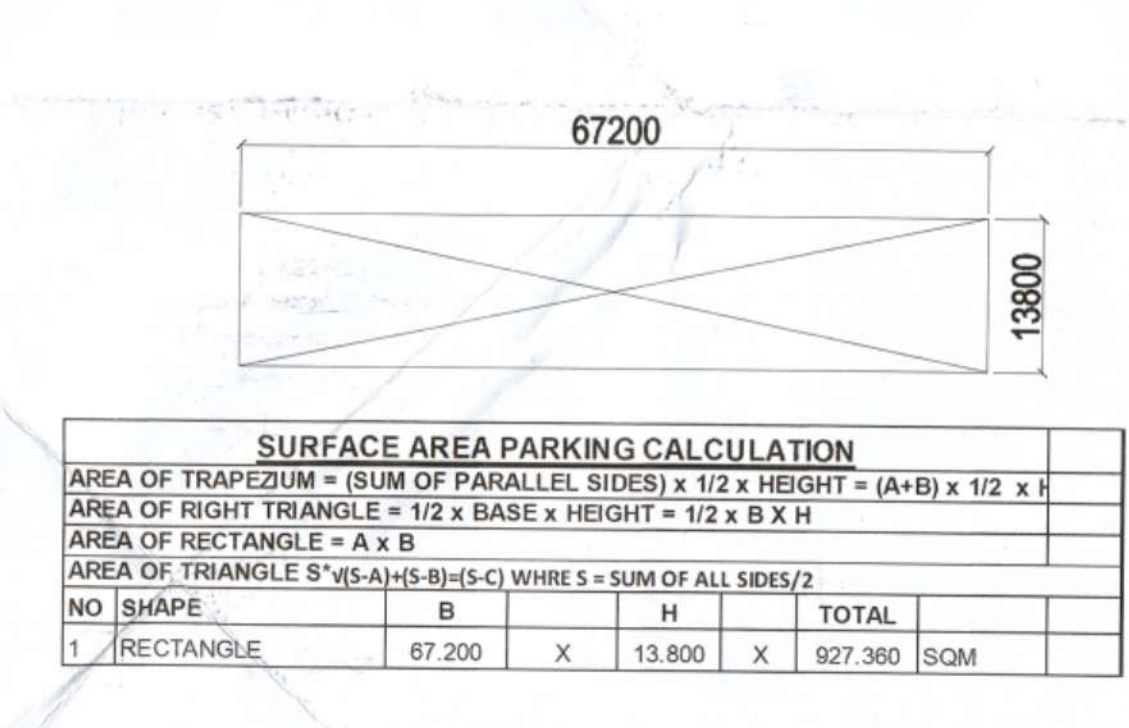
NOT REVISED PRIMARY & NS SCHOOL PLOT AREA 7 ACRES (G+5) HT. +16950

AREA STATEMENT	ACER	SQ.M.	F.A.R AGAINST GREEN BUILDING @ 12% OF PLOT AREA
AREA OF THE PLOT	19,244	77,877.581	
AREA UNDER INTENSE ZONE	16,664	67,436.708	RESIDENTIAL 16,083 7800.548 SQ.M
AREA UNDER TRANSITION ZONE	2,580	10,440.873	COMMERCIAL 3,181 1544.764 SQ.M
PERMISSIBLE F.A.R IN INTENSE ZONE (16.664) ACER UNDER TOD POLICY @ 3.50		236028.479	9345.310 SQ.M
PERMISSIBLE F.A.R IN TRANSITION ZONE (2.580) ACER UNDER TOD POLICY @ 2.5		26102.183	
TOTAL PERM. F.A.R (A+B)		262130.66	
COMMERCIAL F.A.R CALCULATION			
PERMISSIBLE F.A.R FOR COMMERCIAL (AS PER TOD APPLICATION)	3,181 ACER	45060.0 SQ.M.	
ADD FOR GREEN BUILDING		1544.76 SQ.M.	
TOTAL PERM. AREA FOR COMMERCIAL (D+E)		46604.76 SQ.M.	
NET ACHIEVED F.A.R. FOR COMMERCIAL		46535.23 SQ.M.	
RESIDENTIAL F.A.R CALCULATION			
PERMISSIBLE F.A.R.			
PERM. F.A.R FOR RESIDENTIAL (C,D)		217070.66 SQ.M.	
ADD FOR GREEN BUILDING		7800.55 SQ.M.	
TOTAL PERM. F.A.R FOR RESIDENTIAL (F+G)		224871.21 SQ.M.	
PERMISSIBLE CONVENIENT SHOPPING AREA @ 0.5% OF 77877.581		389.39 SQ.M.	
PROPOSED F.A.R. RESIDENTIAL			
PROPOSED F.A.R. FOR RESIDENTIAL		224693.00 SQ.M.	
PROPOSED F.A.R. FOR CONVENIENT SHOPPING		381.62 SQ.M.	
NET ACHIEVED F.A.R. FOR RESIDENTIAL		224474.70 SQ.M.	
PERMISSIBLE GROUND COVERAGE @ 40%			
PROPOSED GROUND COVERAGE		31151.03 SQ.M.	18.86%
MINIMUM GREEN AREA REQUIRED @ 15%			
PROVIDED GREEN AREA		15608.159 SQ.M.	20.04%
EWS UNIT REQUIRED (TOTAL NO OF UNIT/85 - NO OF UNIT)	191.29 No's	SAY 191 UNITS	

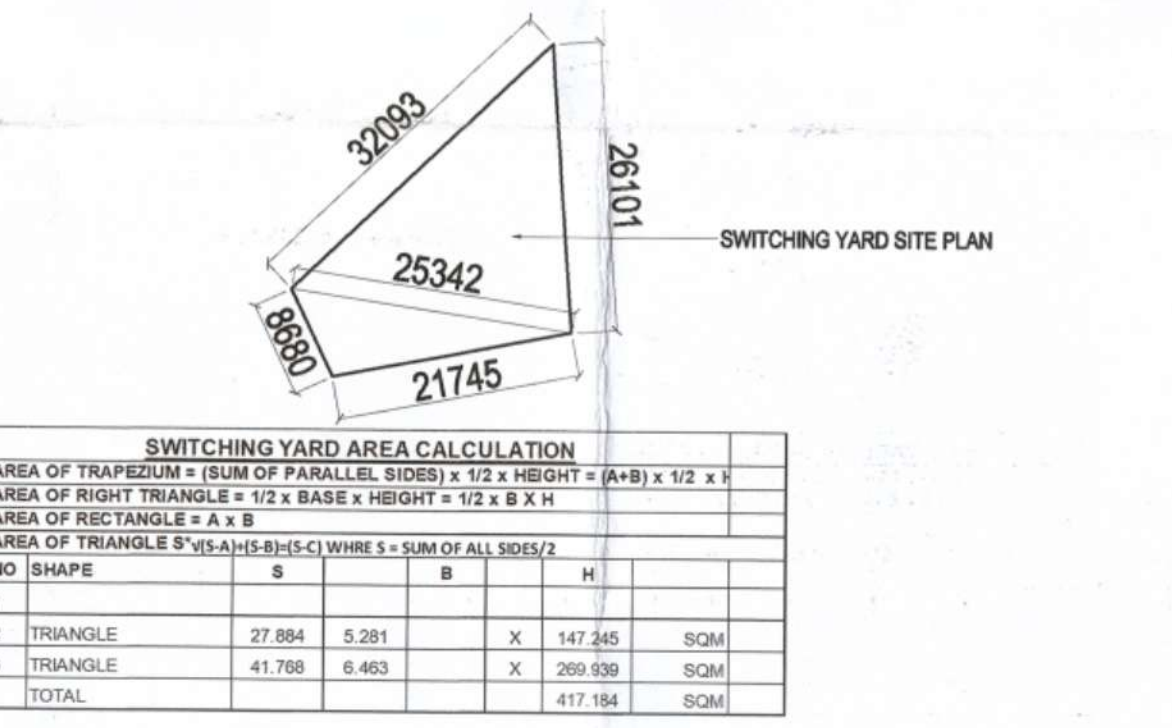
AREA DETAIL : RESIDENTIAL & COMMERCIAL								
TYPE OF BUILDING / TOWER	NO OF STORY	NO OF TOWER	TOTAL NO. OF UNITS	POPULATION (PERSONS)	GROUND COVERAGE/ BLOCK (SQ.M)	TOTAL GROUND COVERAGE (SQ.M)	F.A.R PER TOWER (SQ.M)	TOTAL F.A.R (SQ.M)
TOWER-1 & 3	G/S+UG+40	2	302	1510	885.896	1731.792	27738.703	55477.506
TOWER-2	G/S+40	1	144	720	835.111	835.111	25009.556	25009.556
TOWER-4, 5 & 10	G/S+UG+36	3	336	1680	638.438	1915.314	20159.754	60478.262
TOWER-6, 8 & 9	G/S+UG+36	2	288	1440	528.6	1057.200	34383.150	37.014
TOWER-7, 8	G/S+UG+36	2	288	1440	636.473	1272.946	21199.160	42398.320
DWELLING UNIT (GROUND FLOOR EWS BLOCK) AREA CONSIDERED IN EWS AREA CALCULATION			4	20				
40TH FLOOR TOWER-1								388.634
40TH FLOOR TOWER-2								307.701
40TH FLOOR TOWER-3								307.810
34 TH & 35 TH FLOOR (IN COMMERCIAL-1 TOWER 1)			2	10				697.043
STILT AREA BETWEEN (TOWER-1 & 2) (TOWER-2 & 3)								195.782
TOTAL			1084	5384				
EWS BLOCK	G/S+6	1	191	382		705.715		4664.300
SERVICE PERSONAL (PROVIDED IN BLOCK-7 & 8)								59.590
74th Block - 7 & 34th Block-8			108	216				73.500
ADD GATE POST 6 NOS (3.5 x 3.5 MTR EACH)								112.000
RELIGIOUS BUILDING SITE (14 x 8 MTR)								27.500
MILK BOOTHS (1 NOS) 6X5 MTR								112.000
TOTAL (RESIDENTIAL)			11	1385	6018	7727.478	224993.082	1594.920
CONVENIENT SHOPPING (0.5%)			1				381.620	
NET AREA FOR RESIDENTIAL							224474.702	SQ.M



STILT AREA DETAIL BETWEEN TOWER-1 & 2	NO	SHAPE	L	B	H	AREA (SQ.M)	VOLUME (CU.M)
1. RECTANGLE	02	RECTANGLE	10270	7844	8	80505.280	644042.240
2. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	1103	956	8	4529.360	36234.880
3. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	11637	956	8	11067.744	88541.952
4. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	7844	956	8	7500.352	60002.816
5. RECTANGLE	01	RECTANGLE	10268	7954	8	66108.800	528870.400
6. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	1103	956	8	4529.360	36234.880
7. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	11637	956	8	11067.744	88541.952
8. RT ANGLE TRIANGLE	01	RT ANGLE TRIANGLE	7844	956	8	7500.352	60002.816
TOTAL						156130.240	1257670.560



SURFACE PARKING AREA CALCULATION					
NO	SHAPE	L	B	H	TOTAL
1	RECTANGLE	67200	13800	2	927360
TOTAL					927360



SWITCHING YARD AREA CALCULATION					
NO	SHAPE	L	B	H	TOTAL
1	TRIANGLE	27884	5281	2	147345
2	TRIANGLE	41798	8463	2	289399
TOTAL					436744

POPULATION CALCULATIONS - MIN. AS PER OLD SANCTIONED			
AREA UNDER RESIDENTIAL COMPONENT IN INTENSE ZONE	AREA UNDER RESIDENTIAL COMPONENT IN TRANSITION ZONE	MIN. APPLICABLE DENSITY AS PER EARLIER APPROV. ZONING PLAN	MIN. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY
= 16,664 x 1.81 = 13,483 ACRES	= 2.58 ACRES	= 100 PPA	= 400 PPA (AS 10% SAY 540 PPA (MIN))
			= 400 PPA (AS 10% SAY 540 PPA (MIN))
A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE			
RATIONAL ACRES BURFICATION FOR DENSITY CALCULATION			
MIN. POPULATION REQUIRED AS PER EARLIER APPROV. Z. PLAN			
MIN. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY			
	13,483 x 2 = 26,966		
	6,741,500 + 6741 ACES		
	6,741,500 + 6741 ACES		
B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE			
RATIONAL ACRES BURFICATION FOR DENSITY CALCULATION			
MIN. POPULATION REQUIRED AS PER EARLIER APPROV. Z. PLAN			
MIN. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY			
	129,300 + 129 ACES		
	1,29,300 + 387 PERSON		
	549 PERSON		
TOTAL MINIMUM POPULATION REQUIRED ((i + ii) + iii + iv) = 4942 PERSON.			

MAXIMUM POPULATION i.e. +10%			
AREA UNDER RESIDENTIAL COMPONENT IN INTENSE ZONE	AREA UNDER RESIDENTIAL COMPONENT IN TRANSITION ZONE	MIN. APPLICABLE DENSITY AS PER EARLIER APPROV. ZONING PLAN	MIN. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY
= 16,664 x 1.81 = 13,483 ACRES	= 2.58 ACRES	= 100 PPA	= 400 PPA (AS 10% SAY 600 PPA (MAX))
			= 400 PPA (AS 10% SAY 600 PPA (MAX))
A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE			
RATIONAL ACRES BURFICATION FOR DENSITY CALCULATION			
MIN. POPULATION REQUIRED AS PER EARLIER APPROV. Z. PLAN			
MIN. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY			
	13,483 x 2 = 26,966		
	6,741,500 + 6741 ACES		
	6,741,500 + 6741 ACES		
B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE			
RATIONAL ACRES BURFICATION FOR DENSITY CALCULATION			
MIN. POPULATION REQUIRED AS PER EARLIER APPROV. Z. PLAN			
MIN. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY			
	1,29,300 + 129 ACES		
	1,29,300 + 387 PERSON		
	549 PERSON		
TOTAL MAXI. POPULATION ((i + ii) + iii + iv) = 7468 PERSON			

PROJECT TITLE
 REVISED BUILDING PLANS OF MIXED LAND USE UNDER TOD SCHEME FOR AREA MEASURING 19.244 ACRES (LICENCE NO. 168-172 OF 2004 DATED 09/12/2004 & LICENCE NO. 045-548 OF 2006 DATED 13/03/2006) IN SECTOR- 53, GULRIGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S VIVIT LIMITED AND OTHERS.

SCALE: 1:750
 DATE: AUG. 2021
 DEALT: J.P. SHARMA CHECKED: VG
 ARCHITECT: **Design Axis architects**

ARCHITECT'S SIGN.
designcosmos
 Architects & Interior Design Consultants
 Second Floor, A-609, Subhash Lok-I, Gurgaon.
 Email: studio.designcosmos@gmail.com
 Contact: 0124-4203876

ARCHITECT'S SIGN.
 For Vivit Limited
 Authorised Signatory