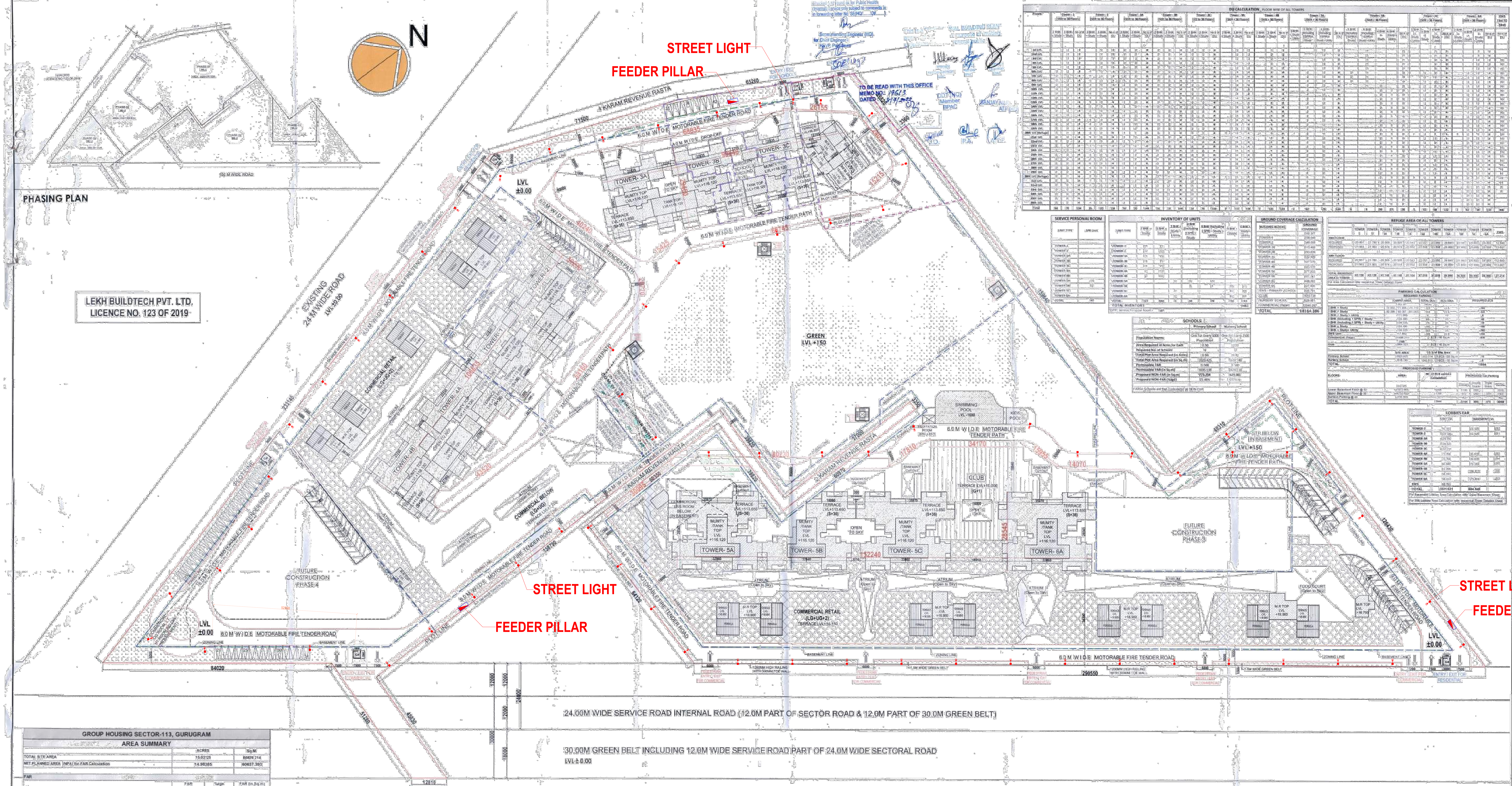
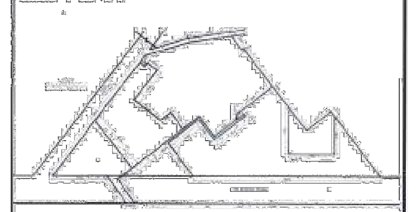


KEY PLAN



LEGEND:

- PLOT LINE
- BASEMENT LINE
- ZONING LINE
- BASEMENT SERVICES LINE
- PRIMARY SCHOOL PLOT LINE
- NURSERY SCHOOL PLOT LINE
- PHASING LINE

EXTERNAL ELECTRICAL LIGHT

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE (SQ. MT)
TOWER-1	338.048
TOWER-2	348.008
TOWER-3A	615.488
TOWER-3B	293.839
TOWER-3C	532.409
TOWER-4A	527.570
TOWER-4B	527.570
TOWER-5A	577.933
TOWER-5B	227.741
TOWER-5C	428.361
TOWER-6A	227.806
EWS / PRIMARY SCHOOL	325.781
CLUB	1615.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	12048.287
TOTAL	18164.386

SCHOOLS

	Primary School	Nursery School
Population Norms	One for Every 5000 Population	One for Every 2500 Population
Area Required in Acres for Each	0.50	0.20
Required No. of Schools	1	2
Total Plot Area Required (in Acres)	0.50	0.32
Total Plot Area Required (in Sq.m)	2023.425	1618.740
Permissible FAR	0.500	0.500
Permissible FAR (in Sq.m)	1035.138	1478.110
Proposed NON-FAR (in Sq.m)	773.254	629.081
Proposed NON-FAR (%age)	25.48%	38.86%

FAR in Schools are fully considered as NON-FAR

LOBBIES FAR

	STILT LVL	BASEMENT LVL
TOWER-1	91.616	41.505
TOWER-2	101.180	41.505
TOWER-3A	74.592	
TOWER-3B	126.525	
TOWER-3C	132.714	
TOWER-4A	77.700	46.639
TOWER-4B	73.764	46.639
TOWER-5A	60.848	75.183
TOWER-5B	61.206	
TOWER-5C	58.997	196.818
TOWER-6A	58.559	175.806
EWS	68.761	
TOTAL	1021.521	604.540

For Basement Lobbies Area Calculation refer Upper Basement Sheet

For Stilt Lobbies Area Calculation refer respective Tower Detailed Sheet

GROUP HOUSING SECTOR-113, GURUGRAM
AREA SUMMARY

	ACRES		Sq.M
TOTAL SITE AREA	15.03125		60829.214
NET PLANNED AREA (NPA) for FAR Calculation	14.98385		60637.393
FAR	**FAR**	**%age**	**FAR (in Sq.m)**
PERMISSIBLE FAR in TOD	3.500		212230.877
ADDITIONAL 12% FAR AS PER GRIHA (4star Rating) ON TOTAL SITE AREA (GREEN BUILDING FAR)	0.120		7299.506
TOTAL PERMISSIBLE FAR in TOD	3.620		219530.382
ADDITIONAL RESIDENTIAL FAR in TDR (Certi. No. 01 Of 2022 DATED 07.04.2022)			1000.000
ADDITIONAL COMMERCIAL FAR in TDR (Certi. No. 01 Of 2022 DATED 07.04.2022)			10600.000
TOTAL PERMISSIBLE FAR in TOD + TDR	3.812		231130.382
PHASE-1: TOWER -1, 2, 3A, 3B, 3C			70956.796
PHASE-1: EWS			7603.882
PHASE-1: BASEMENT LOBBIES - LB1, LB2, LB3, LB4			83.010
PHASE-1: TOTAL RESIDENTIAL FAR			78643.688
PHASE-1: COMMERCIAL FAR (Below Tower 1 & 2)			2612.285
TOTAL PROPOSED FAR in PHASE-1	1.340		81255.973
PHASE-2: TOWER - 4A, 4B, 5A, 5B, 5C, 6A			104456.499
PHASE-2: CLUB			2964.323
PHASE-2: BASEMENT LOBBIES - LB5, LB6, LB7, LB8			521.530
PHASE-2: TOTAL RESIDENTIAL FAR			107942.352
PHASE-2: COMMERCIAL FAR			37943.791
TOTAL PROPOSED FAR in PHASE-2	2.406		145886.143
PROPOSED RESIDENTIAL FAR in TOD	3.077	84.993%	186586.040
PROPOSED COMMERCIAL FAR in TOD	0.507	13.994%	30720.000
TOTAL PROPOSED FAR in TOD	3.584		217306.040
PROPOSED RESIDENTIAL FAR in TDR			0.000
PROPOSED COMMERCIAL FAR in TDR			9836.076
TOTAL RESIDENTIAL FAR in PHASE-1 & 2	3.077	82.145%	186586.040
TOTAL COMMERCIAL FAR in PHASE-1 & 2	0.669	17.855%	40556.076
TOTAL PROPOSED FAR PHASE 1 & 2 in (TOD+TDR)	3.746		227142.116
BALANCE RESIDENTIAL FAR in TOD		1.013%	2224.342
BALANCE COMMERCIAL FAR in TOD			0.000
BALANCE RESIDENTIAL FAR in TDR			1000.000
BALANCE COMMERCIAL FAR in TDR			763.924
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		60.000%	36382.436
PROPOSED GROUND COVERAGE OF BUILDING			18164.386
PROPOSED GUARD ROOM			49.078
TOTAL PROPOSED GROUND COVERAGE		30.037%	18213.464
GREEN			
REQUIRED GREEN		15.000%	9095.609
PROPOSED GREEN		15.032%	9115.006
DENSITY			
PERMISSIBLE DENSITY @ 600 (±10%)		660 PPA (MAX)	9889
		540 PPA (MIN)	8091
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	1463	7315
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	2 Person / Un	147	294
EWS	2 Person / Un	306	612
TOTAL PROPOSED DENSITY		549 PPA	8221
PARKING			
REQUIRED ECS		1854	
PROPOSED ECS		3059	

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL TOWERS

TYPE	Tower-1 (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-2 FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-3A FAR	NON-FAR	BALCONY	BUILT-UP AREA
	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT
TOTAL	13560.661	963.870	3489.300	18013.831	14390.353	1017.165	3605.490	19013.008	14323.719	1271.926	3730.400	19326.045

TYPE	Tower-3B FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-3C FAR	NON-FAR	BALCONY	BUILT-UP AREA	EWS (3rd TO 33rd) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Primary School (G+2) NON-FAR	Nursery School (Ground) NON-FAR
TOTAL	14315.452	1058.541	3730.400	19104.393	14366.611	1076.418	3730.400	19173.429	7603.882	754.907	726.800	9085.589	773.254	629.081

TYPE	Tower-4A FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-4B FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-5A FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-5B FAR	NON-FAR	BALCONY	BUILT-UP AREA
TOTAL	15028.161	1057.514	3634.910	19720.585	14922.220	1057.514	3607.580	19587.314	20061.992	1177.238	3804.490	25043.720	14877.284	960.785	2760.720	18598.789

TYPE	Tower-5C FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower-6A FAR	NON-FAR	BALCONY	BUILT-UP AREA	CLUB (UB+G+1) FAR	NON-FAR	MEDITATION ROOM NON-FAR	Commercial FAR	NON-FAR	CORRIDOR	BUILT-UP AREA	Basement Lobbies & Parking FAR	NON-FAR	TOTAL BUILT-UP AREA
TOTAL	19783.644	1025.926	3743.438	24553.008	19783.198	1025.440	3743.438	24552.076	2964.323	791.635	13.953	40556.076	7704.358	7763.179	55593.184	609.294	98965.318	396111.829

Owner: Vibrant infratech Pvt Ltd & Others in Collaboration with Union Buildmart Pvt. Ltd

Architect: GIAN P. MATHUR AND ASSOCIATES (P) LTD., C-33, East Of Kailash, New Delhi - 110065

Project Title: GROUP HOUSING COLONY UNDER MIX LAND USE TOD ZONE FOR 86% GH COMPONENT & 14% COMMERCIAL COMPONENT ON THE AREA MEASURING 15.03125 ACRES (LICENCE NO. 106 OF 2021, DATED 16.12.2021) AT SECTOR-113, GURUGRAM

Status: SUBMISSION DRAWING

Sheet Title: SITE PLAN & AREA SUMMARY

Owner's Sign: Union Buildmart Pvt. Ltd. Authorised Signatory

Architect's Sign: GIAN P. MATHUR

SCALE: 1:500

DWG. No. SD/AR/M3M-113/01