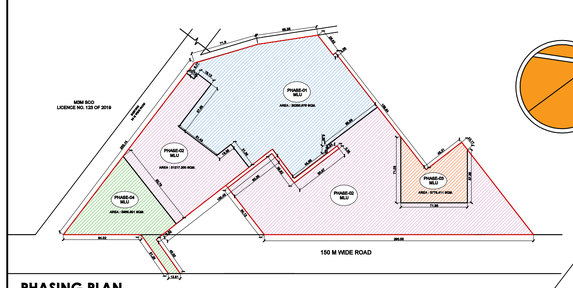

PHASING PLAN

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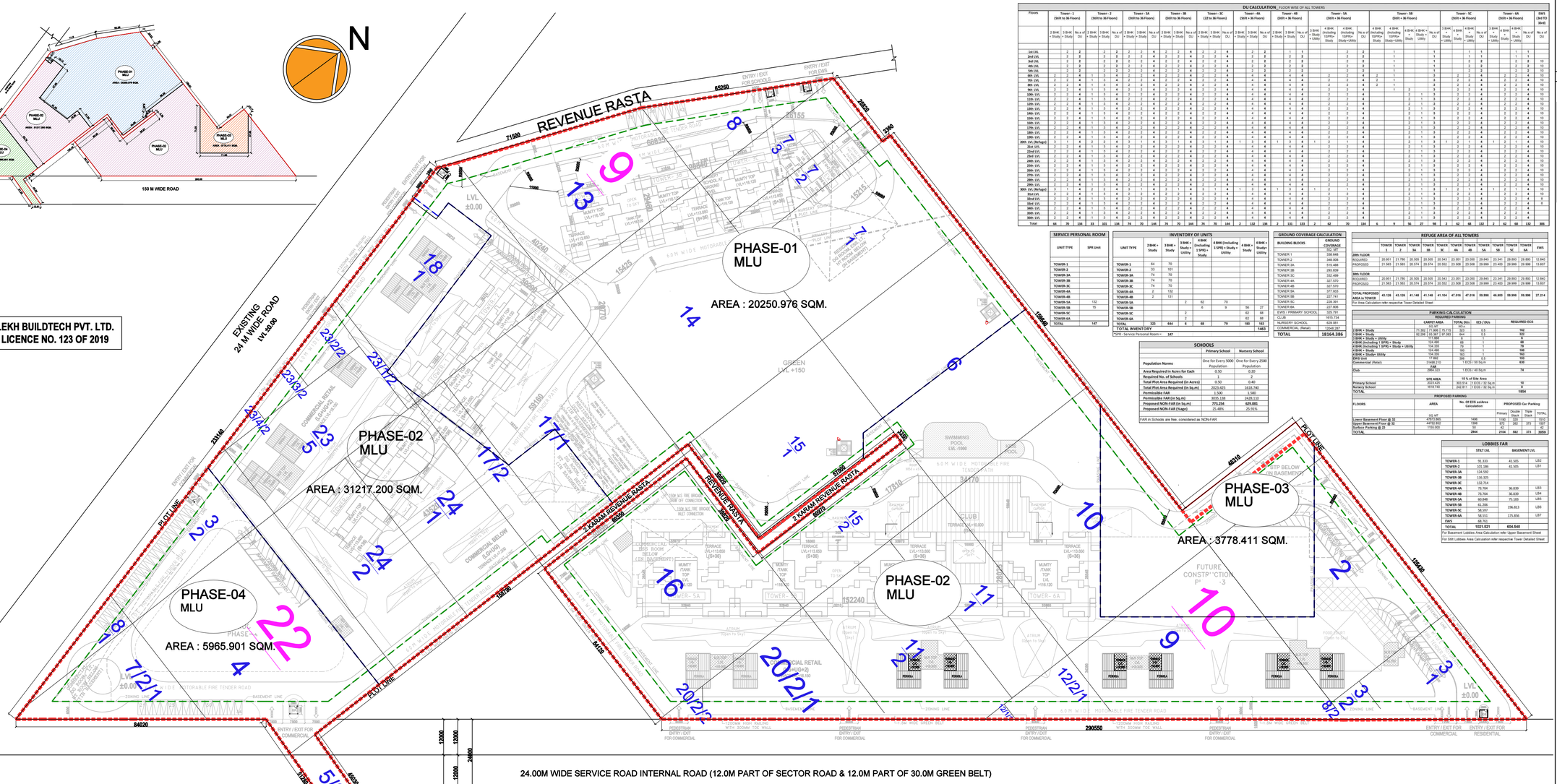
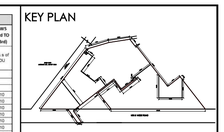
LEKH BUILDTECH PVT. LTD.
LICENCE NO. 123 OF 2019



DU CALCULATION_FLOOR WISE OF ALL TOWERS

Floors	Tower - 1 (Stilt to 36 Floors)			Tower - 2 (Stilt to 36 Floors)			Tower - 3A (Stilt to 36 Floors)			Tower - 3B (Stilt to 36 Floors)			Tower - 3C (22 to 36 Floors)			Tower - 4A (Stilt + 36 Floors)			Tower - 4B (Stilt + 36 Floors)			Tower - 5A (Stilt + 36 Floors)			Tower - 5B (Stilt + 36 Floors)			Tower - 5C (Stilt + 36 Floors)			Tower - 6A (Stilt + 36 Floors)			Tower - 6B (Stilt + 36 Floors)			EWS (3rd TO 33rd)		
	2 BHK + Study	3 BHK + Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU	3 BHK + Study	4 BHK + Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU	3 BHK + Study	4 BHK (Including 1SPR)+ Study	No. s of DU	4 BHK (Including 1SPR)+ Study	4 BHK (Including 1SPR)+ Study+Utility	No. s of DU	3 BHK + Study	4 BHK (Including 1SPR)+ Study	No. s of DU	3 BHK + Study + Utility	4 BHK (Including 1SPR)+ Study+Utility	No. s of DU	3 BHK + Study	4 BHK (Including 1SPR)+ Study	No. s of DU	2 BHK + Study	3 BHK + Study	No. s of DU
1st LVL		2	2		2	2	2	2	4	2	2	4	2	2	4		2	2	1	1			2	2		2	2		1		1	1			1	1				
2nd LVL		2	2		2	2	2	2	4	2	2	4	2	2	4		2	2	2	2			2	2		2	2		1		1	2			2	2				
3rd LVL		2	2		2	2	2	2	4	2	2	4	2	2	4		2	2	2	2			2	2		2	2		1		1	2			2	2	10			
4th LVL		2	2		2	2	2	2	4	2	2	4	2	2	4		2	2	2	2			2	2		2	2		1		1	2			2	2	10			
5th LVL		2	2		2	2	2	2	4	2	2	4	2	2	4		2	2	2	2			2	2		2	2		1		1	2			2	2	10			
6th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
7th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
8th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
9th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
10th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
11th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
12th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
13th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
14th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
15th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
16th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
17th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
18th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
19th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2		2	2		1		1	2			2	2	10			
20th LVL (Refuge)	3	1	4	2	2	4	3	1	4	3	1	4	3	1	4	1	3	4	1	3	4	1	2	1	4	2	1	4	2	1	4	2	1	4	2	1	4	10		
21st LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
22nd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
23rd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
24th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
25th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
26th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
27th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
28th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
29th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
30th LVL (Refuge)	3	1	4	2	2	4	3	1	4	3	1	4	3	1	4	1	3	4	1	3	4	1	2	1	4	2	1	4	2	1	3	1	2	1	4	1	2	1	4	10		
31st LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
32nd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	10		
33rd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4	8		
34th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4			
35th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4			
36th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4		4	4		4			2	2	4	2	2	4	2	1	3	2	2	4	2	2	4			
Total	64	70	134	33	101	134	74	70	144	74	70	144	74	70	144	2	132	134	2	131	133	2	62	70	134	6	9	56	27	18	2	62	68	132	2	62	68	132	306	

KEY PLAN



LEGEND:

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

SERVICE PERSONAL ROOM

UNIT TYPE	SPR Unit
TOWER-1	
TOWER-2	
TOWER-3A	
TOWER-3B	
TOWER-3C	
TOWER-4A	
TOWER-4B	
TOWER-5A	132
TOWER-5B	15
TOWER-5C	
TOWER-6A	
TOTAL	147

INVENTORY OF UNITS

UNIT TYPE	2 BHK + Study	3 BHK + Study	3 BHK + Study + Utility	4 BHK (Including 1 SPR) + Study	4 BHK (Including 1 SPR) + Study + Utility	4 BHK + Study	4 BHK + Study+ Utility
TOWER-1	64	70					
TOWER-2	33	101					
TOWER-3A	74	70					
TOWER-3B	74	70					
TOWER-3C	74	70					
TOWER-4A	2	132					
TOWER-4B	2	131					
TOWER-5A			2	62	70		
TOWER-5B				6	9	56	27
TOWER-5C			2			62	68
TOWER-6A			2			62	68
TOTAL	523	644	6	68	79	180	163
TOTAL INVENTORY							1463

*SPR - Service Personal Room = 147

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER 1	338.648
TOWER 2	348.008
TOWER 3A	515.488
TOWER 3B	293.838
TOWER 3C	332.499
TOWER 4A	327.570
TOWER 4B	327.570
TOWER 5A	377.803
TOWER 5B	227.741
TOWER 5C	228.391
TOWER 6A	227.808
EWS / PRIMARY SCHOOL	325.791
CLUB	1610.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	1244.287
TOTAL	18166.386

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	0.40
Total Plot Area Required (in Sq.m)	2023.425	1618.740
Permissible FAR	1.500	1.500
Permissible FAR (in Sq.m)	3035.138	2428.110
Proposed NON-FAR (in Sq.m)	773.254	629.081
Proposed NON-FAR (%age)	25.48%	25.91%

FAR in Schools are free, considered as NON-FAR

REFUGE AREA OF ALL TOWERS

	TOWER 1	TOWER 2	TOWER 3A	TOWER 3B	TOWER 3C	TOWER 4A	TOWER 4B	TOWER 5A	TOWER 5B	TOWER 5C	TOWER 6A	EWS
20th FLOOR												
REQUIRED	20.951	21.780	20.505	20.505	20.543	21.051	23.055	29.845	23.341	29.893	29.893	12.840
PROPOSED	21.563	21.563	20.574	20.574	20.552	23.508	23.508	29.999	23.400	29.999	29.999	13.657
30th FLOOR												
REQUIRED	20.951	21.780	20.505	20.505	20.543	21.051	23.055	29.845	23.341	29.893	29.893	12.840
PROPOSED	21.563	21.563	20.574	20.574	20.552	23.508	23.508	29.999	23.400	29.999	29.999	13.657
TOTAL PROPOSED AREA in TOWER	43.126	43.126	41.148	41.148	41.104	47.016	47.016	59.998	46.800	59.998	59.998	27.314

For Area Calculation refer respective Tower Detailed Sheet

PARKING CALCULATION

	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
2 BHK + Study	71.302 TO 82.198	303	0.6	182
3 BHK + Study	82.298 TO 97.087	664	0.5	332
3 BHK + Study + Utility	97.187	6	1	6
4 BHK (Including 1 SPR) + Study	134.350	80	1	80
4 BHK (Including 1 SPR) + Study + Utility	134.350	79	1	79
4 BHK + Study	124.480	180	1	180
4 BHK + Study+ Utility	134.330	163	1	163
EWS Unit	39.000 TO 70.000	306	0.5	153
Commercial (Retail)	1244.287	1	ECS / 30 Sq.m	41
	FAR			
Club	2684.561	1	ECS / 40 Sq.m	67
	SITE AREA	18 % of Site Area		
Primary School	2018.425	363.316	1 ECS / 32 Sq.m	11
Nursery School	1618.740	242.811	1 ECS / 32 Sq.m	8
TOTAL				1524

PROPOSED PARKING

FLOORS	AREA	No. of ECS avaiiava Calculation	PROPOSED Car Parking			
	SQ.MT		Private	Double Stack	Triple Stack	TOTAL
Lower Basement Floor @ 3I	4370.802	1456	1156	30	30	1216
Upper Basement Floor @ 3I	4370.802	1456	870	282	373	1525
Stilt Parking @ 2I	1155.002	32	47			47
TOTAL		2944	2104	312	373	2788

LOBBIES FAR

	STILT LVL	BASEMENT LVL	
TOWER-1	91.333	41.505	LB2
TOWER-2	101.186	41.505	LB1
TOWER-3A	134.550		
TOWER-3B	110.325		
TOWER-3C	132.714		
TOWER-4A	73.704	36.839	LB3
TOWER-4B	73.704	36.839	LB4
TOWER-5A	60.848	75.183	LB5
TOWER-5B	41.306	196.813	LB6
TOWER-5C	58.597		
TOWER-6A	58.551	175.856	LB7
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	'Sage	FAR (in Sq.m)
PERMISSIBLE FAR in TOD		3.500		212230.877
ADDITIONAL12% FAR AS PER GRIHA (4 star 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 TOD (Cert. No. 01 OF 2022 DATED 07.04.2022)				1000.000
ADDITIONAL COMMERCIAL FAR in TOD (Cert 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
	EWS			7603.882
	BASEMENT LOBBIES - LB1, LB2, LB3, LB4			83.010
	TOTAL RESIDENTIAL FAR			78643.688
	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
	CLUB			2964.323
	BASEMENT LOBBIES - LB5, LB6, LB7, LB8			521.530
	TOTAL RESIDENTIAL FAR			107942.352
	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%	30722.000
TOTAL PROPOSED FAR in TOD		3.584		217308.040
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%	40559.076
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				18166.386
PROPOSED GUARD ROOM				49.078
TOTAL PROPOSED GROUND COVERAGE		30.037%		18215.464
GREEN				
REQUIRED GREEN		15.000%		9095.609
PROPOSED GREEN		15.032%		9115.006
DENSITY				
PERMISSIBLE DENSITY @ 600 (±10%)		660	PPA (MAX)	9689
		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

PHASE - 1

TYPE	RESIDENTIAL TOWERS																		EWS						FACILITIES	
BUILDING BLOCKS	Tower - 1 (Stilt + 36 Floors)				Tower - 2 (Stilt + 36 Floors)				Tower - 3A (Stilt + 36 Floors)				Tower - 3B (Stilt + 36 Floors)				Tower - 3C (Stilt + 36 Floors)				EWS (3rd TO 33rd)				Primary School (G+2)	Nursery School (Ground)
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	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	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
Upper Basement																										
Stilt / Ground LVL	91.333	109.274		200.607	101.186	108.781		209.967	124.592	260.896		515.488	116.325	177.511		293.836	132.714	199.785		332.499	68.761	18.411		87.172	269.203	829.081
1st LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.669	27.237	103.900	526.806	355.669	27.237	103.900	526.806	396.588	27.403	103.900	527.891	0.000	29.339		29.339	252.026	
2nd LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	0.000	29.339	23.000	52.339	252.026	
3rd LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
4th LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
5th LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
6th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
7th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
8th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
9th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
10th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
11th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
12th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
13th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
14th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
15th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
16th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
17th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
18th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
19th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	240.301	17.289	23.000	285.590		
20th LVL (Refuge)	379.094	39.867	98.900	517.861	401.014	41.659	102.620	545.293	379.840	39.431	98.900	518.171	379.840	39.431	98.900	518.171	380.645	39.410	98.900	518.955	246.942	30.896	23.000	300.838		
21st LVL	395.460	18.304	103.