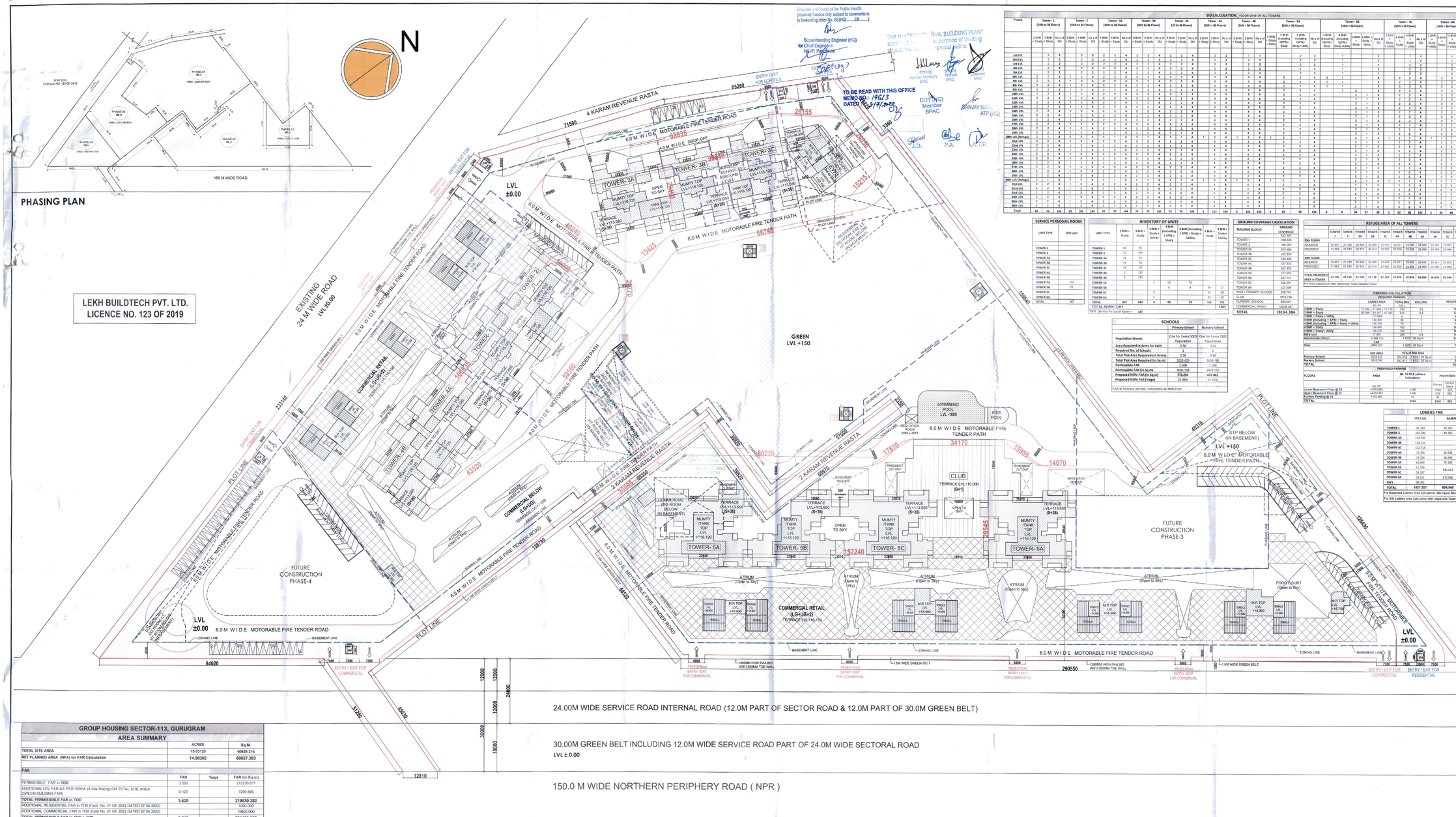
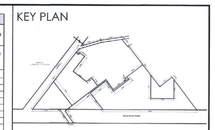


KEY PLAN



LEGEND:

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

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 (Stilt 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)			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	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 (Including 1SPM+ Study	No. s of DU	4 BHK (Including 1SPM+ Study	No. s of DU	4 BHK (Including 1SPM+ Study+Utility	No. s of DU	4 BHK (Including 1SPM+ Study	5 BHK + Study	No. s of DU	3 BHK + Study	4 BHK + Study + Utility	No. s of DU	3 BHK + Study	4 BHK + Study + Utility	No. s of DU	2 BHK + Studio	No. s of DU
34th Lvl.	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	1	1	2	2	2	4	1	1	2	2	2	4									
35th Lvl.	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	1	1	2	2	2	4	1	1	2	2	2	4				1	1	2			
36th Lvl.	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	2	2	4	1	1	2	2	2	4	1	1	2	2	2	4				1	1	2			
Total	64	70	134	33	103	134	74	70	144	74	70	144	74	70	144	74	70	144	2	112	114	2	121	123	2	62	70	134	6	9	15	27	90	2	62	68	132	2	62	68	132	506

SERVICE PERSONAL ROOM

UNIT TYPE	SPR Unit
TOWER-1	
TOWER-2	
TOWER-3A	
TOWER-3B	
TOWER-3C	
TOWER-4A	
TOWER-4B	
TOWER-5A	152
TOWER-5B	15
TOWER-5C	
TOWER-6A	
TOTAL	167

INVENTORY OF UNITS

UNIT TYPE	2 BHK + Study	3 BHK + Study	3 BHK + Study + Utility	4 BHK (Including 1 SPR) + Study + Utility	4 BHK (Including 1 SPR) + Study	5 BHK + Study	5 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	15	27	
TOWER-5C			2			62	68
TOWER-6A			2			62	68
TOTAL	323	644	6	68	79	180	163
TOTAL INVENTORY	1467					1463	

*SPR - Service Personal Room = 167

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	1
Total Plot Area Required (in Acres)	0.50	0.40
Total Plot Area Required (in Sq.m)	2023.425	1618.740
Permissible FAR	3.500	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

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE
	SQ. MT
TOWER 1	338.040
TOWER 2	348.309
TOWER 3A	515.480
TOWER 3B	293.839
TOWER 3C	332.489
TOWER 4A	327.570
TOWER 4B	327.570
TOWER 5A	377.922
TOWER 5B	227.741
TOWER 5C	228.391
TOWER 6A	227.806
EWS / PRIMARY SCHOOL	328.791
CLUB	1615.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	10498.267
TOTAL	18164.386

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	20.905	20.905	20.543	23.051	23.050	28.845	33.341	29.693	29.803	12.842
PROPOSED	21.982	21.983	20.974	20.974	20.562	23.906	23.506	28.899	33.406	29.988	29.999	13.607
35th FLOOR												
REQUIRED	20.951	21.780	20.905	20.905	20.543	23.051	23.050	28.845	33.341	29.693	29.803	12.842
PROPOSED	21.982	21.983	20.974	20.974	20.562	23.906	23.506	28.899	33.406	29.988	29.999	13.607
TOTAL PROPOSED AREA IN TOWER	43.126	43.126	41.148	41.148	41.124	47.016	47.016	56.998	66.800	59.998	59.998	27.214

For Area Calculation refer respective Tower Detailed Sheet

PARKING CALCULATION

REQUIRED PARKING	CARPET AREA	TOTAL DUs	ECS / DUs	REQUIRED ECS
2 BHK + Study	71.502 / 77.369	323	0.5	162
3 BHK + Study	82.598 / 89.357 / 97.063	644	0.5	322
2 BHK + Study + Utility	110.889	6	1	6
3 BHK + Study + Utility	121.601	68	1	68
4 BHK (Including 1 SPR) + Study	134.519	79	1	79
4 BHK + Study	134.519	180	1	180
4 BHK + Study+ Utility	134.519	163	1	163
5/4 5 BHK	172.810	30	1.5	150
Commercial (Retail)	31496.210	1 ECS / 50 Sq.m		630
Club	1615.734	1 ECS / 50 Sq.m		32
				1594
	SITE AREA	10 % of Site Area		
Primary School	2023.425	202.314 (1 ECS = 50 Sq.m)		10
Nursery School	1618.740	242.811 (1 ECS = 50 Sq.m)		10
TOTAL				1614

PROPOSED PARKING	AREA	No. Of ECS as per Calculation	PROPOSED Car Parking		
			Primary Stack	Stack Park	TOTAL
Lower Basement Floor @ 32	50 Lift 41573.997	1108	1108	504	1612
Upper Basement Floor @ 32	44702.892	1398	477	292	769
Stack Parking @ 15	1155.900	77	77		1027
TOTAL		2584	2164	802	3408

LOBBIES FAR

	STILT LVL	BASEMENT LVL	
TOWER-1	91.333	41.925	LB2
TOWER-2	101.196	41.925	LB1
TOWER-3A	114.559		
TOWER-3B	116.325		
TOWER-3C	112.714		
TOWER-4A	73.356	36.839	LB3
TOWER-4B	73.356	36.839	LB4
TOWER-5A	60.868	75.185	LB5
TOWER-5B	61.396	190.813	LB6
TOWER-5C	58.037		
TOWER-6A	58.511	175.856	LB7
EWS	68.261		
TOTAL	1021.521	604.549	

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	14.96355	60637.393

FAR		FAR	%age	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 TDR (Cert. No. 01 OF 2022 DATED 07.04.2022)				1000.000
ADDITIONAL COMMERCIAL FAR in TDR (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			104456.490
	CLUB			2964.323
	BASEMENT LOBBIES - LB5, LB6, LB7, LB8			521.630
	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		0.567	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)		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

| TYPE | PHASE - 1 | | | | | | | | | | | |