



SANCTIONED  
 MEMO NO. 24/15  
 DATED: 01/11/22  
 DINESH KUMAR  
 MEMBER  
 BPAAC  
 DDTI  
 MEMBER  
 BPAAC  
 ALP



## PHASING PLAN

100 M WIDE NORTHERN PERIPHERY ROAD (NPR)  
 100 M WIDE WESTERN PERIPHERY ROAD (WPR)  
 100 M WIDE EASTERN PERIPHERY ROAD (EPR)  
 100 M WIDE SOUTHERN PERIPHERY ROAD (SPR)  
 100 M WIDE CENTRAL PERIPHERY ROAD (CPR)

**GROUP HOUSING SECTOR 113, GURUGRAM**

Category	Area (sqm)	Area (Acres)
TOTAL SITE AREA	9,12,740	263.98
PERMISSIBLE RESIDENTIAL FAR	6,82,528	198.11
ADDITIONAL 12% PERMISSIBLE RESIDENTIAL FAR AS PER GRHA 4	8,11,034	236.85
TOTAL PERMISSIBLE RESIDENTIAL FAR	14,93,562	435.00
PERMISSIBLE COMMERCIAL FAR	1,00,000	28.92
ADDITIONAL 12% PERMISSIBLE COMMERCIAL FAR AS PER GRHA 4	1,20,000	34.62
TOTAL PERMISSIBLE COMMERCIAL FAR	2,20,000	63.54
TOTAL PERMISSIBLE FAR	17,13,562	498.54

**GROUND COVERAGE CALCULATION**

Building Block	FAR	NON FAR	GROUND COVERAGE
TOWER-A & B	724.88	810.08	1534.96
TOWER-C & D (with Community Building Amenities)	337.521	511.815	1332.456
TOWER-E & F (with Community Building Amenities)	451.080	511.815	1332.456
ENS & NURSERY SCHOOL	372.26	0	372.26
RETAIL	387.519	0	387.519
COMMUNITY BUILDING	196.042	0	196.042
GUARD ROOM	0	8.8	8.80
HT METER	0	42	42.00
HT BREAKER	0	24	24.00
<b>TOTAL</b>			<b>9185.452</b>

**PARKING CALCULATION**

Category	Area (sqm)	Area (Acres)
REQUIREMENT FOR COMMERCIAL	1,20,000	34.62
REQUIREMENT FOR RESIDENTIAL	1,00,000	28.92
REQUIREMENT FOR COMMUNITY BUILDING	1,96,042	56.75
REQUIREMENT FOR GUARD ROOM	0	0
REQUIREMENT FOR HT METER	0	0
REQUIREMENT FOR HT BREAKER	0	0
<b>TOTAL</b>	<b>4,16,042</b>	<b>120.54</b>

**UNIT CALCULATION**

Type	Area (sqm)	Area (Acres)	No. of Units
2 BHK UNIT TYPE 1	72.00	0.21	100
2 BHK UNIT TYPE 2	75.00	0.22	100
2 BHK UNIT TYPE 3	78.00	0.23	100
3 BHK UNIT TYPE 1	105.00	0.30	100
3 BHK UNIT TYPE 2	110.00	0.32	100
3 BHK UNIT TYPE 3	115.00	0.33	100
4 BHK UNIT TYPE 1	140.00	0.40	100
4 BHK UNIT TYPE 2	145.00	0.42	100
4 BHK UNIT TYPE 3	150.00	0.43	100
5 BHK UNIT TYPE 1	175.00	0.50	100
5 BHK UNIT TYPE 2	180.00	0.52	100
5 BHK UNIT TYPE 3	185.00	0.53	100
<b>TOTAL UNITS</b>			<b>1000</b>

**GREEN AREA STATEMENT**

Category	Area (sqm)	Area (Acres)
GREEN AREA REQUIRED	1,00,000	28.92
GREEN AREA PROVIDED	1,00,000	28.92
<b>TOTAL GREEN AREA</b>	<b>1,00,000</b>	<b>28.92</b>

**NUISERY SCHOOL**

Category	Area (sqm)	Area (Acres)
NUISERY SCHOOL	1,00,000	28.92
<b>TOTAL NUISERY SCHOOL AREA</b>	<b>1,00,000</b>	<b>28.92</b>

**KEY PLAN**

**SUBMISSION DRAWINGS**

**CLIENT**  
NOURISH DEVELOPERS PVT. LTD.

**PROJECT**  
GROUP HOUSING PLAN FOR RESIDENTIAL COLONY UNDER TOD POLICY ON THE AREA MEASURING 10.30 ACRES (FREEZING OF AN AREA MEASURING 5.8125 ACRES 48K-10M) FALLING UNDER NCZ AND NON COMPACT POCKET DUE TO NCZ, LICENCE NO. 1/09 OF 2022, DATED 5/8/2022 AT SECTOR-113 DISTRICT GURUGRAM, HARYANA BEING DEVELOPED BY NOURISH DEVELOPERS PVT. LTD.

**DATE**  
SEP, 2022

**CHECKED BY**  
DEEPAK AGARWAL

**APPROVED BY**  
DEEPAK AGARWAL

**SCALE**  
1:500

**DRAWING TITLE**  
SITE PLAN

**OWNERS SIGN**  
Nourish Developers Pvt. Ltd.

**ARCHITECTS SIGN**  
C. P. KUKREJA ARCHITECTS

**GROUP HOUSING SECTOR 113, GURUGRAM**

**AREA SUMMARY**

Category	Area (sqm)	Area (Acres)
TOTAL SITE AREA	9,12,740	263.98
PERMISSIBLE RESIDENTIAL FAR	6,82,528	198.11
ADDITIONAL 12% PERMISSIBLE RESIDENTIAL FAR AS PER GRHA 4	8,11,034	236.85
TOTAL PERMISSIBLE RESIDENTIAL FAR	14,93,562	435.00
PERMISSIBLE COMMERCIAL FAR	1,00,000	28.92
ADDITIONAL 12% PERMISSIBLE COMMERCIAL FAR AS PER GRHA 4	1,20,000	34.62
TOTAL PERMISSIBLE COMMERCIAL FAR	2,20,000	63.54
TOTAL PERMISSIBLE FAR	17,13,562	498.54

**GROUND COVERAGE CALCULATION**

Building Block	FAR	NON FAR	GROUND COVERAGE
TOWER-A & B	724.88	810.08	1534.96
TOWER-C & D (with Community Building Amenities)	337.521	511.815	1332.456
TOWER-E & F (with Community Building Amenities)	451.080	511.815	1332.456
ENS & NURSERY SCHOOL	372.26	0	372.26
RETAIL	387.519	0	387.519
COMMUNITY BUILDING	196.042	0	196.042
GUARD ROOM	0	8.8	8.80
HT METER	0	42	42.00
HT BREAKER	0	24	24.00
<b>TOTAL</b>			<b>9185.452</b>

**UNIT CALCULATION**

Type	Area (sqm)	Area (Acres)	No. of Units
2 BHK UNIT TYPE 1	72.00	0.21	100
2 BHK UNIT TYPE 2	75.00	0.22	100
2 BHK UNIT TYPE 3	78.00	0.23	100
3 BHK UNIT TYPE 1	105.00	0.30	100
3 BHK UNIT TYPE 2	110.00	0.32	100
3 BHK UNIT TYPE 3	115.00	0.33	100
4 BHK UNIT TYPE 1	140.00	0.40	100
4 BHK UNIT TYPE 2	145.00	0.42	100
4 BHK UNIT TYPE 3	150.00	0.43	100
5 BHK UNIT TYPE 1	175.00	0.50	100
5 BHK UNIT TYPE 2	180.00	0.52	100
5 BHK UNIT TYPE 3	185.00	0.53	100
<b>TOTAL UNITS</b>			<b>1000</b>

**GREEN AREA STATEMENT**

Category	Area (sqm)	Area (Acres)
GREEN AREA REQUIRED	1,00,000	28.92
GREEN AREA PROVIDED	1,00,000	28.92
<b>TOTAL GREEN AREA</b>	<b>1,00,000</b>	<b>28.92</b>

**NUISERY SCHOOL**

Category	Area (sqm)	Area (Acres)
NUISERY SCHOOL	1,00,000	28.92
<b>TOTAL NUISERY SCHOOL AREA</b>	<b>1,00,000</b>	<b>28.92</b>

ARCHITECTS:  
**C. P. KUKREJA ARCHITECTS**  
 ASHWAD BUILDING,  
 D-1 GREEN PARK,  
 PHASE-1, GATE NO. 13,  
 BANGLORE ROAD, DELHI-110062  
 EMAIL: cpk@cpkukreja.com

DRAWING NO.  
 F2022WD-1193UB-LATEST SITE PLANA-SPT1  
 CAD NO.

DRG. NO. **1**