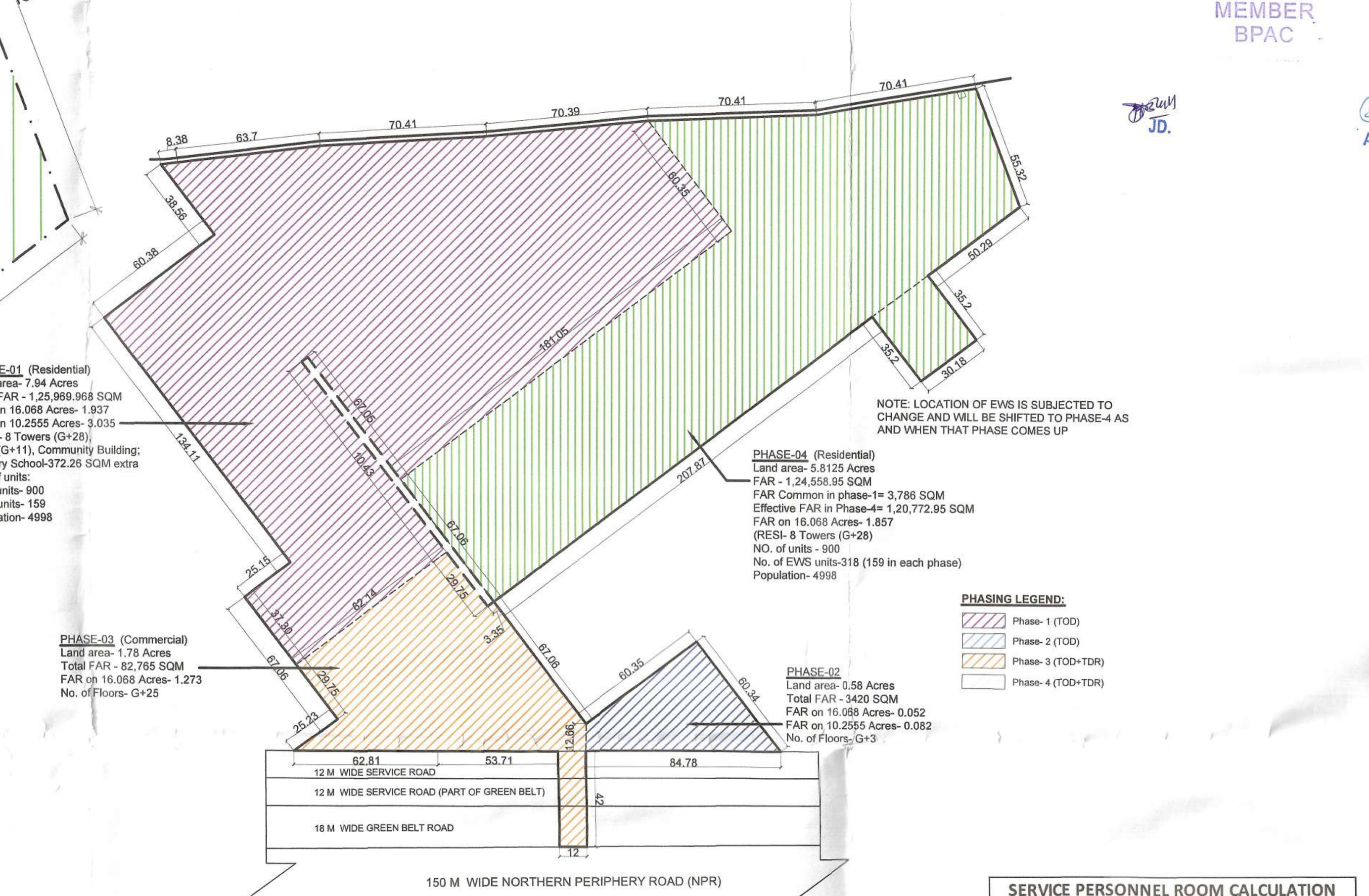
- PLOT LINE
- SETBACK LINE
- BASEMENT LINE
- FIRE TENDER PATH
- GREEN AREA

PHASING PLAN



SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 26075
DATED: 01/12/22

A.T.P.(HQ) Member B.P.A.C. — S.T.P. (HQ) Member Secretary B.P.A.C. — S.T.P. (G) Member B.P.A.C. — C.T.P. (Hr.) Chairman B.P.A.C.
DINESH KUMAR PA(HQ)
DDT(T) MEMBER BPAC
JD.
A.T.P.

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	FAR (SQM)	NON FAR (SQM)	GROUND COVERAGE (SQM)
TOWER-A & B	724.88	810.08	1534.960
TOWER-C & D (with Community Buidling Amenities)	327.521 + 493.12	511.815	1332.456
TOWER-E & F (with Community Buidling Amenities)	337.561 + 483.080	511.815	1332.456
TOWER-G & H	724.88	810.08	1534.96
EWS & NURSERY SCHOOL	372.26	0	372.26
RETAIL	987.519	0	987.52
COMMUNITY BUILDING	1966.042	0	1966.04
GUARD ROOM	0	8.8	8.80
HT METER	0	42	42.00
HT BREAKER	0	24	24.00
TOTAL			9135.452

UNIT CALCULATION			
TYPE	CARPET AREA (SQ.FT.)	NO: OF UNITS	TOTAL CARPET AREA (SQ.FT.)
2 BHK UNIT TYPE-1	72.429	84	6084.036
2 BHK UNIT TYPE-2	72.429	4	289.716
2 BHK UNIT TYPE-3	72.429	24	1738.296
2 BHK UNIT TYPE-4	77.727	4	310.908
2 BHK UNIT TYPE-5	77.727	4	310.908
3 BHK UNIT TYPE-1	95.472	248	23677.056
3 BHK UNIT TYPE-2	95.472	4	381.888
3 BHK UNIT TYPE-3	95.472	24	2291.328
3 BHK UNIT TYPE-4	95.472	24	2291.328
3 BHK UNIT TYPE-5	95.472	20	1909.440
3 BHK UNIT TYPE-6	95.472	4	381.888
3 BHK UNIT TYPE-7	95.472	4	381.888
3 BHK+UTI UNIT TYPE-1	112.441	8	899.528
3 BHK+UTI UNIT TYPE-2	112.441	166	18665.206
3 BHK+UTI UNIT TYPE-3	112.441	38	4272.758
3 BHK+UTI UNIT TYPE-4	112.441	8	899.528
3 BHK+UTI UNIT TYPE-5	112.441	2	224.882
3 BHK+UTI UNIT TYPE-6	112.441	2	224.882
3 BHK+UTI UNIT TYPE-7	112.907	4	451.628
3 BHK+UTI UNIT TYPE-8	112.907	4	451.628
4 BHK+UTI UNIT TYPE-1	146.972	164	24103.408
4 BHK+UTI UNIT TYPE-2	146.972	20	2939.440
4 BHK+UTI UNIT TYPE-3	146.972	24	3527.328
4 BHK+UTI UNIT TYPE-4	146.972	4	587.888
4 BHK+UTI UNIT TYPE-5	146.972	8	1175.776
TOTAL UNITS		900	98472.560

PARKING CALCULATION				
REQUIRED PARKING (0.5 ECS < 100SQ.M & 100 SQ.M > 1.0 ECS < 100SQ.M)	CARPET AREA	TOTAL DU'S	ECS/ DU'S	REQUIRED ECS
	SQ.M	NO:S	UNIT OF ECS	NO:S
2 BHK UNIT TYPE-1	72.429	84	0.5	42.0
2 BHK UNIT TYPE-2	72.429	4	0.5	2.0
2 BHK UNIT TYPE-3	72.429	24	0.5	12.0
2 BHK UNIT TYPE-4	77.727	4	0.5	2.0
2 BHK UNIT TYPE-5	77.727	4	0.5	2.0
3 BHK UNIT TYPE-1	95.472	248	0.5	124.0
3 BHK UNIT TYPE-2	95.472	4	0.5	2.0
3 BHK UNIT TYPE-3	95.472	24	0.5	12.0
3 BHK UNIT TYPE-4	95.472	24	0.5	12.0
3 BHK UNIT TYPE-5	95.472	20	0.5	10.0
3 BHK UNIT TYPE-6	95.472	4	0.5	2.0
3 BHK UNIT TYPE-7	95.472	4	0.5	2.0
3 BHK+UTI UNIT TYPE-1	112.441	8	1.0	8.0
3 BHK+UTI UNIT TYPE-2	112.441	166	1.0	166.0
3 BHK+UTI UNIT TYPE-3	112.441	38	1.0	38.0
3 BHK+UTI UNIT TYPE-4	112.441	8	1.0	8.0
3 BHK+UTI UNIT TYPE-5	112.441	2	1.0	2.0
3 BHK+UTI UNIT TYPE-6	112.441	2	1.0	2.0
3 BHK+UTI UNIT TYPE-7	112.907	4	1.0	4.0
3 BHK+UTI UNIT TYPE-8	112.907	4	1.0	4.0
4 BHK+UTI UNIT TYPE-1	146.972	164	1.0	164.0
4 BHK+UTI UNIT TYPE-2	146.972	20	1.0	20.0
4 BHK+UTI UNIT TYPE-3	146.972	24	1.0	24.0
4 BHK+UTI UNIT TYPE-4	146.972	4	1.0	4.0
4 BHK+UTI UNIT TYPE-5	146.972	8	1.0	8.0
EWS UNIT		159	0.5	79.5
Total Residential Parking Requirement				756
	FAR			
COMMERCIAL	3420.000		1ECS/ 50 SQ.M	68
COMMUNITY BUILDING	3397.832		1ECS/ 40 SQ.M	85
	SITE AREA		15% OF SITE AREA	
NURSERY SCHOOL	809.37	121.406	1ECS/ 32 SQ.M	4
Total Community Building, Commercial & School Parking				157
Total Required Parking				913

PROPOSED PARKING			
FLOORS	AREA	NO: OF ECS AS/AREA CALCULATION	PROPOSED CAR PARKING
	SQ.M	EQUI. CAR SPACE	NO:S
LOWER BASEMENT (BASEMENT-02) @ 32	24223.06	757	646
UPPER BASEMENT (BASEMENT-01) @ 32	22349.76	698	616
UNDER STILT COVERED @ 28	1783.688	64	52

GROUP HOUSING SECTOR 113, GURUGRAM			
AREA SUMMARY			
	ACRES		SQ.M
Total Site Area	16.1125		65205.03
Area Under NCZ		5.8125	23522.37
Net Planned Area (Non-NCZ) FOR FAR CALCULATION	9.84528 + 0.41022	10.2555	41502.47
NPA FOR RESIDENTAIL & COMMERCIAL			
89% NET PLANNED AREA FOR RESIDENTAIL	89.00%	9.12740	36937.29
11% NET PLANNED AREA FOR COMMERCIAL	11.00%	1.12811	4565.28
FAR DETAILS			
	FAR	%age	FAR (in SQ.M)
PERMISSIBLE RESIDENTIAL FAR	3.5	89.00%	129280.514
ADDITIONAL 12% PERMISSIBLE RESIDENTIAL FAR AS PER GRIHA 4 STAR RATING	0.12	89.00%	4432.475
TOTAL PERMISSIBLE RESIDENTIAL FAR	3.62	89.00%	133712.658
PROPOSED RESIDENTAIL FAR	3.41		125969.968
PERMISSIBLE COMMERCIAL FAR	3.5	11.00%	15978.491
ADDITIONAL 12% PERMISSIBLE COMMERCIAL FAR AS PER GRIHA 4 STAR RATING	0.12	11.00%	547.834
TOTAL PERMISSIBLE COMMERCIAL FAR	3.62	11.00%	16526.283
PROPOSED COMMERCAIL FAR	0.75		3420.000
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		60%	24901.482
PROPOSED GROUND COVERAGE		22.02%	9135.452
GREEN			
REQUIRED GREEN		15%	6225.386
PROPOSED GREEN		16.12%	6689
DENSITY			
PERMISSIBLE DENSITY @ 600 (±10%)	660	PPA (MAX)	6024.081
	540	PPA (MIN)	4928.793
		UNIT NO.s	DENSITY
MAIN UNITS	5 PERSON/ UNIT	900	4500
SERVICE PERSONAL ROOM (SPR) 10% OF MAIN UNITS	2 PERSON/ UNIT	90	180
EWS	2 PERSON/ UNIT	159	318
TOTAL PROPOSED DENSITY	547.58	PPA	4998
PARKING			
REQUIRED ECS		913	
PROPOSED ECS		1499	

SERVICE PERSONNEL ROOM CALCULATION				
	Block 1		Block 4	
Floor	Tower A	Tower B	Tower G	Tower H
Stilt Floor	0	0	0	0
1st Floor	0	0	0	0
2nd Floor	0	0	0	0
3rd Floor	0	0	0	0
4th Floor	0	0	0	0
5th Floor	0	0	0	0
6th Floor	0	0	0	0
7th Floor	0	0	0	0
8th Floor	0	0	0	0
9th Floor	0	0	0	0
10th Floor	0	0	0	0
11th Floor	0	0	0	0
12th Floor	0	0	0	0
13th Floor	0	0	0	0
14th Floor	0	0	0	0
15th Floor	0	0	0	0
16th Floor	0	0	0	0
17th Floor	2	2	2	2
18th Floor	2	2	2	2
19th Floor	2	2	2	2
20th Floor	2	2	2	2
21st Floor	2	2	2	2
22nd Floor	2	2	2	2
23rd Floor	2	2	2	2
24th Floor	2	2	2	2
25th Floor	2	2	2	2
26th Floor	2	2	2	2
27th Floor	2	2	2	2
28th Floor	1	0	0	1
	23	22	22	23
	90			

SURFACE PARKING AREA STATEMENT	A	B	AREA (SQ.M)
P1	10.000	45.651	456.510
P2	5.000	27.500	137.500
P3	0.000	0.000	0.000
P4	0.000	0.000	0.000
P5	60.000	16.000	960.000
P6	0.000	0.000	0.000
P7	62.500	12.000	750.000
P8	105.765	11.000	1163.415
P9	11.500	12.000	138.000
P10	26.660	11.000	293.260
P11	60.705	11.000	667.755
P12	32.100	11.000	353.100
P13	25.000	11.000	275.000
P14	12.500	11.000	137.500
P15	13.350	38.500	513.975
P16	20.000	11.000	220.000
TOTAL			6066.015

GREEN AREA STATEMENT ADDITION	A	B	Factor	AREA (SQ.M)
G1	43.257	30.192	1.000	1306.015
G2	19.904	14.282	1.000	284.269
G3	43.153	64.091	1.000	2765.719
G4	21.576	14.092	0.500	304.049
G5	8.964	38.028	1.000	340.883
G6	23.389	15.268	0.500	9.664
G7	27.100	17.690	0.500	239.700
G8	21.396	7.400	0.500	79.165
G9	67.060	1.500	1.000	100.590
G10	25.140	2.360	1.000	59.330
G11	1.500	134.110	1.000	201.165
G12	1.500	60.380	1.000	90.570
G13	1.500	37.800	1.000	56.700
G14	1.500	8.380	1.000	12.570
G15	1.500	63.700	1.000	95.550
G16	1.500	70.410	1.000	105.615
G17	1.500	70.390	1.000	105.585
G18	1.500	67.060	1.000	100.590
G19	1.500	60.350	1.000	90.525
G20	1.500	60.350	1.000	90.525
G21	79.141	1.500	1.000	118.712
G22	70.390	1.500	1.000	105.585
G23	16.952	1.500	1.000	25.428
TOTAL GREEN AREA PROVIDED				6688.50

SCHOOLS	
	NURSERY SCHOOL
POPULATION NORMS	1 FOR EVERY 2500 POPULATION
AREA REQUIRED IN ACRES FOR EACH	0.20
REQUIRED NO: OF SCHOOLS	1
TOTAL PLOT AREA REQUIRED (IN ACRES)	0.2
TOTAL PLOT AREA REQUIRED (IN SQ.M)	809.372
PERMISSIBLE FAR	1.5
PERMISSIBLE FAR (IN SQ.M)	1214.058
MIN. FAR REQ. FOR SANCTION (25%)	303.515
PROPOSED NON - FAR (IN SQ.M)	372.26
PROPOSED NON - FAR (IN %)	30.66%

FAR IN SCHOOLS ARE FREE, CONSIDERED AS NON-FAR

FAR & NON FAR DETAILS_FLOOR WISE OF ALL TOWERS

TYPE	PHASE-1 RESIDENTIAL TOWERS	PHASE-1 EWS	PHASE-2 COMMERCIAL	PHASE-1 COMMUNITY BUILDING	PHASE-1 BASEMENT	TOTAL
BUILDING BLOCKS	BLOCK-01 (TOWER-A&B) (G/S+28 FLOORS); BLOCK-04 (TOWER-G&H) (G/S+28 FLOORS); BLOCK-02 (TOWER-C&D) (G/S+28 FLOORS); BLOCK-03 (TOWER-E&F) (G/S+28 FLOORS)	EWS (1ST TO 12TH FLOOR)	COMMERCIAL (GROUND TO 3RD FLOOR)	COMMUNITY BUILDING; NURSERY SCHOOL (GROUND)	BASEMENT LOBBIES	TOTAL RESIDENTIAL FAR (SQM); BUILT-UP AREA (RESIDENTIAL + COMMERCIAL + BASEMENT) IN TOTAL
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	125969.968; 219668.977

KEY PLAN

SUBMISSION DRAWINGS

CLIENT:
NOURISH DEVELOPERS PVT. LTD.

PROJECT:
BUILDING PLAN FOR RESIDENTIAL COLONY UNDER TOD POLICY ON THE AREA MEASURING 10.30 (AFTER FREEZING OF AN AREA MEASURING 5.8125 ACRES (46K-10M) FALLING UNDER NCZ AND NON COMPACT POCKET DUE TO NCZ) (LICENCE NO. 106 OF 2022, DATED 5/8/2022 AT SECTOR-113 DISTRICT GURUGRAM, HARYANA BEING DEVELOPED NOURISH DEVELOPERS PVT. LTD

DATE	CHECKED BY	APPROVED BY
SEP. 2022	DEEPAK AGARWAL	
SCALE	DEALT BY	
1:500	SHANKY GARG	DEEPAK AGARWAL

DRAWING TITLE
SITE PLAN

OWNER'S SIGN.
Nourish Developers Private Limited
Authorized Signatory

ARCHITECT'S SIGN.
VIKRAMJIT NEHRA, B. Arch. Reg. No. CA/97/21160 108, Silokhra Road, Vijay Vihar, Gurgaon

ARCHITECTS:-
C. P. KUKREJA ARCHITECTS
ASHIRWAD BUILDING,
D-1,GREEN PARK,
NEW DELHI - 110016
PHONE :- 011 26863953 FAX :- 011 26865770
EMAIL-cpka@cpkukreja.com

DRAWING NO.	DRG. NO.
21020/SWD-113/SUB./LATEST/SITE PLAN/A-SP01	1
CAD NO.	