



NOURISH DEVELOPERS PRIVATE LIMITED

Authorized Signatory

PHASING PLAN

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	FAR (SQM)	NONFAR (SQM)	GROUND COVERAGE (SQM)
TOWER A & B	724.88	810.08	1534.96
TOWERS C & D (with Community Building Amenities)	892.12	511.815	1403.935
SWIMMING POOL (with Community Building Amenities)	483.05	511.815	994.865
TOWER E & F	724.88	810.08	1534.96
OWS/NURSERY/SCHOOL	972.26	0	972.26
RETAIL	887.53	0	887.53
COMMUNITY BUILDING	1066.042	0	1066.042
ACQUAD ROOM	0	8.8	8.8
WATER TOWER	0	82	82
WATER BREAKER	0	24	24
TOTAL			9135.422

PARKING CALCULATION			
RESIDENTIAL PARKING	COMMERCIAL PARKING	TOTAL PARKING	REQUIRED PARKING
TOWER A & B			
TOWER C & D			
TOWER E & F			
OWS/NURSERY/SCHOOL			
RETAIL			
COMMUNITY BUILDING			
ACQUAD ROOM			
WATER TOWER			
WATER BREAKER			
TOTAL			

GROUP HOUSING SECTOR 113, GURUGRAM			
AREA SUMMARY			
	ACRES	SQM	
Total Site Area	18.112	8360.01	
Area Under NCI	15.8125	7322.591	
Net Planned Area (Non-NCI) 20% FAR CALCULATION	3.2995	1530.77	
NPA FOR RESIDENTIAL & COMMERCIAL			
NP/NET PLANNED AREA FOR RESIDENTIAL	30.00%	10.12740	9007.28
11% NET PLANNED AREA FOR COMMERCIAL	11.00%	1.11261	65.6287
FAR DETAILS			
PERMISSIBLE RESIDENTIAL FAR	1.5	300.00%	119280.116
ADDITIONAL PERMISSIBLE RESIDENTIAL FAR PER GRUAS	0.32	64.00%	6442.475
TOTAL PERMISSIBLE RESIDENTIAL FAR	1.82	364.00%	125722.591
PROPOSED RESIDENTIAL FAR	1.81	362.00%	125000.000
PERMISSIBLE COMMERCIAL FAR	1.5	60.00%	55978.982
ADDITIONAL PERMISSIBLE COMMERCIAL FAR PER GRUAS	0.13	26.40%	2479.64
TOTAL PERMISSIBLE COMMERCIAL FAR	1.63	86.40%	58458.626
PROPOSED COMMERCIAL FAR	0.75	15.00%	1400.000

GROUND COVERAGE			
PERMISSIBLE (GRUAS) COVERAGE	26%	2532.442	
RECORDED GROUND COVERAGE	12.70%	1131.54	
GREEN			
RECORDED GREEN	7.04%	627.136	
RECORDED GREEN	10.12%	1166.89	
DENSITY			
PERMISSIBLE DENSITY 20% (110%)	200	1672.000	1672.000
MAIN UNITS	5 PERSON/UNIT	1000	1000
SERVICE PERSONNEL ROOM (SPR) 10% (100%)	5 PERSON/UNIT	1000	1000
OWS	2 PERSON/UNIT	1000	1000
TOTAL PROPOSED DENSITY	1547.58	1547.58	1547.58
PARKING			
RECORDED LOTS	114		
PROPOSED LOTS	114		

SERVICE PERSONNEL ROOM CALCULATION			
Floor	Tower A	Tower B	Tower C
1st Floor	1	1	1
2nd Floor	1	1	1
3rd Floor	1	1	1
4th Floor	1	1	1
5th Floor	1	1	1
6th Floor	1	1	1
7th Floor	1	1	1
8th Floor	1	1	1
9th Floor	1	1	1
10th Floor	1	1	1
11th Floor	1	1	1
12th Floor	1	1	1
13th Floor	1	1	1
14th Floor	1	1	1
15th Floor	1	1	1
16th Floor	1	1	1
17th Floor	1	1	1
18th Floor	1	1	1
19th Floor	1	1	1
20th Floor	1	1	1
21st Floor	1	1	1
22nd Floor	1	1	1
23rd Floor	1	1	1
24th Floor	1	1	1
25th Floor	1	1	1
26th Floor	1	1	1
27th Floor	1	1	1
28th Floor	1	1	1
29th Floor	1	1	1
30th Floor	1	1	1
31st Floor	1	1	1
32nd Floor	1	1	1
33rd Floor	1	1	1
34th Floor	1	1	1
35th Floor	1	1	1
36th Floor	1	1	1
37th Floor	1	1	1
38th Floor	1	1	1
39th Floor	1	1	1
40th Floor	1	1	1
41st Floor	1	1	1
42nd Floor	1	1	1
43rd Floor	1	1	1
44th Floor	1	1	1
45th Floor	1	1	1
46th Floor	1	1	1
47th Floor	1	1	1
48th Floor	1	1	1
49th Floor	1	1	1
50th Floor	1	1	1
51st Floor	1	1	1
52nd Floor	1	1	1
53rd Floor	1	1	1
54th Floor	1	1	1
55th Floor	1	1	1
56th Floor	1	1	1
57th Floor	1	1	1
58th Floor	1	1	1
59th Floor	1	1	1
60th Floor	1	1	1
61st Floor	1	1	1
62nd Floor	1	1	1
63rd Floor	1	1	1
64th Floor	1	1	1
65th Floor	1	1	1
66th Floor	1	1	1
67th Floor	1	1	1
68th Floor	1	1	1
69th Floor	1	1	1
70th Floor	1	1	1
71st Floor	1	1	1
72nd Floor	1	1	1
73rd Floor	1	1	1
74th Floor	1	1	1
75th Floor	1	1	1
76th Floor	1	1	1
77th Floor	1	1	1
78th Floor	1	1	1
79th Floor	1	1	1
80th Floor	1	1	1
81st Floor	1	1	1
82nd Floor	1	1	1
83rd Floor	1	1	1
84th Floor	1	1	1
85th Floor	1	1	1
86th Floor	1	1	1
87th Floor	1	1	1
88th Floor	1	1	1
89th Floor	1	1	1
90th Floor	1	1	1
91st Floor	1	1	1
92nd Floor	1	1	1
93rd Floor	1	1	1
94th Floor	1	1	1
95th Floor	1	1	1
96th Floor	1	1	1
97th Floor	1	1	1
98th Floor	1	1	1
99th Floor	1	1	1
100th Floor	1	1	1

SUBMISSION DRAWINGS

CLIENT: NOURISH DEVELOPERS PVT. LTD.

PROJECT: BUILDING PLAN FOR RESIDENTIAL COLONY UNDER TOD POLICY ON THE AREA MEASURING 10.30 ACRES (426.20 M) FALLING UNDER NCI AND NON COMPACT POCKET DUE TO NCI VIJAYENGS. 106 OF 2022, DATED 5/8/2022 AT SECTOR 113 DISTRICT GURUGRAM, HARYANA BEING DEVELOPED BY NOURISH DEVELOPERS PVT. LTD.

DATE: SEP-2022

SCALE: 1:500

DRAWING TITLE: SITE PLAN

OWNERS SIGN: Nourish Developers Private Limited

ARCHITECT SIGN: C. P. KUKREJA ARCHITECTS

ARCHITECT: C. P. KUKREJA ARCHITECTS

ASHRWAJ BUILDING, 20A GREEN PARK, NEW DELHI - 110016

PHONE: (011) 26863653 FAX: (011) 26865770

EMAIL: cpk@cpkarchitects.com

DATE: 01/09/2022

CAD NO: 1