						FLOOR	FLOOR			
	STILT FLOOR	1	530.263	530.263		1193.556	1193.556			
	1ST TO 4TH, 6TH,7TH,8TH, 10TH,12TH, 14TH, 17TH & 23RD FLOOR	12	583.995	6767.94		583.995	7117.140			
	5TH,9TH,11TH,13TH,15TH,16TH,18TH, 19TH,20TH,21ST,22ND & 24TH TO 28TH FLOOR	15	552.815	8292.225		581.913	8728.725			
	29TH FLOOR	1	528.952	528.952		556.052	556.052			
	MUMTY MACHINE ROOM	1	-	-		37.174	37.174			
TOWER - 1	STILT FLOOR	1	556.763	556.763	10119.329	1193.556	1193.556	11934.647	1,193.556	114
	1ST TO 4TH, 6TH,7TH,8TH, 10TH,12TH, 14TH, 17TH & 23RD FLOOR	12	583.995	6767.94		583.995	7117.140			
	5TH,9TH,11TH,13TH,15TH,16TH,18TH, 19TH,20TH,21ST,22ND & 24TH TO 28TH FLOOR	15	552.815	8292.225		581.915	8728.725			
	29TH FLOOR	1	528.952	528.952		556.052	556.052			
	MUMTY MACHINE ROOM	1	-	-		37.174	37.174			
	STILT FLOOR	1	468.178	468.178		1123.228	1123.228			
	1ST TO 4TH, 6TH,7TH,8TH, 10TH,12TH, 14TH, 17TH & 23RD FLOOR	12	523.103	6277.236		555.903	6923.436			
TOWER - 6	5TH,9TH,11TH,13TH,15TH,16TH,18TH, 19TH,20TH,21ST,22ND,24TH TO 29TH T FLOOR	16	513.171	8210.736	15994.768	542.021	8672.336	17402.992	1123.728	122
	29TH & 30TH FLOOR	2	489.309	978.618		518.109	1036.218			
	MUMTY MACHINE ROOM	1	-	-	-	37.174	37.174			
	STILT FLOOR	1	336.306	336.306		1094.298	1094.298			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	492.877	5914.524		521.727	6260.724			
TOWER - 7	5TH,8TH,11TH,13TH,15TH,16TH, 18TH,19TH,21ST,22ND,24TH TO 29TH FLOOR	16	483.713	7739.408	14909.938	512.563	8201.008	16570.435	1094.298	139
	29TH & 30TH FLOOR	2	458.850	917.700		488.700	977.400			
	MUMTY MACHINE ROOM	1	-	-	-	37.865	37.865			
	STILT FLOOR	1	512.324	512.324		1130.668	1130.668			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	526.619	6439.32		565.519	6785.120			
TOWER - 8	5TH,8TH,11TH,13TH,15TH,16TH, 18TH,19TH,21ST,22ND,24TH TO 29TH FLOOR	16	525.819	8413.104	15342.802	554.719	8875.504	17865.151	1130.668	122
	29TH & 30TH FLOOR	2	489.027	978.054		557.827	1035.654			
	MUMTY MACHINE ROOM	1	-	-	-	37.865	37.865			
	STILT FLOOR	1	512.465	512.46		1130.033	1130.033			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	536.619	6439.32		565.519	6785.120			
TOWER - 9	5TH,8TH,11TH,13TH,15TH,16TH, 18TH,19TH,21ST,22ND,24TH TO 29TH & 31ST 32TH FLOOR	18	525.819	9464.742	17394.576	554.719	9984.942	18973.954	1130.033	130
	29TH & 30TH FLOOR	2	489.027	978.054		557.827	1035.654			
	MUMTY MACHINE ROOM	1	-	-	-	37.865	37.865			
	STILT FLOOR	1	334.854	334.854		1094.298	1094.298			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	492.877	5914.524		521.727	6260.724			
TOWER - 10	5TH,8TH,11TH,13TH,15TH,16TH, 18TH,19TH,21ST,22ND,24TH TO 29TH & 31ST, 32TH FLOOR	18	483.713	8706.834	15875.912	512.563	9226.134	17595.911	1094.298	128
	29TH & 30TH FLOOR	2	458.850	917.700		488.875	977.750			
	MUMTY MACHINE ROOM	1	-	-	-	37.865	37.865			
	STILT FLOOR	1	512.561	512.561		1130.815	1130.815			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	536.619	6439.32		565.519	6785.120			
TOWER - 11	5TH,8TH,11TH,13TH,15TH,16TH, 18TH ,19TH,21ST,22ND,24TH TO 29TH & 31ST , 32TH FLOOR	18	526.819	9464.742	17394.017	554.719	9984.942	18973.936	1130.015	130
	29TH & 30TH FLOOR	2	489.027	978.054		557.827	1035.654			
	MUMTY MACHINE ROOM	1	-	-	-	37.865	37.865			
	STILT FLOOR	1	506.034	506.034		1160.747	1160.747			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	535.975	6431.7		565.875	6789.000			
TOWER - 12	5TH,8TH,11TH,13TH,15TH,16TH, 18TH ,19TH,21ST,22ND & 24TH TO 29TH FLOOR	16	525.259	8404.144	15819.411	554.359	8869.744	17355.029	1160.747	118
	29TH REFUGE FLOOR	1	477.533	477.533		506.633	506.633			
	MUMTY MACHINE ROOM	1	-	-	-	37.005	37.005			
	STILT FLOOR	1	424.005	424.005		1267.839	1267.839			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	551.289	6615.468		580.389	6964.668			
TOWER - 13	5TH,8TH,11TH,13TH,15TH,16TH, 18TH ,19TH,21ST,22ND & 24TH TO 29TH FLOOR	16	540.590	8649.440	16211.725	569.990	9113.040	17882.697	1267.839	116
	29TH REFUGE FLOOR	1	522.822	522.822		551.922	551.922			
	MUMTY MACHINE ROOM	1	-	-	-	42.629	42.629			
	STILT FLOOR	1	506.034	506.034		1160.747	1160.747			
	1ST TO 4TH, 6TH,7TH,9TH,10TH,12TH,14TH, 17TH & 23RD FLOOR	12	535.975	6431.7		565.875	6789.000			
TOWER - 14	5TH,8TH,11TH,13TH,15TH,16TH, 18TH ,19TH,21ST,22ND & 24TH TO 29TH FLOOR	16	525.259	8404.144	15819.411	554.359	8869.744	17355.029	1160.747	118
	29TH REFUGE FLOOR	1	477.533	477.533		506.633	506.633			
	MUMTY MACHINE ROOM	1	-	-	-	37.005	37.005			
COMMUNITY BUILDING	GROUND FLOOR	1	1534.949	1534.949	2851.606	2915.105	2915.105	3350.484	2915.105	-
	1ST FLOOR	1	1233.970	1233.970		1252.692	1252.692			
	2ND TERRACE FLOOR	1	82.687	82.687		82.687	82.687			
EWS	GROUND FLOOR	1	101.252	101.252	7378.796	899.504	899.504	9348.160	899.504	296
	FIRST FLOOR	1	11.841	11.841		105.365	105.365			
	2ND TO 19TH & 21ST TO 22ND FLOOR	20	341.701	6834.020		387.851	7753.020			
	20TH FLOOR	1	323.671	323.671		387.651	387.651			
	23RD FLOOR	1	109.012	109.012		136.193	136.193			
	MUMTY MACHINE ROOM	1	-	-		71.117	71.117			
NURSERY SCHOOL-1 UNDER EWS	GROUND FLOOR	1	-	-	-	167.892	167.892	305.981	-	-
	FIRST FLOOR	1	-	-	-	137.859	137.859			
NURSERY SCHOOL-2 UNDER EWS	GROUND FLOOR	1	-	-	-	209.780	209.780	388.067	-	-
	FIRST FLOOR	1	-	-	-	178.227	178.227			
PRIMARY SCHOOL UNDER EWS	GROUND FLOOR	1	-	-	-	414.918	414.918	801.324	-	-
	1ST FLOOR	1	-	-	-	386.406	386.406			
GUARD ROOM	-	-	-	-	-	-	-	3.075	3.075	-
SUNTACE STAIRCASE	-	-	-	-	-	-	-	106.484	106.484	-
LT PANNEL & METER ROOM	-	-	-	-	-	-	-	69.931	69.931	-
BASEMENT - 1	-	-	-	-	-	-	-	43414.868	-	-
BASEMENT - 2	-	-	-	-	-	-	-	4835.623	-	-
BASEMENT - 1 (PHASE-3)	-	-	-	-	-	-	-	5443.512	-	-
BASEMENT - 2 (PHASE-3)	-	-	-	-	-	-	-	12521.572	-	-
BASEMENT - 3 (PHASE-3)	-	-	-	-	-	-	-	31919.320	-	-
TOTAL	-	-	-	-	188229.772	-	-		15713.583	1830

KEY PLAN

PHASING LEGEND:

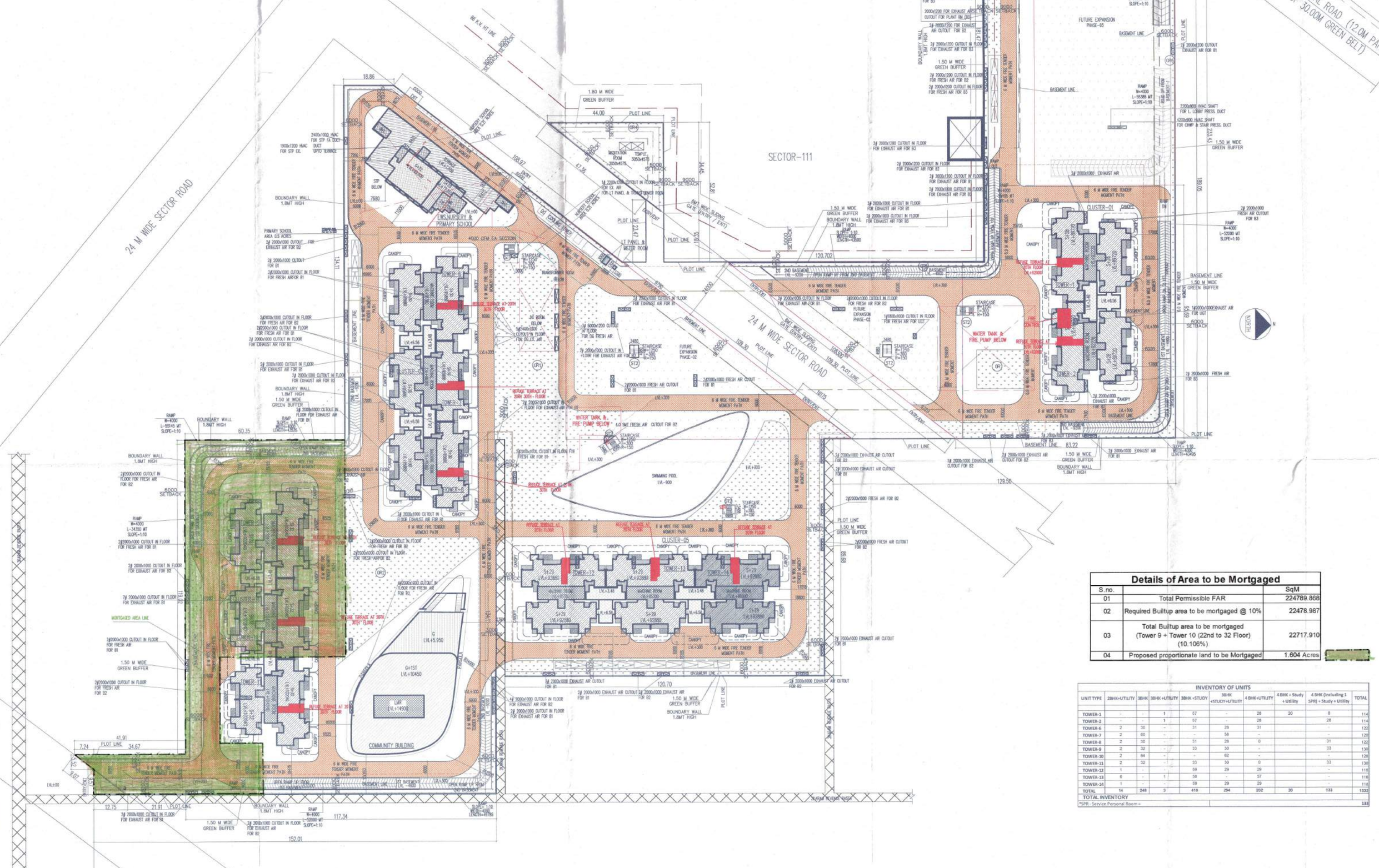
- Phase- 1 (TOD)
- Phase- 2 (TOD+TDR)
- Phase- 3 (COMMERCIAL - TOD+TDR)

LEGEND:

- MORTGAGED AREA LINE
- BASEMENT LINE

REQUIRED PUBLIC AMENITIES		
NURSERY SCHOOL	2 NO OF 0.2 ACRES EACH	
PRIMARY SCHOOL	1 NOS. OF 0.5 ACRE	
PROPOSED PUBLIC AMENITIES		
NURSERY SCHOOL - 1	308.861 SQM UNDER TOWER EWS	
NURSERY SCHOOL - 2	391.207 SQM UNDER TOWER EWS	
PRIMARY SCHOOL - 1	804.524 SQM UNDER TOWER EWS	
REQUIRED EWS UNITS (OF 1332+235)	15% OF TOTAL UNITS (MAIN+EWS) = 15X1567/100 = 235 NOS.	
PROPOSED EWS UNITS	298 NOS. OR 298X100/1630 = 18.28%	
REQUIRED SERVANT ROOMS(OF 1332)	10% OF MAIN UNIT 1001/330 = 133.2 OR SAYS 133 NOS.	
PROPOSED SERVANT ROOMS	133 NOS. OR 133X100/1333 = 10%	

SR.NO	NO OF UNITS	UNITS AREA
1	203	100.382
2	57	125.075
3	152	137.484
4	2	110.507
5	115	125.33
6	1	100.416
7	215	100.378
8	58	110.326
9	2	83.551
10	124	87.196
11	120	110.341
12	4	83.309
13	31	125.346
14	29	110.395
15	30	87.203
16	2	84.526
17	88	110.259
18	94	88.424
19	6	83.671
TOTAL	1332	



PROPOSED CAR PARKING UNDER RESIDENTIAL	
BASEMET-1	315
BASEMET-2	866
BASEMENTS PHASE-3	
BASEMET-1	372
BASEMET-2	285
BASEMET-3	770
TOTAL	3006

DENSITY	
PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 14.113125 ACRES @ 540 TO 660 PPA	7621 PERSONS TO 9315 PERSONS
PERMISSIBLE DENSITY IN TRANSITION TOD ZONE OF 0.2385 ACRES @ 387 TO 473 PPA	92 PERSONS TO 113 PERSONS
TOTAL PERMISSIBLE DENSITY	7713 PERSONS TO 9428 PERSONS
PROPOSED DENSITY	7522 PERSONS

AREA SUMMARY

	ACRES	Sq.M.
LICENCSED ARE OF SITE	15.99375	64724.307
AREA OF RESIDENTIAL SITE AS PER ZONING	15.96625	64632.082
PLOT AREA IN INTENSE TOD ZONE	15.68125	63459.667
PLOT AREA IN TRANSITION ZONE	0.265	1072.415

FAR	FAR	%age	FAR (in Sq.m)
PERMISSIBLE FAR in INTENSE TOD ZONE OF 63459.667 SQM	3.5		222108.833
PERMISSIBLE FAR in TRANSITION ZONE OF 1072.415	2.5		2681.038
ADDITIONAL12% FAR AS PER GRIHA ON TOTAL SITE AREA (GREEN BUILDING FAR) OF 64632.082SQM	0.12		7755.85
TOTAL PERMISSIBLE FAR			232533.721
TOTAL PROPOSED FAR			188229.772

GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE OF 64632.082 SQM	60%		38719.249
TOTAL PROPOSED GROUND COVERAGE	24.35%		15713.583

GREEN		
TOT - LOT AND GREEN AREA REQUIRED OF 64632.082 SQM	15%	9679.812
TOT - LOT AND GREEN AREA PROVIDED	15%	9693.794

		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	1332	6660
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	2 Person / Un	133	266
EWS	2 Person / Un	298	596
TOTAL PROPOSED DENSITY			7522

PARKING		
REQUIRED CAR PARKING FOR MAIN UNITS	0.5 CAR PER MAIN UNIT under 100sqm	
	1.0 CAR PER MAIN UNIT over 100sqm	
	262(UNDER 100sqm) x 0.5	131
	1070(ABOVE 100sqm) x 1.0	1070
TOTAL REQUIRED CARPARKING	-	1201 ECS
PROPOSED CAR PARKING	-	3006 CARS
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS	5% OF 1201 CARS	60 ECS
PROPOSED CAR PARKING FOR EWS UNITS	1 TO 61 NOS. IN BASEMENT-1	61

Details of Area to be Mortgaged		
S.no.		SqM
01	Total Permissible FAR	224769.908
02	Required Builtup area to be mortgaged @ 10%	22478.987
03	Total Builtup area to be mortgaged (Tower 9 = Tower 10 (22nd to 32 Floor) (10.106%)	22717.910
04	Proposed proportionate land to be Mortgaged	1.604 Acres

INVENTORY OF UNITS									
UNIT TYPE	2BHK+UTILITY	3BHK	3BHK+UTILITY	3BHK +STUDY	3BHK +UTILITY+STUDY	4 BHK + Study + Utility	4 BHK (Including 3 UPS) + Study + Utility	TOTAL
TOWER-1	-	1	57	-	28	28	0	114
TOWER-2	-	1	57	-	28	28	0	114
TOWER-6	2	30	-	31	31	-	31	125
TOWER-7	2	60	-	58	-	-	-	120
TOWER-8	2	30	31	29	0	31	0	123
TOWER-9	2	32	-	33	-	-	33	130
TOWER-10	2	64	-	62	-	-	-	128
TOWER-11	2	32	-	33	30	0	33	130
TOWER-12	1	-	59	29	29	-	-	118
TOWER-13	6	-	59	57	57	-	-	116
TOWER-14	1	-	59	29	29	-	-	118
TOTAL	14	248	3	419	294	87	98	1332
TOTAL INVENTORY								1332
*EPS - Service Personal Room =								133

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACK(UP) MECHANICAL VENTILATED SHAFTS.

LEGEND:--

PROJECT:

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE FOR(90% GH COMPONENT AND 10% COMMERCIAL COMPONENT) ON THE AREA MEASURING 15.99375 ACRES (LICENCE NO 213 OF 2022 DATED 27/12/22) IN REVENUE ESTATE OF VILLAGE CHAUMA, IN SECTOR 111 GURUGRAM HARYANA BEING DEVELOPED BY METRO EDUCATION AND WELFARE PVT. LTD

ARCHITECTS

OWNER'S SEAL & SIGNATURE

ATP(HQ) NARINDER KUMAR JOSHI

ARCHITECT'S SEAL & SIGNATURE

SANCTIONED TO BE ISSUED FROM THIS OFFICE MEMO NO:- 2355 DATED:- 27/01/2023

AMIT GUPTA Ar. CA/2016/31147

DEC.-2022. Scale : 1:600

Drawing Title:- SITE PLAN

Drawing No:- BT-01

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. HPHQ/21 Dt. 30/1/2023

Superintending Engineer (HQ) for Chief Engineer I HPHP