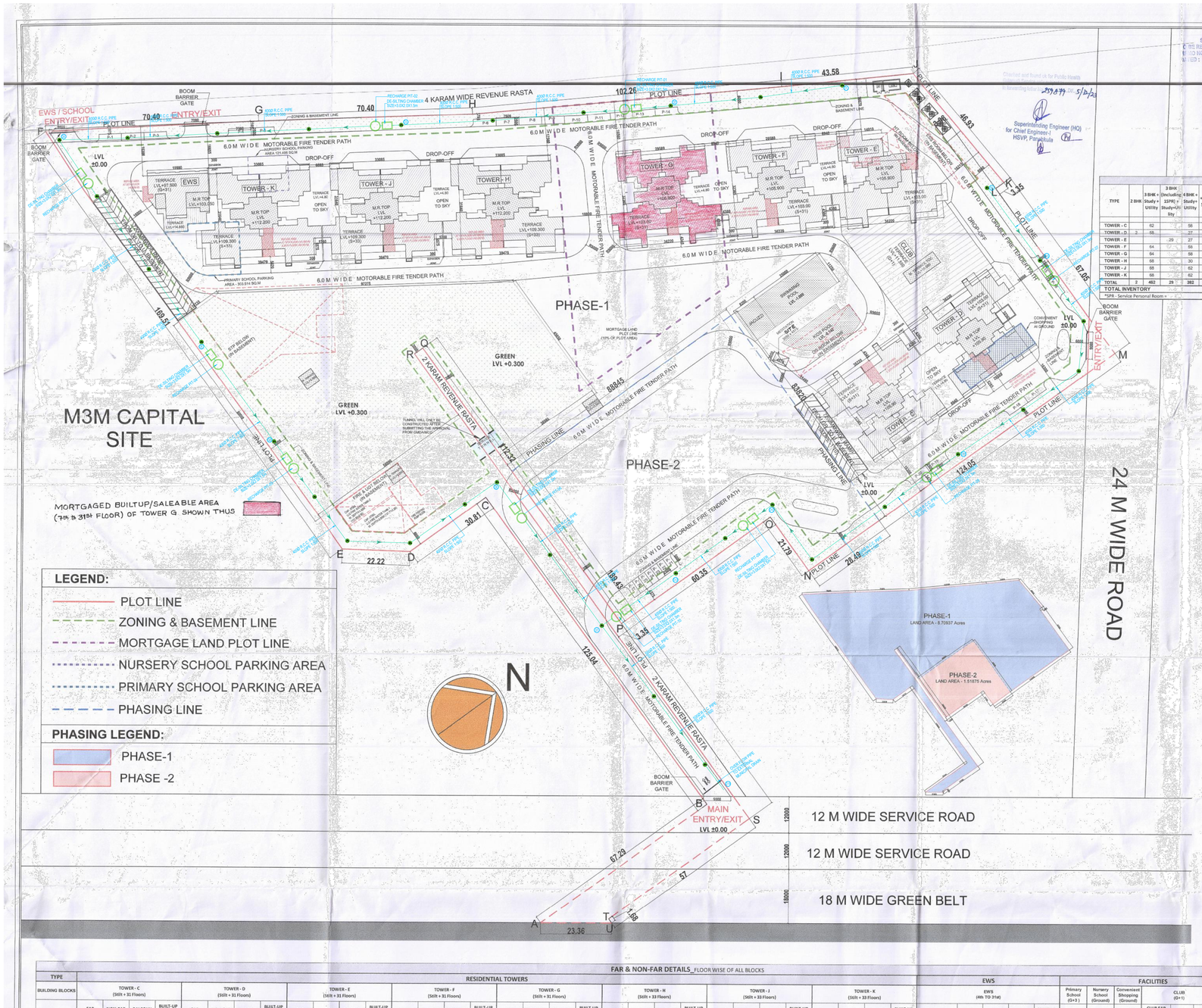

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER - C	724.784
TOWER - D	467.286
TOWER - E	724.784
TOWER - F	724.784
TOWER - G	724.784
TOWER - H	834.398
TOWER - J	791.888
TOWER - K	747.738
EWS	92.979
NURSERY SCHOOL	306.167
PRIMARY SCHOOL	83.456
CLUB	1791.443
TOTAL	**7674.632**

GROUP HOUSING COLONY SECTOR-113, GURUGRAM AREA SUMMARY			
	ACRES		Sq.M.
TOTAL SITE AREA	16.225		41379.041
Area under 30M Green Belt Including 12.0M wide Service Road (0.060+0.91)	0.1510		611.074
Area under 24.0M Green Belt Including 18.0M wide Service Road	0.0700		299.937
NET PLANNED AREA (NPA) for FAR Calculation	16.1496		41073.504
FAR			FAR (In Sq.m)
PERMISSIBLE FAR in TOD	3.500		143757.264
PERMISSIBLE FAR in TOD @ RESIDENTIAL		99.50%	143038.478
PERMISSIBLE FAR in TOD @ COMMERCIAL		0.50%	718.786
ADDITIONAL APPLIED RESIDENTIAL FAR in TDR TDR Certif. No. 1-468 of 108/2023 (Part of 1-781 of 105/2023)	0.369		15176.51
TOTAL FAR (TOD +TDR)	3.869		158933.774
NET PLANNED AREA			41073.504
FAR OF GRIHA @ 45ltr/ Rating (12.0% FAR on ~~Site Area~~ NPA) Regis. No. G-67831/2009	6.120		251368.657
PERMISSIBLE FAR in GRIHA @ RESIDENTIAL		99.50%	250061.776
PERMISSIBLE FAR in GRIHA @ COMMERCIAL		0.50%	1306.88
TOTAL PERMISSIBLE FAR (TOD + TDR + GRIHA)	3.989		163756.554
PERMISSIBLE FAR in RESIDENTIAL (TOD + TDR + GRIHA)			162519.164
PERMISSIBLE FAR in COMMERCIAL (TOD + GRIHA)			1237.39
PHASE-1			
RESIDENTIAL TOWERS (C, D, E, F, G, H, J, K)			152542.821
EWS			5527.601
CLUB			3040.633
CLUB (Comm. Component)			493.103
CONVENIENT SHOPPING			212.522
TOTAL PROPOSED FAR IN PHASE-1 (TOD + TDR + GRIHA)	3.935	(A)	161815.680
PROPOSED FAR IN PHASE-1 (TOD)	3.500	(B)	143743.103
PROPOSED FAR IN PHASE-1 Residential (TOD)		99.50%	143038.478
PROPOSED FAR IN PHASE-1 Commercial (TOD)		0.49%	704.625
PROPOSED FAR IN PHASE-1 (GRIHA)	6.120	(C)	4940.658
PROPOSED FAR IN PHASE-1 Residential (GRIHA)		99.50%	4940.658
PROPOSED FAR IN PHASE-1 Commercial (GRIHA)		0.00%	0.000
PROPOSED FAR IN PHASE-1 Residential (TDR)	0.315	(A) - (B+C)	12931.920
BALANCE FAR in Commercial (TOD+GRIHA)			70.905
BALANCE FAR in Residential (TDR)			2244.590
BUILT-UP (FAR + NON FAR + BALCONY)			
PROPOSED FAR			161815.680
PROPOSED NON FAR			16663.290
PROPOSED BALCONY / CORRIDOR AREA			38892.533
PROPOSED BASEMENT NON FAR			67431.693
TOTAL PROPOSED BUILT-UP AREA			284433.498
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		60.000%	24844.102
PROPOSED GROUND COVERAGE OF BUILDING		18.689%	7674.632
GREEN			
REQUIRED GREEN		15.000%	6161.026
PROPOSED GREEN		15.119%	6209.830
DENSITY			
PERMISSIBLE DENSITY @ 800 a.t/Ha on the area of 10.2945 sq.m acres		600 PPA (MAX)	6867
		540 PPA (MIN)	6181
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	961	4805
PROPOSED SERVICE PERSONAL ROOM (SPR)	2 Person / Un	116	232
EWS	2 Person / Un	217	434
TOTAL PROPOSED DENSITY			5471
			No. Seats
REQUIRED SERVICE PERSONAL ROOM (SPR) as per Norms		96.10	97 (Stgr)
REQUIRED EWS as per Norms		169.58	172 (Stgr)
PARKING			
REQUIRED ECS			1169
PROPOSED ECS			1448

INVENTORY OF UNITS											
TYPE		2 BHK	3 BHK + Study + Utility	3 BHK (Including 15%*SR) + Study+Utility	4 BHK + Study + Utility	4 BHK +Study + utility +Servant (SPR)	3bhk + study + utility (Penthouse)	4bhk +Utility (Penthouse)	4bhk +Servant (SPR)(Penthouse)	5bhk +Servant (SPR)(Penthouse)	5bhk +Utility (Penthouse)
TOWER - C		62		56		1	1				
TOWER - D	2	68		27	27	1		1			
TOWER - E			29	27	27			1			
TOWER - F		64		56			1				
TOWER - G		64		56			1				
TOWER - H		68		30	32				1		
TOWER - J		68		62							1
TOWER - K		68		62							1
TOTAL	2	462	29	382	86	2	3	2	1	2	
TOTAL INVENTORY										901	
*SPR - Service Personal Room =										118	

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 Area Required (in Acres)	0.50	0.20
Total Plot Area Required (in Sq.m)	2023.425	809.370
Permissible FAR	1.500	1.500
Permissible FAR (in Sq.m)	3035.138	1214.055
Proposed FAR (in Sq.m)	**848.607**	**303.605**
Proposed FAR (%age)	27.96%	25.01%

FAR in Schools are free, considered as NON-FAR

DU CALCULATION_FLOOR WISE OF ALL BLOCKS (Floors)	TOWER - C (Stilt to 31 Floors)					TOWER - D (Stilt to 31 Floors)					TOWER - E (Stilt to 31 Floors)					TOWER - F (Stilt to 31 Floors)					TOWER - G (Stilt to 31 Floors)				
	3 BHK +Study +Utility	4 BHK +Study +Utility	5bhk + study + utility (Penthouse)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Study + Servant (SPR)	5bhk + study + utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU
1st LVL	2	2			4	2				4	2	1	1		4	2	2			4	2	2			4
2nd LVL	2	2			4	2				4	2	1	1		4	2	2			4	2	2			4
3rd LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
4th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
5th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
6th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
7th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
8th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
9th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
10th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
11th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
12th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
13th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
14th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
15th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
16th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
17th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
18th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
19th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
20th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
21st LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
22nd LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
23rd LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
24th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
25th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
26th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
27th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
28th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
29th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
30th LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
31st LVL	2	2			4	2	1	1		4	2	1	1		4	2	2			4	2	2			4
32nd LVL			1	2										1	3										
33rd LVL																									
Total	62	56	1	1	120	2	56	27	27	1	3	116	29	27	27	1	1	84	56	56	1	1	120	64	56

DU CALCULATION_FLOOR WISE OF ALL BLOCKS (Floors)	TOWER - H (Stilt to 33 Floors)					TOWER - J (Stilt to 33 Floors)					TOWER - K (Stilt to 33 Floors)					TOWER - D (Stilt to 33 Floors)					TOWER - E (Stilt to 33 Floors)					EWS (Stilt TO 31st)
	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4 BHK +Servant (SPR)	4bhk +Utility (Penthouse)	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4bhk +Utility (Penthouse)		No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	4bhk +Utility (Penthouse)		No.s of DU	Stilt
1st LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
2nd LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
3rd LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
4th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
5th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
6th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
7th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
8th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
9th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
10th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
11th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
12th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
13th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
14th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
15th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
16th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
17th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
18th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
19th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
20th LVL (Refuge)	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
21st LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
22nd LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
23rd LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
24th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
25th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
26th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
27th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
28th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
29th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
30th LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
31st LVL	2	2			4	2	2			4	2	2			4	2	2			4	2	2			4	8
32nd LVL																									
33rd LVL																									
Total	66	66	1	1	134	66	66	27	27	1	3	134	66	66	1	1	134	66	66	1	1	134	66	66	1	1	335

REFUGE AREA OF ALL BLOCKS	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER J	TOWER K	EWS
19th FLOOR									
REQUIRED	30.048	30.441	25.790	30.048	30.048	34.066	33.735	33.735	11.480
PROPOSED	30.123	30.474	25.906	30.123	30.123	34.093	33.768	33.768	PROPOSED 11.481
28th FLOOR									
REQUIRED	30.048	30.441	25.790	30.048	30.048	34.066	33.735	33.735	
PROPOSED	30.123	30.474	25.906	30.123	30.123	34.093	33.768	33.768	
TOTAL PROPOSED AREA in TOWER	60.246	60.948	51.812	60.246	60.246	68.186	67.536	67.536	11.481

For Area Calculation refer respective Tower Detailed Sheet

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS (TYPE / BUILDING BLOCKS)	TOWER - C (Stilt + 31 Floors)				TOWER - D (Stilt + 31 Floors)				TOWER - E (Stilt + 31 Floors)				TOWER - F (Stilt + 31 Floors)				TOWER - G (Stilt + 31 Floors)			
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
Lower Basement																				
Upper Basement																				
Stilt	114.572	610.212		724.784	113.664	141.100		254.764	159.121	225.857		384.928	114.572	610.212		724.784	114.572	610.212		724.784
1st LVL	565.621	33.093	142.571	761.485	284.588	33.093	63.458	381.537					565.621	33.093	142.571	761.485	565.621	33.093	142.594	761.508
2nd LVL	565.621	33.093	142.571	761.485	284.588	33.093	63.458	381.537					565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
3rd LVL	565.621	33.093	142.571	761.485	284.588	33.093	63.458	381.537	170.724	33.480	44.051	248.255	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
4th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
5th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
6th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
7th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
8th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
9th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
10th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
11th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
12th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
13th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
14th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
15th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
16th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
17th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
18th LVL	565.621	33.093	142.571	761.485	593.947	33.093	150.032	777.072	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
19th LVL (Refuge)	565.060	60.651	134.723	760.434	570.740	63.567	144.020	778.327	484.462	33.480	133.995	651.917	565.060	60.651	134.723	760.434	564.936	60.461	134.748	760.143
20th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
21st LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
22nd LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
23rd LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
24th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
25th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
26th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
27th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
28th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
29th LVL (Refuge)	565.060	60.651	134.723	760.434	570.740	63.567	144.020	778.327	484.462	33.480	133.995	651.917	565.060	60.651	134.723	760.434	564.936	60.461	134.748	760.143
30th LVL	565.621	33.093	142.571	761.485	585.621	33.093	150.032	768.946	484.462	33.480	133.995	651.917	565.621	33.093	142.571	761.485	585.621	33.093	143.100	762.014
31st LVL	560.587	33.093	170.209	793.889	598.693	33.093	177.528	809.314	487.080	33.480	152.565	673.065	560.587	33.093	170.209	793.889	582.337	33.056	159.180	773.573
32nd LVL																				
33rd LVL																				
Terrace		172.101		172.101		172.101		172.101		164.515		164.515		172.101		172.101		172.101		172.101
TOTAL	18238.267	1863.312	4631.643	24533.222	17476.210	1400.032	4605.742	23282.984	13897.379	1360.652	3814.481	19072.512	18238.267	1863.312	4631.643	24533.222	18229.769	1862.895	4633.966	24526.630

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS (TYPE / BUILDING BLOCKS)	TOWER - H (Stilt + 33 Floors)				TOWER - J (Stilt + 33 Floors)				TOWER - K (Stilt + 33 Floors)				EWS (4th TO 31st)			
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FA