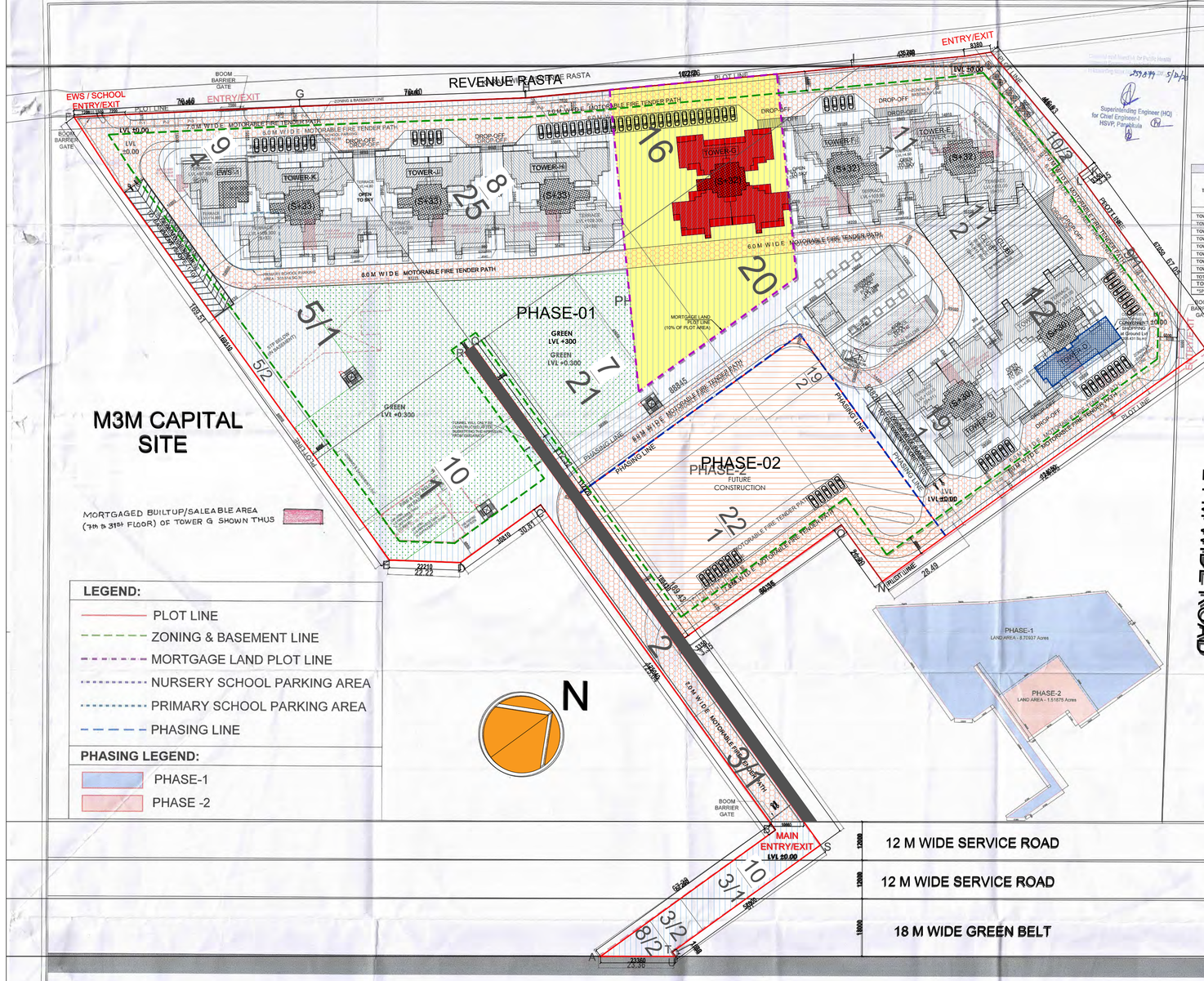


GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER - C	724.784
TOWER - D	467.286
TOWER - E	724.784
TOWER - F	724.784
TOWER - G	724.784
TOWER - H	834.398
TOWER - J	791.886
TOWER - K	747.736
EWS	92.979
NURSERY SCHOOL	306.167
PRIMARY SCHOOL	83.458
CLUB	1791.443
TOTAL	7674.632

INVENTORY OF UNITS										
TYPE	2 BHK	3 BHK + Study + Utility	3 BHK (Including SPR) + Study+Utility	4 BHK + Study + Servant (SPR)	4 BHK + Study + Utility	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	56		27	27	1				
TOWER - E			29	27	27			1		
TOWER - F	64			56			1			
TOWER - G	64			56			1			
TOWER - H	66			30	32			1		
TOWER - J	66			62						1
TOWER - K	66			62						1
TOTAL	2	452	29	382	86	2	3	2	1	2
TOTAL INVENTORY										951
*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 Plot 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)	27.965%	25.00%

FAR in Schools are free, considered as NON-FAR

GROUP HOUSING COLONY SECTOR-113, GURUGRAM AREA SUMMARY			
	ACRES	Sq.M.	
TOTAL SITE AREA	16.235	41379.041	
Area under 30M Green Belt including 12.0M wide Service Road (0.060+0.91)	0.15100	611.874	
Area under 24M Green Belt including 12.0M wide Service Road	0.07100	288.937	
NET PLANNED AREA (NPA) for FAR Calculation	10.1495	41073.504	
FAR			
		FAR (In Sq.m)	
PERMISSIBLE FAR in TOD	3.500	143737.264	
PERMISSIBLE FAR in TOD @ RESIDENTIAL		90.50% 143035.479	
PERMISSIBLE FAR in TOD @ COMMERCIAL		0.50% 710.786	
ADDITIONAL APPLIED RESIDENTIAL FAR in TDR TDR Certt. No. 1-468 of 109/2023 (Part of 1-761 of 109/2023)	0.369	15175.51	
TOTAL FAR (TOD + TDR)	3.869	158913.774	
NET PLANNED AREA			
FAR OF GRIHA @ 4Star Rating (12.0% FAR on ~~Site Area~~ Regis. No. G/078312009	0.120	4928.85	
PERMISSIBLE FAR in GRIHA @ RESIDENTIAL	96.50%	4755.654	
PERMISSIBLE FAR in GRIHA @ COMMERCIAL	0.50%	24.642	
TOTAL PERMISSIBLE FAR (TOD + TDR + GRIHA)	3.989	163842.639	
PERMISSIBLE FAR in RESIDENTIAL (TOD + TDR + GRIHA)		158719.105	
PERMISSIBLE FAR in COMMERCIAL (TOD + GRIHA)		723.43	
PHASE-1			
RESIDENTIAL TOWERS (C, D, E, F, G, H, J, K)		102342.821	
EWS		3527.901	
CLUB		3040.633	
CLUB (Comm. Gartponet)		492.103	
CONVENIENT SHOPPING		312.502	
TOTAL PROPOSED FAR IN PHASE-1 (TOD + TDR + GRIHA)	3.935	(A)	161615.680
PROPOSED FAR IN PHASE-1 (TOD)	3.500	(B)	143743.163
PROPOSED FAR IN PHASE-1 Residential (TOD)		99.50%	143035.479
PROPOSED FAR IN PHASE-1 Commercial (TOD)		0.49%	704.825
PROPOSED FAR IN PHASE-1 (GRIHA)	0.120	(C)	4940.658
PROPOSED FAR IN PHASE-1 Residential (GRIHA)		96.50%	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
			15.805
BALANCE FAR in Commercial (TOD+GRIHA)			723.43
BALANCE FAR in Residential (TDR)			(244.06)
BUILT-UP (FAR & NON FAR + BALCONY)			
PROPOSED FAR			161615.680
PROPOSED NON FAR			16665.246
PROPOSED BALCONY / CORRIDOR AREA			36992.835
PROPOSED BASEMENT NON FAR			57421.893
TOTAL PROPOSED BUILT-UP AREA			254433.498
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	90.000%		24844.102
PROPOSED GROUND COVERAGE OF BUILDING	18.886%		7674.632
GREEN			
REQUIRED GREEN	15.000%		6161.028
PROPOSED GREEN	15.116%		6205.538
DENSITY			
PERMISSIBLE DENSITY @ 600 ±10% on the area of 10.0895 sq.m acres	660 PPA (MAX)		6895
	540 PPA (MIN)		5484
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	961	4805
PROPOSED SERVICE PERSONAL ROOM (SPR)	2 Person / Un	118	237
EWS	2 Person / Un	217	434
TOTAL PROPOSED DENSITY			5476
REQUIRED SERVICE PERSONAL ROOM (SPR) as per Norms		96.10	97 (Say)
REQUIRED EWS as per Norms		169.59	172 (Say)
PARKING			
REQUIRED ECS			1159
PROPOSED ECS			1445

DTP (HQ) — S.T.P. (HQ) Member Secretary B.P.A.C. — S.T.P. (G) Member B.P.A.C. — ATP(HQ)

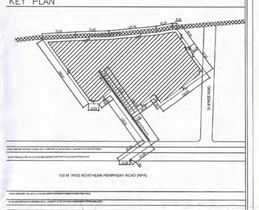
Consultant Architect

ATP (Town & Country Planning) (HQ)

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL STRUCTURAL, MEP DRAWINGS.
2. ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
3. THE DRAWING SHALL NOT BE SCALED, ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
4. THE FINISHED FLOOR LEVELS GIVEN IN THIS DRAWING ARE WITH RESPECT TO THE CENTRE LINE OF THE FRONT ROAD AT THE MIDDLE OF PLOT AS ± 0.00M.
5. PLEASE FOLLOW SERVICES DRAWING FOR ELECTRICAL AND SERVICES SHAFT DETAIL.
6. FOR STAIRCASE, LIFT LOBBY, TOILET, KITCHEN, RAILING AND BALCONY PLEASE FOLLOW DETAIL DRAWING.

KEY PLAN



| DU CALCULATION, FLOOR WISE OF ALL BLOCKS | | | | | | | | | |