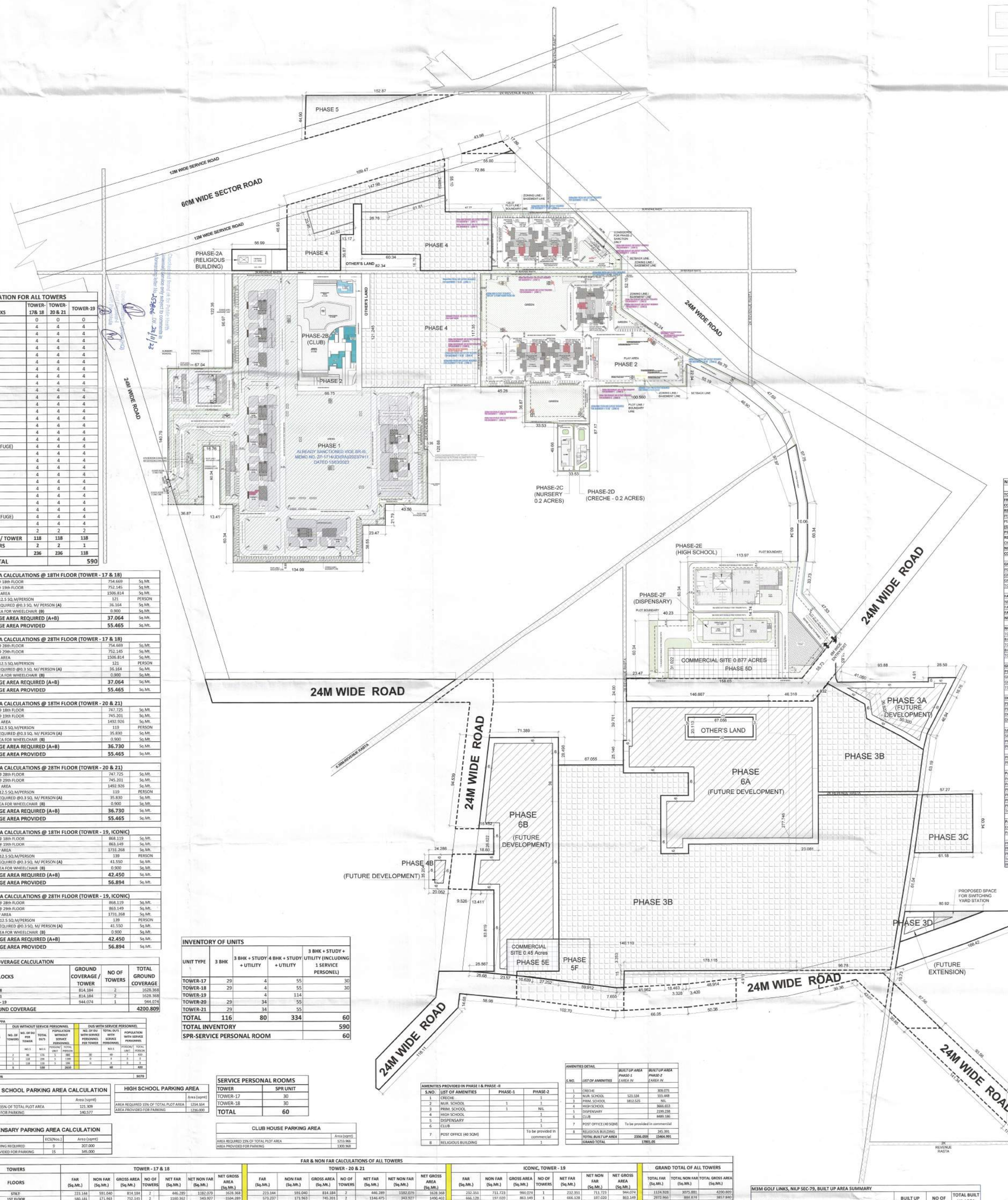

DU CALCULATION FOR ALL TOWERS			
FLOORS / BUILDING BLOCKS	TOWER-17& 18	TOWER-20 & 21	TOWER-19
STILT	0	0	0
1st FLOOR	4	4	4
2nd FLOOR	4	4	4
3rd FLOOR	4	4	4
4th FLOOR	4	4	4
5th FLOOR	4	4	4
6th FLOOR	4	4	4
7th FLOOR	4	4	4
8th FLOOR	4	4	4
9th FLOOR	4	4	4
10th FLOOR	4	4	4
11th FLOOR	4	4	4
12th FLOOR	4	4	4
13th FLOOR	4	4	4
14th FLOOR	4	4	4
15th FLOOR	4	4	4
16th FLOOR	4	4	4
17th FLOOR	4	4	4
18th FLOOR (REFUGE)	4	4	4
19th FLOOR	4	4	4
20th FLOOR	4	4	4
21th FLOOR	4	4	4
22th FLOOR	4	4	4
23th FLOOR	4	4	4
24th FLOOR	4	4	4
25th FLOOR	4	4	4
26th FLOOR	4	4	4
27th FLOOR	4	4	4
28th FLOOR (REFUGE)	4	4	4
29th FLOOR	4	4	4
30th FLOOR	2	2	2
TOTAL UNITS / TOWER	118	118	118
NO OF TOWERS	2	2	1
TOTAL UNITS	236	236	118
GRAND TOTAL			590

NILP HOUSING - SECTOR 79 GURUGRAM				
	NO. OF TOWERS	TOTAL NO OF UNITS PER TOWER	TOTAL NO OF UNITS	PHASE WISE POPULATION
PHASE-1				
TOTAL RESIDENTIAL AREA	11		1309	6807
PHASE-2				
TOTAL RESIDENTIAL AREA	5		590	3068
TOTAL PROPOSED POPULATION				9875

NILP HOUSING, SECTOR- 79, GURUGRAM	ACRE	Sq.Mt.
TOTAL PLOT AREA (A)	75.3458	304913.151
FREEZED AREA (B)	27.131925	109798.831
COMMERCIAL PLOT AREA (C)	1.327	5370.170
RESIDENTIAL PLOT AREA (A-B-C)	46.886875	189744.150
PERMISSIBLE FAR @1.25		237180.188
PERMISSIBLE RESIDENTIAL FAR @0.12		23413.718
(GRIHA BENEFIT WITH 4 STAR RATING) @48.213875 ACRES		
PERMISSIBLE RESIDENTIAL FAR @ 1.37		260593.906
RESIDENTIAL TDR GRANTED VIDE TDR UTILIZATION CERTIFICATE NO. 1-67 OF 89/2023		2500.000
NET PERMISSIBLE FAR		263093.906
COMMERCAIL FAR @ 1.75		9397.797
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL AREA	35%	66410.453
GROUND COVERAGE USED IN PHASE-1		7788.497
GROUND COVERAGE PROPOSED IN PHASE-2		4200.809
TOTAL PROPOSED GROUND COVERAGE	6.32%	11989.306
FAR SUMMARY		
NET PERMISSIBLE RESIDENTIAL FAR FOR HOUSING		263093.906
FAR USED IN PHASE-1		171994.529
FAR PROPOSED IN PHASE-2		90109.327
NET PROPOSED RESIDENTIAL FAR (PHASE 1 & PHASE 2)		262013.856
NON FAR SUMMARY		
TOWER NON FAR AREA IN PHASE-1		45470.669
BASEMENT NON FAR AREA IN PHASE-1		91061.570
TOWER NON FAR AREA IN PHASE-2		31209.316
BASEMENT NON FAR AREA IN PHASE-2		51269.222
TOTAL NON FAR AREA		219010.777
GREEN SUMMARY		
PERMISSIBLE GREEN ON RESIDENTIAL AREA	15%	28461.023
GREEN AREA IN PHASE-1		22135.214
GREEN AREA PROPOSED IN PHASE-2		6378.662
TOTAL GREEN AREA PROPOSED	15.12%	28693.886
DENSITY		
PERMISSIBLE DENSITY	MAX @ 400PPA	18755
PERMISSIBLE DU		3751
DENSITY IN PAHSE-1		6809
DU IN PHASE-1		1309
	UNIT NOs	
MAIN UNITS IN PHASE-2 (5 PERSON/UNIT)	590	2950
SERVICE PERSONAL ROOM (SPR) 10% OF MAIN UNITS (2 PERSON/UNIT)	60	120
PROPOSED TOTAL DENSITY IN PHASE-2		3070
PROPOSED TOTAL DU IN PHASE-2		590
PROPOSED TOTAL DENSITY	@211 PPA	9879
PROPOSED TOTAL DU		1899
PARKING (NOS.)		
PARKING REQUIRED NOS. (PHASE 1 + PHASE 2)	@1.5 PER DU	2849
PARKING PROVIDED BY NOS. IN PHASE-1 (SURFACE + BASEMENT)		2732
PROPOSED NOS. AT SURFACE IN PHASE-2		68
PROPOSED NOS. AT BASEMENT-1 IN PHASE-2		597
PROPOSED NOS. AT BASEMENT-2 IN PHASE-2		647
PROPOSED TOTAL NOS IN PHASE-2 (SURFACE + BASEMENT - 1 & 2)		1312
TOTAL PARKING PROVIDED (PHASE 1 & PHASE 2)		4044
PARKING (ECS)		
ECS REQUIRED (PHASE 1 + PHASE 2)	@1.5 PER DU	2849
PARKING PROVIDED BY ECS IN PHASE-1 (SURFACE + BASEMENT)		2818
PROPOSED ECS AT SURFACE IN PHASE-2		94
PROPOSED ECS AT BASEMENT-1 IN PHASE-2		711
PROPOSED ECS AT BASEMENT-2 IN PHASE-2		719
TOTAL PROPOSED ECS IN PHASE 2(SURFACE + BASEMENT 1 & 2)		1524
PROPOSED TOTAL ECS IN PHASE 1 & PHASE-2 (SURFACE + BASEMENT - 1 & 2)		4342

REFUGE AREA CALCULATIONS @ 18TH FLOOR (TOWER - 17 & 18)		
BUILTUP AREA @ 18th FLOOR	754.669	Sq.Mt.
BUILTUP AREA @ 19th FLOOR	752.145	Sq.Mt.
TOTAL BUILT UP AREA	1506.814	Sq.Mt.
POPULATION @12.5 SQ.M/PERSON	121	PERSON
REFUGE AREA REQUIRED (@0.3 SQ. M/ PERSON (A)	36.164	Sq.Mt.
ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**37.064**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**55.465**	Sq.Mt.

REFUGE AREA CALCULATIONS @ 28TH FLOOR (TOWER - 17 & 18)		
BUILTUP AREA @ 28th FLOOR	754.669	Sq.Mt.
BUILTUP AREA @ 29th FLOOR	752.145	Sq.Mt.
TOTAL BUILT UP AREA	1506.814	Sq.Mt.
POPULATION @12.5 SQ.M/PERSON	121	PERSON
REFUGE AREA REQUIRED (@0.3 SQ. M/ PERSON (A)	36.164	Sq.Mt.
ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**37.064**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**55.465**	Sq.Mt.

REFUGE AREA CALCULATIONS @ 18TH FLOOR (TOWER - 20 & 21)		
BUILTUP AREA @ 18th FLOOR	747.725	Sq.Mt.
BUILTUP AREA @ 19th FLOOR	745.201	Sq.Mt.
TOTAL BUILT UP AREA	1492.926	Sq.Mt.
POPULATION @12.5 SQ.M/PERSON	119	PERSON
REFUGE AREA REQUIRED (@0.3 SQ. M/ PERSON (A)	35.830	Sq.Mt.
ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**36.730**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**55.465**	Sq.Mt.

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ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**36.730**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**55.465**	Sq.Mt.

REFUGE AREA CALCULATIONS @ 18TH FLOOR (TOWER - 19, ICONIC)		
BUILTUP AREA @ 18th FLOOR	868.119	Sq.Mt.
BUILTUP AREA @ 19th FLOOR	863.149	Sq.Mt.
TOTAL BUILT UP AREA	1731.268	Sq.Mt.
POPULATION @12.5 SQ.M/PERSON	139	PERSON
REFUGE AREA REQUIRED (@0.3 SQ. M/ PERSON (A)	41.550	Sq.Mt.
ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**42.450**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**56.894**	Sq.Mt.

REFUGE AREA CALCULATIONS @ 28TH FLOOR (TOWER - 19, ICONIC)		
BUILTUP AREA @ 28th FLOOR	868.119	Sq.Mt.
BUILTUP AREA @ 29th FLOOR	863.149	Sq.Mt.
TOTAL BUILT UP AREA	1731.268	Sq.Mt.
POPULATION @12.5 SQ.M/PERSON	139	PERSON
REFUGE AREA REQUIRED (@0.3 SQ. M/ PERSON (A)	41.550	Sq.Mt.
ADDITIONAL AREA FOR WHEELCHAIR (B)	0.900	Sq.Mt.
TOTAL REFUGE AREA REQUIRED (A+B)	**42.450**	Sq.Mt.
TOTAL REFUGE AREA PROVIDED	**56.894**	Sq.Mt.

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	GROUND COVERAGE / TOWER	NO OF TOWERS	TOTAL GROUND COVERAGE
TOWER - 17 & 18	814.184	2	1628.368
TOWER - 20 & 21	814.184	2	1628.368
ICONIC TOWER - 19	944.074	1	944.074
TOTAL GROUND COVERAGE			**4200.809**

DENSITY 100-400 PPA											
BUILDING BLOCKS	DUS WITHOUT SERVICE PERSONNEL					DUS WITH SERVICE PERSONNEL					
	NO. OF TOWERS	NO. OF DU PER TOWER	TOTAL DU'S	POPULATION WITHOUT SERVICE PERSONNEL		NO. OF DU WITH SERVICE PERSONNEL PER TOWER	TOTAL DU'S WITH SERVICE PERSONNEL	POPULATION WITH SERVICE PERSONNEL			
		NO.S	NO.S	PERSON/ UNIT	TOTAL PERSON		NO.S	PERSON/ UNIT	TOTAL PERSON		
TOWER - 17 & 18	2	86	172	5	860	30	60	7	420		
TOWER - 20 & 21	2	118	236	5	1180	0	0	5	0		
TOWER - 19	1	118	118	5	590	0	0	5	0		
TOTAL	5		530		2630		60		420		
TOTAL POPULATION											3070

INVENTORY OF UNITS					
UNIT TYPE	3 BHK	3 BHK + STUDY + UTILITY	4 BHK + STUDY + UTILITY	3 BHK + STUDY + UTILITY (INCLUDING 1 SERVICE PERSONEL)	
TOWER-17	29	4	55	30	
TOWER-18	29	4	55	30	
TOWER-19		4	114		
TOWER-20	29	34	55		
TOWER-21	29	34	55		
TOTAL	116	80	334	60	
TOTAL INVENTORY				590	
SPR-SERVICE PERSONAL ROOM				60	

SERVICE PERSONAL ROOMS	
TOWER	SPR UNIT
TOWER-17	30
TOWER-18	30
TOTAL	60

NURSERY SCHOOL PARKING AREA CALCULATION	
	Area (sqmt)
AREA REQUIRED 15% OF TOTAL PLOT AREA	121.309
AREA PROVIDED FOR PARKING	140.577

HIGH SCHOOL PARKING AREA	
	Area (sqmt)
AREA REQUIRED 15% OF TOTAL PLOT AREA	1214.164
AREA PROVIDED FOR PARKING	1216.000

DISPENSARY PARKING AREA CALCULATION		
	ECS(Nos.)	Area (sqmt)
PARKING REQUIRED	9	207.000
AREA PROVIDED FOR PARKING	15	345.000

CLUB HOUSE PARKING AREA	
	Area (sqmt)
AREA REQUIRED 15% OF TOTAL PLOT AREA	1213.966
AREA PROVIDED FOR PARKING	1300.968

AMENITIES PROVIDED IN PHASE I & PHASE -II			
S.NO.	LIST OF AMENITIES	PHASE-1	PHASE-2
1	CRECHE		1
2	NUR. SCHOOL	1	1
3	PRIM. SCHOOL	1	NIL
4	HIGH SCHOOL		1
5	DISPENSARY		1
6	CLUB		1
7	POST OFFICE (40 SQM)		To be provided in commercial
8	RELIGIOUS BUILDING		1

AMENITIES DETAIL			
S.NO.	LIST OF AMENITIES	BUILT UP AREA PHASE-1 (AREA IN	BUILT UP AREA PHASE-2 (AREA IN
1	CRECHE		309.075
2	NUR. SCHOOL	523.534	555.448
3	PRIM. SCHOOL	1812.525	NIL
4	HIGH SCHOOL		3666.653
5	DISPENSARY		2199.238
6	CLUB		8489.186
7	POST OFFICE (40 SQM)	To be provided in commercial	
8	RELIGIOUS BUILDING		245.391
	TOTAL BUILT UP AREA	2336.059	15464.990
	GRAND TOTAL	17801.05	

FAR & NON FAR CALCULATIONS OF ALL TOWERS																												
TOWERS	TOWER - 17 & 18							TOWER - 20 & 21							ICONIC, TOWER - 19							GRAND TOTAL OF ALL TOWERS						
FLOORS	FAR (Sq.Mt.)	NON FAR (Sq.Mt.)	GROSS AREA (Sq.Mt.)	NO OF TOWERS	NET FAR (Sq.Mt.)	NET NON FAR (Sq.Mt.)	NET GROSS AREA (Sq.Mt.)