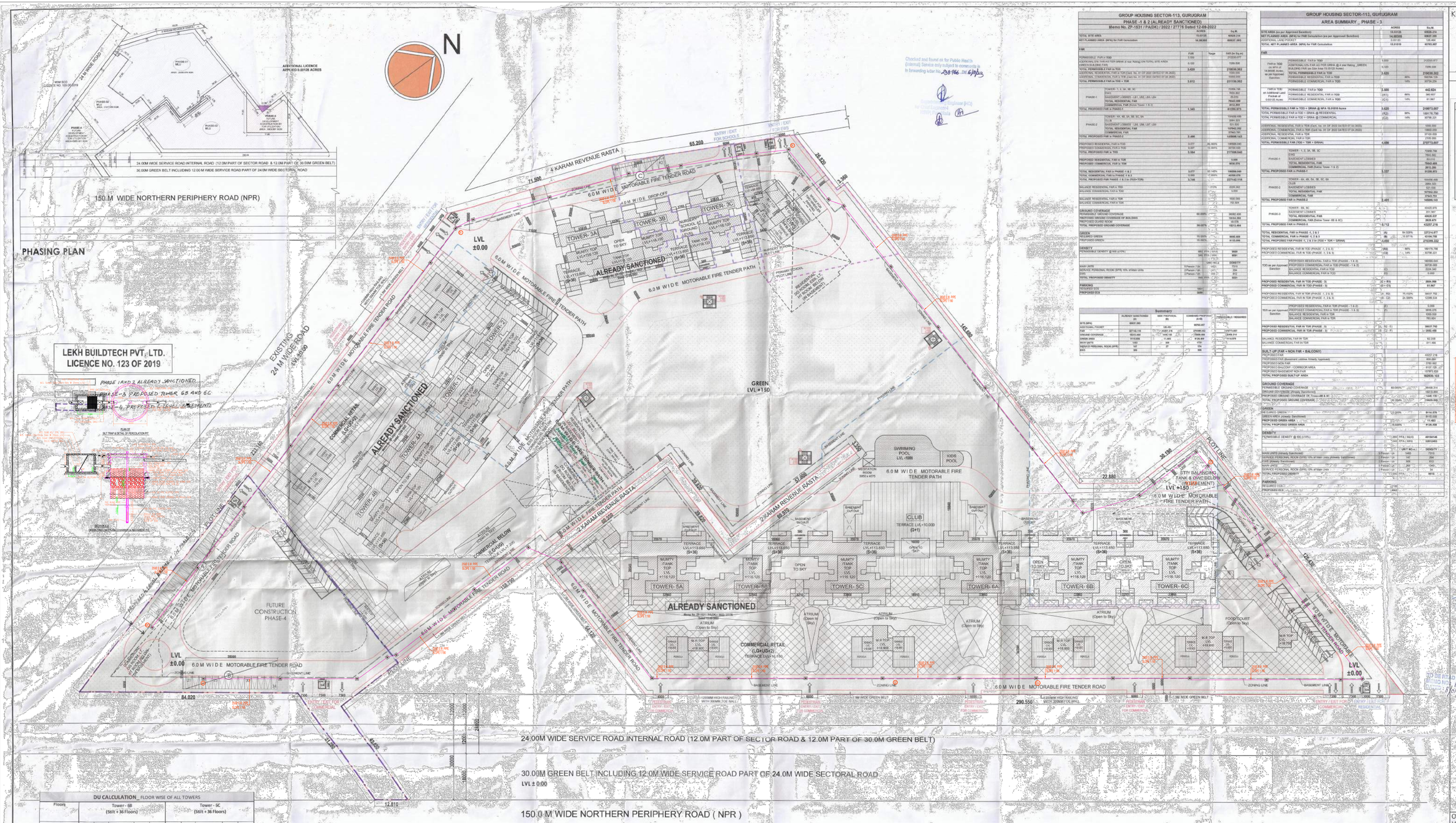

GROUP HOUSING SECTOR-113, GURUGRAM PHASE -1 & 2 (ALREADY SANCTIONED) Memo No. ZP-1531 / PA(DK) / 2022 / 27778 Dated 12-09-2022	ACRES	Sq.M.
TOTAL SITE AREA	15.03125	60828.314
ADDITIONAL LICENCE POCKET	0.01125	45.544
NET PLANNED AREA (NPA) for FAR Calculation	15.20125	60827.383

FAR	FAR	Yarga	FAR (in Sq.m)
PERMISSIBLE FAR in TOD	1.150		212350.977
ADDITIONAL DTS FAR AND FER GRIHA (2 star Rating) ON TOTAL SITE AREA (GREEN BUILDING FAR)	0.120		1269.500
TOTAL PERMISSIBLE FAR in TOD	**3.420**		**215936.352**
ADDITIONAL DEVELOPMENT FAR TOD (Govt. No. 01 OF 2022 DATED 07.04.2022)			15000.000
ADDITIONAL COMMERCIAL FAR in TOR (Govt.No. 01 OF 2022 DATED 07.04.2022)			5000.000
TOTAL PERMISSIBLE FAR in TOD + TOR	**3.612**		**231936.352**
PHASE-1 — TOWER - 1, 2, 3A, 3B, 3C			70906.190
PHASE-1 — DAYCARE			1500.000
PHASE-1 — BASEMENT LOBBIES - LB1, LB2, LB3, LB4			20.510
PHASE-1 — TOTAL RESIDENTIAL FAR			70405.680
PHASE-1 — COMMERCIAL FAR (Retail Tower- 1 & 2)			2012.000
TOTAL PROPOSED FAR in PHASE-1	**1.340**		**86326.373**
PHASE-2 — TOWER - 4A, 4B, 5A, 5B, 5C, 6A			104956.495
PHASE-2 — CLUB			2067.300
PHASE-2 — BASEMENT LOBBIES - LB5, LB6, LB7, LB8			331.500
PHASE-2 — TOTAL RESIDENTIAL FAR			102756.095
PHASE-2 — COMMERCIAL FAR			6740.763
TOTAL PROPOSED FAR in PHASE-2	**1.496**		**129496.153**
PROPOSED RESIDENTIAL FAR in TOD	3.077	81.392%	187058.540
PROPOSED COMMERCIAL FAR in TOD	0.397	10.494%	24124.000
TOTAL PROPOSED FAR in TOD	**3.564**		**211182.540**
PROPOSED RESIDENTIAL FAR in TOR			0.000
PROPOSED COMMERCIAL FAR in TOR			**9836.976**
TOTAL RESIDENTIAL FAR in PHASE - 1 & 2	3.077	81.392%	187058.540
TOTAL COMMERCIAL FAR in PHASE - 1 & 2	0.397	17.894%	40936.976
TOTAL PROPOSED FAR PHASE - 1 & 2 (in TOD+TOR)	3.748		227995.516
BALANCE RESIDENTIAL FAR in TOD		17.608%	0.000
BALANCE COMMERCIAL FAR in TOD		0.000%	0.000
BALANCE RESIDENTIAL FAR in TOR			1000.000
BALANCE COMMERCIAL FAR in TOR			1500.000
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	62.000%		38082.435
PROPOSED GROUND COVERAGE OF BUILDING			19916.398
PROPOSED COVERED SCAN		45.576%	27723.000
TOTAL PROPOSED GROUND COVERAGE	**30.027%**		**19916.494**
GREEN	15.000%		9246.469
PROPOSED GREEN	15.000%		9135.458
DENSITY			
PERMISSIBLE DENSITY @ 500 (±10%)	550 PPA	10%	5500
	550 PPA	10%	5500
		GRAND TOTAL	11000
UNIT (DTS)		DEMAND	SUPPLY
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	3 Person / Un	10%	204
SRP	3 Person / Un	10%	204
TOTAL PROPOSED DENSITY		440 PPA	5500
PARKING			
REQUIRED ECS		1691	
PROPOSED ECS		3050	

Summary	ALREADY SANCTIONED (I)	NEW PROPOSAL (II)	COMBINED PROPOSAL (I+II)	PERMISSIBLE / REQUIRED
SITE (SQ.M.)	60827.383		60827.383	
ADDITIONAL POCKET		45.544	45.544	
FAR	207195.316	20800.200	227995.516	227971.051
GROUND COVERAGE	18245.494	1671.000	19916.494	38082.314
GREEN AREA	9135.000	11.469	9135.469	9135.469
MAIN UNITS	1000	200	1200	1200
SERVICE PERSONAL ROOM (SPR)	167	37	204	
ECS	1691		3050	

GROUP HOUSING SECTOR-111, GURUGRAM AREA SUMMARY _ PHASE - 3		ACRES	Sq.M.
SITE AREA (as per Approved Sanction)		15.03125	60828.314
NET PLANNED AREA (NPA) for FAR Calculation (as per Approved Sanction)		14.95375	60537.380
ADDITIONAL LAND POCKET		0.01125	45.544
TOTAL NET PLANNED AREA (NPA) for FAR Calculation		15.01510	60763.687
FAR			
FAR in TOD (as NPA of 14.95375 Acres as per Approved Sanction)	PERMISSIBLE FAR in TOD	3.500	212350.977
	PERMISSIBLE FAR in TOD for GRIHA @ 4 star Rating (GREEN BUILDING FAR) and 5% Area (15.03125 Acres)	0.120	7269.350
	TOTAL PERMISSIBLE FAR in TOD	**3.620**	**219620.327**
	PERMISSIBLE RESIDENTIAL FAR in TOD	88%	186356.170
	PERMISSIBLE COMMERCIAL FAR in TOD	12%	33264.206
FAR in TOR (on Additional Land Pocket of 0.01510 Acres)	PERMISSIBLE FAR in TOD	**3.500**	**442.624**
	PERMISSIBLE RESIDENTIAL FAR in TOR	(1*0.1)	360.957
	PERMISSIBLE COMMERCIAL FAR in TOR	(0.1)	81.667
TOTAL PERMISSIBLE FAR in TOD + GRIHA @ NPA 15.01510 Acres		**3.620**	**219973.007**
TOTAL PERMISSIBLE FAR in TOD + GRIHA @ RESIDENTIAL		(1*2) 88%	186716.790
TOTAL PERMISSIBLE FAR in TOD + GRIHA @ COMMERCIAL		(0.2) 12%	33256.217
ADDITIONAL RESIDENTIAL FAR in TOR (Govt. No. 01 OF 2022 Dt/30-07-Dt.2022)			5360.000
ADDITIONAL COMMERCIAL FAR in TOR (Govt.No. 01 OF 2022 DATED 07.04.2022)			10800.000
ADDITIONAL RESIDENTIAL FAR in TOR			27100.000
ADDITIONAL COMMERCIAL FAR in TOR			2100.000
TOTAL PERMISSIBLE FAR (TOD + TOR + GRIHA)		**4.050**	**270173.007**
PHASE-1 — TOWER - 1, 2, 3A, 3B, 3C			70906.190
PHASE-1 — DAYCARE			1500.000
PHASE-1 — EASEMENT LOBBIES			20.510
PHASE-1 — TOTAL RESIDENTIAL FAR			**70405.680**
PHASE-1 — COMMERCIAL FAR (Retail Tower- 1 & 2)			2012.000
TOTAL PROPOSED FAR in PHASE-1	**1.337**		**86326.373**
PHASE-2 — TOWER - 4A, 4B, 5A, 5B, 5C, 6A			104956.495
PHASE-2 — CLUB			2067.300
PHASE-2 — BASEMENT LOBBIES			331.500
PHASE-2 — TOTAL RESIDENTIAL FAR			102756.095
PHASE-2 — COMMERCIAL FAR			6740.763
TOTAL PROPOSED FAR in PHASE-2	**1.491**		**129496.153**
PHASE-3 — TOWER - 6B, 6C			43425.970
PHASE-3 — BASEMENT LOBBIES			351.587
PHASE-3 — TOTAL RESIDENTIAL FAR			**43425.537**
PHASE-3 — COMMERCIAL FAR (Retail Tower- 6B & 6C)			2828.874
TOTAL PROPOSED FAR in PHASE-3	**1.712**		**43327.218**
TOTAL RESIDENTIAL FAR in PHASE -1, 2 & 3	(A)	84.525%	227214.577
TOTAL COMMERCIAL FAR in PHASE-1, 2 & 3	(B)	15.971%	43154.763
TOTAL PROPOSED FAR PHASE -1, 2 & 3 (in TOD + TOR + GRIHA)	**(A+B)**		**270369.332**
PROPOSED RESIDENTIAL FAR IN TOD (PHASE - 1, 2 & 3)	(RD)	86%	186716.790
PROPOSED COMMERCIAL FAR IN TOD (PHASE -1, 2 & 3)	(CD)	14%	30796.221
TOD as per Approved Sanction	PROPOSED RESIDENTIAL FAR in TOD (PHASE - 1 & 2)		186356.641
	PROPOSED COMMERCIAL FAR in TOD (PHASE - 1 & 2)		30736.000
	BALANCE RESIDENTIAL FAR in TOD	(C)	2224.340
	BALANCE COMMERCIAL FAR in TOD	(D)	3.000
TOR as per Approved Sanction	PROPOSED RESIDENTIAL FAR in TOR (PHASE - 1 & 2)		360.000
	PROPOSED COMMERCIAL FAR in TOR (PHASE - 1 & 2)		3060.000
	BALANCE RESIDENTIAL FAR in TOR	(E)	0.957
	BALANCE COMMERCIAL FAR in TOR	(F)	783.601
PROPOSED RESIDENTIAL FAR IN TOR (PHASE - 3)	**(G = E)**		**360.957**
PROPOSED COMMERCIAL FAR IN TOR (PHASE - 3)	**(H = F)**		**81.667**
PROPOSED RESIDENTIAL FAR IN TOR (PHASE - 1, 2 & 3)	(R - RD)	75.410%	186717.748
PROPOSED COMMERCIAL FAR IN TOR (PHASE - 1, 2 & 3)	(R - CD)	24.589%	12089.024
TOR as per Approved Sanction	PROPOSED RESIDENTIAL FAR in TOR (PHASE - 1 & 2)	(E)	0.000
	PROPOSES COMMERCIAL FAR in TOR (PHASE - 1 & 3)	(F)	5896.076
	BALANCE RESIDENTIAL FAR in TOR		5000.000
	BALANCE COMMERCIAL FAR in TOR		783.601
PROPOSED RESIDENTIAL FAR IN TOR (PHASE - 3)	**(G - E)**		**360.957**
PROPOSED COMMERCIAL FAR IN TOR (PHASE - 3)	**(H - F)**		**0.000**
BALANCE RESIDENTIAL FAR IN TOR			93.209
BALANCE COMMERCIAL FAR IN TOR			371.466
BUILT-UP (FAR + NON FAR + BALCONY)			
PROPOSED FAR			43327.218
PROPOSED FAR (Basement Lobbies Already Approved)			351.587
PROPOSED NON FAR			3780.800
PROPOSED BALCONY / CORRIDOR AREA			8107.128 (Ut)
PROPOSED BASEMENT NON FAR			107872.836
TOTAL PROPOSED BUILT-UP AREA			**163539.169**
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		60.000%	36496.314
GROUND COVERAGE (Already Sanctioned)			18245.494
PROPOSED GROUND COVERAGE (W. Tower-6B & 6C)			1648.139
TOTAL PROPOSED GROUND COVERAGE		31.594%	19893.633
GREEN		15.000%	9114.570
GREEN AREA (Already Sanctioned)			9135.000
PROPOSED GREEN AREA			11.469
TOTAL PROPOSED GREEN AREA		15.020%	9126.469
DENSITY			
PERMISSIBLE DENSITY @ 60 (±10%)	550 PPA	10%	4015614.48
	550 PPA	10%	5228.0463
		GRAND TOTAL	4020842.48
		UNIT NO.s	DENSITY
MAIN UNITS (Already Sanctioned)	5 Person / Un	1400	7370
SERVICE PERSONAL ROOM (SPR) 10% of Main Units (Already Sanctioned)	3 Person / Un	140	204
SPR (Already Sanctioned)	3 Person / Un	300	912
MAIN UNITS	3 Person / Un	200	1200
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	3 Person / Un	20	34
TOTAL PROPOSED DENSITY		550 PPA	9718
PARKING			
REQUIRED ECS		2100	
PROPOSED ECS		2800	

KEY PLAN

LEGEND:
- PLOT LINE
- BASEMENT LINE
- ZONING LINE
- BASEMENT SERVICES LINE
- PRIMARY SCHOOL PLOT LINE
- NURSERY SCHOOL PLOT LINE
- PHASING LINE
- ALREADY SANCTIONED
- PROPOSED

LEGEND FOR PLUMBING
- SEWERAGE MANHOLE
- SEWERAGE LINE

SEWERAGE LAYOUT PLAN

This is a " PROVISIONAL BUILDING PLAN " approved only for the purpose of inviting objections from the general public

Varinder Kumar AD(HQ)

DU CALCULATION _ FLOOR WISE OF ALL TOWERS	Tower - 6B (Stilt + 36 Floors)					Tower - 6C (Stilt + 36 Floors)				
Floors	3 BHK + Study + Utility	4 BHK + Study	4 BHK (Including 1SPR)+ Study+Utility	4 BHK + Study +Utility	No.s of DU	3 BHK + Study + Utility	4 BHK + Study	4 BHK (Including 1SPR)+ Study+Utility	4 BHK + Study + Utility	No.s of DU
1st LVL		1	1	2			1	1	2	
2nd LVL		1	1	2			1	1	2	
3rd LVL		1	1	2			1	1	2	
4th LVL		1	1	2			1	1	2	
5th LVL		1	1	2			1	1	2	
6th LVL	2	1	1	4		2	1	1	4	
7th LVL	2	1	1	4		2	1	1	4	
8th LVL	2	1	1	4		2	1	1	4	
9th LVL	2	1	1	4		2	1	1	4	
10th LVL	2	1	1	4		2	1	1	4	
11th LVL	2	1	1	4		2	1	1	4	
12th LVL	2	1	1	4		2	1	1	4	
13th LVL	2	1	1	4		2	1	1	4	
14th LVL	2	1	1	4		2		2	4	
15th LVL	2		2	4		2		2	4	
16th LVL	2		2	4		2		2	4	
17th LVL	2		2	4		2		2	4	
18th LVL	2		2	4		2		2	4	
19th LVL	2		2	4		2		2	4	
20th LVL (Refuge)	1	2	1	4	1	2		1	4	
21st LVL	2		2	4		2		2	4	
22nd LVL	2		2	4		2		2	4	
23rd LVL	2		2	4		2		2	4	
24th LVL	2		2	4		2		2	4	
25th LVL	2		2	4		2		2	4	
26th LVL	2		2	4		2		2	4	
27th LVL	2		2	4		2		2	4	
28th LVL	2		2	4		2		2	4	
29th LVL	2		2	4		2		2	4	
30th LVL (Refuge)	1	2	1	4	1	2		1	4	
31st LVL	2		2	4		2		2	4	
32nd LVL	2		2	4		2		2	4	
33rd LVL	2		2	4		2		2	4	
34th LVL	2		2	4		2		2	4	
35th LVL	2		2	4		2		2	4	
36th LVL	2		2	4		2		2	4	
Total	2	62	14	56	134	2	62	13	57	134

PARKING CALCULATION REQUIRED PARKING	CARPET AREA SQ. MT		TOTAL DUs NOs	ECS / DUs	REQUIRED ECS
2 BHK + Study	71.302	71.906	75.715	323	0.5	162
3 BHK + Study	92.298	93.367	97.063	644	0.5	322
3 BHK + Study + Utility	111.668			6	1	6
4 BHK (Including 1 SPR) + Study	124.490			68	1	68
4 BHK (Including 1 SPR) + Study + Utility	134.335			79	1	79
4 BHK + Study	124.490			180	1	180
4 BHK + Study + Utility	134.335			163	1	163
EWS Unit	17.892			306	0.5	153
Commercial (Retail)	31498.210			1 ECS / 50 Sq.m		630
	FAR					
Club	2964.323			1 ECS / 40 Sq.m		74
	SITE AREA			15 % of Site Area		
Primary School	2023.425		303.514	11 ECS / 32 Sq.m		10
Nursery School	1618.740		242.811	1 ECS / 32 Sq.m		8
4 BHK + Study	124.490		124	1		124
4 BHK + Study + Utility	134.335		112	1		112
3 BHK + Study + Utility	112.103		4	1		4
Commercial (Retail)	2071.179		1 ECS / 50 Sq.m			41
TOTAL						2136

PROPOSED PARKING FLOORS	AREA SQ. MT	No. Of ECS as/Area Calculation	Proposed Car Parking Primary	Double Stack	Triple Stack	TOTAL
Lower Basement Floor @ 32	43623.001	1363	1165			1165
Upper Basement Floor @ 32	40668.742	1271	903		315	1218
Surface Parking @ 23	1155.000	50	42			42
Commercial Tower						0
Basement -01 @ 32	2966.596	93		148		148
Basement -02 @ 32	3354.658	105		179		179
Basement -03 @ 32	3216.487	101		157		157
Basement -04 @ 32	2742.733	86		133		133
TOTAL		3069	2110	617	315	3042

INVENTORY OF UNITS					
TYPE	3 BHK + Study + Utility	4 BHK + Study	4 BHK (Including 1SPR)+ Study+Utility	4 BHK + Study+ Utility	
TOWER-6B	2	62	14	56	
TOWER-6C	2	62	13	57	
TOTAL	4	124	27	113	
TOTAL INVENTORY				268	

*SPR - Service Personal Room = 27

SURFACE PARKING						
ITEM	LENGTH		WIDTH		NO.S	AREA (SQ.MT.) = NO.X LENTH X WIDTH
A	50.000	X	11.000	X	1	550.000
B	35.000	X	11.000	X	1	385.000
C	20.000	X	11.000	X	1	220.000
					TOTAL =	1155.000

PERM. CAR PARKING ON SURFACE @ 23/ ECS

1155.000	@	23	=	50.217	ECS
				50	ECS

PROPOSED. CAR PARKING ON SURFACE = 42 CARS

SERVICE PERSONAL ROOM	
TYPE	SPR Unit
TOWER-6B	14
TOWER-6C	13
TOTAL	27

REFUGE AREA OF ALL TOWERS	TOWER 6B	TOWER 6C
20th FLOOR		
REQUIRED	30.048	30.048
PROPOSED	20.056	30.056
30th FLOOR		
REQUIRED	30.048	30.048
PROPOSED	30.056	30.056
TOTAL PROPOSED AREA in TOWER	60.112	60.112

For Area Calculation refer respective Tower Detailed

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	2
Total Plot Area Required (in Acres)	0.50	0.40
Total Plot Area Required (in Sq.m)	2023.425	1618.740
Permissible FAR	1.500	1.500
Permissible FAR (in Sq.m)	3035.138	2428.110
Proposed NON-FAR (in Sq.m)	773.254	629.081
Proposed NON-FAR (%age)	25.48%	25.91%

FAR in Schools are free, considered as NON-FAR

GROUND COVERAGE CALCULATION BUILDING BLOCKS	GROUND COVERAGE SQ. MT
GUARD ROOM	49.078
TOWER 1	338.648
TOWER 2	348.008
TOWER 3A	515.488
TOWER 3B	293.839
TOWER 3C	332.499
TOWER 4A	327.370
TOWER 4B	327.570
TOWER 5A	377.933
TOWER 5B	227.141
TOWER 5C	228.391
TOWER 6A	227.806
EWS / PRIMARY SCHOOL	325.791
CLUB	1615.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	12048.267
TOWER 6B	382.197
TOWER 6C	382.197
COMMERCIAL (Retail)	681.741
TOTAL	19659.599

FAR & NON-FAR DETAILS _ FLOOR WISE OF TOWERS PHASE-3	RESIDENTIAL Tower - 6B (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 6C (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	COMMERCIAL Commercial FAR (L-G+1+G1+2nd) FAR	NON-FAR	CORRIDOR	BUILT-UP AREA	BASEMENT Basement Lobbies & Parking FAR (Already Approved)	FAR (Proposed)	NON-FAR	FAR	NON-FAR	TOTAL BUILT-UP AREA (Residential + Commercial + Basement) in Total
BUILDING BLOCKS	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																		49609.109
Upper Basement													808.204	351.587	44806.160			45157.747
Lower Ground	753.795	0.000	102.948	856.743														856.743
Ground / Upper Ground	659.526	0.000	125.294	784.820														1493.048
1st LVL	689.562	0.000	126.348	795.908														1820.620
2nd LVL	690.799	0.000	141.367	797.163														1594.067
Service LVL	0.000	665.985	0.000	665.985														1365.394
Terrace LVL	0.000	0.000	0.000	0.000														827.754
3rd LVL	754.663	18.125	61.092	413.862	754.663	18.125	61.092	413.862										827.754
Basement-01																		3636.612
Basement-02																		3453.128
Basement-03																		3340.775
Basement-04																		2874.199
4th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
5th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
6th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
7th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
8th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
9th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
10th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
11th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
12th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
13th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
14th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
15th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
16th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
17th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
18th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
19th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
20th LVL (Refuge)	579.599	48.181	109.720	737.410	579.599	48.181	109.720	737.410										1474.820
21st LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
22nd LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
23rd LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
24th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
25th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
26th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
27th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
28th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
29th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
30th LVL (Refuge)	579.599	48.181	109.720	737.410	579.599	48.181	109.720	737.410										1474.820
31st LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
32nd LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
33rd LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
34th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
35th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
36th LVL	596.505	18.125	113.104	727.784	596.505	18.125	113.104	727.784										1455.526
Terrace	0.000	134.112		134.112	0.000	134.112		134.112										268.224
TOTAL	20213.653	1087.059	3805.580	25107.340	20211.353	1126.925	3805.580	25141.864		2628.679	505.980	495.993	3080.612	809.204	351.587	93415.269	0.000	13455.107	162930.032

OWNER,S NAME :
Vibrant infratech Pvt. Ltd & others in collaboration with Union Buildmart Pvt. Ltd

Architect:
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
ARCHITECTS & PLANNERS
C - 35, Lajpat Nagar-I, New Delhi-110024
T : 011-46599199 / F 011-46595512
E : info@gpmindia.com / W : www.gpmindia.com

Project Title:
Proposed building plans for phase -3 (Tower-6B & 6C) and Revised Building plans for basement submitting herewith for setting up of a Group Housing Colony under Mixed land use in TOD Zone for an area measuring 15.0625 acres (15.03125+0.03125) (86 % GH component and 14% commercial component) (350 FAR) (License No. 106 of 2021 dated 16.12.2021 for an area measuring 15.03125 acres) and (License No. 214 of 2023 dated 20.10.2023 for an area measuring 0.03125 acres) in revenue estate of chauma, sector-113, Gurugram Manesar Urban Complex being developed by M/s Union Buildmart Pvt.Ltd.

Status: SUBMISSION DRAWING

Sheet Title: SITE PLAN & AREA SUMMARY

Owner's Sign: Union Buildmart Pvt. Ltd. — Authorized Signatory

Architect's Sign: GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., L.L.B CA.No. 80/3769

SCALE: 1: 500

DWG. No. SD/AR/M3M-113/01