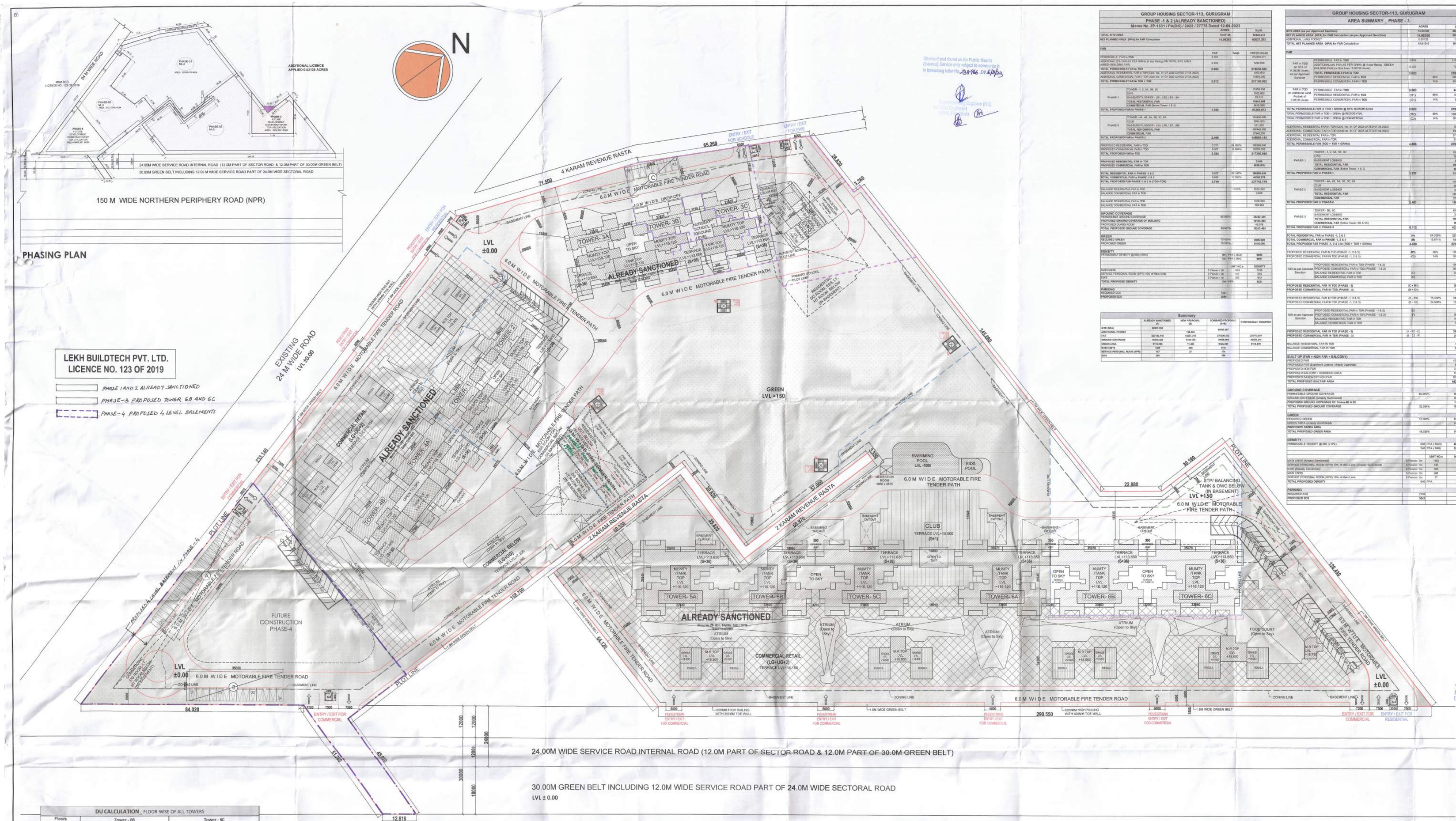


Checked and found ok for Public Health (Internal) Service only subject to comments in Inward no 38966 Dt. 6/11/23

Executive Engineer (HQ) Water Supply Department Haryana

GROUP HOUSING SECTOR-113, GURUGRAM
PHASE -1 & 2 (ALREADY SANCTIONED)
Memo No. ZP-1531 / PA(DK) / 2022 / 27776 Dated 12-09-2022

	ACRES	Sq.M.
TOTAL SITE AREA	16.69128	67529.214
NET PLANED AREA (NPA) for FAR Calculation	14.96368	60537.385

FAR			FAR (in Sq.m)
PERMISSIBLE FAR in TOD	1.500		91200.577
ADDITIONAL 0% FAR AS PER GRWA (4 star Rating) ON TOTAL SITE AREA (GREEN BUILDING FAR)	0.100		7296.906
TOTAL PERMISSIBLE FAR in TOD	3.020		219030.392
ADDITIONAL RESIDENTIAL FAR in TOD (Cert. No. 01 OF 2022 DATED 07.04.2022)			1000.000
ADDITIONAL COMMERCIAL FAR in TOD (Cert.No. 01 OF 2022 DATED 07.04.2022)			13845.900
TOTAL PERMISSIBLE FAR in TOD + TOR	3.0712		231130.292
Phase-1 — TOWER – 1, 2, 3A, 3B, 3C			73456.756
Phase-1 — EWS			7932.867
Phase-1 — BASEMENT LOBBIES - GB1, GB2, LB3, LB4	0.027		853.910
Phase-1 — TOTAL RESIDENTIAL FAR	0.927		78242.488
Phase-1 — COMMERCIAL FAR (Retail Tower- 1 & 2)	0.073		6112.288
TOTAL PROPOSED FAR in PHASE 1	1.340		81355.573
Phase-2 — TOWER – 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C,CLUB			164432.436
Phase-2 — BASEMENT LOBBIES - LB5, LB6, LB7, LB8			321.530
Phase-2 — TOTAL RESIDENTIAL FAR			167440.287
Phase-2 — COMMERCIAL FAR			37842.791
TOTAL PROPOSED FAR in PHASE 2	2.485		145598.143
TOTAL PERMISSIBLE FAR (TOD + TOR + GRWA)	4.496		219773.007
PROPOSED RESIDENTIAL FAR in TOD	3.277	55.160%	198988.540
PROPOSED COMMERCIAL FAR in TOD	0.257	11.859%	32155.308
TOTAL PROPOSED FAR in TOD	3.534		217298.548
PROPOSED RESIDENTIAL FAR in TOR			0.000
PROPOSED COMMERCIAL FAR in TOR			6536.275
TOTAL RESIDENTIAL FAR in PHASE 1 & 2	3.927	55.160%	166398.440
TOTAL COMMERCIAL FAR in PHASE 1 & 2	0.343	11.859%	40936.076
TOTAL PROPOSED FAR PHASE 1 & 2 in (TOD+TOR)	3.748		227142.138
BALANCE RESIDENTIAL FAR in TOD		1.513%	6224.342
BALANCE COMMERCIAL FAR in TOD			0.000
BALANCE RESIDENTIAL FAR in TOR			1032.000
BALANCE COMMERCIAL FAR in TOR			192.809
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	60.000%		36322.450
PROPOSED GROUND COVERAGE OF BUILDING			19164.384
PROPOSED GUARD ROOM			48.000
TOTAL PROPOSED GROUND COVERAGE	30.937%		19212.384
GREEN			
REQUIRED GREEN	15.000%		9081.808
PROPOSED GREEN	15.122%		9155.896
DENSITY			
PERMISSIBLE DENSITY @ 600 p/Ha	990 PPA (MAX)		5999
	540 PPA (MIN)		3661

		UNIT M2 s	DENSITY
MAIN UNITS	3 Person / Un	123	7318
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	2 Person / Un	12	284
TOTAL	2 Person / Un	135	812
TOTAL PROPOSED DENSITY		340 PPA	8021
PARKING			
REQUIRED ECS		1014	
PROPOSED ECS		3042	

GROUP HOUSING SECTOR-113, GURUGRAM
AREA SUMMARY _ PHASE - 3

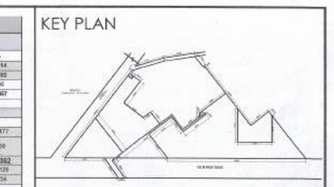
		ACRES	Sq.M.
SITE AREA (as per Approved Sanction)		16.63128	68809.330
NET PLANED AREA (NPA) for FAR Calculation (as per Approved Sanction)		14.90128	60271.330
ADDITIONAL LAND POCKET		0.01910	77.255
TOTAL NET PLANED AREA (NPA) for FAR Calculation		14.91910	60348.587
FAR			
FAR in TOD (in NPA of 14.90128 Acres as per Approved Sanction)	PERMISSIBLE FAR in TOD	3.000	212330.877
	ADDITIONAL10% FAR AS PER GRWA @ 4 star Rating _GREEN BUILDING FAR (on Site Area 15.01025 Acres)	0.100	7289.006
	TOTAL PERMISSIBLE FAR in TOD	3.020	219030.392
	PERMISSIBLE RESIDENTIAL FAR in TOD	86%	186836.135
	PERMISSIBLE COMMERCIAL FAR in TOD	14%	30794.324
FAR in TOD (in Additional Land Pocket of 0.01910 Acres)	PERMISSIBLE FAR in TOD	3.500	442.624
	PERMISSIBLE RESIDENTIAL FAR in TOD	(R1) 86%	380.857
	PERMISSIBLE COMMERCIAL FAR in TOD	(C1) 14%	61.967
TOTAL PERMISSIBLE FAR in TOD + GRWA @ NPA 14.91910 Acres		3.520	219473.007
TOTAL PERMISSIBLE FAR in TOD + GRWA @ RESIDENTIAL		(R2) 86%	189175.756
TOTAL PERMISSIBLE FAR in TOD + GRWA @ COMMERCIAL		(C2) 14%	30797.251
ADDITIONAL RESIDENTIAL FAR in TOR (Cert. No. 01 OF 2022 DATED 07.04.2022)			1050.000
ADDITIONAL COMMERCIAL FAR in TOR (Cert.No. 01 OF 2022 DATED 07.04.2022)			13845.900
ADDITIONAL RESIDENTIAL FAR in TOR			37100.358
ADDITIONAL COMMERCIAL FAR in TOR			2100.000
TOTAL PERMISSIBLE FAR (TOD + TOR + GRWA)		4.496	272773.007
PHASE-1 — TOWER – 1, 2, 3A, 3B, 3C			73456.756
PHASE-1 — EWS			7932.867
PHASE-1 — BASEMENT LOBBIES			853.910
PHASE-1 — TOTAL RESIDENTIAL FAR			78242.488
PHASE-1 — COMMERCIAL FAR (Retail Tower- 1 & 2)			3612.288
TOTAL PROPOSED FAR in PHASE-1		1.337	81854.776
PHASE-2 — TOWER – 4A, 4B, 5A, 5B, 5C, 6A CLUB			164456.436
PHASE-2 — BASEMENT LOBBIES			2984.333
PHASE-2 — TOTAL RESIDENTIAL FAR			167440.287
PHASE-2 — COMMERCIAL FAR			37842.791
TOTAL PROPOSED FAR in PHASE-2		2.481	145598.143
PHASE-3 — TOWER – 6B, 6C			41426.970
PHASE-3 — BASEMENT LOBBIES			291.367
PHASE-3 — TOTAL RESIDENTIAL FAR			40635.603
PHASE-3 — COMMERCIAL FAR (Retail Tower- 6B & 6C)			3826.679
TOTAL PROPOSED FAR in PHASE-3		0.712	43461.282
TOTAL RESIDENTIAL FAR in PHASE –1, 2 & 3		(A) 84.558%	227324.477
TOTAL COMMERCIAL FAR in PHASE –1, 2 & 3		(B) 15.971%	45184.746
TOTAL PROPOSED FAR PHASE 1, 2 & 3 in (TOD + TOR + GRWA)		4.490	272509.223
PROPOSED RESIDENTIAL FAR in TOD (PHASE –1, 2 & 3)		(R3) 86%	186175.756
PROPOSED COMMERCIAL FAR IN TOD (PHASE –1, 2 & 3)		(C3) 14%	30794.251
TOD as per Approved Sanction — PROPOSED RESIDENTIAL FAR in TOD (PHASE – 1 & 2)			156550.048
PROPOSED COMMERCIAL FAR in TOD (PHASE – 1 & 2)			30732.300
BALANCE RESIDENTIAL FAR in TOD		(C)	3324.342
BALANCE COMMERCIAL FAR in TOD		(D)	0.000
PROPOSED RESIDENTIAL FAR IN TOD (PHASE – 3)		(C + R3)	3624.990
PROPOSED COMMERCIAL FAR IN TOD (PHASE – 3)		(D + C3)	61.967
PROPOSED RESIDENTIAL FAR IN TOR (PHASE – 1, 2 & 3)		(A - R3) 74.430%	39550.792
PROPOSED COMMERCIAL FAR IN TOR (PHASE –1, 2 & 3)		(B - C3) - F) 24.599%	13398.524
TOR as per Approved Sanction — PROPOSED RESIDENTIAL FAR in TOR (PHASE – 1 & 2)		(F)	0.000
PROPOSED COMMERCIAL FAR in TOR (PHASE – 1 & 2)		(F)	3836.276
BALANCE RESIDENTIAL FAR in TOR			1032.000
BALANCE COMMERCIAL FAR in TOR			192.809
PROPOSED RESIDENTIAL FAR IN TOR (PHASE – 3)		(A - R3 - E)	38437.792
PROPOSED COMMERCIAL FAR IN TOR (PHASE – 3)		(B - C3 - F)	2892.459
BALANCE RESIDENTIAL FAR IN TOR			92.358
BALANCE COMMERCIAL FAR IN TOR			311.488
BUILT-UP (FAR + NON FAR + BALCONY)			
PROPOSED FAR			43267.216
PROPOSED FAR (Basement Lobbies Already Approved)			869.397
PROPOSED NON FAR			2782.862
PROPOSED BALCONY / CORRIDOR AREA			6387.126
PROPOSED BASEMENT NON FAR			51581.582
TOTAL PROPOSED BUILT-UP AREA			162935.123
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	60.000%		36408.374
GROUND COVERAGE (Already Sanctioned)			18213.454
PROPOSED GROUND COVERAGE OF Tower-6B & 6C			1498.145
TOTAL PROPOSED GROUND COVERAGE	32.343%		19655.599
GREEN			
REQUIRED GREEN	15.000%		9114.079
GREEN AREA (Already Sanctioned)			9147.504
PROPOSED GREEN AREA			11.463
TOTAL PROPOSED GREEN AREA	15.037%		9158.488
DENSITY			
PERMISSIBLE DENSITY @ 600 p/Ha	990 PPA (MAX)		4015614.48
	540 PPA (MIN)		3381243

		UNIT M2 s	DENSITY
MAIN UNITS (Already Sanctioned)	3 Person / Un	1483	7902
SERVICE PERSONAL ROOM (SPR) 10% of Main Units (Already Sanctioned)	2 Person / Un	148	394
UHS (already Sanctioned)	3 Person / Un	300	1600
MAIN UNITS	3 Person / Un	324	1728
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	2 Person / Un	27	54
TOTAL PROPOSED DENSITY		340 PPA	8018
PARKING			
REQUIRED ECS		2106	
PROPOSED ECS		3042	

Summary

	ALREADY SANCTIONED (A)	NEW PROPOSAL (B)	COMBINED PROPOSAL (A+B)	FEASIBLE / REQUIRED
SITE (NPA)	60537.385	136.464	60673.847	
ADDITIONAL POCKET				
FAR	227142.138	43267.216	270409.355	270773.007
GROUND COVERAGE	19212.384	1498.145	20688.529	36408.374
GREEN AREA	9155.896	11.463	9166.488	9114.079
NON FAR	1403	399	1802	
SERVICE PERSONAL ROOM (SPR)	127	27	154	
UHS	108		108	

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

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

S.T.P (HQ) S.T.P (G) Water Supply B.P.A.C. Member B.P.A.C. Chairman B.P.A.C. DTP (HQ) ATP(HQ) Consultant Architect A.O. F.A. A.T.P.

TO BE READ WITH THIS OFFICE MEMO NO. 895 DATED 18/01/2024

Varinder Kumar AD(HQ)

DU CALCULATION_ FLOOR WISE OF ALL TOWERS

Floors	Tower - 6B (Stilt + 36 Floors) 3 BHK + Study + Utility	4 BHK + Study	4 BHK (including 1SPR+ Study+Utility	4 BHK + Study + Utility	No.s of DU	Tower - 6C (Stilt + 36 Floors) 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	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		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 NO.s	ECS / DUs	REQUIRED ECS
2 BHK + Study	71.302	71.906	75.715	323	0.5	162
3 BHK + Study	92.298	93.367	97.083	644	0.5	322
3 BHK + Study + Utility		111.598		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
Club		FAR 2964.323		1 ECS / 40 Sq.m		74
		SITE AREA		15 % of Site Area		
Primary School		2023.425		303.514	1 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	82	14	56
TOWER-6C	2	82	13	57
TOTAL	4	124	27	113
TOTAL INVENTORY				268

*SPR - Service Personal Room = 27

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
20th FLOOR PROPOSED	30.056	30.056
30th FLOOR REQUIRED	30.048	30.048
30th FLOOR PROPOSED	30.056	30.056
TOTAL PROPOSED AREA in TOWER	60.112	60.112

For Area Calculation refer respective Tower Detailed

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

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	336.648
TOWER 2	348.008
TOWER 3A	515.488
TOWER 3B	293.839
TOWER 3C	332.499
TOWER 4A	327.570
TOWER 4B	327.570
TOWER 5A	377.933
TOWER 5B	227.741
TOWER 5C	226.391
TOWER 6A	227.806
EWS / PRIMARY SCHOOL	325.791
CLUB	1615.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	12048.287
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

TYPE / BUILDING BLOCKS	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 (LG+UG+2nd) FAR	NON-FAR	CORRIDOR	BUILT-UP AREA	BASEMENT Basement Lobbies & Parking FAR (Already Approved)	FAR (Proposed)	NON-FAR	Basement FAR	NON-FAR	TOTAL BUILT-UP AREA (Residential + Commercial + Basement) in Total
	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. M1	SQ. M2	SQ. M3	SQ. M4	SQ. M5	SQ. M6
Lower Basement																4848.159		4848.159
Upper Basement													839.394	291.367	4608.180			5447.547
Lower Ground									705.790	0.000	102.940	808.741						808.741
50th / Ground LVL	82.507	261.209		343.716	82.387	292.158		374.545	839.328	0.000	126.204	965.532						1965.948
1st LVL	334.665	18.125	61.082	413.872	334.665	18.125	61.082	413.872	1st LVL	0.000	126.245	795.908						1622.632
2nd LVL	334.665	18.125	61.082	413.872	334.665	18.125	61.082	413.872	889.996	0.000	141.367	1031.363						1566.407
3rd LVL	334.665	18.125	61.082	413.872	334.665	18.125	61.082	413.872	2nd LVL	0.000	141.367	722.163						1391.704
4th LVL	334.665	18.125	61.082	413.872	334.665	18.125	61.082	413.872	Service LVL	0.000	566.980	566.980						627.794
5th LVL	334.665	18.125	61.082	413.872	334.665	18.125	61.082	413.872	Terrace LVL	0.000	0.000	0.000						627.794
6th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764								3906.612		5302.840
7th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764								3940.253		5435.938
8th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764								3936.776		5664.304
9th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764								3979.128		5404.467
10th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
11th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
12th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
13th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
14th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
15th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
16th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
17th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
18th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
19th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
20th LVL (Refuge)	579.509	48.181	109.720	737.410	579.509	48.181	109.720	737.410										1474.820
21st LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
22nd LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
23rd LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
24th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
25th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
26th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
27th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
28th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
29th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
30th LVL (Refuge)	579.509	48.181	109.720	737.410	579.509	48.181	109.720	737.410										1474.820
31st LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
32nd LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
33rd LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
34th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
35th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
36th LVL	596.505	18.125	113.134	727.764	596.505	18.125	113.134	727.764										1455.528
Terrace	134.112			134.112	134.112			134.112										268.224
TOTAL	20313.611	1057.959	3805.586	25177.156	20211.355	1128.925	3805.586	25147.864					2629.679	565.980	4956.993	3698.012	609.294	201.567	92415.269	0.000	15456.537	362630.303

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

Architect
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, Delhi-110065
T : 011-46599599 / F : 011-46599512
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 C.A. L.1A CA.NO. 80/5769 B. Arch.

SCALE: 1: 500

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