

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		12.000	11.000	132.000
B	1		12.000	10.750	129.000
C	1		6.000	25.933	155.478
F	1		13.025+26.400/2	10.000	207.345
TOTAL ADDITION					1,143.827
TOTAL AREA					1,143.827

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		43.025+41.910/2	19.919	849.918
TOTAL ADDITION					849.918
TOTAL AREA					849.918

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
B	1		8.333	16.333	137.778
TOTAL ADDITION					137.778
TOTAL PARKING AREA					167.791

DRG-110: DTG 10223 DT 160574

(VARINDER KUMAR)
AD (HQ)

(YAJAN CHAUDHARY)
ATP(HQ)

(ASHISH SHARMA)
DTP (HQ)

(HITESH SHARMA)
STP (M)

(P. SINGH)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

PLUMBING LEGEND :

S.NO.	DESCRIPTION	SYMBOL
1	DOMESTIC WATER LINE	
2	1000 TANKER LINE	
3	1000 MUNICIPAL LINE	
4	WATER METER	

PHASE-WISE SITE PLAN

PHASE	AREA	TOWER
PHASE-1	1.961 Acres	2, 3 & 4
PHASE-2	1.4211 Acres	1
PHASE-3	2.832 Acres	COMMERCIAL
PHASE-4	0.925 Acres	5
PHASE-5	0.616 Acres	--
PHASE-6	0.686 Acres	--
PHASE-7	1.14015 Acres	EWS & N.S.

TOWER AREA DETAIL											
	NO. OF FLOOR	GROUND COVERAGE	GROUND FLOOR F.A.R.	STILT AREA	TYP. (1) FL. F.A.R.	NO. OF TYPICAL FL. (1)	TYP. (2) FL. F.A.R. (REFUGE)	NO. OF TYP. FL. (2) (REFUGE)	TOTAL F.A.R. PER TOWER	MUMTY AREA	AREA UNDER STAIRCASE
TOWER 1	S+43	607.724	206.729	400.994	489.728	39	494.166	4	21282.785	139.731	1275.509
TOWER 2	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250
TOWER 3	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250
TOWER 4	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250
TOWER 5	S+42	607.724	206.729	400.994	489.728	38	494.166	4	20793.057	139.731	1245.846
EWS	G+9	489.854	139.033	350.821	361.990	9			3396.943	58.275	222.750
BASEMENT - 01	1										
BASEMENT - 02	1										
BASEMENT - 03	1										
BASEMENT - 04	1										
TOTAL				2783.471					136309.512		
COMMERCIAL	G+1	2084.908	1941.176		625.58				2566.756	42.603	35.42
N.S.	G+1	213.700	213.7		184.03				397.730	37.000	29.67
TOTAL		6795.842									

UNIT DETAIL						
	UNIT-1A-4BHK (195.725)	UNIT-1B-4BHK (186.605)	UNIT-1C-4BHK (195.725)	UNIT-2A-3BHK (140.780)	UNIT-2B-3BHK (128.10)	TOTAL NO. OF UNITS
TOWER 1	39	43	4	0	0	86
TOWER 2	0	0	0	84	84	168
TOWER 3	0	0	0	84	84	168
TOWER 4	0	0	0	84	84	168
TOWER 5	38	42	4	0	0	84
EWS						
TOTAL NO. OF UNITS	77	85	8	252	252	674
NO. OF PERSONS IN EACH UNIT						5
POPULATION						3370
TOTAL POPULATION PROPOSED						3877

BASEMENT AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	19900.114	621.88	542
BASEMENT 02	21823.201	681.98	598
BASEMENT 03	21049.842	657.81	577
BASEMENT 04	21049.842	657.81	580
TOTAL	83822.999	2619	2297

SITE AREA CALCULATION		
	PERMISSIBLE	PROPOSED
SITE AREA (9.58125X 4046.85 SQ.MTS)	9.58125	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)	38773.882	
F.A.R. FOR 98% RESIDENTIAL (A)	132994.414	
F.A.R. UNDER T.D.R. (B) (78.788%)	30549.309	
TDR CERTIFICATE NO. - (1-269 OF 117/20233) AND (1-647 OF 120/2023)	163543.723	136309.512
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)	421.7899	351.555%
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR	2714.172	2566.756
TOTAL GROUND COVERAGE (60%)	23264.329	6795.842
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)	5816.082	17.52%
NO. OF DWELLING UNIT OF RESIDENTIAL	118.94	674
NO. OF DWELLING UNIT OF EWS	68	126
NO. OF DWELLING UNIT OF SERVICE PERSONNEL		85
MAIN DWELLING UNIT POPULATION (@ 5 PERSONS EACH)	674 X 5 =	3370.0
EWS POPULATION (@ 2 PERSONS EACH)	126 X 2 =	252.0
NO. OF S.P. DWELLING UNITS		
(@ 2 PERSONS PER ROOM OR ONE PERSON PER 80 SQ.FT OF LIVING AREA WHICH EVER IS MORE)	85X3=255	255
S.P. POPULATION OF DWELLING UNITS		
TOTAL POPULATION PROPOSED		3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA) (9.58125 ACRE) 600±10% PPA/ACRES	690-810	412.90
(+150 FOR EXTRA F.A.R. VIA T.D.R.)		
PARKING AREA		
(1 ECS X NO OF UNITS BETWEEN 100sqm to 150sqm) + (1.5 ECS X NO OF UNITS MORE THAN 150sqm) = ECS REQUIRED		759
5% CAR PARK RESERVED FOR EWS		38
COMMERCIAL PARKING @ 50 SQM PER CAR		52
TOTAL ECS REQUIRED		849
TOTAL ECS PROPOSED		2769
TOTAL CAR PARKING PROPOSED		2343

EWS CALCULATION	806
TOTAL NO. OF UNIT	674
TOTAL NO. OF EWS	136.34 UNITS
15% OF THE NO. OF UNITS PROVIDED	101 UNITS

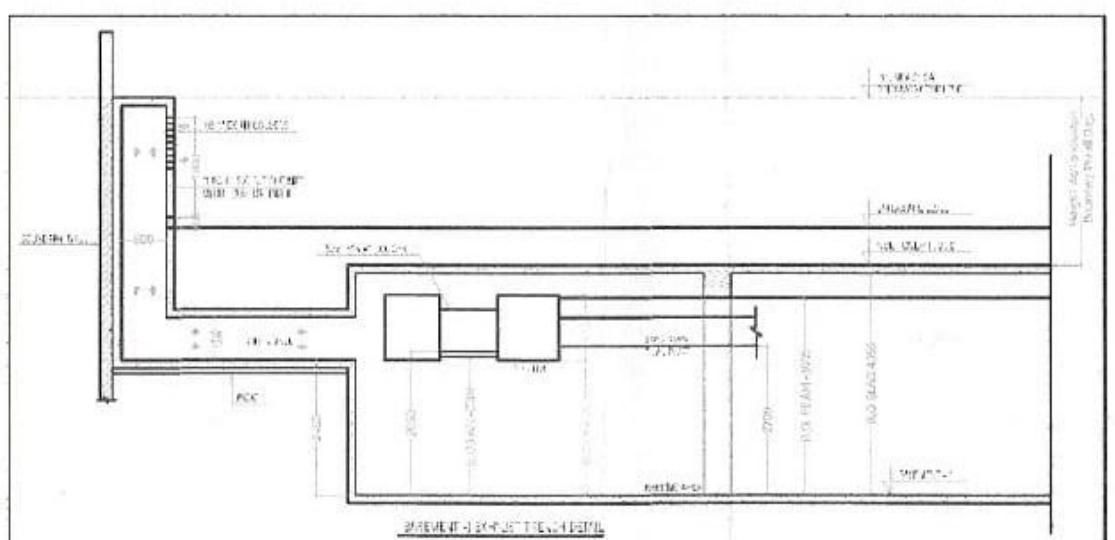
SURFACE AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
SURFACE AREA	1143.057	49.7	38.0

STILT AREA PROPOSED			
	AREA	ECS PROPOSED	PARKING PROPOSED
TOWER-1	400.994	14	SCOOTER
TOWER-2	543.554	19	SCOOTER
TOWER-3	543.554	19	SCOOTER
TOWER-4	543.554	19	SCOOTER
TOWER-5	400.994	14	SCOOTER
EWS	350.821	13	SCOOTER
TOTAL	2783.471	99	0

TOTAL CAR PARKING PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
STILT	2783.471	99	10
BASEMENT	83822.999	2619	2297
SURFACE	1143.057	50	36
TOTAL	87749.527	2769	2343

RESIDENTIAL					
UNIT NAME	UNIT-1A	UNIT-1B	UNIT-1C	UNIT-2A	UNIT-2B
UNIT AREA	195.725	186.605	195.725	140.78	128.10
ECS REQUIRED	1.5	1.5	1.5	1	1
NO OF UNIT	77	85	8	252	252
TOTAL ECS REQUIRED	116	128	12	252	252
TOTAL ECS REQUIRED	759				
5% CAR PARKS RESERVED FOR EWS	37.95				
38 CAR PARK PROVIDED ON SURFACE (1 to 38), +1 to 10 of EWS STILT					
TOTAL RESERVED CAR PARKING FOR EWS= 48					
COMMERCIAL					
TOTAL COMMERCIAL AREA	2566.756				
ECS REQUIRED	1ECS PER 50 SQ.MT.				
TOTAL ECS REQUIRED	51.33512				
TOTAL ECS REQUIRED	849 ECS				

DOMESTIC WATER LAYOUT



NOTES: • BOUNDARY WALL AS PER STANDARD DESIGN.

VEP CONSULTANT:
SARLAC CONSULTANTS PVT. LTD.
C-10/2, Gurgaon Industrial Area, Phase 1, Sector 29, Gurgaon (Haryana)

STRUCTURAL CONSULTANT:
VINTAGE CONSULTANTS
Consulting Engineers & Architects
C-10/2, Gurgaon Industrial Area, Phase 1, Sector 29, Gurgaon (Haryana)

CLIENT:
WHITELAND
M/s. Whiteland Corporation Private Limited.

DESIGN CONSULTANT:
Architect Hafeez Contractor
B-10/2, Gurgaon Industrial Area, Phase 1, Sector 29, Gurgaon (Haryana)

PROJECT:
PROPOSED BUILDING PLAN FOR MIXED LAND USE COLONY (98% RESIDENTIAL COMPONENT & 2% COMMERCIAL COMPONENT) UNDER TOD POLICY FOR THE AREA MEASURING 9.58125 ACRES (LICENSE NO. 263 OF 2023 DATED 12-12-2023) IN SECTOR- 103, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY WHITELAND CORPORATION PVT. LTD.

OWNERS SIGNATURE: _____ ARCHITECT SIGNATURE: _____

For Whiteland Corporation Pvt. Ltd.
Authorised Signatory

DRAWING TITLE :
SITE PLAN PHASING PLAN

DATE: APR - 2024
SCALE: 1:100 (A1)
SHEET NO. 8-1