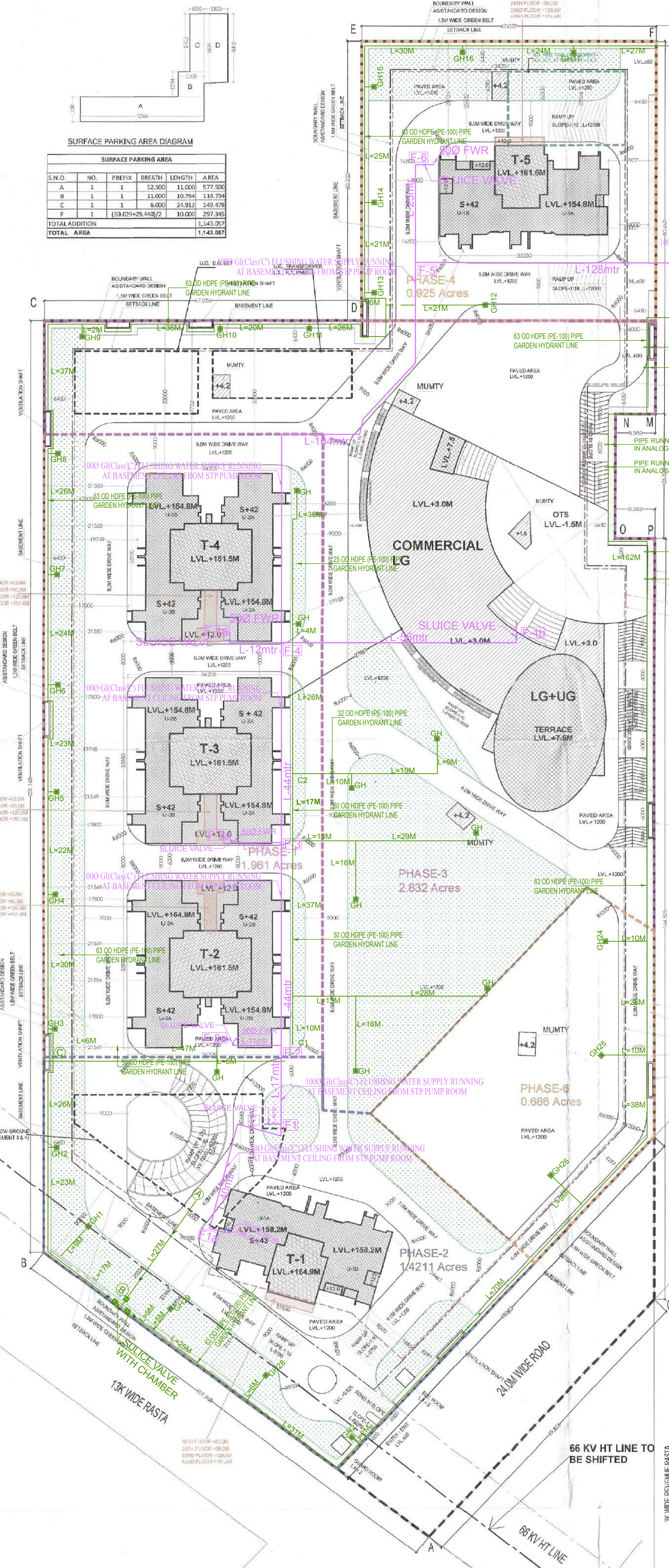




SURFACE PARKING AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		12.000	17.000	204.00
B	1		12.000	17.000	204.00
C	1		12.000	17.000	204.00
D	1		12.000	17.000	204.00
E	1		12.000	17.000	204.00
F	1		12.000	17.000	204.00
G	1		12.000	17.000	204.00
H	1		12.000	17.000	204.00
I	1		12.000	17.000	204.00
J	1		12.000	17.000	204.00
K	1		12.000	17.000	204.00
L	1		12.000	17.000	204.00
M	1		12.000	17.000	204.00
N	1		12.000	17.000	204.00
O	1		12.000	17.000	204.00
P	1		12.000	17.000	204.00
Q	1		12.000	17.000	204.00
R	1		12.000	17.000	204.00
S	1		12.000	17.000	204.00
T	1		12.000	17.000	204.00
U	1		12.000	17.000	204.00
V	1		12.000	17.000	204.00
W	1		12.000	17.000	204.00
X	1		12.000	17.000	204.00
Y	1		12.000	17.000	204.00
Z	1		12.000	17.000	204.00
TOTAL ADDITION					1143.057
TOTAL AREA					1143.057

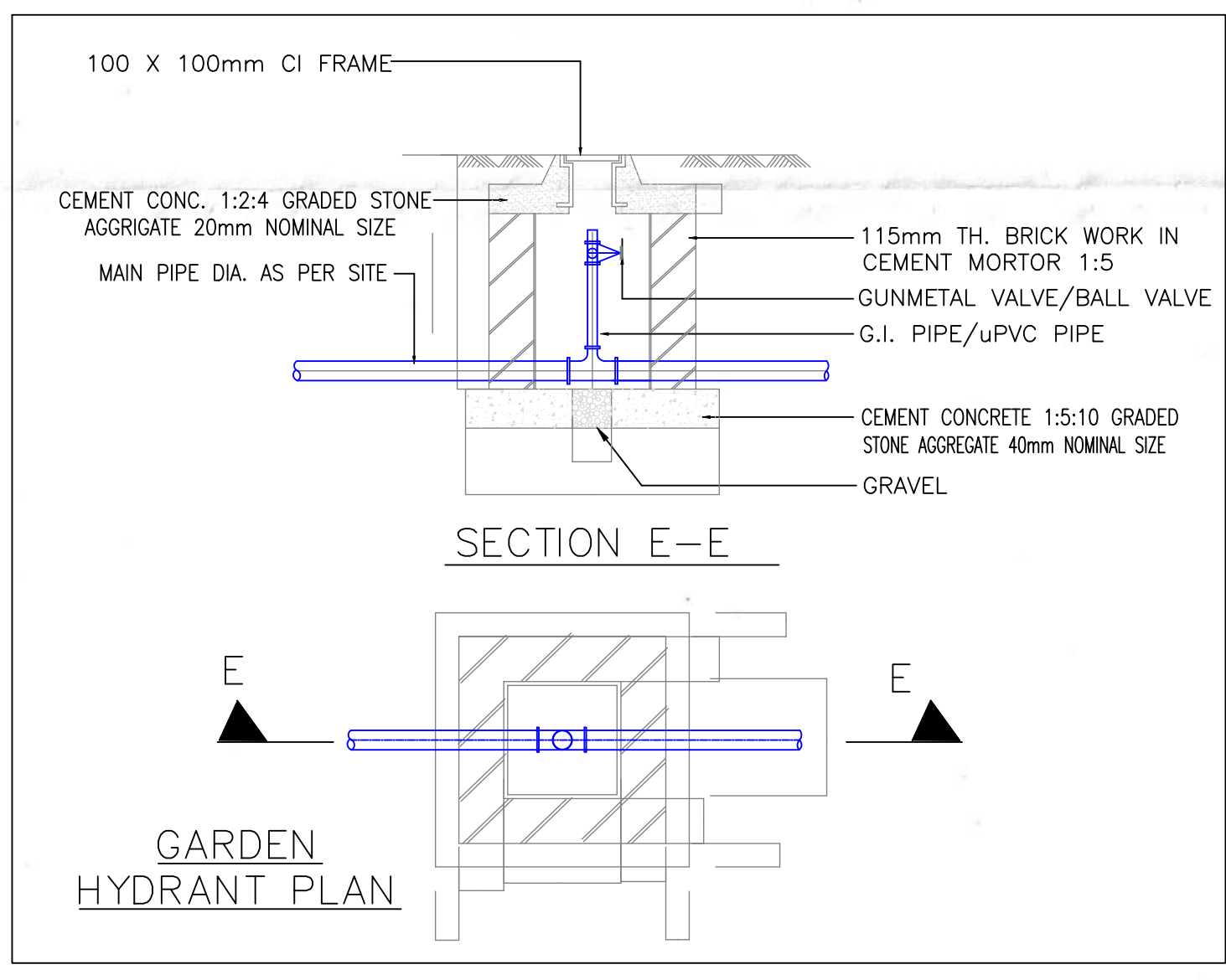
N. SCHOOL AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		143.000	141.900	20289.70
TOTAL ADDITION					20289.70
TOTAL AREA					20289.70

N. SCHOOL PARKING AREA

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1		143.000	141.900	20289.70
TOTAL ADDITION					20289.70
TOTAL AREA					20289.70

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.



PHASE-WISE SITE PLAN

TOWER AREA DETAIL	
NO. OF FLOOR	GROUND COVERAGE
TOWER 1	S+43
TOWER 2	S+42
TOWER 3	S+42
TOWER 4	S+42
TOWER 5	S+42
EWS	G+9
BASEMENT - 01	1
BASEMENT - 02	1
BASEMENT - 03	1
BASEMENT - 04	1
TOTAL	2783.471

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	FIRE TOWER LIFT LOBBY	BASEMENT AREAS	REFUGE TERRACE AREA	TOTAL BUILT UP PER TOWER
TOWER 1	S+43	607.724	206.729	400.994	489.728	39	494.166	4	21282.785	139.731	1275.509	256.495	130.250	23485.705
TOWER 2	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031
TOWER 3	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031
TOWER 4	S+42	930.644	387.089	543.554	711.710	38	711.71	4	30278.909	234.893	1097.250	170.856	141.569	32467.031
TOWER 5	S+42	607.724	206.729	400.994	489.728	38	494.166	4	20793.057	139.731	1245.846	250.530	130.250	22910.409
EWS	G+9	489.854	139.033	350.821	361.990	9			3396.943	58.275	222.750			4028.789
BASEMENT - 01	1											25349.805		25349.805
BASEMENT - 02	1											25349.805		25349.805
BASEMENT - 03	1											24343.479		24343.479
BASEMENT - 04	1											23912.788		23912.788
TOTAL				2783.471					136309.512					2644.779

COMMERCIAL	G+1	2084.908	1941.176	625.58		2566.756	42.603	35.42						2644.779
N.S.	G+1	213.700	213.7	184.03		397.730	37.000	29.67						464.400
TOTAL		6795.842												249941.113

UNIT DETAIL	
UNIT-1A-4BHK (195.725)	UNIT-1B-4BHK (186.605)
TOWER 1	39
TOWER 2	0
TOWER 3	0
TOWER 4	0
TOWER 5	38
EWS	42
TOTAL NO. OF UNITS	77
NO. OF PERSONS IN EACH UNIT	
POPULATION	
TOTAL POPULATION PROPOSED	

UNIT-1C-4BHK (195.725)	UNIT-2A-3BHK (140.780)	UNIT-2B-3BHK (128.10)	TOTAL NO. OF UNITS	DOMESTIC HELP	EWS UNIT
TOWER 1	43	4	0	86	43
TOWER 2	0	0	84	168	
TOWER 3	0	0	84	168	
TOWER 4	0	0	84	168	
TOWER 5	0	0	0	84	42
EWS					126
TOTAL NO. OF UNITS	77	85	252	674	126
NO. OF PERSONS IN EACH UNIT					
POPULATION					
TOTAL POPULATION PROPOSED					

BASEMENT AREA PROPOSED

AREA	ECS PROPOSED	CAR PARKING PROPOSED
BASEMENT 01	19900.114	621.88
BASEMENT 02	21823.201	681.98
BASEMENT 03	21049.842	657.81
BASEMENT 04	21049.842	657.81
TOTAL	83822.999	2619

EWS CALCULATION

TOTAL NO. OF UNIT	806
TOTAL NO. OF MAIN UNIT	674
TOTAL NO. OF EWS	13% OF THE NO. OF UNITS PROVIDED
	138.34 UNITS
	138 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
TOWER 2	543.554	19
TOWER 3	543.554	19
TOWER 4	543.554	19
TOWER 5	400.994	14
EWS	350.821	13
TOTAL	2783.471	99

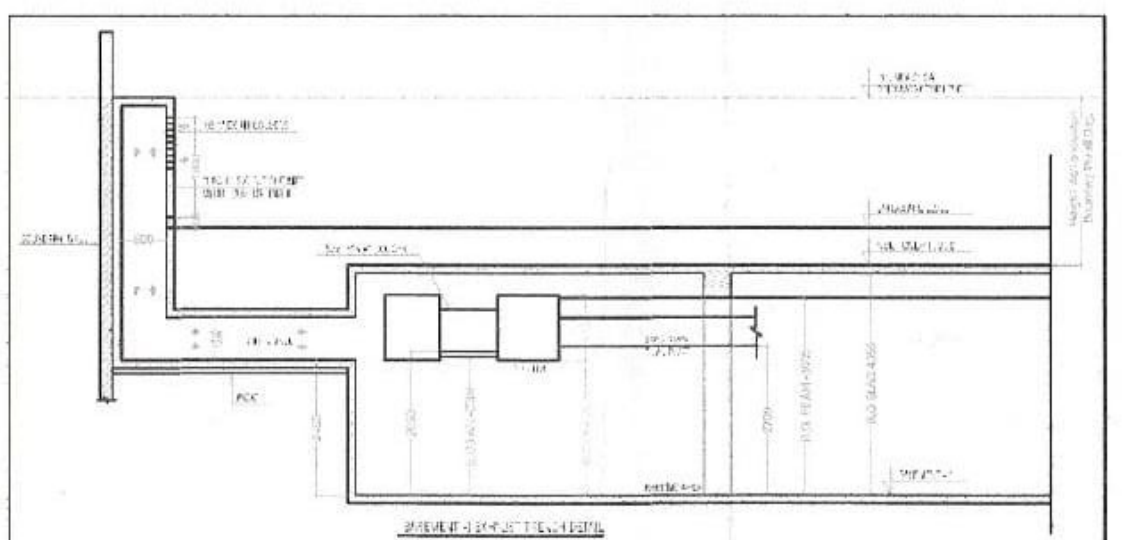
TOTAL CAR PARKING PROPOSED

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

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
TOTAL ECS REQUIRED					759
5% CAR PARKS RESERVED FOR EWS				37.95	38 ECS
38 CAR PARKING 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				1 ECS PER 50 SQ.MT.	
TOTAL ECS REQUIRED				51.33512	52 ECS
TOTAL ECS REQUIRED					849 ECS

RECYCLE WATER LAYOUT



SITE AREA CALCULATION

SITE AREA (9.58125X 4046.85 SQ.MTS)	(ACRES)	PERMISSIBLE	PROPOSED
		9.58125	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)		38773.882	
		135708.585	
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)		421.789%	351.55%
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)			
S.P. POPULATION OF DWELLING UNITS		85X3=255	255
TOTAL POPULATION PROPOSED			3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA) (9.58125X 4046.85 SQ.MTS) 6000:10% PPA/ACRES		690-810	412.90
(+150 FOR EXTRA F.A.R. VIA T.D.R.)			
PARKING AREA			ECS
(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

NOTES:

- BOUNDARY WALL AS PER STANDARD DESIGN.

VEP CONSULTANT:
ANIELAC CONSULTANTS PVT. LTD.
C-10/1, Gurgaon Industrial Area, Phase II, Gurgaon, Haryana (122001)
98101 48888

STRUCTURAL CONSULTANT:
VINTH CONSULTANTS
Consultant Engineer & Project Managers
C-10/1, Gurgaon Industrial Area, Phase II, Gurgaon, Haryana (122001)
98101 48888

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

DESIGN CONSULTANT:
Architect Hafeez Contractor
B-10/1, Gurgaon Industrial Area, Phase II, Gurgaon, Haryana (122001)
98101 48888

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.

DRAWING TITLE:
SITE PLAN PHASING PLAN

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