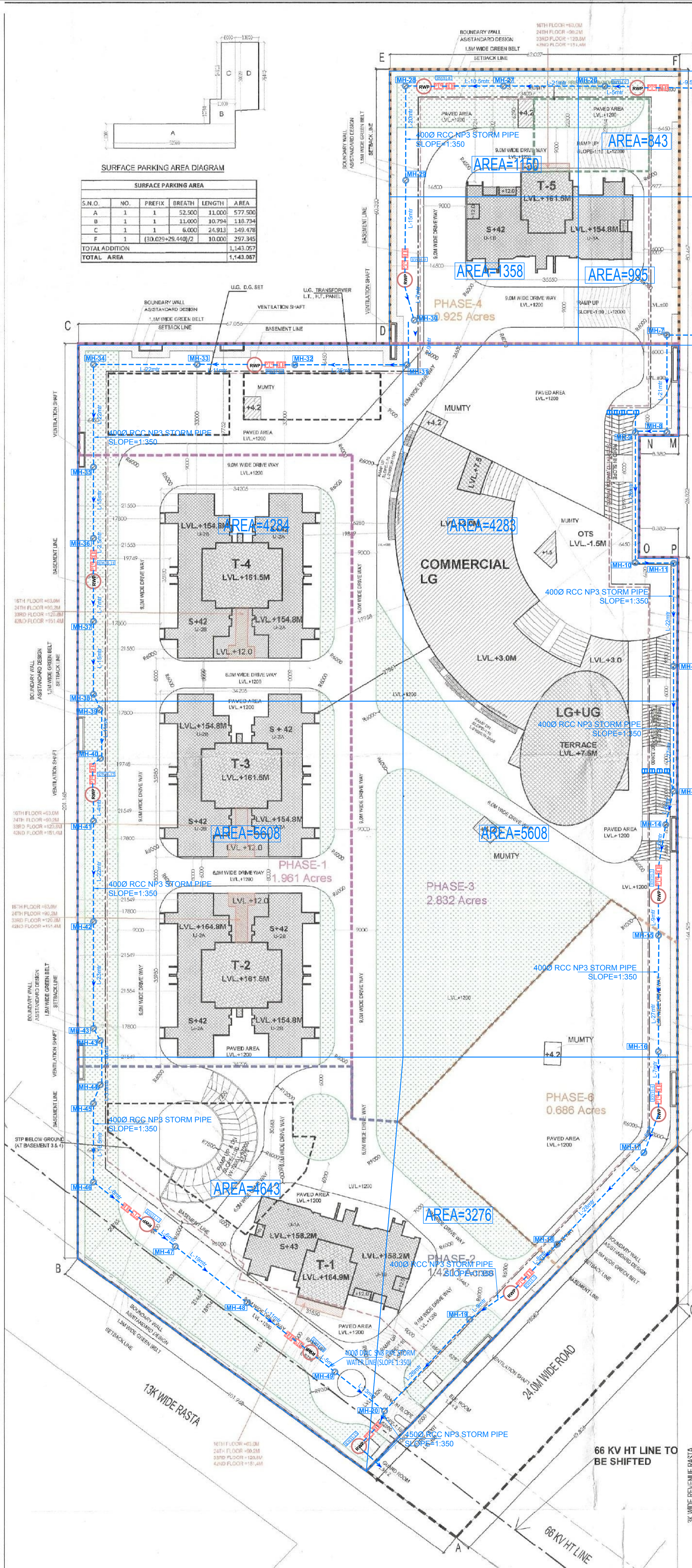




SIZE OF MANHOLE WITH REFERENCE TO DEPTH

DEPTH	SIZE OF M.H.
0.90m TO 1.65m	900mm DIA
1.65m TO 2.30m	1200mm DIA
2.30m TO 9.00m	1500mm DIA
9.00m TO 14.00m	1800mm DIA

LEGEND :- STORM WATER

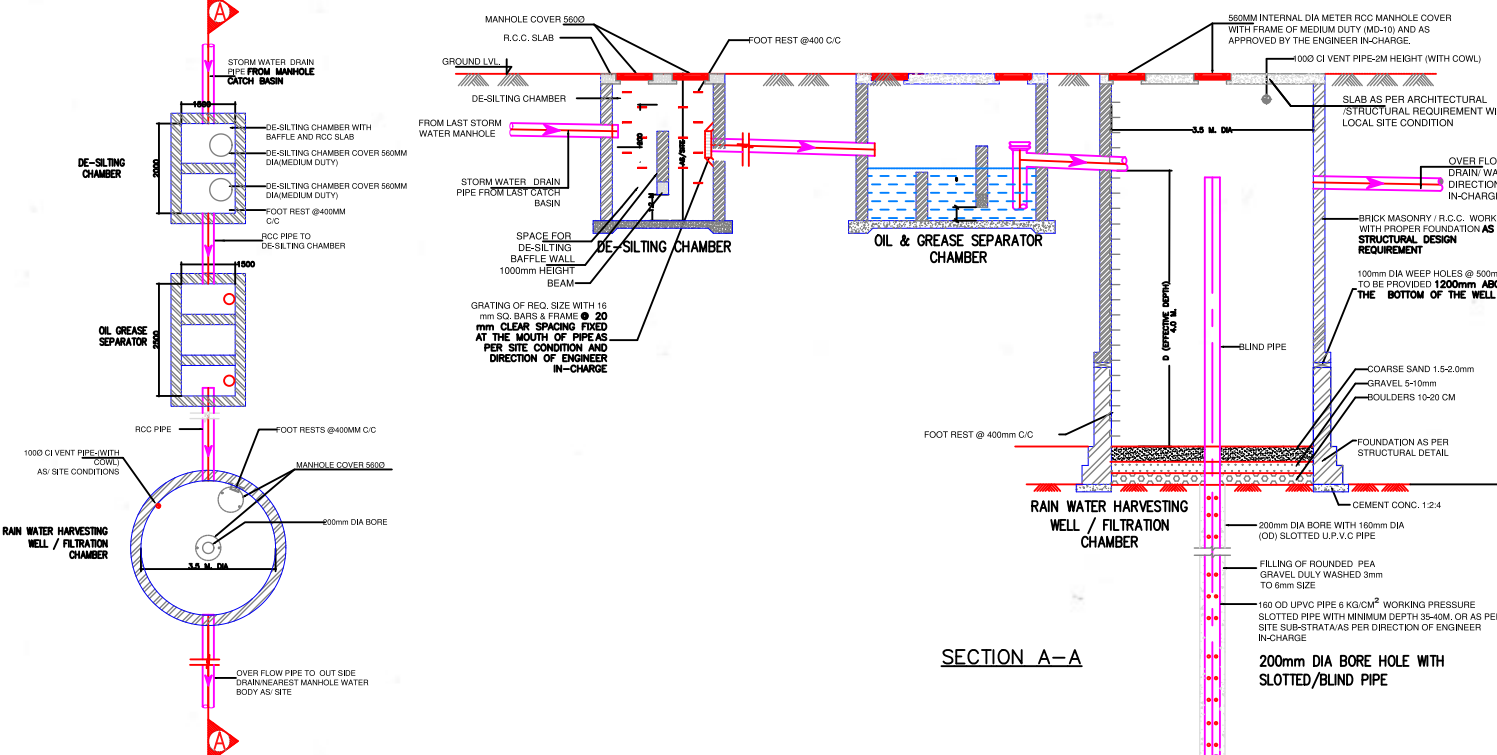
- (1) STORM WATER PIPE
- (2) STORM WATER MANHOLE SIZE-(900 & 1200)
- (3) RAIN WATER HARVESTING & DE-SILTING CHAMBER

SYMBOL

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.

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

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



DRG-110: DTP 10223 Dt 16-05-24

(VARINDER KUMAR) AD (HQ)

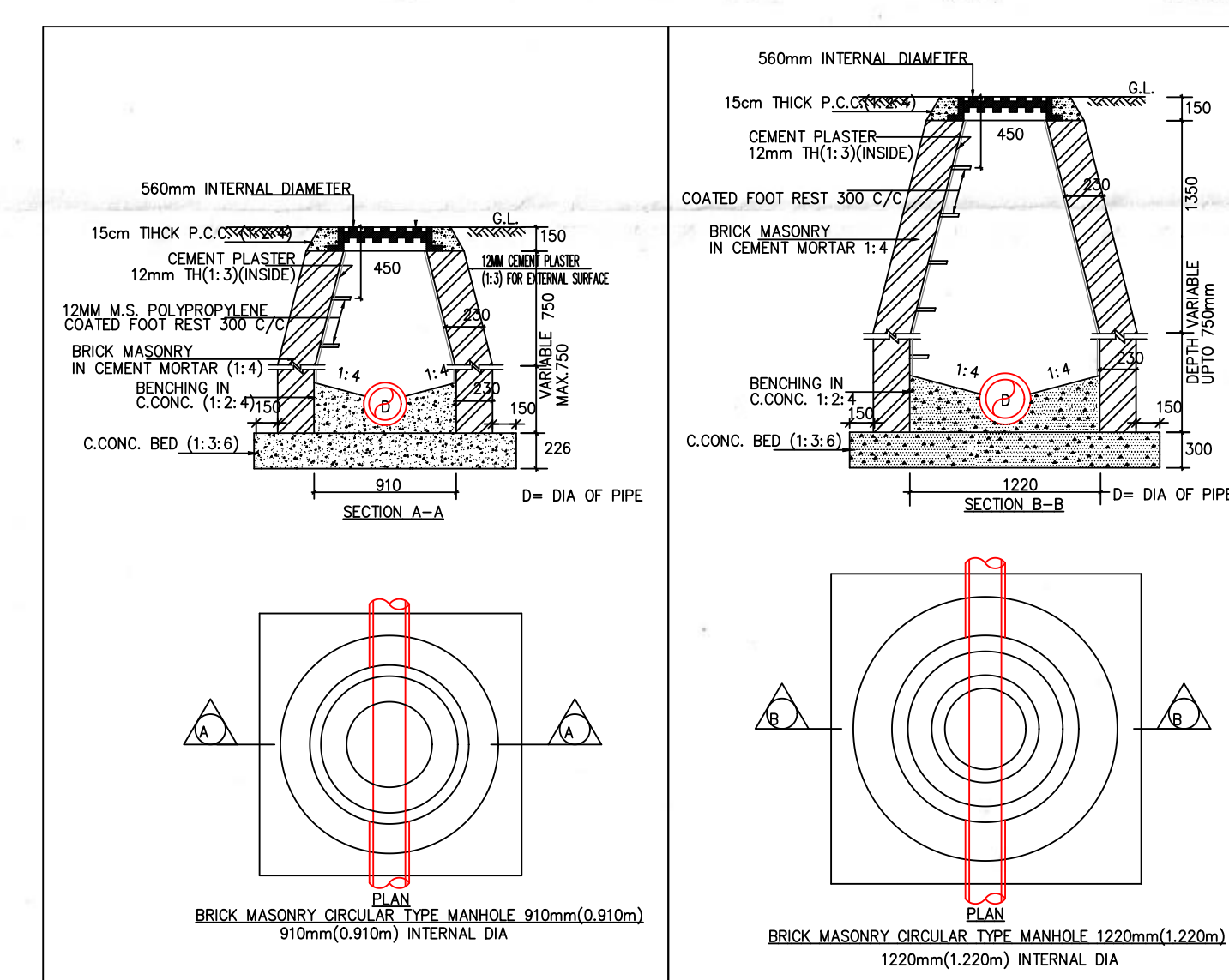
(YAJAN CHAUDHARY) ATP(HQ)

(ASHISH SHARMA) DTP (HQ)

(HITESH SHARMA) STP (M)

(P. SINGH) CTP(HR)

(AMIT KHATRI, IAS) DTPC (HR)



PHASE-WISE SITE PLAN

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	DOMESTIC HELP	EWS UNIT	
TOWER 1	39	43	4	0	0	86	43		
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	42		
EWS								126	
TOTAL NO. OF UNITS	77	85	8	252	252	674	85	126	
NO. OF PERSONS IN EACH UNIT						5	3	2	
POPULATION						3370	255	252	
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

EWS CALCULATION			
TOTAL NO. OF UNIT	674		
TOTAL NO. OF EWS	138.34 UNITS		
15% OF THE NO. OF UNITS PROVIDED	101 UNITS		

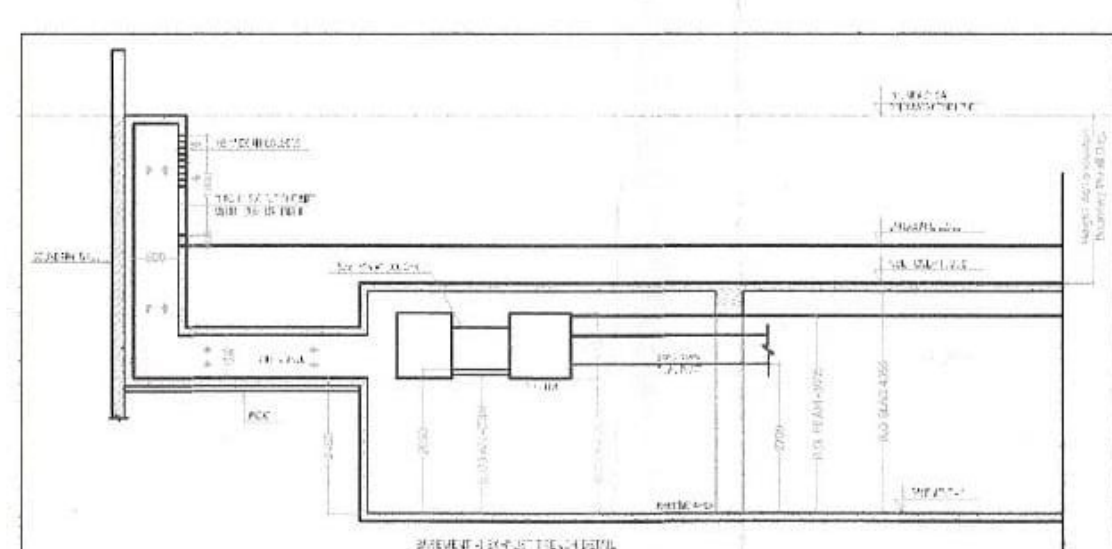
SURFACE AREA PROPOSED			
	AREA	ECS PROPOSED	CAR PARKING PROPOSED
SURFACE AREA	1143.057	49.7	38.0

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 ECS					
38 CAR PARKS PROVIDED ON SURFACE (1 to 38), +1 to 10 of EWS STILT					
TOTAL RESERVED CAR PARKING FOR EWS= 48					
COMMERCIAL					
2566.756					
1 ECS PER 50 SQ.MT.					
51.33512					
52 ECS					
TOTAL ECS REQUIRED					
849 ECS					

STORM WATER LAYOUT



SITE AREA CALCULATION			
	PERMISSIBLE	PROPOSED	
SITE AREA (9.58125X 4046.85 SQ.MTS)	(ACRES)	9.58125	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)	(SQMT)	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)			
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)		163543.723	136309.512
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR		421.789%	351.55%
TOTAL GROUND COVERAGE (60%)		2714.172	2566.756
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)		23264.329	6795.842
NO. OF DWELLING UNIT OF RESIDENTIAL		17.52%	
NO. OF DWELLING UNIT OF EWS		118.94	126
NO. OF DWELLING UNIT OF SERVICE PERSONNEL		68	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) (9.58125 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

NOTES: - BOUNDARY WALL AS PER STANDARD DESIGN.

MEP CONSULTANT: HANIEL CONSULTANTS PVT. LTD.

STRUCTURAL CONSULTANT: VITTECH CONSULTANTS

CLIENT: WHITELAND

M/s. Whiteland Corporation Private Limited.

DESIGN CONSULTANT: Architect Hafeez Contractor

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. S-1