

**SURFACE PARKING AREA**

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	12.000	11.000	132.000
B	1	1	12.000	10.750	129.000
C	1	1	6.000	25.933	155.478
F	1	1	10.000	20.000	200.000
TOTAL ADDITION					516.478
TOTAL AREA					1143.057

**N. SCHOOL AREA**

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	12.000	11.000	132.000
TOTAL ADDITION					132.000
TOTAL AREA					248.000

**N. SCHOOL PARKING AREA**

S.N.O.	NO.	PREFIX	BREATH	LENGTH	AREA
A	1	1	12.000	11.000	132.000
TOTAL ADDITION					132.000
TOTAL AREA					248.000

(VARINDER KUMAR) AD (HQ) (YAJAN CHAUDHARY) ATP(HQ) (ASHISH SHARMA) DTP (HQ) (HITESH SHARMA) STP (M) (P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTC (HR)

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	EW'S & N.S.

## 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	MUMITY 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	22902.409
EW'S	G+9	489.854	139.033	350.821	361.990	9			3306.943	58.275	222.750				4028.789
BASEMENT - 01	1												25349.806		25349.806
BASEMENT - 02	1												25349.806		25349.806
BASEMENT - 03	1												24343.479		24343.479
BASEMENT - 04	1												23912.788		23912.788
TOTAL				2783.471					136309.512						
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)	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
EW'S						
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

**EW'S CALCULATION**

TOTAL NO. OF UNIT	674
TOTAL NO. OF MAIN UNIT	138.34
TOTAL NO. OF EW'S	138.34
PROVIDED	138.34

**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
EW'S	350.821	13	SCOOTER
TOTAL	2783.471	99	0

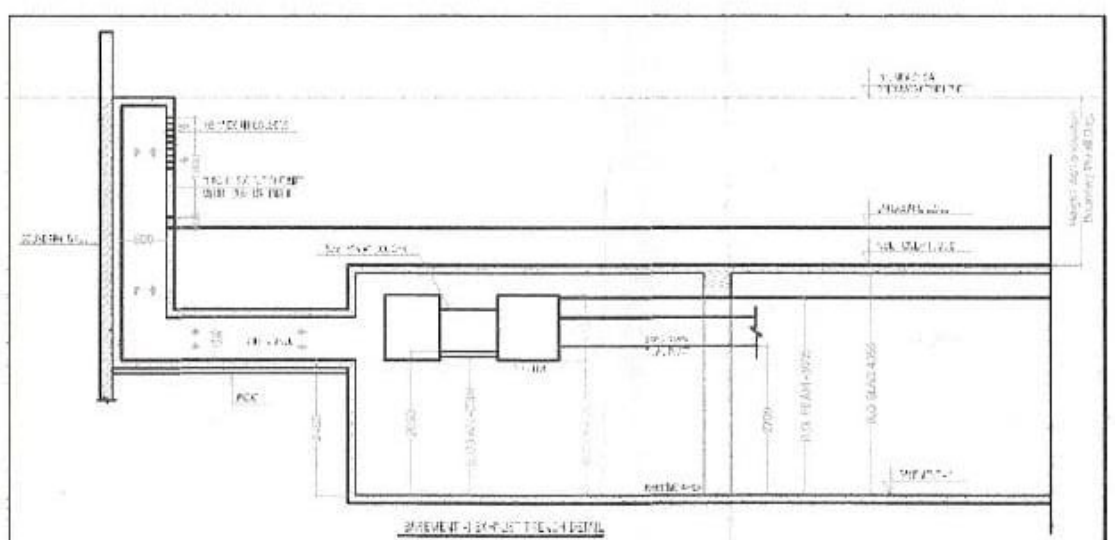
**TOTAL CAR PARKING PROPOSED**

	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
TOTAL ECS REQUIRED					759
5% CAR PARKS RESERVED FOR EW'S					37.95
38 CAR PARKS PROVIDED ON SURFACE (1 to 38)					38
TOTAL RESERVED CAR PARKING FOR EW'S = 48					48
COMMERCIAL					
TOTAL COMMERCIAL AREA					2566.756
ECS REQUIRED					50 SQ.MT.
TOTAL ECS REQUIRED					51.33512
TOTAL ECS REQUIRED					849 ECS

## ROAD PLAN LAYOUT



SITE AREA CALCULATION		
	PERMISSIBLE	PROPOSED
SITE AREA (9.58125X 4046.85 SQ.MTS)	9.58125	
(ACRES)	38773.882	
TOTAL FAR @ 350% OF SITE AREA (SQMT) (FALLING WITHIN INTENSE ZONE)	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)		
TOTAL PERMISSIBLE RESIDENTIAL FAR (A+B)	163543.723	136309.512
2% COMMERCIAL COMPONENT OF 9.58125 TOTAL FAR	421.7899	351.555%
TOTAL GROUND COVERAGE (60%)	2714.172	2566.756
REQUIRED GREEN/OPEN AREA ON SITE (@ 15%)	23264.329	17.52%
NO. OF DWELLING UNIT OF RESIDENTIAL	5816.082	6016.030
NO. OF DWELLING UNIT OF EW'S		15.51%
NO. OF DWELLING UNIT OF SERVICE PERSONNEL		674
MAIN DWELLING UNIT POPULATION (@ 5 PERSONS EACH)	118.94	126
EW'S POPULATION (@ 2 PERSONS EACH)	68	85
NO. OF S.P. DWELLING UNITS		252
(@ 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
TOTAL POPULATION PROPOSED		3877
DENSITY (TOTAL POPULATION/RESIDENTIAL SITE AREA) (9.58125X 4046.85 SQ.MTS) 600X10% PPA/ACRES		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 EW'S		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.

**PREP CONSULTANT:**  
HARSH CONSULTANTS PVT. LTD.  
C-10, Sector 10, Gurgaon, Haryana (India) - 122001

**STRUCTURAL CONSULTANT:**  
VITECT CONSULTANTS  
C-10, Sector 10, Gurgaon, Haryana (India) - 122001

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

**DESIGN CONSULTANT:**  
Architect Hafeez Contractor  
B-10, Sector 10, Gurgaon, Haryana (India) - 122001

**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 **N** **SHEET NO.** S-1

**SCALE:** 1:100 (A1)