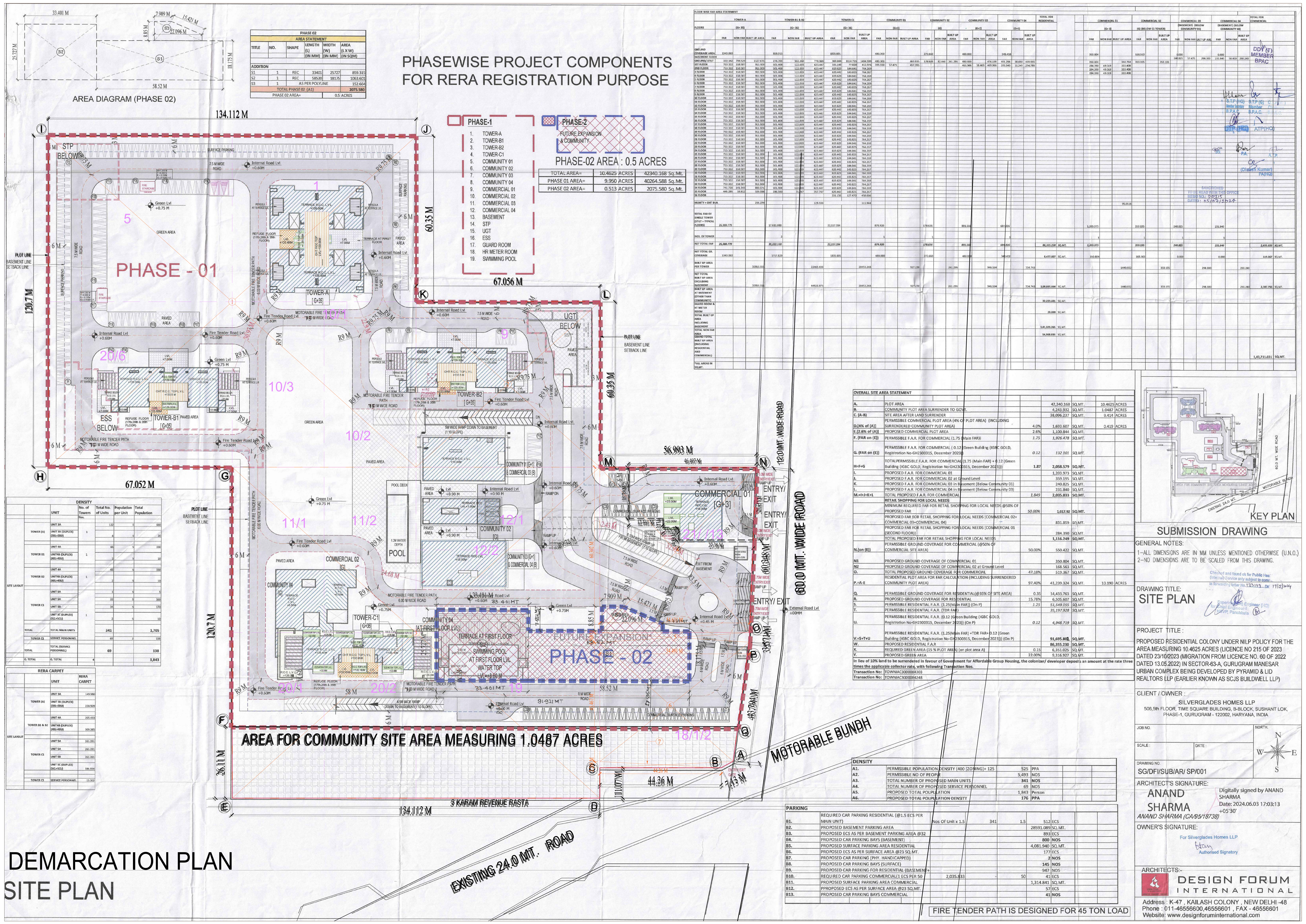




DEMARICATION PLAN SITE PLAN

PHASEWISE PROJECT COMPONENTS FOR RERA REGISTRATION PURPOSE

PHASE 02					
AREA STATEMENT					
TITLE	NO.	SHAPE	LENGTH (L) (IN MM)	WIDTH (W) (IN MM)	AREA (L X W) (IN SQ.M)
ADDITION					
S1	1	REC	33401	25727	859.315
S2	1	REC	58520	18175	1063.601
S3	1	AS PER POLYLINE			152.864
TOTAL PHASE 02 (A3)					2075.780
PHASE 02 AREA=					0.5 ACRES

PHASE-2			
FUTURE EXPANSION & COMMUNITY			
PHASE-02 AREA : 0.5 ACRES			
TOTAL AREA=	10.4625 ACRES	42340.188 Sq. Mt.	
PHASE 01 AREA=	9.950 ACRES	40264.588 Sq. Mt.	
PHASE 02 AREA=	0.513 ACRES	2075.580 Sq. Mt.	

- PHASE-1
1. TOWER-A
 2. TOWER-B1
 3. TOWER-B2
 4. TOWER-C1
 5. COMMUNITY 01
 6. COMMUNITY 02
 7. COMMUNITY 03
 8. COMMUNITY 04
 9. COMMUNITY 01
 10. COMMERCIAL 02
 11. COMMERCIAL 03
 12. COMMERCIAL 04
 13. BASEMENT
 14. STP
 15. UGT
 16. ESS
 17. GUARD ROOM
 18. HR METER ROOM
 19. SWIMMING POOL

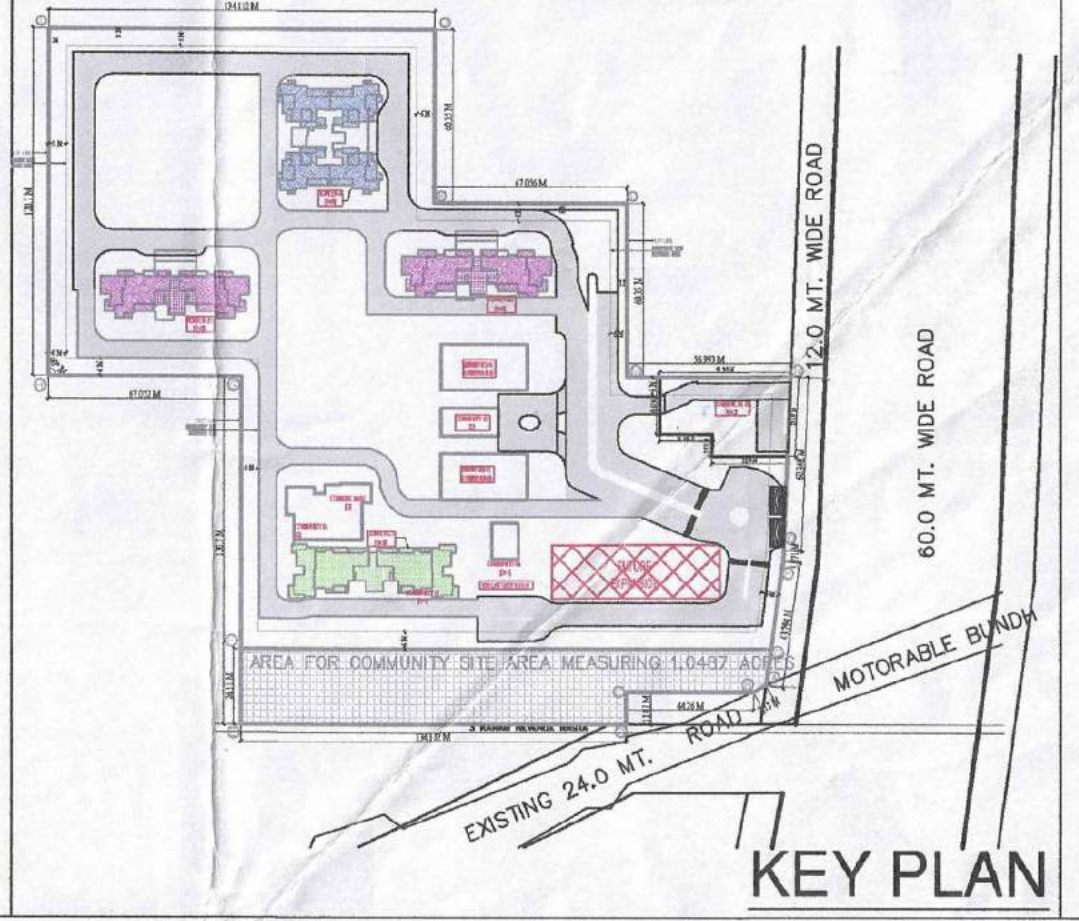
DENSITY				
UNIT	No. of Towers	Total No. of Units	Population per Unit	Total Population
TOWER (A)	1	132	5	660
TOWER B1	1	46	5	230
TOWER B2	1	46	5	230
TOWER C1	1	34	5	170
TOWER C2	1	34	5	170
TOTAL		382		1,910
TOTAL		69		338
TOTAL		451		2,248

RERA CARPET	
UNIT	RERA CARPET
TOWER (A)	144.580
TOWER B1 & B2	230.500
TOWER C1 & C2	207.380
TOTAL	582.460

OVERALL SITE AREA STATEMENT			
A.	PLOT AREA	42,340.188 SQ.MT.	10.4625 ACRES
B.	COMMUNITY PLOT AREA SURRENDER TO GOVT.	4,243.932 SQ.MT.	1.0487 ACRES
C. (A-B)	SITE AREA AFTER LAND SURRENDER	38,096.257 SQ.MT.	9.414 ACRES
D. (4% of A)	PERMISSIBLE COMMERCIAL PLOT AREA (4% OF PLOT AREA) (INCLUDING SURROUNDING COMMUNITY PLOT AREA)	1,693.567 SQ.MT.	0.413 ACRES
E. (2.6% of A)	PROPOSED COMMERCIAL PLOT AREA	1,100.844 SQ.MT.	
F. (FAR on E)	PERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR))	1,926.478 SQ.MT.	
G. (FAR on E)	PERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR) + 0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023))	1,32.101 SQ.MT.	
H-F+G	TOTAL PERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR) + 0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023))	2,058.579 SQ.MT.	
I.	PROPOSED F.A.R. FOR COMMERCIAL 01	1,203.973 SQ.MT.	
J.	PROPOSED F.A.R. FOR COMMERCIAL 02 at Ground Level	359.195 SQ.MT.	
K.	PROPOSED F.A.R. FOR COMMERCIAL 03 in Basement (Below Community 01)	240.825 SQ.MT.	
L.	PROPOSED F.A.R. FOR COMMERCIAL 04 in Basement (Below Community 03)	231.840 SQ.MT.	
M+J+K+L	TOTAL PROPOSED F.A.R. FOR COMMERCIAL RETAIL SHOPPING FOR LOCAL NEEDS	2,035.833 SQ.MT.	
N.	MINIMUM REQUIRED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (50% OF PROPOSED FAR)	1,017.92 SQ.MT.	
N1	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 02+ COMMERCIAL 03+ COMMERCIAL 04)	831.859 SQ.MT.	
N2	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 01 (SECOND FLOOR))	234.390 SQ.MT.	
O.	TOTAL PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS	1,116.249 SQ.MT.	
N (on E)	PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL (50% OF COMMERCIAL SITE AREA)	550.422 SQ.MT.	
N1	PROPOSED GROUND COVERAGE OF COMMERCIAL 01	300.806 SQ.MT.	
N2	PROPOSED GROUND COVERAGE OF COMMERCIAL 02 at Ground Level	168.563 SQ.MT.	
O.	TOTAL PROPOSED GROUND COVERAGE FOR COMMERCIAL	47.18% SQ.MT.	
P-A-E	RESIDENTIAL PLOT AREA FOR FAR CALCULATION (INCLUDING SURRENDERED COMMUNITY PLOT AREA)	41,239.324 SQ.MT.	10.190 ACRES
Q.	PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL (35% OF SITE AREA)	14,433.763 SQ.MT.	
R.	PROPOSED GROUND COVERAGE FOR RESIDENTIAL	6,505.607 SQ.MT.	
S.	PERMISSIBLE RESIDENTIAL F.A.R. (1.25 (Main FAR)) (On P)	51,548.155 SQ.MT.	
T.	PERMISSIBLE RESIDENTIAL F.A.R. (TOR FAR)	35,197.928 SQ.MT.	
U.	PERMISSIBLE RESIDENTIAL F.A.R. (0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023)) (On P)	4,948.719 SQ.MT.	
V-S+T+U	PERMISSIBLE RESIDENTIAL F.A.R. (1.25 (Main FAR) + TOR FAR+ 0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023)) (On P)	91,695.802 SQ.MT.	
W.	PROPOSED RESIDENTIAL F.A.R.	86,355.230 SQ.MT.	
X.	REQUIRED GREEN AREA (15 % PLOT AREA) (on plot area A)	6,351.025 SQ.MT.	
Y.	PROPOSED GREEN AREA	9,316.927 SQ.MT.	
In lieu of 10% land to be surrendered in favour of Government for Affordable Group Housing, the colonizer/ developer deposits an amount at the rate three times the applicable collector rate, with following Transaction Nos.			
Transaction No: TOWNAC300084303			
Transaction No: TOWNAC300084248			

DENSITY			
A1.	PERMISSIBLE POPULATION DENSITY (400 (ZONING)+ 125	525 PPA	
A2.	PERMISSIBLE NO. OF PEOPLE	5,493 NOS	
A3.	TOTAL NUMBER OF PROPOSED MAIN UNITS	341 NOS	
A4.	TOTAL NUMBER OF PROPOSED SERVICE PERSONNEL	69 NOS	
A5.	PROPOSED TOTAL POPULATION	1,843 Person	
A6.	PROPOSED TOTAL POPULATION DENSITY	176 PPA	

PARKING			
B1.	REQUIRED CAR PARKING RESIDENTIAL (@1.5 ECS PER MAIN UNIT)	Nos Of Unit x 1.5	341
B2.	PROPOSED BASEMENT PARKING AREA		512 ECS
B3.	PROPOSED ECS AS PER BASEMENT PARKING AREA @32		28891.089 SQ.MT.
B4.	PROPOSED CAR PARKING BAYS (BASEMENT)		893 ECS
B5.	PROPOSED SURFACE PARKING AREA RESIDENTIAL		4,081.940 SQ.MT.
B6.	PROPOSED ECS AS PER SURFACE AREA @23 SQ.MT.		177 ECS
B7.	PROPOSED CAR PARKING (PHY. HANDICAPPED)		2 NOS
B8.	PROPOSED CAR PARKING BAYS (SURFACE)		145 NOS
B9.	PROPOSED CAR PARKING FOR RESIDENTIAL (BASEMENT)		947 NOS
B10.	REQUIRED CAR PARKING COMMERCIAL ECS PER 50	2,035.833	50
B11.	PROPOSED SURFACE PARKING AREA COMMERCIAL		1,314.841 SQ.MT.
B12.	PROPOSED ECS AS PER SURFACE AREA @23 SQ.MT.		57 ECS
B13.	PROPOSED CAR PARKING BAYS COMMERCIAL		41 NOS



SUBMISSION DRAWING

GENERAL NOTES:
1-ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE (U.N.O.)
2-NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

DRAWING TITLE:
SITE PLAN

PROJECT TITLE:
PROPOSED RESIDENTIAL COLONY UNDER NILP POLICY FOR THE AREA MEASURING 10.4625 ACRES (LICENCE NO 215 OF 2023 DATED 23/10/2023 (MIGRATION FROM LICENCE NO. 60 OF 2022 DATED 13.05.2022) IN SECTOR-63-A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PYRAMID & LID REALTORS LLP (EARLIER KNOWN AS SCJS BUILDWELL LLP)

CLIENT / OWNER:
SILVERGLADES HOMES LLP
505,5th FLOOR, TIME SQUARE BUILDING, B-BLOCK, SUSHANT LOK, PHASE-1, GURUGRAM - 122002, HARYANA, INDIA

JOB NO.
SCALE:
DATE:

DRAWING NO:
SG/DFI/SUB/AR/ SP/001

ARCHITECT'S SIGNATURE:
ANAND SHARMA

OWNER'S SIGNATURE:
For Silverglades Homes LLP
Authorised Signatory

ARCHITECTS:-
DESIGN FORUM INTERNATIONAL

Address: K-47, KAILASH COLONY, NEW DELHI-48
Phone: 011-46556600, 46556601, FAX: 46556601
Website: www.designforuminternational.com

FIRE TENDER PATH IS DESIGNED FOR 45 TON LOAD