Site Plan

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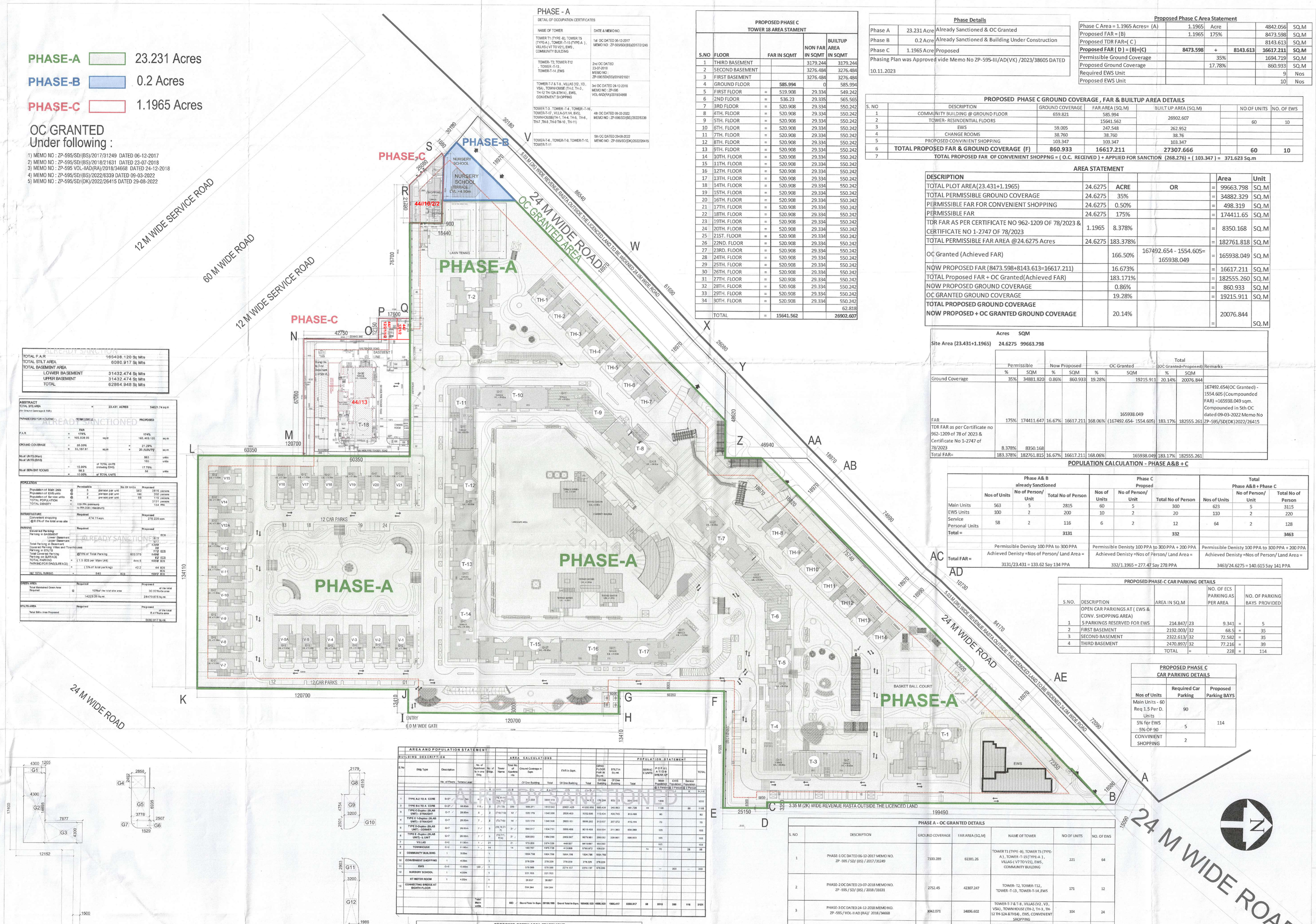
PHASE-A 23.231 Acres

PHASE-B 0.2 Acres

PHASE-C 1.1965 Acres

OC GRANTED
Under following :

1) MEMO NO : ZP-595/SD/(BS)/2017/31249 DATED 06-12-2017
2) MEMO NO : ZP-595/SD/(BS)/2018/21631 DATED 23-07-2018
3) MEMO NO : ZP-595 VOL-II/AD(RA)/2018/34668 DATED 24-12-2018
4) MEMO NO : ZP-595/SD/(BS)/2022/6339 DATED 09-03-2022
5) MEMO NO : ZP-595/SD/(DK)/2022/26415 DATED 29-08-2022



PHASE - A

DETAIL OF OCCUPATION CERTIFICATES

NAME OF TOWER	DATE & MEMO NO.
TOWER T1 (TYPE -B), TOWER T5 (TYPE-A), TOWER T-15 (TYPE-A), VILLAS (VT TO VT), EWS, COMMUNITY BUILDING	1st OC DATED 06-12-2017 MEMO NO. ZP-595/SD/(BS)/2017/31249
TOWER-T2, TOWER-T12 , TOWER -T-13 , TOWER-T-14 ,EWS	2nd OC DATED 23-07-2018 MEMO NO : ZP-595/SD/(BS)/2018/21631
TOWER-T-7 & T-8 , VILLAS (V2 , V3 , V5A) , TOWNHOUSE (TH-2, TH-3 , TH-12 TH-12A &TH14) , EWS, COMVENIENT SHOPPING	3rd OC DATED 24-12-2018 MEMO NO : ZP-595 VOL-II/AD(RA)/2018/34668
TOWER T-3 , TOWER-T-4 , TOWER-T-16 , TOWER-T-17 , VILLA-(V1,V4, &V5), TOWNHOUSE(TH-1, TH-4, TH-5, TH-6, TH-7, TH-8 ,TH-9, TH-10 , TH-11)	4th OC DATED 09-03-2022 MEMO NO : ZP-595/SD/(BS)/2022/6339
TOWER-T-6 , TOWER-T-9, TOWER-T-10, TOWER-T-11	5th OC DATED 29-08-2022 MEMO NO : ZP-595/SD/(DK)/2022/26415

TOTAL P.A.R.	165408.120 Sq Mts	
TOTAL STILT AREA	6080.917 Sq Mts	
TOTAL BASEMENT AREA		
LOWER BASEMENT	31432.474 Sq Mts	
UPPER BASEMENT	31432.474 Sq Mts	
TOTAL	62864.948 Sq Mts	

ALREADY SANCTIONED

ABSTRACT				
TOTAL SITE AREA (for Ground Coverage & FAR)	=	23.431 ACRES		94821.74 sq.m
PARAMETERS FOR HOUSING		PERMISSIBLE		PROPOSED
P.A.R.		FAR 175%		174%
	=	165,938.05 sq.m		165,408.120 sq.m
GROUND COVERAGE	=	35.00%		21.29%
	=	33,587.61 sq.m		20,124.979 sq.m
No.of UNITS (Max)				563 units
No.of UNITS (EWS)				100 units
	=	15.00% of TOTAL UNITS (Including EWS)		17.76%
No.of SERVANT ROOMS	=	10.00% of TOTAL UNITS		56 units

POPULATION					
		Permissible		No Of Units	Proposed
Population of Main Units	@	5	persons per unit	563	2815 persons
Population of EWS Units	@	2	persons per unit	100	200 persons
Population of Service units	@	2	persons per unit	58	116 persons
TOTAL POPULATION					3131 persons
TOTAL DENSITY	=	133.7PP (minimum) to 299.2PP (maximum)			134 PPA

INFRASTRUCTURE			
		Required	Proposed
Convenient shopping @ 0.5% of the total area site		474.11 sqm.	278.229 sqm

PARKING			
		Required	Proposed
Covered Parking			
Parking in BASEMENT			ECS
Lower Basement			1349
Upper Basement			1349
Total Parking in Basement			2698
Covered Parking Villas and Townhouses			58
Parking in STILTS	@ 7.5% of Total Parking	633.375	112 ECS
Total Covered Parking			2868
Parking on SURFACE	@ 1.5 ECS per Main Unit	844.5	1898 ECS
TOTAL PARKING			4966 ECS
PARKING FOR EWS(SURFACE)	= (5% of total parking)	42.2	44 ECS
			2 ECS
NET TOTAL PARKING		845 ECS	4922 ECS

GREEN AREA			
		Required	Proposed
Total Mandated Green Area Required	@ 15% of the total area	30.10 % of the total area	
	14223.39 Sq.m	28470.875 Sq.m	

STILT AREA			
		Required	Proposed
Total Stilt Area Proposed			6.41 % of the total area
			6080.917 Sq.m

ALREADY SANCTIONED

PROPOSED PHASE C TOWER 18 AREA STATEMENT				
S.NO	FLOOR	FAR IN SQMT	NON FAR AREA IN SQMT	BUILTUP AREA IN SQMT
1	THIRD BASEMENT		3179.244	3179.244
2	SECOND BASEMENT		3276.484	3276.484
3	FIRST BASEMENT		3276.484	3276.484
4	GROUND FLOOR	585.994	0	585.994
5	FIRST FLOOR =	519.908	29.334	549.242
6	2ND FLOOR =	536.23	29.335	565.565
7	3RD FLOOR =	520.908	29.334	550.242
8	4TH. FLOOR =	520.908	29.334	550.242
9	5TH. FLOOR =	520.908	29.334	550.242
10	6TH. FLOOR =	520.908	29.334	550.242
11	7TH. FLOOR =	520.908	29.334	550.242
12	8TH. FLOOR =	520.908	29.334	550.242
13	9TH. FLOOR =	520.908	29.334	550.242
14	10TH. FLOOR =	520.908	29.334	550.242
15	11TH. FLOOR =	520.908	29.334	550.242
16	12TH. FLOOR =	520.908	29.334	550.242
17	13TH. FLOOR =	520.908	29.334	550.242
18	14TH. FLOOR =	520.908	29.334	550.242
19	15TH. FLOOR =	520.908	29.334	550.242
20	16TH. FLOOR =	520.908	29.334	550.242
21	17TH. FLOOR =	520.908	29.334	550.242
22	18TH. FLOOR =	520.908	29.334	550.242
23	19TH. FLOOR =	520.908	29.334	550.242
24	20TH. FLOOR =	520.908	29.334	550.242
25	21ST. FLOOR =	520.908	29.334	550.242
26	22ND. FLOOR =	520.908	29.334	550.242
27	23RD. FLOOR =	520.908	29.334	550.242
28	24TH. FLOOR =	520.908	29.334	550.242
29	25TH. FLOOR =	520.908	29.334	550.242
30	26TH. FLOOR =	520.908	29.334	550.242
31	27TH. FLOOR =	520.908	29.334	550.242
32	28TH. FLOOR =	520.908	29.334	550.242
33	29TH. FLOOR =	520.908	29.334	550.242
34	30TH. FLOOR =	520.908	29.334	550.242
				62.818
	TOTAL =	15641.562		26902.607

Phase Details		
Phase A	23.231 Acre	Already Sanctioned & OC Granted
Phase B	0.2 Acre	Already Sanctioned & Building Under Construction
Phase C	1.1965 Acre	Proposed

Phasing Plan was Approved vide Memo No ZP-595-III/AD(VK) /2023/38605 DATED 10.11.2023

Proposed Phase C Area Statement					
Phase C Area = 1.1965 Acres= (A)	1.1965			4842.056	SQ.M
Proposed FAR = (B)	1.1965	175%		8473.598	SQ.M
Proposed TDR FAR=(C)				8143.613	SQ.M
Proposed FAR (D) = (B)+(C)	**8473.598**	+	**8143.613**	**16617.211**	**SQ.M**
Permissible Ground Coverage		35%		1694.719	SQ.M
Proposed Ground Coverage		17.78%		860.933	SQ.M
Required EWS Unit				9	Nos
Proposed EWS Unit				10	Nos

PROPOSED PHASE C GROUND COVERAGE , FAR & BUILTUP AREA DETAILS						
S. NO	DESCRIPTION	GROUND COVERAGE	FAR AREA (SQ.M)	BUILT UP AREA (SQ.M)	NO OF UNITS	NO. OF EWS
1	COMMUNITY BUILDING @ GROUND FLOOR	659.821	585.994	26902.607		
2	TOWER- RESINDENTIAL FLOORS		15641.562		60	10
3	EWS	59.005	247.548	262.952		
4	CHANGE ROOMS	38.760	38.760	38.76		
5	PROPOSED CONVINIENT SHOPPING	103.347	103.347	103.347		
6	**TOTAL PROPOSED FAR & GROUND COVERAGE (F)**	**860.933**	**16617.211**	**27307.666**	**60**	**10**
7	**TOTAL PROPOSED FAR OF CONVENIENT SHOPPNG = (O.C. RECEIVED) + APPLIED FOR SANCTION (268.276) + (103.347) = 371.623 Sq.m**					

AREA STATEMENT						
DESCRIPTION					**Area**	**Unit**
TOTAL PLOT AREA(23.431+1.1965)	24.6275	**ACRE**	**OR**	=	99663.798	SQ.M
TOTAL PERMISSIBLE GROUND COVERAGE	24.6275	35%		=	34882.329	SQ.M
PERMISSIBLE FAR FOR CONVENIENT SHOPPING	24.6275	0.50%		=	498.319	SQ.M
PERMISSIBLE FAR	24.6275	175%		=	174411.65	SQ.M
TDR FAR AS PER CERTIFICATE NO 962-1209 OF 78/2023 & CERTIFICATE NO 1-2747 OF 78/2023	1.1965	8.378%		=	8350.168	SQ.M
TOTAL PERMISSIBLE FAR AREA @24.6275 Acres	24.6275	183.378%		=	182761.818	SQ.M
OC Granted (Achieved FAR)		166.50%	167492.654 - 1554.605= 165938.049	=	165938.049	SQ.M
NOW PROPOSED FAR (8473.598+8143.613=16617.211)		16.673%		=	16617.211	SQ.M
TOTAL Proposed FAR + OC Granted(Achieved FAR)		183.171%		=	182555.260	SQ.M
NOW PROPOSED GROUND COVERAGE		0.86%		=	860.933	SQ.M
OC GRANTED GROUND COVERAGE		19.28%		=	19215.911	SQ.M
TOTAL PROPOSED GROUND COVERAGE NOW PROPOSED + OC GRANTED GROUND COVERAGE		20.14%		=	20076.844	SQ.M

	Acres	SQM
Site Area (23.431+1.1965)	**24.6275**	**99663.798**

	Permissible %	Permissible SQM	Now Proposed %	Now Proposed SQM	OC Granted %	OC Granted SQM	Total (OC Granted+Proposed) %	Total (OC Granted+Proposed) SQM	Remarks
Ground Coverage	35%	34881.820	0.86%	860.933	19.28%	19215.911	20.14%	20076.844	
FAR	175%	174411.647	16.67%	16617.211	168.06%	165938.049 (167492.654- 1554.605)	183.17%	182555.261	167492.654(OC Granted) - 1554.605 (Coumpounded FAR) =165938.049 sqm. Compounded in 5th OC dated 09-03-2022 Memo No ZP-595/SD(DK)2022/26415
TDR FAR as per Certificate no 962-1209 of 78 of 2023 & Certificate No 1-2747 of 78/2023	8.378%	8350.168							
Total FAR=	183.378%	182761.815	16.67%	16617.211	168.06%	165938.049	183.17%	182555.261	

POPULATION CALCULATION - PHASE A&B + C

	Phase A& B already Sanctioned Nos of Units	No of Person/ Unit	Total No of Person	Phase C Propsed Nos of Units	No of Person/ Unit	Total No of Person	Total Phase A&B + Phase C Nos of Units	No of Person/ Unit	Total No of Person
Main Units	563	5	2815	60	5	300	623	5	3115
EWS Units	100	2	200	10	2	20	110	2	220
Service Personal Units	58	2	116	6	2	12	64	2	128
Total =			**3131**			**332**			**3463**
Total FAR =	Permissible Denisty 100 PPA to 300 PPA Achieved Denisty =Nos of Person/ Land Area = 3131/23.431 = 133.62 Say 134 PPA			Permissible Denisty 100 PPA to 300 PPA + 200 PPA Achieved Denisty =Nos of Person/ Land Area = 332/1.1965 = 277.47 Say 278 PPA			Permissible Denisty 100 PPA to 300 PPA + 200 PPA Achieved Denisty =Nos of Person/ Land Area = 3463/24.6275 = 140.615 Say 141 PPA		

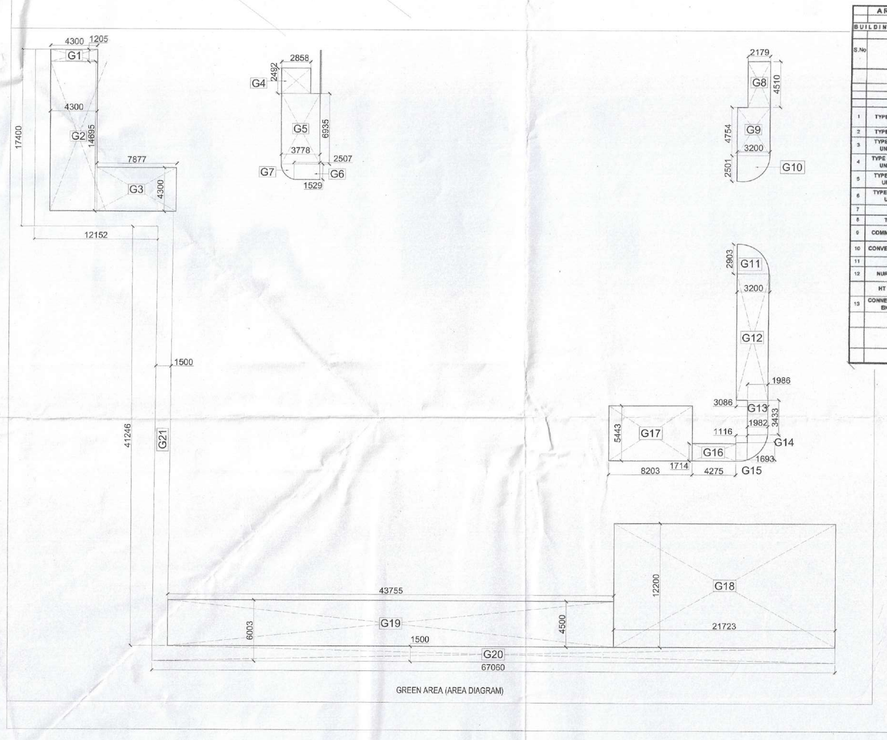
PROPOSED PHASE-C CAR PARKING DETAILS					
S.NO.	DESCRIPTION	AREA IN SQ.M	NO. OF ECS PARKING AS PER AREA		NO. OF PARKING BAYS PROVIDED
1	OPEN CAR PARKINGS AT (EWS & CONV. SHOPPING AREA) 5 PARKINGS RESERVED FOR EWS	214.847/ 23	9.341	=	5
2	FIRST BASEMENT	2192.003/ 32	68.5	=	35
3	SECOND BASEMENT	2322.613/ 32	72.582	=	35
4	THIRD BASEMENT	2470.897/ 32	77.216	=	39
		TOTAL	=	=	114

PROPOSED PHASE C CAR PARKING DETAILS		
Nos of Units	Required Car Parking	Proposed Parking BAYS
Main Units - 60 Req 1.5 Per D. Units	90	114
5% for EWS 5% OF 90	5	
CONVINIENT SHOPPING	2	

AREA AND POPULATION STATEMENT																												
BUILDING DESCRIPTION								AREA CALCULATIONS										POPULATION STATEMENT										
Sl. No.	Bldg Type	Description	No. of Floors	Typical Tower	No. of Apartments in one Bldg.	No. of Bldgs.	Total Nos. of Apartments	Ground Coverage in Sqm		FAR in Sqm.		Total	OPEN FLOOR AREA (Stilt) Sq.m.	STILT in Sq.m.	Total	SERVANT QUARTERS	Population @ 5 Persons/Apt	EWS Population @ 2 Persons/Apt	Service Population @ 2 Person/Apt	TOTAL
					A	B		Of One Building	Total	Of One Building	Total									
1	TYPE A-2 TO A CORE	S+27	27	Yes	4	5	175.71 (Typ.) 703.71	1	2	3884.115	7768.230	7768.230	855.73	855.73	1711.46	1896				9372
2	TYPE B-4 TO A CORE	S+27	28	60.00m	11B	2	271.73	250	500	1.812 (Typ)	2000.1425	41.002.856	505.429	240.963	481.728	44	1100		88	1188
3	TYPE C-Duplex (SLAB SHIFT)- STRAIGHT	G+7	8	20.00m	8	2	2718.7135	12	120.179	1.040.338	2026.453	2026.453	70.722.505	113.424	226.743	813.480		80		80
4	TYPE C-1Duplex (SLAB SHIFT)- STRAIGHT	G+7	8	20.00m	7	2	(73.718) 147.43	14	120.179	1.040.338	2026.451	5896.202	212.037	207.372	414.744		70			70
5	TYPE D-Duplex (SLAB SHIFT)- CORNER	G+7	8	20.00m	7	3	(76.75 (Typ.) 230.25	21	644.917	1.634.731	5056.466	8010.698	210.024	311.963	623.926		105			105
6	TYPE E -Duplex (SLAB SHIFT)- S UNIT	G+7	8	20.00m	7	3	(76.75 (Typ.) 230.25	21	528.033	1.584.100	2959.567	5076.861	208.012	229.661	688.023		105			105
7	VILLAS	G+2	3	11.00m	1	21		21	173.200	3.574.228	448.027	8410.661	353.353				105			105
8	TOWNHOUSE	G+2	3	11.00m	1	14		14	140.757	1.970.728	412.808	5740.872	139.231			14	70		28	98
9	COMMUNITY BUILDING	1	1	9.00m		1			1634.734	1634.734	1634.734	1634.734	1634.734							
10	CONVENIENT SHOPPING	1	1	9.00m		1			278.229	278.229	278.229	278.229	278.229							
11	EWS	G+5	6	12.00m	100	1			570.988	570.988	2274.157	2274.157	2274.157	570.988			200		200	200
12	NURSERY SCHOOL	1	1	9.00m		1			225.353	225.353										
	HT METER ROOM	1	1	9.00m		1			39.857	39.857										
13	CONNECTING BRIDGE AT EIGHTH FLOOR					1			554.344	554.344										
							"563" Main units	683	Overall Total in Sqm.	29168.199	Overall Total in Sqm.	98948.420	4898.920	1986.417	5088.917	58	3015	200	918	3131

PHASE A - OC GRANTED DETAILS						
S. NO	DESCRIPTION	GROUND COVERAGE	FAR AREA (SQ.M)	NAME OF TOWER	NO OF UNITS	NO. OF EWS
1	PHASE-1 OC DATED 06-12-2017 MEMO NO. ZP -595 / SD/ (BS) / 2017 / 31249	7300.289	61381.26	TOWER T1 (TYPE -B), TOWER T5 (TYPE-A), TOWER -T-15 (TYPE-A), VILLAS-(VT TO VT-21), EWS, COMMUNITY BUILDING	221	64
2	PHASE-2 OC DATED 23-07-2018 MEMO NO. ZP -595 / SD/ (BS) / 2018/ 21631	2752.45	42307.247	TOWER- T2, TOWER-T12 , TOWER -T-13 , TOWER-T-14 ,EWS	171	12
3	PHASE-3 OC DATED 24-12-2018 MEMO NO. ZP -595 / VOL-II AD (RA)/ 2018/ 34668	3042.071	34896.602	TOWER-T-7 & T-8 , VILLAS (V2 , V3 , V5A) , TOWNHOUSE (TH-2, TH-3 , TH-12 TH-12A &TH14) , EWS, COMVENIENT SHOPPING	104	24
4	PHASE-4 OC DATED 09-03-2022MEMO NO. ZP -595 / SD/(BS)/ 2022 /6339	4035.905	17014.873	TOWER T-3 , TOWER -T-4 , TOWER-T-16 , TOWER-T-17 , VILLA-(V1,V4, &V5), TOWNHOUSE(TH-1, TH-4, TH-5 , TH-6, TH-7, TH-8 ,TH-9 TH-10 , TH-11)	40	0
5	PHASE-5 OC DATED 09-03-2022MEMO NO. ZP -595 / SD/(DK)/ 2022 /26415	2285.196	11892.672	TOWER-T-6 , TOWER-T-9, TOWER-T-10, TOWER-T-11	27	0
	TOTAL (E)	**19215.911**	**167492.654**		**563**	**100**

PROPOSED GREEN AREA STATEMENT								
S.NO	LENGTH		BREADTH		NOS			AREA IN SQ.M
G1	4.30	X	1.205	X	1	=		5.182
G2	4.30	X	14.685	X	1	=		63.189
G3	7.88	X	4.30	X	1	=		33.871
G4	2.89	X	2.49	X	1	=		7.109
G5	3.78	X	6.94	X	1	=		26.214
G6	2.40	X	1.53	X	1	=		3.672
G7	AS PER P-LINE					=		1.455
G8	2.18	X	4.51	X	1	=		9.827
G9	3.20	X	4.76	X	1	=		15.219
G10	AS PER P-LINE					=		6.706
G11	AS PER P-LINE					=		7.191
G12	3.20	X	12.43	X	1	=		39.776
G13	1.985	X	3.435	X	1	=		6.818
G14	AS PER P-LINE					=		3.409
G15	1.115	X	1.635	X	1	=		1.823
G16	4.275	X	1.715	X	1	=		7.332
G17	8.205	X	5.443	X	1	=		44.660
G18	21.725	X	12.200	X	1	=		265.045
G19	43.755	X	4.500	X	1	=		196.898
				TOTAL		=		745.395
TOTAL GREEN AREA = 745.395 SQ								
GREEN AREA REQUIRED 15% OF 1.1965 Acres = 726.30 Sqmt								
GREEN AREA PROVIDED	745.395	OR	15.39%					



GREEN AREA STATEMENT - PHASE A&B + C												
	Phase A& B Already Achieved				Phase C Propsed				Total Phase A&B + Phase C			
Site Area in Acres	23.431	Acre =		94821.74	1.1965	Acres =	4842.056	SQM	24.6275	Acres =	99663.798	SQM
	Required		Achieved		Required		Proposed		Required Phase A&B +C		Total Achieved in Phase A&B + Proposed in Phase C	
	SQM	%	SQM	%	SQM	%	SQM	%	SQM	%	SQM	%
Green Area	14223.261	15%	28470.875	30.030%	726.308	15%	745.395	15.394%	14949.569	15%	29216.270	29.315%

This is a "PROVISIONAL" BUILDING PLAN approved only for the purpose of inviting objections from the general public

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR.) Chairman B.P.A.C.

DTP (HQ) | ATP(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO:- 25532 DATED:- 9.8.2024

AD | FA | ATP | Rajesh Dutt JD(HQ)

DDA(T) MEMBER BPAC

Note -

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE

3. FOR SOIL WASTE- SINGLE STACK SYSTEM WILL BE ADOPTED AS PER APPROVED IN NBC-2016.

4. BUILDING IS FULLY NATURAL VENTILATED & ALL INTERNAL TOILETS AND BASEMENTS SHALL BE MECHANICALLY VENTILATED. BUILDING HAS 100% POWER BACKUP FOR LIFTS

5. ALL DIMENSIONS ARE IN MM.

Project:

Building Plan of Phase-C of Group Housing Colony measuring 24.6275 acres (License No 21 of 2008 dated 08.02.2008, License No 28 of 2012 dated 07.04.2012 and license No 99 of 2019 dated 04.09.2019) in Sector-112, Gurugram Manesar Urban Complex being Developed by Experion Developers Pvt Ltd and Others.

OWNER:

EXPERION DEVELOPER PVT. LTD. IN COLLABORATION WITH THERE ASSOCIATE COMPANIES

ARCHITECTS:

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OWNER'S SEAL & SIGNATURE

Experion Developers Pvt. Ltd.

JANUARY 2024 | SCALE:-

Approved subject to Public Health (Internal) Service & only subject to comments in in forwarding letter No. 13355 DL 1215PH

Superintending Engineer (HQ) for Chief Engineer Corp Parishadha

DRAWING TITLE:- SITE PLAN & AREA DETAIL

DRAWING NO:- A-101

Supporting Architect- Submission Drawings
COSMAN, Add:-11th Floor Tower-2 DLF Corp Greens Sec-74A Gurugram