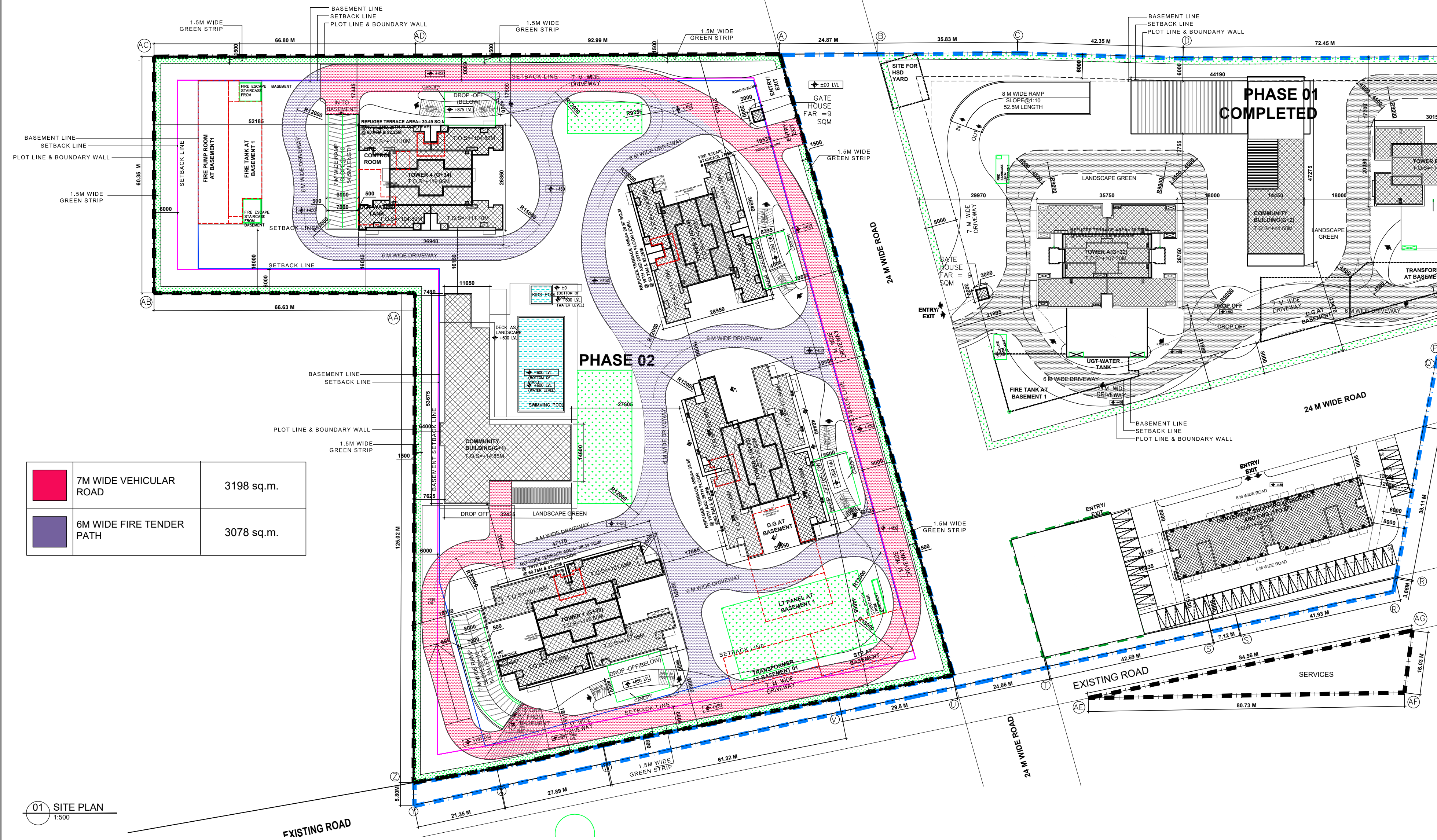


TOTAL SITE AREA		56,757.071	SQM	14.025	ACRES		
		A		B = C + D		C	
		PERMISSIBLE AREAS		TOTAL AREAS (OC Areas + Proposed Areas)		OC GRANTED VIDE MEMO NO. ZP-391/JD(RA)/2023/10/05 DATED 11-04-2023 OC AREAS	
SL.NO	DESCRIPTION					D	
		PERMISSIBLE AREAS		TOTAL AREAS (OC Areas + Proposed Areas)		PROPOSED AREAS	
1	FAR (SQM)	175%	99324.874				
	ADDITIONAL AREA FOR GRIHA 4 STAR (SQM)	127%	6810.849				
	TOTAL FAR (SQM)	187%	106135.723		88%	49947.777	
2	TDR (SQM)	62%	35189.384				
	TOTAL FAR WITH TDR (SQM)	249%	141325.1068	248.61%	141108.722	160.61%	91160.945
3	GROUND COVERAGE (SQM)	35%	19864.975	16.31%	9259.721	7.54%	4280.243
4	NO OF DWELLING UNITS PROVIDED (NOS)		891		891	369	522
5	EWS (NOS)	@ 15% of Total Unit Nos.	157		157	135	22
6	TOTAL NO OF DWELLING UNITS PROVIDED (NOS)		1048		1048	504	544
7	SERVICE POPULATION (NOS)	@ 10% of Main Dwelling Units nos.	90		90	61	29
8	DENSITY	@ 300 PPA Maximum	4208		4949	2327	2712
		@ 100 PPA Minimum	1403		5554		1312
9	ORGANIZED OPEN SPACE (SQM)	@ 3% PPA Maximum (with TDR)	5554	15.86%	8995.997	13.54%	7683.997
10	CONVENIENT SHOPPING (SQM)	@ 15% of Site Area	8513.561		294.583	0.52% of the Site Area	294.583
11	NURSERY SCHOOL (SQM)	@ 0.5% of Site Area	283.785		809.37		
12	COMMUNITY BUILDING	0.2 Acres					
13	CAR PARKING FOR MAIN DWELLING UNIT (NOS)	@ 1.5 ECS per Main Dwelling Unit	1337	Provided in Basement	1883	Provided in Basement	1276
14	CAR PARKING FOR EWS (NOS)	@ 5% of the Total Car Parking	67	Provided in Basement/Split & Surface	67	Provided in Basement	39
15	TOTAL CAR PARKING (NOS)		1404		1950	635	1315
16	SURFACE PARKING						
17	EWS UNIT	Each Unit size	138.4			21	
18	SERVICE PERSONNEL ROOM	Each Unit size	18.59			22.03	



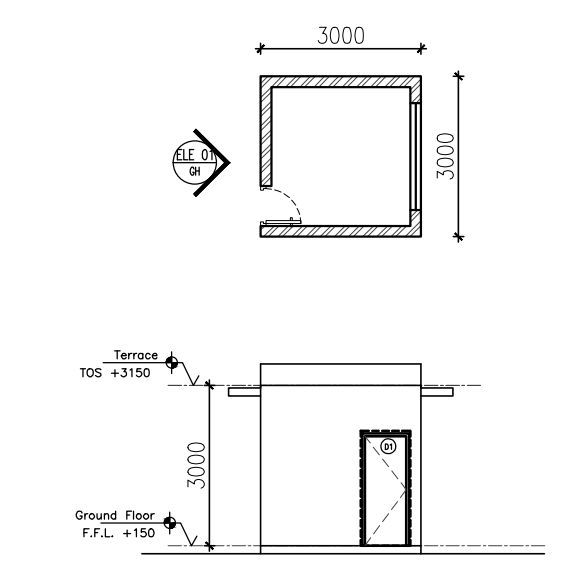
S.No.	Description of Phases	Area (In Acres)	FAR Achieved (In Sq M)	Towers/Buildings	Legend
1	PHASE-1 Completed	7.075	46826.099	Tower A,B,C, Convenient Shopping, Community Building and area falling under sector roads	■ ■ ■ ■ ■
2	PHASE-2	6.13	90621.872	Tower 1,2,3,4, Community Building and Services	■ ■ ■ ■ ■
3	PHASE-3 (Community Site)	0.2	3660.751	Nursery School	■ ■ ■ ■ ■
4	NO PHASE (EWS)	14.025	141108.722	EWS Block	■ ■ ■ ■ ■

UNIT & POPULATION CALCULATION													
FLOOR NO	TOWER 1			TOWER 2			TOWER 3			TOWER 4			TOTAL
	UNIT TYPE 1	UNIT TYPE 2	UNIT TYPE 4	UNIT TYPE 1	UNIT TYPE 2	UNIT TYPE 2	UNIT TYPE 3	UNIT TYPE 2	UNIT TYPE 3	UNIT TYPE 3	UNIT TYPE 3	UNIT TYPE 3	
4BHK	3BHK	3BHK With Servant Personal	4BHK	3BHK	3BHK	2BHK	3BHK	3BHK	2BHK	UNIT PER FLOOR	UNIT WITH SERVANT ROOM	MAIN UNIT POPULATION (8 PERSON/UNIT)	SERVICE POPULATION (2 PERSON/UNIT)
Ground Floor	0	0	0	2	0	2	0	2	0	6	0	30	0
1st Floor	2	0	1	3	0	3	0	3	0	12	1	60	2
2nd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
3rd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
4th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
5th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
6th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
7th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
8th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
9th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
10th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
11th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
12th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
13th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
14th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
15th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
16th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
17th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
18th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
19th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
20th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
21st Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
22nd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
23rd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
24th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
25th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
26th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
27th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
28th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
29th Floor	2	2	0	2	2	2	2	2	2	16	0	80	0
30th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
31st Floor	3	0	1	4	0	4	0	4	0	16	1	80	2
32nd Floor	2	0	0	2	0	4	0	4	0	12	0	60	0
33rd Floor	2	0	0	2	0	4	0	4	0	12	0	60	0
34th Floor	2	0	0	2	0	4	0	4	0	12	0	60	0
35th Floor	2	0	0	2	0	4	0	4	0	12	0	60	0
TOTAL	94	4	29	125	4	129	4	129	4	522	29	2610	58

SL.NO	DESCRIPTION	FAR AREA (SQM)	NON FAR AREA (SQM)	TOTAL AREA (SQM)	GROUND COVERAGE (SQM)	NO OF FLOORS	HEIGHT	NOS. UNIT ON TYP FLOOR	TOTAL NO OF DWELLING UNIT	SERVANT UNIT NOS	POPULATION MAIN D'US @ EWS @2 SERVICE PERSON @2
1	TOVER -1 (4BHK Units)	24652.806	4964.367	29617.172	1025.433	G+33	107.95	4	127	29	693
2	TOVER -2 (4BHK Units)	24789.892	4693.873	29483.765	1044.798	G+33	107.95	4	129		645
3	TOVER -3 (3BHK Units)	19724.465	3742.461	23466.927	844.243	G+34	111.10	4	133		665
4	TOVER -4 (3BHK Units)	19759.930	3712.942	23472.873	838.025	G+34	111.10	4	133		665
5	COMMUNITY BUILDING	1685.779	454.970	2140.749	1217.879	G+1	14.85	0	0		
6	EWS	539.073	182.489	721.561	0.000	6th Floor	2.9	22		22	44
7	GATE HOUSE	9.000	0.000	9.000	9.000	G	3.45				
TOTAL		91160.945	17751.101	108912.047	4.879.478						2,712

BASEMENT AREA CALCULATION					
SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	NO OF PARKING AREAS/CSH PARKING AREA/16(SQM)
1	BASEMENT - 01	18842.236	4515.966	14326.271	822
2	BASEMENT - 02	18842.236	3689.465	15152.771	947
TOTAL		37684.473	8205.431	29479.042	1769
TOTAL NON FAR AREA (17751.101+37884.473)		55635.574			
TOTAL BUILT UP AREA (55635.574+91160.945)		146796.519			

PARKING & POPULATION CHART					
SL.NO	TYPE	NO.OF UNITS	NO OF PERSONS /UNIT	SERVANT POPULATION	TOTAL POPULATION
1	4BHK UNITS (Tower 1-2-3)	219	5	0	1095
2	3BHK UNITS WITH SERVICE PERSONNEL (Tower 1)	29	5	2	203
3	3BHK UNITS (Tower 1-2-3-4)	266	5	0	1330
4	2BHK UNITS (Tower 3-4)	8	2	0	40
5	EWS	22	2	0	44
TOTAL		544			2712



PHASE 01
OC GRANTED VIDE MEMO NO.
ZP-391/JD(RA)/2023/10/05 DATED
11-04-2023

SL.NO	DESCRIPTION	FAR AREA (SQM)	NON FAR AREA (SQM)	TOTAL AREA (SQM)	GROUND COVERAGE (SQM)	NO OF FLOORS	HEIGHT	NOS. UNIT ON TYP FLOOR	TOTAL NO OF DWELLING UNIT	SERVICE PERSONNEL ROOM EWS	POPULATION MAIN D'US @ EWS @2 SERVICE PERSON @2
1	TOWER -A (2BHK Units)	19038.154	4643.352	24234.456	1039.455	G+32	107.2	4	123	61	737
2	TOWER -B (2BHK Units)	12802.854	2924.430	15617.384	708.870	G+32	107.2	4	123		615
3	TOWER -C (2BHK Units)	12700.979	2900.170	15600.249	708.870	G+32	107.2	4	123		615
4	COMMUNITY BUILDING	1481.329	1875.898	3357.227	1148.704	G+2	14.85				
5	EWS	3121.678	858.457	3980.135	665.374	G+15	16.5	27		135	270
6	BELOW EWS BUILDING & TOWER	264.583	0.000	264.583		G					
7	GATE HOUSE	9.000	0.000	9.000	9.000	G	3				
8	NURSERY SCHOOL	0.000	0.000	0.000	0.000						
TOTAL		49847.777	12955.287	62803.064	4280.243						2,237

BASEMENT AREA CALCULATION					
SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	NO OF PARKING AREAS/CSH PARKING AREA/16(SQM)
1	BASEMENT - 01	14353.328	3683.388	10465.940	327
2	BASEMENT - 02	14353.328	3683.345	10465.993	334
TOTAL		28706.656	7366.733	21144.928	661
TOTAL NON FAR AREA (12955.287+28706.656)		41911.913			
TOTAL BUILT UP AREA (41911.913+62803.064)		104714.977			

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

NOTES:

ARCHITECT
MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

CONSULTING STRUCTURAL ENGINEER

DUCON
CONSULTANTS PRIVATE LIMITED
41-A-2, 5th Floor, Sector 135, Noida, U.P. 201 305,
INDIA
TEL: 91 11 41828070
E-mail: contact@duconconsultants.in
PIN-79, 410110135, 201305, 201305

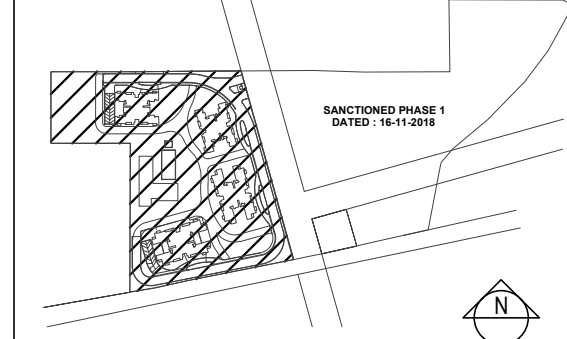
CONSULTING MEP

AEON Integrated
Building Design
Consultant LLP
A-122, 6th Floor, Sector 135, Noida, U.P. 201 305,
www.aeonconsultants.in

CONSULTING LANDSCAPE ARCHITECT

ORACLE
G-98, Kalkaji,
New Delhi - 110019
Ph.: +91-11-26481630

KEY PLAN



PROJECT

Approval for Phasing Plan of Group Housing Colony
measuring 14.025 Acres (Licence No.255 of 2007
dated 02-12-2007) in sector 62, Gurgaon Manesar
Urban Complex, being developed by Juhl Promoters
Pvt Ltd & others in collaboration with Emaar MGF
Land. Ltd.

DEVELOPER

Emaar India Ltd.

EMAAR Business Park, MG Road
Sikanderpur, Sector-28, Gurgaon
Haryana -122002

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

DRAWING NAME

SITE PLAN

DRAWING NO.

S-01

SCALE

AS MENTIONED (A0)

DATE

AUG 2023

NORTH