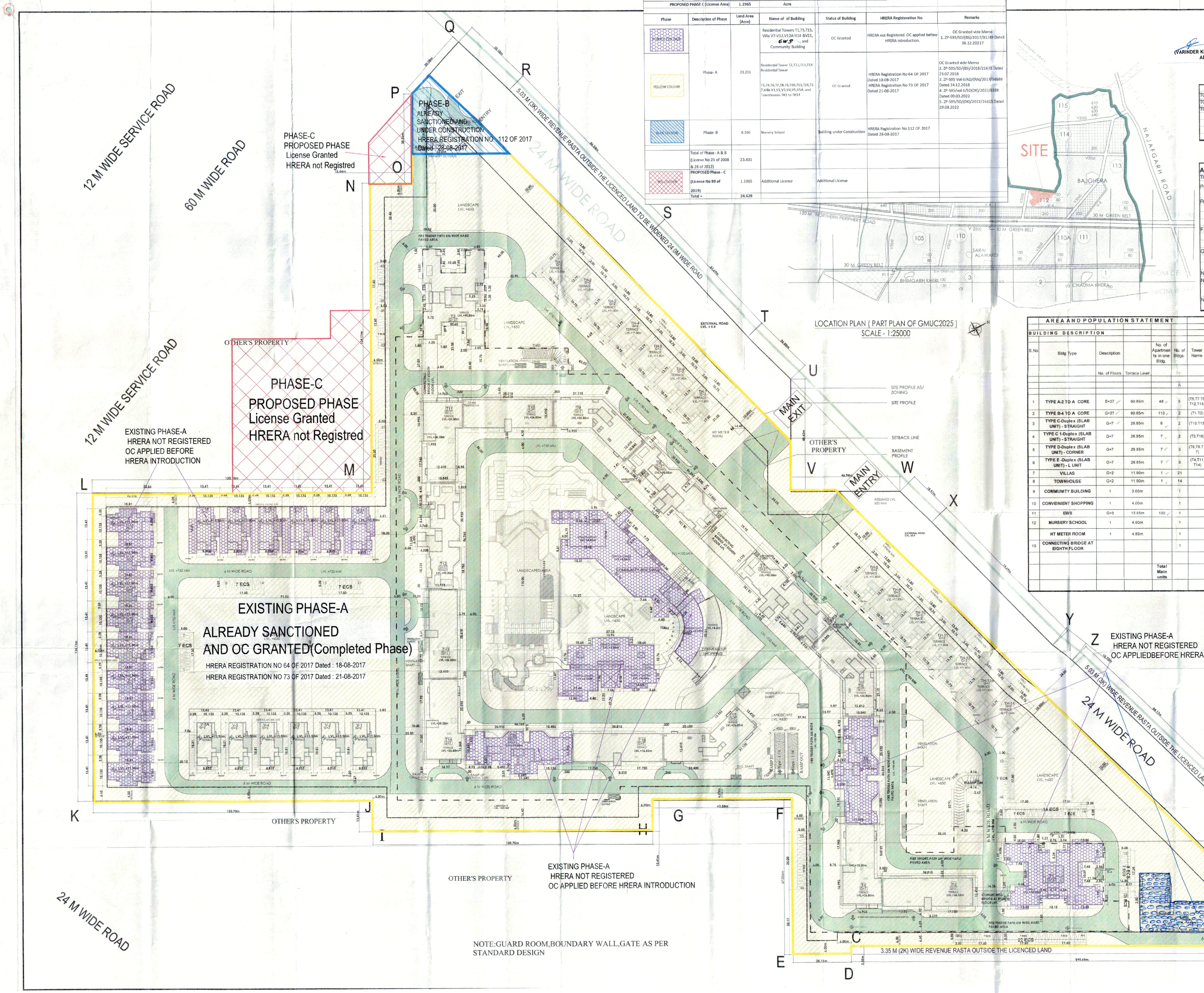

NOTE:GUARD ROOM,BOUNDARY WALL,GATE AS PER STANDARD DESIGN

LOCATION PLAN (PART PLAN OF GMUC2025)
SCALE - 1:25000

Area Details of Phase- A,B & C

Existing Phase A,B (Licensed Area)		23.4310	Acre			
PROPOSED PHASE C (License Area)		1.1965	Acre			
Phase	**Description of Phase**	**Land Area (Acre)**	**Name of of Building**	**Status of Building**	**HRERA Registeration No**	**Remarks**
PINK COLOUR	Phase-A	23.231	Residential Towers T1,T5,T13, Villa V7-V12,V18-V14 &V21, Community Building	OC Granted	HRERA not Registered. OC applied before HRERA introduction.	OC Granted vide Memo 1. ZP-595/SD(BS)/2017/9149 Dated 06.12.20217
YELLOW COLOUR			Residential Tower T2,T12,T11,T14 Residential Tower T3,T4,T6,T7,T8,T9,T10,T11,T16,T17,Villa V1,V2,V3,V4,V5,V5A, and Townhouses 361 to 1014	OC Granted	HRERA Registration No 64 OF 2017 Dated 18-08-2017 HRERA Registration No 73 OF 2017 Dated 21-08-2017	OC Granted vide Memo 2. ZP-595/SD(BS)/2018/21613 Dated 23.07.2018 3. ZP-595 Vol-II/AD(RA)/2019/14888 Dated 24.12.2018 4. ZP-595/vol-II/SD(DK)/2022/6339 Dated 09.03.2022 5. ZP-595/SD(DK)/2022/26415 Dated 29.08.2022
BROWN COLOUR	Phase- B	0.200	Nursery School	Building under Construction	HRERA Registration No 112 OF 2017 Dated 28-08-2017	
	Total of Phase - A & B (License No 21 of 2008 & 28 of 2012)	23.431				
PINK COLOUR	PROPOSED Phase - C (License No 99 of 2019)	1.1965	Additional License	Additional License		
	Total =	24.628				

(VARINDER KUMAR) AD (HQ) | (RAJESH DUTT) JD (HQ) | (RAJAT CHAUHAN) ATP(HQ) | (S.K.SHERAWAT) DTP (HQ) | (HITESH SHARMA) STP (M) | (DR. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

DRG NO:- DTCP 9764 Dt 09-11-2023

TOTAL F.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

ABSTRACT

TOTAL SITE AREA (for Ground Coverage & FAR)			= 23.431 ACRES	94821.74	sq m
PARAMETERS FOR HOUSING	PERMISSIBLE			PROPOSED	
	FAR				
F.A.R	= 175%			174%	
	= 165,938.05	sq m		165,408.120	sq m
GROUND COVERAGE	= 35.00%		=	21.29%	
	= 33,187.61	sq m	=	20,186.99	sq m
No.of UNITS (Main)				563	units
No.of UNITS (EWS)				100	units
	= 15.00%		of TOTAL UNITS (including EWS)	17.76%	
No.of SERVENT ROOMS	= 56.3			58	units
	= 10.00%		of TOTAL UNITS		

AREA AND POPULATION STATEMENT

S.No	Bldg Type	Description			No. of Apartments in one Bldg.	No. of Bldgs.	Tower Name	Total No. of Apartments	AREA CALCULATIONS: Ground Coverage in Sqm.		FAR in Sqm.		GRND FLOOR FAR IN Sq.mt.	STILT in Sq.mt.		SERVICE UNITS	POPULATION STATEMENT: Main Population @ 5 Person	EWS Population @ 2 Person	Service Population @ 2 Person	TOTAL
		No. of Floors	Terrace Level						Of One Building	Total	Of One Building	Total	Of One Building	Of One Building	Total					
						A		B	C	A x C	D	A x D					I	J	K	I+J+K
1	TYPE A-2 TO A CORE	G+27	90.85m	48	5	(T5,T7,T8 T12,T15)	240	780.222	3901.110	15135.802	75684.010	170.299	609.923	3049.615		1200	—			1200
2	TYPE B-4 TO A CORE	G+27	90.85m	110	2	(T1,T2)	220	908.271	1812.542	20801.425	41202.850	885.408	240.863	481.726	44	1100		88		1188
3	TYPE C-Duplex (SLAB UNIT) - STRAIGHT	G+7	26.85m	6	2	(T10,T13)	12	520.179	1040.358	2526.403	5052.806	113.434	406.745	813.490		60				60
4	TYPE C 1-Duplex (SLAB UNIT) - STRAIGHT	G+7	26.85m	7	2	(T3,T16)	14	520.179	1040.358	2803.101	5606.202	312.607	207.572	415.144		70				70
5	TYPE D-Duplex (SLAB UNIT) - CORNER	G+7	26.85m	7	3	(T6,T9 T17)	21	544.917	1634.751	3005.486	9019.458	333.554	211.363	634.089		105				105
6	TYPE E -Duplex (SLAB UNIT) - L UNIT	G+7	26.85m	7	3	(T4,T11, T14)	21	528.033	1584.099	2959.987	8879.961	299.062	228.951	686.853		105				105
7	VILLAS	G+2	11.90m	1	21		21	170.206	3574.326	448.557	9419.697	164.392				105				105
8	TOWNHOUSE	G+2	11.90m	1	14		14	140.767	1970.738	413.996	5795.972	139.031			14	70		28		98
9	COMMUNITY BUILDING	1	3.05m		1			1934.798	1934.798	1934.798	1934.798	1934.798								
10	CONVENIENT SHOPPING	1	4.00m		1			278.229	278.229	278.229	278.229	278.229								
11	EWS	G+3	13.85m	100	1			576.088	576.088	2274.137	2274.137	576.088					—	200	—	200
12	NURSERY SCHOOL	1	4.90m		1			221.703	221.703											
	HT METER ROOM	1	4.85m		1			26.857	26.857											
13	CONNECTING BRIDGE AT EIGHTH FLOOR				1			564.244	564.244											
				Total Main units			563	Grand Total in Sqm.	20160.199	Grand Total in Sqm.	165408.120	4906.920	1905.417	6080.917	58	2815	200	116		3131

POPULATION

		Permissible		No Of Units	Proposed	
Population of Main Units	@	5	person per unit	563	2815	persons
Population of EWS units	@	2	person per unit	100	200	persons
Population of Service units	@	2	person per unit	58	116	persons
TOTAL POPULATION	=				3131	persons
TOTAL DENSITY	=	100 PPA (minimum) to PPA 300 (maximum)			154	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				672	
Upper Basement				677	
Total Parking in Basement				**1349**	
Covered Parking Villas and Townhouses				35	
Parking in STILTS				**112**	ECS
Total Covered Parking	@	25% of Total Parking	633.375	**1496**	
Parking on SURFACE				**62**	ECS
TOTAL PARKING	=	(1.5 ECS per Main Unit)	844.5	**1558**	ECS
PARKING FOR EWS(SURFACE)					ECS
	=	(5% of total parking)	42.2	44	ECS
					ECS
NET TOTAL PARKING	=	845	ECS	**1602**	ECS

GREEN AREA

		Required		Proposed	
Total Maintained Green Area Required	@	15% of the total site area		30.03% of the total site area	
		14223.26 Sq.mt.		28470.875 Sq.mt.	

STILTS AREA

	Required	Proposed
Total Stilts Area Proposed		6.41% of the total site area
		6080.917 Sq.mt.

NOTES:

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN MM UNO.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFTY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 230/115 MM THK. BRICK WALL
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS / HARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILETS PROVIDED WITH 24 hr POWER BACKUP.

ISSUES

No.	Date	By	Description

REVISIONS

KEY PLAN

Architect's Signature

Bhupinder Prabhakar Sandoo
Council of Architecture
Registration No. CA/2000/20657

Owner's Signature

For Experion Developers Pvt. Ltd.

Sanctioning Authority's Signature

S.T.P.(HQ) Member B.P.C. | S.T.P.(M) Member B.P.C. | C.T.P. (Hr) Chairman B.P.C.

RD JD DTCP ATP

BUILDING PLANS FOR GROUP HOUSING COLONY ON LAND MEASURING 23.431 ACRES IN VILLAGE CHAUMA, SECTOR-112 GURGAON MANESAR URBAN COMPLEX being developed by M/s KNS Nirmaan Pvt Ltd. and Others C/o M/s Experion Developers Pvt Ltd(Formerly M/s Gold Developers Pvt Ltd)- vide Lic. No.21 of 2008 dt 08.03.2008(21.35 Acres) and 28 of 2012 dt. 07.4.2012 (1.881 Acres)

Architects:
Arcop Associates Pvt. Ltd.
Plot- 360, Sec-32, Gurgaon-122001
Ph: 2601058, 2601059
Mandi Road, Mehrauli, New Delhi, 110030

Clients :
M/s EXPERION DEVELOPERS PVT.LTD
(FORMERLY M/s GOLD DEVELOPERS PVT. LTD.)
03-04 GROUND FLOOR TOWER A
UNITECH BUSINESS PARK,
SOUTH CITY-I,
SECTOR-41 GURGAON

SANCTIONED
To Be Read In Connection With Memo No. 17331

Job Title:
GROUP HOUSING IN SECTOR 112 ,
GURGAON MANESAR URBAN COMPLEX

Drawing Title
SITE PLAN

Job No.	Drawing Released For :		Drawing No.
Drawn	Checked	Approved	AR-SP-01
Date	Scale		Revisions