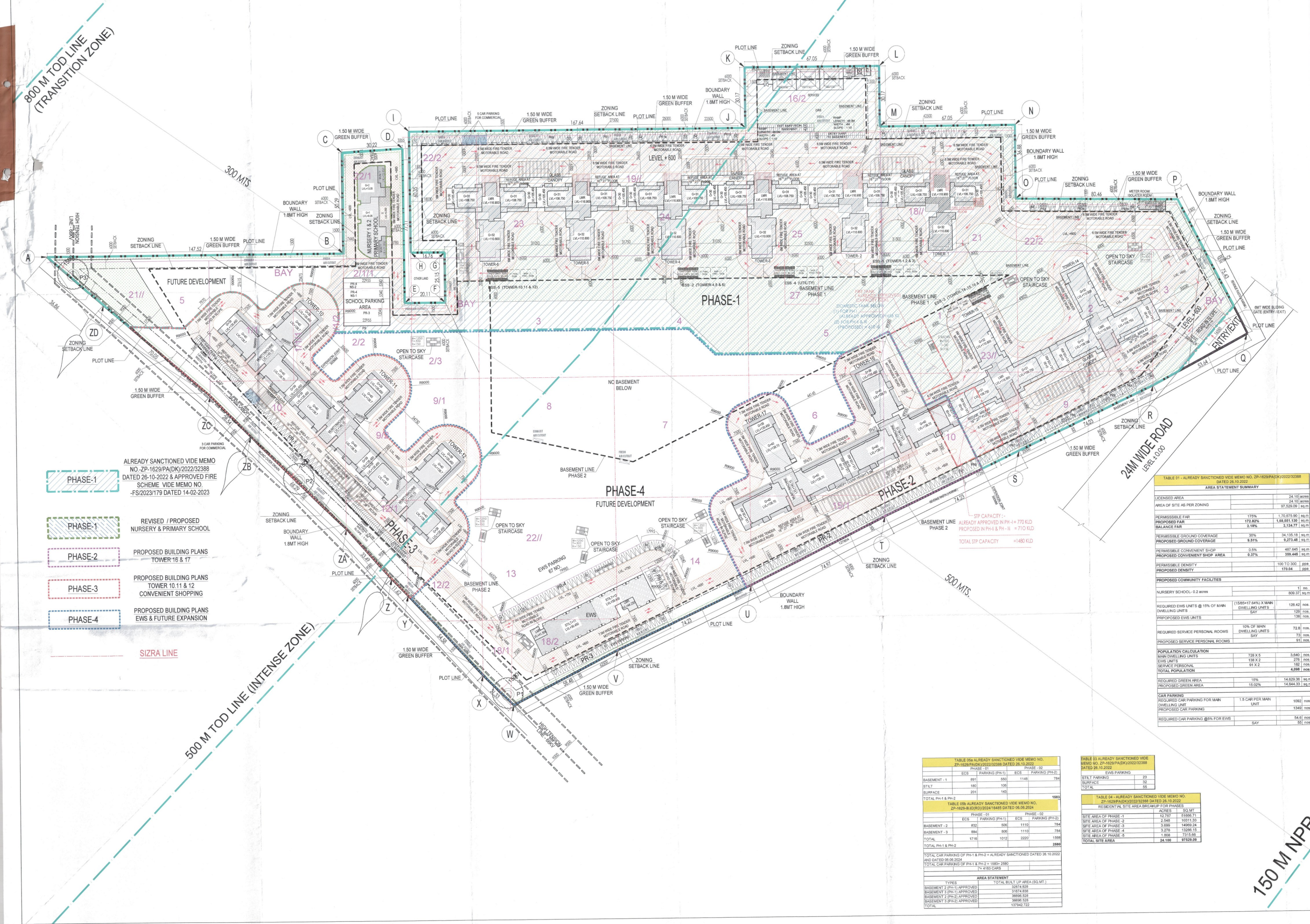

TABLE-10 - PROPOSED AREA CHART

	(IN ACRES)	(IN SQ.MT.)
TOTAL SITE AREA	24.100	97529.085
NET PLANNED AREA FOR GC & FAR	24.100	97529.085
PLOT AREA IN INTENSE ZONE	15.380	62240.553
PLOT AREA IN TRANSITION ZONE	8.720	35288.532

S.NO.	DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	APPROVED / PROPOSED (IN SQ.MT.)	REMARKS
1	GROUND COVERAGE	58,517.451	15,132.266	9273.48 Sq.m. Already Sanctioned Phase-1 Refer Table-01 8394.076 sqm revised area in phase-1 due to change of location of EWS and Nursery school. 6738.19 Sq.m. Proposed Area in Phase-2,3,4 (As/ New Phasing) Refer Table-02
		60.00%	15.52%	
2	RESIDENTIAL FAR IN INTENSE ZONE @ 350 ON 99.00% OF 15.38 ACRES	2,15,663.516 / 99.00%		
2A	RESIDENTIAL FAR IN TRANSITION ZONE @ 250 ON 99.00% OF 8.72 ACRES	87,339.117 / 99.00%		
3	COMMERCIAL FAR IN INTENSE ZONE @350 ON 1.00% OF 15.38 ACRES	2,178.419 / 1.00%		
3A	COMMERCIAL FAR IN TRANSITION ZONE @ 250 ON 1.00% OF 8.72 ACRES	882.213 / 1.00%		
4	ADDITIONAL FAR FOR IGBC GOLD RATING (Reg. no. GH 2200163) 12% ON TOTAL LAND AREA 24.100 ACRES	11,703.490 / 12.00%		
5	ADDITIONAL FAR AS PER TDR POLICY 43.21% ON 24.100 ACRES	42,141.65 / 43.21%		
6	TOTAL PERMISSIBLE RESIDENTIAL FAR (2+2A+4+5)	3,56,847.773	356846.289	168551.130 Sq.m. Already Sanctioned Phase-1 Refer Table-01. 161263.424 Sq.m. (Residential FAR = 160903.979 Sq.m. & Commercial FAR =359.4455q.m.) Revised & Proposed FAR Phase-1 Refer Table-06 + 196063.575 Sq.m. (Residential FAR = 195942.310 Sq.m. & Commercial FAR =121.265 Sq.m.)Proposed FAR Phase-2,3,4 (As/ New Phasing) Refer Table-07
6A	TOTAL PERMISSIBLE COMMERCIAL FAR (3+3A)	3,060.632	480.71	359.445 Sq.m. Already Sanctioned in Phase-1 Refer Table-01. 121.265 Sq.m. Proposed in Phase-3 Refer Table-07
7	TOTAL PERMISSIBLE FAR (6+6A)	3,59,908.505	3,57,326.999	168551.130 Sq.m. Already Sanctioned Phase-1 Refer Table-01 161263.424 Sq.m. Revised & Proposed Phase-1 Refer Table-06 + 196063.575 Sq.m. Proposed FAR Phase-2,3,4 (As/ New Phasing) Refer Table-07
		369%	366%	
7A	BALANCE FAR	-	2593.756	Balance FAR for Residential is 13.834Sq.m and commercial is 2579.922Sq.m
8	TOT LOT & OPEN SPACE / GREEN AREA	14629.363	14644.330	14644.330 Sq.m. Already Sanctioned Phase-1. Refer Table-01.
		15.00%	15.02%	
9	PERMISSIBLE DENSITY IN INTENSE ZONE 99% OF 15.38 (15.2262) ACRES (8223 PERSONS TO 10050 PERSONS)	540 TO 660	PPA	
10	PERMISSIBLE DENSITY IN TRANSITION ZONE 99.0% OF 8.72 (8.6328) ACRES (3341 PERSONS TO 4084 PERSONS)	387 TO 473	PPA	
11	PERMISSIBLE DENSITY, AS PER TDR POLICY, 95% ON 24.10 ACRES (2290 PERSONS)	95	PPA	Not considered in the achieved population count.
12	TOTAL PERMISSIBLE DENSITY (11564 PERSONS TO 16424 PERSONS)			
13	PROPOSED DENSITY (8642 PERSONS)	362.21	PPA	
14	REQUIRED EWS UNITS (15% OF TOTAL UNITS (MAIN + EWS)	231	UNITS	
15	PROPOSED EWS UNIT	380	UNITS	
16	REQUIRED SERVICE PERSONAL UNITS (10% OF MAIN DU'S)	131	UNITS	
17	PROPOSED SERVICE PERSONAL UNITS	671	UNITS	91 DU's Units Already Sanctioned Phase-1 Refer Table-01 + 232 DU's Units Proposed (as New Phasing) in Phase-2 Refer Table-07 + 348 DU's Units Proposed (As New Phasing) in Phase-3 Refer Table-07

DENSITY CALCULATION

PARTICULARS	UNITS	POPULATION	REMARKS
MAIN DU'S (5 PERSONS/DU)	1308	6540	728 DU's Already Sanctioned Phase-1 Refer Table-01 +232 DU's Proposed (As/ New Phasing) in Phase-2 Refer Table-07 +348 DU's Proposed (As/ New Phasing) in Phase-3 Refer Table-07
EWS UNITS (2 PERSONS/DU)	380	760	138 EWS DU's Already Sanctioned in Phase 1 (Refer Table- 01) are now shifted in proposed Phase-4 Total 380 EWS DU's Proposed in Phase-4 (As/New Phasing) Refer Table-07
SERVICE PERSONNAL UNITS (2 PERSONS/DU)	671	1342	91 DU's Units Already Sanctioned Phase-1 Refer Table-01 + 232 DU's Units Proposed (as New Phasing) in Phase-2 Refer Table-07 + 348 DU's Units Proposed (As New Phasing) in Phase-3 Refer Table-07
TOTAL POPULATION		8642	
DENSITY (8642/23.859)		362.21	

ECS REQUIRED

			REMARKS
Residential ECS @ 0.5/DU (Upto 100 Sq.m. of Carpet Area)	0	ECS	
Residential ECS @ 1.0/DU (B/w 100 - 150 Sq.m. of Carpet Area) (178 Units)	178	ECS	178 DU's already sanctioned in phase-1 Refer Table-01
Residential ECS @ 1.5/DU (More than 150 Sq.m. of Carpet Area) (1130 Units)	1695	ECS	550 DU's already sanctioned in phase-1 Refer Table-01 +232 DU's Proposed (As/ New Phasing) in Phase-2 Refer Table-07 +348 DU's Proposed (As/ New Phasing) in Phase-3 Refer Table-07
RESIDENTIAL MAIN DU PARKING	1873	ECS	
COMMERCIAL PARKING @50 SQM PER ECS ON CARPET AREA (387.258/50SQM = 7.745 Say 8 ECS)	8	ECS	
5% of total parking is reserved for EWS (1873 x 0.05)	94	ECS	
TOTAL PARKING REQUIRED	1975	ECS	

PARKING PROVIDED

		ECS	CAR BAYS	REMARKS
1	Revised & Sanctioned in Basement Phase-1	2607	1562	Already Sanctioned in Basement 1, 2 & 3 of Phase-1, refer Table -05a and 05b
2	Revised & Sanctioned in Basement Phase-2	3366	2352	Already Sanctioned in Basement 1, 2 & 3 of Phase-2, refer Table -05a and 05b
3	Already Sanctioned Surface Parking in Phase 1	201	143	Already Sanctioned as surface parking in phase-1, refer Table -05a
4	Revised & Proposed Surface Parking in Phase 1	173	137	Refer table 11
5	Proposed Surface parking in Phase 2, 3, 4 (As/ New Phasing)	196	148	Refer table 12
6	Stilt Parking already Sanctioned in Phase 1	180	106	Already Sanctioned as stilt parking in Phase-1, refer Table -05a
7	Proposed Stilt parking in Phase 2, 3, 4 (As/ New Phasing)	137	94	Refer table 13
	Total Parking Provided (1+2+4+5+6+7)	6659	4399	
	posed Commercial car park @ 50sqm of carpet area Parking for EWS		94	
	Out of which Proposed Car Parking for EWS			

	REQUIRED PUBLIC AMENITIES	PROVIDED PUBLIC AMENITIES	REMARKS
1	3 NOS. OF NURSERY SCHOOL OF 0.2 ACRE EACH (1 NO. FOR EVERY 2500 POPULATION)	3 NOS.	3 Nursery School Building (Proposed FAR 303.813 sq.m (Min. 25 %)) Proposed in Phase 1
2	1 NO. OF PRIMARY SCHOOL OF 0.5 ACRE EACH (1 NO. FOR EVERY 5000 POPULATION)	1 NO.	1 Primary School Building (Proposed FAR 772.614 sq.m (Min. 25% FAR)) Proposed in Phase 1

TABLE 07 - PROPOSED AREA PHASE 1-2-3-4

PHASE	TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	TOTAL FAR/ ONE PHASE	NON FAR AREA IN SQM/ FLOOR	TOTAL NON FAR OF ALL FLOOR	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
PHASE-II	TOWER - 16	STILT FLOOR	1	397.358	397.358		85550.664	780.909	780.909	1178.267	1178.267					
		1ST FLOOR	1	806.724	806.724			64.119	64.119	870.843	870.843					
		2ND FLOOR TO 39TH FLOOR	38	1076.418	40903.884	42773.894		64.119	2436.522	1140.537	43340.406	46297.384	1178.267	116	116	G+40
		40TH FLOOR	1	665.928	665.928			64.119	64.119	730.047	730.047					
		MUMTY MACHINE ROOM	1	-	-			177.821	177.821	177.821	177.821					
	TOWER - 17	STILT FLOOR	1	397.989	397.989			780.215	780.215	1178.204	1178.204					
		1ST FLOOR	1	808.969	808.969			64.119	64.119	873.088	873.088					
		2ND FLOOR TO 39TH FLOOR	38	1076.418	40903.884	42776.770		64.119	2436.522	1140.537	43340.406	46299.566	1178.204	116	116	G+40
		40TH FLOOR	1	665.928	665.928			64.119	64.119	730.047	730.047					
		MUMTY MACHINE ROOM	1	-	-			177.821	177.821	177.821	177.821					
PHASE-III	TOWER - 10	STILT FLOOR	1	341.429	341.429		101596.302	649.916	649.916	991.345	991.345					
		1ST FLOOR	1	650.529	650.529			64.145	64.145	714.674	714.674					
		2ND FLOOR TO 39TH FLOOR	38	852.836	32407.768	33893.578		64.145	2437.510	916.981	34845.278	37286.082	991.345	116	116	G+40
		40TH FLOOR	1	493.852	493.852			64.145	64.145	557.997	557.997					
		MUMTY MACHINE ROOM	1	-	-			176.788	176.788	176.788	176.788					
	TOWER -11	STILT FLOOR	1	341.429	341.429			609.869	609.869	951.298	951.298					
		1ST FLOOR	1	647.869	647.869			64.145	64.145	712.014	712.014					
		2ND FLOOR TO 39TH FLOOR	38	850.176	32306.688	33789.838		64.145	2437.510	914.321	34744.198	37142.295	951.298	116	116	G+40
		40TH FLOOR	1	493.852	493.852			64.145	64.145	557.997	557.997					
		MUMTY MACHINE ROOM	1	-	-			176.788	176.788	176.788	176.788					
	TOWER -12	STILT FLOOR	1	341.520	341.52			648.251	648.251	989.771	989.771					
		1ST FLOOR	1	649.561	649.561			64.145	64.145	713.706	713.706					
		2ND FLOOR TO 39TH FLOOR	38	850.176	32306.688	33791.621		64.145	2437.510	914.321	34744.198	37162.460	989.771	116	116	G+40
		40TH FLOOR	1	493.852	493.852			64.145	64.145	557.997	557.997					
		MUMTY MACHINE ROOM	1	-	-			176.788	176.788	176.788	176.788					
	CONVENIENT SHOPPING	STILT FLOOR (TOWER 10)	1	48.190	48.190	121.265				48.190	48.190	121.265	-	-	-	-
		STILT FLOOR (TOWER 12)	1	73.075	73.075					73.075	73.075					
PHASE-IV	EWS (138 + 242 = 380)	STILT FLOOR	1	177.339	177.339			664.340	664.340	841.679	841.679					
		1ST TO 11TH FLOOR	11	766.670	8433.370	8916.609	8916.609	56.025	616.275	822.695	9049.645	10297.781	841.679	380	-	G—+12
		12TH FLOOR	1	305.900	305.900			28.368	28.368	334.268	334.268					
		MUMTY MACHINE ROOM	1	-	-			72.189	72.189	72.189	72.189					
PHASE-I	NURSERY SCHOOL -1	GROUND FLOOR								303.813	303.813	303.813	303.813			
	NURSERY SCHOOL -2	GROUND FLOOR								303.813	303.813	303.813	303.813			
	PRIMARY SCHOOL	GROUND FLOOR								67.938	67.938	772.614				G+2
		1ST FLOOR								507.64	507.64					
		2ND FLOOR								197.036	197.036					
	TOTAL					196063.575	196063.575	6138.107	18563.258			216007.073	6738.19	960	580	

TABLE 06 - PROPOSED REVISION IN EXISTING SANCTIONED AREA (26-10-2022) DUE TO AREA DEDUCTION OF FIRE TOWER AND RELOCATION OF EWS TOWER

TYPES	FLOORS	NO. OF FLOORS	APPROVED AREA IN SQM/ FLOOR	FIRE TOWER AREA DEDUCTION IN SQM/ FLOOR	AREA AFTER DEDUCTION IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 14	STILT FLOOR	1	415.309	0.000	415.309	415.309		1241.725	1241.725					
	1ST FLOOR	1	588.004	17.410	570.594	570.594		617.019	617.019					
	2ND FLOOR TO 29TH FLOOR	28	835.380	17.410	817.970	22903.160	25653.098	864.395	24203.06	28126.317	1291.44	91	91	G+32
	30TH FLOOR	1	835.380	17.410	817.970	817.970		864.395	864.395					
	31ST FLOOR	1	639.310	17.410	621.900	621.900		668.325	668.325					
	32ND FLOOR	1	341.575	17.410	324.165	324.165		370.59	370.59					
	MUMTY MACHINE ROOM	1	-	-	-	-		161.203	161.203					
TOWER -15	STILT FLOOR	1	415.309	0.000	415.309	415.309		1241.725	1241.725					
	1ST FLOOR	1	589.971	17.410	572.561	572.561		618.986	618.986					
	2ND FLOOR TO 29TH FLOOR	28	835.380	17.410	817.970	22903.160	25655.065	864.395	24203.06	28128.284	1291.44	91	-	G+32
	30TH FLOOR	1	835.380	17.410	817.970	817.970		864.395	864.395					
	31ST FLOOR	1	639.310	17.410	621.900	621.900		668.325	668.325					
	32ND FLOOR	1	341.575	17.410	324.165	324.165		370.59	370.59					
	MUMTY MACHINE ROOM	1	-	-	-	-		161.203	161.203					
TOWER - 1	STILT FLOOR	1	298.845	0.000	298.845	298.845		848.362	848.362					
	1ST FLOOR	1	370.039	18.135	351.904	351.904		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.934	18.135	495.799	13882.372	15597.164	542.575	15192.1	17809.084	887.352	91	-	G+32
	30TH FLOOR	1	513.934	18.135	495.799	495.799		542.575	542.575					
	31TH FLOOR	1	377.105	18.135	358.970	358.970		405.746	405.746					
	32TH FLOOR	1	227.409	18.135	209.274	209.274		256.050	256.050					
	MUMTY MACHINE ROOM	1	-	-	-	-		165.571	165.571					
TOWER - 2	STILT FLOOR	1	350.869	0.000	350.869	350.869		848.362	848.362					
	1ST FLOOR	1	370.039	18.135	351.904	351.904		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.934	18.135	495.799	13882.372	15649.188	542.575	15192.1	17809.084	887.352	91	-	G+32
	30TH FLOOR	1	513.934	18.135	495.799	495.799		542.575	542.575					
	31TH FLOOR	1	377.105	18.135	358.970	358.970		405.746	405.746					
	32TH FLOOR	1	227.409	18.135	209.274	209.274		256.050	256.050					
	MUMTY MACHINE ROOM	1	-	-	-	-		165.571	165.571					
TOWER - 3	STILT FLOOR	1	374.524	0.000	374.524	374.524		972.945	972.945					
	1ST FLOOR	1	458.821	17.305	441.516	441.516		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17.305	623.201	17449.628	19604.556	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	17.305	623.201	623.201		669.496	669.496					
	31TH FLOOR	1	475.817	17.305	458.512	458.512		504.807	504.807					
	32TH FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	-		160.48	160.48					
TOWER - 4	STILT FLOOR	1	340.144	0.000	340.144	340.144		972.945	972.945					
	1ST FLOOR	1	458.821	17.305	441.516	441.516		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17.305	623.201	17449.628	19570.176	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	17.305	623.201	623.201		669.496	669.496					
	31TH FLOOR	1	475.817	17.305	458.512	458.512		504.807	504.807					
	32TH FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	-		160.48	160.48					
TOWER - 5	STILT FLOOR	1	374.524	0.000	374.524	374.524		972.945	972.945					
	1ST FLOOR	1	458.821	17.305	441.516	441.516		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17.305	623.201	17449.628	19604.556	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	17.305	623.201	623.201		669.496	669.496					
	31TH FLOOR	1	475.817	17.305	458.512	458.512		504.807	504.807					
	32TH FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	-		160.48	160.48					
TOWER - 6	STILT FLOOR	1	340.144	0.000	340.144	340.144		972.945	972.945					
	1ST FLOOR	1	458.821	17.305	441.516	441.516		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17.305	623.201	17449.628	19570.176	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	17.305	623.201	623.201		669.496	669.496					
	31TH FLOOR	1	475.817	17.305	458.512	458.512		504.807	504.807					
	32TH FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-	-	-		160.48	160.48					
CONVENIENT SHOPPING (UNDER TOWER-1)	GROUND FLOOR	1	72.138	0.000	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-2)	GROUND FLOOR	1	72.138	0.000	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-3)	GROUND FLOOR	1	103.584	0.000	103.584	103.584	103.584	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-4)	GROUND FLOOR	1	111.585	0.000	111.585	111.585	111.585	-	-	-	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	-	-	-	-	-	-	282.781	282.781	494.945	282.781	-	-	G+1
	FIRST FLOOR	-	-	-	-	-	-	212.164	212.164					
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	-	-	32225.364	-	-	-	-
BASEMENT - 2 (PH-1) REVISED	-	-	-	-	-	-	-	-	-	32874.828	-	-	-	-
BASEMENT - 3 (PH-1) PROPOSED	-	-	-	-	-	-	-	-	-	31674.838	-	-	-	-
BASEMENT - 1 (PH-2)	-	-	-	-	-	-	-	-	-	37191.77	-	-	-	-
BASEMENT - 2 (PH-2) REVISED	-	-	-	-	-	-	-	-	-	36696.528	-	-	-	-
BASEMENT - 3 (PH-2) PROPOSED	-	-	-	-	-	-	-	-	-	36696.528	-	-	-	-
TOTAL							161263.424			387107.158	8676.857	728	91	

TABLE 02 - ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 14	STILT FLOOR	1	415.309	415.309		1241.725	1241.725					
	1ST FLOOR	1	588.004	588.004		617.019	617.019					
	2ND FLOOR TO 29TH FLOOR	28	835.380	23390.640	26210.218	864.395	24203.06	28126.317	1291.44	91	91	G+32
	30TH FLOOR	1	835.380	835.380		864.395	864.395					
	31ST FLOOR	1	639.310	639.310		668.325	668.325					
	32ND FLOOR	1	341.575	341.575		370.59	370.59					
	MUMTY MACHINE ROOM	1	-	-		161.203	161.203					
TOWER -15	STILT FLOOR	1	415.309	415.309		1241.725	1241.725					
	1ST FLOOR	1	589.971	589.971		618.986	618.986					
	2ND FLOOR TO 29TH FLOOR	28	835.380	23390.640	26212.185	864.395	24203.06	28128.284	1291.44	91	-	G+32
	30TH FLOOR	1	835.380	835.380		864.395	864.395					
	31TH FLOOR	1	639.310	639.310		668.325	668.325					
	32TH FLOOR	1	341.575	341.575		370.59	370.59					
	MUMTY MACHINE ROOM	1	-	-		161.203	161.203					
TOWER - 1	STILT FLOOR	1	298.845	298.845		848.362	848.362					
	1ST FLOOR	1	370.039	370.039		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.934	14390.152	16177.484	542.575	15192.1	17809.084	887.352	91	-	G+32
	30TH FLOOR	1	513.934	513.934		542.575	542.575					
	31TH FLOOR	1	377.105	377.105		405.746	405.746					
	32TH FLOOR	1	227.409	227.409		256.050	256.050					
	MUMTY MACHINE ROOM	1	-	-		165.571	165.571					
TOWER - 2	STILT FLOOR	1	350.869	350.869		848.362	848.362					
	1ST FLOOR	1	370.039	370.039		398.68	398.68					
	2ND FLOOR TO 29TH FLOOR	28	513.934	14390.152	16229.508	542.575	15192.1	17809.084	887.352	91	-	G+32
	30TH FLOOR	1	513.934	513.934		542.575	542.575					
	31TH FLOOR	1	377.105	377.105		405.746	405.746					
	32TH FLOOR	1	227.409	227.409		256.050	256.050					
	MUMTY MACHINE ROOM	1	-	-		165.571	165.571					
TOWER - 3	STILT FLOOR	1	374.524	374.524		972.945	972.945					
	1ST FLOOR	1	458.821	458.821		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168	20158.316	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31TH FLOOR	1	475.817	475.817		504.807	504.807					
	32TH FLOOR	1	274.480	274.480		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-		160.48	160.48					
TOWER - 4	STILT FLOOR	1	340.144	340.144		972.945	972.945					
	1ST FLOOR	1	458.821	458.821		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168	20123.936	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31TH FLOOR	1	475.817	475.817		504.807	504.807					
	32TH FLOOR	1	274.480	274.480		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-		160.48	160.48					
TOWER - 5	STILT FLOOR	1	374.524	374.524		972.945	972.945					
	1ST FLOOR	1	458.821	458.821		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168	20158.316	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31TH FLOOR	1	475.817	475.817		504.807	504.807					
	32TH FLOOR	1	274.480	274.480		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-		160.48	160.48					
TOWER - 6	STILT FLOOR	1	340.144	340.144		972.945	972.945					
	1ST FLOOR	1	458.821	458.821		487.811	487.811					
	2ND FLOOR TO 29TH FLOOR	28	640.506	17934.168	20123.936	669.496	18745.888	21844.897	1009.123	91	-	G+32
	30TH FLOOR	1	640.506	640.506		669.496	669.496					
	31TH FLOOR	1	475.817	475.817		504.807	504.807					
	32TH FLOOR	1	274.480	274.480		303.47	303.47					
	MUMTY MACHINE ROOM	1	-	-		160.48	160.48					
EWS	GROUND FLOOR	1	57.201	57.201		596.626	596.626					
	1ST TO 6TH FLOOR	5	548.117	2740.585	2797.786	581.011	2905.055	3570.629	596.626	138	-	G+6
	MUMTY MACHINE ROOM	1	-	-		68.948	68.948					
CONVENIENT SHOPPING (UNDER TOWER-1)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-2)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-3)	GROUND FLOOR	1	103.584	103.584	103.584	-	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-4)	GROUND FLOOR	1	111.585	111.585	111.585	-	-	-	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	-	-	-	-	282.781	282.781	494.945	282.781	-	-	G+1
	FIRST FLOOR	-	-	-	-	212.164	212.164					
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	32225.364	-	-	-	-
BASEMENT - 2 (PH-1)	-	-	-	-	-	-	-	32874.828	-	-	-	-
BASEMENT - 3 (PH-1)	-	-	-	-	-	-	-	31674.838	-	-	-	-
BASEMENT - 1 (PH-2)	-	-	-	-	-	-	-	37191.77	-	-	-	-
BASEMENT - 2 (PH-2)	-	-	-	-	-	-	-	36696.528	-	-	-	-
BASEMENT - 3 (PH-2)	-	-	-	-	-	-	-	36696.528	-	-	-	-
TOTAL					168551.130			390677.787	9273.483	866	91	

TABLE 01 - ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

AREA STATEMENT SUMMARY

LICENSED AREA		24.10	acres
AREA OF SITE AS PER ZONING		24.10	acres
		97,529.09	sq.m
PERMISSSIBLE FAR	175%	1,70,675.90	sq.m
PROPOSED FAR	172.82%	1,68,551.130	sq.m
BALANCE FAR	2.18%	2,124.77	sq.m
PERMISSIBLE GROUND COVERAGE	35%	34,135.18	sq.m
PROPOSED GROUND COVERAGE	9.51%	9,273.48	sq.m
PERMISSIBLE CONVENIENT SHOP	0.5%	487.645	sq.m
PROPOSED CONVENIENT SHOP AREA	0.37%	359.445	sq.m
PERMISSIBLE DENSITY		100 TO 300	ppa
PROPOSED DENSITY		170.04	ppa
PROPOSED COMMUNITY FACILITIES			
NURSERY SCHOOL- 0.2 acres		1	no.
		809.37	sq.m
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS	(15/85=17.64%) X MAIN DWELLING UNITS	128.42	nos.
	SAY	129	nos.
PRPOPOSED EWS UNITS		138	nos.
REQUIRED SERVICE PERSONAL ROOMS	10% OF MAIN DWELLING UNITS	72.8	nos.
	SAY	73	nos.
PROPOSED SERVICE PERSONAL ROOMS		91	nos.
POPULATION CALCULATION			
MAIN DWELLING UNITS	728 X 5	3,640	nos.
EWS UNITS	138 X 2	276	nos.
SERVICE PERSONAL	91 X 2	182	nos.
TOTAL POPULATION		4,098	nos.
REQUIRED GREEN AREA	15%	14,629.36	sq.m
PROPOSED GREEN AREA	15.02%	14,644.33	sq.m
CAR PARKING			
REQUIRED CAR PARKING FOR MAIN DWELLING UNIT	1.5 CAR PER MAIN UNIT	1092	nos.
PROPOSED CAR PARKING		1349	nos.
REQUIRED CAR PARKING @5% FOR EWS		54.6	nos.
	SAY	55	nos.

TABLE 03 ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

	EWS PARKING
STILT PARKING	23
SURFACE	32
TOTAL	55

TABLE 04 - ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

RESIDENTIAL SITE AREA BREAKUP FOR PHASES

	ACRES	SQ.MT
SITE AREA OF PHASE -1	12.787	51666.71
SITE AREA OF PHASE -2	2.548	10311.33
SITE AREA OF PHASE -3	3.699	14969.24
SITE AREA OF PHASE -4	3.278	13266.15
SITE AREA OF PHASE -5	1.808	7315.66
TOTAL SITE AREA	24.100	97529.09

TABLE 05a ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

	PHASE - 01 ECS	PARKING (PH-1)	PHASE - 02 ECS	PARKING (PH-2)
BASEMENT - 1	891	550	1146	784
STILT	180	106		
SURFACE	201	143		
TOTAL PH-1 & PH-2				1583

TABLE 05b ALREADY SANCTIONED VIDE MEMO NO. ZP-1629-II/JD/(RD)/2024/16485 DATED 06.06.2024

	PHASE - 01 ECS	PARKING (PH-1)	PHASE - 02 ECS	PARKING (PH-2)
BASEMENT - 2	832	506	1110	784
BASEMENT - 3	884	506	1110	784
TOTAL	1716	1012	2220	1568
TOTAL PH-1 & PH-2				2580

TOTAL CAR PARKING OF PH-1 & PH-2 = ALREADY SANCTIONED DATED 26.10.2022 AND DATED 06.06.2024
TOTAL CAR PARKING OF PH-1 & PH-2 = 1583+ 2580
!= 4163 CARS

AREA STATEMENT

TYPES	TOTAL BULT UP AREA (SQ.MT.)
BASEMENT 2 (PH-1) APPROVED	32874.828
BASEMENT 3 (PH-1) APPROVED	31674.838
BASEMENT 2 (PH-2) APPROVED	36696.528
BASEMENT 3 (PH-2) APPROVED	36696.528
TOTAL	137942.722

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

S.T.P.(HQ) Member Secretary BPAC · S.T.P.(G) Member BPAC · C.T.P.(HR) Chairman BPAC · DTP(HQ) · ATP(HQ) · AD · PA · ATP · Rajesh Dutt JD(HQ)

TABLE 08 - TOTAL CAR BAYS PROVIDED IN PH-1-2-3-4

BASEMENT - 1	1334
BASEMENT - 2	1290
BASEMENT - 3	1290
STILT	200
SURFACE	285
Total	4399

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

TABLE 09 - PHASING AREA

PHASING PLAN / AREA AS APPROVED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022

PHASES	SITE AREA ACRES	SQ.MT
PHASE -1	12.767	51666.71
PHASE -2	2.548	10311.33
PHASE -3	3.699	14969.24
PHASE -4	3.278	13266.15
PHASE -5	1.808	7315.66
TOTAL SITE AREA	24.100	97529.09

REVISED PHASING PLAN / AREA

PHASES	SITE AREA ACRES	SQ.MT	FAR SQ.MT	REMARKS W.R.T. EXISTING APPROVED
PHASE -1	12.767	51667.7	161263.42	Change in Shape, EWS shifted to Phase-4, Nursery school location shifted and one more Nursery and one Primary school has been added to it.
PHASE -2	2.077	8403.91	84937.508	Change in Shape & Area + Building Plans proposed for two high rise towers T-16 & T-17.
PHASE -3	2.750	11130.6	100451.42	Change in Shape & Area + Building Plans proposed for three high rise towers T-10, T-11, T-12 and Convenient Shopping.
PHASE -4	6.506	26326.9	114387.46	Change in Shape & Size. Proposed for Future Expansion / Planning W.R.T. High Rise Residential Tower and Amenities / Communities Facilities.
TOTAL SITE AREA	24.100	97529.1	461039.81	

TABLE 11 - REVISED AND PROPOSED SURFACE PARKING PH-1

GROSS - A								
PR1	1	X	27.500	X	11.500	=	316.250	SQM
PR1a	1	X	25.000	X	11.500	=	287.500	SQM
PR1b	1	X	22.500	X	11.500	=	258.750	SQM
PR2	1	X	42.500	X	11.500	=	488.750	SQM
PR3	1	X	12.500	X	11.500	=	143.750	SQM
PR3a	1	X	12.500	X	11.500	=	143.750	SQM
PR3b	1	X	22.500	X	11.500	=	258.750	SQM
PR4	1	X	17.900	X	11.500	=	205.850	SQM
PR5	1	X	17.495	X	11.500	=	201.193	SQM
PR6	1	X	22.500	X	11.500	=	258.750	SQM
PR7	1	X	25.500	X	11.500	=	293.250	SQM
PR8	1	X	17.260	X	11.500	=	198.490	SQM
PR9	1	X	80.000	X	11.500	=	920.000	SQM
					TOTAL	=	3975.033	SQM
TOTAL SURFACE PARKING AREA						=	GROSS - A	
						=	3975.033	
SURFACE PARKING CAPACITY						=	3975.033 / 23	
						=	172.828 SAY 173	CARS
SURFACE PARKING PROVIDED						=	143	CARS

TABLE 12 PROPOSED SURFACE PARKING IN PHASE 2, 3 & 4

	ECS IN SQM	CAR BAYS
EWS	91	67
SURFACE	105	81
TOTAL	196	148

TABLE 13 PROPOSED STILT PARKING IN PHASE 2, 3 & 4

	ECS IN SQM	CAR BAYS
TOWER-10	21	10
TOWER-11	22	12
TOWER-12	20	9
TOWER-16	28	18
TOWER-17	28	27
EWS	18	18
TOTAL	137	94

DDP(HQ) Member BPAC

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT:
REVISED BUILDING PLANS (3RD REVISION) FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

N

Elan Avenue Limited
Authorised Signatory
OWNER'S SEAL & SIGNATURE

Ar. Rajeev Kumar CA/2012/55871
ARCHITECT'S SEAL & SIGNATURE

Checked in respect of Public Health (Internal Services) only subject to comments in forwarding letter No. 20412 3 Dt 23/07/24

JUNE, 2024 | Scale 1:500 | Drawing Title: SITE PLAN | Drawing No: ST-01