TABLE-3
CARS PROPOSED PHASE-2

	DIRECT
SURFACE	192
STILT	77
PODIUM	152
BASEMENT-1	507
BASEMENT-2	518
GRAND TOTAL	1446

CAR PARKING DETAILS:-

REQUIRED PARKING AS PER TOD
UP TO 100 SQMT = 0.5 ECS
BETWEEN 100 TO 190 SQMT = 1.0 ECS
OVER 190SQMT = 1.5 ECS

TABLE-4
REQUIRED PARKING PHASE 2 AS PER TOD

	NORMAL NO.UNITS	U.CARPET AREA SQM	ECS TO CARPET	NO.OF AF REQUIRED	U.CARPET AREA SQM	ECS TO CARPET	TOTAL (A+B)	TOTAL CARS
3BHK(TYPE-3)	402	114.48	1 ECS	06	92.89	0.5 ECS	402+03	405
4BHK(TYPE-4)	268	153.20	1.5 ECS	04	130.73	1 ECS	402+4	406
4BHK(TYPE-5)	134	172.62	1.5 ECS	02	144.26	1ECS	201+02	203
	804			12				
							REQUIRED CARS	1014

TOTAL REQUIRED PARKING DETAIL :-

FOR MAIN UNITS IN PHASE 1 = 132 ECS (ALREADY SANCTIONED)
FOR MAIN UNITS IN PHASE 2 & 3 = 1014 ECS CARS (REFER TABLE-4)
TOTAL PARKING REQUIRED (PHASE 1+PHASE 2 & 3) = 1146 ECS (132 + 1014)
REQUIRED CAR PARKING FOR EWS = 1464 X 5% OF MAIN UNIT i.e 58 ECS
CAR PARKING REQUIRED FOR COMMERCIAL = 3896.1000SQ i.e 4 ECS

REQUIRED CAR PARKING = 1146 +58+4= 1210 ECS

PROPOSED CAR PARKING FOR MAIN UNITS (PHASE 1) = 132 ECS

CAR PARKING PROPOSED FOR MAIN UNITS OF PHASE 2 &3= 1446 ECS (REFER TABLE-3)
CAR PARKING TO BE RESERVED FOR EWS UNITS = 58 CARS

DETAIL OF CAR PARKING PROPOSED :

PROPOSED CAR PARKING ON SURFACE = 192 CARS
PROPOSED CAR PARKING IN STILT = 77 CARS
CAR PARKING PROPOSED UNDER PODIUM = 152 CARS
CAR PARKING PROPOSED ON BASEMENT-1 = 507 CARS
CAR PARKING PROPOSED ON BASEMENT-2 = 518 CARS
TOTAL CAR PARKING PROPOSED = 1446 CARS

BALANCE CAR PARK OF PHASE 1
PROPOSED IN PHASE 2 = 132 - 111 (IN PHASE 1 SITE) = **21 CARS**

TOTAL CAR PARKING PROPOSED FOR PHASE 2 & 3 = 1446 - 21 = 1425 CARS

TOTAL PROPOSED CAR PARKING = 132 +1425 = 1557 CARS (PHASE 1+PHASE 2 & 3)

AREA STATEMENT

LICENSED AREA OF SITE = 10.744 ACRE OR 43475.332 SQM
NET PLANNED AREA AS/ZONING (NPA) = 10.738 ACRES OR 43455.075 SQM.

SITE AREA IN INTENSE TOD ZONE = 10.323 ACRES = 41775.632 SQM
SITE AREA IN TRANSIT TOD ZONE = 0.4150 ACRES = 1679.442 SQM

INTENSE TOD ZONE @3.50 (A) = 146214.712 SQM
TRANSIT TOD ZONE @2.50 (B) = 4198.605 SQM
PERMISSIBLE FAR @ 3.12 FOR IGBC@12 % OH
NET PLANNED AREA i.e 43455.075 x 12% (C) = 5214.609 SQM

PERMISSIBLE FAR (A+B+C) = 155627.926 SQM

PERMISSIBLE RESIDENTIAL FAR = 155627.926 X 95.00 % = 154846.786 SQM
PERMISSIBLE COMMERCIAL FAR = 155627.926 X 0.50 % = 778.1396 SQM

ALREADY SANCTIONED FAR DETAIL:-
RESIDENTIAL FAR (E) = 9221.76 SQM
COMMERCIAL FAR (E) = 63.634 SQM

ALREADY SANCTIONED FAR IN PHASE 1 (D+E) = 9287.394 SQM

ALREADY SANCTIONED FAR IN EWS (NOW BEING REVISED) = 526.590 SQM

PROPOSED RESIDENTIAL FAR FOR PHASE 2 & 3 (F) = 145578.892 SQM(REFER TABLE-2b)
PROPOSED COMMERCIAL FAR FOR PHASE 2 & 3 (G) = 244.971 SQM(REFER TABLE-2b)

TOTAL PROPOSED RESIDENTIAL FAR (PHASE 1+PHASE 2 & 3) (D+F) = 154892.652 SQM (9223.76+145578.892)

TOTAL PROPOSED COMMERCIAL FAR (PHASE 1+PHASE 2) (E+G) = 308.605 SQM (63.634+244.971)

TOTAL PROPOSED FAR (RESI + COM) (PHASE 1+PHASE 2 & 3) = 155111.257 SQM (154892.652+308.605)

PERMISSIBLE GROUND COVERAGE FOR @ 40% of 43455.075(NPA) = 17382.030 SQM

ALREADY SANCTIONED GROUND COVERAGE = 1485.612 SQM
CONSUMED GROUND COVERAGE IN EWS (NOW BEING REVISED) = 130.873 (REFER TABLE-5) (EWS BLOCK BEING REVISED)
ALREADY SANCTIONED GROUND COVERAGE IN PHASE 1 = 1384.739 SQM (1485.612- 130.873)

PROPOSED GROUND COVERAGE (PHASE 2 & 3) = 11504.173 SQM

TOTAL PROPOSED GROUND COVERAGE = 12858.912 SQM (1384.739+11504.173) OR 12858.912 X100/43455.075 = 29.59%

PERMISSIBLE DENSITY:-

INTENSE TOD 10.323 ACRE @540 TO 660 = 557PERSON TO 681.5 PERSON
TRANSIT TOD 0.415 ACRE @ 267 TO 420 = 111 PERSON TO 176 PERSON
TOTAL TOD 10.738 ACRE @ 534.08 TO 652.77 = 5736 PERSON TO 7008 PERSON

PROPOSED DENSITY @ 534.922 = 5744 PERSON

REQUIRED PUBLIC AMENITIES

NURSERY SCHOOL = 1 NOS. OF 0.2 ACRE
PRIMARY SCHOOL = 1 NOS. OF 0.5 ACRES

PROPOSED PUBLIC AMENITIES

NURSERY SCHOOL IN PHASE 3 = 0.2 ACRE (PROVIDED ON SITE)
PRIMARY SCHOOL IN PHASE 3 = 0.5 ACRE OF TOTAL 5.116 = 2023.43 SQM
PERMISSIBLE FAR FOR PRIMARY SCHOOL @ 1.5 = 2023.43 X1.5 = 3035.15 SQM
PERMISSIBLE GROUND COVERAGE FOR P. SCHOOL = 35% OF PLOT AREA = 708.20 SQM

TOTAL PROPOSED GROUND COVERAGE IN P.S = 631.65 SQM = 31.21% OF PLOT AREA

PROPOSED FAR IN PRIMARY SCHOOL
GROUND FLOOR = 631.655 SQM. UNDER EWS TOWER (GROUND FLOOR)
FIRST FLOOR = 173.732 SQM. UNDER EWS TOWER (FIRST FLOOR)

TOTAL PROPOSED FAR IN PRIMARY SCHOOL = 1205.387 SQM (631.655+ 573.732)

REQUIRED EWS UNITS = 15% OF TOTAL UNITS (MAIN+EWS) = 1591(MAIN)0 = 160 NOS.
PROPOSED EWS UNITS IN PHASE 3 = 160 NOS. OR 160X100/1584 = 15.035% APPROX.
REQUIRED SERVICE PERSONNEL UNITS = 10% OF MAIN UNITS = 1584(MAIN) X 10 = 160 X NOS SAY 91 UNITS.
PROPOSED SERVICE PERSONNEL UNITS = 452 NOS OR 452X100/904 = 50%

POPULATION CALCULATION

MAIN UNITS IN PHASE 1(ALREADY SANCTIONED) = 88 NOS
MAIN UNITS IN PHASE 2 (NOW PROPOSED) = 816 NOS
POPULATION OF MAIN UNITS = 904 (88+816) X 5 PERSONS= 4520 PERSONS

PROPOSED EWS UNITS = 160 NOS
POPULATION OF EWS UNITS = 160 X 2 PERSONS= 320 PERSONS

SERVICE PERSONAL UNITS
PHASE-1 (ALREADY SANCTIONED) = 10 NOS
PHASE-2 (NOW PROPOSED) = 442 NOS
PROPOSED SERVICE PERSONAL UNITS = 452 NOS (442+10)
POPULATION OF SERVICE PERSONAL UNITS = 452 X 2 PERSONS= 904 PERSONS

TOTAL PROPOSED POPULATION = 5744 PERSONS

TOT - LOT AND GREEN AREA REQUIRED = 8521.50 SQM. + 10% OF THE PLOT 43479.356 SQM
TOT - LOT AND GREEN AREA PROVIDED
IN PHASE -1(ALREADY SANCTIONED) = 532.03 SQM (REFER TABLE-7)
IN PHASE -2 (NOW BEING REVISED) = 184.52 SQM
BALANCE GREEN IN PHASE 3 = 348.51 SQM (532.89- 184.52)
PROPOSED GREEN IN PHASE-2 = 6150.883 SQM

TOTAL GREEN PROPOSED = 6530.563 SQM (6182.053+ 348.51) i.e 15.0199% OF THE PLOT

TRANSIT ZONE 500M TO 800M

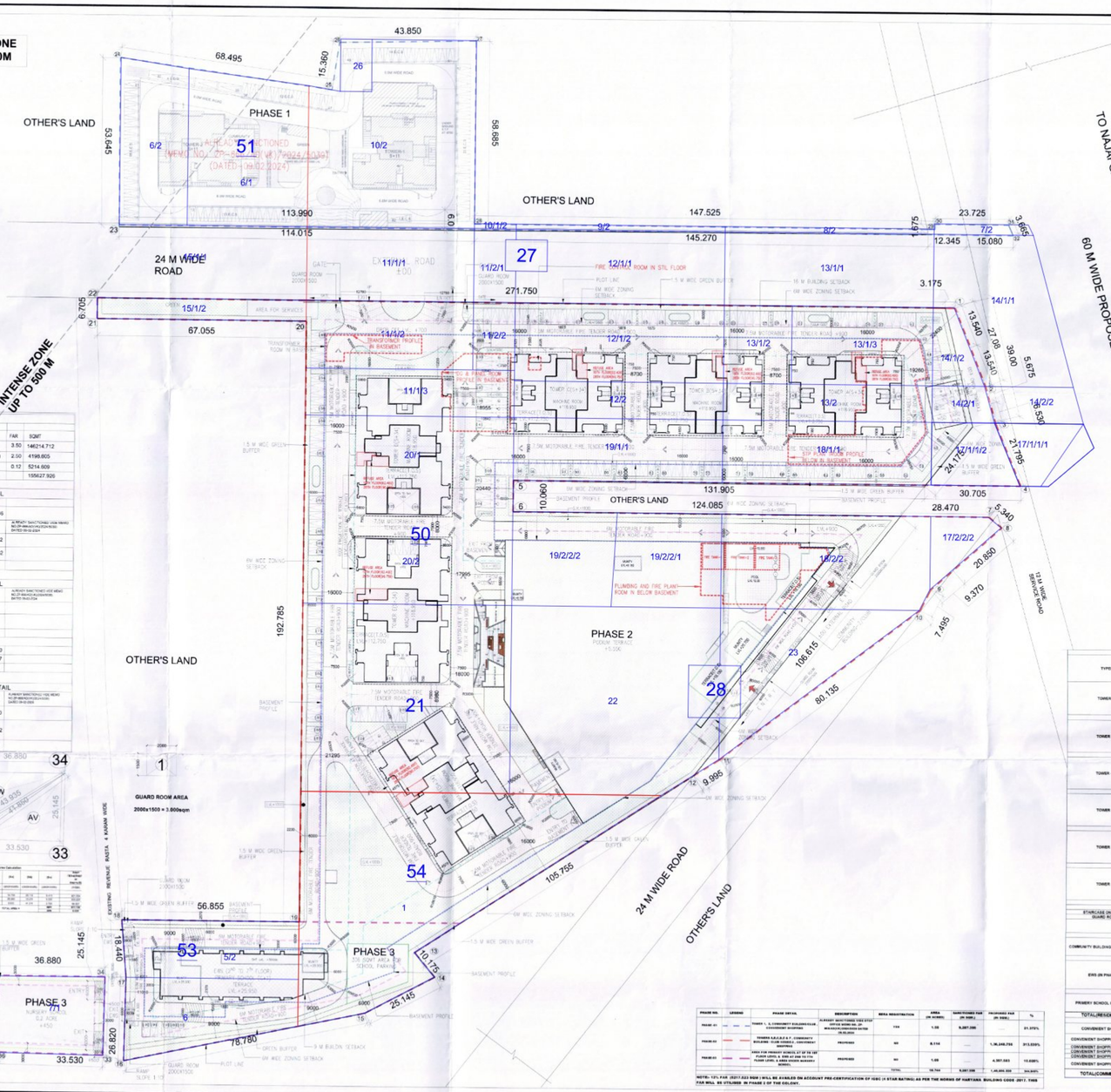

TABLE-2
FAR CONSUMPTION

	ACRES	FAR	SQMT
INTENSE TOD	10.323	3.50	146214.712
TRANSIT TOD	0.4150	2.50	4198.605
IGBC		0.12	5214.609
TOTAL			155627.926

TABLE-2a
RESIDENTIAL FAR DETAIL

	SQMT
PERMISSIBLE FAR	154846.786
FAR CONSUMED IN PHASE 1	9223.76 (ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024)
PROPOSED FAR IN PHASE 2 & PHASE 3	145578.892
TOTAL PROPOED FAR (PHASE 1 +PHSE 2 & 3)	154802.652
BALANCE FAR	50.634

TABLE-2b
COMMERCIAL FAR DETAIL

FAR CONSUMED IN PHASE-1	63.634 (ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024)
PROPOSED FAR IN PHASE-2	244.971
TOTAL PROPOED FAR (PHASE 1 +PHSE 2)	308.605
BALANCE FAR	469.549

TOTAL FAR DETAIL

TOT PERMISSIBLE FAR	155630.840
TOT PROPOSED FAR	155111.257
BALANCE FAR	519.583

TABLE-2c
GROUND COVERAGE DETAIL

GROUND COVERAGE CONSUMED IN PHASE 1	1354.739 (ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024)
PROPOSED GROUND COVERAGE IN PHASE 2	11504.173
TOTAL PROPOED GROUND COVERAGE (PHASE 1 +PHSE 2)	12858.912
BALANCE GROUND COVERAGE	4523.118

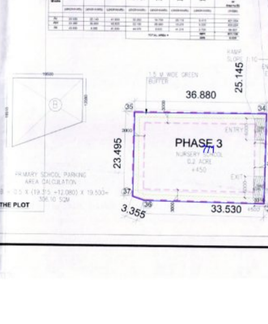

TABLE-8
ALREADY SANCTIONED(VIDE MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-2(01) PARKING CALCULATIONS

PARKING CALCULATIONS		
TOTAL NO. OF APARTMENTS		88
TOTAL PARKING REQUIRED (@1.5 car per UNIT)		**132**
DETAIL OF PARKING LOCATION WISE		**ACTUAL PROPOSED**
1) PARKING AT SURFACE	=	96 CARS
2) PARKING AT STILT	=	29 CARS
3) PARKING AT BASEMENT	=	0 CARS
4) PARKING FOR EWS (5% OF THE TOTAL)	=	7 CARS
TOTAL CAR PARKING (OPEN + COVERED)	=	132 CARS

TABLE-7
ALREADY SANCTIONED(VIDE MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-0(2) GREEN AREA CALCULATION

AREA CALCULATIONS PHASE-1 & No Phase (ORGANISED GREEN)

	A (M)	B (M)	C (M)	D = A+B+C	PA(SQM)	No.s	AREA (SQM) = A+B+C X 2 + A X B (RER-A(R)-B(B)-C(C))
ADD THOSE							
01	7.50	3.20				1	24.79
02	5.47	5.48				1	29.76
03	9.00	5.25	0.00	9.67		1	5.62
04	5.28	2.65	1.35	5.71		1	3.14
05	5.35	3.45				1	15.51
06	14.67	5.15				1	140.69
07	2.48	1.63	1.65	5.66		3	4.45
08	7.38	4.14				1	35.32
09	8.62	3.14				1	45.09
010	8.70	1.16	8.62	8.24		1	5.00
011	1.81	5.54				1	12.58
013	3.14	3.19	4.27	7.50		1	9.23
014	4.92	2.64	1.55	8.07		1	6.49
017	15.58	2.15	15.23	16.83		1	18.31
018					2.08	1	27.80
					27.80		271.81 — 51.24
							TOTAL ADDITIONS Phase 1 — 350.13
SUBTRACTIONS Phase 1							
04	0.90	0.40				2	1.62
							TOTAL Green Area Phase 1 — 348.51
GREEN AREA (NO PHASE) NOW PROPOSED FOR REVISION							
013	49	4	90	52		1	196.07
014	3	10				1	45
					0.00	46.25	196.07
							TOTAL ADDITIONS No. - Phase — 184.32
							TOTAL ORGANISED GREEN AREA — 532.83

TABLE-4
ALREADY SANCTIONED OVER ALL SITE PLAN (07/26 MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-0(02)

TYPOLOGY				FAR AREA		NON FAR AREA			BUA	GROUND COVERAGE	BUILDING HEIGHTS		NO OF MAIN UNITS			NO. OF SERVICE PERSONNEL UNITS		POPULATION BREAKUP		
S.NO.	BUILDING TYPE	FLOORS	NO. OF FLOORS	BRY-A IN SQMT	TOTAL FAR AREA FLOOR	TOTAL FAR ALL FLOORS	AREA IN SQMT	TOTAL NON FAR ALL FLOORS	TOTAL BUA ALL FLOORS	GROUND COVERAGE ALL FLOORS	TOTAL HEIGHT (MTRS/AHB)	BASEMENT LEVEL (IN METERS)	NO. OF UNITS/ FLOOR	TOTAL NO. OF UNITS/ TOWER	NO. OF UNITS/ FLOOR	TOTAL NO. OF UNITS	TOTAL NO. OF UNIT IN ALL TOWERS	MAIN POPULATION (@ 5 PERSON / UNIT)	SERVICE POPULATION (@ 2 PERSON / UNIT)	TOTAL POPULATION / TOWER
	Tower-1	GROUND FLOOR	1	327.82	327.82	474.191	474.191	0.000	801.991	327.82	15.000	-	4	16	-	-	64	320	-	320
		TYPICAL(1ST TO 18TH) FLOOR	18	327.82	5901.276	8856.126	159.410.268	2239.056	161.649.324	5901.276			8	144	-	-	576			
		TYPICAL(19TH TO 30TH) FLOOR	12	327.82	3933.840	5904.084	70.848.408			3933.840			6	72	-	-	288			
		TERRACE FLOOR	1	327.82	327.820	474.191	474.191			327.820			4	4	-	-	16			
		OVERHEAD TANK	1	327.82	327.820	491.730	491.730			327.820			-	-	-	-	-			
		MUMTY MACHINE ROOM	1	327.82	327.820	491.730	491.730			327.820			-	-	-	-	-			
	Tower-2	GROUND FLOOR	1	327.82	327.820	474.191	474.191	0.000	801.991	327.820	15.000	-	4	16	-	-	64	320	-	320
		TYPICAL(1ST TO 18TH) FLOOR	18	327.82	5901.276	8856.126	159.410.268	2239.056	161.649.324	5901.276			8	144	-	-	576			
		TYPICAL(19TH TO 30TH) FLOOR	12	327.82	3933.840	5904.084	70.848.408			3933.840			6	72	-	-	288			
		TERRACE FLOOR	1	327.820	327.820	474.191	474.191			327.820			4	4	-	-	16			
		OVERHEAD TANK	1	327.820	327.820	491.730	491.730			327.820			-	-	-	-	-			
		MUMTY MACHINE ROOM	1	327.820	327.820	491.730	491.730			327.820			-	-	-	-	-			
	GUARD ROOM	GROUND FLOOR	1	3.000	3.000	0.000	0.000	0.000	3.000	3.000	3.000	-	-	-	-	-	-	-	-	-
	SUBSTATION	GROUND FLOOR	1	0.000	0.000	0.000	0.000													
	STAIRCASE ON PODIUM	GROUND FLOOR	1	0.000	0.000	0.000	0.000													
	EWS BLOCK	GROUND FLOOR	1	0.000	0.000	0.000	0.000													
	TRANSFORMER	GROUND FLOOR	1	0.000	0.000	0.000	0.000													
	PRIMARY SCHOOL	GROUND FLOOR	1	0.000	0.000	0.000	0.000													
		MUMTY MACHINE ROOM	1	0.000	0.000	0.000	0.000													
	CLUB HOUSE	GROUND FLOOR	1	1000.000	1000.000	1500.000	1500.000	0.000	1500.000	1000.000	5.000	-	-	-	-	-	-	-	-	-
	SERVICE BLOCK	GROUND FLOOR	1	50.000	50.000	75.000	75.000	0.000	75.000	50.000	3.000	-	-	-	-	-	-	-	-	-
	SUBSTATION	GROUND FLOOR	1	50.000	50.000	75.000	75.000	0.000	75.000	50.000	3.000	-	-	-	-	-	-	-	-	-
	SERVICE BLOCK	GROUND FLOOR	1	50.000	50.000	75.000	75.000													
	SUBSTATION	GROUND FLOOR	1	50.000	50.000	75.000	75.000													
	MUMTY MACHINE ROOM	GROUND FLOOR	1	50.000	50.000	75.000	75.000													
	TOTAL				20012.997	30018.996	498.214.599	2239.056	500.453.655	20012.997			34	256	-	-	1024			
	TOTAL RESIDENTIAL FAR				20012.997		498.214.599							256		16	480	1024	480	1504
	TOTAL COMMERCIAL FAR				63.634															
					20076.631															
					63.634															
	TOTAL RESIDENTIAL FAR			12076.631	143578.892	143578.892	1074.573	1074.573	72667.545	215222.346								215222.346	11504.173	916	442
	CONVENIENT SHOPPING	GROUND FLOOR	1	167.520	167.520	167.520			167.520	167.520	167.520		-	-	-	-	-	-	-	-
	CONVENIENT SHOPPING UNDER TS	GROUND FLOOR	1	18.700	18.700	18.700							-	-	-	-	-	-	-	-
	CONVENIENT SHOPPING UNDER TS	GROUND FLOOR	1	18.700	18.700	18.700							-	-	-	-	-	-	-	-
	CONVENIENT SHOPPING UNDER TS	GROUND FLOOR	1	15.700	15.700	15.700							-	-	-	-	-	-	-	-
	CONVENIENT SHOPPING UNDER TS	GROUND FLOOR	1	31.04	31.040	31.040							-	-	-	-	-	-	-	-
	CONVENIENT SHOPPING UNDER TS	GROUND FLOOR	1	13.079	13.079	13.079							-	-	-	-	-	-	-	-
	TOTAL(COMMERCIAL)			244.571	244.571	244.571	0	0	167.520	167.520	167.520		0	0	0	0	0	167.520	0	0

PHASE NO.	LEGEND	PHASE DETAIL	DESCRIPTION	RERA REGISTRATION	AREA (IN SQMT)	SANCTIONED FAR (IN SQM.)	PROPOSED FAR (IN SQM.)	%
PHASE-01		TOWER 1, 2, CONVENIENT BUILDING,CLUB, CONVENIENT SHOPPING	ALREADY SANCTIONED VIDE STILT OFFICE MEMO NO. ZP-866/SD(BS)/2019/OC DATED 09.05.2019	1.00	9,287.395	—		21.372%
PHASE-02		TOWER-3,4,5,6 & F , CONVENIENT BUILDING - CLUB HOUSE-2 , CONVENIENT SHOPPING	PROPOSED	1.00	8.114	—	1,36,248.756	313.533%
PHASE-03		AREA FOR PRIMARY SCHOOL LIT OF 20 SET OF 1 TEACHER, 1 PEON, 1 CLERK, 1 GUARD, PLUMB LEVEL & AREA UNDER BASEMENT BUNDED.	PROPOSED	NO	1,00	—	4,387.503	10.095%
			TOTAL	10.744	9,287.395	1,40,636.259	324.001%	

NOTE:- 12% FAR (5217.523 SQM) WILL BE AVAILED ON ACCOUNT PRE-CERTIFICATION OF IGBC (4 STAR RATING) AS PER THE NORMS OF HARYANA BUILDING CODE-2017. THIS FAR WILL BE UTILISED IN PHASE 2 OF THE COLONY.

NOTE :-
CAPACITY OF FIRE TENDER PATH MINIMUM 70 TONNES

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

Chief Town Planner (HSVP) — Member Secretary (HRERA) — Director (Town & Country Planning, Haryana) — Chairman (HRERA)

AD PA ATP

LEGEND :-

Rajesh Dutt SO(HQ)

KEY PLAN

PROJECT :-

Revised Building Plans for TOD Group Housing Colony Measuring 10.744 acres Land (Licence no. 4 of 2013 dated 18-02-2013 in Sector 112, Gurgaon, Manesar, Urban Complex, Gurgaon, Haryana, being developed by Sh. Ajit Singh and Others in Collaboration with EMAAR INDIA LTD.

STRUCTURE :-

DUCON CONSULTANTS PRIVATE LIMITED
434 A/ 3rd FLOOR Udyog Vihar, Gurgaon-122016 (Haryana)
Near Indo Image Gateway, I.G.ROAD, Ahirwas Gurgaon
E-mail: contact@ducongurgaon.com
PH:+00973196.65410630.65410631

MEP :-

PARADISE CONSULTANTS
PLOT NO. 129, POCKET-2, BASEMENT
JASOLA VIHAR, NEW DELHI-110025
PH : 011- 46132800, 41030819
E-mail: mep@paradiseconsultants.com
Checked and found to be Fulfil Health (Internal) Sanitary only subject to comments in forwarding letter No. 2323 dt. 25/4/24

ARCHITECTS :-

ARCOP Architects — Engineer (HQ) — Town Planners
ARCOP ASSOCIATES PVT LTD
Plot No. 36B, Sector-32, Institutional Area, Gurugram, Haryana, 122001, India
Tel.: 91-124-4595500
91-124-4595550
Fax: 91-124-4595550

ARCHITECT'S SEAL & SIGNATURE — OWNER'S SEAL & SIGNATURE

DATE:- 23.09.2024	SCALE:- 1:400
DRAWING TITLE:- SITE PLAN	DRAWING NO. ST-01