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 150 SQMT = 1.0 ECS
OVER 150SQMT = 1.5 ECS

TABLE-4

REQUIRED PARKING PHASE 2 AS PER TOD

	NORMAL (ECS/UNIT)	LUXURY (ECS/UNIT)	ECS (ECS/UNIT)	REQUIRED AS PER DCR (ECS)	LUXURY AREA SQM	ECS (ECS/UNIT)	TOTAL (ECS)	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	1 ECS	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 = 11490X 5% OF MAIN UNIT i.e 58 ECS
CAR PARKING REQUIRED FOR COMMERCIAL = 308 605/90 i.e 6 ECS

REQUIRED CAR PARKING = 1146 +58+6= 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
CAR PARKING PROPOSED UNDER STILT = 77 CARS
CAR PARKING PROPOSED ON 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 43479.356 SQM
NET PLANNED AREA AS/ZONING (NPA) = **10.738 ACRES OR 43455.075 SQM.**

SITE AREA IN INTENSE TOD ZONE = 10.333 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 @2.50 (B) = 4198.605 SQM
PERMISSIBLE FAR @ 0.12 FOR IGBC@12 % ON NET PLANNED AREA i.e 4345.075 x 12% (C) = 5214.609 SQM

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

PERMISSIBLE RESIDENTIAL FAR = 155627.926 X 99.55 % = 154849.786 SQM
PERMISSIBLE COMMERCIAL FAR = 155627.926 X 0.50 % = 778.1396 SQM

ALREADY SANCTIONED FAR DETAIL:-
RESIDENTIAL FAR (D) = 9223.76 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) = 526.593 SQM

PROPOSED RESIDENTIAL FAR FOR PHASE 2 & 3 (F) = 145578.992 SQM(REFER TABLE-2a)
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) = **154802.652 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 (154802.652+308.605)**

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

ALREADY SANCTIONED GROUND COVERAGE = 1485.413 SQM
CONSUMED GROUND COVERAGE. IN EWS (NOW BEING REVISED) = 526.593 SQM (REFER TABLE-4) (EWS BLOCK being REVISED)
ALREADY SANCTIONED GROUND COVERAGE IN PHASE 1 = 1356.739 SQM (1485.413 - 130.673)

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

TOTAL PROPOSED GROUND COVERAGE = **12858.912 SQM (1354.739+11504.173) OR 12858.912 X100/43455.075 = 29.59%**

PERMISSIBLE DENSITY:-

INTENSE TOD 10.123 ACRE @540 TO 660 = 5374PERSON TO 6613 PERSON
TRANSIT TOD 0.4150 ACRE @ 270 TO 330 = 111 PERSON TO 138 PERSON
TOTAL TOD 10.738 ACRE @ 514.28 TO 662.77 = 5785 PERSON TO 7099 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 SITE = 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 = 573.732 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) = 150(1064/100) = 160 NOS.
PROPOSED EWS UNITS IN PHASE 3 = 160 NOS. OF 30 SQM. = 4800 SQM. APPROX.
REQUIRED SERVICE PERSONNEL UNITS = 10% OF MAIN UNITS = 106(1064/100) = 90.4 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 = 6521.90 SQM. = 15% OF THE PLOT 43479.356 SQM
TOT.-LOT AND GREEN AREA PROVIDED
IN PHASE-1(ALREADY SANCTIONED) = 532.83 SQM (REFER TABLE-7)
IN PHASE-2 (NOW PROPOSED) = 348.51 SQM
BALANCE GREEN IN PHASE-1 = 348.51 SQM (532.83- 184.32)
PROPOSED GREEN IN PHASE-2 = 6182.053 SQM

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

TRANSIT ZONE 500M TO 800M

INTENSE ZONE UP TO 500 M

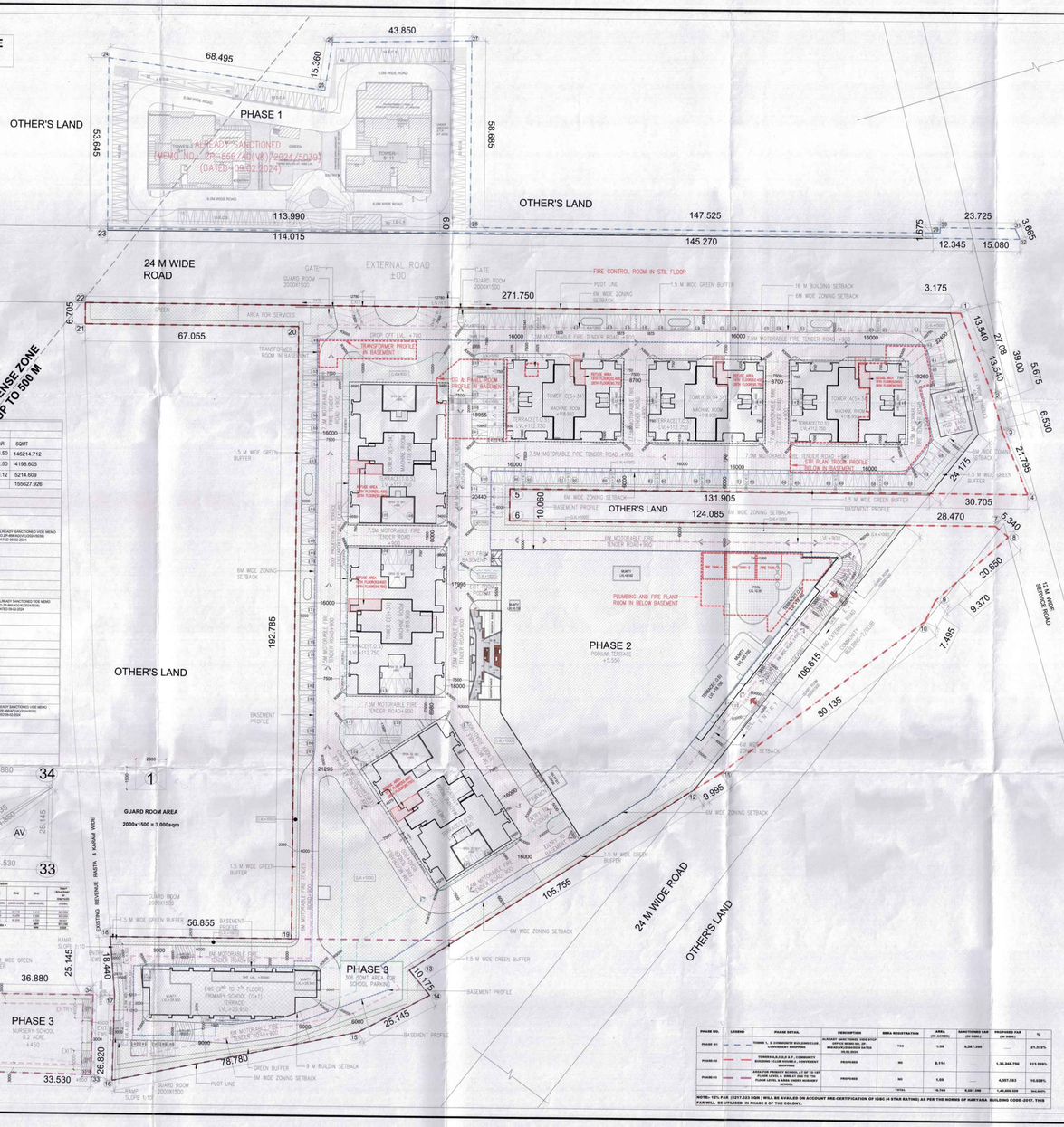


TABLE-2
FAR CONSUMPTION

	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	154849.786
FAR CONSUMED IN PHASE 1	9223.76
PROPOSED FAR IN PHASE 2 & PHASE 3	145578.892
TOTAL PROPOSED FAR (PHASE 1 +PHSE 2)	154802.652
BALANCE FAR	50.034

ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024

TABLE-2b
COMMERCIAL FAR DETAIL

FAR CONSUMED IN PHASE-1	63.634
PROPOSED FAR IN PHASE-2	244.971
TOTAL PROPED FAR (PHASE 1 +PHSE 2)	308.605
BALANCE FAR	469.549

ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024

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
PROPOSED GROUND COVERAGE IN PHASE 2	11504.173
TOTAL PROPOED GROUND COVERAGE (PHASE-1 +PHSE-2)	12858.912
BALANCE GROUND COVERAGE	4523.118

ALREADY SANCTIONED VIDE MEMO NO.ZP-866/AD(VK)/2024/5039 DATED 09-02-2024

TABLE-8
ALREADY SANCTIONED(VIDE MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-001) 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 (50% OF THE TOTAL)	=	7 CARS
TOTAL CAR PARKING (SR1+ + COVERED)	=	**132 CARS**

TABLE-7
ALREADY SANCTIONED(VIDE MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-002) GREEN AREA CALCULATION

AREA CALCULATIONS PHASE-1 & No Phase (ORGANISED GREEN

	A (M)	B (M)	C (M)	S = (A+B+C)/2	RADIUS	Nos.	AREA (SQM) = A+B+C*2 / 2 * A & B (S(S-A)(S-B)(S-C))^1/2
ADDITIONS							
G1	7.50	5.50				1	24.75
G2	5.67	5.44				1	29.79
G3	9.00	1.25	9.09	9.67		1	5.62
G4	5.28	0.81	5.33	5.71		1	2.14
G5	5.33	3.46				1	13.11
G6	14.60	9.35				1	140.69
G7	3.48	3.48	5.65	3.69		1	4.43
G8	2.95	4.75				1	35.52
G9	8.62	3.74				1	15.00
G10	6.70	1.35	6.62	9.24		1	5.00
G11	3.81	6.64				1	12.59
G12	5.14	3.59	4.27	3.50		1	8.33
G14	4.62	2.64	5.58	6.57		1	6.49
G17	13.58	2.25	13.75	16.67		1	18.31
G18					2.00	1	27.68
						2	27.68 271.65 51.24
							TOTAL ADDITIONS Phase 1 350.13
SUBTRACTIONS Phase 1							
Gx	0.50	0.50				1	0.62
							TOTAL Green Area Phase 1 348.51
GREEN AREA (NO PHASE) NOW PROPOSED FOR REVISION							
G15	10	4	10	10		1	136.07
G16	3	19				1	48
						0.50	48.25 136.07
							TOTAL ADDITIONS No - Phase 184.32
							TOTAL ORGANISED GREEN AREA 532.83

TABLE-6
ALREADY SANCTIONED OVER ALL SITE PLAN (VIDE MEMO NO.ZP-866/AD(VK)/2024/5039) DATED 09-02-2024) DRAWINGS NO A-002)

S.NO.	BUILDING TYPE	FLOORS	NO. OF FLOOR	FAR AREA: AREA IN SQMT	FAR AREA: TOTAL FAR FLOOR	FAR AREA: TOTAL FAR ALL TOWERS	NON FAR AREA: AREA IN SQMT	NON FAR AREA: TOTAL NON FAR FLOOR	NON FAR AREA: TOTAL NON FAR ALL TOWERS	BUA: TOTAL BUA FLOOR	BUA: TOTAL BUA ALL TOWERS	GROUND COVERAGE: GROUND COVERAGE BY ALL TOWERS	BUILDING HEIGHTS: TERRACE LEVEL (IN METERS)	BUILDING HEIGHTS: MUMTY LEVEL (IN METERS)	NO. OF DWELLING UNITS: NO. OF DWELLING UNITS	NO. OF DWELLING UNITS: TOTAL NO. OF DWELLING UNITS	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS / FLOOR	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS / TOWER	POPULATION BREAKUP: MAIN POPULATION (@ 5 PERSON PER UNIT)	POPULATION BREAKUP: SERVICE POPULATION (@ 2 PERSON PER UNIT)	POPULATION BREAKUP: TOTAL POPULATION / TOWER
1	Tower-1	GROUND FLOOR	1	327.82	327.82	2001E.104	1448.124	2239.036	48E.789	701.93	701.930	22355.110	39.20	44.00	4	4	4	8	20	16	36
		FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	583.344	18667.008					628.598	20115.136				4	128	44	5632			
		35TH & 36 TO FLOOR(REFUGE FLOOR)	2	560.638	1121.276		90.530			605.882	1211.764				4	8					
		MUMTY+MACHINE ROOM	1				238.275			238.275	238.275										
2	Tower-2	GROUND FLOOR	1	227.820	227.820	2001E.104	474.100	2231.036	628.346	701.92	701.920	22347.110	39.20	44.00	4	4	4	8	20	16	36
		FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	583.344	18667.008		1440.124			628.346	20107.136				4	128	44	5632			
		35TH & 36 TO FLOOR(REFUGE FLOOR)	2	560.638	1121.276		90.530			605.882	1211.764				4	8					
		MUMTY+MACHINE ROOM	1				238.275			238.275	238.275										
3	COMMERCIAL BUILDING	GROUND FLOOR	1	248.000	248.000	20007.364	468.760	2222.466		714.84	714.840	20380.000	39.20	44.00	4	4	4	8	20	16	36
4	COMMERCIAL BUILDING	GROUND FLOOR	1	248.000	248.000	20007.364	468.760	2222.466		714.84	714.840										
5	DRS (NOW BEING REVISED)	GROUND FLOOR	1	2215.000	2215.000	2215.000	610.709	610.709	1537.836	2825.709	2825.709	2825.709	4.00		4	16	16				32
		FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	746.859	23899.488	23900.533	1577.836	2497.873		796.167	25477.344	26095.400	39.20	44.00	4	128	44	5632	859.188	136	40
		35TH & 36 TO FLOOR(REFUGE FLOOR)	2	726.283	1452.565		98.616			775.591	1551.182										
		MUMTY+MACHINE ROOM	1				315.692			315.692	315.692										
6	SHOPS	GROUND FLOOR	1	248.725	248.725	2833.492	714.800	4437.120	2462.758	963.525	963.525	2913.780	4.00		4	16	16				32
		FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	827.769	26486.608					872.679	27925.728										
		35TH & 36 TO FLOOR(REFUGE FLOOR)	2	799.060	1598.120		89.976			844.051	1688.102										
		MUMTY+MACHINE ROOM	1				311.502			311.502	311.502										
7	OFFICE	GROUND FLOOR	1	248.479	248.479	2833.492	626.818	4437.120	2462.758	875.095	875.095	2913.780	4.00		4	16	16				32
		FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	746.859	23899.488		1577.836			796.167	25477.344										
		35TH & 36 TO FLOOR(REFUGE FLOOR)	2	726.283	1452.565		98.616			775.591	1551.182										
		MUMTY+MACHINE ROOM	1				315.692			315.692	315.692										
	STAIRCASE ON PODIUM		3	0.000	0.000	30.000	30.000			30.000	30.000										
	GUARD ROOM		6.000	3.000	18.000		18.000			18.000	18.000										
	COMMUNITY BUILDING-2/CLUB HOUSE	BASEMENT -02				1589.209	2028.748			2028.748	2028.748										
		BASEMENT -01					2034.861			2034.861	2034.861										
		PODIUM					3064.932			3064.932	3064.932										
		GROUND FLOOR	1.000	608.300	608.300		38.075			644.430	644.430										
		FIRST FLOOR	1.000	608.300	608.300		38.075			644.430	644.430										
		SECOND FLOOR	1.000	248.000	248.000		802.625	1093.111		1050.625	1050.625										
		MUMTY & OHT	1.000	0.000	0.000		65.080			65.080	65.080										
	EWS (IN PHASE 3)	GROUND FLOOR	1	117.500	117.500	4357.593	117.500	2119.998		117.500	117.500	4750.568							769.235	160	
		1ST FLOOR	1	62.350	62.350		37.350			99.700	99.700										
		2ND TO 18TH FLOOR	17	60.000	4020.000		1057.540			4077.540	69.315.180										
		TERRACE FLOOR	1	174.288	174.288					300.875	300.875										
		MUMTY MACHINE ROOM	1							42.808	42.808										
	PRIMARY SCHOOL UNDER EWS	GROUND FLOOR	1				631.655			631.655	631.655										
		FIRST FLOOR	1				573.732	1205.387		628.814	628.814										
	TOTAL(RESIDENTIAL)			13076.805	145578.892	145578.892	16714.573	16714.573		72657.245	215222.340	215222.340			818	442			11504.173		
	COMVENIENT SHOPPING	GROUND FLOOR	1	187.525	187.525	187.525				187.525	187.525	187.525							187.525		
	CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	18.705	18.705	18.705															
	CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	18.705	18.705	18.705															
	CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	15.798	15.798	15.798															
	CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	15.798	15.798	15.798															
	CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	13.079	13.079	13.079															
	TOTAL(COMMERCIAL)			244.871	244.871	244.871	0	0		187.525	187.525	187.525			0	0			187.525		0

TYPES	FLOORS	NO. OF FLOORS	FAR AREA: AREA IN SQM.	FAR AREA: TOTAL FAR/ FLOOR	FAR AREA: TOTAL FAR/ ALL TOWERS	NON FAR AREA: AREA IN SQM.	NON FAR AREA: TOTAL NON FAR/ ALL TOWERS	BUA AREA: TOTAL BUILT-UP/ ONE FLOOR	BUA AREA: TOTAL BUILT-UP/ ALL FLOOR	GROUND COVERAGE: TOTAL BUILT-UP/ AREA/ ALL TOWERS	GROUND COVERAGE: TOTAL GROUND COVERAGE/ ALL TOWERS	NO OF UNITS: TOTAL NO. OF UNIT/ TOWER	NO OF UNITS: TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER -A	GROUND FLOOR	1	327.82	327.82	20016.104	1448.124	2239.036	701.93	701.930	22355.110	701.93	136	154
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	583.344	18667.008				628.598	20115.136				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	560.638	1121.276		90.530		605.882	1211.764				
	MUMTY+MACHINE ROOM	1				238.275		238.275	238.275				
TOWER - B	GROUND FLOOR	1	227.820	227.820	20016.104	474.100	2231.036	701.92	701.920	22347.110	701.920	136	154
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	583.344	18667.008		1440.124		628.346	20107.136				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	560.638	1121.276		90.530		605.882	1211.764				
	MUMTY+MACHINE ROOM	1				238.275		238.275	238.275				
TOWER - C	GROUND FLOOR	1	248.000	248.000	20007.364	468.760	2222.466	714.84	714.840	20380.000	714.84	136	154
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	583.344	18667.008		1440.124		628.346	20107.136				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	560.638	1121.276		90.530		605.882	1211.764				
	MUMTY+MACHINE ROOM	1				238.275		238.275	238.275				
TOWER -D	GROUND FLOOR	1	248.479	248.479	2833.492	610.709	4437.120	859.188	859.188	26095.400	859.188	136	40
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	746.859	23899.488		1577.836		796.167	25477.344				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	726.283	1452.565		98.616		775.591	1551.182				
	MUMTY+MACHINE ROOM	1				315.692		315.692	315.692				
TOWER -E	GROUND FLOOR	1	248.725	248.725	2833.492	714.800	4437.120	963.525	963.525	2913.780	963.525	136	
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	827.769	26486.608				872.679	27925.728				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	799.060	1598.120		89.976		844.051	1688.102				
	MUMTY+MACHINE ROOM	1				311.502		311.502	311.502				
TOWER -F	GROUND FLOOR	1	248.479	248.479	2833.492	626.818	4437.120	875.095	875.095	2913.780	875.095	136	
	FIRTACLLIST TO 18TH 20TH TO 27TH&28TH TO 34TH	32	746.859	23899.488		1577.836		796.167	25477.344				
	35TH & 36 TO FLOOR(REFUGE FLOOR)	2	726.283	1452.565		98.616		775.591	1551.182				
	MUMTY+MACHINE ROOM	1				315.692		315.692	315.692				
STAIRCASE ON PODIUM		3	0.000	0.000	30.000	30.000		30.000	30.000				
GUARD ROOM		6.000	3.000	18.000		18.000		18.000	18.000				
COMMUNITY BUILDING-2/CLUB HOUSE	BASEMENT -02				1589.209	2028.748		2028.748	2028.748				
	BASEMENT -01					2034.861		2034.861	2034.861				
	PODIUM					3064.932		3064.932	3064.932				
	GROUND FLOOR	1.000	608.300	608.300		38.075		644.430	644.430				
	FIRST FLOOR	1.000	608.300	608.300		38.075		644.430	644.430				
	SECOND FLOOR	1.000	248.000	248.000		802.625	1093.111	1050.625	1050.625				
	MUMTY & OHT	1.000	0.000	0.000		65.080		65.080	65.080				
EWS (IN PHASE 3)	GROUND FLOOR	1	117.500	117.500	4357.593	117.500	2119.998	117.500	117.500	4750.568			
	1ST FLOOR	1	62.350	62.350		37.350		99.700	99.700				
	2ND TO 18TH FLOOR	17	60.000	4020.000		1057.540		4077.540	69.315.180				
	TERRACE FLOOR	1	174.288	174.288				300.875	300.875				
	MUMTY MACHINE ROOM	1						42.808	42.808				
PRIMARY SCHOOL UNDER EWS	GROUND FLOOR	1				631.655		631.655	631.655				
	FIRST FLOOR	1				573.732	1205.387	628.814	628.814				
TOTAL(RESIDENTIAL)			13076.805	145578.892	145578.892	16714.573	16714.573	72657.245	215222.340	215222.340	11504.173	818	442
COMVENIENT SHOPPING	GROUND FLOOR	1	187.525	187.525	187.525			187.525	187.525	187.525	187.525		
CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	18.705	18.705	18.705								
CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	18.705	18.705	18.705								
CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	15.798	15.798	15.798								
CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	15.798	15.798	15.798								
CONVENIENT SHOPPING UNDER TX	GROUND FLOOR	1	13.079	13.079	13.079								
TOTAL(COMMERCIAL)			244.871	244.871	244.871	0	0	187.525	187.525	187.525	187.525	0	0

PHASE NO.	LEGEND	PHASE DETAIL	DESCRIPTION	BERA REGISTRATION	AREA (IN ACRES)	SANCTIONED FAR (IN SQM.)	PROPOSED FAR (IN SQM.)	%
PHASE -01		TOWER A, B, COMMUNITY BUILDING/CLUB CONVENIENT SHOPPING	ALREADY SANCTIONED VIDE EITCP OFFICE MEMO NO. ZP-866/AD(VK)/2024/5039 DATED 09-02-2024	YES	5.58	9,287.380	—	21.375%
PHASE-02		TOWER E,F,G,H,I,J,K,L,COMMUNITY BUILDING / CLUB HOUSE & CONVENIENT SHOPPING	PROPOSED	NO	5.114	—	1,36,240.756	313.539%
PHASE-03		EWS (100 PERCENT UNDER, 07 TO 18 TH FLOOR LEVEL 2, BELOW 2 NOS OF 18 TH FLOOR LEVEL & AREA UNDER MUMMATY BLOCK)	PROPOSED	NO	1.60	—	4,357.593	10.028%
			TOTAL		10.744	9,287.380	1,40,598.349	324.940%

NOTE:- 15% FAR (5317.523 NOW) 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.

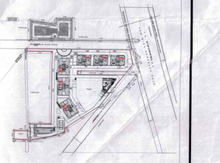
NOTE :-
CAPACITY OF FIRE TENDER PATH MINIMUM 70 TONNES

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

A.D (Senior Town Planner) B/P&E — PA (Senior Town Planner) B/P&E — ATP (Chief Town Planner) B/P&E

LEGEND :-

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
A3/44,3rd FLOO