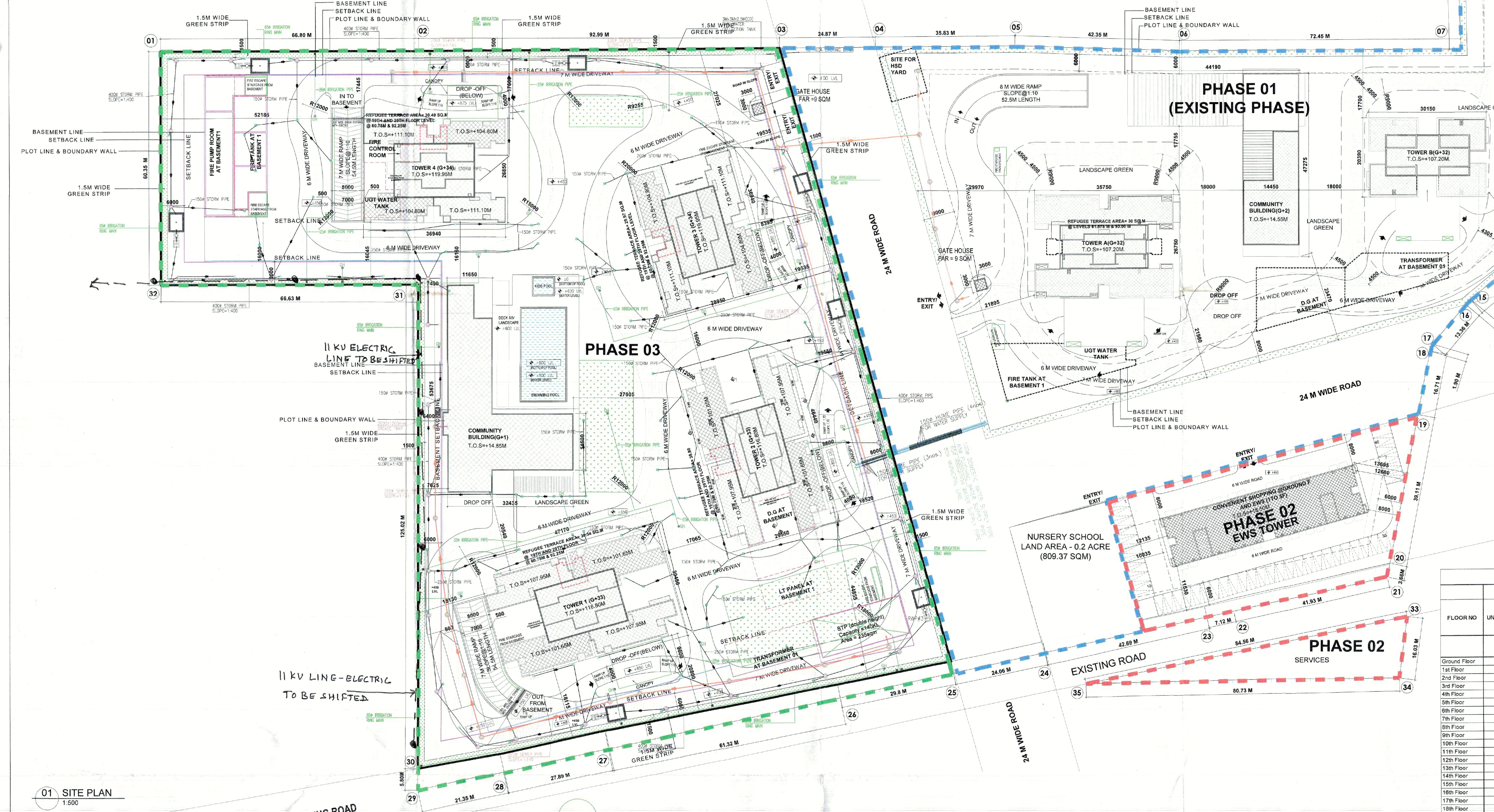


SL.NO	DESCRIPTION	PERMISSIBLE AREAS	TOTAL AREAS (OC Areas + Proposed Areas)		OC GRANTED VIDE MEMO NO. ZP-391/JD(RA)/2023/10/05 DATED 11-04-2023 OC AREAS	PROPOSED AREAS	
			14.025	ACRES			
1	FAR (SQM)	99224.874	14.025				
	ADDITIONAL AREA FOR GRHA 4 STAR (SQM)	12%					
	TOTAL FAR (SQM)	106135.723					
2	TOTAL FAR WITH TOR (SQM)	2492%	248.61%	141108.722		88%	49947.777
	GROUND COVERAGE (SQM)	35%	16.31%	9259.721		7.54%	4280.243
3	NO OF DWELLING UNITS PROVIDED (NOS)	891				891	369
	EWIS (NOS)	157				157	22
4	TOTAL NO OF DWELLING UNITS PROVIDED (NOS)	1048				1048	391
5	SERVICE POPULATION (NOS)	90				90	29
6	DENSITY	300 PPA Maximum				4208	
	@ 300 PPA Minimum	1403				4949	2737
	@ 300 PPA Maximum (with TOR)	5554				8995.997	1312
8	ORGANIZED OPEN SPACE (SQM)	15.86%				8513.561	2.32%
9	CONVENIENT SHOPPING (SQM)	0.5% of Site Area				284.583	0.52% of the Site Area
10	NURSERY SCHOOL (SQM)	0.2 Acres				809.37	0.2 Acres
11	COMMUNITY BUILDING						
	CAR PARKING FOR MAIN DWELLINGS UNIT (NOS)	@ 1.5 ECS per Main Dwelling Unit			1883	607	
	CAR PARKING FOR MAIN DWELLINGS UNIT (NOS)	@ 1.5 ECS per Main Dwelling Unit			1883	607	
	CAR PARKING FOR MAIN DWELLINGS UNIT (NOS)	@ 1.5 ECS per Main Dwelling Unit			1883	607	
12	TOTAL CAR PARKING (NOS)	@ 5% of the Total Car Parking			1950	635	
13	SURFACE PARKING	Each Unit Size				21	
14	EWIS UNIT	Each Unit Size				22.03	
15	SERVICE PERSONNEL ROOM	Each Unit Size				22.03	



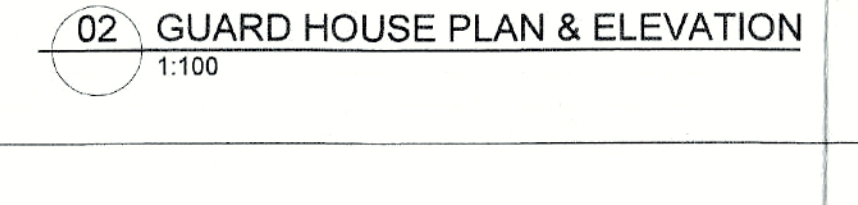
S.No.	DESCRIPTION OF PHASES	AREA (IN ACRE)	STATUS OF RERA	Legend
1	PHASE-1 (EXISTING PHASE)	7.087	REGISTRATION NO. 31 OF 2019 DATED 24/05/2019	--- (Blue dashed)
2	PHASE-2	0.82	REGISTRATION NO. 31 OF 2019 DATED 24/05/2020	--- (Red dashed)
3	PHASE-3	6.118	NOT OBTAINED	--- (Green dashed)
		14.025		

TOWER	UNIT TYPE	NO. OF UNITS	POPULATION
TOWER 1	4BHK	2	8
	3BHK	0	0
	3BHK with Servant	2	8
	4BHK	3	12
	3BHK	0	0
	3BHK	0	0
	2BHK	3	12
	3BHK	4	16
	2BHK	0	0
	3BHK	4	16
	2BHK	4	16
	3BHK	4	16
	2BHK	4	16
	3BHK	4	16
	2BHK	4	16

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/ EWS	POPULATION MAIN DUS @ 2 PERSON/ PERSON @ 1
1	TOWER-1 (4BHK Units)	2462.806	4964.367	7427.173	1025.433	G+33	107.95	4	127	29	693
2	TOWER-2 (4BHK Units)	24789.892	4693.873	29483.765	1044.798	G+33	107.95	4	129		645
3	TOWER-3 (4BHK Units)	19724.465	3742.461	23466.927	844.243	G+34	111.10	4	133		605
4	TOWER-4 (3BHK Units)	19759.930	3712.942	23472.873	838.025	G+34	111.10	4	133		605
5	COMMUNITY BUILDING	1685.779	454.070	2140.749	1217.679	G+1	14.85	0	0	0	
6	EWIS	539.073	182.489	721.561	0.000	8th Floor	2.9	22	22	22	44
7	GATE HOUSE	9.000	0.000	9.000	9.000	G	3.45				
	TOTAL	91180.945	17751.101	108932.047	4879.478						2712

SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	NO OF PARKING AREAS (SQM) STACK CAR PARKING	NO OF PARKING PROVIDED
1	BASEMENT - 01	18842.236	4515.966	14320.271	622	448
2	BASEMENT - 02	18842.236	3886.465	11512.771	947	854
	TOTAL	37684.473	8402.431	25833.042	822	1395
	TOTAL NON FAR AREA (17751.101+37684.473)	55435.574				
	TOTAL BUILT UP AREA (108932.047+55435.574)	164367.621				

SL.NO	TYPE	NO OF UNITS	NO OF PERSONS UNIT	SERVANT POPULATION	TOTAL POPULATION	NO OF CAR REQUIRED @ 1.5 CAR/UNIT	TOTAL NUMBER OF PARKING REQUIRED
1	4BHK UNITS (Tower 1-2)	219	876	0	876	1.5	329
2	3BHK UNITS WITH SERVANT (Tower 1)	29	87	29	116	1.5	44
3	3BHK UNITS (Tower 1-2-3-4)	286	1144	0	1144	1.5	399
4	2BHK UNITS (Tower 3-4)	8	32	0	32	1.5	12
5	EWIS	22	22	0	22	5% of Total Car Parking	38
	TOTAL	644	1096	29	1125		822



SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	TOTAL NUMBER OF PARKING REQUIRED	NO OF PARKING AREAS (SQM) STACK CAR PARKING	NO OF PARKING PROVIDED	
1	BASEMENT - 01	18842.236	4515.966	14320.271	622	448	448	
2	BASEMENT - 02	18842.236	3886.465	11512.771	947	854	854	
	TOTAL	37684.473	8402.431	25833.042	822	1395	1395	
	TOTAL NON FAR AREA (108932.047+55435.574)	164367.621						
	TOTAL BUILT UP AREA (108932.047+55435.574)	164367.621						

SUBMISSION DRAWINGS FOR APPROVAL AND DRAWING

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

(Handwritten signatures and stamps: DTP (HQ), ATTP (HQ), etc.)

TO BE READ WITH THIS OFFICE MEMO NO. ZP-391/JD(RA)/2023/10/05 DATED 13.08.2023

NOTES:

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Ph: +91-11-26481630

KEY PLAN

PROJECT
Group Housing Colony measuring 14.025 Acres (Licence No. 285 of 2007 dated 02-12-2007) in sector 62, Gurgaon Manesar Urban Complex, being developed by Juhi Promoters Pvt Ltd & others in collaboration with Emaar India Ltd. (formerly known as 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:

ARNAB DUTTA
CA/2007/40529

DRAWING NAME
SITE PLAN

DRAWING NO.
S-01

SCALE
AS MENTIONED (AO)

DATE
JUNE 2024

NORTH

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

Checked and found ok for Public Health
(If Service not subject to comments in this regard)
Rishi 10/14/23

Supervisor
S.P. 20/23