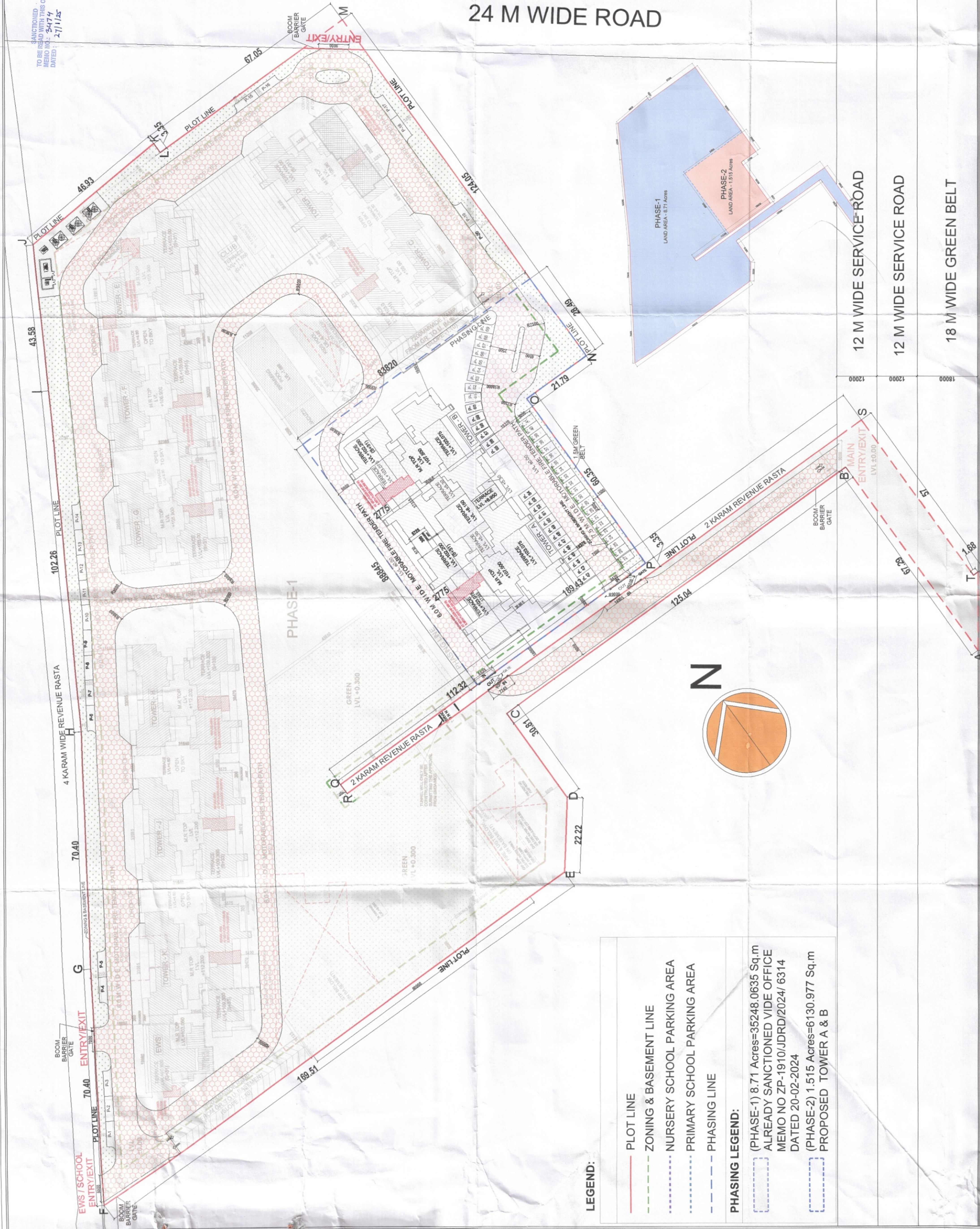




GROUP HOUSING COLONY			
SECTOR-113, GURUGRAM			
AREA SUMMARY			
TOTAL SITE AREA	ACRES	Sq.M	
Area under 30M Green Belt including 12.M wide Service Road (0.09HC+ 91)	10.225	41791.841	
50% Built-Up Green Belt including 12.M wide Service Road	0.1510	611.674	
NET PLANNED AREA (NPA) for FAR Calculation	0.7250	365.537	
		10.1485	41073.574
FAR			FAR (In Sq.m)
PERMISSIBLE FAR IN TOD	3.500		14137.824
FAR OF GRHA @ 50m Right (12.0% FAR on Site Area) Right, No. S/07831/2006	0.120		4928.520
TOTAL FAR (TOD - GRHA)	3.620		14666.088
PERMISSIBLE FAR IN TOD + GRHA		0.50%	1444.000
PERMISSIBLE FAR IN TOD + GRHA @ RESIDENTIAL		0.25%	722.000
APPLIED RESIDENTIAL FAR IN TOD PHASE-1	0.360		14118.51
TOD Cmt. No. 1480 of 108/2023 (Part of 1-751 of 108/2023)			
TOD Cmt. No. 1480 of 108/2023 (Part of 1-751 of 108/2023)	0.035		4147.771
TOD Cmt. No. 194-2001 of 62/2024 (Part of 1-279 of 62/2024)			
APPLIED RESIDENTIAL FAR IN TOD PHASE-2	1.610		14171.512
TOD Cmt. No. 11775 of 68/2024			
APPLIED RESIDENTIAL FAR IN TOD PHASE-2	0.086		3544.356
TOD Cmt. No. 1151 of 71/2024	1.500		61611.150
TOTAL			209552.264
TOTAL PERMISSIBLE RESIDENTIAL FAR (TOD + TDR + GRHA)	5.120		743.430
TOTAL PERMISSIBLE COMMERCIAL FAR (TOD + GRHA)			210266.259
PERMISSIBLE FAR IN RESIDENTIAL + COMMERCIAL			4781.341
TOTAL PROPOSED COMMERCIAL FAR PHASE-2			47813.274
TOTAL PROPOSED COMMERCIAL FAR PHASE-2			47813.274
PROPOSED FAR IN RESIDENTIAL + COMMERCIAL (PHASE 2)			47813.274
BUILT UP (FAR + NON FAR + BALCONY) Phase-1 & 2			
PROPOSED NON FAR			206297.102
PROPOSED BALCONY			21662.900
PROPOSED AREA			50791.850
PROPOSED BASEMENT NON FAR			67431.893
TOTAL PROPOSED BUILT UP AREA			348213.274
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE	60.000%		25644.102
ACHIEVED GROUND COVERAGE OF BUILDING	23.607%		9746.535
GREEN			
REQUIRED GREEN	15.000%		6161.026
PROPOSED GREEN	15.119%		6268.850
DENSITY			
PERMISSIBLE DENSITY @ 600-410% & 150-410% FAR TDR on the area of 10.0997			925 PPS / 1.000
ACHIEVED DENSITY			540 PPS / 1.000
TOTAL PROPOSED DENSITY	664 PPS		5403
POPULATION CALCULATION		POPULATION	
MAN UNITS (ALREADY SANCTIONED)	5 Person / Ln	181	4505
MAN UNITS (ALREADY SANCTIONED)	2 Person / Ln	217	543
PROPOSED SERVICE PERSONAL UNIT (ALREADY SANCTIONED)	3 Person / Ln	244	610
MAN UNITS PROPOSED	5 Person / Ln	244	1220
PROPOSED SERVICE PERSONAL UNIT	3 Person / Ln	3	9
TOTAL PROPOSED POPULATION			6705
REQUIRED SERVICE PERSONAL UNIT as per Norms			121(Sm)
REQUIRED ETOB as per Norms			212 (Sm)
PARKING			
PROPOSED EGS			1487
PROPOSED EGS			1487

Summary				
	ALREADY SANCTIONED PHASE-1 (A)	NEW PROPOSAL PHASE-2 (B)	COMBINED PROPOSAL	PERMISSIBLE / REQUIRED
SITE (NPA)	41073.504		41073.504	
FAR	161615.680	47681.342	209297.022	210296.235
RESIDENTIAL FAR	160911.055	47681.342	209592.397	209592.804
COMMERCIAL FAR	704.625	0.000	704.625	743.430
GROUND COVERAGE	7674.632	2028.902	9704.534	24644.102
	18.685%	4.942%	23.627%	60.00%
BUILT UP AREA	264433.498	64779.776	349213.274	
GREEN AREA	6209.830		6209.830	6161.026
	15.119%	0.000%	15.119%	15.00%
MAIN UNITS	961	244	1205	
SERVICE PERSONAL UNIT	118	3	121	
TOWNS	217		217	
POPULATION	5476	1229	6705	5453 (Minimum) 8331 (Maximum)
DENSITY	542	122	664	540 (Minimum) 825 (Maximum)
PARKING	1181	306	1487	
AMENITIES				
Primary School	1		1	1
Nursery School	1		1	1

REQUIRED PARKING						ECG / DU	REQUIRES ECR
CARVEY AREA SQ. M	TOTAL DU	DU / LOT	LOT				
2 BHK	82,416	429	1	0.5	1		
3 BHK + Study + Utility	113,398	442	1		422		
3 BHK (including BHK) + Study+Utility	110,252	29	1		29		
4 BHK + Study Utility	138,154	362	1		362		
4 BHK + Study + Servant (SFR)	144,893	86	1		86		
4BHK + Utility (penthouse)	213,872	2	1.5		3		
4BHK + Servant (SFR+penthouse)	278,375	2	1		2		
4BHK + Servant (SFR+penthouse)	268,152	2	1.5		3		
4BHK + Servant (SFR+penthouse)	338,174	1	1.5		2		
4BHK + Servant (SFR+penthouse)	314,329	1	1.5		2		
BHKs Unit	18,352	217	0.5		106		
Club	3040,533						
Community Shopping	212,222						
Government School	1,000,000						
Religious School	500,000						
Nursery School	100,000						
Other	100,000						
Total Parking Phase-1	158,822	4	1.5		1119		
3 BHK + Study + Utility Type-4	158,822	4	1.5		6		
3 BHK + Study + Service Personal Unit Type-2	156,178	3	1.5		6		
3 BHK + Study + Utility Type-4	169,221	60	1.5		96		
3 BHK + Study + Utility Type-4	169,023	53	1.5		86		
4 BHK + Study+Utility	141,748	30	1		30		
4 BHK + Study+Utility	142,881	30	1		30		
4 BHK + Study+Utility Type-8	136,209	60	1		60		
6BHK + Utility (penthouse)	307,464	2	1.5		3		
6BHK + Utility (penthouse)	294,051	1	1.5		2		
4BHK + Utility (Penthouse)	297,547	1	1.5		2		
Total Parking in Phase-1 & Phase-2					302		
Total Parking in Phase-1					1149		

FLOORS	PROPOSED PARKING		No. of ECRs where Calculation	PROPOSED Car Parking
	AREA	NO.		
Lower Basement floor @ 32	26,747.196	569		752/Activity (Accommodated)
Upper Basement floor @ 32	26,669.151	569		752/Activity (Accommodated)
Basement floor @ 32	24,726.178	519		752/Activity (Accommodated)
TOTAL		2647		2300

[illegible]

18 M WIDE GREEN

23.36

T-18

00001

ITEM	DESCRIPTION	EXISTENTIAL TOWERS										TOWER 1										TOWER 2										TOWER 3										TOWER 4										TOWER 5										TOWER 6										TOWER 7										TOWER 8										TOWER 9										TOWER 10										TOWER 11										TOWER 12										TOWER 13										TOWER 14										TOWER 15										TOWER 16										TOWER 17										TOWER 18										TOWER 19										TOWER 20										TOWER 21										TOWER 22										TOWER 23										TOWER 24										TOWER 25										TOWER 26										TOWER 27										TOWER 28										TOWER 29										TOWER 30										TOWER 31										TOWER 32										TOWER 33										TOWER 34										TOWER 35										TOWER 36										TOWER 37										TOWER 38										TOWER 39										TOWER 40										TOWER 41										TOWER 42										TOWER 43																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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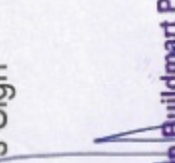
Union Buildmart Pvt.Ltdt, Vibrant infratech Pvt. Ltd
Targe Buildcon Pvt in Collaboration with
Union Buildmart Pvt. Ltd

chitect.

gpm

GHANU MATILUP AND ASSOCIATES (P) LTD.
C-55, East of Kailash, New Delhi-110065
C-011-48569599 / F 011-48569512
E: info@gpmindia.com / W: www.gpmindia.com

ect Title: PROPOSED BUILDING PLAN OF PHASE - 2
GROUP HOUSING COLONY (MIX LAND USE
RESIDENTIAL 99.5% AND 0.5% COMMERCIAL)
THE AREA MEASURING 10.225 ACRES
CENCE NO. 229 OF 2023 DATED 02-11-2023)
SECTOR -113, GURUGRAM

Status	Sheet Title	SUBMISSION DRAWING		(Internal) Service only subject to contract Drawing letter No. 14025-DW
		SITE PLAN WITH AREA SUMMARY		
Engineer's Sign 	Architect's Sign 	SIGNED AND VALIDATED 14/05/2014		
Project Engineer Andrew Bullington Private Limited 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865,				