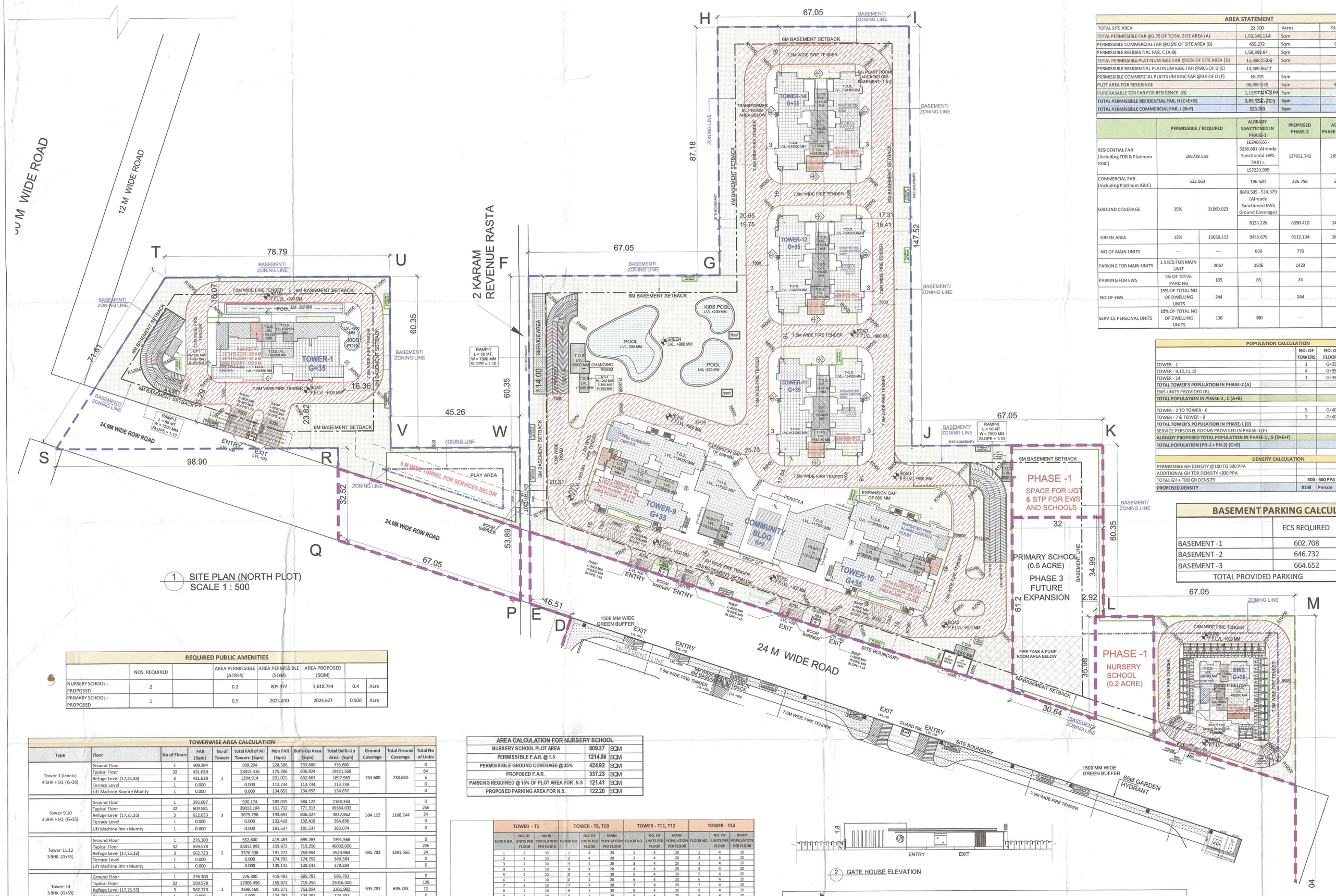


1 SITE PLAN (NORTH PLOT)
SCALE 1 : 500

AREA STATEMENT				
TOTAL SITE AREA	22.500	Acres	91,054.35	Sqm
TOTAL PERMISSIBLE FAR @1.75 OF TOTAL SITE AREA (A)	1,59,345.112	Sqm	175%	
PERMISSIBLE COMMERCIAL FAR @0.5% OF SITE AREA (B)	455.272	Sqm	0.50%	
PERMISSIBLE RESIDENTIAL FAR, C (A-B)	1,58,889.84	Sqm		
TOTAL PERMISSIBLE PLATINUM IGBC FAR @15% OF SITE AREA (D)	13,658.152	Sqm		
PERMISSIBLE RESIDENTIAL PLATINUM IGBC FAR @99.5 OF D (E)	13,589.803			
PERMISSIBLE COMMERCIAL PLATINUM IGBC FAR @0.5 OF D (F)	68.291	Sqm		
PLOT AREA FOR RESIDENCE	90,599.078	Sqm	99.50%	
PURCHASABLE TDR FAR FOR RESIDENCE (G)	1,13,[illegible]	Sqm		
TOTAL PERMISSIBLE RESIDENTIAL FAR, H (C+E+G)	2,85,[illegible]	Sqm		
TOTAL PERMISSIBLE COMMERCIAL FAR, I (B+F)	523.563	Sqm		

	PERMISSIBLE / REQUIRED		PROPOSED PHASE-2	ACHIEVED PHASE-1 + PHASE-2		
RESIDENTIAL FAR (Including TDR & Platinum IGBC)	285728.550	162466(66 - 5236.661 (Already Sanctioned EWS FAR) = 157229.999	127951.742	285181.741	Sqm	
COMMERCIAL FAR (Including Platinum IGBC)	523.563	196.620	326.756	523.376	Sqm	
GROUND COVERAGE	35%	31869.023	8649.505 - 514.379 (Already Sanctioned EWS Ground Coverage) 8135.126	6590.410	14725.536	Sqm
GREEN AREA	15%	13658.153	9435.670	9112.134	18547.804	Sqm
NO OF MAIN UNITS	---	---	608	770	1378	Nos
PARKING FOR MAIN UNITS	1.5 ECS FOR MAIN UNIT	2067	1586	1429	3015	Nos
PARKING FOR EWS	5% OF TOTAL PARKING	109	85	24	109	Nos
NO OF EWS	15% OF TOTAL NO OF DWELLING UNITS	244		244	244	Nos
SERVICE PERSONAL UNITS	10% OF TOTAL NO OF DWELLING UNITS	138	380	---	380	Nos

POPULATION CALCULATION				
	NO. OF TOWERS	NO. OF FLOORS	TOTAL UNITS	TOTAL POPULATION
TOWER - 1	1	G+35	70	350
TOWER - 9,10,11,12	4	G+35	560	2800
TOWER - 14	1	G+35	140	700
TOTAL TOWER'S POPULATION IN PHASE-2 (A)			770	3850
EWS UNITS PROVIDED (B)			244	488
TOTAL POPULATION IN PHASE-2 , C (A+B)				4338
TOWER - 2 TO TOWER - 6	5	G+40	380	1900
TOWER - 7 & TOWER - 8	2	G+40	228	1140
TOTAL TOWER'S POPULATION IN PHASE-1 (D)			608	3040
SERVICE PERSONEL ROOMS PROVIDED IN PHASE-1 (EF)			380	760
ALREADY PROPOSED TOTAL POPULATION IN PHASE-1 , G (D+E+F)				3800
TOTAL POPULATION (PH-1 + PH-2) (C+G)				8138
DENSITY CALCULATION				
PERMISSIBLE GH DENSITY @100 TO 300 PPA				
ADDITIONAL GH TDR DENSITY +200 PPA				
TOTAL GH + TDR GH DENSITY	300 - 500 PPA			
PROPOSED DENSITY	8138	Person	361.689	PPA

BASEMENT PARKING CALCULATION		
	ECS REQUIRED	No of Parking Provided
BASEMENT -1	602.708	453
BASEMENT -2	646.732	488
BASEMENT -3	664.652	488
TOTAL PROVIDED PARKING		**1429**

REQUIRED PUBLIC AMENITIES							
	NOS. REQUIRED		AREA PERMISSIBLE (ACRES)	AREA PERMISSIBLE (SQM)	AREA PROPOSED (SQM)		
NURSERY SCHOOL - PROPOSED	2		0.2	809.372	1,618.744	0.4	Acre
PRIMARY SCHOOL - PROPOSED	1		0.5	2023.430	2023.627	0.500	Acre

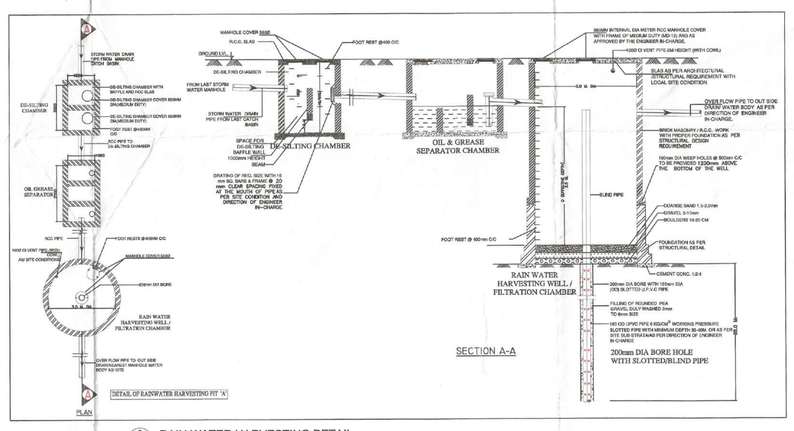
AREA CALCULATION FOR NURSERY SCHOOL		
NURSERY SCHOOL PLOT AREA	809.37	SQM
PERMISSIBLE F.A.R. @ 1.5	1214.06	SQM
PERMISSIBLE GROUND COVERAGE @ 35%	424.92	SQM
PROPOSED F.A.R.	337.23	SQM
PARKING REQUIRED @ 15% OF PLOT AREA FOR N.S	121.41	SQM
PROPOSED PARKING AREA FOR N.S.	122.20	SQM

TOWERWISE AREA CALCULATION											
Type	Floor	No of Floors	FAR (Sqm)	No of Towers	Total FAR of All Towers (Sqm)	Non FAR (Sqm)	Built-Up Area (Sqm)	Total Built-Up Area (Sqm)	Ground Coverage	Total Ground Coverage	Total No of Units
Tower-1 (Iconic) 4 BHK + SQ (G+35)	Ground Floor	1	509.294	1	509.294	224.386	733.680	733.680	733.680	733.680	0
	Typical Floor	32	431.638		13812.416	175.286	606.924	19421.568			64
	Refuge Level (17,25,33)	3	431.638		1294.914	201.025	632.663	1897.989			6
	Terrace Level	1	0.000		0.000	113.734	113.734	113.734			0
	Lift Machine Room + Mumty	1	0.000		0.000	134.652	134.652	134.652			0
Tower-9,10 3 BHK + SQ (G+35)	Ground Floor	1	295.087	2	590.174	289.035	584.122	1168.244	584.122	1168.244	0
	Typical Floor	32	609.581		39013.184	161.732	771.313	49364.032			256
	Refuge Level (17,25,33)	3	612.633		3675.798	193.694	806.327	4837.962			24
	Terrace Level	1	0.000		0.000	132.418	132.418	264.836			0
	Lift Machine Rm + Mumty	1	0.000		0.000	191.537	191.537	383.074			0
Tower-11,12 3 BHK (G+35)	Ground Floor	1	276.300	2	552.600	419.483	695.783	1391.566	695.783	1391.566	0
	Typical Floor	32	559.578		35812.992	159.672	719.250	46032.000			256
	Refuge Level (17,25,33)	3	562.723		3376.338	191.271	753.994	4523.964			24
	Terrace Level	1	0.000		0.000	174.792	174.792	349.584			0
	Lift Machine Rm + Mumty	1	0.000		0.000	139.142	139.142	278.284			0
Tower-14 3 BHK (G+35)	Ground Floor	1	276.300	1	276.300	419.483	695.783	695.783	695.783	695.783	0
	Typical Floor	32	559.578		17906.496	159.672	719.250	23016.000			128
	Refuge Level (17,25,33)	3	562.723		1688.169	191.271	753.994	2261.982			12
	Terrace Level	1	0.000		0.000	174.792	174.792	174.792			0
	Lift Machine Rm + Mumty	1	0.000		0.000	139.142	139.142	139.142			0
Community Block (G+2) (North Plot) (Without Convenient Shopping)	Ground Floor	1	983.238	1	983.238	46.610	1029.848	1029.848	1029.848	1029.848	
	First Floor	1	846.196		846.196	114.400	960.596	960.596			
	Seqond Floor	1	752.360		752.36	106.872	868.63	868.630			
	Terrace Level	1	0.000		0.000	156.967	156.967	156.967			
	Mumty + O.H.T.	1	0.000		0.000	65.320	65.320	65.320			
E.W.S. (G+30)	Stilt Floor	1	97.086	1	97.086	174.627	271.713	271.713	271.713	271.713	
	First Floor	1	11.357		11.357	24.060	35.417	35.417			
	Typical Floor (2nd to 12th Floor)	11	243.320		2676.52	43.980	287.300	3160.3			
	Typical Floor (14th to 31th Floor)	16	218.570		3497.12	41.820	260.390	4166.24			
	Refuge Level (21st,29th)	2	218.570		437.14	55.835	274.385	548.77			
	Terrace Lvl	1	0.000		0.000	45.065	45.065	45.065			
	Lift Machine Rm + Mumty	1	0.000		0.000	56.581	56.581	56.581			
	EWS Stack Parking Ground Coverage								662.90	662.90	
NTA Staircases			8.32	2	16.64	0.54	8.86	112.700		112.700	
Guard Room			65.00	1	65.00	6.00	71.00	71.00		71.00	
Meter Room			60.41	1	60.41	8.82	69.23	69.23		69.23	
Changing Room								39.27		39.27	
Nursery School	Ground Floor							299.625			
	First Floor							25592.589			
Basement 1								25277.317			
Basement 2								24913.085			
Basement 3											
Total FAR Area Of All Towers					127951.742						770
Commerical (North)					326.756			326.756		326.756	
Total Built-Up Area & Ground Coverage								245267.607		6,590.410	

	TOWER - T1			TOWER - T9, T10			TOWER - T11, T12			TOWER - T14		
	FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR	FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR	FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR	FLOOR NO.	NO. OF UNITS PER FLOOR	MAIN POPULATION PER FLOOR
	1	2	10	1	4	20	1	4	20	1	4	20
	2	2	10	2	4	20	2	4	20	2	4	20
	3	2	10	3	4	20	3	4	20	3	4	20
	4	2	10	4	4	20	4	4	20	4	4	20
	5	2	10	5	4	20	5	4	20	5	4	20
	6	2	10	6	4	20	6	4	20	6	4	20
	7	2	10	7	4	20	7	4	20	7	4	20
	8	2	10	8	4	20	8	4	20	8	4	20
	9	2	10	9	4	20	9	4	20	9	4	20
	10	2	10	10	4	20	10	4	20	10	4	20
	11	2	10	11	4	20	11	4	20	11	4	20
	12	2	10	12	4	20	12	4	20	12	4	20
	14	2	10	14	4	20	14	4	20	14	4	20
	15	2	10	15	4	20	15	4	20	15	4	20
	16	2	10	16	4	20	16	4	20	16	4	20
	17	2	10	17	4	20	17	4	20	17	4	20
	18	2	10	18	4	20	18	4	20	18	4	20
	19	2	10	19	4	20	19	4	20	19	4	20
	20	2	10	20	4	20	20	4	20	20	4	20
	21	2	10	21	4	20	21	4	20	21	4	20
	22	2	10	22	4	20	22	4	20	22	4	20
	23	2	10	23	4	20	23	4	20	23	4	20
	24	2	10	24	4	20	24	4	20	24	4	20
	25	2	10	25	4	20	25	4	20	25	4	20
	26	2	10	26	4	20	26	4	20	26	4	20
	27	2	10	27	4	20	27	4	20	27	4	20
	28	2	10	28	4	20	28	4	20	28	4	20
	29	2	10	29	4	20	29	4	20	29	4	20
	30	2	10	30	4	20	30	4	20	30	4	20
	31	2	10	31	4	20	31	4	20	31	4	20
	32	2	10	32	4	20	32	4	20	32	4	20
	33	2	10	33	4	20	33	4	20	33	4	20
	34	2	10	34	4	20	34	4	20	34	4	20
	35	2	10	35	4	20	35	4	20	35	4	20
	36	2	10	36	4	20	36	4	20	36	4	20
		70	350		140	700		140	700		140	700
TOTAL UNITS FOR ALL TOWERS		70			280			280			140	
TOTAL POPULATION FOR ALL TOWERS			350			1400			1400			700

NOTE :-
GROUND FLOOR HAS NO DWELLING UNITS.

2 GATE HOUSE ELEVATION



3 RAIN WATER HARVESTING DETAIL

Sign & Stamp

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
JD.
PA.
A.T.P.
SANCTIONED TO BE READ WITH THIS OFFICE MEMORANDUM 19018 DATED 31-05-2025
DINESH KUMAR PA(HQ)
JCP (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only, subject to comments in Inspection Note No 6236 dt 01/04/25
Superintending Engineer (HQ) Public Health

- Non Tower area basement slab is designed for 60 Tonne Fire Tender Load.
- All Toilets are mechanically ventilated with 100% power backup.
- All staircases above ground are naturally cross ventilated.

NOTE:- ALL SERVICES AREA ARE ON 100% POWER BACKUP AND MECHANICALLY VENTILATED.

PROJECT :

BUILDINGS PLANS OF PHASE-II & NO PHASE (EWS & NURSERY SCHOOL) PART OF GROUP HOUSING COLONY AREA MEASURING 22.50 ACRES (LICENCE NO.9 OF 2010 DATED 23.01.2010) IN SECTOR-71, GURUGRAM BEING DEVELOPED BY SIGNATURE GLOBAL (INDIA) LTD.

CLIENT :

SIGNATURE GLOBAL INDIA LTD.

ARCHITECT :

Confluence
NEW DELHI , INDIA
F - 1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR Ph- +91-11-26925684 ccs@inconfluence.com Member of IGBC
N.D. - 65, INDIA Ph- +91-11-45564766 www.inconfluence.com ISO - 9001 : 2000
architecture urban design hospitality interiors

CLIENT'S SIGN & STAMP

For Signature Global (India) Limited
Director/ Authorised Signatory

ARCHITECT'S SIGN & STAMP

SHAILI SHARMA ARCHITECT C.O.A. No-06/2201 NEW DELHI

DRAWING TITLE

SITE PLAN

SCALE	NORTH	DRAWING NO.
1:650	N	02