

| GROUP HOUSING, SECTOR- 105, GURUGRAM   |   |               |              |  |                      |
|--|---|---------------|--------------|--|----------------------|
| PROPOSED ABSTRACT  |   |               |              |  |                      |
| Site Area Licensed   | = | 13.0780 Acres | 52924.70 sqm |  |                      |
| NET PLANNED AREA   | = | 17.126 Acres  | 51436.19 sqm |  |                      |
|  |   |               | ON LAND AREA |  | FAR                  |
| Land under FAR@ 2.5 (TOD Granted area)   | = | 6.8433 Acres  | 27693.81 sqm |  | 69234.54 sqm         |
| Land under FAR @ 3.75 (Non TOD area)   | = | 5.8817 Acres  | 23802.36 sqm |  | 41654.13 sqm         |
| Green Building FAR @15%<br>(For IGBC Platinum rating Pre certification)        |   | 12.725 Acres  | 51466.17 sqm |  | 7724.42 sqm          |
| <b>TOTAL FAR PERMISSIBLE</b>   |   |               |              |  | <b>118613.07 sqm</b> |
|  |   |               | ON LAND AREA |  | FAR                  |
| Permissible FAR for 1/2 commercial on land under Non-TOD zone (5.8817 acres)   |   | 0.5% OF       | 23802.36 sqm |  | 118.01 sqm           |
| Permissible FAR @ 2.5 for Commercial on land under Transit zone (6.8433 acres) |   | 12.0% OF      | 69234.52 sqm |  | 8306.53 sqm          |
| Total FAR permissible for Commercial   |   |               |              |  | 8427.55 sqm          |
| <b>PROPOSED FAR FOR COMMERCIAL</b>   |   |               |              |  | <b>8306.53 sqm</b>   |
| <b>FAR AVAILABLE FOR GROUP HOUSING</b>   |   |               |              |  | <b>110306.54 sqm</b> |
| <b>PROPOSED FAR FOR GROUP HOUSING</b>  |   |               |              |  | <b>110286.20 sqm</b> |

| PARAMETERS                |                                       |             |           | DENSITY |               |
|---------------------------|---------------------------------------|-------------|-----------|---------|---------------|
| PARAMETER                 | PERMISSIBLE/REQUIRED                  |             | PROPOSED  | PPA     | Area in Acres |
| Ground Coverage           | @35% of 5.8817 acres                  | 8330.83     |           | 430±10% | 6.88          |
|                           | @60% of 6.8433 acres                  | 16616.25    |           | 100-300 | 5.88          |
|                           | TOTAL                                 | 24947.11    | 8281.25   | TOTAL   | 12.72         |
| F.A.R.                    |                                       | 48.44%      | 16.08%    |         |               |
|                           |                                       | = 118613.07 | 118592.73 |         |               |
| No. of Main Units         |                                       |             | 740 nos.  |         |               |
| No. of EWS units          | (15% of Main D.U.'s)                  | 131         | 131 nos.  |         |               |
| TOTAL UNITS (MAINS + EWS) |                                       |             | 871 nos.  |         |               |
| No. of Service Personnel  | (10% of Main D.U.'s)                  | 74          | 74 nos.   |         |               |
| Population                | Minimum                               | 5001        | 4110 nos. |         |               |
|                           |                                       |             | 314 PPA   |         |               |
|                           | @15% of 12.725 Acres [51496.17 sq.m.] | 7722.4      | 16481.34  |         |               |
| Organised Greens          |                                       |             | 32.00%    |         |               |
| Car Parking               |                                       | 722 nos.    | 1299 ECS  |         |               |
| Covered Car Parking       |                                       |             | 1171 ECS  |         |               |
| Commercial FAR            |                                       | 8427.15     | 8306.53   |         |               |

| PARKING REQUIREMENT CALCULATION                                      |                    |                    |               |                         |
|--|--------------------|--------------------|---------------|-------------------------|
| UNIT TYPE  | CARPET AREA (SQM.) | TOTAL NO. OF UNITS | ECS REQUIRED  | NO OF PARKINGS REQUIRED |
| <b>PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACE NON-TOD ZONE</b> |                    |                    |               |                         |
| TYPE-A (TOWER-2, 3, 5 & 6)   | 145.4              | 276                | 1.5           | 414                     |
| TYPE-B (TOWER-4)   | 95.84              | 70                 | 1.5           | 105                     |
| <b>PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACE TOD ZONE</b>     |                    |                    |               |                         |
| TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)                                   | 95.84              | 388                | 0.5           | 194                     |
| ROW HOUSE (RH-1 TO 6) ALL FLOORS                                     | 161.04             | 6                  | 1.5           | 9                       |
| <b>TOTAL NO OF PARKINGS REQUIRED IN GROUP HOUSING</b>                |                    |                    | <b>=</b>      | <b>722</b>              |
| <b>PARKING REQUIRED FOR COMMERCIAL</b>                               |                    |                    |               |                         |
| COMMERCIAL BLOCK (ALL FLOORS)  | 8306.53            | -                  | 1ECS/50 SQ.M. | 166                     |
|  |                    |                    |               | <b>TOTAL</b>            |

| DETAILS OF PARKING & BASEMENT (not included in FAR) |              |                                 |                              |                |                      |
|---|--------------|---------------------------------|------------------------------|----------------|----------------------|
| FLOORS  | PARKING AREA | AREA FOR (2 WHEELER) IN SQ. MT. | AREA FOR PARKING (4 WHEELER) | EC5 @ (In sqm) | N.O. OF EC5 PROPOSED |
| Surface   | 2961.40      |                                 | 2944.00                      | 33             | 128                  |
| Stilt   | 370.34       | 90.34                           | 280.00                       | 28             | 10                   |
| Basement-1  | 24081.98     | 7185.98                         | 16896.00                     | 32             | 528                  |
| Basement-2  | 27411.72     | 7155.72                         | 20256.00                     | 32             | 633                  |
| Total   |              |                                 |                              |                | 1299                 |

| DETAILS OF MAIN D.U.'s PROPOSED |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                |                |                |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|----------------|----------------|----------------|
|                                 | TOWER-1<br>TYPE-B | TOWER-2<br>TYPE-A | TOWER-3<br>TYPE-A | TOWER-4<br>TYPE-B | TOWER-5<br>TYPE-A | TOWER-6<br>TYPE-A | TOWER-7<br>TYPE-B | TOWER-8<br>TYPE-B | TOWER-9<br>TYPE-B | TOWER-10<br>TYPE-B | TOWER-11<br>TYPE-B | ROW<br>HOUSE-1 | ROW<br>HOUSE-2 | ROW<br>HOUSE-3 |
| Total                           | 70                | 70                | 70                | 70                | 68                | 68                | 64                | 62                | 64                | 64                 | 64                 | 1              | 1              | 1              |

[illegible]

|        |        |        |        |         |       |         |           |
|--------|--------|--------|--------|---------|-------|---------|-----------|
| 243.65 | 243.65 | 243.65 | 243.65 | 1168.76 | 64.89 | 4109.89 | 8916.39   |
|        |        |        |        |         |       |         | 137318.84 |
|        |        |        |        |         |       |         | 27763.22  |
|        |        |        |        |         |       |         | 31645.00  |
|        |        |        |        |         |       |         | 308.31    |
|        |        |        |        |         |       |         | 197035.37 |

NOTE:- DISTANCE BETWEEN REFUGE AREA AND FIRE TENDER ROAD IN NOT MORE THAN 11M.

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

*[Signature]*  
ATP (Hd) ATP (HQP) ATP (G) Member (Mr.)  
B.P.A.C. B.P.A.C. B.P.A.C. B.P.A.C.

Consultant Architect

*[Signature]*  
ATP(HQ)

*[Signature]*  
Vardaan Kumar  
Advocate

TO BE READ WITH THIS OFFICE  
MEMO NO.: 10-749  
DATED: 2-1-2014

| DENSITY PERMISSIBLE |              |              |
|---------------------|--------------|--------------|
|                     | POPULATION   |              |
| Res                 | Min. Density | Max. Density |
| 133                 | 2648         | 3237         |
| 17                  | 588          | 1765         |
| 50                  | 3237         | 5001         |

| PROPOSED POPULATION |   |                   |              |
|---------------------|---|-------------------|--------------|
| Units               | @ | 5 person per unit | 3700 persons |
| Personnel           | @ | 2 person per unit | 148 persons  |
| Units               | @ | 2 person per unit | 262 persons  |
| =                   |   |                   | 4110 persons |

| PARKING SUMMARY  |          |                              |
|------------------|----------|------------------------------|
| FOR 13.07B ACRES |          |                              |
|                  | REQUIRED | PROPOSED                     |
| "                | 722 ECS  | " 1125 ECS                   |
| "                | 166 ECS  | " 174 ECS                    |
| "                | 888      | " 1299 ECS                   |
| ERVED FOR EWS) " | 38       | + Surface=28<br>Stilt=10 ECS |
| TO JOIN EWS      |          |                              |
| & STILT          | "        | " 1171 ECS                   |
| "                | "        | " 128 ECS                    |
| "                | "        | " 1299 ECS                   |

EX-101 of T-10 AREA = 60726.378  
T-10 AREA = 48562.88 S.M.

|             |             |             |                   | SERVICE PERSONNEL |                |
|-------------|-------------|-------------|-------------------|-------------------|----------------|
| ROW HOUSE-4 | ROW HOUSE-5 | ROW HOUSE-6 | Total Main D.U.S' | TOWER-5 TYPE-A    | TOWER-6 TYPE-A |
| 1           | 1           | 1           | 740               | 37                | 37             |

Checked and found ok for Public Health  
(Internal) Service only subject to comments in  
in forwarding letter No. 14439 DV 22/06/23

[Signature]  
Superintendent Engineer (HQ)  
for Chief Engineer-I  
HSPV, Port Blair

[Signature] 20/6/23

DE (HQ)  
Member  
BWC


NOTES

1. DIMENSIONS ARE NOT TO BE SCALED,
2. ALL DIMENSIONS ARE IN METER.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE RESISTANCE RATING PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 230/115 MM THK. BRICK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
8. FIBRE GLASS ROOFING PANELS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOLD PROVIDED WITH 24hr POWER BACKUP.

|                            |
|----------------------------|
| REVISED SUBMISSION DRAWING |
| PROJECT:                   |

REVISED BUILDING PLAN OF MIX LAND USE COLONY  
(88% RESIDENTIAL COMPONENT & 12% COMMERCIAL  
COMPONENT) UNDER TRANSIT ORIENTED  
DEVELOPMENT (TOD) POLICY FOR THE AREA  
MEASURING 7.0553 ACRES (FALLING WITHIN  
TRANSITION ZONE) PART OF GROUP HOUSING  
COLONY MEASURING 13.078 ACRES (LICENCE NO.  
127 OF 2012 DATED 27.12.2012) IN SECTOR- 105,  
GURUGRAM MANESAR URBAN COMPLEX BEING  
DEVELOPED BY SH. KANWAR SINGH & OTHERS IN  
COLLABORATION WITH 1000 TREES HOUSING  
PRIVATE LIMITED (HIGHLIGHTED AREA MEASURING 6

DRAWING TITLE : MASTER SITE LAYOUT

|          |                |   |
|----------|----------------|---|
|          |                |  |
| DEALT BY | SCALE<br>1:500 | DRG. NO.<br>AR-SP-1.1   |

|                               |                    |                    |
|-------------------------------|--------------------|--------------------|
| CHECKED BY                    | DATE<br>04-04-2023 | SHEET NO.<br>01/22 |
| THROUGH: AUTHORISED SIGNATORY |                    |                    |

|                                       |                              |
|---------------------------------------|------------------------------|
| <p>AT&amp;T Intellectual Property</p> | <p>Handwritten signature</p> |
|---------------------------------------|------------------------------|

ARCHITECT  
KAUSHIK KUMAR MODI  
CA/2009/48587

Authorized Signatory

|              |                  |
|--------------|------------------|
| OWNER'S SIGN | ARCHITECT'S SIGN |
|--------------|------------------|