TABLE-01(AREA STATEMENT FOR PROPOSED PHASE-3)

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NON F.A.R AREA IN SQM./ FLOOR	TOTAL NON F.A.R OF ALL FLOOR	TOTAL NON FAR/ ONE TOWER	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER(A)	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - A	GROUND FLOOR	1	303.370	303.370	40506.810	1070.240	1070.24	3809.522	1373.610	1373.61	44316.351	1373.610	120	13	G+42
	1ST FLOOR	1	946.629	946.629		47.940	47.940		994.568	994.568					
	2ND FLOOR	1	785.158	785.158		89.439	89.439		874.596	874.596					
	TYPICAL (3RD TO 5TH) FLOOR	3	970.687	2912.061		48.157	144.471		1018.844	3056.532					
	TYPICAL (6TH TO 10TH) FLOOR	5	969.983	4849.915		47.853	239.265		1017.836	5089.18					
	TYPICAL (11TH TO 15TH,17TH TO 19TH) FLOOR	8	968.072	7744.576		47.543	380.344		1015.615	8124.92					
	16TH REFUGE FLOOR	1	924.184	924.184		102.183	102.183		1026.367	1026.367					
	TYPICAL (20TH TO 23RD,25TH TO 29TH) FLOOR	9	967.545	8707.905		47.201	424.809		1014.746	9132.714					
	24TH REFUGE FLOOR	1	923.827	923.827		101.496	101.496		1025.323	1025.323					
	TYPICAL (30TH TO 32ND,34TH TO 40TH) FLOOR	10	967.347	9673.470		47.201	472.010		1014.548	10145.480					
	33RD REFUGE FLOOR	1	923.360	923.360		101.332	101.332		1024.692	1024.692					
	41ST LOWER PENTHOUSE FLOOR/ REFUGE	1	923.959	923.959		99.032	99.032		1022.992	1022.992					
	42ND UPPER PENTHOUSE FLOOR	1	756.842	756.842		88.975	88.975		845.817	845.817					
	TERRACE	1	131.554	131.554		251.519	251.519		383.073	383.073					
	MUMTY	1	-	-		196.467	196.467		196.467	196.467					
TOWER - B	GROUND FLOOR	1	303.558	303.558	41471.465	1065.060	1065.06	3854.438	1368.618	1368.618	45325.901	1368.618	123	13	G+43
	1ST FLOOR	1	946.629	946.629		47.940	47.940		994.568	994.568					
	2ND FLOOR	1	785.158	785.158		89.439	89.439		874.596	874.596					
	TYPICAL (3RD TO 5TH) FLOOR	3	970.687	2912.061		48.157	144.471		1018.844	3056.532					
	TYPICAL (6TH TO 10TH) FLOOR	5	969.983	4849.915		47.853	239.265		1017.836	5089.180					
	TYPICAL (11TH TO 15TH,17TH TO 19TH) FLOOR	8	968.072	7744.576		47.543	380.344		1015.615	8124.920					
	16TH REFUGE FLOOR	1	924.184	924.184		102.183	102.183		1026.367	1026.367					
	TYPICAL (20TH TO 23RD,25TH TO 29TH) FLOOR	9	967.545	8707.905		47.201	424.809		1014.746	9132.714					
	24TH REFUGE FLOOR	1	923.827	923.827		101.496	101.496		1025.323	1025.323					
	TYPICAL (30TH TO 32ND,34TH TO 40TH) FLOOR	10	967.347	9673.470		47.201	472.010		1014.548	10145.480					
	33RD & 41ST REFUGE FLOOR	2	923.360	1846.720		101.332	202.664		1024.692	2049.384					
	42ND LOWER PENTHOUSE FLOOR	1	965.066	965.066		47.796	47.796		1012.862	1012.862					
	43RD UPPER PENTHOUSE FLOOR	1	756.842	756.842		88.975	88.975		845.817	845.817					
	TERRACE	1	131.554	131.554		251.519	251.519		383.073	383.073					
	MUMTY	1	-	-		196.467	196.467		196.467	196.467					
EWS	GROUND FLOOR	1	425.283	425.283	1262.753	35.618	35.618	178.651	460.901	460.901	1441.402	460.901	51	-	G+2
	1ST TO 2ND FLOOR	2	418.735	837.470		36.287	72.574		455.021	910.042					
	MUMTY	1	-	-		70.459	70.459		70.459	70.459					
CLUB	GROUND FLOOR	1	2271.101	2271.101	4344.707	179.558	179.558	401.910	2450.659	2450.659	4746.617	2450.659	-	-	G+1
	1ST FLOOR	1	1955.653	1955.653		96.989	96.989		2052.642	2052.642					
	TERRACE	1	117.953	117.953		125.363	125.363		243.316	243.316					
CONVENIENT SHOPPING	GROUND FLOOR	1	155.536	155.536	155.536	0.000	0.000	0.000	155.536	155.536	0.000	0.000	-	-	-
	BASEMENT-01 (CLUB)	1	-	-	-	4060.693	4060.693	4060.693	4060.693	4060.693	4060.693	-	-	-	-
	BASEMENT-1	1	-	-	-	13020.358	13020.358	37888.345	13020.358	13020.358	37888.345	-	-	-	-
	BASEMENT-2	1	-	-	-	12484.202	12484.202		12484.202	12484.202		-	-	-	-
	BASEMENT-3	1	-	-	-	12383.785	12383.785		12383.785	12383.785		-	-	-	-
	METER ROOM	1	-	-	-	41.040	41.040	41.040	41.040	41.040	41.040	-	-	-	-
	GUARD ROOM	1	-	-	-	21.000	21.000	21.000	21.000	21.000	21.000	-	-	-	-
	SURFACE STAIRCASE	1	-	-	-	90.021	90.021	90.021	90.021	90.021	90.021	-	-	-	-
	TOTAL				**87741.271**			**50345.823**			**137931.368**	**5805.549**	**294**	**26**	-
	TOTAL RESIDENTIAL AREA	-		-	**87585.735**	-	-	-	-	-	-	-	-	-	-
	TOTAL CONVENIENT SHOPPING AREA	-			**155.536**	-	-	-	-	-	-	-	-	-	-

TABLE-2

AREA CHART FOR PART DEVELOPMENT PHASE 3

TOTAL SITE AREA FOR CURRENT DEVELOPMENT	=	**8.19375**	**ACRES**	**OR**	**33158.877**	**SQM**
TOTAL SITE AREA FOR F.A.R & GROUND COVERAGE CALCULATIONS	=	**7.25625**	**ACRES**	**OR**	**29364.955**	**SQM**
AREA UNDER 24M WIDE INTERNAL CIRCULATION ROAD	=	**0.9375**	**ACRE**	**OR**	**3793.922**	**SQM**
Permissible FAR @ 188% OF PLOT AREA OF 7.25625 ACRES (A)	=	55157.841	**SQM.**			
Permissible IGBC (Platinum Rating) Precertification FAR @ 15% on Site area of 7.25625 Acres **(B)**	=	4404.743	**SQM**			
Total Permissible FAR @ 203% under Base FAR and IGBC Precertification (A+B)=(C)	=	59562.584	**SQM.**			
Maximum Permissible FAR @ 125% Under TDR of site area 7.25625 acres	=	36706.194	**SQM**			
FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-1604 of 37/2025 (F)	=	28198.392	**SQM**			
FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-16 of 38/2025 (G)	=	281.268	**SQM**			
Total Permissible FAR Residential (C) + (F) + (G) - (D)	=	**87876.625**	**SQM**			
Total Proposed FAR Residential(H)	=	**87585.735**	**SQM**			
Balance FAR Residential	=	**290.890**	**SQM**			
Total Proposed FAR Convenient shopping(I)	=	**155.536**	**SQM**			
Total Proposed FAR Residential (H) + Convenient shopping(I)	=	**87741.271**	**SQM**			

	=	**87741.271**	**X**	**100**	**/**	**29364.955**	**=**	**298.796**	**%**
Permissible Ground Coverage @35%	=		**10277.734**		**SQM**				
Proposed Ground Coverage	=		**5805.849**		**SQM**				
	=	**5805.849**	**X**	**100**	**/**	**29364.955**	**=**	**19.771**	**%**
Balance Ground Coverage	=		**4471.885**		**SQM**				

Population Calculation									
Main Units	=		243		X	5	=	1215	
EWS	=		51		X	2	=	102	
Service personnel units	=		26		X	2	=	52	
Total Proposed Population							=	**1369**	**PERSONS**
Permissible Density 100 to 300 on 7.25625 acres	=	726	TO	2177	PERSON				
PERMISSIBLE DENSITY UNDER TDR @ 129.32 (129.32 OF 200) PPA ON 7.25625 ACRES	=	-	-	938	PERSON				
Total	=	726		3115	PERSON				
Proposed Density	=	1369	Persons or	189	PPA				

Required EWS Units	=	15% OF TOTAL UNITS (MAIN+EWS)							
	=	243	X	15	/	85	=	42.88	OR SAY
	=	43	Nos.						
Proposed EWS Units	=	51	Nos.						
	=	51	X	100	/	294	=	17.35	%

Required Service Personnel Units	=	10% OF MAIN UNITS							
	=	10	X	243	/	100	=	24.300	OR SAY
	=	24	Nos.						
Proposed Service Personnel Units	=	26	Nos.						
	=	26	X	100	/	243	=	10.70	%

Required Public Amenities	=	1 Nursery School @ 0.2 Acre
	=	1 Primary School @ 0.5 Acre
Proposed Public Amenities(Already sanctioned)	=	1 Nursery School @ 0.2 Acre
	=	1 Primary School @ 0.5 Acre

Car Parking Calculation									
Required Car Parking for Main Units	=	243	X	1.5	=	365	ECS		
Total Proposed no. of Car Bays for Main Units	=	673	Cars						
Car Parking to be made available to EWS Units @ 5% of Main units	=	5% of	365	ECS					
	=	365	X	5.00	/	100	=	18.23	ECS OR SAY
Total Proposed no. of Car Bays for EWS Units	=	18	NOS.						
Required EV Parking @ 1 Per 5 ECS on 673 ECS (Proposed Parking)		135	NOS.						
Proposed EV Parking		135	NOS.						
Required Organized open Space i.e. TOT LOT and play ground @ 15% of Site area of Proposed Development 7.25625 Acres.	=	4689.667	SQM						
Proposed Organized open space i.e. tot lots and play ground	=	5159.109	SQM						

PARKING NUMBER (TABLE-3) PHASE-3

NAME	NORMAL	HANDICAP PARKING	NO. OF CAR BAYS(DP NO.)	NO. OF PARKING(AS/ ECS)
BASEMENT -01	169	2	171	256
BASEMENT -02	212	2	214	310
BASEMENT -03	228	2	230	334
BASEMENT -01(CLUB)	56	0	56	82
STILT	-	2	2	2
TOTAL PARKING IN BASEMENTS			671	984
PARKING ON SURFACE(EWS)			18	23
PARKING ON STILT			2	2
GRAND TOTAL			**691**	**1007**

PARKING STATEMENT (TABLE-3A) PHASE-3

	TOTAL UNITS	CAR/UNIT	PARKING REQUIRED
CAR PARKING REQUIRED FOR DEWELLING UNIT	243	1.5	365
CAR PARKING REQUIRED FOR EWS UNITS @ 5% OF MAIN UNITS	18		18
TOTAL			383
CAR PARKING PROVIDED AS PER COUNT			

BASEMENT	STILT	OPEN	TOTAL
671	2	18	691
PROPOSED PARKING FOR CURRENT DEVELOPMENT			691

RESIDENTIAL COMPONENT		PHASE-II	PHASE-IV		PHASE-III		
		OC GRANTED					
PERMISSIBLE RESIDENTIAL COMPONENT OF 32.331 ACRE OR 130838.707 SQM.	**PERMISSIBLE / REQUIRED**	**OCCUPATION GRANTED VIDE MEMO NO. ZP-435/AO(RA)/2015/3931 DATED 22-01-2019 & VIDE MEMO NO. ZP-435-11/PA(OK)/2026/10659 DATED 30-03-2026**	**OCCUPATION GRANTED VIDE MEMO NO. ZP-409-Vol.II/DDRA/2024/682 5 DATED 08-02-2024**	**PHASE-V (SITE MARK)**	**PROPOSED**	**TOTAL ACHIEVED**	**TOTAL BALANCED**
PERMISSIBLE TOTAL FAR AREA OF RESIDENTIAL COMPONENT	**268276.375**	82979.974	96636.513	-	87585.735	**267202.222**	**1074.153**
GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	**45793.548**	3757.221	6993.943	-	5650.313	16401.477	29392.071
PERMISSIBLE FAR AREA OF CONVENIENT SHOPPING @100% OF 0.5% OF 32.331 ACRE OR 130838.707 SQM	**654.193**	78.850	265.435	-	155.536	499.821	154.372
PERMISSIBLE GROUND COVERAGE OF CONVENIENT SHOPPING @100% OF 0.5% OF 32.331 ACRE OR 130838.707 SQM	**654.193**	78.850	265.435	-	155.536	499.821	154.372
PERMISSIBLE DENSITY @100 TO 300 PPA ON 32.331 + ADDITIONAL PERMISSIBLE DENSITY ON TDR @ 129.32 (129.32 OF 200) PPA ON 7.25625 ACRES (TOTAL OCCUPANCY @ 5/ MAIN UNITS)	**3233 TO 10638**	2152	3096	-	1369	6617	4021
NUMBERS OF MAIN UNITS		380	556	-	**243**		**1179**
REQUIRED PUBLIC AMENITIES							
EWS @ 15% OF 1179 (DWELLING UNIT)	**208 UNIT**	68	98	-	51	217	-
NURSERY SCHOOL	**1 NO. OF 0.2 ACRE EACH**	-	-	1	-	1	-
PRIMARY SCHOOL	**1 NO. OF 0.5 ACRE EACH**	-	-	1	-	1	-
CAR PARKING CALCULATIONS							
REQUIRED ECS PARKING FOR MAIN UNITS @ 1.5 ECS PER MAIN UNITS		600	876	-	365	1842	-
PROPOSED NUMBER OF BAYS (PARKING)		843	891	-	691	2425	-
ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND CALCULATION							
REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA 32.331 ACRE OR 130838.707 SQM	19625.806	10673.094	5537.929	-	5159.109	21370.132	-

SURFACE PARKING AREA CALCULATION

GROSS - A							
1	=	1	X	11.000	X	19.990	= 219.890 SQM
2	=	1	X	11.010	X	15.000	= 165.150 SQM
3	=	1	X	11.080	X	5.000	= 55.400 SQM
4	=	1	X	10.415	X	8.345	= 86.913 SQM
						TOTAL	= **527.353 SQM**
					=	**GROSS - A**	
TOTAL SURFACE PARKING AREA					=	**527.353**	**SQM**
NO. OF PARKING ACHIVABLE					=	**527.353**	**/ 23**
					=	**22.928**	**ECS SAY 23**
SURFACE PARKING BAYS					=	**23**	**ECS**

GUARD ROOM AREA CALCULATION

GROSS - A							
1	=	7	X	1.700	X	1.768	= 21.00 SQM
						TOTAL	= **21.00 SQM**
TOTAL AREA OF GUARD ROOM	**GROSS - A**						
	21.00	**SQM**					

SURFACE STAIRCASE AREA CALCULATION

GROSS - A							
ST1	=	1	X	4.800	X	5.500	= 53.616 SQM
ST2	=	1	X	3.200	X	5.900	= 37.760 SQM
ST3	=	1	X	4.800	X	5.900	= 56.640 SQM
ST4	=	1	X	4.900	X	2.900	= 28.808 SQM
						TOTAL	= 90.021 SQM
Total area of surface staircase	**GROSS - A**						
	90.021	**SQM**					

CONDOMINIUM COMPLEX
SECTOR - 59

LUMINARE
MAHINDRA GROUP
SECTOR - 59

SECTOR - 58

<< 12 M WIDE EXISTING SERVICE ROAD >>

60.0 MT. WIDE EXISTING SECTOR ROAD

5 KARAM WIDE REVENUE RASTA

24.0 MT. WIDE INTERNAL CIRCULATION ROAD

208.965 | 66.921 | 77.348 | 73.497 | 128.057 | 141.463 | 58.674 | 45.263 | 68.732 | 48.035 | 41.910 | 67.056 | 55.321 | 20.117 | 16.764 | 11.735 | 13.1 | 103.051 | 95.557

ZP) ZO) ZR) ZQ) P) O) N) R) S) V) M) T) U) G) H) F)

LEGEND

----------	BASEMENT-1&2 LINE
----------	BASEMENT-3 LINE
----------	ZONING/SETBACK LINE

SECTION FOB

SECTION 1

TYPICAL SECTION THROUGH VENTILATION CUTOUT

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

KEY PLAN

Note:-
The Electric Charging Spots may be provided in basement and/or stilt floors subject to adherence to suitable fire safety and electrical safety norms, to be certified by Fire Department.

Provided that allocation of Electric Charging Spots with regard to parking spaces, as per norms, shall be disclosed at the time of submission of application for grant of Occupation Certificate

Project

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

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S.T.P.(HQ) Member BPAC
S.T.P. (NR) Chairman BPAC
ATP(HQ) BPAC
ATP(HQ) Member BPAC
KUMAR PARIKH(HQ) BPAC

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

OWNER'S SEAL & SIGNATURE

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE
REENA SHARMA BARCH CA/2016/72241

Checked and Verified by Authority
Submitted by

Scale :- 1:500

Drawing Title:- SITE PLAN

Superintending Engineer for Chief Engineer-I

Drawing No:- ST-01

03-20072026