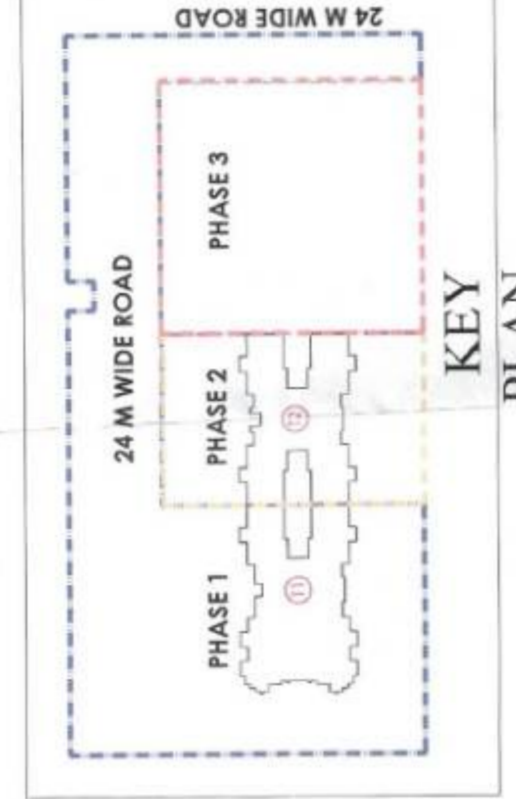


Note:-

- 1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- 2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RECENT IS CODES FOR EARTH QUAKE RESISTANCE.
- 3. HVAC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

Note:-

"We hereby undertake to pay EESDC for 33M PPA @ Rs. 31 Lakhs per MVA as per notification dated 27th Sept 2023 regulation no. HR/734/2016/2nd Amendment/2023".

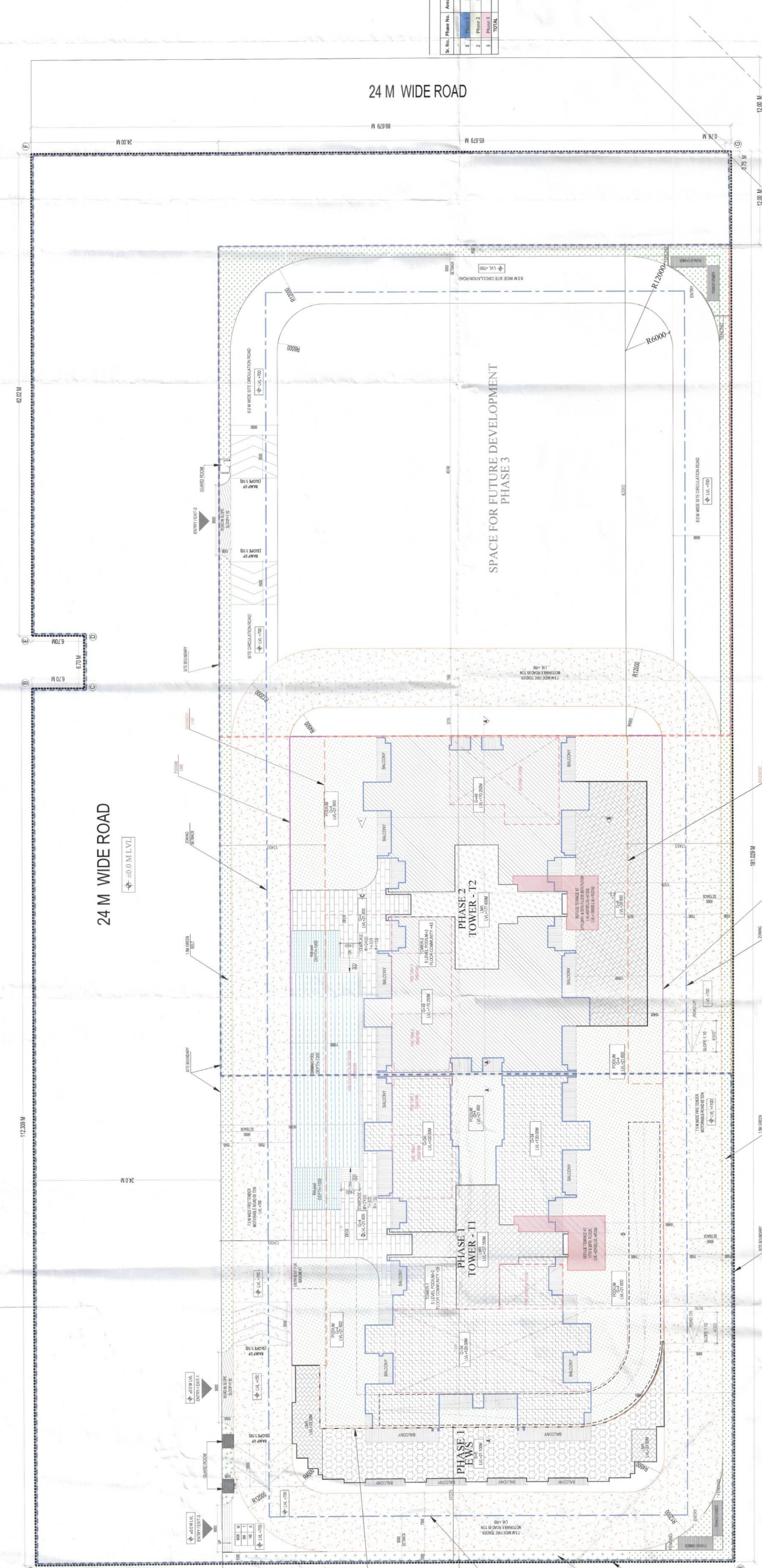


NOTE:-  
The EESDC will be installed in the EESDC for 33M PPA @ Rs. 31 Lakhs per MVA as per notification dated 27th Sept 2023 regulation no. HR/734/2016/2nd Amendment/2023".

PERMITTED / INDICATIVE FAR INTENDED TO BE UTILIZED THROUGHOUT THE DEVELOPMENT

Sl. No.	Phase No.	Area in Acres	PERMITTED FAR TO BE UTILIZED THROUGHOUT THE DEVELOPMENT
1.	Phase 1	2.279	1.50
2.	Phase 2	0.068	0.30
3.	Phase 3	4.000	2.00
<b>TOTAL</b>			<b>3.500</b>

24 M WIDE ROAD



SPACE FOR FUTURE DEVELOPMENT PHASE 3

24 M WIDE ROAD

+0.0 M.L.V.L.

AREA SUMMARY

SNO	DESCRIPTION	PERMISSIBLE	PROPOSED	UNIT	PERMISSIBLE	PROPOSED	REMARKS
1.	TOTAL PLOT AREA OF THE SCHEME (IN ACRES)	5987.840	6251.175	SQM	347,462.40	347,462.40	
2.	AREA UNDER DEVELOPMENT (IN ACRES)	5987.840	6251.175	SQM	347,462.40	347,462.40	
3.	PERCENTAGE OF PLOT AREA UTILIZED FOR DEVELOPMENT	100%	100%	%	100%	100%	
4.	FAR RESIDENTIAL COMPONENT @ 25% MAXIMUM	5987.840	6251.175	SQM	87,170.60	156,278.10	27.09% OF TOTAL SITE AREA
5.	FAR COMMERCIAL COMPONENT @ 25% MAXIMUM	5987.840	6251.175	SQM	87,170.60	156,278.10	27.09% OF TOTAL SITE AREA
6.	FAR COMMERCIAL COMPONENT @ 15% MAXIMUM	5987.840	6251.175	SQM	52,425.90	94,659.06	27.09% OF TOTAL SITE AREA
7.	TOTAL FAR RESIDENTIAL COMPONENT @ 25% MAXIMUM	5987.840	6251.175	SQM	87,170.60	156,278.10	
8.	TOTAL FAR COMMERCIAL COMPONENT @ 15% MAXIMUM	5987.840	6251.175	SQM	52,425.90	94,659.06	
9.	TOTAL FAR COMMERCIAL COMPONENT @ 25% MAXIMUM	5987.840	6251.175	SQM	87,170.60	156,278.10	
10.	PROPOSED MAIN DWELLING UNIT LOTS @ 25% MAXIMUM	5987.840	6251.175	NOS.	45,125	82,640	18.28% OF TOTAL DWELLING UNITS
11.	PROPOSED MAIN DWELLING UNIT LOTS @ 15% MAXIMUM	5987.840	6251.175	NOS.	28,640	51,616	15.50% OF TOTAL DWELLING UNITS
12.	PROPOSED MAIN DWELLING UNIT LOTS @ 10% MAXIMUM	5987.840	6251.175	NOS.	18,100	32,744	10.28% OF TOTAL DWELLING UNITS
13.	PROPOSED MAIN DWELLING UNIT LOTS @ 5% MAXIMUM	5987.840	6251.175	NOS.	9,050	16,372	5.14% OF TOTAL DWELLING UNITS
14.	PROPOSED MAIN DWELLING UNIT LOTS @ 2.5% MAXIMUM	5987.840	6251.175	NOS.	4,525	8,186	2.57% OF TOTAL DWELLING UNITS
15.	PROPOSED MAIN DWELLING UNIT LOTS @ 1% MAXIMUM	5987.840	6251.175	NOS.	1,810	3,274	1.03% OF TOTAL DWELLING UNITS
16.	PROPOSED MAIN DWELLING UNIT LOTS @ 0.5% MAXIMUM	5987.840	6251.175	NOS.	905	1,637	0.51% OF TOTAL DWELLING UNITS
17.	PROPOSED MAIN DWELLING UNIT LOTS @ 0.25% MAXIMUM	5987.840	6251.175	NOS.	452	818	0.26% OF TOTAL DWELLING UNITS

MARKETS

MARKET	UNIT NO.	TENANCY
1. Prime Unit	08	100%
2. Retail Unit	28	66%
3. Service Unit	06	100%
<b>TOTAL</b>	<b>42</b>	<b>80%</b>

PERMISSIBLE DENSITY IN INTENSE TDD ZONE OF 4 ACRES @ 540 = 2160 PERSONS TO 2640 PERSONS  
 PROPOSED POPULATION = 1478 PERSONS  
 PROPOSED DENSITY = 388.5 PPA

PARKING REQUIREMENT

SNO.	DESCRIPTION	REQUIRED	PROPOSED	REMARKS
1.	UP TO 100 SQM OF CARPET AREA OF DWELLING UNIT	0.1 SECS	0	
2.	BETWEEN 100 - 150 SQM OF CARPET AREA OF DWELLING UNIT	1.0 SECS	192	
3.	ABOVE 150 SQM OF CARPET AREA OF DWELLING UNIT	1.5 SECS	66	
4.	1 CAR OF 20 SQM ON CARPET AREA OF COMMERCIAL	1.0 SECS	66	
5.	1 CAR OF 20 SQM ON CARPET AREA OF COMMERCIAL	1.0 SECS	15	
6.	TOTAL CAR PARKING	-	337	

10% - LOT AND GREEN AREA REQUIRED = 2428.11 SQM = 15% OF THE PLOT  
 10% - LOT AND GREEN AREA PROVIDED = 2427.317 SQM = 15.05% OF THE PLOT

CATEGORIES	PERMISSIBLE		PROPOSED		CAR PARK	FOR EWS
	ECS	NO OF BAYS	PROPOSED	FOR EWS		
GROUND FLOOR	119	19	65	28		
PODIUM-1	100	65				
PODIUM-2	103	73				
PODIUM-3	103	73				
PODIUM-4	102	73				
TOTAL	537	303	337			
GRAND TOTAL			337			

TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM/ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR OF TOWER (RESIDENTIAL)	TOTAL FAR OF COMMERCIAL	TOTAL BUILT-UP AREA OF ALL TOWER	TOTAL BUILT-UP AREA OF ALL TOWER	NON FAR ONE FLOOR	NON FAR ALL FLOORS	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWER	TOTAL NO. OF SERVICE UNIT IN ALL TOWER	TOTAL NO. OF PARKING IN ALL TOWER	TOTAL NO. OF PAVEMENT IN ALL TOWER	TOTAL NO. OF ALL SERVICES
TOWER - 1	GROUND FLOOR	1	255.980	255.980	-	-	255.980	255.980	-	-	-	1	1	1	-	-
	TYPICAL FLOOR (1ST FLOOR)	25	819.716	20492.900	-	-	20492.900	20492.900	-	-	-	25	25	25	-	-
	TYPICAL FLOOR (2ND FLOOR)	25	819.401	20480.800	-	-	20480.800	20480.800	-	-	-	25	25	25	-	-
	ROOF	1	0	0.000	-	-	0.000	0.000	-	-	-	0	0	0	-	-
	MULTI MACHINE ROOM	1	300.208	300.208	-	-	300.208	300.208	-	-	-	1	1	1	-	-
TOWER - 2	GROUND FLOOR	1	711.951	711.951	-	-	711.951	711.951	-	-	-	1	1	1	-	-
	TYPICAL FLOOR (1ST FLOOR)	2	702.201	1404.402	-	-	1404.402	1404.402	-	-	-	2	2	2	-	-
	TYPICAL FLOOR (2ND FLOOR)	1	-	-	-	-	-	-	-	-	-	1	1	1	-	-
	ROOF	1	-	-	-	-	-	-	-	-	-	1	1	1	-	-
	MULTI MACHINE ROOM	1	805.000	805.000	-	-	805.000	805.000	-	-	-	1	1	1	-	-
COMMUNITY BUILDING	GROUND FLOOR	1	597.749	597.749	-	-	597.749	597.749	-	-	-	1	1	1	-	-
	TYPICAL FLOOR	1	1198.891	1198.891	-	-	1198.891	1198.891	-	-	-	1	1	1	-	-
	ROOF	1	78.108	78.108	-	-	78.108	78.108	-	-	-	1	1	1	-	-
	TYPICAL FLOOR (1ST TO 8TH FLOOR)	8	314.675	2517.400	-	-	2517.400	2517.400	-	-	-	8	8	8	-	-
	ROOF	2	5.200	10.400	-	-	10.400	10.400	-	-	-	2	2	2	-	-
EWS	GROUND FLOOR	1	-	-	-	-	-	-	-	-	-	1	1	1	-	-
	TYPICAL FLOOR	1	-	-	-	-	-	-	-	-	-	1	1	1	-	-
	TYPICAL FLOOR (1ST TO 8TH FLOOR)	8	-	-	-	-	-	-	-	-	-	8	8	8	-	-
	ROOF	2	-	-	-	-	-	-	-	-	-	2	2	2	-	-
	TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

PROJECT:

PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY (99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENSE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88-A GURUGRAM BEING DEVELOPED BY DEVASTA DEVELOPERS PVT. LTD.

Scale: 1:50  
 Drawing No: SITE PLAN  
 Drawing Title: -  
 Date: DEC-2024