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	44316.361	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		1026.387	1026.387					
	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	41.040	-	-	-
	GUARD ROOM	1	-	-	-	21.000	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	-	-	-	-	-
	TOTAL				87741.271			50345.623			137931.368	5805.849	294	26	-
	TOTAL RESIDENTIAL AREA	-		-	87585.735	-	-	-	-	-	-	-	-	-	-
	TOTAL CONVENIENT SHOPPING AREA	-			155.536	-	-	-	-	-	-	-	-	-	-

RESIDENTIAL COMPONENT

PERMISSIBLE RESIDENTIAL COMPONENT OF 32.331 ACRE OR 130838.707 SQM.	PERMISSIBLE / REQUIRED	PHASE-II (OC GRANTED) OCCUPATION GRANTED VIDE MEMO NO. ZP-435/AD(RA)/2019/1931 DATED 22-01-2019 & VIDE MEMO NO. ZP-435-11/PA(DK)/2026/10659 DATED 30-03-2026	PHASE-IV (OC GRANTED) OCCUPATION GRANTED VIDE MEMO NO. ZP-409-Vol.11/JD(RA)/2024/4825 DATED 08-02-2024	PHASE-V (SITE MARK)	PHASE-III 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	-

PARKING NUMBER (TABLE-3) PHASE-3

NAME	NORMAL	HANDICAP PARKING	NO. OF CAR BAYS(BY 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			18	23
PARKING ON STILT			2	
GRAND TOTAL			691	1007

TOTAL PERMISSIBLE DENSITY		
COMPONENT	MINIMUM	MAXIMUM
NON TDR	3233	9699
TDR	-	938
TOTAL PERMISSIBLE DENSITY		10638
TOTAL PROPOSED DENSITY		6610

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

TABLE -2E(PHASE 4)

POPULATION CHART FOR PART DEVELOPMENT PHASE-4 (AS PER LATEST AS BUILT SITE PLAN)

S.NO.	TYPE	NO. OF UNITS	NO. OF PERSON PER UNIT	SERVANT ROOM POUPLATION	TOTAL POPULATION
1	3-BHK UNITS	496	5	0	2480
2	4-BHK UNITS + SERVANT	60	5	2	420
4	EWS	98	2	0	196
	TOTAL	654	12	2	3096
TOTAL MAIN UNITS		556	-		
TOTAL EWS UNITS		98			
TOTAL SERVICE PERSONNEL UNITS		60			
PARKING STATEMENT					
		TOTAL UNITS	CAR/UNIT	PARKING REQUIRED	
CAR PARKING REQUIRED		556	1.5	834	
CAR PARKING REQUIRED FOR EWS UNIT @ 5% OF MAIN UNITS		41.7	SAY	42	
TOTAL				876	
CAR PARKING PROVIDED AS PER COUNT					
		BASEMENT	STILT	OPEN	TOTAL
PROPOSED FOR CURREUNT DEVELOPMENT		818	57	16	891
		TOTAL PROPOSED CAR PARKING			891

TABLE -2F(PHASE 2)

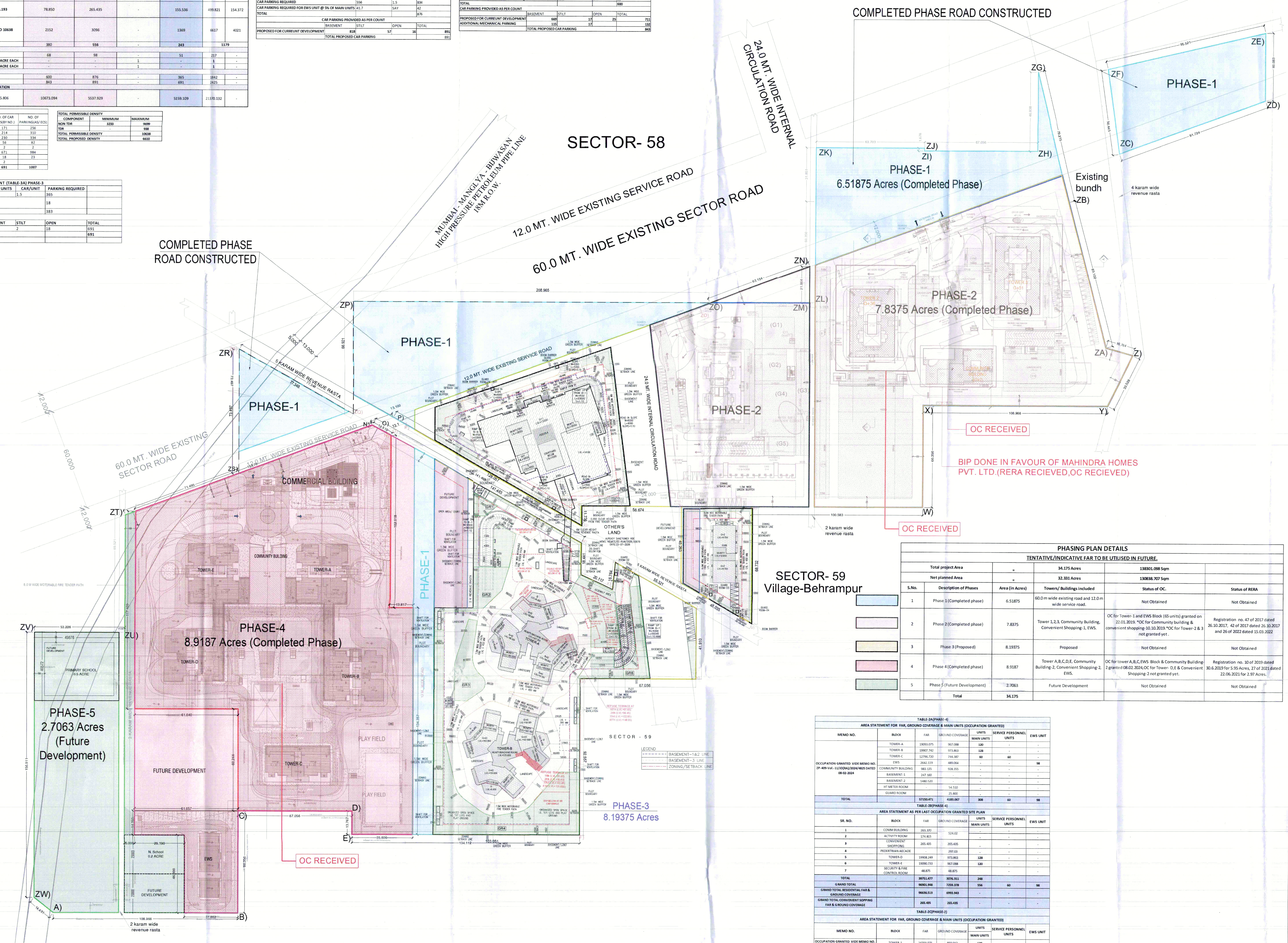
AREA CHART FOR PART DEVELOPMENT PHASE-2 ((AS PER LATEST AS BUILT SITE PLAN)

S.NO.	TYPE	NO. OF UNITS	NO. OF PERSON PER UNIT	SERVANT ROOM POUPLATION	TOTAL POPULATION
1	3-BHK UNITS	310	5	0	1550
2	3-BHK UNITS + SERVANT	58	5	2	406
3	4-BHK PENT HOUSE	12	5	0	60
4	EWS	68	2	0	136
	TOTAL	448	17	2	2152
TOTAL MAIN UNITS		380	-		
TOTAL EWS UNITS		68			
TOTAL SERVICE PERSONNEL UNITS		58			
PARKING STATEMENT					
		TOTAL UNITS	CAR/UNIT	PARKING REQUIRED	
CAR PARKING REQUIRED FOR DEWELLING UNIT		380	1.5	570	
CAR PARKING REQUIRED FOR EWS UNIT @ 5% OF MAIN UNITS		28.5	SAY	30	
TOTAL				600	
CAR PARKING PROVIDED AS PER COUNT					
		BASEMENT	STILT	OPEN	TOTAL
PROPOSED FOR CURREUNT DEVELOPMENT		669	17	25	711
ADDITIONAL MECHANICAL PARKING		115	17		132
		TOTAL PROPOSED CAR PARKING			843

TABLE-4(SITE AREA 34.175 STATEMENT)

Section	Description	Rate	Ref	=	Value	Unit					
SITE DETAILS	LICENSED AREA OF SITE			=	34.175	ACRES					
	TOTAL SITE AREA FOR FAR,GROUND COVERAGE & DENSITY AS PER ZONING			=	32.331	ACRES					
			(X)	=	130838.707	SQM.					
	PERMISSIBLE FAR @	175%	(A)	=	228967.738	SQM.					
	PERMISSIBLE IGBC (GOLD RATING) PRE-CERTIFICATIONS FAR @ 12% ON PART LAND AREA OF 6.794 ACRES (PHASE 2)	12%	(B)	=	3299.316	SQM.					
	PERMISSIBLE IGBC (GRIHA) FAR @ 12% ON PART LAND AREA OF 7.782 ACRES (PHASE 4)	12%	(C)	=	3779.110	SQM.					
	PERMISSIBLE IGBC (PLATINUM RATING) PRE-CERTIFICATIONS FAR @ 15% ON PART LAND AREA OF 7.25625 ACRES (PHASE 3)	15%	(D)	=	4404.743	SQM.					
	FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-1604 of 37/2025	96.99%	(F)	=	28198.392	SQM.					
	FAR PURCHASED UNDER TDR (RESIDENTIAL ONLY) Certificates 1-16 of 38/2025		(G)	=	281.268	SQM.					
	MAXUMUM PERMISSIBLE FAR (A) + (B) + (C) + (D)		(H)	=	240450.907	SQM.					
FAR	NOW AVAILABE PERMISSIBLE FAR (A) + (B) + (C) + (D) + (F) + (G)		(Y)	=	268930.567	SQM.					
	TOTAL PERMISSIBLE FAR RESIDENTIAL(Y-Z)			=	268276.375	SQM.					
	OC GRANTED FAR (REFER TABLE-2B) RESIDENTIAL PHASE-4			=	96636.513	SQM.					
	OC GRANTED FAR (REFER TABLE-2D) RESIDENTIAL PHASE-2			=	82979.974	SQM.					
	PROPOSED FAR (REFER TABLE-1) RESIDENTIAL PHASE 3			=	87585.735	SQM.					
	TOTAL FAR (OC Granted + Proposed)			=	267202.222	SQM.	OR	204.22	%		
	Balance FAR			=	1074.153	SQM.					
GROUND COVERAGE	PERMISSIBLE GROUND COVERAGE @	35%		=	45793.548	SQM.					
	OC Granted Ground Coverage (REFER TABLE-2B) PHASE -4			=	6993.943	SQM.					
	OC Granted Ground Coverage (REFER TABLE-2D) PHASE -2			=	3757.221	SQM.					
	PROPOSED GROUND COVERAGE (REFER TABLE-1) PHASE-3			=	5805.849	SQM.					
	Total PROPOSED GROUND COVERAGE (OC Granted + Proposed)			=	16557.013	SQM.	OR	12.655	%		
	Balance GROUND COVERAGE			=	29236.535	SQM.					
CONVENIENT SHOPPING	PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 0.5% OF (X) =		(Z)	=	654.193	SQM.					
	OC GRANTED FAR CONVENIENT SHOPPING AREA PHASE-4 (REFER TABLE-2B)			=	265.435	SQM.					
	OC GRANTED FAR AREA CONVENIENT SHOPPING AREA PHASE-2 (REFER TABLE-2D)			=	78.850						
	PROPOSED FAR AREA OF CONVENIENT SHOPPING PHASE-3 (REFER TABLE-1)			=	155.536						
	Total CONVENIENT SHOPPING (OC Granted + Proposed)			=	499.821	SQM.	OR	0.382	%		
	Balance area of CONVENIENT SHOPPING			=	154.372	SQM.					
DENSITY	PERMISSIBLE DENSITY @ 100 TO 300 PPA ON 32.331 ACRES			=	3233	TO	9699	PERSONS			
	PERMISSIBLE DENSITY UNDER TDR @ 129.32 (129.32 OF 200) PPA ON 7.25625 ACRES			=	-	-	938	PERSONS			
	TOTAL			=	3233	TO	10638	PERSONS	OR	329	PPA
	TOTAL (OC Granted + Proposed) POPULATION / DENSITY			=	6617	PERSONS	OR	205	PPA		
	OC GRANTED POPULATION (REFER TABLE-2E) PHASE 4			=	3096	PERSONS					
	OC GRANTED POPULATION (REFER TABLE-2F) PHASE 2			=	2152	PERSONS					
	PROPOSED POPULATION PHASE-3			=	1369	PERSONS					
	TOTAL (OC Granted + Proposed) POPULATION / DENSITY			=	6617	PERSONS	OR	205	PPA		
POPULATION CALCULATION	POPULATION CALCULATION(OC GRANTED)(REFER TABLE-2B) PHASE 4										
	MAIN UNITS			=	556	X	5	=	2780	PERSONS	
	EWS			=	98	X	2	=	196	PERSONS	
	SERVICE PERSONAL UNITS			=	60	X	2	=	120	PERSONS	
	TOTAL OC GRANTED POPULATION PHASE 4			=					3096	PERSONS	
	POPULATION CALCULATION(OC GRANTED)(REFER TABLE-2D) PHASE 2										
	MAIN UNITS			=	380	X	5	=	1900	PERSONS	
	EWS			=	68	X	2	=	136	PERSONS	
	SERVICE PERSONAL UNITS			=	58	X	2	=	116	PERSONS	
	TOTAL OC GRANTED POPULATION PHASE 4			=					2152	PERSONS	
	POPULATION CALCULATION (PROPOSED) REFER TABLE 1 (PHASE-3)										
	PROPOSED MAIN UNITS			=	243	X	5	=	1215	PERSONS	
	EWS			=	51	X	2	=	102	PERSONS	
	SERVICE PERSONAL UNITS			=	26	X	2	=	52	PERSONS	
	TOTAL PROPOSED POPULATION			=					1369	PERSONS	
	TOTAL PROPOSED(OC GRANTED + PROPOSED) POPULATION			=					6617		
AMENITIES	REQUIRED PUBLIC AMENITIES			=	1 NURSERY SCHOOL @ 0.2 Acre	=	PROPOSED PUBLIC AMENITIES	1 NURSERY SCHOOL([illegible])			
				=	1 PRIMARY SCHOOL @ 0.5 Acre	=		1 PRIMARY SCHOOL([illegible])			
EWS	REQUIRED EWS			=	1179	X	15	/	85		
				=	208	NOS.					
	OC GRANTED EWS UNITS (REFER TABLE-2B) PHASE-4			=	98	NOS.					
	OC GRANTED EWS UNITS (REFER TABLE-2D) PHASE-2			=	68	NOS.					
	PROPOSED EWS UNITS(REFER TABLE-1) PHASE-3			=	51	NOS.	OR				
	TOTAL EWS UNITS (OC Granted + Proposed)			=	217	X	100	/	1179	18.405	%
SERVICE PERSONAL UNITS				=	10% OF MAIN UNITS						
	REQUIRED SERVICE PERSONAL UNITS (OC Granted + Proposed)			=	10	X	1179	/	100		
				=	118	NOS.					
	OC GRANTED SERVICE PERSONAL UNITS (REFER TABLE-2B) PHASE-4			=	60	NOS.	OR				
	OC GRANTED SERVICE PERSONAL UNITS (REFER TABLE-2D) PHASE-2				58						
	PROPOSED SERVICE PERSONNEL UNITS(REFER TABLE-1) PHASE-3			=	26	NOS.					
	TOTAL SERVICE PERSONAL UNITS (OC Granted + Proposed)			=	144						
				=	144	X	100	/	1179	=	12.21 %
PARKING	CAR PARKING CALCULATION										
	REQUIRED PARKING FOR MAIN UNITS (OC GRANTED PHASE-4 + OC GRANTED PHASE-2 + PROPOSED PHASE-3)			=	1179	X	1.5	ECS PER MAIN UNITS			
				=	1769	ECS					
	OC GRANTED PARKING FOR MAIN UNITS (Refer Table-2B) PHASE-4				849						
	OC GRANTED PARKING FOR MAIN UNITS (Refer Table-2D) PHASE-2			=	813						
	PROPOSED PARKING FOR MAIN UNITS (Refer Table-3) PHASE-3			=	671	ECS					
	PARKING TO BE MADE AVAILABLE TO EWS UNITS			=	5% OF	1769	ECS	=	88.425	OR SAY	88 ECS
	OC GRANTED PARKING FOR EWS UNITS FOR PHASE-4 (Refer Table-2B)			=	42	ECS					
	OC GRANTED PARKING FOR EWS UNITS FOR PHASE-2 (Refer Table-2D)			=	30	ECS					
	PROPOSED PARKING FOR EWS UNITS FOR PHASE-3 (Refer Table-3)			=	18	ECS					
				=	90	ECS					
Organized open space	REQUIRED ORGANIZED OPEN SPACE .i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PROPOSED DEVELOPMENT OF 32.331 ACRES.			=	19625.806	SQM	15.000	%			
	Proposed Organized open space i.e. tot lots and play ground PHASE-3			=	5159.109	SQM					
	OC Granted Organized open space i.e. tot lots and play ground PHASE-4 (AS ER AS BUILT SANCTIONED SITE PLAN)			=	5537.929	SQM					
	OC Granted Organized open space i.e. tot lots and play ground PHASE-2 (AS ER AS BUILT SANCTIONED SITE PLAN)			=	10653.333	SQM					
	Total (proposed +OC Granted) Organized open space i.e. tot lots and play ground			=	21350.371	SQM	OR	16.318	%		

Car Parking Required for Convenient Shopping = 3
Car Parking Provided for Convenient Shopping = 3



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.

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.

Architects:

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PHASING PLAN DETAILS

TENTATIVE/INDICATIVE FAR TO BE UTILISED IN FUTURE.

S.No.	Description of Phases	Area (in Acres)	Towers/ Buildings included	Status of OC.	Status of RERA
	Total project Area	=	34.175 Acres	138301.098 Sqm	
	Net planned Area	=	32.331 Acres	130838.707 Sqm	
1	Phase 1 (Completed phase)	6.51875	60.0 m wide existing road and 12.0 m wide service road.	Not Obtained	Not Obtained
2	Phase 2 (Completed phase)	7.8375	Tower 1,2,3, Community Building, Convenient Shopping-1, EWS.	OC for Tower-1 and EWS Block (65 units) granted on 22.01.2019. *OC for Community building & convenient shopping-10.10.2019.*OC for Tower-2 & 3 not granted yet .	Registration no. 47 of 2017 dated 26.10.2017, 42 of 2017 dated 26.10.2017 and 26 of 2022 dated 15.03.2022
3	Phase 3 (Proposed)	8.19375	Proposed	Not Obtained	Not Obtained
4	Phase 4 (Completed phase)	8.9187	Tower A,B,C,D,E, Community Building-2, Convenient Shopping-2, EWS.	OC for tower A,B,C,EWS Block & Community Building-2 granted 08.02.2024,OC for Tower- D,E & Convenient Shopping-2 not granted yet.	Registration no. 10 of 2019 dated 30.6.2019 for 5.95 Acres, 27 of 2021 dated 22.06.2021 for 2.97 Acres.
5	Phase 5 (Future Development)	2.7063	Future Development	Not Obtained	Not Obtained
	Total	34.175			

TABLE-2A(PHASE-4)

AREA STATEMENT FOR FAR, GROUND COVERAGE & MAIN UNITS (OCCUPATION GRANTED)

MEMO NO.	BLOCK	FAR	GROUND COVERAGE	UNITS MAIN UNITS	SERVICE PERSONNEL UNITS	EWS UNIT
OCCUPATION GRANTED VIDE MEMO NO. ZP-409-Vol.-11/JD(RA)/2024/4825 DATED 08-02-2024	TOWER-A	19093.075	967.088	120	-	-
	TOWER-B	19907.742	973.863	128	-	-
	TOWER-C	12796.720	744.387	60	60	-
	EWS	2642.119	489.064	-	-	98
	COMMUNITY BUILDING	983.135	928.355	-	-	-
	BASEMENT-1	247.160	-	-	-	-
	BASEMENT-2	1480.520	-	-	-	-
	HT METER ROOM	-	54.510	-	-	-
	GUARD ROOM	-	25.800	-	-	-
TOTAL		57150.471	4183.067	308	60	98

TABLE-2B(PHASE-4)

AREA STATEMENT AS PER LAST OCCUPATION GRANTED SITE PLAN

SR. NO.	BLOCK	FAR	GROUND COVERAGE	UNITS MAIN UNITS	SERVICE PERSONNEL UNITS	EWS UNIT
1	COMM BUILDING	263.370	524.02	-	-	-
2	ACTIVITY ROOM	174.815		-	-	-
3	CONVENIENT SHOPPING	265.435	265.435	-	-	-
4	PEDERTRIAN AECADE	-	297.03	-	-	-
5	TOWER-D	19908.249	973.863	128	-	-
6	TOWER-E	19090.733	967.088	120	-	-
7	SECURITY & FIRE CONTROL ROOM	48.875	48.875	-	-	-
TOTAL	-	39751.477	3076.311	248		
GRAND TOTAL	-	96901.948	7259.378	556	60	98
GRAND TOTAL RESIDENTIAL FAR & GROUND COVERAGE	-	96636.513	6993.943	-	-	-
GRAND TOTAL CONVENIENT SOPPING FAR & GROUND COVERAGE	-	265.435	265.435	-	-	-

TABLE-2C(PHASE-2)

AREA STATEMENT FOR FAR, GROUND COVERAGE & MAIN UNITS (OCCUPATION GRANTED)

MEMO NO.	BLOCK	FAR	GROUND COVERAGE	UNITS MAIN UNITS	SERVICE PERSONNEL UNITS	EWS UNIT
OCCUPATION GRANTED VIDE MEMO NO. ZP-435/AD(RA)/2019/1931 DATED 22-01-2019	TOWER-1	24703.075	859.913	120	-	-
	EWS	1685.390	344.670	-	-	65
OCCUPATION GRANTED VIDE MEMO NO. ZP-435-11/PA(DK)/2026/10659 DATED 30-03-2026	TOWER-2	27992.059	867.726	140	-	-
	EWS	97.268	23.271	-	-	3
TOTAL		54477.792	2095.58	260		68

TABLE-2D(PHASE-2)

AREA STATEMENT AS PER LAST OCCUPATION GRANTED SITE PLAN

SR. NO.	BLOCK	FAR	GROUND COVERAGE	UNITS MAIN UNITS	SERVICE PERSONNEL UNITS	EWS UNIT
1	TOWER-3	27117.880	962.591	120	58	-
2	COMMUNITY CENTER	1384.302	699.050	-	-	-
3	CONVENIENT SHOPPING	78.850	78.850	-	-	-
TOTAL		28581.032	1740.491	120	58	
GRAND TOTAL		83058.824	3836.071	380	58	68
GRAND TOTAL RESIDENTIAL FAR & GROUND COVERAGE	-	82979.974	3757.221			
GRAND TOTAL CONVENIENT SOPPING FAR & GROUND COVERAGE	-	78.850	78.850			

S.T.P. (HQ) Member Secretary B.P.A.C. — S.T.P. (M) Member B.P.A.C. — C.T.P. (HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — JD. — ATP — DINESH KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 246464 Dt 03/09/26

ADFO (HQ) Member BPAC — FSO (HQ) Member BPAC

Superintending Engineer (HQ) for Chief Engineer-1 HSVP Panchkula

OWNER'S SIGNATURE

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

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

REENA SHARMA B.ARCH CA/2016/77247

JUL.-2026	Scale :1: 500	NORTH
Drawing Title:-		Drawing No:-
LAYOUT PLAN		LP-01
		03-20072026