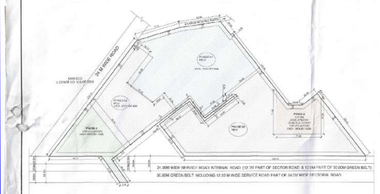
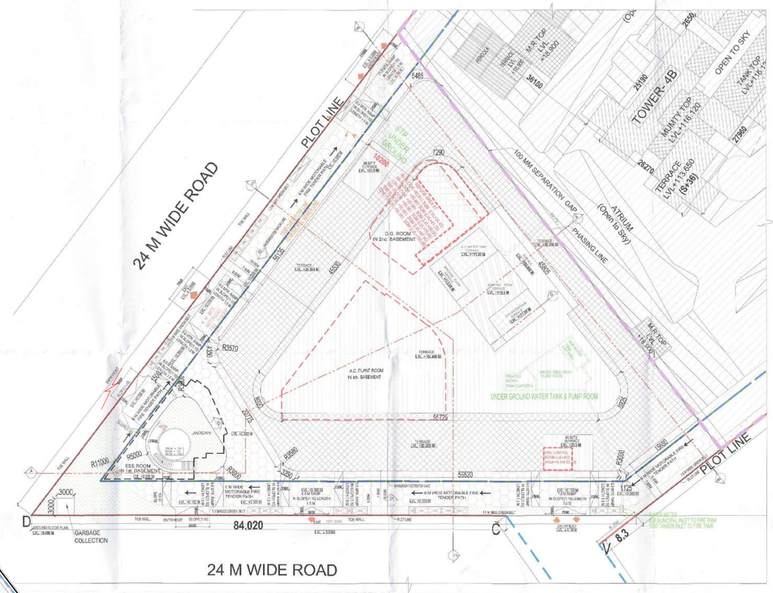


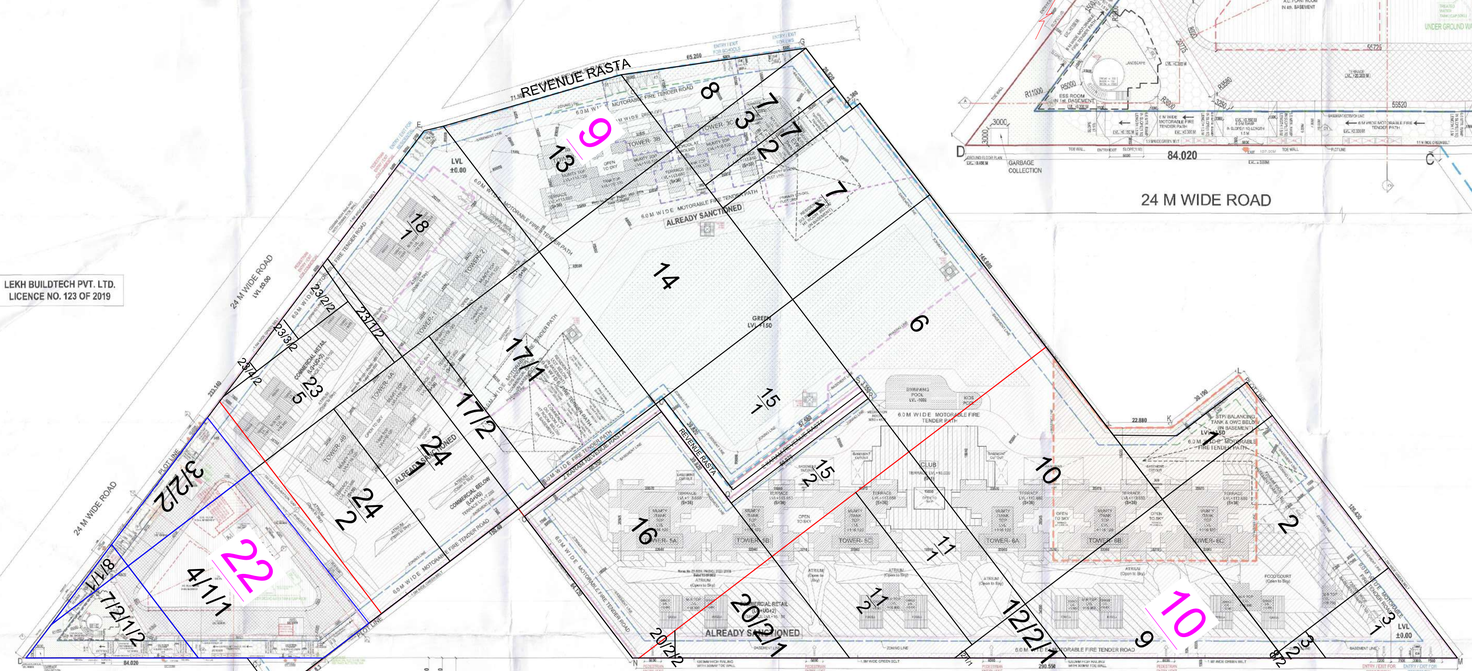
PHASING PLAN



GROUP HOUSING SECTOR-113, GURUGRAM			
PHASE - 1 & 2 (ALREADY SANCTIONED)			
Memo No. ZP-1031 / PA(DC) /2022 / 27778 Dated 12.07.2022			
AREA SUMMARY	AREA		No.
TOTAL PLOT AREA	84,020		20.76 ACRES
NET PLACKED AREA (70% TO 100 Extension)	12,604.5		3.0577 Ac
	54,614.5		13.4916 Ac
TOTAL NET PLACKED AREA (AFTER 100 EXTENSION)	67,219.0		16.6093 Ac
FAR			
PERMISSIBLE FAR (1.75)*	147,036		1.75 FAR
PROPOSED FAR (1.75)	147,036		1.75 FAR
TOTAL PREMIUM FAR (1.75)	147,036		1.75 FAR
TOTAL PERMISSIBLE FAR (1.75)	147,036		1.75 FAR
TOTAL PROPOSED FAR (1.75)	147,036		1.75 FAR
PHASE-1			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-2			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-3			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-4			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
TOTAL PREMIUM FAR (1.75)	1,47,000		1,47,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
TOTAL PERMISSIBLE FAR (1.75)	1,47,000		1,47,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
DENSITY			
PERMISSIBLE DENSITY	1,000		1,000
PROPOSED DENSITY	1,000		1,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000

GROUP HOUSING SECTOR-113, GURUGRAM			
AREA SUMMARY _ PHASE - 3 (ALREADY SANCTIONED)			
AREA			No.
TOTAL PLOT AREA	84,020		20.76 ACRES
NET PLACKED AREA (70% TO 100 Extension)	12,604.5		3.0577 Ac
	54,614.5		13.4916 Ac
TOTAL NET PLACKED AREA (AFTER 100 EXTENSION)	67,219.0		16.6093 Ac
FAR			
PERMISSIBLE FAR (1.75)*	147,036		1.75 FAR
PROPOSED FAR (1.75)	147,036		1.75 FAR
TOTAL PREMIUM FAR (1.75)	147,036		1.75 FAR
TOTAL PERMISSIBLE FAR (1.75)	147,036		1.75 FAR
TOTAL PROPOSED FAR (1.75)	147,036		1.75 FAR
PHASE-1			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-2			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-3			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
PHASE-4			
RESIDENTIAL (1.50 FAR)	1,08,000		1,08,000.00
RESIDENTIAL (0.25 FAR)	27,000		27,000.00
COMMERCIAL (0.25 FAR)	12,000	50%	12,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
TOTAL PREMIUM FAR (1.75)	1,47,000		1,47,000.00
TOTAL PROPOSED FAR (1.75)	1,47,000		1,47,000.00
DENSITY			
PERMISSIBLE DENSITY	1,000		1,000
PROPOSED DENSITY	1,000		1,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000

GROUP HOUSING SECTOR-113, GURUGRAM			
AREA SUMMARY _ PHASE - 4			
AREA			No.
TOTAL PLOT AREA	47,000		11.61
NET PLACKED AREA (70% TO 100 Extension)	32,900.0		8.1277 Ac
	14,100.0		3.4836 Ac
TOTAL NET PLACKED AREA (AFTER 100 EXTENSION)	46,900.0		11.5913 Ac
FAR			
PERMISSIBLE FAR (1.75)*	82,075		1.75 FAR
PROPOSED FAR (1.75)	82,075		1.75 FAR
TOTAL PREMIUM FAR (1.75)	82,075		1.75 FAR
TOTAL PERMISSIBLE FAR (1.75)	82,075		1.75 FAR
TOTAL PROPOSED FAR (1.75)	82,075		1.75 FAR
PHASE-1			
RESIDENTIAL (1.50 FAR)	60,300		60,300.00
RESIDENTIAL (0.25 FAR)	15,075		15,075.00
COMMERCIAL (0.25 FAR)	6,700	50%	6,700.00
TOTAL PROPOSED FAR (1.75)	82,075		82,075.00
PHASE-2			
RESIDENTIAL (1.50 FAR)	60,300		60,300.00
RESIDENTIAL (0.25 FAR)	15,075		15,075.00
COMMERCIAL (0.25 FAR)	6,700	50%	6,700.00
TOTAL PROPOSED FAR (1.75)	82,075		82,075.00
PHASE-3			
RESIDENTIAL (1.50 FAR)	60,300		60,300.00
RESIDENTIAL (0.25 FAR)	15,075		15,075.00
COMMERCIAL (0.25 FAR)	6,700	50%	6,700.00
TOTAL PROPOSED FAR (1.75)	82,075		82,075.00
PHASE-4			
RESIDENTIAL (1.50 FAR)	60,300		60,300.00
RESIDENTIAL (0.25 FAR)	15,075		15,075.00
COMMERCIAL (0.25 FAR)	6,700	50%	6,700.00
TOTAL PROPOSED FAR (1.75)	82,075		82,075.00
TOTAL PREMIUM FAR (1.75)	82,075		82,075.00
TOTAL PROPOSED FAR (1.75)	82,075		82,075.00
DENSITY			
PERMISSIBLE DENSITY	1,000		1,000
PROPOSED DENSITY	1,000		1,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000
DWELLING UNITS			
PERMISSIBLE DWELLING UNITS	1,000		1,000
PROPOSED DWELLING UNITS	1,000		1,000
PARKING			
PARKING REQUIRED	2,000		2,000
PARKING PROVIDED	2,000		2,000
PARKING SPACE			
REQUIRED PARKING	2,000		2,000
PROVIDED PARKING	2,000		2,000



LEKH BUILDTECH PVT. LTD.
LICENCE NO. 123 OF 2019

Summary									
	PERMISSIBLE	TOD FAR	PERCENTAGE	GRIHA	TDR	TOTAL PERMISSIBLE	ALREADY SANCTIONED PHASE-1,2 & 3	NEW PROPOSAL PHASE-4	ADMEASURE (ALREADY SANCTION + PROPOSED)
SITE (NFA)							85793.697		85793.697
RESIDENTIAL FAR		52992.1109	60.00%	15777.576	38100	231279.768	221242.895		221242.895
COMMERCIAL FAR		26776.2207	30.00%	7972.991	61436.33	96185.738	42164.935	37992.820	80157.755
TOTAL FAR		2120.5.3417		7972.991	99536.33	327465.506	263406.830	37992.820	301399.650
GROUND COVERAGE	38400.3144 45%						18889.999 33.59%	3444.571 6.68%	22334.570 26.03%
BUILT UP AREA							439772.644	42372.392	482.145.036
GREEN AREA	9154.8781% 18%						9125.488 15.88%		9125.488 15.88%
PARKING									
REQUIRED PARKING AS PER NORMS			PARKING ALREADY SANCTIONED				ACHIEVED PARKING		
PHASE-1, 2 & 3	PHASE-4	TOTAL	PHASE-1, 2 & 3				PHASE-1, 2, 3 & 4		
2136	696	2832	3242				3060		

REFUGE AREA CALCULATION AT FOURTH PLAN		
Gross area at Fourth Floor	=	1468.199
Gross area at Fifth Floor	=	1562.100
Total Gross area		3030.299
Total No. of ocuupants	Occupant Load = 10	303.030
Refuge area required	Occupant X 0.3	90.909
Refuge area required for wheel chair person	0.9 sq.m for every 200 occupants	1.800
Net Refuge area required	=	**92.709**
Refuge area provided	=	**93.811**

REFUGE AREA CALCULATION AT TYPICAL FLOOR PLAN (8,12,15,19 & 22 FLOOR)		
Gross area at Eighth Floor	=	1507.554
Gross area at Ninth Floor	=	1603.516
Total Gross area		3111.070
Total No. of ocuupants	Occupant Load = 10	311.107
Refuge area required	Occupant X 0.3	93.332
Refuge area required for wheel chair person	0.9 sq.m for every 200 occupants	1.800
Net Refuge area required	=	**95.132**
Refuge area provided	=	**95.961**

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE
	SQ. MT
GUARD ROOM	46.979
TOWER 1	338.648
TOWER 2	348.558
TOWER 3A	516.168
TOWER 3B	293.538
TOWER 3C	327.678
TOWER 4A	327.678
TOWER 4B	327.678
TOWER 5A	377.930
TOWER 5B	227.941
TOWER 5C	228.391
TOWER 5A	227.968
GWS / PRIMARY SCHOOL	325.784
CLUB	1613.75
NURSERY SCHOOL	550.081
COMMERCIAL (Retail)	1648.287
TOWER 6B	362.187
TOWER 6C	362.187
COMMERCIAL (Retail)	181.74
Office Tower	2444.571
TOTAL	**23104.170**

PARKING AREA CALCULATION	
ECS REQUIRED:	
PARKING REQUIRED FOR COMMERCIAL AREA	
1 EQ. CAR SPACE FOR 50 SQ.M OF CARPET AREA	
TOTAL CARPET AREA =	27810.452
ECS REQUIRED =	556.21
NET ECS REQUIRED =	559
BASEMENT -1	
B1 ECS	149
TOTAL NO. OF BAYS PROVIDED	148
BASEMENT -2	
B2 ECS	168
TOTAL NO. OF BAYS PROVIDED	179
BASEMENT -3	
B3 ECS	169
TOTAL NO. OF BAYS PROVIDED	157
BASEMENT -4	
B4 ECS	137
TOTAL NO. OF BAYS PROVIDED	133
TOTAL ECS	614
TOTAL PARKING	617

PROPOSED GROUND COVERAGE		3444.571
PROPOSED F.A.R.		37992.820

S.NO.	FLOORS	FAR AREA (A)	NON FAR AREA (B)	TOTAL BUILT UP AREA (A+B)	CARPET AREA
1	4th. BASEMENT FLOOR	0.000	3979.139	3979.139	0.000
2	3rd. BASEMENT FLOOR	0.000	3590.775	3590.775	0.000
3	2nd. BASEMENT FLOOR	0.000	3980.010	3980.010	0.000
4	1st. BASEMENT FLOOR	0.000	3908.412	3908.412	0.000
		15438.337	15458.337		
5	GROUND FLOOR	3397.947	20.906	3418.853	1729.723
6	MEZZANINE FLOOR	896.560	0.000	896.560	856.294
7	FIRST FLOOR	2703.433	234.273	2937.706	1000.131
8	SECOND FLOOR	1377.198	294.960	1672.159	1640.600
9	SERVICE LEVEL FLOOR	0.000	909.154	909.154	0.000
10	THIRD FLOOR	1514.940	196.685	1711.625	1085.298
11	FOURTH FLOOR	1380.211	181.799	1562.010	1014.053
12	FIFTH FLOOR	1471.362	90.738	1562.100	1122.739
13	SIXTH FLOOR	1512.778	90.738	1603.516	1170.204
14	SEVENTH FLOOR	1512.778	90.738	1603.516	1170.204
15	EIGHTH FLOOR	1419.566	183.989	1603.516	1063.944
16	NINTH FLOOR	1512.778	90.738	1603.516	1170.204
17	10TH FLOOR	1512.778	90.738	1603.516	1170.204
18	11TH FLOOR	1512.778	90.738	1603.516	1170.204
19	12TH FLOOR	1419.566	183.989	1603.516	1063.944
20	13TH FLOOR	1512.778	90.738	1603.516	1170.204
21	14TH FLOOR	1512.778	90.738	1603.516	1170.204
22	15TH FLOOR	1419.566	183.989	1603.516	1063.944
23	16TH FLOOR	1512.778	90.738	1603.516	1170.204
24	17TH FLOOR	1512.778	90.738	1603.516	1170.204
25	18TH FLOOR	1512.778	90.738	1603.516	1170.204
26	19TH FLOOR	1419.566	183.989	1603.516	1063.944
27	20TH FLOOR	1512.778	90.738	1603.516	1170.204
28	21ST FLOOR	1512.778	90.738	1603.516	1063.944
29	22ND FLOOR	1419.566	183.989	1603.516	1170.204
28	TERRACE FLOOR	0.000	442.374	442.374	0.000
	TOTAL AREA	37992.820	4379.531	42372.352	27810.452

Approved by
Director
Town & Country Planning Department
Haryana

Chief Administrator
HSVP (HQ)

Chief Town Planner
Haryana

ATP(HQ)

AD
PA
ATP

Rajesh Dua
SO(HQ)

ARTO, (HQ)
Member
EPAC

FCTP, HQ
Member
EPAC

SANCTIONED
TO BE ISSUED WITH THIS OFFICE
MEMO NO.: 2176/HQ
DATED: 21/6/24

For Union Buildcon Private Limited
Authorised Signatory

KEY PLAN

LEGEND:
- PLOT LINE
- BASEMENT LINE
- ZONING LINE
- BASEMENT SERVICES LINE
- PRIMARY SCHOOL PLOT LINE
- NURSERY SCHOOL PLOT LINE
- PHASING LINE
- ALREADY SANCTIONED
- PROPOSED

OWNER,S NAME :
M/s Union Buildmart Pvt. Ltd.
Vibrant Infratech Pvt.Ltd.
Targe Buildcon Pvt.Ltd.
in collaboration with Union Buildmart Pvt.Ltd.

Architect
GIAN P. MATHUR & ARCHITECTS PVT. LTD.
(A Unit of Gian P. Mathur & Associates)
ARCHITECTS, IT RELATED, PLANNERS
T: 0124-4372000 E: info@gpmarchitects.com W: www.gpmarchitects.com

Project Title
Proposed building plans for phase-4 (Commercial Block) forming part of the group housing project Group Housing Township under Residential Plotted Colony Scheme comprising 15.5625 acres (15.0125+0.550) (Zoned) in sector 113 (approx) and 1.0% commercial component) (330 FAR) (License No.108 of 2021 dated 06.12.2021 for an area measuring 15.0125 acres and (License No.21-I of 2022 dated 20.03.2022 for an area measuring 0.0125 acre) in revenue estate of Chauma, sector-113, Gurugram Manesar under 2 complex being developed by M/s Union Buildmart Pvt. Ltd.

Status: SUBMISSION DRAWING

Drawing Title: SITE PLAN & AREA SUMMARY

Owner's Sign | Architect's Sign

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., I.I.A.
CA No. 80/2765

Director (HQ)

SCALE: 1: 500

DWG. No.
SD/ARM3M-113 LT.01