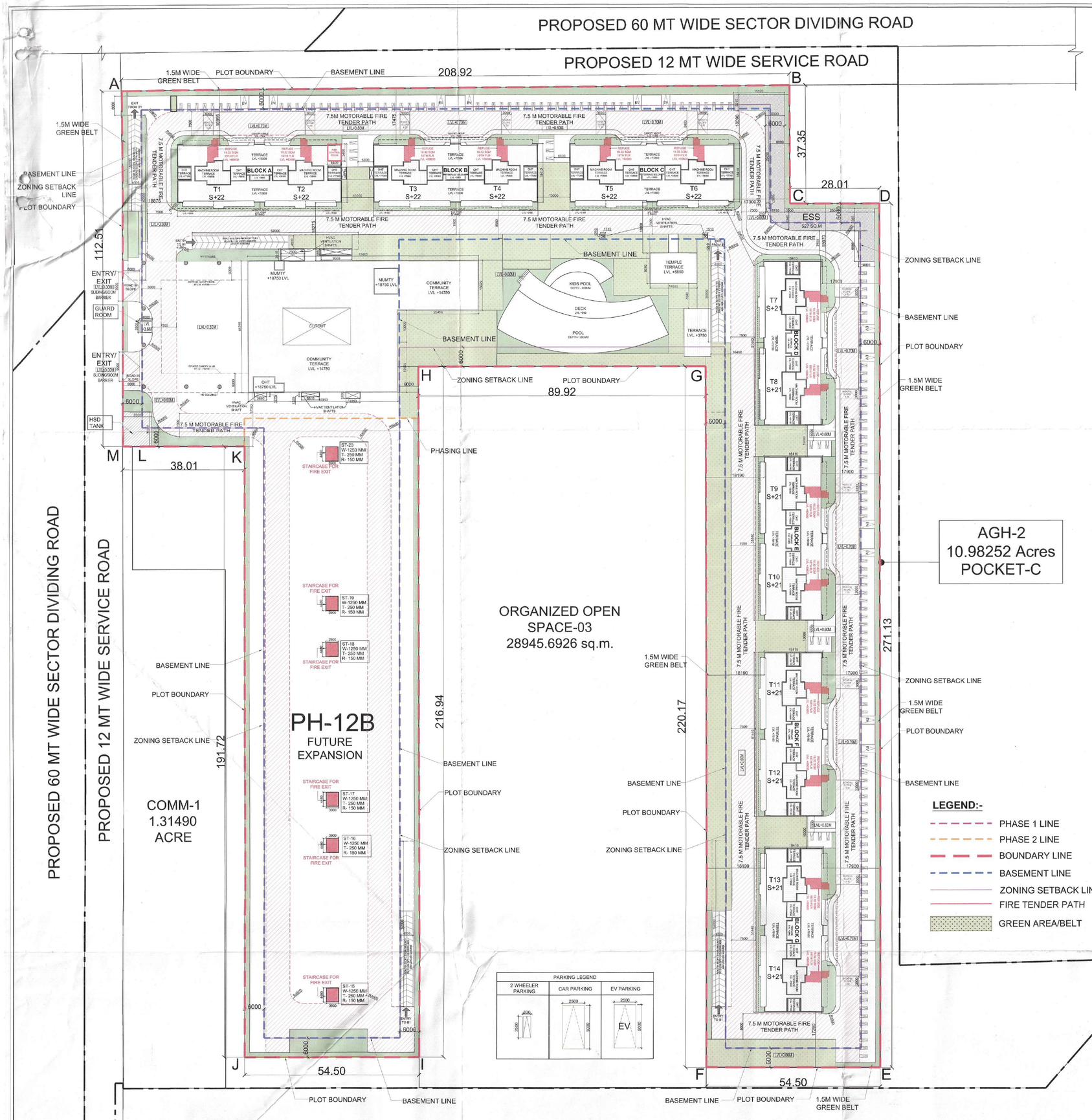
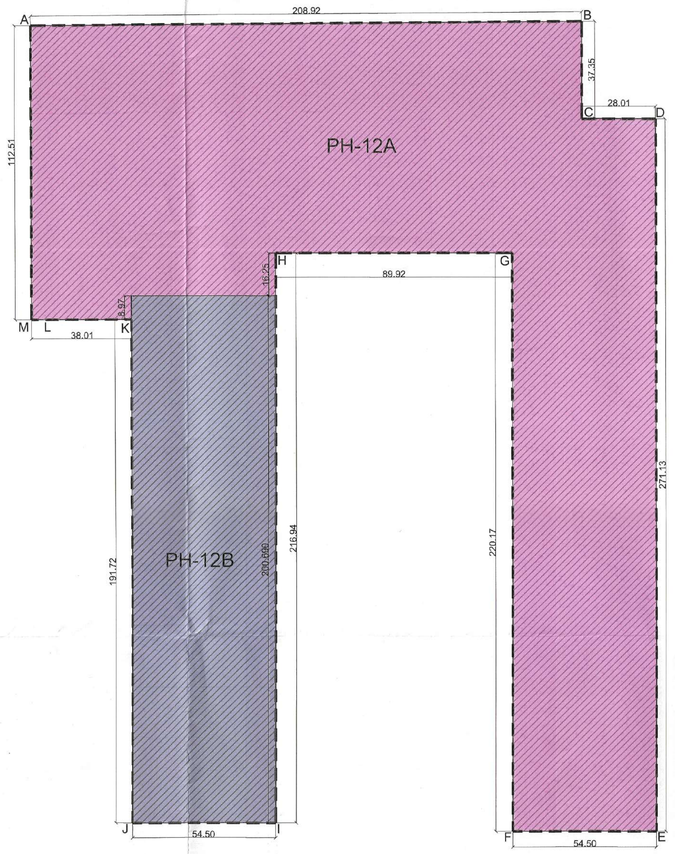




GROUP HOUSING, MANESAR			
AREA SUMMARY			
		ACRES	SQ.M
Total Site Area		10.98252	44444.671
FAR DETAILS			
		FAR	%age	FAR (in SQ.M)
RESIDENTIAL			
PERMISSIBLE RESIDENTIAL FAR **(X)**		2.25		100000.375
ADDITIONAL 12% PERMISSIBLE RESIDENTIAL FAR AS PER GRIHA 4 STAR RATING **(Y)**		0.12		5333.3
TOTAL PERMISSIBLE RESIDENTIAL FAR **(X+Y)=(A)**		**2.37**		105333.728
TOTAL PROPOSED FAR		**2.34**		**103960.238**
GROUND COVERAGE				
TOTAL PERMISSIBLE GROUND COVERAGE			50%	22222.305
PROPOSED GROUND COVERAGE(PHASE 12A)			22.12%	9832.240
GREEN				
REQUIRED GREEN			15%	6666.692
PROPOSED GREEN(PHASE 12A)			10.93%	4856.093
COMMUNITY AND AANGAN WADI				
			SQ.FT	SQ.M
REQUIRED COMMUNITY AREA			4000.000	371.612
PROPOSED COMMUNITY AREA			8304.181	771.484
REQUIRED AANGAN WADI AREA			4000.000	371.612
PROPOSED AANGAN WADI AREA			6724.108	624.691
TOTAL PROPOSED RESIDENTIAL FAR FOR COMMUNUITY			28090.633	2609.708
DENSITY				
PERMISSIBLE DENSITY@600-900 (I)		600	PPA (MIN)	
		900	PPA (MAX)	
			UNIT NO.s	
MAIN UNITS		5 PERSON/ UNIT	1214	6070
TOTAL PROPOSED DENSITY(PHASE 12A)		552.70	**PPA**	**6070**
PARKING				
REQUIRED ECS (RESI + COMMUNITY) (PHASE 12A)		673		
PARKING ECS AREA PROVIDED (PHASE 12A)		1802.853	ECS	
PROPOSED 2-WHEELER PARKING (OPEN) (PHASE 12A)		155		
PROPOSED 2-WHEELER PARKING (BASEMENT)		1496		
TOTAL 2-WHEELER PARKING		**1651**		

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

DTP(HQ) — ATP(HQ) — DIRECTOR KUMAR PA(HQ) — AD — PA — ATP

SANCTIONED TO CLOSE BRANCH OFFICE FILE NO. 46651 DATE 9/12/25

FAR & NON FAR DETAILS_FLOOR WISE OF ALL TOWERS

TYPE / FLOORS	PHASE-1																										TOTAL	
	RESIDENTIAL TOWERS																				COMMUNITY BUILDING				BASEMENT			
	TOWER(1-6) 5+22 FLOORS					TOWER(7-14) 5+21 FLOORS					TOTAL AREAS					COMMUNITY BUILDING (G+1)							TOTAL FAR	BUILT-UP AREA IN TOTAL
	FAR AREA/TOWER	NON-FAR AREA/TOWER	BALCONY AREA/TOWER	BUILT-UP AREA/TOWER	NO OF UNITS/FLOOR	FAR AREA/TOWER	NON-FAR AREA/TOWER	BALCONY AREA/TOWER	BUILT-UP AREA/TOWER	NO OF UNITS/FLOOR	NO OF TOWERS	TOTAL FAR AREA OF ALL TOWERS	TOTAL NON-FAR AREA OF ALL TOWERS	TOTAL BALCONY AREA OF ALL TOWERS	TOTAL BUILT-UP AREA OF ALL TOWERS	TOTAL UNITS IN ALL TOWERS	FAR	NON-FAR	AANGANWADI /COMMUNITY NON-FAR	BUILT-UP AREA	FAR	NON-FAR		
	SQ.MT	SQ.MT	SQ.MT	SQ.MT		SQ.MT	SQ.MT	SQ.MT	SQ.MT			SQ.MT	SQ.MT	SQ.MT	SQ.MT		SQ.MT	SQ.MT		SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT
BASEMENT-2																						31848.984	0.000	31848.984
BASEMENT-1																						32473.727	0.000	32473.727
GROUND/STILT	307.541	134.025	24.965	466.531	2.000	307.541	134.025	24.965	466.531	2.000	14.000	4305.576	1876.355	349.510	6531.440	28.000	1248.281	361.750	771.484	2381.516			3553.857	8912.956
1ST FLOOR	257.633	43.030	95.064	395.727	3.000	257.633	43.030	95.064	395.727	3.000	14.000	3606.860	602.421	1330.897	5540.178	42.000	1361.426	65.352	610.274	2037.052			4968.287	7577.230
2nd FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000		114.055		114.055			4577.059	6691.589
3rd FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
4th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
5th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
6th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
7th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
8th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
9th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
10th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
11th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
12th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
13th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
14th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
15th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
16th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
17th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
18th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
19th FLOOR (REFUGE)	311.430	62.351	96.042	469.824	4.000	311.430	62.351	96.042	469.824	4.000	14.000	4360.025	872.921	1344.588	6577.534	56.000							4360.025	6577.534
20th FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
21st FLOOR	326.933	43.030	99.861	469.824	4.000	326.933	43.030	99.861	469.824	4.000	14.000	4577.059	602.421	1398.056	6577.534	56.000							4577.059	6577.534
22nd FLOOR	326.933	43.030	99.861	469.824	4.000						8.000	1961.587	258.185	599.584	2818.963	24.000							1961.587	2818.963
MUMTY	0.000	109.016	0.000	109.016		0.000	0.000	0.000	0.000		14.000	0.000	1526.227	0.000	1526.227	0.000							0.000	1526.227
TEMPLE/GUARD ROOM /ESS/FIRE STAIRCASE																							152.363	161.361 632.203
TOTAL	7415.259	1209.025	2213.291	10837.576	89.000	7088.327	1056.979	2113.430	10258.735	85.000		101198.169	16582.111	30187.187	147967.467	1214.000	2609.708	541.157	1381.758	4532.623	0.000	64122.711	103960.238	217616.363

PARKING CALCULATION

REQUIRED PARKING (0.5 ECS per dwelling unit)				
	CARPET AREA SQ.M	TOTAL DU'S NO.S	REQUIRED ECS NO.S	REQUIRED PARKING NO.S
2 BHK + UTILITY (UNIT TYPE-A)	60.000	914	457.0	914
2 BHK + UTILITY (UNIT TYPE-B)	58.590	286	143.0	286
1 BHK + UTILITY (UNIT TYPE-C)	43.167	14	7.0	14
Total Residential Parking Requirement		**1214**	**607.0**	**1214**
FAR	FAR			
COMMUNITY	2614.328		1ECS/ 40 SQM 65.358	
Total Required Parking			**673.000**	

NOTE :

1. ALL FIXTURE PROVIDED IN TOILETS ARE AS PER N.B.C.
2. BASEMENT WILL BE MECHANICALLY VENTILATED.
3. ALL SPACES (PARKING BASEMENT, SERVICES BASEMENT ETC.) WILL BE ARTIFICIALLY LIT.
4. STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOAD FOR THE VENTILATION.
5. FIRE SAFETY MEASURES AS PER NBC INCLUDES SMOKE DETECTOR,SPRINKLER SPACING IN COMPLIANCE WITH CODE.
6. ALL EXTERNAL WALLS ARE 200MM AND ALL INTERNAL WALLS ARE 80MM THICK.(VALID FOR ALL DRAWINGS).
7. KITCHEN & TOILETS ARE MECHANICALLY VENTILATED.

GROUND COVERAGE

TOWERS	FAR (SQM)	NON FAR + CANOPY (SQM)	GROUND COVERAGE (SQM)
TOWER 1	307.541	168.030	475.571
TOWER 2	307.541	168.030	475.571
TOWER 3	307.541	168.030	475.571
TOWER 4	307.541	168.030	475.571
TOWER 5	307.541	168.030	475.571
TOWER 6	307.541	168.030	475.571
TOWER 7	307.541	168.030	475.571
TOWER 8	307.541	168.030	475.571
TOWER 9	307.541	168.030	475.571
TOWER 10	307.541	168.030	475.571
TOWER 11	307.541	168.030	475.571
TOWER 12	307.541	168.030	475.571
TOWER 13	307.541	168.030	475.571
TOWER 14	307.541	168.030	475.571
COMMUNITY	1248.281	1705.124	2953.406
GUARD ROOM/ESS/FIRE STAIRCASE/TEMPLE	793.563	0.000	793.563
TOTAL GROUND COVERAGE			**9832.240**

IMT MANESAR , POCKET C

TOTAL AREA : 10.98252 ACRES
NET PLANNED AREA : 10.98252 ACRES (44444.72 SQM)
PERMISSIBLE FAR : 105333.989 SQ.M

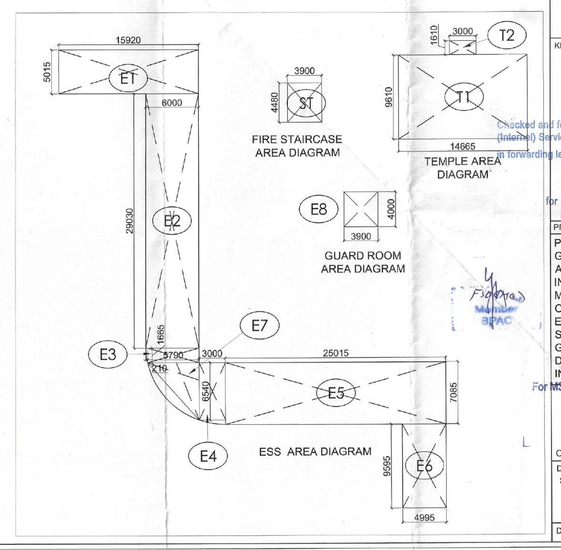
	PHASE NO.	AREA ACRES	AREA SQ.M	TENTATIVE FAR UTILIZED (SQ.M) (2.25 BASE FAR+ 0.12 GRIHA)
1	PHASE -12A	8.280	33507.968	103960.238
2	PHASE-12B	2.70252	10936.709	FUTURE EXPANSION

PROPOSED PARKING

PROPOSED PARKING				
FLOORS	AREA	NO. OF ECS AS/AREA CALC.	PROPOSED 4 WHEELER PARKING	PROPOSED 2 WHEELER PARKING
	SQ.M	EQUI. CAR SPACE	NO.S	NO.S
1ST BASEMENT @ 32	24151.958	754.749	22	715
2ND BASEMENT @ 32	26296.020	821.751	44	781
SURFACE PARKING @ 23	5206.125	226.353	12 (EV)	155
TOTAL		**1802.85**	**78**	**1651**

ESS +GUARD ROOM AREA+FIRE STAIRCASE+TEMPLE

S.NO	NO.S	FORMULA	(X)	(Y)	AREA	UNITS
E1	1	X x Y	15.920	5.015	79.839	SQM
E2	1	X x Y	6.000	29.030	174.180	SQM
E3	1	X x Y	5.790	1.665	9.640	SQM
E4	1	X x Y	3.000	6.540	19.620	SQM
E5	1	X x Y	25.015	7.085	177.231	SQM
E6	1	X x Y	4.995	9.595	47.927	SQM
E7	1	1/2 (X x Y)	5.790	6.540	18.933	SQM
E8	1	X x Y	3.900	4.000	15.600	SQM
ST	6	X x Y	3.900	4.480	104.832	SQM
T1	1	X x Y	14.665	9.610	140.931	SQM
T2	1	X x Y	3.000	1.610	4.830	SQM
TOTAL					**793.563**	SQM



Checked and found ok for Public Health (Internal) Service only subject to comm. in forwarding letter No. 566 SE/ Dt. 2/11/25
Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula

KEY PLAN

ORIENTATION N

PROJECT:-
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING-2 (POCKET-C) OVER AN AREA MEASURING 10.98252 ACRES, PART OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 139.79375 ACRES (LICENCE NO.168 OF 2025 DATED 08.09.2025) IN THE REVENUE ESTATE OF VILLAGE BAS HARIA AND JHUND SARAI ABAD, IN SECTOR M9, M10 AND M11 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M3M INDIA INFRASTRUCTURES PVT. LTD.

For M3M India Infrastructures Pvt. Ltd.
(Authorised Signatory)

Raman sikka
REGN. NO. 53116497

OWNER/AUTH. SIGNATURE — ARCHITECT'S SIGNATURE

DRAWING TITLE
SITE PLAN

DRAWING NO:- 00 — SCALE :-