GROUND COVERAGE AREA - Guard Room (Type-1)				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	3.000	3.000	2	18.000
TOTAL AREA				18.000

GROUND COVERAGE AREA - Guard Room (Type-2)				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	1.500	2.000	6	18.000
TOTAL AREA				18.000

FAR AREA - Guard Room (Type-1)				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	3.000	3.000	2	18.000
TOTAL AREA				18.000

NON FAR AREA - Guard Room (Type-2)				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	1.500	2.000	6	18.000
TOTAL AREA				18.000

STARIS AT GROUND FLOOR GROUND COVERAGE & NON FAR AREA				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	3.000	6.300	2	37.800
B	5.400	3.300	1	17.820
C	1.850	2.700	0.5	2.498
D	6.000	3.300	1	19.800
E	1.375	3.000	0.5	2.063
TOTAL AREA				79.980

LIFT AT GROUND FLOOR				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	2.500	2.500	1	6.250
TOTAL FAR AREA				6.250

LT METER ROOM AT GROUND FLOOR GROUND COVERAGE & NON FAR AREA				
NO.	LENGTH (A) (meters)	BREADTH (B) (meters)	Nos.	AREA (Sq M)
ADDITIONS				
A	6.000	14.000	1	84.000
TOTAL NON FAR AREA				84.000

7 M WIDE EXISTING APPROACH ROAD FROM 60M SECTOR ROAD ALONG WITH 12M SERVICE ROAD TO THE PROPOSED SITE APPROVED FROM THE MCG VIDE LETTER DATED 26.09.2025

CONSTRUCTED 24M WIDE ROAD

NOTE: ALL BALCONY RAILING HEIGHT IS 1500 MM HIGH.

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(S) Member B.P.A.C. | C.T.P.(NR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ) | ATP
DINESH KUMAR PA(HQ)

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



ABSTRACT (All Areas in Sq.Mtrs)				
Total Site Area	10.525	ACRES	42593.096	Sq m
Site Area of Phase-I	7.825	ACRES	31666.60	Sq m
Site Area of Phase-II	2.700	ACRES	10926.50	Sq m

PARAMETERS FOR HOUSING									
	TOTAL SITE Permissible					Proposed			Spare
Green Area IGBC Registration No.GH260368	10.525 @ 1.75	0.15 TDR	0.15 GREEN FAR (IGBC)	Total					
	Sq.Mt.	Sq.Mt.	Sq.Mt.	Sq.Mt.	Percentage	Sq.Mt.			Sq.M.
TOTAL F.A.R.	74537.918	6388.964	6388.964	87315.847	205.00%	86544.186		203.19%	771.661
CONVENIENT SHOPPING FAR@ 0.5% of Site Area				212.965		212.555			
RESIDENTIAL FAR				87102.882	204.50%	86331.631			
Ground Coverage				14907.584	35.00%	7380.905		17.33%	7526.679

	Required	Proposed	No. of persons/unit		Density		
Total No. of Main Units-proposed		380	5	1900			
No. of Units (EWS)-15% of Total Units	67.059	Units	68	2	136		
No. of Service personnel Unit (Min. 10% of Main Units)	38.000	Units	64	2	128		
					2164		

DENSITY (No. of persons per Acre)					
	Minimum population	Maximum population	Proposed		
DENSITY			PPA	Population	
100 PPA - 300PPA	100	300	206		
POPULATION	1053	3158		2164	

PARKING CALCULATION	NO. OF DWELLING UNITS	1.5 ECS/TOTAL DWELLING UNITS		
	380	Required	Proposed	
MAIN ECS		570	839	(20% RESERVE FOR EV)
EWS (5% OF MAIN ECS)		29	47	

AMENITIES & INFRASTRUCTURE	Permissible	Proposed
CONVENIENT SHOPPING@0.5% of Site Area	212.965	212.555

REQUIRED GREEN AREA	Required	Proposed	
15% OF TOTAL SITE AREA	6388.964	4850.196	11.39%
MAINTAINED GREEN AREA	Required	Proposed	
15% OF SITE AREA OF PHASE-I	4749.990	4850.196	15.32%

PARKING CALCULATION			
Location	ECS Parking @32sq.mt./ ECS	Actual parking proposed in nos.	EV parking proposed in
BASEMENT 01	396	277	
BASEMENT 02	383	278	
BASEMENT 03	382	284	
	1,161	839	168

Note:
1. Provision for EV Parking slot to be made in accordance with HBC-2017 amendment dated 05-06-2026.
2. 4 Parking is reserved for convienient shopping at basement.

MASTER PLAN-AREA SUMMARY

BUILDING DESCRIPTION				APARTMENT NO. CALCULATION			AREA CALCULATIONS									POPULATION STATEMENT						PARKING
BUILDING TYPE	FLOOR	DESCRIPTION NO. OF FLOORS	DESCRIPTION TERRACE LEVEL (T.O.S.)	No. Of BUILDINGS	No. OF APPARTMENTS ON EACH FLOOR	TOTAL NO. OF APARTMENTS IN EACH TOWER	TOTAL GROUND COVERAGE (SQ.M.)	FAR OF ONE FLOOR (SQ.M.)	TOTAL FAR OF TOWER (SQ.M.)	NON FAR AREAS					TOTAL NON FAR OF TOWER (SQ.M.)	SERVICE UNIT 10% OF MAIN UNITS		POPULATION BREAKUP			TOTAL	
										STILT	SERVICE AREAS	STAIRCASE	FIRE LOBBIES	MUMTY. MACHINE ROOM		TOTAL NO. OF SERVICE PERSONNEL UNITS IN TOWER	TOTAL NO. OF EWS UNITS	MAIN POPULATION @5 PERSONS/UNIT	EWS POPULATIN@2 PERSONS/UNIT	SERVICE PERSONNEL UNIT POPULATION @2 PERSONS/UNIT		
TOWER-A	STILT/GROUND	1			0			267.463		677.265	0.000	-	-	222.725	899.990							
	1ST-16TH, 18TH-25TH,27TH-34TH FLOOR	32	119.35	1	2	68	944.728	506.197	17453.695			33.663	9.437		1379.182	2391.371	64	0	340	-	128	468	
	17TH & 26TH FLOOR (REFUGE FLOOR-Typical Unit)	2			2			493.972				33.663	22.437		112.199								
TOWER-B	STILT/GROUND	1			0			269.294		340.369	0.000	-	-	222.725	563.094							
	1ST-16TH, 18TH-25TH,27TH-34TH FLOOR	32	119.35	1	2	68	609.664	494.898	17104.125			33.663	12.812		1487.182	2160.975	0	0	340	-	0	340	
	17TH & 26TH FLOOR (REFUGE FLOOR-Typical Unit)	2			2			499.047				33.663	21.687		110.699								
TOWER-C	STILT/GROUND	1			0			262.450		751.390	333.906	-	-	236.451	1321.748							
	1ST FLOOR	1			2			409.265				37.842	13.043		50.885							
	2ND-15TH, 17TH-24TH, 26TH-31ST FLOOR	28	112.75	1	4	122	1013.840	743.171	22927.289			37.842	13.043		1424.769	2897.138	0	0	610	-	0	610	
	16TH & 25TH FLOOR (REFUGE FLOOR-Typical Unit)	2			4			723.393				37.842	12.027		99.737								
TOWER-D	STILT/GROUND	1			0			271.874		748.318	333.906	-	-	236.458	1318.683							
	1ST FLOOR	1			2			412.767				37.842	13.043		50.885							
	2ND-15TH, 17TH-24TH, 26TH-31ST FLOOR	28	112.75	1	4	122	1020.193	746.580	23042.486			37.842	13.043		1424.769	2894.074	0	0	610	-	0	610	
	16TH & 25TH FLOOR (REFUGE FLOOR-Typical Unit)	2			4			726.802				37.842	12.027		99.737								
COMMUNITY BUILDING	GROUND FLOOR	1	10.500	1			3056.143	3074.410	4169.195	0	0	0	0	0	0	135.754							
	FIRST FLOOR	1						1092.785				135.754											
EWS(PHASE-01)	STILT/GROUND FLOOR	1		1	4		317.554	159.151	1610.591	158.403		-	-	41.928	200.330	422.790	0	68	-	136	-	136	
	1ST - 5TH FLOOR	5	21.800		12	68		271.092				27.538	7.908		177.225								
	6TH FLOOR	1			4			95.982				37.328	7.908		45.235								
CONVENIENT SHOPPING		1	4.50	1			212.555	212.555	212.555														
GUARD ROOM (TYPE-1)		1	3.75	2			18.000	18.000	18.000														
GUARD ROOM (TYPE-2)	GROUND FLOOR	1	3.75	6			18.000	-	-	18.000													
STARIS AT GROUND		1	3.75	4			79.980	-	-	79.980						18.000							
LIFT		1	10.50	1			6.250	6.250	6.250							79.980							
LT METER ROOM		1	3.75	1			84.000			84.000													
UPPER BASEMENT(B1)	-	1				-		-								84.000							
LOWER BASEMENT(B2)	-	1				-		-								16547.735	-	-	-	-	-	-	277
LOWER BASEMENT(B3)	-	1				-		-								15193.343	-	-	-	-	-	-	278
TOTAL				7		380	7380.905		86544.186	2857.725	667.813	562.318	158.414	960.286		15594.792							284
				Total No. Of Buildings		Total Main Units	Total Ground Coverage		Total F.A.R.							58421.952	64	68	1900	136	128	2164	839
																Total Non F.A.R.	Total Service Personnel Units	Total EWS Units	Total Main Popolation	Total EWS Popolation	Total Service Popolation	Total Popolation	

TOTAL BUA = FAR+NON FAR | 86544.186 | + | 58421.952 | 144966.138 Sq. Mtrs

MEP CONSULTANT:
SUNIL NAYYAR CONSULTING ENGINEERS PVT LTD.
206, 206A, Second Floor, Time Centre, Golf Course Road, Sector-54, Gurgaon-122002
Tel.:- 0124 480 3800 Email :- sncgurgaon@snc.co.in

STRUCTURAL CONSULTANT:
MNU Consultants Pvt. Ltd
MNC House,1516, Rajdanga Main Road, Kolkata - 700 107
Phone:- (033) 401-65700, Fax: (033) 2461 8083 Email:-

CLIENT:
Elevate Edition Realtech Private Limited

ARCHITECT :
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.:-+91-124-4595500 FAX: +91-124-4595550

PROJECT:-
PRPOSED RESIDENTIAL BUILDING PLAN OF GROUP HOUSING COLONY (LICENSE NO.-43 OF 2026 DATED 10/03/2026) AREA MEASURING 10.525 ACRES IN SECTOR-63A, GURUGRAM, BEING DEVELOPED BY SMT. SANGEETA BHATIA & SH. LAKSH BHATIA IN COLLABORATION WITH ELEVATE EDITION REALTECH PVT. LTD.

Chief Architect Town & Country Planning Department, Haryana is competent to forward this case vide his memo no. 2257 dated 30.1.26
Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula

DRAWING TITLE :
SITE PLAN
AE (HQ) Member BPAC | FSO, (HQ) Member BPAC

DATE:- 31-03-2026
SCALE:- 1:500 (A0)
N
SHEET NO. A-01

OWNER'S SIGNATURE:-
ARCHITECT'S SIGN.:-