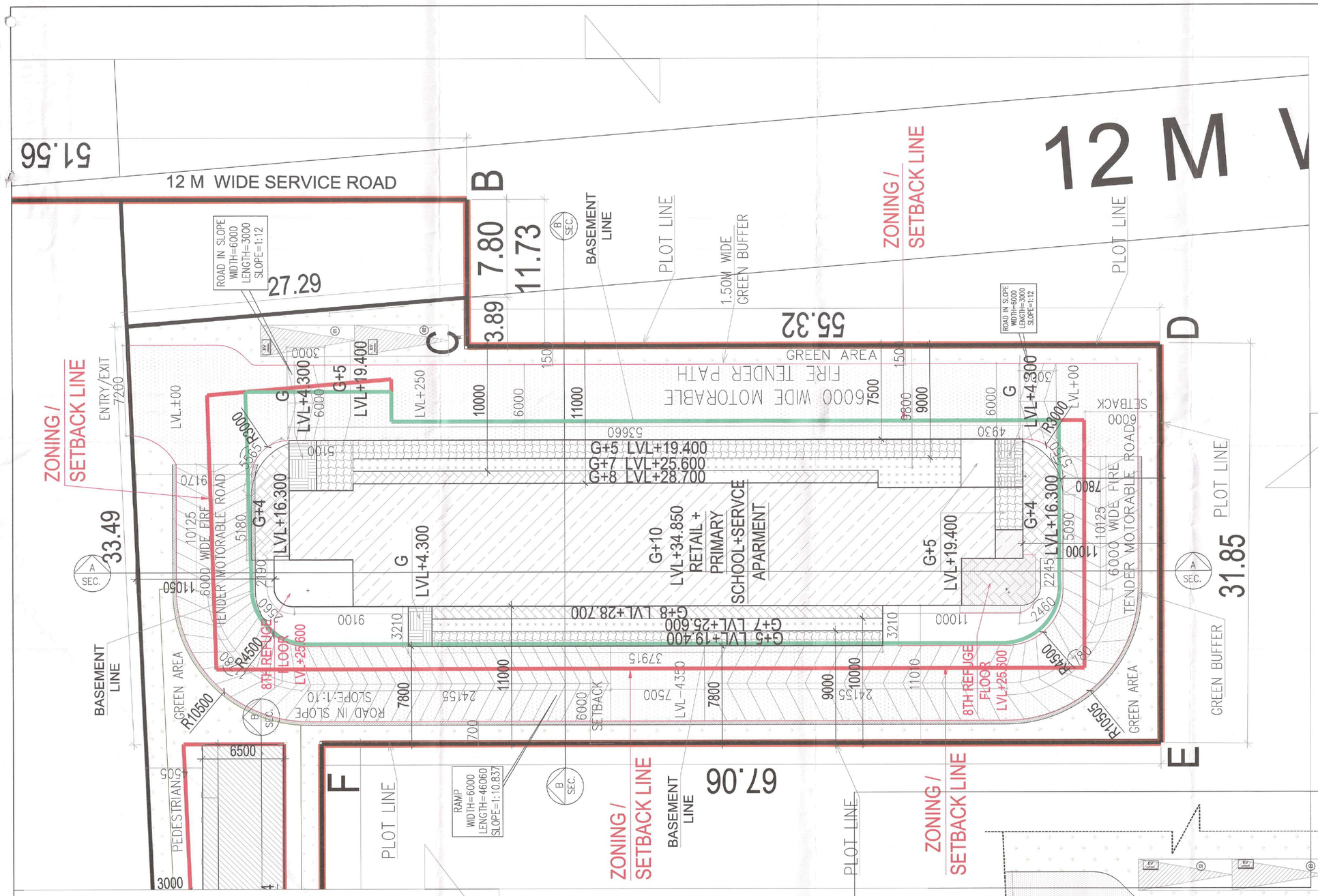


		TENTATIVE FAR TO BE UTILIZED 3.5 UNDER TOD +1.5 TDR + 0.12 GREEN BUILDING
	Phase- 1 RESIDENTIAL TOWERS A,B,C,D,E & F ,TEMPLE & COMMERCIAL LEVEL (6.97635 Acres)	158719.87 SQM(3.361%)
	Phase- 2 COMMERCIAL CLUB (0.5157 Acres)	3509.83 SQM(0.074%)
	Phase- 3 NURSERY SCHOOL (0.7062 Acres)	4980.74 SQM(0.105%)
	Phase- 4 EWS(0.5479 Acres)	2084.39 SQM(0.044%)
	Phase- 5 RESIDENTIAL TOWERS -01(TR-01) & TOWER-02(TR-02) (2.2896 Acres)	69200.00 SQM(1.465%)
	Phase- 5A COMMERCIAL, PRIMARY SCHOOL & SERVICE APARTMENT (0.633 Acres)	3281.04 SQM(0.069%)
	TOTAL AREA = 11.66875 ACRES	241775.360 SQM(5.12%)

LEGEND

PHASE-1	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)2024/29698 DATED 19-09-24
PHASE-2	
PHASE-3	REVISED
PHASE-4	
PHASE-5	ALREADY SANCTIONED VIDE MEMO NO. ZP-2017/PA(DK)/2025 / 3542 / DATED 27-01-2025
PHASE-5A	REVISED

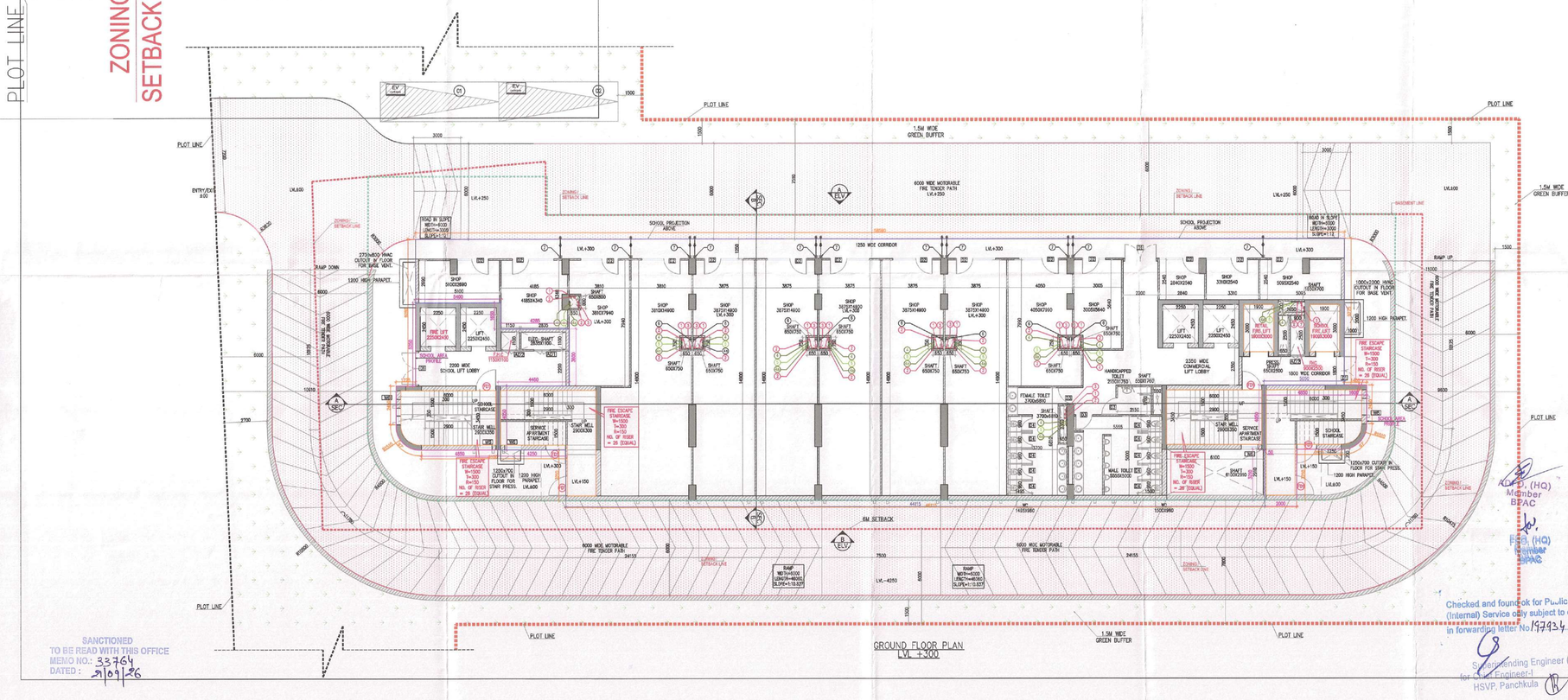
LEGEND

BASEMENT LINE
SETBACK ZONING LINE
PHASE LINE

TOTAL LAND AREA - 2023.425 SQM
PARKING REQUIREMENT FOR PRIMARY SCHOOL (A) - 15% OF PLOT AREA
= 303.513 SQM
PARKING REQUIRED FOR PRIMARY SCHOOL = (A) / 23
= 303.513/23
= 13 NOS.
PARKING PROVIDED FOR PRIMARY SCHOOL = 20 NOS

RETAIL CARPET AREA @GROUND FLOOR (A) - 485.427 SQM
PARKING REQUIREMENT FOR RETAIL - (A) / 50
= 485.427 / 50
= 9.70 OR 10 NOS
PARKING PROVIDED FOR RETAIL IN BASEMENT 1 = 10 NOS

CARPET AREA OF SERVICE APARTMENT (A) - 2331.917 SQM
PARKING REQUIREMENT FOR RETAIL - (A) / 50
= 2331.917 / 50
= 48NOS
PARKING PROVIDED FOR SERVICE APARTMENT IN BASEMENT 1 = 18 NOS
PARKING PROVIDED FOR SERVICE APARTMENT IN PHASE 3 - BASEMENT 1,2 & 3 = 30 NOS

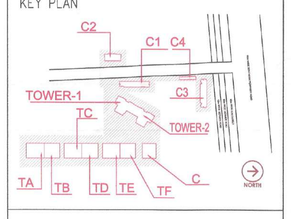


SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 33764
DATED : 31/01/26

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, heat detector, sprinkler spacing in compliance with code.
6. All external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)
7. BUILDING IS FULLY AIR CONDITIONED, ARTIFICIALLY LIGHT & MECHANICALLY VENTILATED WITH 100% POWER BACKUP.

KEY PLAN



PROJECT

Revised Building Plans For Phase-3, 4 & 5A to develop a Mix-Land Use colony (98% Residential component & 2% Commercial component) under TOD policy over an area measuring 11.66875 acres (license no.80 of 2024 dated:18.07.2024) in the Revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69 ,Gurugram being developed by Riverday Infrastructure Pvt. Ltd.

DESIGN ARCHITECT

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ASSOCIATE ARCHITECT

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Architecture-Codes-Interiors
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Mob.: 9810791652,9811077209

DEVELOPER
RIVERDAY INFRASTRUCTURE PRIVATE LIMITED

S.T.P.(HQ) Member/Secretary BPAC
S.T.P.(HQ) Member BPAC
C.T.P.(HR) Chairman BPAC
DTP(HQ)
ATP(HQ)
JD.
ATP
DINESH KUMAR PAINGA

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

For Riverday Infrastructure Pvt. Ltd.
Authorized Signatory

Checked and found ok for Public Health (Internal) Service only subject to correction in forwarding letter No. 157434
Superintending Engineer (HQ) for Executive Engineer HSVP, Panchkula

Date :- FEB-2026	Scale : 1:100
Drawing Title :- COMMERCIAL 3 GROUND FLOOR PLAN & SITE PLAN (PHASE 5A)	Drawing No:- C3-01
	01-20032026