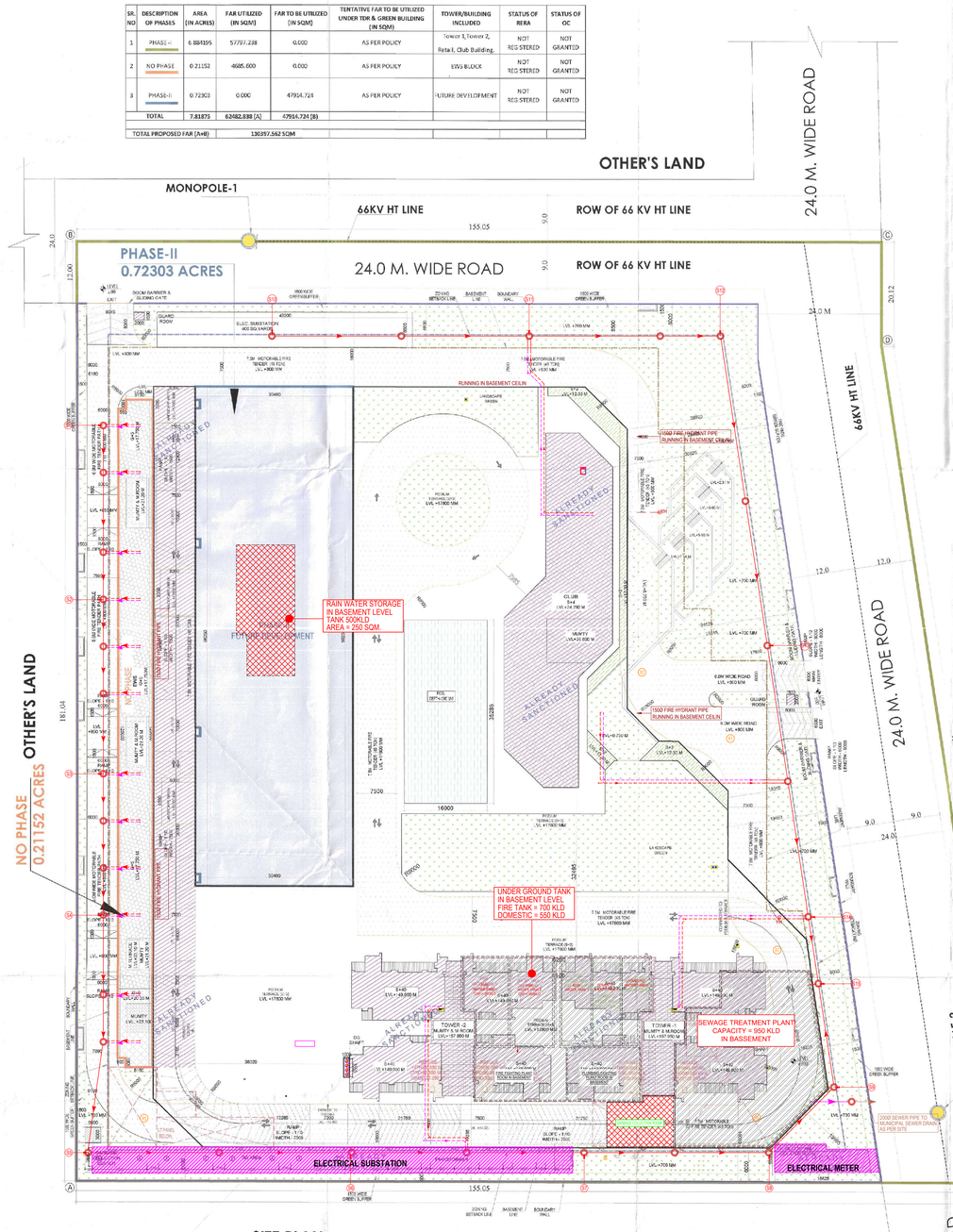
SR. NO	DESCRIPTION OF PHASES	AREA (IN ACRES)	FAR UTILIZED (IN SQM)	FAR TO BE UTILIZED (IN SQM)	TENTATIVE FAR TO BE UTILIZED UNDER TDR & GREEN BUILDING (IN SQM)	TOWER/BUILDING INCLUDED	STATUS OF RERA	STATUS OF OC
1	PHASE-I	6.884105	57797.238	0.000	AS PER POLICY	Tower 1,Tower 2, Retail, Club Building.	NOT REGISTERED	NOT GRANTED
2	NO PHASE	0.21152	4685.000	0.000	AS PER POLICY	EWS BLOCK	NOT REGISTERED	NOT GRANTED
3	PHASE-II	0.72303	0.000	47914.724	AS PER POLICY	FUTURE DEVELOPMENT	NOT REGISTERED	NOT GRANTED
	TOTAL	7.81875	62482.888 (A)	47914.724 (B)				
	TOTAL PROPOSED FAR (A+B)		110397.562 SQM					



SITE PLAN

BUILDING	STATUS	SANCTIONED MEMO NO
TOWER - 1, TOWER - 2, CLUB, COMMERCIAL, EWS, GUARD ROOM, HT METER & HT ISOLATOR ROOM, DG & TRANSFORMER, RAMP AREA, GARBAGE COLLECTION CENTER	ALREADY SANCTIONED	MEMO NO. ZP-2181 / SD(RD) /2026 / 7969 DATED 06.03.2026
STILT-1 FLOOR LVL, STILT-2 FLOOR LVL, PODIUM-1 FLOOR LVL, PODIUM-2 FLOOR LVL & ELEC. SUBSTATION AREA	REVISED	

PHASE	TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR/ FA OF ALL FLOOR	TOTAL FAR/ ALL TOWER (RESIDENTIAL)	TOTAL BUILT UP ONE FLOOR	TOTAL BUILT UP ALL FLOORS	TOTAL BUILT UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	STATUS
PHASE-I	TOWER - 1	STILT-1 FLOOR LVL	1	380.094	380.094	26473.359	380.094	380.094	28108.472	0.000	0.000	1635.113	10,625.545	160	37	ALREADY SANCTIONED
		1ST FLOOR	1	969.399	969.399		706.379	706.379		36.999	36.999					
		TYPICAL FLOOR	36	654.477	23561.172		591.467	24652.912		36.999	1331.640					
		TYPICAL REFUGE FLOOR	3	620.835	1862.415		957.755	1973.385		36.999	110.979					
		MUNTY MACHINE ROOM	1	-	-		156.813	156.813		156.813	156.813					
	TOWER - 2	STILT-1 FLOOR LVL	1	381.630	381.630	26474.805	381.630	381.630	28119.218	0.000	0.000	1635.113		160	37	ALREADY SANCTIONED
		1ST FLOOR	1	969.398	969.398		706.379	706.379		36.999	36.999					
		TYPICAL FLOOR	39	654.477	25551.172		591.467	24652.912		36.999	1331.640					
		TYPICAL REFUGE FLOOR	3	620.835	1862.415		957.755	1973.385		36.999	110.979					
		MUNTY MACHINE ROOM	1	-	-		156.813	156.813		156.813	156.813					
	CLUB	STILT-1 FLOOR LVL	1	1487.967	1487.967	4160.180	1487.967	1487.967	5306.765	0.000	0.000	1146.615		-	-	ALREADY SANCTIONED
		STILT-2 FLOOR LVL	1	0.000	0.000		307.255	307.255		307.255	307.255					
		PODIUM-1 FLOOR LVL	1	1508.212	1508.212		1597.517	1597.517		986.309	986.309					
		PODIUM-2 FLOOR LVL	1	824.153	824.153		890.033	890.033		74.880	74.880					
		1ST FLOOR LVL	1	858.648	858.648		933.726	933.726		74.880	74.880					
		MUNTY LVL	1	0.000	0.000		104.295	104.295		104.295	104.295					
	COMMERCIAL	GROUND FLOOR	1	999.194	999.194	999.194	999.194	999.194	999.194	-	-	-		-	-	ALREADY SANCTIONED
NO PHASE	EWS	GROUND FLOOR	1	856.040	856.040	4789.961	856.040	856.040	5996.858	0.000	0.000	416.073	836.040	146	-	REVISED
		TYPICAL FLOOR (1ST TO 6TH FLOOR)	6	705.512	3829.963		615.012	4398.060		53.100	265.503					
		6TH FLOOR	1	96.266	96.266		95.265	95.265		0.000	0.000					
		MUNTY MACHINE ROOM	1	0.000	0.000		165.573	165.573		165.573	165.573					
PHASE-I	GUARD ROOM	GROUND FLOOR	2	-	-	-	3.000	6.000	6.000	3.000	6.000	5.000		-	-	ALREADY SANCTIONED
	HT METER & HT ISOLATOR ROOM		-	-	-	-	92.271	92.271	92.271	92.271	92.271	92.271		-	-	ALREADY SANCTIONED
	DG & TRANSFORMER		-	-	-	-	514.774	514.774	514.774	514.774	514.774	514.774		-	-	ALREADY SANCTIONED
	RAMP AREA		-	-	-	-	2386.200	2386.200	2386.200	2386.200	2386.200	2386.200		-	-	ALREADY SANCTIONED
	GARBAGE COLLECTION CENTER		-	-	-	-	9.000	9.000	9.000	9.000	9.000	9.000		-	-	ALREADY SANCTIONED
	ELEC. SUBSTATION AREA		-	-	-		334.560	334.560	334.560	334.560	334.560	334.560		-	-	REVISED
	STILT FLOOR LVL		-	-	-		7774.063	7774.063	7774.063	7774.063	7774.063	7774.563		-	-	REVISED
	PODIUM-1 FLOOR LVL		-	-	-		8542.849	8542.849	8542.849	8542.849	8542.849	8542.849		-	-	REVISED
	PODIUM-2 FLOOR LVL		-	-	-		8889.342	8889.342	8889.342	8889.342	8889.342	8889.342		-	-	REVISED
	PODIUM-3 FLOOR LVL		-	-	-		9029.859	9029.859	9029.859	9029.859	9029.859	9029.859		-	-	REVISED
	BASEMENT - 1		-	-	-	-	16922.785	16922.785	16922.785	16922.785	16922.785	16922.785		-	-	REVISED
	GRAND TOTAL FAR		-	-	-	62578.503			62,868.800	-	-	56520.867	54620.390	466	74	
	RESIDENTIAL FAR					57728.726										
	COMMERCIAL FAR					4849.374										

AREA SUMMARY

S.NO.	DESCRIPTION	UNIT	PERMISSIBLE	% ON SITE	TOTAL ACHIEVED	% ON SITE	PROPOSED/ REVISED (PHASE-I)	ALREADY SANCTIONED (PHASE-I)
1	TOTAL PLOT AREA OF THE SCHEME (7.81875 ACRES)	SQM.	31641.308					
2	AS PER ZONING PLOT AREA OF THE SCHEME (7.79423 ACRES)	SQM.	31543.169					
3	GROUND COVERAGE (60%)	SQM.	18925.296	60.000%	14820.390	46.936%	14820.890	14011.711
4	FAR (3.5 TOD)	SQM.	110397.562	350.000%				
5	FAR RESIDENTIAL COMPONENT @95.589 % MAXIMUM	SQM.	105537.555	334.562%				
6	FAR COMMERCIAL COMPONENT @ 4.411% MAXIMUM	SQM.	4866.026	15.436%				
7	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	SQM.	3785.800	12.000%				
8	TOTAL FAR TOD + GRIHA	SQM.	114182.821	362.000%	62578.503	198.395%	95.265	62482.888
9	TOTAL FAR RESIDENTIAL COMPONENT@ 95.589% MAX + GRIHA 4 STAR	SQM.	109112.985		57728.726	183.021%	95.265	57633.464
10	TOTAL FAR COMMERCIAL COMPONENT @ 4.411 %	SQM.	4850.676		4849.374	15.376%		4849.374
11	PROPOSED MAIN DWELLING UNIT	NOS.			320			320
12	EWS UNIT + PROPOSED DWELLING UNITS x 15% x 100/ 85	NOS.	56.471		146		4	142
13	TOTAL DWELLING UNITS (MDU + EWS)	NOS.			466		4	462
14	SERVICE PERSONNEL UNIT	NOS.	10		74			74
15	CAR PARKING REQUIRED	NOS.	453		1138		1118	1020
16	PROPOSED BASEMENT AREA	SQM.			16922.785		16922.785	16547.927
17	GREEN AREA (15%)	SQM.	4731.324	15.000%	4927.735	15.629%	4927.735	4960.547
18	GREEN SPACE AREA	SQM.			625.724	1.984%	625.724	700.569

MAIN UNITS		UNIT NO. =	DENSITY
	5 Person / Un	320	1600
ADVANCE PERSONAL UNIT (DPU) 10% of Main Units	2 Person / Un	74	148
	3 Person / Un	146	292
TOTAL PROPOSED DENSITY			2040

PERMISSIBLE DENSITY IN INTENSIVE TOD ZONE OF 7.79345 ACRES @ 250 TO 350 PPA	1623 PER SCHE TO 1817 PERSONS
PROPOSED POPULATION	2040 PERSONS
PROPOSED DENSITY	261.8 PPA

AREA CALCULATION OF GARBAGE COLLECTION CENTER

GROSS - 1								
GB 1	=	1	X	3.000	X	3.000	=	9.000 SQM

AREA CALCULATION OF TRANSFORMER

GROSS - 1								
TR 1	=	1	X	42.301	X	6.000	=	514.774 SQM
				TOTAL AREA			=	514.774 SQM

AREA CALCULATION OF GUARD ROOM

GROSS - 1								
GR 1	=	2	X	3.000	X	2.000	=	6.000 SQM
				TOTAL AREA			=	6.000 SQM

AREA CALCULATION OF HT METER & HT ISOLATOR

GROSS - 1								
1	=	1	X	12.000	X	6.500	=	66.000 SQM
2	=	2.5	X	(6.800-1.348)	X	4.500	=	27.271 SQM
				TOTAL AREA			=	92.271 SQM

RAMP AREA

GROSS - 1								
RA 1	=	1	X	203.950	X	8.600	=	1746.536 SQM
RA 2	=	1	X	41.650	X	8.600	=	341.230 SQM
RA 3	=	1	X	7.200	X	8.350	=	60.433 SQM
				TOTAL AREA			=	2386.200 SQM

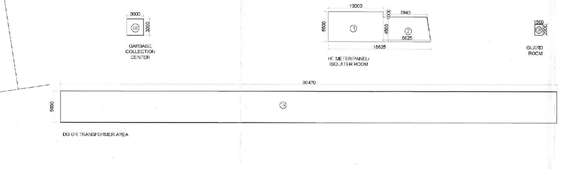
AREA CALCULATION OF ELEC. SUBSTATION

GROSS - 1								
EB 1	=	1	X	45.200	X	6.600	=	334.560 SQM
				TOTAL AREA			=	334.560 SQM

PARKING REQUIREMENT				
S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	PERMISSIBLE/ REQUIRED ECS
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS		
2	BETWEEN 100 TO 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.0 ECS	320	320
3	FIVE (5%) OF REQUIRED ECS			16
4	1 CAR ON 50 SQM ON COMMERCIAL AREA			97
5	PARKING - 25% OF PARKING IN BASEMENT			203
6	PARKING - 25% OF PARKING IN STILT			203
	TOTAL			839

CAR PARKING PROPOSED					
S.NO.	DESCRIPTION	ECS	NOS OF BAYS	CAR PARK FOR COMMERCIAL	CAR PARK FOR EWS UNITS
1	BASEMENT	305	334	-	-
2	STILT-1 LVL	253	260	STILT-1 LVL = 83	43
3	PODIUM-1 LVL	213	185	-	-
4	PODIUM-2 LVL	263	251 (EV=105)	-	-
5	PODIUM-3 LVL	265	203 (EV=105)	-	-
	TOTAL	1391	1118		

UNIT CALCULATIONS					SPU CALCULATIONS			
	TYPE	NO. OF UNITS PER FLOOR	NO. OF FLOOR	TOTAL NO. OF UNITS	NO. OF SPU PER FLOOR	NO. OF FLOOR	TOTAL NO. OF SPU	
TOWER 1	GROUND FLOOR	0	1	160	0	1	37	
	TYPICAL FLOOR	4	37		5	37		
	REFUGE FLOOR	4	3		0	0		
TOWER 2	GROUND FLOOR	0	1	160	0	1	37	
	TYPICAL FLOOR	4	37		5	37		
	REFUGE FLOOR	4	3		0	0		
	TOTAL NO. OF UNITS			320	TOTAL SPU			74
EWS	GROUND FLOOR	24	1	146				
	1ST TO 5TH FLOOR	24	5					
	6TH FLOOR	2	1					



S.E.I.A.A. 1

This is to "PROVISIONAL BUILDING PLANS" approved only for the purpose of hearing objections from the general public.

STP (HQ) Narinder Boondlay B.P.A.C. | ETP (HQ) Neelam B.P.A.C. | CTP (HR) Dilbirsen B.P.A.C.

DTP(HQ) | JD. | ATP(HQ) | ATP

Ram Avtar Bansal JD(HQ)

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

BOUNDRY WALL
SET BACK LINE
BASEMENT LINE
GREEN AREA
FIRE TENDER

NOTES:-
1.T.A.R. CONDITIONING SYSTEM IS BEING PROVIDED.
2.DG POWER BACKUP IS BEING PROVIDED.
3.TOILET ARE MECHANICAL VENTILATED.
4.ALL LIFTS SHALL HAVE POWER BACK-UP.
5.ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE.
6.FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7.BASEMENT AREA SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9.BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10.BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVANT USCODES FOR EARTH QUAKE RESISTANCE.
11.SOLAR PANELS OF REQUIRED CAPACITY SHELL BE PROVIDED AS PER HARE DAZZONING NORMS.
12.ALL HANDICAP RAMPS WITH RAILING.
13.ALL FIRE FIGHTING INSTALLATIONS SHELL BE AS PER PROVISION OF RELEVANT CODE.
14.THE RAINWATER HARVESTING SYSTEM SHELL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15.ALL FACILITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES)
16.BALANCE FAR FROM PHASE-I SHALL BE UTILISED TOWARDS PHASE-II (WITH ADDITIONAL TDR)
17.MUNICIPAL & RAIN WATER TANK SHALL BE PART OF "PHASE-I"

PROJECT

REVISED BUILDING PLAN OF (PHASE-II OF GROUP HOUSING COLONY UNDER MIXED LAND USE IN TOD ZONE (95.589% RESIDENTIAL +4.411% COMMERCIAL) ON LAND AREA MEASURING 7.81875 ACRES
(LICENSE NO.135 OF 2024 DATED 24.11.2024) IN SECTER-88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Go 2 Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part-2), Gurgaon, Haryana-122001

ARCHITECTS

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ASSOCIATE ARCHITECTS-Submission Drawings

CasMAN, 11th Floor, Tower-2, JLF Corporate Greens Sector-74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

A.P.(HQ) M. Saberi B.P.A.C.

PREMPRAKASH SAGAR B.ARCH C.A. No. 2000/28940

AUGUST-2026 | Scale :1:300

Drawing Title:- SITE PLAN SEWERAGE LAYOUT

Drawing No:- SI-01