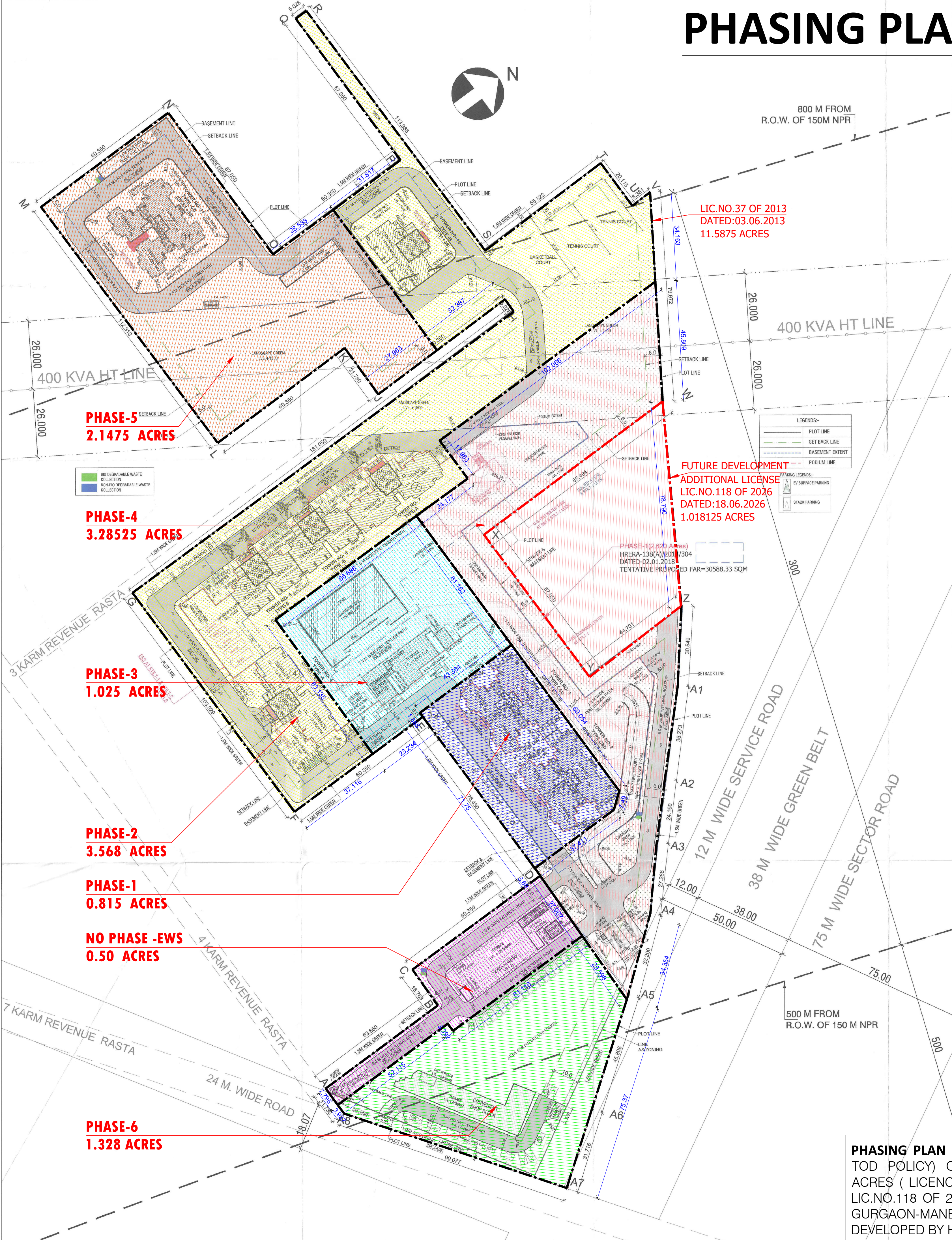


PHASING PLAN



PHASE WISE AREA SUMMARY		
	ACRES	SQM.
TOTAL SITE AREA	12.66875	51268.53
NET PLANNED AREA	12.57875	50904.31
PERMISSIBLE FAR		
2.0785 ACRES @1.75 (NON TOD AREA)		14719.91
9.94125 ACRES @2.50 (TRANSITION ZONE AREA)		100576.87
0.559 ACRES @3.50 (INTENSE AREA)		7917.66
TOTAL FAR		123214.44

SR. NO.	COLOR	PHASE NO.	TOWER	PLOT AREA		TENTATIVE PROPOSED FAR IN SQM.	STATUS OF O.C.	STATUS OF HRERA NO.
				ACRES	SQM.			
1		PHASE-1	2 & 3	0.815	3298.18	28527.13	NOT GRANTED	Registered HRERA-138(A)/2018/304 DATED-02.01.2018
2		PHASE-2	4, 5, 6, 7 & 10	3.568	14439.16	56406.72	NOT GRANTED	NOT REGISTERED
3		PHASE-3	COMMUNITY BLOCK	1.025	4148.02	2061.2	NOT GRANTED	NOT REGISTERED
4		PHASE-4	FUTURE DEVELOPMENT ADDITIONAL LICENSE	3.28525	13294.91	-	NOT GRANTED	NOT REGISTERED
5		PHASE-5	11	2.1475	8690.61	16194.63	NOT GRANTED	NOT REGISTERED
6		PHASE-6	CONVENIENT SHOP & FUTURE DEVELOPMENT	1.328	5374.22	525.91	NOT GRANTED	NOT REGISTERED
7		NO PHASE	EWS & NURSERY	0.500	2023.43	2900.81-EWS 1253.72-N.S.	NOT GRANTED	NOT REGISTERED
TOTAL AREA				12.66875	51268.53	106616.40		

The above is indicative and tentative FAR to be utilized in phases,out of the component of permissible FAR and lor through applicable / future schemes and / or policies / norms, including but not limited to TOD, PDR, TDR, GRIHA, LEED, IGBC etc. and / or any lawful FAR that may be availed through re-development or reconstruction of amalgmtion / inclusion of additional land or through any other means.

In each of the phases tentative FAR is subject to change based on future design

(RAJESH DUTT)
SD(HQ)

(SHIVAM ROHILLA)
ATP(HQ)

(NARENDRA KUMAR)
DTP(HQ)

(VIJENDER SINGH)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HQ)

(AMIT KHATRI, IAS)
DTCP(HQ)

TO BE READ WITH THIS OFFICE
DEMO HQ: 15567
DATED: 04.03.2026

S.T.P (HQ)
Member Secretary
B.P.A.C.

S.T.P (S)
Member
B.P.A.C.

S.T.P (H)
Chairman
B.P.A.C.

DTP(HQ)

ATP(HQ)

AD

PA

ATP

Rajesh Dutt
SD(HQ)

JDA (T)
MEMBER
B.P.C

PROJECT:
REVISED BUILDING PLAN OF GROUP HOUSING COLONY
MEASURING 11.5875 ACRES/LICENCE NO. 37 OF 2013
DATED 03/6/2013) IN SECTOR-99A, GURGAON, MANESAR
URBAN COMPLEX BEING DEVELOPED BY
HASTA INFRASTRUCTURE PVT. LTD.

DRAWING TITLE :
SITE LAYOUT
MASTER SHEET

DRG. NO.- SP-1.1
DATE: 24.12.2025

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panipat

SHEET NO.
01

SCALE: 1:500

Hasta Infrastructure Pvt. Ltd.
Authorized Signatory

Ar. Nityanjali Choudhary
CA/2016/73551

NORTH:

AUTH'S SIGN

ARCHITECT'S SIGN.

PHASING PLAN OF GROUP HOUSING COLONY (UNDER TOD POLICY) OVER AN AREA MEASURING 12.66875 ACRES (LICENCE NO. 37 OF 2013 DATED 03.06.2013 & LIC.NO.118 OF 2026 DATED 18.06.2026) IN SECTOR-99A, GURGAON-MANESAR URBAN COMPLEX BEING DEVELOPED BY HASTA INFRASTRUCTURE PVT. LTD.

ARCHITECT SIGN.

AUTH'S SIGN.

DRG. NO. DTCP.....

DATED.....