PHASING PLAN

TOTAL SITE AREA = 7.81875 ACRES (31641.308 SQM)

PERMISSIBLE FAR ON THE NET PLANNED AREA (7.79425 ACRES) @ 3.50 = 110397.562 SQM.

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	6.884195	57797.238	0.000	AS PER POLICY	Tower 1,Tower 2, Retail, Club Building.	NOT REGISTERED	NOT GRANTED
2	NO PHASE	0.21152	4685.600	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	62482.838 (A)	47914.724 (B)				
TOTAL PROPOSED FAR (A+B)		110397.562 SQM						

THE ABOVE IS THE INDICATIVE AND TENTATIVE FAR TO BE UTILIZED IN PHASES, OUT OF THE COMPONENT OF PERMISSIBLE FAR AND / OR THROUGH APPLICABLE / FUTURE SCHEMES AND / OR POLICIES / NORMS, INCLUDING BUT NOT LIMITED TO TOD, TDR, GRIHA, LEED, IGBC ETC. AND / OR ANY LAWFUL FAR THAT MAY BE AVAILED THROUGH RE-DEVELOPMENT OR RECONSTRUCTION OF AMALGAMATION / INCLUSION OF ADDITIONAL LAND OR THROUGH ANY OTHER MEANS.

IN EACH OF THE PHASES TENTATIVE FAR IS SUBJECTED TO CHANGE BASED ON FUTURE DESIGN.

PROJECT

REVISED PHASING PLAN OF MIX LAND USE COLONY (95.589% RESIDENTIAL COMPONENT + 4.411% COMMERCIAL COMPONENT) OVER AN AREA MEASURING 7.81875 ACRES (LICENCE NO. 135 OF 2024 DATED 04.11.2024 IN SECTOR-88A, GURUGRAM BEING DEVELOPED BY EXPERION DEVELOPERS PVT. LTD.

ASSOCIATE ARCHITECTS-Submission Drawings

CosMAN, 11th Floor, Tower-2 , DLF Corporate Greens Sector-74A, Gurgaon 122004

OWNER/AUTH. SIGNATURE

ARCHITECT'S SIGNATURE

TOTAL LICENSED AREA = 7.81875 Acres (31,641,355 Sq.mt.)									
PHASE	Phase Details	Area in Acres	FAR to be Utilised					Permissible/ Proposed TDR	
			Permissible FAR 350% on 7.79425 Acres			Proposed FAR	%	Permissible/ Proposed Green Building	
PHASE-I	Tower 1, Tower 2, Basement, SRS+1&2, Podium 1&2, Retail, CLUB building etc.	6.7962	110397.5621	350%		62482.838	350.153%	As per Policy	As per Policy
NO PHASE	EWS Block	0.21152							
PHASE-II	FUTURE DEVELOPMENT	0.84335				47914.724	151.656%	As per Policy	As per Policy
		7.81875	110397.5621	350%	350%	110397.562	100%		

PHASE	TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM / FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL OWNER (RESIDENTIAL)	TOTAL BUILT UP/ OWN FLOOR	TOTAL BUILT UP/ ALL FLOORS	TOTAL BUILT UP/ AREA OF ALL TOWERS	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SURFACE PYSTEMS IN ALL TOWERS
PHASE-I	TOWER - 1	STILT-1 FLOOR U/L	1	380.984	380.984		380.984	380.984		0.000	0.000				
		1ST FLOOR	1	908.308	908.308		708.370	708.370		36.890	36.890			550	37
		TYPICAL FLOOR	18	954.477	17061.172		699.405	12592.292		36.890	1329.540				
		TYPICAL REFUGE FLOOR	1	929.818	1692.415		697.795	1973.385		36.890	1192.870				
		MUMTY MACHINE ROOM	1	-	-		103.810	103.810		-	103.810				
	TOWER - 2	STILT-1 FLOOR U/L	1	381.639	381.639		381.639	381.639		0.000	0.000				
		1ST FLOOR	1	908.308	908.308		708.370	708.370		36.890	36.890				
		TYPICAL FLOOR	18	954.477	17061.172		699.405	12592.292		36.890	1329.540			550	37
		TYPICAL REFUGE FLOOR	1	929.818	1692.415		697.795	1973.385		36.890	1192.870				
		MUMTY MACHINE ROOM	1	-	-		103.810	103.810		-	103.810				
	CLUB	STILT-1 FLOOR U/L	1	1457.867	1457.867		1457.867	1457.867		0.000	0.000				
		STILT-2 FLOOR U/L	1	0.000	0.000		307.295	307.295		307.295	307.295				
		PODIUM - 1 FLOOR U/L	1	9205.212	9205.212		1567.017	9381.017		568.305	3381.305				
		PODIUM - 2 FLOOR U/L	1	824.193	824.193	4388.588	830.833	830.833	3388.788	74.580	74.580	1749.895			
		1ST FLOOR U/L	1	858.648	858.648		832.729	832.729		74.580	74.580				
		MUMTY U/L	1	0.000	0.000		104.295	104.295		104.295	104.295				
	COMMERCIAL	GROUND FLOOR	1	686.184	686.184	686.184	686.184	686.184	686.184	-	-	-			
RESIDENTIAL	EWS	GROUND FLOOR	1	955.040	955.040		955.040	955.040		0.000	0.000				
		TYPICAL FLOOR 1ST TO 5TH FLOORS	5	765.912	3828.560	4560.600	870.072	4350.360	5590.100	53.700	265.500	465.558	358.043	142	-
		MUMTY MACHINE ROOM	1	0.000	0.000		170.000	170.000		155.000	155.000				
	GUARD ROOM	GROUND FLOOR	1	-	-	-	3.000	6.000	6.000	3.000	6.000	6.000	6.000	-	-
	DG & TRANSFORMER	-	-	-	-	-	50.271	50.271	50.271	50.271	50.271	50.271	-	-	-
	PUMP AREA	-	-	-	-	-	514.774	514.774	514.774	514.774	514.774	514.774	514.774	-	-
	CLUBHOUSE COLLECTION CENTER	-	-	-	-	-	2389.200	2389.200	2389.200	2389.200	2389.200	2389.200	2389.200	-	-
		-	-	-	-	-	9.000	9.000	9.000	9.000	9.000	9.000	9.000	-	-
	STILT + 1 FLOOR U/L	-	-	-	-	-	7230.321	7230.321	7230.321	7230.321	7230.321	7214.321	-	-	-
	STILT + 2 FLOOR U/L	-	-	-	-	-	8073.111	8073.111	8073.111	8073.111	8073.111	8073.111	-	-	-
	PODIUM-1 FLOOR U/L	-	-	-	-	-	8914.555	8914.555	8914.555	8914.555	8914.555	8914.555	-	-	-
	PODIUM-2 FLOOR U/L	-	-	-	-	-	9547.980	9547.980	9547.980	9547.980	9547.980	9547.980	9547.980	-	-
	BASEMENT - 1	-	-	-	-	-	10547.327	10547.327	10547.327	10547.327	10547.327	10547.327	-	-	-
	GRAND TOTAL F.AR					62482.838			110454.562			16684.530		1407.701	452
	RESIDENTIAL F.AR					57053.484									
	COMMERCIAL F.AR					4560.554									

AREA SUMMARY					
S.NO.	DESCRIPTION	UNIT	PERMISSIBLE	% ON SITE	PROPOSED
1	TOTAL PLOT AREA (AS PER THE SCHEME ESTABLISHED ACRES)	SQM.	316481.308		
2	AS PER ZONING PLAT AREA OF THE JOURNEY (7.79425 ACRES)	SQM.	315431.161		
3	GROUND COVERAGE (60%)	SQM.	189205.296	60.000%	140311.731
4	FAR (3.5 TOD)	SQM.	110397.562	(350.000%)	
5	FAR RESIDENTIAL COMPONENT (95.589% MINIMUM	SQM.	105537.636	334.552%	
6	FAR COMMERCIAL COMPONENT (4.411% MAXIMUM	SQM.	4859.926	(15.439%)	
7	FAR (@0% GRIHA 4 STARS OF SITE AREA)	SQM.	3795.698	(12.000%)	
8	TOTAL FAR TOD + GRIHA	SQM.	114581.421	362.000%	62482.838
9	TOTAL FAR RESIDENTIAL COMPONENT@ 95.589% MAX + GRIHA 4 STAR	SQM.	109537.985		57053.484
10	TOTAL FAR COMMERCIAL COMPONENT @ 4.411%	SQM.	4859.926		4560.554
11	PROPOSED MAIN DWELLING UNIT	NOS.			320
12	EWS UNIT (PROPOSED DWELLING UNITS = 37Nos 100/ 85	NOS.	591.471		142
13	TOTAL DWELLING UNITS (MDU + EWS)	NOS.			462
14	SERVICE PERSONNEL UNIT	NOS.	02		74
15	CAR PARKING REQUIRED	NOS.	443		1050
16	PROPOSED BASEMENT AREA	SQM.	-		53547.307
17	GREEN AREA (15%)	SQM.	4731.104	15.000%	4930.147
18	GARDEN STRIP AREA	SQM.	-		786.589

PARKING REQUIREMENT					
S.NO.	DESCRIPTION	UNIT/NOS.	NOS OF UNITS	PERMISSIBLE/ REQUIRED (ECS)	PROPOSED
1	90 TO 150 SQM OF CARPET AREA OF DWELLING UNIT	ECS	320	320	320
2	INCLUDE 10% OF VISITOR PARKING	ECS	320	32	32
3	1 ECS PER 100 SQM OF CARPET AREA OF DWELLING UNIT	ECS	142	142	142
4	EWS - 5% OF REQUIRED ECS			16	16
5	1 ECS PER 50 SQM COMMERCIAL AREA			91	91
6	5% PARKING - 2 FOR HANDICAPPED ECS			5	5
	TOTAL			606	606

CAR PARKING PROPOSED				
S.NO.	DESCRIPTION	ECS	NOS OF SLOTS	CAR PARK FOR COMMERCIAL	CANTILEVER FOR EWS LIMITS
1	SERVICE	27	26	-	
2	BASEMENT	580	558	-	
3	STILT-1 FLR.	245	185	30	30
4	STILT-2 FLR.	196	185	-	
5	PODIUM-1 FLR.	250	178	-	
	TOTAL	1342	1050		

UNIT CALCULATIONS							
	TYPE	NO. OF UNIT/ FLR/ROW	NO. OF FLOOR	TOTAL NO OF UNITS	SFU CALCULATIONS SFU PER FLOOR	NO. OF FLOOR	TOTAL NO. OF SFU
TOWER - 1	GROUND FLOOR	0	1	150	0	1	37
	TYPICAL FLOOR	4	37		1	37	
	REFUGE FLOOR	4	1		0	0	
TOWER - 2	GROUND FLOOR	0	1	150	0	1	37
	TYPICAL FLOOR	4	37		1	37	
	REFUGE FLOOR	4	1		0	0	
	TOTAL NO. OF UNITS			320	TOTAL SFU		74
EWS	GROUND FLOOR	0	1	142			
	TYPICAL FLOOR	23	5				

SURFACE PARKING CALCULATION								
GROSS - A								
EV-01	1	X	31.000	X	13.500	=	418.500	SQM
EV-02	2	X	2.500	X	13.500	=	67.500	SQM
EV-03	2	X	5.000	X	13.500	=	135.000	SQM
				TOTAL	=		621.000	SQM
NET PARKING AREA	=	435.000	GROUND-1					
		TOTAL	=	435.000	SQM			
			=	435.000	/	25		
NO. OF ECS ACHIEVABLE			=	17.4	EA			
NO. OF EWS PROVIDED ON SURFACE	=	04 EAT		17	ECS			
				08	CARS			

ARCHITECTS
ACPL Architecture Management ACPL Design Ltd Planning E-24 South Extension -1 New Delhi 110049, India E: contact@acplonline.com
ASSOCIATE ARCHITECTS-Submission Drawings
CosMAN, 11th Floor, Tower-2, DLF Corporate Greens Sector-74A, Gurgaon 122004.
OWNER'S SEAL & SIGNATURE
ARCHITECT'S SEAL & SIGNATURE
PREM SAGAR (ARCH) C.A No. 2000028940
OCT.-2025 Scale :1:300
Drawing Title:- SITE PLAN Drawing No.:- SP-01

BOUNDRY WALL
SET BACK LINE
BASEMENT LINE
GREEN AREA
FIRE TENDER

NOTES:
1.AIR 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 SHALL BE AS PER PROVISION OF RELEVANT CODE.
6.FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVIDING.
7.BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9.BUILDING IS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10.BUILDING WILL BE DESIGNED(STRUCTURES).
11.SOLAR PANELS IS LOCATED FOR EARTH+2BASE RESIDENTIAL.
12.ALL VARIOUS RAMPS WITH RAILING.
13.ALL FIRE INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE.
14.THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15.ALL AMENITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES).
16.BALANCE FAR FROM PHASE-II, SHALL BE UTILISED TOWARDS PHASE-I (WITH ADDITIONAL TDR)
17.IN SCHOOL & RAIN WATER TANK SHALL BE PART OF PHASE-II

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY UNDER MIXED LAND USE IN TOD ZONE (95.589% RESIDENTIAL+4.411% COMMERCIAL) ON LAND AREA MEASURING 7.81875 ACRES (LICENCE NO.135 OF 2024 DATED 04.11.2024 IN SECTOR-88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

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

Approved Building Plan Is Under Revision Wide Application Dated 20-08-2026

NOTE :- PHASING PLAN SUPERIMPOSED ON APPROVED SITE PLAN

(RAM AVTAR) JD (HQ) | (SHIVAM ROHILLA) ATP (HQ) | (ASHISH SHARMA) DTP(HQ) | HITESH SHARMA STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (DR. J. GANESAN, IAS) DG,TCP(HR)

DRG NO.- DOTCP/1820
Dated :- 30-09-25