This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — S.T.P.(HR.) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ)

AD — PA — ATP

Rajesh Dutt SD(HQ) — FSO, (HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO: 13350 DATED: 21/04/26

FAR & NON FAR DETAILS_FLOOR WISE

PHASE 2 summary	
TOTAL FAR (PHASE 2)	80296.529
TOTAL NON FAR (PHASE 2)	6718.858
TOTAL BALCONY AREA (PHASE 2)	18602.178
TOTAL BUILT UP AREA (PHASE 2)	123371.802

PHASE 3 summary	
TOTAL RESIDENTIAL FAR (PHASE 3)	56001.896
TOTAL COMMERCIAL FAR (PHASE 3)	2262.585
TOTAL FAR (PHASE 3) RESI. +COMM	58264.481
TOTAL NON FAR (PHASE 3) RESI.	6621.338
TOTAL BALCONY AREA (PHASE 3)	10790.599
TOTAL BUILT UP AREA (COMM.)	2452.011
TOTAL FAR + NON FAR (PHASE 3 RESIDENTIAL)	73413.833
TOTAL BUILT UP AREA (PHASE 3)	93775.850

PHASE 1 summary	
ALREADY SANCTIONED TOTAL FAR FOR PHASE 1	188229.772
REVISED PROPOSED EWS FAR	341.701
GRAND TOTAL FAR (PHASE 1)	188571.473
ALREADY SANCTIONED TOTAL BUILT UP FOR PHASE 1	318387.816
REVISED PROPOSED EWS BUA	387.651
GRAND TOTAL BUA (PHASE 1)	318775.467

TOTAL BUILT UP AREA (Residential + Commercial) in Total: 217535.303

DU CALCULATION_FLOOR WISE OF ALL TOWERS

Totals: PHASE 2 — 296; PHASE 3 — 138; PHASE 1 — 1332; EWS (2nd to 24th Floors) — 312

INVENTORY OF UNITS (Phase 1)

UNIT TYPE	2BHK+UTILITY	3BHK	3BHK +UTILITY	3BHK +STUDY	3BHK +STUDY+UTILITY	4 BHK+UTILITY	4 BHK + Study + Utility	4 BHK (Including 1 SPUU) + Study + Utility	TOTAL
TOWER-1	-	-	1	57	-	28	20	8	114
TOWER-2	-	-	1	57	-	28		28	114
TOWER-6	2	30	-	31	28	31		-	122
TOWER-7	2	60	-	-	58	-		-	120
TOWER-8	2	30	-	31	28	0		31	122
TOWER-9	2	32	-	33	30	-		33	130
TOWER-10	2	64	-	-	62	-		-	128
TOWER-11	2	32	-	33	30	0		33	130
TOWER-12	1	-	-	59	29	29		-	118
TOWER-13	0	-	1	58	-	57		-	116
TOWER-14	1	-	-	59	29	29		-	118
TOTAL	14	248	3	418	294	202	20	133	1332
TOTAL INVENTORY									133

*SPR - Service Personal Unit =

INVENTORY OF UNITS (PHASE 2)

UNIT TYPE	3BHK + Utility	4BHK +Utility (TYPE 1)	4BHK +Utility (TYPE 2)	4BHK +Utility (TYPE 3)	4BHK +Utility (TYPE 4)	4BHK + 1 SPU	TOTAL
TOWER-3	2	25	24	23	3	22	99
TOWER-4	2	-	48	48	-	-	98
TOWER-5	2	25	24	23	3	22	99
TOTAL	6	50	96	94	6	44	296

*SPU - Service Personnel Unit = 44 (units includes for both phase 2 and phase 3 towers)

INVENTORY OF UNITS (PHASE 3)

UNIT TYPE	4 BHK + UTILTY (TYPE-1)	4 BHK + UTILTY (TYPE-2)	4 BHK + UTILTY (TYPE-3)	4 BHK + UTILTY (TYPE-4)	4 BHK + UTILTY (TYPE-5)	4 BHK + UTILTY (TYPE-6)	3 BHK + UTILTY	TOTAL
TOWER-1A	45					1		46
TOWER-2A	-	22	23	23	23		1	92
TOTAL	45	22	23	23	23	1	1	138

PARKING CALCULATION

REQUIRED PARKING (PHASE 2)

PHASE 2	CARPET AREA	TOTAL DUs	ECS/DUs	REQUIRD ECS
	SQ.MT	NO.s		
3BHK + Utility	179.458	6	1.5	9
4BHK +Utility (TYPE 1)	213.606	50	1.5	75
4BHK +Utility (TYPE 2)	204.122	96	1.5	144
4BHK +Utility (TYPE 3)	228.460	94	1.5	141
4BHK +Utility (TYPE 4)	217.861	6	1.5	9
4BHK + 1 SPU	217.861	44	1.5	66
Total required' ECS in Phase - 2		296		444

REQUIRED PARKING (PHASE 3)

PHASE 3	CARPET AREA	TOTAL DUs	ECS/DUs	REQUIRD ECS
	SQ.MT	NO.s		
4 BHK + UTILTY (TYPE-1)	339.519	45	1.5	67.5
4 BHK + UTILTY (TYPE-2)	341.756	22	1.5	33
4 BHK + UTILTY (TYPE-3)	313.786	23	1.5	34.5
4 BHK + UTILTY (TYPE-4)	307.694	23	1.5	34.5
4 BHK + UTILTY (TYPE-5)	382.473	23	1.5	34.5
4 BHK + UTILTY (TYPE-6)	319.966	1	1.5	1.5
3 BHK + UTILTY	267.961	1	1.5	1.5
Total required ECS in Phase - 3		138		207
Total required ECS in Phase - 2&3				651
Total required ECS in Phase - 1 (Already Sanctioned)				1201
Total required ECS in Phase - 1 & Phase - 2 & Phase - 3				1989

PROPOSED PARKING

FLOORS	Proposed Car Parking
Basement 1 (Under Residential)- PHASE-1	750 (Already Sanctioned)
Basement 2 (Under Residential- PHASE-1	886 (Already Sanctioned)
TOTAL SANCTIONED PARKING FOR PHASE 1	1636
Basement 1 (For Residential)- PHASE-2 & 3	91 (Proposed)
Basement 1 (For commercial)- PHASE-3	44 (Proposed)
Basement 2 (For Residential- PHASE-2 & 3	117 (Proposed)
Basement 3 (For Residential- PHASE-3	96 (Proposed)
Total Parking for EWS (already sanctioned & proposed)	93 (already sanctioned & proposed)
TOTAL PARKING FOR PHASE 1,2 & 3 INCLUDING EWS & COMMERCIAL	2077

EV CAR PARKING CALCULATION (PHASE 2 & 3)

Total required' ECS in Phase - 2	444
Total required' ECS in Phase - 3	207
Total required' ECS in Phase - 2 & Phase 3	651
REQUIRED EV CAR PARKING WITH CHARGING STATION FOR EVERY	2 EV CARS
PROPOSED EV CAR PARKING FOR PHASE 2 ON SURFACE SHOWN IN SITE PLAN	14 EV CARS

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PHASE - 1 ALREADY SANCTIONED VIDE DATES: 25.01.2023 AND MEMO NO.- 2350

SERVICES - DG SET, TRANSFORMER, WATER TANK WITH PUMP ROOM "ALREADY SANCTIONED" IN PHASE 1.

FIRE COMMAND CENTER "ALREADY SANCTIONED" IN PHASE 1 UNDER TOWER 2.

PROJECT:

PROPOSED BUILDING PLANS OF PHASE-03 & REVISED BUILDING PLANS OF PHASE-02, & BASEMENTS FALLING UNDER PHASE-02 & 03 PART OF GROUP HOUSING COLONY (MIX-LAND USE 99% RESIDENTIAL COMPONENT & 1% COMMERCIAL COMPONENT) UNDER TOD POLICY OVER AN AREA MEASURING 15.99375 ACRES (LICENSE NO. 213 OF 2022 DATED: 27.12.2022) IN THE REVENUE ESTATE OF VILLAGE CHAUMA, SECTOR-111, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S METRO EDUCATION & WELFARE PVT. LTD.

OWNER

METRO EDUCATION AND WELFARE PVT. LTD

ARCHITECTS

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SUBMISSION DRAWING

OWNER'S SEAL & SIGNATURE — Metro Education & Welfare Pvt. Ltd. — Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE — AMIT GUPTA Architect CA / 2004 / 33147

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 53877 — Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

MARCH 2026 | Scale :- 1:500 | Drawing No:- CRN111-PHX-STS-XXX-SP-DR-AR-0002

Drawing Title:- SITE PLAN WITH AREA SUMMARY (SHEET 2)