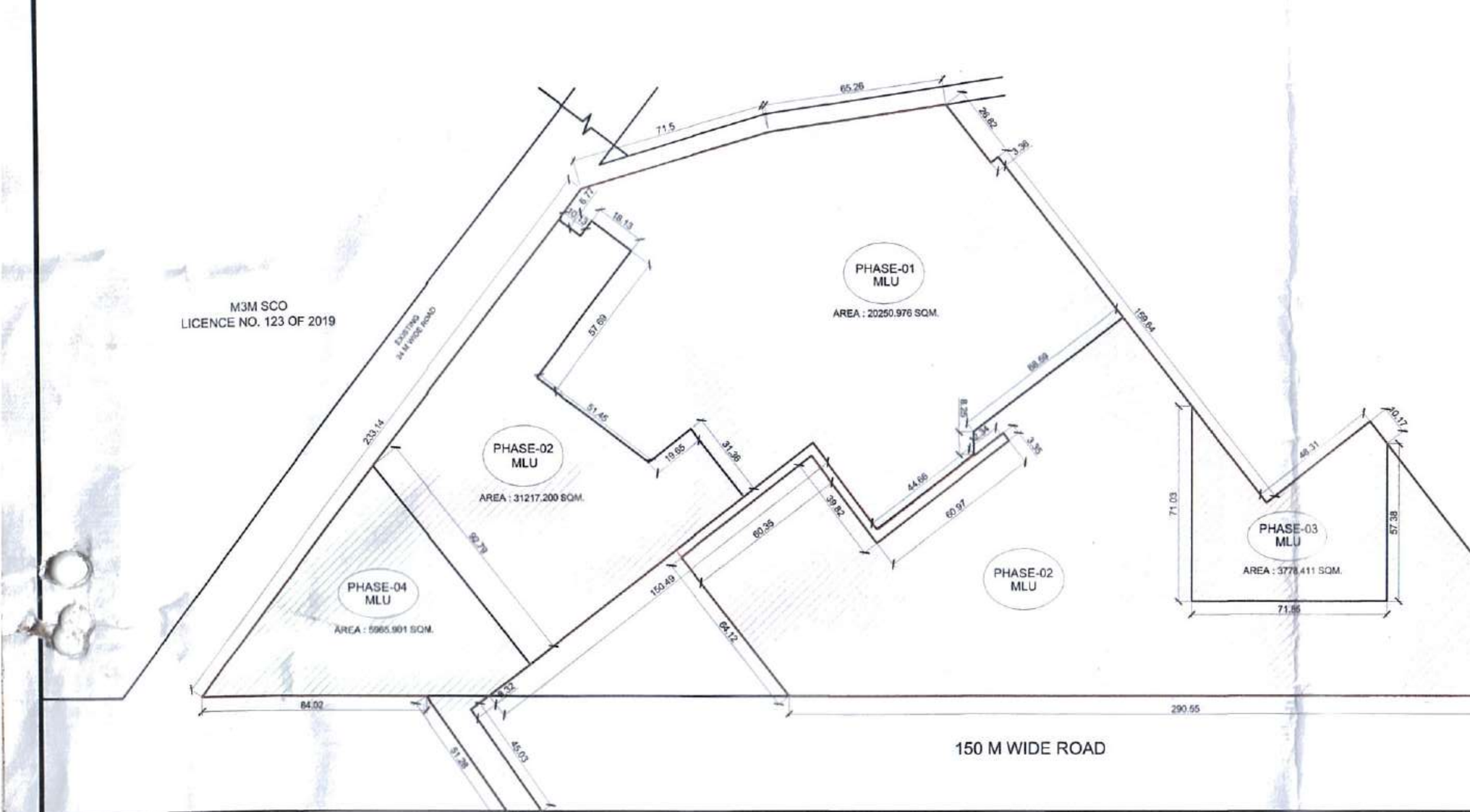
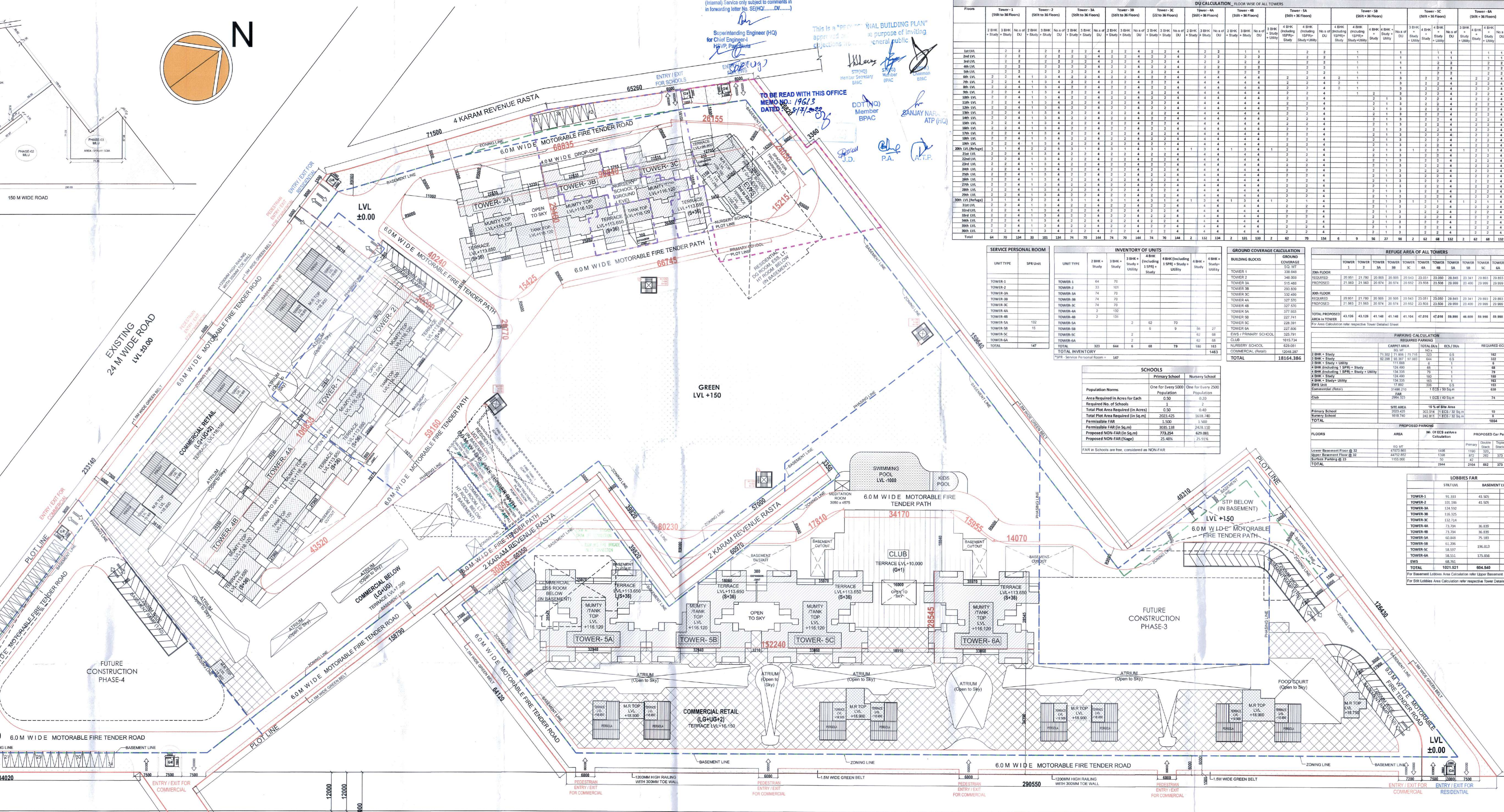
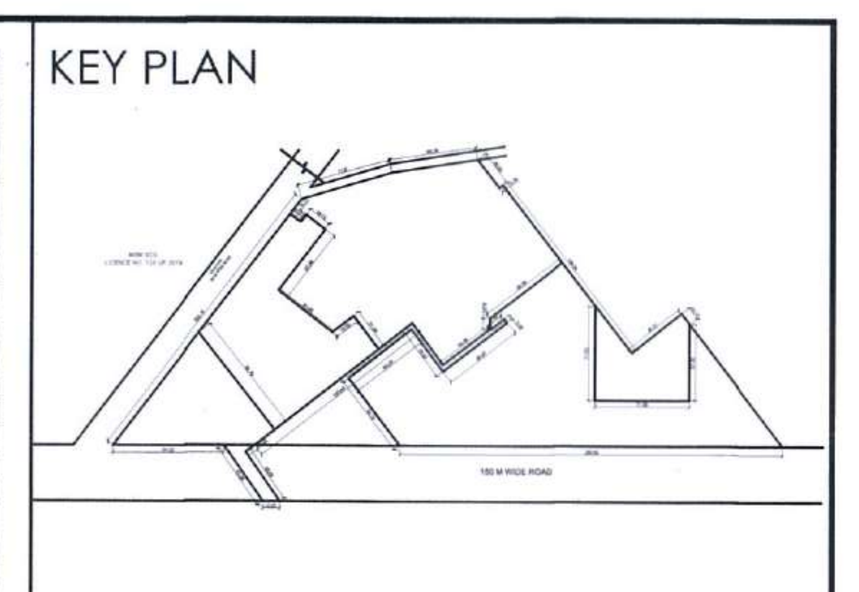
PHASING PLAN



LEKH BUILDTECH PVT. LTD.
LICENCE NO. 123 OF 2019



KEY PLAN



LEGEND:

- PLOT LINE
- BASEMENT LINE
- ZONING LINE
- BASEMENT SERVICES LINE
- PRIMARY SCHOOL PLOT LINE
- NURSERY SCHOOL PLOT LINE
- PHASING LINE

DU CALCULATION_FLOOR WISE OF ALL TOWERS

Floors	Tower - 1 (Stilt to 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 2 (Stilt to 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 3A (Stilt to 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 3B (Stilt to 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 3C (22 to 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU
1st LVL		2	2		2	2	2	2	4	2	2	4	2	2	4
2nd LVL		2	2		2	2	2	2	4	2	2	4	2	2	4
3rd LVL		2	2		2	2	2	2	4	2	2	4	2	2	4
4th LVL		2	2		2	2	2	2	4	2	2	4	2	2	4
5th LVL		2	2		2	2	2	2	4	2	2	4	2	2	4
6th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
7th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
8th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
9th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
10th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
11th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
12th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
13th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
14th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
15th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
16th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
17th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
18th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
19th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
20th LVL (Refuge)	3	1	4	2	2	4	3	1	4	3	1	4	3	1	4
21st LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
22nd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
23rd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
24th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
25th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
26th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
27th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
28th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
29th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
30th LVL (Refuge)	3	1	4	2	2	4	3	1	4	3	1	4	3	1	4
31st LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
32nd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
33rd LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
34th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
35th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
36th LVL	2	2	4	1	3	4	2	2	4	2	2	4	2	2	4
Total	64	70	134	33	101	134	74	70	144	74	70	144	74	70	144

Floors	Tower - 4A (Stilt + 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 4B (Stilt + 36 Floors) 2 BHK + Study	3 BHK + Study	No.s of DU	Tower - 5A (Stilt + 36 Floors) 3 BHK + Study + Utility	4 BHK (Including 1SPR)+ Study	4 BHK (Including 1SPR)+ Study+Utility	No.s of DU
1st LVL		2	2		1	1			2	2
2nd LVL		2	2		2	2			2	2
3rd LVL		2	2		2	2			2	2
4th LVL		2	2		2	2			2	2
5th LVL		2	2		2	2			2	2
6th LVL		4	4		4	4		2	2	4
7th LVL		4	4		4	4		2	2	4
8th LVL		4	4		4	4		2	2	4
9th LVL		4	4		4	4		2	2	4
10th LVL		4	4		4	4		2	2	4
11th LVL		4	4		4	4		2	2	4
12th LVL		4	4		4	4		2	2	4
13th LVL		4	4		4	4		2	2	4
14th LVL		4	4		4	4		2	2	4
15th LVL		4	4		4	4		2	2	4
16th LVL		4	4		4	4		2	2	4
17th LVL		4	4		4	4		2	2	4
18th LVL		4	4		4	4		2	2	4
19th LVL		4	4		4	4		2	2	4
20th LVL (Refuge)	1	3	4	1	3	4	1	2	1	4
21st LVL		4	4		4	4		2	2	4
22nd LVL		4	4		4	4		2	2	4
23rd LVL		4	4		4	4		2	2	4
24th LVL		4	4		4	4		2	2	4
25th LVL		4	4		4	4		2	2	4
26th LVL		4	4		4	4		2	2	4
27th LVL		4	4		4	4		2	2	4
28th LVL		4	4		4	4		2	2	4
29th LVL		4	4		4	4		2	2	4
30th LVL (Refuge)	1	3	4	1	3	4	1	2	1	4
31st LVL		4	4		4	4		2	2	4
32nd LVL		4	4		4	4		2	2	4
33rd LVL		4	4		4	4		2	2	4
34th LVL		4	4		4	4		2	2	4
35th LVL		4	4		4	4		2	2	4
36th LVL		4	4		4	4		2	2	4
Total	2	132	134	2	131	133	2	62	70	134

Floors	Tower - 5B (Stilt + 36 Floors) 4 BHK (Including 1SPR)+ Study	4 BHK (Including 1SPR)+ Study+Utility	4 BHK + Study	4 BHK + Study + Utility	No.s of DU	Tower - 5C (Stilt + 36 Floors) 3 BHK + Study + Utility	4 BHK + Study	4 BHK + Study + Utility	No.s of DU	Tower - 6A (Stilt + 36 Floors) 3 BHK + Study + Utility	4 BHK + Study	4 BHK + Study + Utility	No.s of DU	EWS (3rd TO 33rd) No.s of DU
1st LVL		1			1			1	1			1	1	
2nd LVL		1			1			1	1			1	1	
3rd LVL		1			1			2	2			2	2	10
4th LVL		1			1			2	2			2	2	10
5th LVL		1			1			2	2			2	2	10
6th LVL	2	1			3		2	2	4		2	2	4	10
7th LVL	2	1			3		2	2	4		2	2	4	10
8th LVL	2	1			3		2	2	4		2	2	4	10
9th LVL		1	2		3		2	2	4		2	2	4	10
10th LVL			2	1	3		2	2	4		2	2	4	10
11th LVL			2	1	3		2	2	4		2	2	4	10
12th LVL			2	1	3		2	2	4		2	2	4	10
13th LVL			2	1	3		2	2	4		2	2	4	10
14th LVL			2	1	3		2	2	4		2	2	4	10
15th LVL			2	1	3		2	2	4		2	2	4	10
16th LVL			2	1	3		2	2	4		2	2	4	10
17th LVL			2	1	3		2	2	4		2	2	4	10
18th LVL			2	1	3		2	2	4		2	2	4	10
19th LVL			2	1	3		2	2	4		2	2	4	10
20th LVL (Refuge)			2	1	3	1	2	1	4	1	2	1	4	10
21st LVL			2	1	3		2	2	4		2	2	4	10
22nd LVL			2	1	3		2	2	4		2	2	4	10
23rd LVL			2	1	3		2	2	4		2	2	4	10
24th LVL			2	1	3		2	2	4		2	2	4	10
25th LVL			2	1	3		2	2	4		2	2	4	10
26th LVL			2	1	3		2	2	4		2	2	4	10
27th LVL			2	1	3		2	2	4		2	2	4	10
28th LVL			2	1	3		2	2	4		2	2	4	10
29th LVL			2	1	3		2	2	4		2	2	4	10
30th LVL (Refuge)			2	1	3	1	2	1	4	1	2	1	4	10
31st LVL			2	1	3		2	2	4		2	2	4	10
32nd LVL			2	1	3		2	2	4		2	2	4	8
33rd LVL			2	1	3		2	2	4		2	2	4	8
34th LVL			2	1	3		2	2	4		2	2	4	
35th LVL			2	1	3		2	2	4		2	2	4	
36th LVL			2	1	3		2	2	4		2	2	4	
Total	6	9	56	27	98	2	62	68	132	2	62	68	132	306

SERVICE PERSONAL ROOM

UNIT TYPE	SPR Unit
TOWER-1	
TOWER-2	
TOWER-3A	
TOWER-3B	
TOWER-3C	
TOWER-4A	
TOWER-4B	
TOWER-5A	132
TOWER-5B	15
TOWER-5C	
TOWER-6A	
TOTAL	147

INVENTORY OF UNITS

UNIT TYPE	2 BHK + Study	3 BHK + Study	3 BHK + Study + Utility	4 BHK (Including 1 SPR) + Study	4 BHK (Including 1 SPR) + Study + Utility	4 BHK + Study	4 BHK + Study+ Utility
TOWER-1	64	70					
TOWER-2	33	101					
TOWER-3A	74	70					
TOWER-3B	74	70					
TOWER-3C	74	70					
TOWER-4A	2	132					
TOWER-4B	2	131					
TOWER-5A			2	62	70		
TOWER-5B				6	9	56	27
TOWER-5C			2			62	68
TOWER-6A			2			62	68
TOTAL	323	644	6	68	79	180	163
TOTAL INVENTORY							1463

*SPR - Service Personal Room = 147

GROUND COVERAGE CALCULATION

BUILDING BLOCKS	GROUND COVERAGE SQ. MT
TOWER 1	338.648
TOWER 2	348.008
TOWER 3A	515.488
TOWER 3B	293.839
TOWER 3C	332.499
TOWER 4A	327.570
TOWER 4B	327.570
TOWER 5A	377.933
TOWER 5B	227.741
TOWER 5C	228.391
TOWER 6A	227.806
EWS / PRIMARY SCHOOL	325.791
CLUB	1615.734
NURSERY SCHOOL	629.081
COMMERCIAL (Retail)	12048.287
TOTAL	18164.386

SCHOOLS

	Primary School	Nursery School
Population Norms	One for Every 5000 Population	One for Every 2500 Population
Area Required in Acres for Each	0.50	0.20
Required No. of Schools	1	2
Total Plot Area Required (in Acres)	0.50	0.40
Total Plot Area Required (in Sq.m)	2023.425	1618.740
Permissible FAR	1.500	1.500
Permissible FAR (in Sq.m)	3035.138	2428.110
Proposed NON-FAR (in Sq.m)	773.254	629.081
Proposed NON-FAR (%age)	25.48%	25.91%

FAR in Schools are free, considered as NON-FAR

REFUGE AREA OF ALL TOWERS

	TOWER 1	TOWER 2	TOWER 3A	TOWER 3B	TOWER 3C	TOWER 4A	TOWER 4B	TOWER 5A	TOWER 5B	TOWER 5C	TOWER 6A	EWS
20th FLOOR												
REQUIRED	20.951	21.780	20.505	20.505	20.543	23.051	23.050	29.845	23.341	29.893	29.893	12.840
PROPOSED	21.563	21.563	20.574	20.574	20.552	23.508	23.508	29.999	23.400	29.999	29.999	13.607
30th FLOOR												
REQUIRED	20.951	21.780	20.505	20.505	20.543	23.051	23.050	29.845	23.341	29.893	29.893	12.840
PROPOSED	21.563	21.563	20.574	20.574	20.552	23.508	23.508	29.999	23.400	29.999	29.999	13.607
TOTAL PROPOSED AREA in TOWER	43.126	43.126	41.148	41.148	41.104	47.016	47.016	59.998	46.800	59.998	59.998	27.214

For Area Calculation refer respective Tower Detailed Sheet

PARKING CALCULATION

REQUIRED PARKING

	CARPET AREA SQ. MT			TOTAL DUs NO.s	ECS / DUs	REQUIRED ECS
2 BHK + Study	71.302	71.906	75.715	323	0.5	162
3 BHK + Study	92.298	93.367	97.083	644	0.5	322
3 BHK + Study + Utility	111.668			6	1	6
4 BHK (Including 1 SPR) + Study	124.490			68	1	68
4 BHK (Including 1 SPR) + Study + Utility	134.335			79	1	79
4 BHK + Study	124.490			180	1	180
4 BHK + Study+ Utility	134.335			163	1	163
EWS Unit	17.892			306	0.5	153
Commercial (Retail)	31498.210			1 ECS / 50 Sq.m		630
	FAR					
Club	2964.323			1 ECS / 40 Sq.m		74
	SITE AREA			15 % of Site Area		
Primary School	2023.425			303.514	1 ECS / 32 Sq.m	10
Nursery School	1618.740			242.811	1 ECS / 32 Sq.m	8
TOTAL						1854

PROPOSED PARKING

FLOORS	AREA SQ. MT	No. Of ECS as/Area Calculation	Primary	Double Stack	Triple Stack	TOTAL
Lower Basement Floor @ 32	47873.865	1496	1190	320		1510
Upper Basement Floor @ 32	44752.852	1398	872	262	373	1507
Surface Parking @ 23	1155.000	50	42			42
TOTAL		2944	2104	582	373	3059

LOBBIES FAR

	STILT LVL	BASEMENT LVL	
TOWER-1	91.333	41.505	LB2
TOWER-2	101.186	41.505	LB1
TOWER-3A	124.592		
TOWER-3B	116.325		
TOWER-3C	132.714		
TOWER-4A	73.704	36.839	LB3
TOWER-4B	73.704	36.839	LB4
TOWER-5A	60.848	75.183	LB5
TOWER-5B	61.206	196.813	LB6
TOWER-5C	58.597		
TOWER-6A	58.551	175.856	LB7
EWS	68.761		
TOTAL	1021.521	604.540	

For Basement Lobbies Area Calculation refer Upper Basement Sheet
For Stilt Lobbies Area Calculation refer respective Tower Detailed Sheet

GROUP HOUSING SECTOR-113, GURUGRAM
AREA SUMMARY

		ACRES	Sq.M.
TOTAL SITE AREA		15.03125	60829.214
NET PLANNED AREA (NPA) for FAR Calculation		14.98385	60637.393

FAR	FAR	%age	FAR (in Sq.m)
PERMISSIBLE FAR in TOD	3.500		212230.877
ADDITIONAL 12% FAR AS PER GRIHA (4 star Rating) ON TOTAL SITE AREA (GREEN BUILDING FAR)	0.120		7299.506
TOTAL PERMISSIBLE FAR in TOD	3.620		219530.382
ADDITIONAL RESIDENTIAL FAR in TDR (Certi. No. 01 OF 2022 DATED 07.04.2022)			1000.000
ADDITIONAL COMMERCIAL FAR in TDR (Certi. No. 01 OF 2022 DATED 07.04.2022)			10600.000
TOTAL PERMISSIBLE FAR in TOD + TDR	3.812		231130.382
PHASE-1: TOWER - 1, 2, 3A, 3B, 3C			70956.796
PHASE-1: EWS			7603.882
PHASE-1: BASEMENT LOBBIES - LB1, LB2, LB3, LB4			83.010
PHASE-1: TOTAL RESIDENTIAL FAR			78643.688
PHASE-1: COMMERCIAL FAR (Below Tower- 1 & 2)			2612.285
TOTAL PROPOSED FAR in PHASE-1	1.340		81255.973
PHASE-2: TOWER - 4A, 4B, 5A, 5B, 5C, 6A			104456.499
PHASE-2: CLUB			2964.323
PHASE-2: BASEMENT LOBBIES - LB5, LB6, LB7, LB8			521.530
PHASE-2: TOTAL RESIDENTIAL FAR			107942.352
PHASE-2: COMMERCIAL FAR			37943.791
TOTAL PROPOSED FAR in PHASE-2	2.406		145886.143
PROPOSED RESIDENTIAL FAR in TOD	3.077	84.993%	186586.040
PROPOSED COMMERCIAL FAR in TOD	0.507	13.994%	30720.000
TOTAL PROPOSED FAR in TOD	3.584		217306.040
PROPOSED RESIDENTIAL FAR in TDR			0.000
PROPOSED COMMERCIAL FAR in TDR			9836.076
TOTAL RESIDENTIAL FAR in PHASE -1 & 2	3.077	82.145%	186586.040
TOTAL COMMERCIAL FAR in PHASE -1 & 2	0.669	17.855%	40556.076
TOTAL PROPOSED FAR PHASE -1 & 2 in (TOD+TDR)	3.746		227142.116
BALANCE RESIDENTIAL FAR in TOD		1.013%	2224.342
BALANCE COMMERCIAL FAR in TOD			0.000
BALANCE RESIDENTIAL FAR in TDR			1000.000
BALANCE COMMERCIAL FAR in TDR			763.924
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		60.000%	36382.436
PROPOSED GROUND COVERAGE OF BUILDING			18164.386
PROPOSED GUARD ROOM			49.078
TOTAL PROPOSED GROUND COVERAGE		30.037%	18213.464
GREEN			
REQUIRED GREEN		15.000%	9095.609
PROPOSED GREEN		15.032%	9115.006
DENSITY			
PERMISSIBLE DENSITY @ 600 (±10%)	660	PPA (MAX)	9889
	540	PPA (MIN)	8091
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	1463	7315
SERVICE PERSONAL ROOM (SPR) 10% of Main Units	2 Person / Un	147	294
EWS	2 Person / Un	306	612
TOTAL PROPOSED DENSITY		549 PPA	8221
PARKING			
REQUIRED ECS		1854	
PROPOSED ECS		3059	

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL TOWERS

PHASE - 1 (RESIDENTIAL TOWERS, EWS, FACILITIES) — all values SQ. MT

BUILDING BLOCKS	Tower - 1 (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 2 (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 3A (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 3B (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 3C (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	EWS (3rd TO 33rd) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Primary School (G+2) NON-FAR	Nursery School (Ground) NON-FAR
Upper Basement																										
Stilt / Ground LVL	91.333	109.274		200.607	101.186	108.781		209.967	124.592	390.896		515.488	116.325	177.511		293.836	132.714	199.785		332.499	68.761	18.411		87.172	269.203	629.081
1st LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.669	27.237	103.900	526.806	395.669	27.237	103.900	526.806	396.588	27.403	103.900	527.891	0.000	29.359		29.359	252.026	
2nd LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	0.000	29.359	23.000	52.359	252.026	
3rd LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
4th LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
5th LVL	248.560	19.190	55.680	323.430	245.037	19.774	55.680	320.491	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
6th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
7th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
8th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
9th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
10th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
11th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
12th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
13th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
14th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
15th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
16th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
17th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
18th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
19th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
20th LVL (Refuge)	379.094	39.867	98.900	517.861	401.014	41.659	102.620	545.293	379.840	39.431	98.900	518.171	379.840	39.431	98.900	518.171	380.645	39.410	98.900	518.955	246.942	30.896	23.000	300.838		
21st LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
22nd LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
23rd LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
24th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
25th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
26th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
27th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
28th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
29th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
30th LVL (Refuge)	379.094	39.867	98.900	517.861	401.014	41.659	102.620	545.293	379.840	39.431	98.900	518.171	379.840	39.431	98.900	518.171	380.645	39.410	98.900	518.955	246.942	30.896	23.000	300.838		
31st LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	245.301	17.289	23.000	285.590		
32nd LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	209.049	17.289	18.400	244.738		
33rd LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001	209.049	17.289	18.400	244.738		
34th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001						
35th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001						
36th LVL	395.460	18.304	103.900	517.664	422.826	19.847	107.650	550.323	395.266	18.995	103.900	518.161	395.266	18.995	103.900	518.161	396.243	18.858	103.900	519.001						
Terrace	0.000	148.096		148.096	0.000	150.633		150.633	0.000	148.096		148.096	0.000	148.096		148.096	0.000	148.096		148.096	0.000	114.605		114.605		
TOTAL	13560.661	963.870	3489.300	18013.831	14390.353	1017.165	3605.490	19013.008	14323.719	1271.926	3730.400	19326.045	14315.452	1058.541	3730.400	19104.393	14366.611	1076.418	3730.400	19173.429	7603.882	754.907	726.800	9085.589	773.254	629.081

PHASE - 2 (RESIDENTIAL TOWERS) — all values SQ. MT

BUILDING BLOCKS	Tower - 4A (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 4B (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 5A (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 5B (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 5C (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA	Tower - 6A (Stilt + 36 Floors) FAR	NON-FAR	BALCONY	BUILT-UP AREA
Upper Basement																								
Stilt / Ground LVL	73.704	116.416		190.120	73.704	116.416		190.120	60.848	325.251		386.099	61.206	168.796		230.002	58.597	173.939		232.536	58.551	173.453		232.004
1st LVL	244.024	22.955	54.650	321.629	140.679	22.955	27.320	190.954	328.905	19.375	61.052	409.332	183.725	19.375	30.526	233.626	184.573	19.375	30.526	234.474	183.790	19.375	30.526	233.691
2nd LVL	246.665	20.548	54.650	321.863	246.701	20.548	54.650	321.899	329.463	18.125	61.052	408.640	184.019	18.125	30.526	232.670	183.965	18.125	30.526	232.616	184.348	18.125	30.526	232.999
3rd LVL	246.665	20.548	54.650	321.863	246.701	20.548	54.650	321.899	329.463	18.125	61.052	408.640	184.019	18.125	30.526	232.670	329.463	18.125	61.052	408.640	329.463	18.125	61.052	408.640
4th LVL	246.665	20.548	54.650	321.863	246.701	20.548	54.650	321.899	329.463	18.125	61.052	408.640	184.019	18.125	30.526	232.670	329.463	18.125	61.052	408.640	329.463	18.125	61.052	408.640
5th LVL	246.665	20.548	54.650	321.863	246.701	20.548	54.650	321.899	329.463	18.125	61.052	408.640	184.019	18.125	30.526	232.670	329.463	18.125	61.052	408.640	329.463	18.125	61.052	408.640
6th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
7th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
8th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
9th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
10th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
11th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
12th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
13th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
14th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
15th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
16th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
17th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
18th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
19th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
20th LVL (Refuge)	404.355	45.350	102.650	552.355	404.319	45.350	102.650	552.319	575.431	48.124	109.172	732.727	448.267	18.125	106.229	572.621	575.874	48.124	109.172	733.170	575.874	48.124	109.172	733.170
21st LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
22nd LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
23rd LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
24th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
25th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
26th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
27th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
28th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
29th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
30th LVL (Refuge)	404.355	45.350	102.650	552.355	404.319	45.350	102.650	552.319	575.431	48.124	109.172	732.727	448.267	18.125	106.229	572.621	575.874	48.124	109.172	733.170	575.874	48.124	109.172	733.170
31st LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
32nd LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
33rd LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
34th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
35th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
36th LVL	445.347	20.548	108.840	574.735	445.255	20.548	108.840	574.643	593.225	18.125	113.134	724.484	448.267	18.125	82.608	549.000	593.668	18.125	113.134	724.927	593.668	18.125	113.134	724.927
Terrace	0.000	149.359		149.359	0.000	149.359		149.359	0.000	138.239		138.239	0.000	138.239		138.239	0.000	138.239		138.239	0.000	138.239		138.239
TOTAL	15028.161	1057.514	3634.910	19720.585	14922.220	1057.514	3607.580	19587.314	20061.992	1177.238	3804.490	25043.720	14877.284	960.785	2760.720	18598.789	19783.644	1025.926	3743.438	24553.008	19783.198	1025.440	3743.438	24552.076

FACILITIES (PHASE - 2) — SQ. MT

BUILDING BLOCKS	CLUB (UB+G+ 1) FAR	CLUB NON-FAR	MEDITATION ROOM NON-FAR
Upper Basement	210.547	496.887	
Stilt / Ground LVL	1398.899	134.269	13.953
1st LVL	1354.877	160.479	
TOTAL	2964.323	791.635	13.953

COMMERCIAL, BASEMENT AND TOTAL — SQ. MT

	Commercial (L.G+U.G.+1st+2nd) FAR	NON-FAR	CORRIDOR	BUILT-UP AREA	Basement Lobbies & Parking FAR	NON-FAR	TOTAL BUILT-UP AREA (Residential + Commercial + Basement) in Total
Lower Basement						51662.462	51662.462
Upper Basement					609.294	47302.856	48619.584
Lower Ground	9931.396			9931.396			9931.396
Ground / Upper Ground	11880.047	387.310	2121.885	14389.242			19935.097
Mezzanine LVL	1475.476			1475.476			7121.347
1st LVL	9312.617	329.336	2820.647	12462.600			16716.916
2nd LVL	7547.572	324.171	2820.647	10692.390			15279.576
Service LVL		2451.737		2451.737			7038.923
Terrace LVL	408.968	3781.375		4190.343			8777.529
Water Tank LVL		430.429					6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6795.651
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6781.616
							6795.651
							6781.616
							6740.764
							6740.764
							6496.026
							6496.026
							6496.026
							1709.296
TOTAL	40556.076	7704.358	7763.179	55593.184	609.294	98965.318	396111.829

Owner: Vibrant infratech Pvt. Ltd & Others in Collaboration with Union Buildmart Pvt. Ltd

Architect: gpm ARCHITECTS & PLANNERS — GIAN P. MATHUR AND ASSOCIATES (P) LTD. C - 55, East Of Kailash, New Delhi-110065 T : 011-46599599 / F 011-46599512 E : info@gpmindia.com / W : www.gpmindia.com

Project Title: GROUP HOUSING COLONY UNDER (MIX LAND USE) TOD ZONE FOR (86% GH COMPONENT & 14% COMMERCIAL COMPONENT) ON THE AREA MEASURING 15.03125 ACRES (LICENCE NO.:106 OF 2021, DATED 16.12.2021) AT SECTOR -113, GURUGRAM

Status: SUBMISSION DRAWING

Sheet Title: SITE PLAN & AREA SUMMARY

Owner's Sign: Union Buildmart Pvt. Ltd. Authorized Signatory

Architect's Sign: GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., I.I.A CA No. CA/80/5769

SCALE: 1:500

DWG. No. SD/AR/M3M-113/01