

29-83

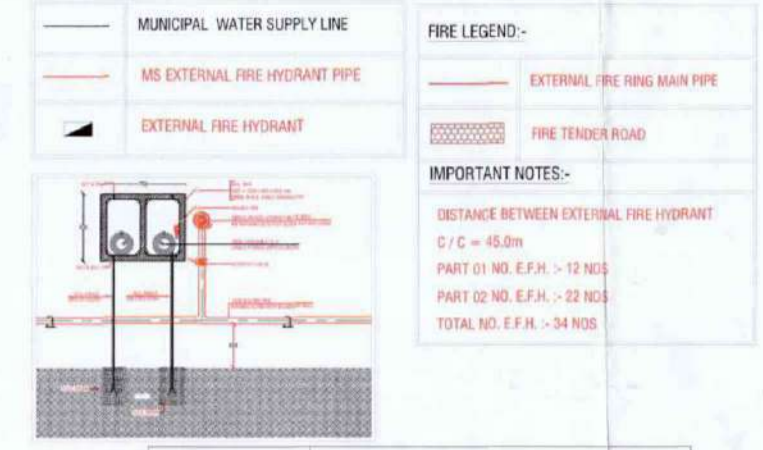
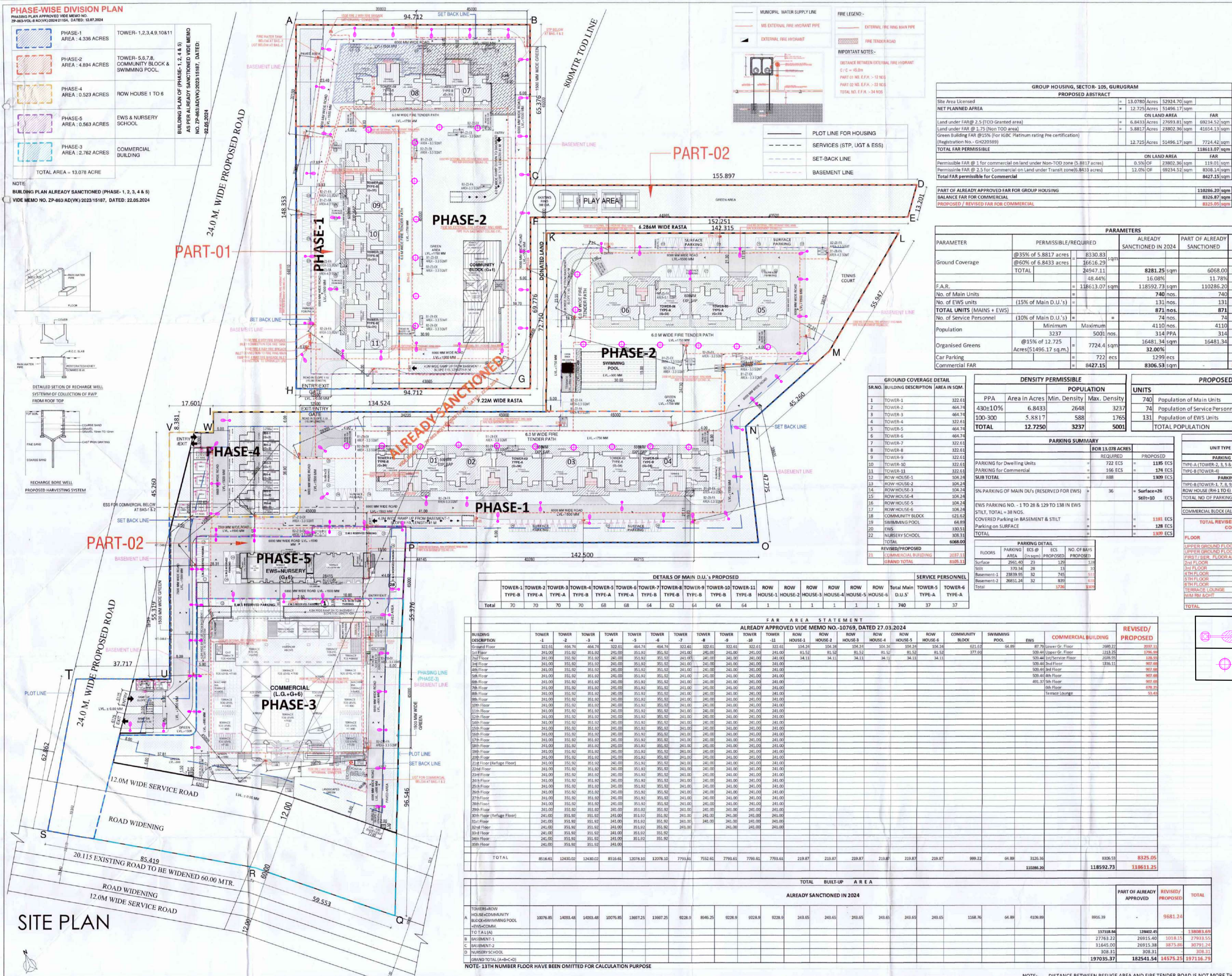
SHEET NO.-01/19

**PHASE-WISE DIVISION PLAN**  
PHASING PLAN APPROVED VIDE MEMO NO. ZP-463/AD(VK)/2017/1517, DATED: 22.05.2024

PHASE-1 AREA: 4.336 ACRES	TOWER-1,2,3,4,9,10&11
PHASE-2 AREA: 4.894 ACRES	TOWER-5,6,7,8, COMMUNITY BLOCK & SWIMMING POOL
PHASE-4 AREA: 0.523 ACRES	ROW HOUSE 1 TO 6
PHASE-5 AREA: 0.563 ACRES	EWS & NURSERY SCHOOL
PHASE-3 AREA: 2.762 ACRES	COMMERCIAL BUILDING
<b>TOTAL AREA = 13.078 ACRE</b>	

BUILDING PLAN OF PHASE-1, 2, 3, 4 & 5 AS PER ALREADY SANCTIONED VIDE MEMO NO. ZP-463/AD(VK)/2017/1517, DATED: 22.05.2024

NOTE: BUILDING PLAN ALREADY SANCTIONED (PHASE-1, 2, 3, 4 & 5) VIDE MEMO NO. ZP-463/AD(VK)/2017/1517, DATED: 22.05.2024



**GROUP HOUSING, SECTOR-105, GURUGRAM**  
**PROPOSED ABSTRACT**

Site Area Licensed	= 13.0780 Acres	52924.70 sqm
NET PLANNED AREA	= 12.725 Acres	51496.17 sqm
Land under FAR @ 2.5 (TOD Granted area)	= 6.8433 Acres	27695.81 sqm
Land under FAR @ 1.75 (Non TOD area)	= 5.8817 Acres	23802.36 sqm
Green Building FAR @ 15% (For IGBC Platinum Rating Pre certification) (Registration No. - G42201989)	= 12.725 Acres	51496.17 sqm
<b>TOTAL FAR PERMISSIBLE</b>		<b>118613.97 sqm</b>
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	0.5% OF	23802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	12.0% OF	69234.52 sqm
<b>TOTAL FAR permissible for Commercial</b>		<b>84217.15 sqm</b>
<b>PART OF ALREADY APPROVED FAR FOR GROUP HOUSING</b>		<b>110286.20 sqm</b>
<b>BALANCE FAR FOR COMMERCIAL</b>		<b>8326.87 sqm</b>
<b>PROPOSED / REVISED FAR FOR COMMERCIAL</b>		<b>8325.99 sqm</b>

**PARAMETERS**

PARAMETER	PERMISSIBLE/REQUIRED	ALREADY SANCTIONED IN 2024	PART OF ALREADY SANCTIONED	REVISED/ PROPOSED	TOTAL
Ground Coverage	@35% of 5.8817 acres = 166.16.29 sqm @60% of 6.8433 acres = 24947.11 sqm	8281.25 sqm	6058.00 sqm	2037.11 sqm	8105.11 sqm
F.A.R.	48.44%	11.78%	3.96%	15.74%	
No. of Main Units	= 118613.07 nos	118599.73 nos	110286.20 nos	8325.05 nos	118613.25 nos
No. of EWS units	131 nos	131 nos	74 nos	57 nos	131 nos
<b>TOTAL UNITS (MANS + EWS)</b>	<b>871 nos</b>	<b>871 nos</b>	<b>871 nos</b>	<b>871 nos</b>	<b>871 nos</b>
No. of Service Personnel	(10% of Main D.U.'s) = 74 nos	4110 nos	4110 nos	74 nos	4110 nos
Population	Minimum = 3237 Maximum = 5001 nos	4110 nos	4110 nos	314 nos	4110 nos
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.) = 7724.4 sqm	16481.34 sqm	16481.34 sqm		16481.34 sqm
Car Parking	= 722 ecs	1299 ecs	10	1309 ECS	
Commercial FAR	= 84217.15	8306.53 sqm		8325.05 sqm	8325.05 sqm

**DENSITY PERMISSIBLE**

PPA Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648
100-300	5.8817	588
<b>TOTAL</b>	<b>12.7250</b>	<b>3237</b>

**PARKING SUMMARY**

FOR 13.078 ACRES	REQUIRED	PROPOSED
Parking for Dwelling Units	= 722 ECS	= 1135 ECS
Parking for Commercial	= 166 ECS	= 174 ECS
<b>SUB TOTAL</b>	<b>= 888</b>	<b>= 1309 ECS</b>
5% PARKING OF MAIN D.U.'S (RESERVED FOR EWS)	= 36	= Surface+26
<b>STILT TOTAL = 384 NOS.</b>		<b>Shift=10 ECS</b>
<b>EWS PARKING NO. - 1 TO 28 &amp; 129 TO 138 IN EWS</b>		
<b>COVERED Parking in BASEMENT &amp; STILT</b>	<b>= 1181 ECS</b>	
<b>Parking on SURFACE</b>	<b>= 128 ECS</b>	
<b>TOTAL</b>	<b>= 1309 ECS</b>	

**REVISOR/PROPOSER**

FLOORS	PARKING AREA (sq.m)	ECS	NO. OF EWS
Basement-1	23819.95	32	745
Basement-2	28651.24	32	639
<b>Total</b>	<b>52471.19</b>	<b>64</b>	<b>1384</b>

**REVISOR/PROPOSER**

FLOOR	FAR	NON FAR	TOTAL AREA
UPPER GROUND FLOOR	0337.11	3.00	2037.11
UPPER GROUND FLOOR	1780.99	87.73	1868.72
FIRST FLOOR	1135.00	98.83	1233.83
2nd Floor	907.88	44.39	952.27
3rd Floor	907.88	44.39	952.27
4th Floor	907.88	44.39	952.27
5th Floor	907.88	44.39	952.27
6th Floor	907.88	44.39	952.27
7th Floor	907.88	44.39	952.27
8th Floor	907.88	44.39	952.27
9th Floor	907.88	44.39	952.27
10th Floor	907.88	44.39	952.27
11th Floor	907.88	44.39	952.27
12th Floor	907.88	44.39	952.27
13th Floor	907.88	44.39	952.27
14th Floor	907.88	44.39	952.27
15th Floor	907.88	44.39	952.27
16th Floor	907.88	44.39	952.27
17th Floor	907.88	44.39	952.27
18th Floor	907.88	44.39	952.27
19th Floor	907.88	44.39	952.27
20th Floor	907.88	44.39	952.27
21st Floor	907.88	44.39	952.27
22nd Floor	907.88	44.39	952.27
23rd Floor	907.88	44.39	952.27
24th Floor	907.88	44.39	952.27
25th Floor	907.88	44.39	952.27
26th Floor	907.88	44.39	952.27
27th Floor	907.88	44.39	952.27
28th Floor	907.88	44.39	952.27
29th Floor	907.88	44.39	952.27
30th Floor	907.88	44.39	952.27
31st Floor	907.88	44.39	952.27
32nd Floor	907.88	44.39	952.27
33rd Floor	907.88	44.39	952.27
34th Floor	907.88	44.39	952.27
35th Floor	907.88	44.39	952.27
36th Floor	907.88	44.39	952.27
37th Floor	907.88	44.39	952.27
38th Floor	907.88	44.39	952.27
39th Floor	907.88	44.39	952.27
40th Floor	907.88	44.39	952.27
41st Floor	907.88	44.39	952.27
42nd Floor	907.88	44.39	952.27
43rd Floor	907.88	44.39	952.27
44th Floor	907.88	44.39	952.27
45th Floor	907.88	44.39	952.27
46th Floor	907.88	44.39	952.27
47th Floor	907.88	44.39	952.27
48th Floor	907.88	44.39	952.27
49th Floor	907.88	44.39	952.27
50th Floor	907.88	44.39	952.27
51st Floor	907.88	44.39	952.27
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53rd Floor	907.88	44.39	952.27
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60th Floor	907.88	44.39	952.27
61st Floor	907.88	44.39	952.27
62nd Floor	907.88	44.39	952.27
63rd Floor	907.88	44.39	952.27
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147th Floor	907.88	44.39	952.27
148th Floor	907.88	44.39	952.27
149th Floor	907.88	44.39	952.27
150th Floor	907.88	44.39	952.27
151st Floor	907.88	44.39	952.27
152nd Floor	907.88	44.39	952.27
153rd Floor	907.88	44.39	952.27
154th Floor	907.88	44.39	952.27
155th Floor	907.88	44.39	952.27
156th Floor	907.88	44.39	952.27
157th Floor	907.88	44.39	952.27
158th Floor	907.88	44.39	952.27
159th Floor	907.88	44.39	952.27
160th Floor	907.88	44.39	952.27
161st Floor	907.88	44.39	952.27
162nd Floor	907.88	44.39	952.27
163rd Floor	907.88	44.39	952.27
164th Floor	907.88	44.39	952.27
165th Floor	907.88	44.39	95

PHASE-WISE DIVISION PLAN

PHASE-1 AREA - 4.336 ACRES	TOWER- 1,2,3,4,9,10&11
PHASE-2 AREA - 4.894 ACRES	TOWER- 5,6,7,8, COMMUNITY BLOCK & SWIMMING POOL
PHASE-4 AREA - 0.523 ACRES	ROW HOUSE 1 TO 6
PHASE-5 AREA - 0.563 ACRES	EWS & NURSERY SCHOOL
PHASE-3 AREA - 2.762 ACRES	COMMERCIAL BUILDING
TOTAL AREA = 13.078 ACRE	

NOTE: BUILDING PLAN ALREADY SANCTIONED (PHASE- 1, 2, 3, 4 & 5) AS PER ALREADY SANCTIONED VIDE MEMO NO. ZP-863/AD(VK)/2023/15167, DATED: 22.02.2024

NOTE: BUILDING PLAN ALREADY SANCTIONED (PHASE- 1, 2, 3, 4 & 5) VIDE MEMO NO. ZP-863/AD(VK)/2023/15167, DATED: 22.02.2024

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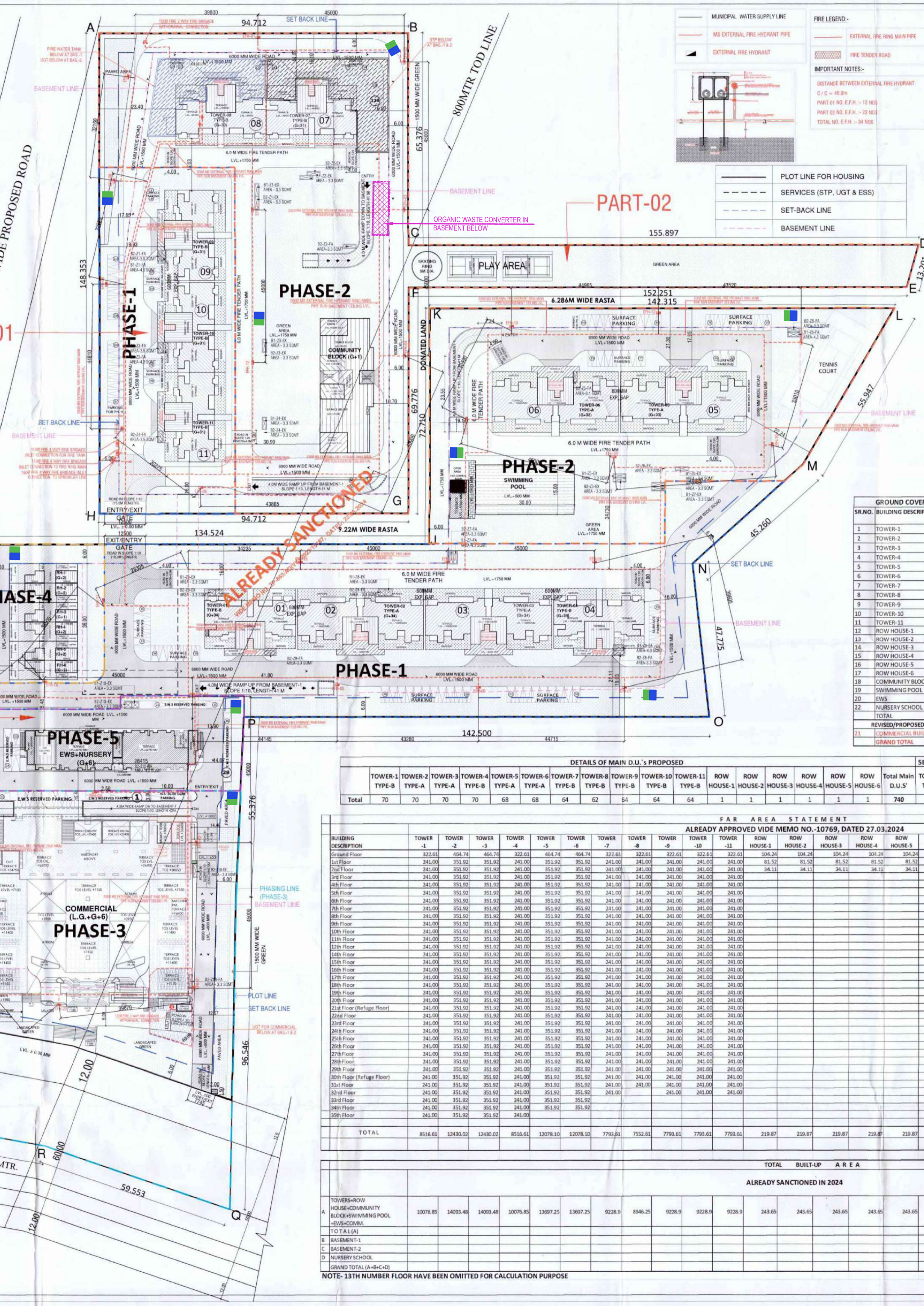
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**GROUP HOUSING, SECTOR- 105, GURUGRAM**

**PROPOSED ABSTRACT**

Site Area Licensed	= 13.0780 Acres	52924.70 sqm
NET PLANNED AREA	= 12.725 Acres	51496.17 sqm
Land under FAR@ 2.5 (TOD Granted area)	= 6.8433 Acres	27693.81 sqm
Land under FAR @ 1.75 (Non TOD area)	= 5.8817 Acres	23802.36 sqm
Green Building FAR @ 15% (For IGBC Platinum Pre Certification)	= 1.9278 Acres	7724.42 sqm
Registration No. - GRI293899	12.725 Acres	51496.17 sqm
<b>TOTAL FAR PERMISSIBLE</b>	<b>118613.07 sqm</b>	<b>118613.07 sqm</b>
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)	0.5% OF	29802.36 sqm
Permissible FAR @ 2.5 for Commercial on Land under Transit zone(6.8433 acres)	12.0% OF	69234.52 sqm
<b>TOTAL FAR permissible for Commercial</b>	<b>8427.15 sqm</b>	<b>8427.15 sqm</b>

**PART OF ALREADY APPROVED FAR FOR GROUP HOUSING**

BALANCE FAR FOR COMMERCIAL	8326.87 sqm
<b>PROPOSED / REVISED FAR FOR COMMERCIAL</b>	<b>8427.15 sqm</b>

PARAMETER	PERMISSIBLE/REQUIRED	ALREADY SANCTIONED IN 2024	PART OF ALREADY SANCTIONED	REVISED/ PROPOSED	TOTAL
Ground Coverage	@35% of 5.8817 acres = 830.83 sqm	2616.29	6068.00	2037.11	8105.11
F.A.R.	@60% of 6.8433 acres = 118613.07 sqm	118592.73	110286.20	8325.05	118613.25
No. of Main Units	740 nos.	740 nos.	740 nos.	740 nos.	740 nos.
No. of EWS units	(15% of Main D.U.'s) = 111 nos.	111 nos.	111 nos.	111 nos.	111 nos.
<b>TOTAL UNITS (MAINS + EWS)</b>	<b>851 nos.</b>	<b>851 nos.</b>	<b>851 nos.</b>	<b>851 nos.</b>	<b>851 nos.</b>
No. of Service Personnel	(10% of Main D.U.'s) = 74 nos.	74 nos.	74 nos.	74 nos.	74 nos.
Population	Minimum 3237, Maximum 5001 nos.	4110 nos.	4110 nos.	4110 nos.	4110 nos.
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.) = 7724.4 sqm	16481.34	16481.34	16481.34	16481.34
Car Parking	Commercial FAR = 8427.15	1299 ecs	10	8325.05	8325.05

**GROUND COVERAGE DETAIL**

SR.NO.	BUILDING DESCRIPTION	AREA IN SQ.M.
1	TOWER-1	322.61
2	TOWER-2	464.74
3	TOWER-3	464.74
4	TOWER-4	322.61
5	TOWER-5	464.74
6	TOWER-6	464.74
7	TOWER-7	322.61
8	TOWER-8	322.61
9	TOWER-9	322.61
10	TOWER-10	322.61
11	TOWER-11	322.61
12	ROW HOUSE-1	104.24
13	ROW HOUSE-2	104.24
14	ROW HOUSE-3	104.24
15	ROW HOUSE-4	104.24
16	ROW HOUSE-5	104.24
17	ROW HOUSE-6	104.24
18	COMMUNITY BLOCK	624.62
19	SWIMMING POOL	64.89
20	EWS	330.51
21	NURSERY/SCHOOL	308.31
22	COMMERCIAL BUILDING	2037.11
23	REVISOR/PROPOSED	8427.15
<b>GRAND TOTAL</b>	<b>8105.11</b>	<b>8105.11</b>

**DENSITY PERMISSIBLE**

PPA	Area in Acres	Min. Density	Max. Density
430:10%	6.8433	2648	3237
100:300	5.8817	588	1765
<b>TOTAL</b>	<b>12.725</b>	<b>3237</b>	<b>5001</b>

**PROPOSED POPULATION**

UNITS	POPULATION
740 Population of Main Units	3700 persons
74 Population of Service Personnel	148 persons
131 Population of EWS Units	262 persons
<b>TOTAL POPULATION</b>	<b>4110 persons</b>

**PARKING SUMMARY**

FOR 13.078 ACRES	REQUIRED	PROPOSED
PARKING for Dwelling Units	= 1135 ECS	= 1135 ECS
PARKING for Commercial	= 166 ECS	= 174 ECS
<b>SUB TOTAL</b>	<b>= 888</b>	<b>= 1309 ECS</b>
SRV PARKING OF MAIN DU'S (RESERVED FOR EWS)	= 36	= Surface=26, Stilt=10 ECS
<b>EWS PARKING NO. - 1 TO 28 &amp; 129 TO 138 IN EWS STILT, TOTAL = 38 NOS.</b>		= 138 ECS
<b>COVERED Parking in BASEMENT &amp; STILT</b>		= 128 ECS
<b>TOTAL</b>		<b>= 1309 ECS</b>

**PARKING DETAIL**

FLOOR	PARKING AREA (in sqm)	ECS	NO. OF BAYS
Surface	2961.40	23	129
Stilt	370.34	28	13
Basement-1	2383.95	32	745
Basement-2	2653.24	32	839
<b>Total</b>			<b>1796</b>

**REVISOR/PROPOSED**

FLOOR	FAR	NON FAR AREA	TOTAL AREA
UPPER GROUND FLOOR	2037.11	0.00	2037.11
UPPER GROUND FLOOR	176.73	17.73	194.46
1st FLOOR	128.95	800.58	929.53
2nd FLOOR	807.88	44.39	852.27
3rd FLOOR	807.88	44.39	852.27
4th FLOOR	807.88	44.39	852.27
5th FLOOR	807.88	44.39	852.27
6th FLOOR	176.73	17.73	194.46
TERRACE LOUNGE	53.43	53.43	106.86
M/M RM S/CHT	181.98	181.98	363.96
<b>TOTAL</b>	<b>8325.05</b>	<b>1386.18</b>	<b>9711.23</b>

**DETAILS OF MAIN D.U.'S PROPOSED**

TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	REVISOR/ PROPOSED
70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	740	37	37		

**SERVICE PERSONNEL**

TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	REVISOR/ PROPOSED
70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	740	37	37		

**FAR AREA STATEMENT**

BUILDING DESCRIPTION	TOWER -1	TOWER -2	TOWER -3	TOWER -4	TOWER -5	TOWER -6	TOWER -7	TOWER -8	TOWER -9	TOWER -10	TOWER -11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL BUILDING	REVISOR/ PROPOSED
Ground Floor	322.61	464.74	464.74	322.61	464.74	464.74	322.61	322.61	322.61	322.61	322.61	304.24	304.24	304.24	304.24	304.24	304.24	624.62	64.89	67.79	2037.11	2037.11
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11	377.66	64.89	67.79	2037.11	2037.11
10th																						