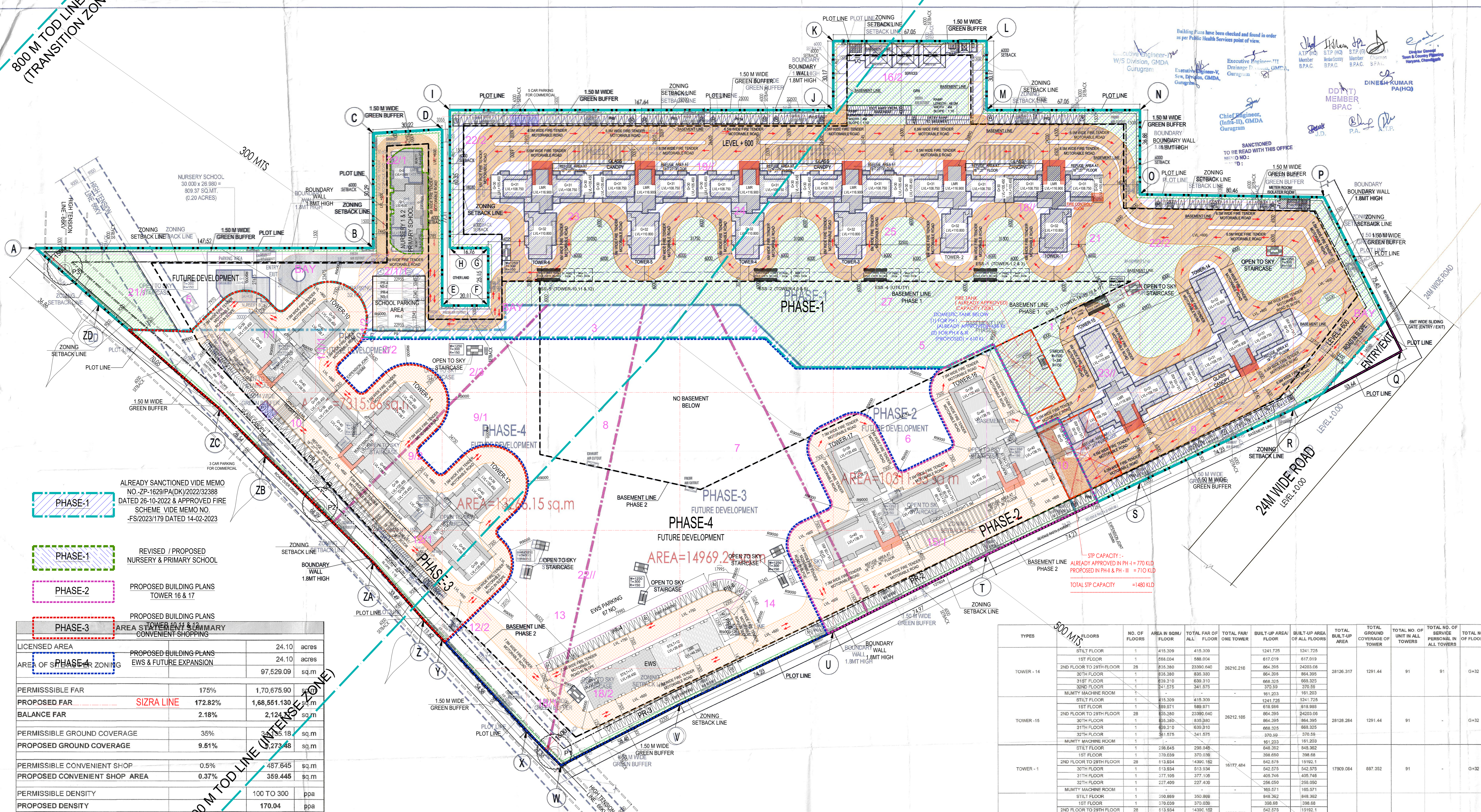


800 M TOD LINE (TRANSITION ZONE)

500 M TOD LINE (TRANSITION ZONE)

150 M NPR



ALREADY SANCTIONED VIDE MEMO NO. ZP-1629(PA/K)2022/3388 DATED 26-10-2022 & APPROVED FIRE SCHEME VIDE MEMO NO. -FS/2023/179 DATED 14-02-2023

PHASE-1 REVISD / PROPOSED NURSERY & PRIMARY SCHOOL

PHASE-2 PROPOSED BUILDING PLANS TOWER 16 & 17

PHASE-3 PROPOSED BUILDING PLANS AREA STAIRCASE & PRIMARY CONVENIENT SHOPPING

PHASE-1	PHASE-2	PHASE-3	PHASE-4
LICENSED AREA	24.10	24.10	24.10
AREA OF PHASE-4 ZONING	97,529.09		
PERMISSIBLE FAR	175%	1,70,675.90	
PROPOSED FAR	172.82%	1,68,551.130	
BALANCE FAR	2.18%	2,124.76	
PERMISSIBLE GROUND COVERAGE	35%	1,05,118.58	
PROPOSED GROUND COVERAGE	9.51%	1,27,274.48	
PERMISSIBLE CONVENIENT SHOP	0.5%	487.645	
PROPOSED CONVENIENT SHOP AREA	0.37%	359.445	
PERMISSIBLE DENSITY	100 TO 300		
PROPOSED DENSITY	170.04		
PROPOSED COMMUNITY FACILITIES			
NURSERY SCHOOL- 0.2 acres	1	809.37	
REQUIRED EWS UNITS @ 15% OF MAIN DWELLING UNITS	(15/85=17.64%) X MAIN DWELLING UNITS	128.42	
PROPOSED EWS UNITS	SAY	138	
REQUIRED SERVICE PERSONAL ROOMS	10% OF MAIN DWELLING UNITS	72.8	
PROPOSED SERVICE PERSONAL ROOMS	SAY	73	
PROPOSED SERVICE PERSONAL ROOMS		91	
POPULATION CALCULATION			
MAIN DWELLING UNITS	728 X 5	3,640	
EWS UNITS	138 X 2	276	
SERVICE PERSONAL	91 X 2	182	
TOTAL POPULATION		4,098	
REQUIRED GREEN AREA	15%	14,629.36	
PROPOSED GREEN AREA	15.02%	14,644.33	
CAR PARKING			
REQUIRED CAR PARKING FOR MAIN DWELLING UNIT	1.5 CAR PER MAIN UNIT	1092	
PROPOSED CAR PARKING		1349	
REQUIRED CAR PARKING @5% FOR EWS		54.6	
PROPOSED CAR PARKING FOR EWS	SAY	55	

CARS PROPOSED		
	PHASE-1	PHASE-2
BASEMENT-1	550	784
BASEMENT-2	550	784
STILT	106	
SURFACE	143	
TOTAL	1349	1568
TOTAL PH-1 & PH-2		2917

EWS PARKING	
STILT PARKING	23
SURFACE	32
TOTAL	55

RESIDENTIAL SITE AREA BREAKUP FOR PHASES		
	ACRES	SQ.MT
SITE AREA OF PHASE -1	12.767	51666.71
SITE AREA OF PHASE -2	2.548	10311.33
SITE AREA OF PHASE -3	3.699	14969.24
SITE AREA OF PHASE -4	3.278	13266.15
SITE AREA OF PHASE -5	1.808	7315.66
TOTAL SITE AREA	24.100	97529.09

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQ.M / FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR OF ONE TOWER	BUILT UP AREA OF ALL FLOORS	BUILT UP AREA OF ALL FLOORS	TOTAL GROUND COVERAGE OF TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 14	1ST FLOOR	1	415.309	415.309	415.309	1241.725	1241.725	1241.725	617.019	617.019	0+12
TOWER - 15	1ST FLOOR	1	589.071	589.071	589.071	1618.588	1618.588	1618.588	370.59	370.59	0+12
TOWER - 1	1ST FLOOR	1	519.894	519.894	519.894	1496.162	1496.162	1496.162	405.746	405.746	0+12
TOWER - 2	1ST FLOOR	1	377.105	377.105	377.105	1057.746	1057.746	1057.746	227.499	227.499	0+12
TOWER - 3	1ST FLOOR	1	374.524	374.524	374.524	1057.746	1057.746	1057.746	227.499	227.499	0+12
TOWER - 4	1ST FLOOR	1	438.817	438.817	438.817	1241.725	1241.725	1241.725	617.019	617.019	0+12
TOWER - 5	1ST FLOOR	1	438.817	438.817	438.817	1241.725	1241.725	1241.725	617.019	617.019	0+12
TOWER - 6	1ST FLOOR	1	438.817	438.817	438.817	1241.725	1241.725	1241.725	617.019	617.019	0+12
EWS	1ST TO 6TH FLOOR	6	544.117	3264.682	3264.682	1581.013	1581.013	1581.013	282.781	282.781	0+6
CONVENIENT SHOPPING (UNDER TOWER-1)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-2)	GROUND FLOOR	1	72.138	72.138	72.138	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-3)	GROUND FLOOR	1	103.984	103.984	103.984	-	-	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-4)	GROUND FLOOR	1	111.585	111.585	111.585	-	-	-	-	-	-
NURSERY SCHOOL	FIRST FLOOR	1	-	-	-	282.781	282.781	282.781	494.045	494.045	0+1
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	-	-	-	-
BASEMENT - 2 (PH-1)	-	-	-	-	-	-	-	-	-	-	-
BASEMENT - 1 (PH-2)	-	-	-	-	-	-	-	-	-	-	-
BASEMENT - 1 (PH-2)	-	-	-	-	-	-	-	-	-	-	-
TOTAL				18851.150		33799.143	33799.143	33799.143	888	888	91

Note :-

- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT: PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 24.10 ACRES (LICENSE NO 83 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUPAL MANESAR URBAN COMPLEX BEING DEVELOPED BY ARMD DEVELOPERS LTD. & OTHERS.

OWNER'S SEAL & SIGNATURE

Architect's Seal & Signature

AVANISH CHANDRA VAIDYA
Architect No. CA/75/2009
H. No. 163, PH-II
New Palm Vihar, Gurugram

AUG-2022. Scale: 1:600
Drawing Title: SITE PLAN
Drawing No.: ST-01