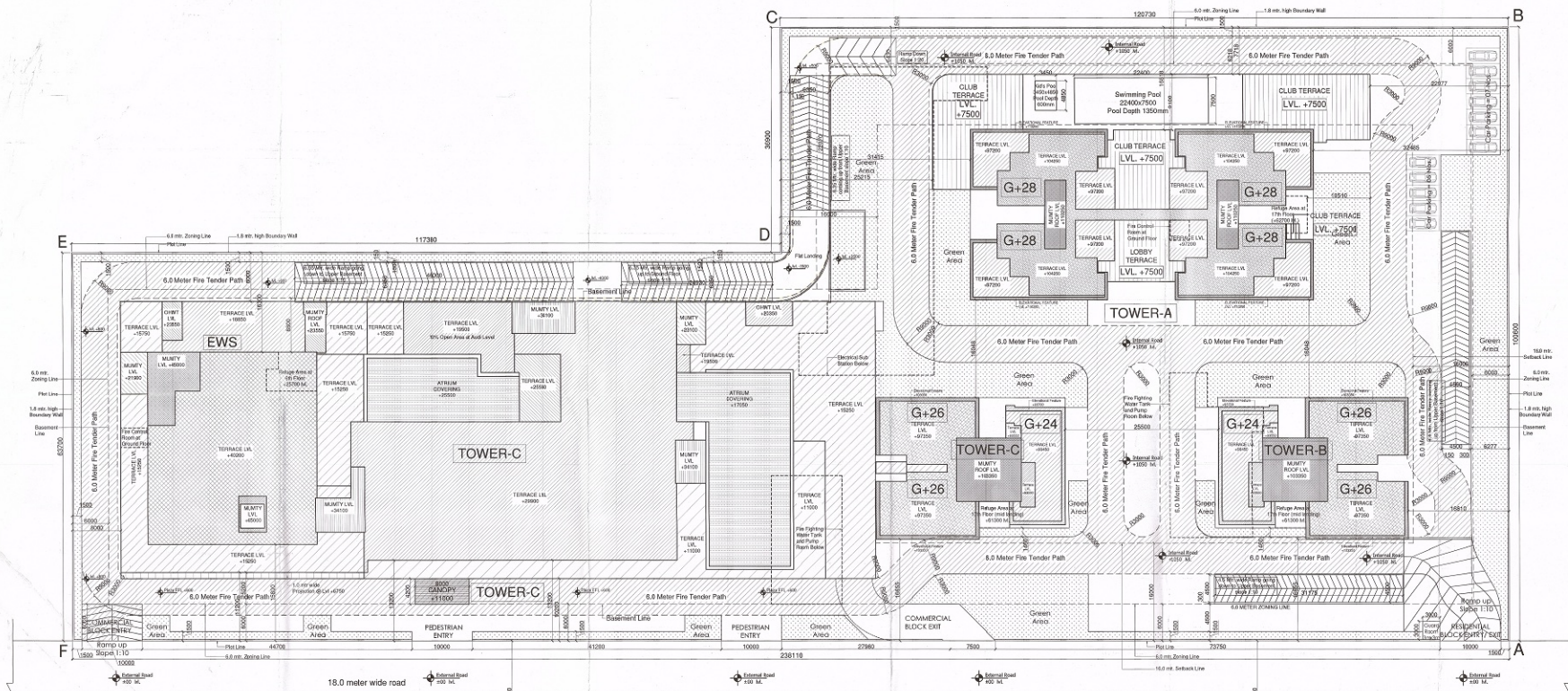


Sign & Stamp

KEY PLAN



1 Site Plan
Scale: 1:400

Project Area Calculation				
S.No.	Item	Acres	Sq. Mtrs.	
1	Plot Area	4.8500	19627.2225	
2	Permissible Covered Area @ 3.5 F.A.R. [As per T.O.D. Policy dated 09.02.2016]	16.9750	68695.2788	
3	Permissible Covered Area against Green Building (4 Star) @12% of Plot Area	0.5820	2355.2667	
4	Total Permissible Covered Area	17.5570	71050.5455	
5	Total Permissible Covered Area for Residential Block @ 70%	12.2899	49735.3818	
6	Total Permissible Covered Area for Commercial Block @ 30%	5.2671	21315.1636	
7	Covered Area for Residential Block @ 70%	49735.3818	49734.6762	Sq. Mtrs.
8	Covered Area for Commercial Block @ 30%	21315.1636	21269.0080	Sq. Mtrs.
9	Ground Coverage @ 60% of Plot Area	11776.3335	8393.0632	Sq. Mtrs.
10	Green Area @ 15% of Plot Area	2944.0834	2947.7299	Sq. Mtrs.
11	Minimum Density for Residential @ 600 pps (-10%) on 70% of Plot Area	1833	1912	person
12	Maximum Density for Residential @ 600 pps (+10%) on 70% of Plot Area	2241		
13	Parking for Residential Block		464	Cars
14	Visitor's Parking for Residential Block @ 10% of		342	Cars
15	Parking for Commercial Block		16	Cars
16	Parking for EWS		306	
17	Total Nos. of Dwelling Units	46	46	
18	EWS @ 15% of Total Dwelling Units			

RESIDENTIAL DENSITY CALCULATION			
UNIT TYPE	Nos. of Units	Nos. of Person Per Unit Including Service Population @S+2	Population
TOWER-A	108	7	756
TOWER-B	76	7	532
TOWER-C	76	7	532
EWS	46	2	92
TOTAL	306		1912

Residential Area Calculation									
FLOORS	Tower A		Tower B		Tower C				
	FAR	Built Up	FAR	Built Up	FAR	Built Up			
Ground Floor	339.439	753.176	198.609	596.168	198.609	596.168			
1st Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
2nd Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
3rd Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
4th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
5th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
6th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
7th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
8th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
9th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
10th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
11th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
12th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
13th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
14th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
15th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
16th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
17th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
18th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
19th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
20th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
21st Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
22nd Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
23rd Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
24th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
25th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
26th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
27th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
28th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
29th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
30th Floor	889.324	1024.393	436.471	579.261	446.205	579.261			
TOTAL	24538.098	30208.424	11278.851	15696.235	11308.080	15665.780			

TOTAL TOWER FAR AREA	47125.902
COMMUNITY BUILDING FAR AREA	1282.505
EWS BLOCK FAR AREA	1316.270
TOTAL RESIDENTIAL BLOCK FAR AREA	49734.676

TOWER - C (COMMERCIAL BLOCK)		
Floors	FAR Area	Built-up Area
3rd Basement (OVERALL)	0.000	948.408
2nd Basement (OVERALL)	0.000	15600.660
1st Basement (OVERALL)	0.000	15491.189
Ground Floor Level (Tower C Res. Block)	67.438	67.438
Ground Floor Level	4336.281	1538.760
1st Floor Level	4158.363	4995.645
2nd Floor Level	3807.888	4601.412
3rd Floor Level	2895.348	2897.294
4th Floor Level	1731.054	2759.325
5th Floor Level	1542.075	1758.040
6th Floor Level	916.778	1346.730
7th Floor Level	703.075	748.595
8th Floor Level	703.075	748.595
9th Floor Level	756.835	748.595
Total	21269.01	90113.738

TOWER - C (COMMERCIAL BLOCK)		
Floors	FAR Area	Built-up Area
Ground Floor Level	2763.300	3103.590
1st Floor Level	2763.300	3103.590
2nd Floor Level	2763.300	3103.590
3rd Floor Level	1800.054	2118.340
4th Floor Level	1800.054	2118.340
5th Floor Level	2138.350	2138.350
6th Floor Level	444.000	551.640
7th Floor Level	551.640	551.640
8th Floor Level	551.640	551.640
9th Floor Level	551.640	551.640
Total	15403.79	15403.79

Total project Builtup Area Calculation	
Tower-A	30298.834
Tower-B	15696.235
Tower-C	15696.235
Tower-C (Commercial Block)	24961.992
Community Building	1282.505
EWS	1917.620
Basements	31104.309
Total Built Up Area	121827.697

PARKING REQUIREMENT SUMMARY - COMMERCIAL				
ZONE	UNIT TYPE	UNIT CARPET AREA	HBC 2017 PARKING REQUIREMENT @ 1ECS PER 50 SQ. MTR.	TOTAL PARKING REQUIRED
COMMERCIAL	RETAIL/OFFICE/MULTIPLE RESTAURANT	15403.79	308	308
TOTAL PARKING REQUIRED				308
PROPOSED PARKING - COMMERCIAL				
ZONE	PRIMARY CARS	MECHANICAL PARKING (TIER-2)	TOTAL	
1st BASEMENT	113	70	183	
2nd BASEMENT	134	25	159	
3rd BASEMENT	0	0	0	
SITE/OPEN	0	0	0	
TOTAL	247	95	342	

PARKING REQUIREMENT SUMMARY - RESIDENTIAL				
ZONE	UNIT TYPE	UNIT CARPET AREA	TOTAL NO. OF UNITS	HBC 2017 PARKING REQUIREMENT PER UNIT
TOWER - B - C	3BHK TYPE A	110.98	98	1.00
	3BHK TYPE A2	114.84	6	1.00
	3BHK TYPE B	134.35	46	1.00
	3BHK TYPE B2	143.17	2	1.00
TOWER - A	4BHK	184.59	108	1.50
	PENT HOUSE	233.67	4	1.50
TOTAL			260	345

PROPOSED PARKING - RESIDENTIAL			
ZONE	PRIMARY CARS	MECHANICAL PARKING (TIER-2)	TOTAL
1st BASEMENT	160	113	273
2nd BASEMENT	179	0	179
SITE/OPEN	12	0	12
TOTAL	351	113	464
Parking requirement for EWS @ 5% of Total Reside			16
Proposed EWS Parking @ Still Level			16
Total EWS Proposed Parking			16

APPROVAL OF REVISED BUILDING PLANS OF RESIDENTIAL GROUP HOUSING COLONY UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR MIX LAND USE COLONY (70% RESIDENTIAL + 30% COMMERCIAL) MEASURING 4.85 ACRES (LICENSE No. 110 OF 2013 DATED 27.12.2013) IN SECTOR - 28, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SILVERGLADES INFRASTRUCTURE PVT. LTD.

CLIENT NAME & ADDRESS
GROUP SILVERGLADES
5th FLOOR, TIME SQUARE BUILDING, B-BLOCK,
SUSHANT LOK, PHASE-I, GURUGRAM - 122002,
HARYANA, INDIA

ARCHITECT'S SIGN & STAMP
ANAND SHARMA
G. Anand Sharma, U.C.A. No. 10
Gurgaon-122002, Haryana

DRAWING TITLE
Site Plan

SCALE
1:400 ON A1

DRAWING NO.
001

NORTH

DATE
01-12-2019