Area Details Phase 2 AS SANCTIONED

AREA CHART FOR PART DEVELOPMENT

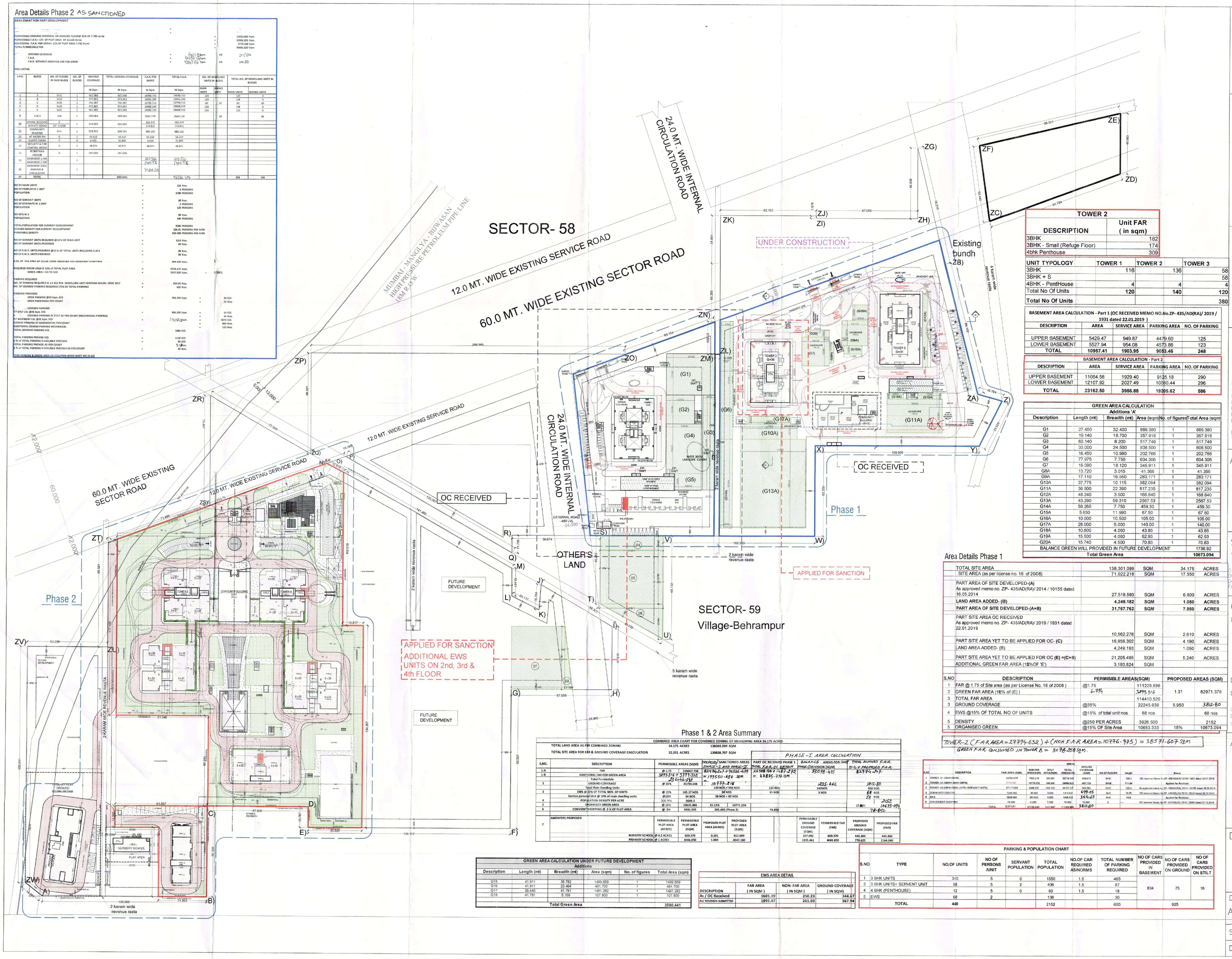
PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR@ 35% OF 7.782 acres	=	11023.065 Sqm.	
PERMISSIBLE F.A.R.- 1.75 OF PLOT AREA OF 13.112 Ac/ac	=	92092.201 Sqm.	
ADDITIONAL F.A.R. FOR GRIHA- 10% OF PLOT AREA 7.782 Ac/ac	=	3779.268 Sqm.	
TOTAL PERMISSIBLE FAR	=	96681.629 Sqm.	
GROUND COVERAGE	= 8463.73sqm	OR	25.5%
F.A.R.	= 95681.629sqm		
F.A.R. WITHOUT ADDITION FAR FOR GRIHA	= 92092.201 Sqm.	OR	194.20

AREA DETAIL

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DEWELLING UNITS IN BLOCK		TOTAL NO. OF DEWELLING UNITS IN BLOCKS	
				IN Sqm.	IN Sqm.	IN Sqm.	IN Sqm.	MAIN UNITS	SERVICE UNITS	MAIN UNITS	SERVICE UNITS
1	A	S+31	1	967.088	967.088	19990.733	19990.733	120		120	0
2	B	S+31	1	1050.285	1050.285	20955.199	20955.199	128		128	0
3	C	S+31	1	744.987	744.987	13794.717	13794.717	80	80	80	80
4	D	S+31	1	673.883	673.883	13908.249	13908.249	128		128	0
5	E	S+31	1	967.088	967.088	20208.753	20208.753	120		120	0
6	E.W.S	S+6	1	489.064	489.064	2642.118	2642.118		98		98
10	CORAL BUILDING	C	1	324.020	324.020	263.370	263.370				
	ACTIVITY ROOM	1ST FLOOR				174.810	174.810				
11	COMMUNITY BUILDING	G+1	1	928.355	928.355	983.135	983.135				
12	HT METER RM	G	1	54.510	54.510	54.510	54.510				
13	GUARD CABIN	C	4	6.400	25.600	6.400	25.600				
14	SECURITY & FIRE COUPTAL BOOTH	G	1	48.875	48.875	48.875	48.875				
15	PEDESTRIAN MEZZAN	G	1	297.030	297.030						
	BASEMENT 1 FAR		1			2.03-2.62	2.03-2.62				
	BASEMENT 2 FAR					1.95-2.56	1.95-2.56				
16	PARKING & CIRCULATION		1			3.42-4.28					
17	TOTAL				6993.541		96681.629			936	186

NO OF MAIN UNITS	=	936 Nos.
NO OF PEOPLE IN 1 UNIT	=	5 PERSONS
POPULATION	=	2780 PERSONS
NO OF SERVANT UNITS	=	60 Nos.
NO OF SERVANTS IN 1 UNIT	=	2 PERSONS
POPULATION	=	120 PERSONS
NO OF E.W.S	=	98 Nos.
POPULATION	=	196 PERSONS
TOTAL POPULATION FOR CURRENT DEVELOPMENT	=	3096 PERSONS
ACHIVED DENSITY FOR CURRENT DEVELOPMENT	=	236.20 PERSONS PER ACRE
PERMISSIBLE DENSITY	=	309-500 PERSONS PER ACRE
NO OF SERVANT UNITS REQUIRED @1.0 % OF MAIN UNIT	=	9.36 Nos.
NO OF SERVANT UNITS PROVIDED	=	60 Nos.
NO OF E.W.S. UNITS REQUIRED @13 % OF TOTAL UNITS INCLUDING E.W.S	=	98 Nos.
NO OF E.W.S. UNITS PROVIDED	=	98 Nos.
15% OF THE AREA OF 13.112 ACRE REQUIRED FOR GOVERNMENT SHOPPING	=	366.426 Sqm.
REQUIRED GREEN AREA @ 15% OF TOTAL PLOT AREA	=	4726.522 Sqm.
GREEN AREA = 15.1% OF 12	=	5537.929 Sqm. = 17.08%
PARKING REQUIRED		
NO. OF PARKING REQUIRED (1.1.5 ECS PER DEWELLING UNIT HARYANA BUILDING CODE 2017	=	834.00 Nos.
NO. OF COVERED PARKING REQUIRED (75% OF TOTAL PARKING)	=	625 Nos.
PARKING PROVIDED		
OPEN PARKING @33 Sqm. ECS	= 780.769 Sqm.	= 24 ECS
OPEN PARKINGS PER COUNT		= 25 Nos.
COVERED PARKING		
AT STILT LVL @28 Sqm. ECS	= 396.208 Sqm.	= 14 ECS
COVERED PARKING IN STILT AS PER COUNT (MECHANICAL PARKING)		= 38 Nos.
AT BASEMENT LVL @32 Sqm. ECS	= 3762.92sqm.	= 1070 ECS
COVERED PARKING AS BASEMENTAS PER COUNT		= 669 Nos.
ADDITIONAL COVERED PARKING MECHANICAL		= 115 Nos.
TOTAL COVERED PARKING ECS.	=	1084 ECS
TOTAL PARKING PROVIDE ECS	=	1118 ECS
15 % AT TOTAL PARKING IS AVAILABLE FOR EWS	=	96 ECS
TOTAL PARKING PROVIDE AS PER COUNT		94 Nos.
15 % AT TOTAL PARKING IS AVAILBLE FOR EWS AS PER COUNT	=	42 Nos.

FOR PARKING & GREEN AREA CALCULATION REFER SHEET NO (A-02)



TOWER 2	
DESCRIPTION	Unit FAR (in sqm)
3BHK	182
3BHK - Small (Refuge Floor)	174
4bhk Penthouse	309

UNIT TYPOLOGY	TOWER 1	TOWER 2	TOWER 3
3BHK	116	136	58
3BHK + S			58
4BHK - PentHouse	4	4	4
Total No Of Units	120	140	120
Total No Of Units			380

BASEMENT AREA CALCULATION - Part 1 (OC RECEIVED MEMO NO.No.ZP- 435/AD(RA)/ 2019 / 1931 dated 22.01.2019)

DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	NO. OF PARKING
UPPER BASEMENT	5429.47	949.87	4479.60	125
LOWER BASEMENT	5527.94	954.08	4573.86	123
TOTAL	10957.41	1903.95	9053.46	248

BASEMENT AREA CALCULATION - Part 2

DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	NO. OF PARKING
UPPER BASEMENT	11054.58	1929.40	9125.18	290
LOWER BASEMENT	12107.92	2027.49	10080.44	296
TOTAL	23162.50	3956.88	19205.62	586

GREEN AREA CALCULATION
Additions 'A'

Description	Length (mt)	Breadth (mt)	Area (sqm)	No. of figures	Total Area (sqm)
G1	27.450	32.400	889.380	1	889.380
G2	19.140	18.700	357.918	1	357.918
G3	63.140	8.200	517.748	1	517.748
G4	33.000	24.500	808.500	1	808.500
G5	16.450	10.990	202.766	1	202.766
G6	77.975	7.750	604.306	1	604.306
G7	19.090	18.120	345.911	1	345.911
G9A	13.720	3.015	41.366	1	41.366
G9A	17.110	16.550	283.171	1	283.171
G10A	37.775	10.115	382.094	1	382.094
G11A	36.500	22.390	817.235	1	817.235
G12A	48.240	3.500	168.840	1	168.840
G13A	43.290	59.310	2567.53	1	2567.53
G14A	59.265	7.750	459.30	1	459.30
G15A	5.630	11.990	67.50	1	67.50
G16A	10.000	10.500	105.00	1	105.00
G17A	28.000	5.000	140.00	1	140.00
G18A	10.800	4.060	43.85	1	43.85
G19A	15.500	4.060	62.93	1	62.93
G20A	15.740	4.500	70.83	1	70.83
BALANCE GREEN WILL PROVIDED IN FUTURE DEVELOPMENT					1736.92
Total Green Area					10673.094

Area Details Phase 1

TOTAL SITE AREA	138,301.099	SQM.	34.175	ACRES
SITE AREA (as per license no. 16 of 2008)	71,022.218	SQM	17.550	ACRES
PART AREA OF SITE DEVELOPED-(A) As approved memo no. ZP- 435/AD(RA)/ 2014 / 10155 dated 16.05.2014	27,518.580	SQM	6.800	ACRES
LAND AREA ADDED- (B)	**4,249.182**	**SQM**	**1.050**	**ACRES**
PART AREA OF SITE DEVELOPED-(A+B)	**31,767.762**	**SQM**	**7.850**	**ACRES**
PART SITE AREA OC RECEIVED As approved memo no. ZP- 435/AD(RA)/ 2019 / 1931 dated 22.01.2019	10,562.278	SQM	2.610	ACRES
PART SITE AREA YET TO BE APPLIED FOR OC- (C)	16,956.302	SQM	4.190	ACRES
LAND AREA ADDED- (B)	4,249.193	SQM	1.050	ACRES
PART SITE AREA YET TO BE APPLIED FOR OC (E) =(C+B)	21,205.495	SQM	5.240	ACRES
ADDITIONAL GREEN FAR AREA (12%OF 'E')	3,180.824	SQM		

S.NO	DESCRIPTION	PERMISIBLE AREAS(SQM)		PROPOSED AREAS (SQM)	
1	FAR @ 1.75 of Site area (as per License No. 16 of 2008)	@1.75	111228.896		
2	GREEN FAR AREA (12% of (E))	6.794	3499.316	1.31	82971.376
3	TOTAL FAR AREA		114410.520		
3	GROUND COVERAGE	@35%	22245.939	5.950	3812.80
4	EWS @15% OF TOTAL NO OF UNITS	@15% of total unit nos.	68 nos		68 nos
5	DENSITY	@250 PER ACRES	3926.500		2152
5	ORGANISED GREEN	@15% OF Site Area	10653.333	15%	10673.094

TOWER-2 (F.A.R AREA = 27794.632) + (NON F.A.R AREA = 10776.975) = 38571.607 SQM
GREEN F.A.R CONSUMED IN TOWER B = 3078.258 SQM.

S.NO	DESCRIPTION	FAR AREA (SQM)	NON FAR AREA(SQM)	STILT AREA(SQM)	TOTAL AREA(SQM)	GROUND COVERAGE (SQM)	NO OF FLOORS	Height	Status
1	TOWER -01 (3BHK+3BHK)	24730.075	7822.279	360.691	32913.045	959.613	G+31	103.4	OC received Memo No.ZP- 435/AD(RA)/ 2019 / 1931 dated 22.01.2019
2	TOWER -02 (3BHK+3BHK UNITS)	22261.662	10776.975	495.846	33534.522	957.728	G+31	111.84	Applied for Revision
3	TOWER -03 (3BHK+3BHK UNITS +SERVANT UNITS)	27117.555	8449.037	553.025	36119.617	963.991	G+31	103.4	As approved memo no.ZP- 435/AD(RA)/ 2014 / 10155 Dated 16.05.2014
4	COMMUNITY CENTER	1334.302	30.323	0.000	1414.631	699.45	G+2	13.75	OC received Memo No.ZP- 435/AD(RA)/ 2019 / 2641 dated 28.10.2019
5	EWS	1656.660	391.653	3.855	2048.513	34.623	G+4	14.8	Applied for Revision
6	CONVENIENT SHOPPING	79.898	0.000	0.000	79.898	79.898	G	---	OC received Memo no.ZP- 435/AD(RA)/ 2015 / 2641 dated 28.10.2019
	TOTAL	81247.201	27370.267	1413.417	110030.885	3694.303			

Phase 1 & 2 Area Summary

COMBINED AREA CHART FOR COMBINED ZONING OF MEASURING AREA 34.175 ACRES

TOTAL LAND AREA AS PER COMBINED ZONING	34.175 ACRES	138301.099 SQM
TOTAL SITE AREA FOR FAR & GROUND COVERAGE CALCULATION	32.331 ACRES	130838.707 SQM

PHASE-I AREA CALCULATION

S.NO.	DESCRIPTION	PERMISIBLE AREAS (SQM)		PERMISIBLE/ SANCTIONED AREAS PHASE-I AND PHASE-II		PART OC RECEIVED PHASE 1 TOTAL F.A.R. OC RECEIVED	BALANCE AREAS FOR OWNER PHASE-I DIVISION (SQM)	TOTAL APPROVED F.A.R. O-C + PROPOSED F.A.R.
1-A	FAR	@1.75	228867.738	82971.376 + 114410.520 = 197381.896		22388.969 + 1187.222 = 23576.192	55076.465	82371.657
1-B	ADDITIONAL FAR FOR GREEN AREA	3499.316 + 3771.312 = 7270.628						
2	Total Permissible	236138.366						
3	GROUND COVERAGE	@35%	45793.548	3812.80 + 6046.232 = 10777.218				
	Total Main Dwelling Units			120 NOS + 936 NOS		120 NOS	1056 NOS	936 NOS
3	EWS @15% OF TOTAL NOS. OF UNITS	@15%	165.17 NOS	98 NOS		60 NOS	3 NOS	68 NOS
	Service personal (1bhk @ 10% of main dwelling units	@10%	94 NOS	58 NOS + 60 NOS				58 NOS
4	POPULATION DENSITY PER ACRE	300 PPH.	9699.3					
5	ORGANISED GREEN AREA	@15%	19625.804	15.13%	19771.234			15.18%
6	CONVIENTSHOPPING @ 5.% OF PLOT AREA	@.5%	6541.935	265.485 (Phase 2)		78.850		265.485 + 14425.094 = 78.850

S.NO.	AMENITIES PROPOSED	PERMISSIBLE PLOT AREA (ACRES)	PERMISSIBLE PLOT AREA (SQM)	PROPOSED PLOT AREA (ACRES)	PROPOSED PLOT AREA (SQM)	PERMISSIBLE GROUND COVERAGE (SQM)	PERMISSIBLE FAR (FAR)	PROPOSED GROUND COVERAGE (SQM)	PROPOSED FAR (FAR)
7	NURSERY SCHOOL @ 0.2 ACRES	809.370	0.201	812.889		267.062	809.370	445.460	445.460
	PRIMARY SCHOOL @ 1 ACRES	4046.850	1.000	4047.180		1335.461	4046.850	770.625	2164.040

GREEN AREA CALCULATION UNDER FUTURE DEVELOPMENT
Additions

Description	Length (mt)	Breadth (mt)	Area (sqm)	No. of figures	Total Area (sqm)
G15	41.911	35.782	1499.659	1	1499.659
G16	41.911	23.464	491.700	1	491.700
G17	35.440	41.791	1481.282	1	1481.282
G18	41.791	6.169	107.800	1	107.800
Total Green Area					3580.441

EWS AREA DETAIL

DESCRIPTION	FAR AREA (IN SQM)	NON- FAR AREA (IN SQM)	GROUND COVERAGE (IN SQM)
As / OC Received	1685.19	250.23	344.67
AU RIVISION SUBMITTED	1895.47	261.03	367.94

PARKING & POPULATION CHART

S.NO	TYPE	NO.OF UNITS	NO OF PERSONS /UNIT	SERVANT POPULATION	TOTAL POPULATION	NO.OF CAR REQUIRED AS/NORMS	TOTAL NUMBER OF PARKING REQUIRED	NO OF CARS PROVIDED IN BASEMENT	NO OF CARS PROVIDED ON GROUND	NO OF CARS PROVIDED ON STILT
1	3 BHK UNITS	310	5	0	1550	1.5	465	834	75	16
3	3 BHK UNITS+ SERVENT UNIT	58	5	2	406	1.5	87			
4	4 BHK (PENTHOUSE)	12	5	0	60	1.5	18			
5	EWS	68	2		136		30			
	TOTAL	448			2152		600	925		

For Approval Stamping:

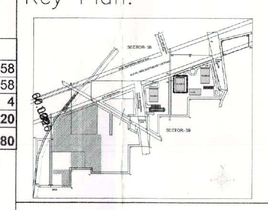
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

STP(HQ) Member Secretary SPAC — ETP(HQ) Member SPAC — CTP(HQ) Chairman SPAC

Ram Avtar Bansal
AD(HQ)

NOTES:
1) ALL FIXTURE PROVIDED IN TOILETS ARE AS PER N.B.C.
2) BASEMENT WILL BE ARTIFICIALLY VENTILATED.
3) ALL SPACES (PARKING BASEMENT, SERVICES BASEMENT ETC.) WILL BE ARTIFICIALLY LIT.
4) STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOAD FOR THE VENTILATION.
5) FIRE SAFETY MEASURES AS PER NBC INCLUDES SMOKE DETECTOR , HEAT DETECTOR, SPRINKLER SPACING IN COMPLIANCE WITH CODE

Key Plan:



Project:

REVISED GROUP HOUSING SCHEME MEASURING **17.55 ACRES** (LICENCE NO. 16 OF 2008 DATED 31.08.2008) + **11.90ACRES** (LICENCE NO.28 OF 2008 DATED 17.02.2008) + **4.725 ACRES** (LICENCE NO. 44 OF 2011 DATED 13.05.2011)= **34.175 ACRES** IN SECTOR -59, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY COMMANDER REALATORS PVT LTD. ORNAMANTAL REALTORS PVT. LTD.
BTVS BUILDWELL PVT. LTD., GOLDEN VIEW BUILDERS PVT. LTD.,FIVE RIVER DEVELOPERS PVT. LTD., BULLS REALATORS PVT. LTD., FIVE RIVER BUILDCON PVT. LTD., FIVE RIVER BUILDCON PVT. LTD., ASPIRANT BUILDERS PVT. LTD., FIVE ADSON SOFTWARE PVT. LTD.HI ENERGY REALTORS PVT. LTD., & FIVE RIVER TOWNSHIP PVT. LTD. IN COLLABORATION WITH BY BASE EXPORTS PVT. LTD. & BUZZ HOTELS PVT. LTD.

Authorized Signature

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Drawing Title
SITE PLAN

Drawing No.
A-101

North

Scale	1:500
Date	NOV '20