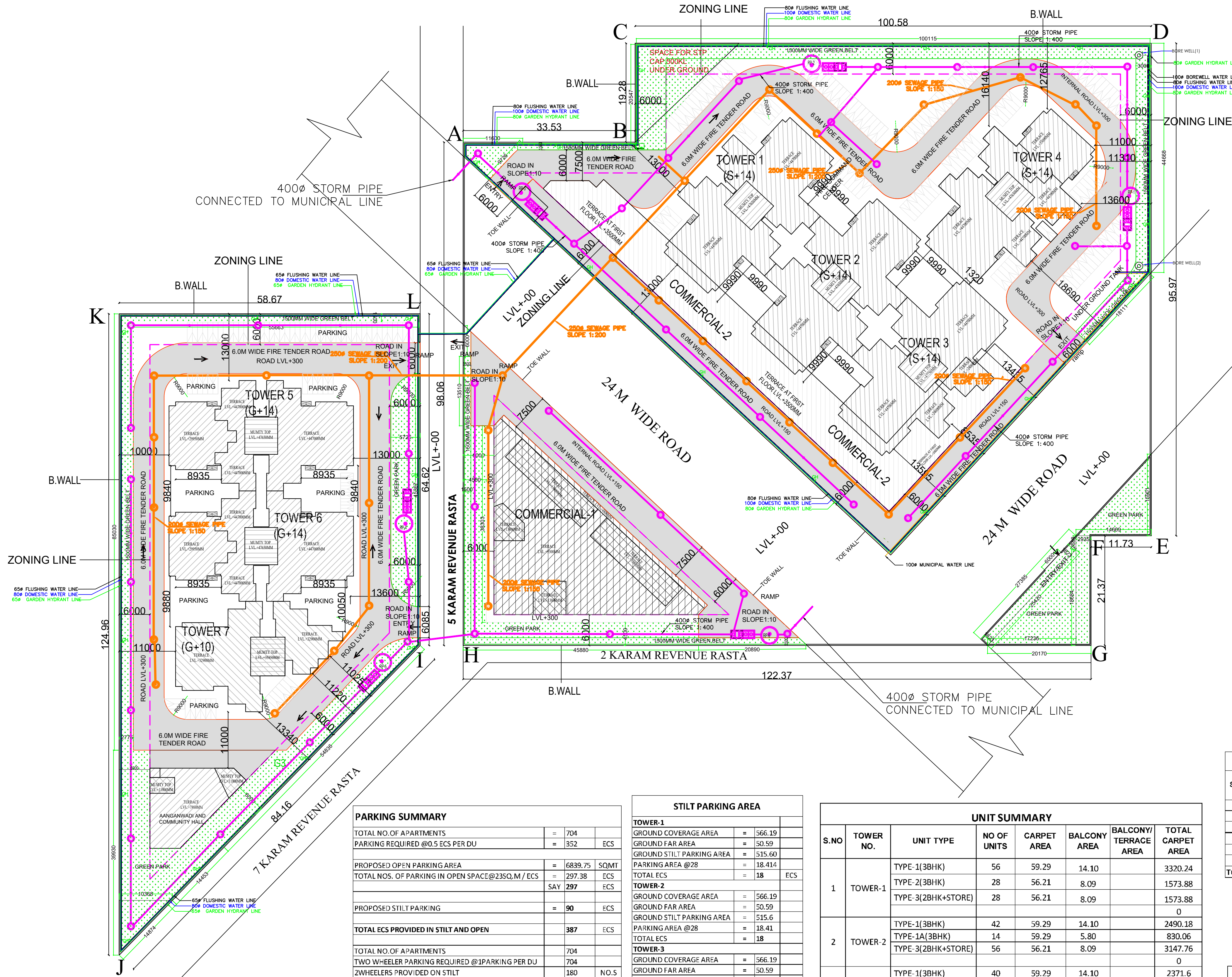




| AREA STATEMENT                                                         |              |                                                                                                 |                                                                     |
|------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| TOTAL PLOT AREA                                                        | 6.6375 ACRES | 20386.0088 SQ. MTRS.                                                                            |                                                                     |
| PERMISSIBLE COMMERCIAL @8%                                             | 0.4030 ACRES | 1630.8806 SQ. MTRS.                                                                             |                                                                     |
| PERMISSIBLE RESIDENTIAL @92%                                           | 4.6345 ACRES | 18755.1283 SQ. MTRS.                                                                            |                                                                     |
|                                                                        |              | PERMISSIBLE/REQUIRED                                                                            | PROPOSED                                                            |
| COMMERCIAL PLOT AREA                                                   |              | 0.4030 ACRES                                                                                    |                                                                     |
| PERMISSIBLE FAR ON COMMERCIAL                                          |              | 1.75                                                                                            | 1.788                                                               |
| COMMERCIAL COVERED AREA                                                |              | 2854.0410 SQ. MTRS.                                                                             | 2916.3100 SQ. MTRS.                                                 |
| 12% EXTRA IGBC GOLD GREEN RATING FAR COMMERCIAL                        |              | 195.706 SQ. MTRS.                                                                               |                                                                     |
| IGBC NO.(GAH221152)                                                    |              | 0.210 SQ. MTRS.                                                                                 |                                                                     |
| TOTAL PERMISSIBLE FAR FOR COMMERCIAL                                   |              | 3049.7466 SQ. MTRS.                                                                             |                                                                     |
| GROUND COVERAGE FOR COMMERCIAL                                         |              |                                                                                                 | 1942.270 SQ. MTRS.                                                  |
| REMAINING PLOT AREA FOR RESIDENTIAL                                    |              | 4.635 ACRES                                                                                     |                                                                     |
| PERMISSIBLE FAR ON RESIDENTIAL                                         |              | 18755.1283 SQ. MTRS.                                                                            | 2.356                                                               |
| COVERED AREA FOR RESIDENTIAL                                           |              | 42199.0342 SQ. MTRS.                                                                            | 44189.500 SQ. MTRS.                                                 |
| 12% EXTRA IGBC GOLD GREEN RATING FAR RESIDENTIAL                       |              | 2250.6152 SQ. MTRS.                                                                             |                                                                     |
| TOTAL PERMISSIBLE FAR FOR RESIDENTIAL                                  |              | 44448.6484 SQ. MTRS.                                                                            |                                                                     |
| GROUND COVERAGE FOR RESIDENTIAL                                        |              |                                                                                                 | 3745.50 SQ. MTRS.                                                   |
| GROUND COVERAGE = RESIDENTIAL GROUND                                   |              |                                                                                                 | 5876.62 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA) |
| COMMERCIAL AREA + AANGANWADI AREA                                      |              | 10193.0034 SQ. MTRS.                                                                            |                                                                     |
| TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY |              | 50 %                                                                                            | 28.8 %                                                              |
| NO. OF UNITS                                                           |              | 695-834                                                                                         | 704 UNITS                                                           |
| OCCUPANCY PER DWELLING UNIT                                            |              | 5                                                                                               | 5 PERSON PER UNIT                                                   |
| TOTAL POPULATION                                                       |              | 3475.87-4171.06 PERSONS                                                                         | 3520 PERSONS                                                        |
| DENSITY                                                                |              | 759.900 PPA                                                                                     | 759.521 PPA                                                         |
| GREEN AREA                                                             |              | 15 % OF THE PLOT                                                                                | 15.020 % OF THE PLOT                                                |
| TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY |              | 3057.901 SQ. MTRS.                                                                              | 3062.020 SQ. MTRS.                                                  |
| PARKING                                                                |              |                                                                                                 |                                                                     |
| TWO WHEELER PARKING REQUIRED                                           |              | 0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING |                                                                     |
| TOTAL PARKING SPACE                                                    |              | 704 TWO WHEELERS                                                                                | 30 ECS COMMERCIAL                                                   |
| TOTAL AREA FOR PARKING                                                 |              | 774 TWO WHEELERS                                                                                | 8901.000 SQ. MTRS.                                                  |
| 1 NO. OF AANGANWADI                                                    |              | 185.810 SQ. MTRS.                                                                               | 204.630 SQ. MTRS.                                                   |
| 1 NO. OF COMMUNITY HALL                                                |              | 185.810 SQ. MTRS.                                                                               | 204.630                                                             |

| PROPOSED AREA FOR HOUSING |           |              |               |                |             |             |                  |                   |                   |                                         |                 |               |                    |
|---------------------------|-----------|--------------|---------------|----------------|-------------|-------------|------------------|-------------------|-------------------|-----------------------------------------|-----------------|---------------|--------------------|
| S.NO                      | TOWER NO. | NO OF FLOORS | TYPICAL FLOOR | UNIT PER FLOOR | TOTAL UNITS | TOTAL UNITS | GROUND FLOOR FAR | TYPICAL FLOOR FAR | TYPICAL FLOOR FAR | TOTAL FAR AREA (ground + typical floor) | GROUND COVERAGE | HEIGHT IN MTS | MUMTY NON FAR AREA |
| 1                         | 1         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 2                         | 2         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 3                         | 3         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 4                         | 4         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 5                         | 5         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 6                         | 6         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| 7                         | 7         | (S+14)       | 1st To 14th   | 14             | 8           | 112         | 112              | 50.59             | 511.65            | 7163.10                                 | 7213.69         | 566.19        | 44.70              |
| TOTAL                     |           |              |               |                |             |             |                  |                   |                   |                                         |                 |               |                    |

| PROPOSED AREA FOR COMMERCIAL |                                   |                  |                 |                  |              |                |                 |               |              |              |
|------------------------------|-----------------------------------|------------------|-----------------|------------------|--------------|----------------|-----------------|---------------|--------------|--------------|
| S.NO                         | COMMERCIAL NO.                    | GROUND FLOOR FAR | FIRST FLOOR FAR | SECOND FLOOR FAR | NO OF FLOORS | TOTAL FAR AREA | GROUND COVERAGE | HEIGHT IN MTS | NON FAR AREA | BUILTUP AREA |
| 1                            | COMMERCIAL-1                      | 855.78           | 765.96          | 208.08           | (G+2)        | 1829.82        | 855.78          | 13.65         | MUMTY        | 1898.30      |
| 2                            | COMMERCIAL-2                      | 1086.49          |                 |                  | G            | 1086.49        | 1086.49         | 3.50          |              | 1086.49      |
| 3                            | TOTAL                             |                  |                 |                  |              | 2916.31        | 1942.27         |               |              | 68.48        |
| 4                            | AANGANWADI OR CRECHE NON FAR AREA |                  |                 |                  |              |                | 204.63          |               | NON FAR AREA |              |
| 5                            | COMMUNITY HALL NON FAR AREA       |                  |                 |                  |              |                |                 | 204.63        | 24.14        | 228.77       |
| TOTAL                        |                                   |                  |                 |                  |              |                | 2146.90         | 409.26        | 92.62        | 3418.11      |

| PARKING SUMMARY                                   |     |         |       |
|---------------------------------------------------|-----|---------|-------|
| TOTAL NO. OF APARTMENTS                           | =   | 704     | ECS   |
| PARKING REQUIRED @0.5 ECS PER DU                  | =   | 352     | ECS   |
| PROPOSED OPEN PARKING AREA                        | =   | 6839.75 | SQMT  |
| TOTAL NOS. OF PARKING IN OPEN SPACE @23SQ.M / ECS | SAY | 297     | ECS   |
| PROPOSED STILT PARKING                            | =   | 90      | ECS   |
| TOTAL ECS PROVIDED IN STILT AND OPEN              | =   | 387     | ECS   |
| TOTAL NO. OF APARTMENTS                           | =   | 704     |       |
| TWO WHEELER PARKING REQUIRED @1 PARKING PER DU    | =   | 704     |       |
| 2 WHEELERS PROVIDED ON STILT                      | =   | 180     | N.O.S |
| 2 WHEELERS PROVIDED ON SITE                       | =   | 594     | N.O.S |
| TOTAL 2 WHEELERS PROVIDED                         | =   | 774     | N.O.S |
| TOTAL ECS PROVIDED                                | =   | 387     | N.O.S |

| STILT PARKING AREA        |   |        |     |
|---------------------------|---|--------|-----|
| TOWER-1                   |   |        |     |
| GROUND COVERAGE AREA      | = | 566.19 |     |
| GROUND FAR AREA           | = | 50.59  |     |
| GROUND STILT PARKING AREA | = | 515.60 |     |
| PARKING AREA @28          | = | 18.414 |     |
| TOTAL ECS                 | = | 18     | ECS |
| TOWER-2                   |   |        |     |
| GROUND COVERAGE AREA      | = | 566.19 |     |
| GROUND FAR AREA           | = | 50.59  |     |
| GROUND STILT PARKING AREA | = | 515.6  |     |
| PARKING AREA @28          | = | 18.41  |     |
| TOTAL ECS                 | = | 18     |     |
| TOWER-3                   |   |        |     |
| GROUND COVERAGE AREA      | = | 566.19 |     |
| GROUND FAR AREA           | = | 50.59  |     |
| GROUND STILT PARKING AREA | = | 515.6  |     |
| PARKING AREA @28          | = | 18.41  |     |
| TOTAL ECS                 | = | 18     |     |
| TOWER-4                   |   |        |     |
| GROUND COVERAGE AREA      | = | 566.19 |     |
| GROUND FAR AREA           | = | 50.59  |     |
| GROUND STILT PARKING AREA | = | 515.6  |     |
| PARKING AREA @28          | = | 18.41  |     |
| TOTAL ECS                 | = | 18     |     |
| TOWER-5                   |   |        |     |
| GROUND COVERAGE AREA      | = | 543.13 |     |
| GROUND FAR AREA           | = | 50.59  |     |
| GROUND STILT PARKING AREA | = | 492.54 |     |
| PARKING AREA @28          | = | 17.59  |     |
| TOTAL ECS                 | = | 18     |     |
| TOTAL ECS FOR STILT AREA  | = | 90     | ECS |

| UNIT SUMMARY |           |                     |             |             |              |                       |                   |
|--------------|-----------|---------------------|-------------|-------------|--------------|-----------------------|-------------------|
| S.NO         | TOWER NO. | UNIT TYPE           | NO OF UNITS | CARPET AREA | BALCONY AREA | BALCONY/ TERRACE AREA | TOTAL CARPET AREA |
| 1            | TOWER-1   | TYPE-1(3BHK)        | 56          | 59.29       | 14.10        |                       | 3320.24           |
|              |           | TYPE-2(3BHK)        | 28          | 56.21       | 8.09         |                       | 1573.88           |
|              |           | TYPE-3(2BHK+STORE)  | 28          | 56.21       | 8.09         |                       | 1573.88           |
|              |           |                     |             |             |              |                       | 0                 |
| 2            | TOWER-2   | TYPE-1(3BHK)        | 42          | 59.29       | 14.10        |                       | 2490.18           |
|              |           | TYPE-1A(3BHK)       | 14          | 59.29       | 5.80         |                       | 830.06            |
|              |           | TYPE-3(2BHK+STORE)  | 56          | 56.21       | 8.09         |                       | 3147.76           |
|              |           |                     |             |             |              |                       | 0                 |
| 3            | TOWER-3   | TYPE-1(3BHK)        | 40          | 59.29       | 14.10        |                       | 2371.6            |
|              |           | TYPE-1A(3BHK)       | 14          | 59.29       | 5.82         |                       | 830.06            |
|              |           | TYPE-2(3BHK)        | 14          | 56.21       | 8.09         |                       | 786.94            |
|              |           | TYPE-3(2BHK+STORE)  | 28          | 56.21       | 8.09         |                       | 1573.88           |
|              |           | TYPE-1T(3BHK)       | 2           | 59.29       |              | 56.26                 | 118.58            |
|              |           |                     |             |             |              | 0                     |                   |
| 4            | TOWER-4   | TYPE-1(3BHK)        | 20          | 59.29       | 14.10        |                       | 1185.8            |
|              |           | TYPE-2(3BHK)        | 54          | 56.21       | 8.09         |                       | 3035.34           |
|              |           | TYPE-4A(3BHK)       | 28          | 59.29       | 7.64         |                       | 1660.12           |
|              |           | TYPE-2T(3BHK)       | 2           | 56.21       |              | 75.23                 | 112.42            |
|              |           |                     |             |             |              |                       | 0                 |
| 5            | TOWER-5   | TYPE-1(3BHK)        | 46          | 59.29       | 14.10        |                       | 2727.34           |
|              |           | TYPE-5(2BHK)        | 27          | 47.91       | 7.90         |                       | 1293.57           |
|              |           | TYPE-6(1BHK+STORE)  | 27          | 47.91       | 7.90         |                       | 1293.57           |
|              |           | TYPE-5T(2BHK)       | 1           | 47.91       |              | 75.03                 | 47.91             |
|              |           | TYPE-6T(1BHK+STORE) | 1           | 47.91       |              | 75.03                 | 47.91             |
|              |           |                     |             |             |              | 0                     |                   |
| 6            | TOWER-6   | TYPE-1(3BHK)        | 50          | 59.29       | 14.10        |                       | 2964.5            |
|              |           | TYPE-6(1BHK+STORE)  | 58          | 47.91       | 7.90         |                       | 2778.78           |
|              |           | TYPE-6T(1BHK+STORE) | 2           | 47.91       |              | 75.03                 | 95.82             |
|              |           |                     |             |             |              |                       | 0                 |
| 7            | TOWER-7   | TYPE-1(3BHK)        | 22          | 59.29       | 14.10        |                       | 1304.38           |
|              |           | TYPE-6(1BHK+STORE)  | 22          | 47.91       | 7.90         |                       | 1054.02           |
|              |           | TYPE-7(1BHK+STORE)  | 11          | 48.2        | 6.02         |                       | 530.2             |
|              |           | TYPE-8(2BHK)        | 11          | 44.82       | 7.00         |                       | 493.02            |
|              |           | TOTAL               | 704         |             |              |                       | 39241.76          |

| S.N. PLUMBING LEGENDS:- |                                  |     |
|-------------------------|----------------------------------|-----|
| 01                      | STORM LINE                       |     |
| 02                      | STORM MANHOLE                    |     |
| 03                      | DE-SILTING CHAMBER (2000X1200)   | DSC |
| 04                      | OIL GREASE SEPARATOR (2000X1200) | OGS |
| 05                      | RECHARGE PIT (3000Ø)             | RWH |
| 06                      | CATCH BASIN                      | CB  |
| S.N. PLUMBING LEGENDS:- |                                  |     |
| 01                      | DOMESTIC WATER SUPPLY            |     |
| 02                      | FLUSHING WATER SUPPLY            |     |
| 03                      | MUNICIPAL LINE                   |     |
| 04                      | IRRIGATION LINE                  |     |
| 05                      | GARDEN HYDRANT                   | GH  |
| S.N. PLUMBING LEGENDS:- |                                  |     |
| 01                      | SEWER LINE                       |     |
| 02                      | SEWER MANHOLE                    |     |

**CLIENT:-** M/S DHARMBIR IN COLLABORATION WITH APRICUS HILLS PVT. LTD.

**PROJECT :-** PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 5.0375 ACRE (LICENCE NO.101 DATED 08-12-2021) IN SECTOR-104, GURUGRAM BEING DEVELOPED BY DHARMBIR IN COLLABORATION WITH APRICUS HILLS PVT. LTD.

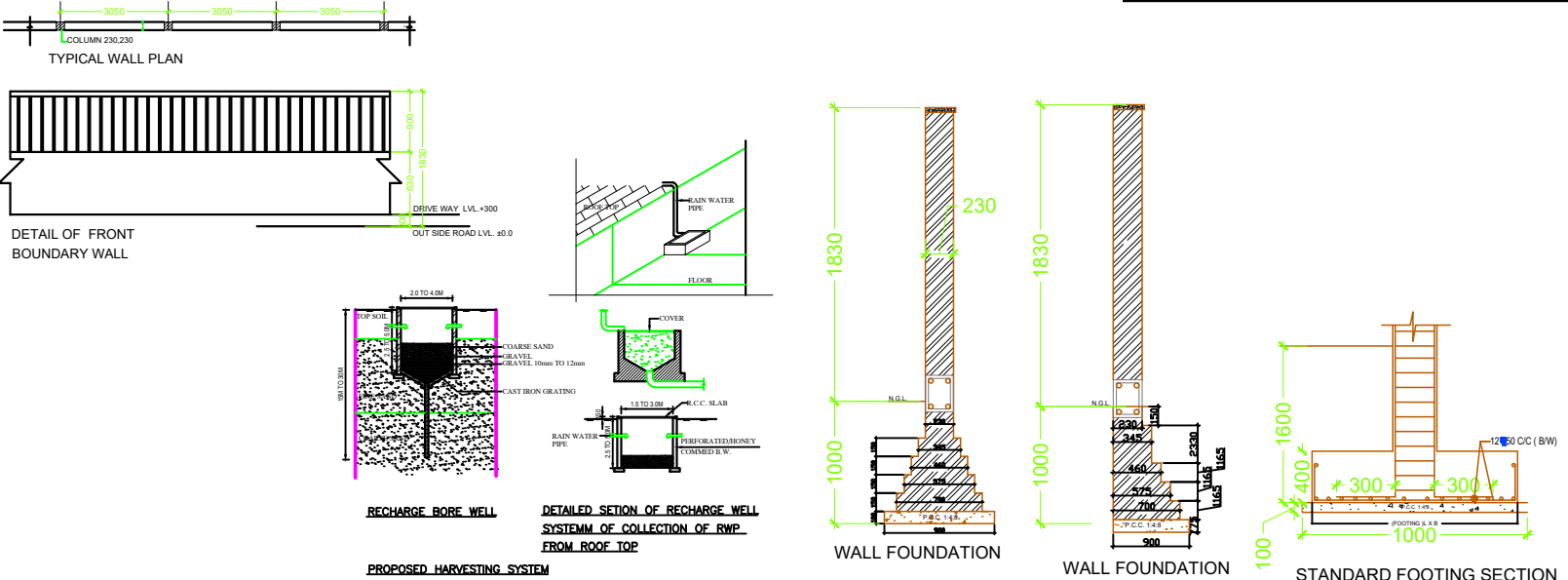
**ARCHITECTS**  
Pinnacle Architects Pvt.Ltd.  
808, SECTOR 14, GURGAON  
HARYANA

**SCALE : 1:100**

**DRAWING NAME**  
SITE PLAN

**DRAWING NO.** SUB - 1

**APPLICANT'S SIGN.** **ARCHITECT'S SIGN**



NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN  
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.  
ALL DIMENSIONS ARE IN MILLIMETERS