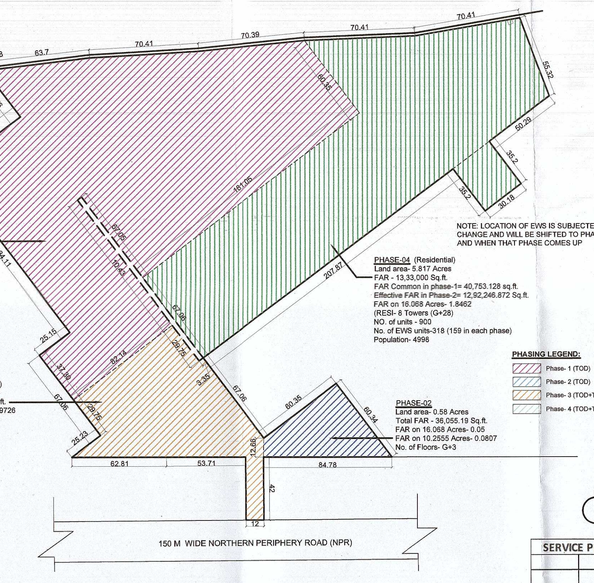

PHASING PLAN

A.T.P (HQ) Member B.P.A.C. S.T.P (HQ) Member Secretary B.P.A.C. S.T.P. (G) Member B.P.A.C. C.T.P. (HQ) Chairman B.P.A.C.

JD. A.T.P.

SERVICE PERSONNEL ROOM CALCULATION				
	Block 1		Block 4	
Floor	Tower A	Tower B	Tower G	Tower H
Stilt Floor	0	0	0	0
1st Floor	0	0	0	0
2nd Floor	0	0	0	0
3rd Floor	0	0	0	0
4th Floor	0	0	0	0
5th Floor	0	0	0	0
6th Floor	0	0	0	0
7th Floor	0	0	0	0
8th Floor	0	0	0	0
9th Floor	0	0	0	0
10th Floor	0	0	0	0
11th Floor	0	0	0	0
12th Floor	0	0	0	0
13th Floor	0	0	0	0
14th Floor	0	0	0	0
15th Floor	0	0	0	0
16th Floor	0	0	0	0
17th Floor	2	2	2	2
18th Floor	2	2	2	2
19th Floor	2	2	2	2
20th Floor	2	2	2	2
21st Floor	2	2	2	2
22nd Floor	2	2	2	2
23rd Floor	2	2	2	2
24th Floor	2	2	2	2
25th Floor	2	2	2	2
26th Floor	2	2	2	2
27th Floor	2	2	2	2
28th Floor	1	0	0	1
	23	22	22	23
	90			

GROUP HOUSING SECTOR 113, GURUGRAM			
AREA SUMMARY			
	ACRES		SQ.M
Total Site Area	16.1125		65205.03
Area Under NCZ		5.8125	23522.37
Net Planned Area (Non-NCZ) FOR FAR CALCULATION	9.84528 + 0.41022	10.2555	41502.57
NPA FOR RESIDENTAIL & COMMERCIAL			
89% NET PLANNED AREA FOR RESIDENTAIL	89.00%	9.12740	36937.29
11% NET PLANNED AREA FOR COMMERCIAL	11.00%	1.12811	4565.28
FAR DETAILS			
	FAR	%age	FAR (In SQ.M)
PERMISSIBLE RESIDENTIAL FAR	3.5	89.00%	129280.514
PROPOSED RESIDENTAIL FAR	3.41		125969.968
PERMISSIBLE COMMERCIAL FAR	3.5	11.00%	15978.491
PROPOSED COMMERCAIL FAR	0.75		3420.000
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE		35%	14525.900
PROPOSED GROUND COVERAGE		19.67%	8162.060
GREEN			
REQUIRED GREEN		15%	6225.386
PROPOSED GREEN		16.12%	6689
DENSITY			
PERMISSIBLE DENSITY @ 600 (±10%)	660	PPA (MAX)	6024.081
	540	PPA (MIN)	4928.793
		UNIT NO.s	DENSITY
MAIN UNITS	5 PERSON/ UNIT	900	4500
SERVICE PERSONAL ROOM (SPR) 10% OF MAIN UNITS	2 PERSON/ UNIT	90	180
EWS	2 PERSON/ UNIT	159	318
TOTAL PROPOSED DENSITY	547.58	PPA	4998
PARKING			
REQUIRED ECS	913		
PROPOSED ECS	1499		

GROUND COVERAGE CALCULATION			
BUILDING BLOCKS	FAR (SQM)	NON FAR (SQM)	GROUND COVERAGE (SQM)
TOWER-A & B	724.88	810.08	1534.96
TOWER-C & D	333.9439	511.815	845.76
TOWER-E & F	333.9439	511.815	845.76
TOWER-G & H	724.88	810.08	1534.96
EWS & NURSERY SCHOOL	372.26	0	372.26
RETAIL	987.519	0	987.52
COMMUNITY BLOCK	1966.042	0	1966.04
GUARD ROOM	0	8.8	8.80
HT METER	0	42	42.00
HT BREAKER	0	24	24.00
TOTAL			8162.06

UNIT CALCULATION			
TYPE	CARPET AREA (SQ.FT.)	NO: OF UNITS	TOTAL CARPET AREA (SQ.FT.)
2 BHK UNIT TYPE-1	779.626	84	65488.584
2 BHK UNIT TYPE-2	779.626	4	3118.503
2 BHK UNIT TYPE-3	779.626	24	18711.018
2 BHK UNIT TYPE-4	838.653	4	3346.614
2 BHK UNIT TYPE-5	838.653	4	3346.614
3 BHK UNIT TYPE-1	1027.661	248	254859.831
3 BHK UNIT TYPE-2	1027.661	4	4110.642
3 BHK UNIT TYPE-3	1027.661	24	24663.855
3 BHK UNIT TYPE-4	1027.661	24	24663.855
3 BHK UNIT TYPE-5	1027.661	20	20553.212
3 BHK UNIT TYPE-6	1027.661	4	
3 BHK UNIT TYPE-7	1027.661	4	2 BHK UNIT TYPE-5
3 BHK+UTI UNIT TYPE-1	1210.315	8	9682.519
3 BHK+UTI UNIT TYPE-2	1210.315	166	200932.277
3 BHK+UTI UNIT TYPE-3	1210.315	38	45991.967
3 BHK+UTI UNIT TYPE-4	1210.315	8	9682.519
3 BHK+UTI UNIT TYPE-5	1210.315	2	2420.630
3 BHK+UTI UNIT TYPE-6	1210.315	2	2420.630
3 BHK+UTI UNIT TYPE-7	1215.331	4	4861.324
3 BHK+UTI UNIT TYPE-8	1215.331	4	4861.324
4 BHK+UTI UNIT TYPE-1	1582.007	176	278433.163
4 BHK+UTI UNIT TYPE-2	1582.007	20	31640.132
4 BHK+UTI UNIT TYPE-3	1582.007	24	37968.159
TOTAL UNITS		900	1051737.351

PARKING CALCULATION				
REQUIRED PARKING (0.5 ECS < 100SQ.M & 100 SQ.M > 3.2 ECS < 100SQ.M)				
	CARPET AREA SQ.M	TOTAL DU'S NO:-S	ECS/ DU'S UNIT OF ECS	REQUIRED ECS NO:-S
2 BHK UNIT TYPE-1	72.429	84	0.5	42.0
2 BHK UNIT TYPE-2	72.429	4	0.5	2.0
2 BHK UNIT TYPE-3	72.429	24	0.5	12.0
2 BHK UNIT TYPE-4	77.727	4	0.5	2.0
2 BHK UNIT TYPE-5	77.727	4	0.5	2.0
3 BHK UNIT TYPE-1	95.472	248	0.5	124.0
3 BHK UNIT TYPE-2	95.472	4	0.5	2.0
3 BHK UNIT TYPE-3	95.472	24	0.5	12.0
3 BHK UNIT TYPE-4	95.472	24	0.5	12.0
3 BHK UNIT TYPE-5	95.472	20	0.5	10.0
3 BHK UNIT TYPE-6	95.472	4	0.5	2.0
3 BHK UNIT TYPE-7	95.472	4	0.5	2.0
3 BHK+UTI UNIT TYPE-1	112.441	8	1.0	8.0
3 BHK+UTI UNIT TYPE-2	112.441	166	1.0	166.0
3 BHK+UTI UNIT TYPE-3	112.441	38	1.0	38.0
3 BHK+UTI UNIT TYPE-4	112.441	8	1.0	8.0
3 BHK+UTI UNIT TYPE-5	112.441	2	1.0	2.0
3 BHK+UTI UNIT TYPE-6	112.441	2	1.0	2.0
3 BHK+UTI UNIT TYPE-7	112.907	4	1.0	4.0
3 BHK+UTI UNIT TYPE-8	112.907	4	1.0	4.0
4 BHK+UTI UNIT TYPE-1	146.972	176	1.0	176.0
4 BHK+UTI UNIT TYPE-2	146.972	20	1.0	20.0
4 BHK+UTI UNIT TYPE-3	146.972	24	1.0	24.0
EWS UNIT	17.930	159	0.5	79.5
Total Residential Parking Requirement				756
FAR	FAR			
COMMERCIAL	3420.000		1ECS/ 50 SQ.M	68
COMMUNITY BUILDING	3397.832		1ECS/ 40 SQ.M	85
	SITE AREA		15% OF SITE AREA	
NURSERY SCHOOL	809.17	121.406	1ECS/ 32 SQ.M	4
Total Community Building, Commercial & School Parking				157
Total Required Parking				913

PROPOSED PARKING			
FLOORS	AREA	NO: OF ECS AS/AREA CALCULATION	PROPOSED CAR PARKING
	SQ.M	EQUI. CAR SPACE	NO:S
LOWER BASEMENT (BASEMENT-02) @ 32	24223.06	757	646
UPPER BASEMENT (BASEMENT-01) @ 32	22345.76	698	616
UNDER STILT COVERED @ 23	1783.688	64	52
SURFACE PARKING @ 23	6066	264	186
TOTAL	1783		1499

SURFACE PARKING AREA STATEMENT			
	A	B	AREA (SQ.M)
P1	10.000	45.651	456.510
P2	5.000	27.500	137.500
P3	0.000	0.000	0.000
P4	0.000	0.000	0.000
P5	60.000	16.000	960.000
P6	0.000	0.000	0.000
P7	62.500	12.000	750.000
P8	105.765	11.000	1163.415
P9	11.500	12.000	138.000
P10	26.660	11.000	293.260
P11	60.705	11.000	667.755
P12	32.100	11.000	353.100
P13	25.000	11.000	275.000
P14	12.500	11.000	137.500
P15	13.350	38.500	513.975
P16	20.000	11.000	220.000
TOTAL			6066.015

GREEN AREA STATEMENT				
	ADDITION			
	A	B	Factor	AREA (SQ.M)
G1	43.257	30.192	1.000	1306.015
G2	19.904	14.282	1.000	284.269
G3	43.153	64.091	1.000	2765.719
G4	21.576	14.092	0.500	304.043
G5	8.964	38.028	1.000	340.883
G6	23.389	15.268	0.500	9.664
G7	27.100	17.690	0.500	239.700
G8	21.396	7.400	0.500	79.165
G9	67.060	1.500	1.000	100.590
G10	25.140	2.360	1.000	59.330
G11	1.500	134.110	1.000	201.165
G12	1.500	60.380	1.000	90.570
G13	1.500	37.800	1.000	56.700
G14	1.500	8.380	1.000	12.570
G15	1.500	63.700	1.000	95.550
G16	1.500	70.410	1.000	105.615
G17	1.500	70.390	1.000	105.585
G18	1.500	67.060	1.000	100.590
G19	1.500	60.350	1.000	90.525
G20	1.500	60.350	1.000	90.525
G21	79.141	1.500	1.000	118.712
G22	70.390	1.500	1.000	105.585
G23	18.951	1.500	1.000	28.428
TOTAL GREEN AREA PROVIDED				6688.50

SCHOOLS	
	NURSERY SCHOOL 1 FOR EVERY 2500 POPULATION
POPULATION NORMS	
AREA REQUIRED IN ACRES FOR EACH	0.20
REQUIRED NO: OF SCHOOLS	1
TOTAL PLOT AREA REQUIRED (IN ACRES)	0.2
TOTAL PLOT AREA REQUIRED (IN SQ.M)	809.372
PERMISSIBLE FAR	1.5
PERMISSIBLE FAR (IN SQ.M)	1214.058
MIN. FAR REQ. FOR SANCTION (25%)	303.515
PROPOSED NON - FAR (IN SQ.M)	372.26
PROPOSED NON - FAR (IN %)	30.66%

FAR IN SCHOOLS ARE FREE, CONSIDERED AS NON-FAR

FAR & NON FAR DETAILS_FLOOR WISE OF ALL TOWERS

PHASE-1

| TYPE | RESIDENTIAL TOWERS | | | |