PHASEWISE PROJECT COMPONENTS FOR RERA REGISTRATION PURPOSE

AREA DIAGRAM (PHASE 02)

PHASE 02					
AREA STATEMENT					
TITLE	NO.	SHAPE	LENGTH (L) (IN MM)	WIDTH (W) (IN MM)	AREA (L X W) (IN SQM)
ADDITION					
S1	1	REC	33401	25727	859.315
S2	1	REC	58520	18175	1063.601
S3	1	AS PER POLYLINE			152.664
TOTAL PHASE 02 (A1)					2075.580
PHASE 02 AREA=					0.5 ACRES

PHASE-1

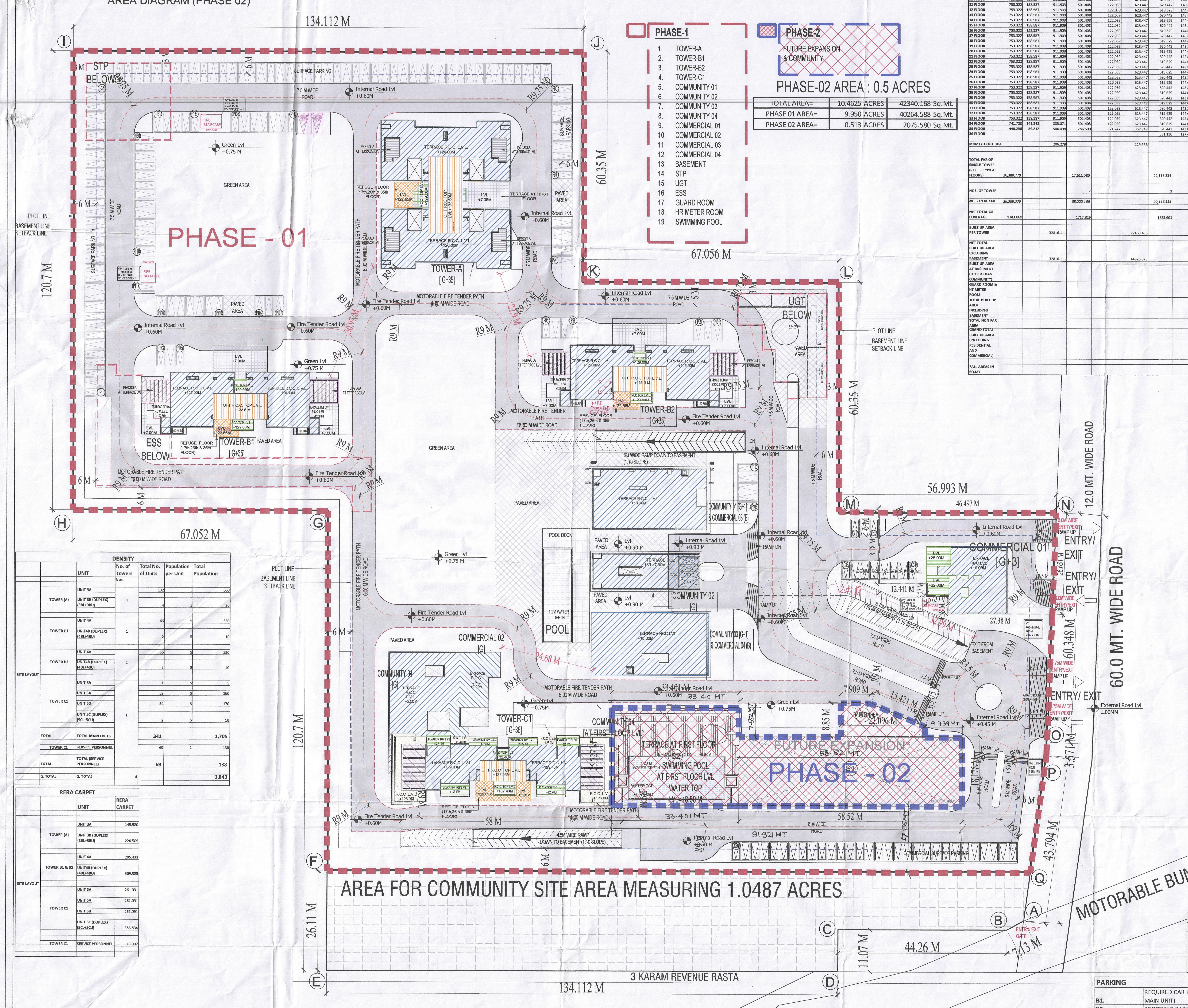
1. TOWER-A
2. TOWER-B1
3. TOWER-B2
4. TOWER-C1
5. COMMUNITY 01
6. COMMUNITY 02
7. COMMUNITY 03
8. COMMUNITY 04
9. COMMERCIAL 01
10. COMMERCIAL 02
11. COMMERCIAL 03
12. COMMERCIAL 04
13. BASEMENT
14. STP
15. UGT
16. ESS
17. GUARD ROOM
18. HR METER ROOM
19. SWIMMING POOL

PHASE-2

FUTURE EXPANSION & COMMUNITY

PHASE-02 AREA : 0.5 ACRES

TOTAL AREA=	10.4625 ACRES	42340.168 Sq.Mt.
PHASE 01 AREA=	9.950 ACRES	40264.588 Sq.Mt.
PHASE 02 AREA=	0.513 ACRES	2075.580 Sq.Mt.



OVERALL SITE AREA STATEMENT						
A.	PLOT AREA		42,340.168	SQ.MT.	10.4625	ACRES
B.	COMMUNITY PLOT AREA SURRENDER TO GOVT.		4,243.932	SQ.MT.	1.0487	ACRES
C. (A-B)	SITE AREA AFTER LAND SURRENDER		38,096.237	SQ.MT.	9.414	ACRES
D.[4% of (A)]	PERMISSIBLE COMMERCIAL PLOT AREA (4% OF PLOT AREA) (INCLUDING SURRENDERED COMMUNITY PLOT AREA)	4.0%	1,693.607	SQ.MT.	0.419	ACRES
E.[2.6% of (A)]	PROPOSED COMMERCIAL PLOT AREA	2.6%	1,100.844	SQ.MT.		
F. (FAR on (E))	PERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR))	1.75	1,926.478	SQ.MT.		
G. (FAR on (E))	PERMISSIBLE F.A.R. FOR COMMERCIAL (0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023))	0.12	132.101	SQ.MT.		
H=F+G	TOTALPERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR) + 0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023)))	1.87	2,058.579	SQ.MT.		
I.	PROPOSED F.A.R. FOR COMMERCIAL 01		1,203.973	SQ.MT.		
J.	PROPOSED F.A.R. FOR COMMERCIAL 02 at Ground Level		359.195	SQ.MT.		
K.	PROPOSED F.A.R. FOR COMMERCIAL 03 in Basement (Below Community 01)		240.825	SQ.MT.		
L.	PROPOSED F.A.R. FOR COMMERCIAL 04 in Basement (Below Community 03)		231.840	SQ.MT.		
M.=I+J+K+L	TOTAL PROPOSED F.A.R. FOR COMMERCIAL	1.849	2,035.833	SQ.MT.		
	RETAIL SHOPPING FOR LOCAL NEEDS					
	MINIMUM REQUIRED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS @50% OF PROPOSED FAR	50.00%	1,017.92	SQ.MT.		
	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 02+ COMMERCIAL 03+COMMERCIAL 04)		831.859	SQ.MT.		
	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 01 (SECOND FLOOR))		284.390	SQ.MT.		
	TOTAL PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS		1,116.249	SQ.MT.		
N.(on (E))	PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL (@50% OF COMMERCIAL SITE AREA)	50.00%	550.422	SQ.MT.		
N1	PROPOSED GROUND COVERAGE OF COMMERCIAL 01		350.804	SQ.MT.		
N2	PROPOSED GROUND COVERAGE OF COMMERCIAL 02 at Ground Level		168.563	SQ.MT.		
O.	TOTAL PROPOSED GROUND COVERAGE FOR COMMERCIAL	47.18%	519.367	SQ.MT.		
P.=A-E	RESIDENTIAL PLOT AREA FOR FAR CALCULATION (INCLUDING SURRENDERED COMMUNITY PLOT AREA)	97.40%	41,239.324	SQ.MT.	10.190	ACRES
Q.	PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL(@35% OF SITE AREA)	0.35	14,433.763	SQ.MT.		
R.	PROPOSED GROUND COVERAGE FOR RESIDENTIAL	15.78%	6,505.607	SQ.MT.		
S.	PERMISSIBLE RESIDENTIAL F.A.R. (1.25(Main FAR)) (On P)	1.25	51,549.155	SQ.MT.		
T.	PERMISSIBLE RESIDENTIAL F.A.R. (TDR FAR)		35,197.928	SQ.MT.		
U.	PERMISSIBLE RESIDENTIAL F.A.R. (0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023)) (On P)	0.12	4,948.719	SQ.MT.		
V.=S+T+U	PERMISSIBLE RESIDENTIAL F.A.R. (1.25(Main FAR) +TDR FAR+ 0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023))) (On P)		91,695.802	SQ.MT.		
W.	PROPOSED RESIDENTIAL F.A.R		86,355.230	SQ.MT.		
X.	REQUIRED GREEN AREA (15 % PLOT AREA) (on plot area A)	0.15	6,351.025	SQ.MT.		
Y.	PROPOSED GREEN AREA	22.00%	9,316.927	SQ.MT.		

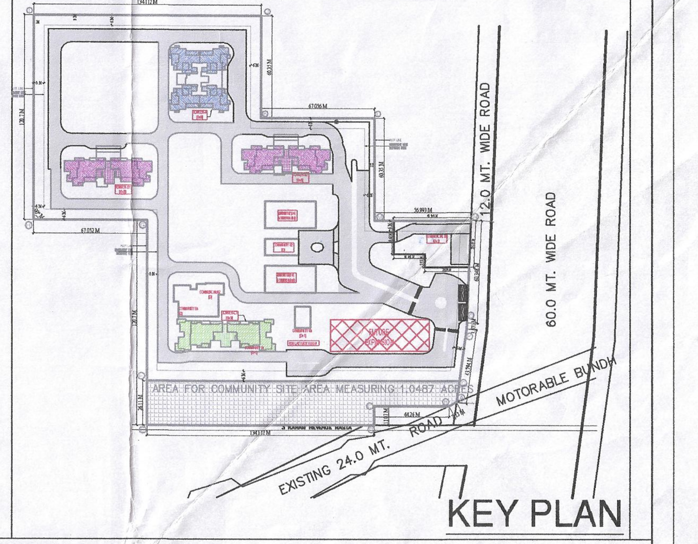
In lieu of 10% land to be surrendered in favour of Government for Affordable Group Housing, the colonizer/ developer deposits an amount at the rate three times the applicable collector rate, with following Transaction Nos.

Transaction No:	TOWNIAC3000084303
Transaction No:	TOWNIAC3000084248

DENSITY			
A1.	PERMISSIBLE POPULATION DENSITY (400 [ZONING]+ 125	525	PPA
A2.	PERMISSIBLE NO OF PEOPLE	5,493	NOS
A3.	TOTAL NUMBER OF PROPOSED MAIN UNITS	341	NOS
A4.	TOTAL NUMBER OF PROPOSED SERVICE PERSONNEL	69	NOS
A5.	PROPOSED TOTAL POLPULATION	1,843	Person
A6.	PROPOSED TOTAL POLPULATION DENSITY	176	PPA

PARKING						
B1.	REQUIRED CAR PARKING RESIDENTIAL (@1.5 ECS PER MAIN UNIT)	Nos Of Unit x 1.5	341	1.5	512	ECS
B2.	PROPOSED BASEMENT PARKING AREA				28591.089	SQ.MT.
B3.	PROPOSED ECS AS PER BASEMENT PARKING AREA @32				893	ECS
B4.	PROPOSED CAR PARKING BAYS (BASEMENT)				800	NOS
B5.	PROPOSED SURFACE PARKING AREA RESIDENTIAL				4,081.940	SQ.MT.
B6.	PROPOSED ECS AS PER SURFACE AREA @23 SQ.MT.				177	ECS
B7.	PROPOSED CAR PARKING (PHY. HANDICAPPED)				2	NOS
B8.	PROPOSED CAR PARKING BAYS (SURFACE)				145	NOS
B9.	PROPOSED CAR PARKING FOR RESIDENTIAL (BASEMENT+				947	NOS
B10.	REQUIRED CAR PARKING COMMERCIAL(1 ECS PER 50	2,035.833	-	50	41	ECS
B11.	PROPOSED SURFACE PARKING AREA COMMERCIAL				1,314.841	SQ.MT.
B12.	PPROPOSED ECS AS PER SURFACE AREA @23 SQ.MT.				57	ECS
B13.	PROPOSED CAR PARKING BAYS COMMERCIAL				41	NOS

FIRE TENDER PATH IS DESIGNED FOR 45 TON LOAD



SUBMISSION DRAWING

GENERAL NOTES:

1-ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE (U.N.O.)
2-NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 133199 Dt. 17/5/2024
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DRAWING TITLE:
SITE PLAN

PROJECT TITLE :
PROPOSED RESIDENTIAL COLONY UNDER NILP POLICY FOR THE AREA MEASURING 10.4625 ACRES (LICENCE NO 215 OF 2023 DATED 23/10/2023 (MIGRATION FROM LICENCE NO. 60 OF 2022 DATED 13.05.2022) IN SECTOR-63-A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PYRAMID & LID REALTORS LLP (EARLIER KNOWN AS SCJS BUILDWELL LLP)

CLIENT / OWNER :
SILVERGLADES HOMES LLP
506,5th FLOOR, TIME SQUARE BUILDING, B-BLOCK, SUSHANT LOK, PHASE-1, GURUGRAM - 122002, HARYANA, INDIA

JOB NO.
SCALE :
DATE :
NORTH.
DRAWING NO.
SG/DFI/SUB/AR/ SP/001

ARCHITECT'S SIGNATURE:
ANAND SHARMA
Digitally signed by ANAND SHARMA Date: 2024.06.03 17:03:13 +05'30'
ANAND SHARMA (CA/95/18738)

OWNER'S SIGNATURE:
For Silverglades Homes LLP
Authorised Signatory

ARCHITECTS:-
DESIGN FORUM INTERNATIONAL
Address : K-47 , KAILASH COLONY , NEW DELHI -48
Phone : 011-46556600,46556601 , FAX - 46556601
Website: www.designforuminternational.com

SITE PLAN