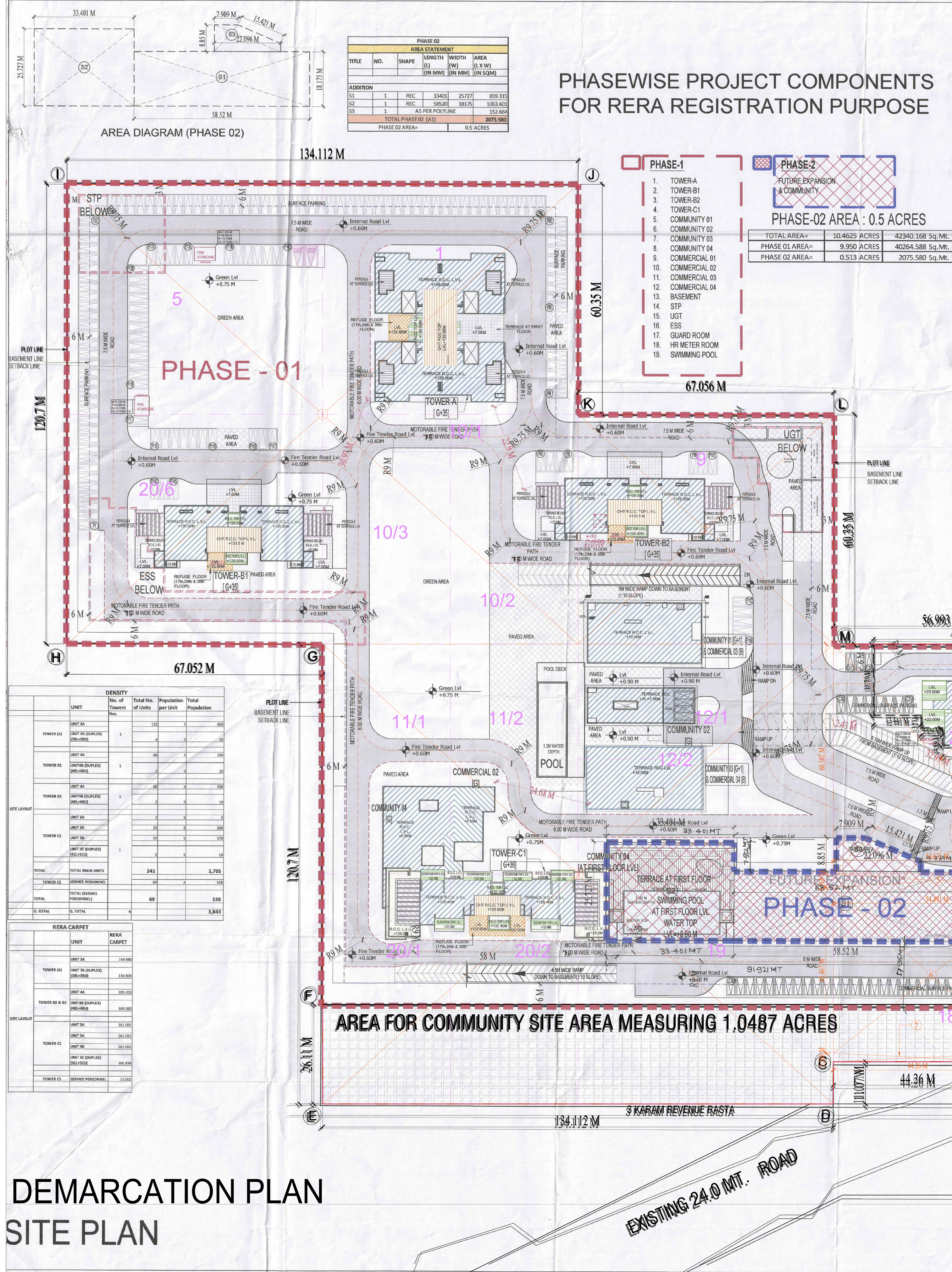




FLOOR WISE FAR AREA STATEMENT																																								
TOWER A			TOWER B & B2			TOWER C1			COMMUNITY G1			COMMUNITY G2			COMMUNITY G3			COMMUNITY G4			TOTAL FOR RESIDENTIAL			COMMERCIAL E1			COMMERCIAL D2			COMMERCIAL D5			COMMERCIAL D6 (BASEMENT BELOW COMMUNITY G5)			TOTAL FOR COMMERCIAL				
FLOORS	(G-3)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)	(G-1)		
FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA	FAR	NON FAR	BUILT UP AREA		
GROUND COVERABLE AREA	1343.000		235.511																																					
GROUND LINT	1343.000	794.376	1127.673	276.250	503.250	778.968	388.848	1114.735	1484.938	480.000		461.815	1184.68	82.666	363.265			414.966	58.400	448.966	211.240	11.247	244.785																	
1ST FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	77.828	412.934	393.020	37.425	827.395																												
2ND FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
3RD FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
4TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
5TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
6TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
7TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
8TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
9TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
10TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
11TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
12TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
13TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
14TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
15TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
16TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
17TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
18TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
19TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
20TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
21TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
22TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
23TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
24TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
25TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
26TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
27TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
28TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
29TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
30TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
31ST FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
32ND FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
33RD FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
34TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
35TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
36TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
37TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
38TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
39TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
40TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
41TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
42TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
43TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
44TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																															
45TH FLOOR	753.322	104.581	911.000	501.000	122.000	623.447	315.448	143.825	764.267																								</							

OVERALL SITE AREA STATEMENT						
A.	PLOT AREA				42,340.368	10.4625 ACRES
B.	COMMUNITY PLOT AREA SURRENDER TO GOVT.				4,243.992	1.0487 ACRES
C. (A-B)	SITE AREA AFTER LAND SURRENDER				38,096.377	9.414 ACRES
	PERMISSIBLE COMMERCIAL PLOT AREA (4% OF PLOT AREA) (INCLUDING SURRENDERED COMMERCIAL PLOT AREA)		4.0%	1,693.607	0.419	ACRES
D.(4% of [A])	PROPOSED COMMERCIAL PLOT AREA		2.6%	1,100.844		
E.(2.6% of [A])	PERMISSIBLE F.A.R. FOR COMMERCIAL (1.75 (Main FAR))		1.75	1,926.478		
F. (FAR on E)	PERMISSIBLE F.A.R. FOR COMMERCIAL (0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023))	0.12		132.101		
G. (FAR on E)	TOTAL PERMISSIBLE 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		
H=+G	I. PROPOSED F.A.R. FOR COMMERCIAL 01			1,293.973		
	J. PROPOSED F.A.R. FOR COMMERCIAL 02 at Ground Level			359.155		
	K. PROPOSED F.A.R. FOR COMMERCIAL 03 in Basement (Below Community 01)			240.825		
	L. PROPOSED F.A.R. FOR COMMERCIAL 04 in Basement (Below Community 03)			231.840		
M=H+J+K+L	TOTAL PROPOSED F.A.R. FOR COMMERCIAL	1.849		2,035.833		
	RETAIL SHOPPING FOR LOCAL NEEDS					
	MINIMUM REQUIRED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS @50% OF PROPOSED FAR	50.00%		1,017.90		
	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 02+ COMMERCIAL 03+ COMMERCIAL 04)			831.859		
	PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS (COMMERCIAL 01 (SECOND FLOOR))			284.350		
	TOTAL PROPOSED FAR FOR RETAIL SHOPPING FOR LOCAL NEEDS			1,116.249		
N.(on E)	PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL (65% OF COMMERCIAL SITE AREA)	50.00%		550.422		
N1	PROPOSED GROUND COVERAGE OF COMMERCIAL 01			350.804		
N2	PROPOSED GROUND COVERAGE OF COMMERCIAL 02 at Ground Level			166.563		
O.	TOTAL PROPOSED GROUND COVERAGE FOR COMMERCIAL	47.18%		519.367		
P.=A-E	RESIDENTIAL PLOT AREA FOR FAR CALCULATION (INCLUDING SURRENDERED COMMUNITY PLOT AREA)	97.40%		41,239.324		10.190 ACRES
Q.	PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL (35% OF SITE AREA)	0.35		14,433.763		
R.	PROPOSED GROUND COVERAGE FOR RESIDENTIAL	15.78%		6,505.607		
S.	PERMISSIBLE RESIDENTIAL F.A.R. (1.25(Main FAR))	1.25		51,549.155		
T.	PERMISSIBLE RESIDENTIAL F.A.R. (TDR FAR)			35,197.928		
U.	PERMISSIBLE RESIDENTIAL F.A.R. (0.12 (Green Building (IGBC GOLD, Registration No-GH2300315, December 2023)) (On P)	0.12		4,948.719		
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)			91,695.808		
W.	PROPOSED RESIDENTIAL F.A.R.			86,555.730		
X.	REQUIRED GREEN AREA (15 % Plot Area) (on plot area 1)	0.15%		6,341.025		
Y.	PROPOSED GREEN AREA	22.00%		9,316.927		

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: TDVNHAC220008403

Transaction No: TDVNHAC300006248

DENISY									
A1.	PERMISSIBLE POPULATION DENSITY 400 (ZOWING)+ 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 POPULATION			1,845	Person				
A6.	PROPOSED TOTAL POPULATION DENSITY			176	PPA				

PARKING									
B1.	REQUIRED CAR PARKING RESIDENTIAL @0.15 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	2,035.933		50	41	ECS			
B11.	PROPOSED SURFACE PARKING AREA COMMERCIAL				1,314.841	SQ. MT.			
B12.	PROPOSED 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:

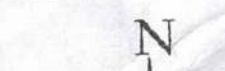
1-ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE (U.N.O.)
2-NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

Checked and found ok for Public Health
(Internal) Service only subject to comments
in forwarding letter No. 123199. Dv. 17/5/2024

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

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

ARCHITECT'S SIGNATURE:

**ANAND
SHARMA**

ANAND SHARMA (CA/95/18738)

Digitally signed by ANAND
SHARMA
Date: 2024.06.03 17:03:13
+05'30'

For Silverglades Homes LLP

 Authorised Signatory

ARCHITECTS:-



**DESIGN FORUM
INTERNATIONAL**

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Phone: 011-46556600, 46556601, FAX - 46556601
Website: www.designforuminternational.com