AREA STATEMENT

AREA OF THE SITE	= 19.244 ACS. OR 77877.591 SQ.MT.
AREA UNDER INTENSE ZONE	= 15.684 ACS. OR 57436.708 SQ.MT.
AREA UNDER TRANSITION ZONE	= 2.56 ACS. OR 10440.873 SQ.MT.

F.A.R. UTILISATION IN INTENSE ZONE (15.684 ACS)

RESI. F.A.R. @ 1.75 F.A.R.(AS / EARLIER APPROVAL)	= 16.684 X 4046.85 X 1.75 = 118814.2387 SQ.MT.	(I)
ADDITIONAL F.A.R. @ 1.75 UNDER TOD POLICY	= 16.684 X 4046.85 X 1.75 = 118814.2387 SQ.MT.	(II)
TOTAL PERMISSIBLE F.A.R. (I + II)	= 236028.4794 SQ.MT.	(A)
PROPOSED FAR UNDER COMMERCIAL	= 46060.00 SQ.MT. (5.181 ACRES)	(B)
NET RESIDENTIAL F.A.R. IN INTENSE ZONE (A-B)	= 190985.4794 SQ.MT.	(C)

F.A.R. UTILISATION IN TRANSITION ZONE (2.56 ACS)

RESI. F.A.R. @ 1.75 F.A.R.(AS EARLIER APPROVAL)	= 2.56 X 4046.85 X 1.75 = 18271.50775 SQ.MT.	(III)
ADDITIONAL F.A.R. @ 0.75 UNDER TOD POLICY	= 2.56 X 4046.85 X 0.75 = 7830.65475 SQ.MT.	(IV)
TOTAL PERM. FAR UNDER RESIDENTIAL (III+IV) (TRANSITION ZONE)	= 26102.1625 SQ.MT.	(D)
GARND TOTAL PERM. RESI F.A.R. (C+D)	= 217073.6619 SQ.MT.	(X)
PROP. ACHIEVED RESI. F.A.R.	= 216666.375 SQ.MT.	
PROPOSED FAR UNDER COMMERCIAL (AS PER TOD APPLICATION)	= 45950.00 SQ.MT. (5.181 ACRES)	(Y)
PROP. ACHIEVED COMMERCIAL F.A.R.	= 45013.410 SQ.MT.	
PERM. GROUND COVERAGE	= 50% = [illegible] SQ.MT.	
PROPOSED GROUND COVERAGE	= 22.010 % = 19477.488 SQ.MT.	
REQUIRED AREA FOR TOT LOTS	= (15% OF 77877.591 SQ.MT. = 11681.637 SQ.MT.	
AREA PROVIDED IN TOT LOTS	= 12256.130 SQ.MT. = 15.737% (REF.DRG.NO.SD-02)	
PERMISSIBLE SHOPPING AREA	= 0.5% OF 19.244 ACS = 0.5% OF 77877.591 SQ.MT. = 389.387 SQ.MT.	
PROPOSED SHOPPING AREA	= 302.496 SQ.MT.	
AMNITIES/INSTITUTIONAL REQUIRED FOR PROP. POPULATION 5156 PERSON	= 1 NO. NURSERY SCHOOL = 1 NO. PRIMARY SCHOOL	
AMNITIES/INSTITUTIONAL PROVIDED	= 1 NO. NURSERY SCHOOL - 663.513 sq.mt. = 1 NO. PRIMARY SCHOOL - 4043.227 sq.mt.	

TOTAL PERM. F.A.R. UNDER TOD MIX LAND USE SCHEME (X+Y)	= 217,073.6619 + 45,950.00 = 263,023.6619 sq.mt. (100%)
ACHIEVED F.A.R. UNDER COMMERCIAL	= 45013.410 sq.mt. (17.113%)
ACHIEVED F.A.R. UNDER RESIDENTIAL	= 2,16,666.375 sq.mt. (82.885%)
TOTAL ACHIEVED F.A.R. UNDER MIX LAND USE	= 2,61,680.785 sq.mt. (99.938%)

POPULATION CALCULATIONS - AS PER ENHANCED F.A.R. UNDER TOD POLICY

AREA UNDER RESIDENCIAL COMPONENT IN INTENSE ZONE	= 16.664 - 3.181 = 13.483 ACS.
AREA UNDER RESIDENCIAL COMPONENT IN TRANSITION ZONE	= 2.56 ACS.
MIN. APPLICABLE DENSITY AS PER EARLIER APPVD. ZONING PLAN	= 150 PPA
MIN. APPLICABLE DENSITY IN INTENSE ZONE AS PER TOD POLICY	= 800 PPA (± 10%) SAY 540 PPA (MIN.)
MIN. APPLICABLE DENSITY IN TRANSITION ZONE AS PER TOD POLICY	= 430 PPA (± 10%) SAY 387 PPA (MIN.)

A. MINIMUM POPULATION TO BE REQUIRED IN INTENSE ZONE

RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 13.4850 = 6.741 ACS.
MIN. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 6.741 X 100 = 674 PERSON — (i)
MIN. POPULATION FOR ENHANCED F.A.R. AS PER TOD POLICY	= 6.741 X 540 = 3640 PERSON — (ii)

B. MINIMUM POPULATION TO BE REQUIRED IN TRANSITION ZONE

RATIONAL ACREAGE BIFURCATION FOR DENSITY CALCULATION	= 2.56/2 = 1.28 ACS.
MIN. POPULATION REQUIRED AS PER EARLIER APPVD. Z. PLAN	= 1.28 X 100 = 128 PERSON — (iii)
MIN. POPULATION REQUIRED FOR ENHANCED F.A.R. AS PER TOD POLICY	= 1.28 X 387 = 495.23 PERSON = SAY 496 PERSON — (iv)

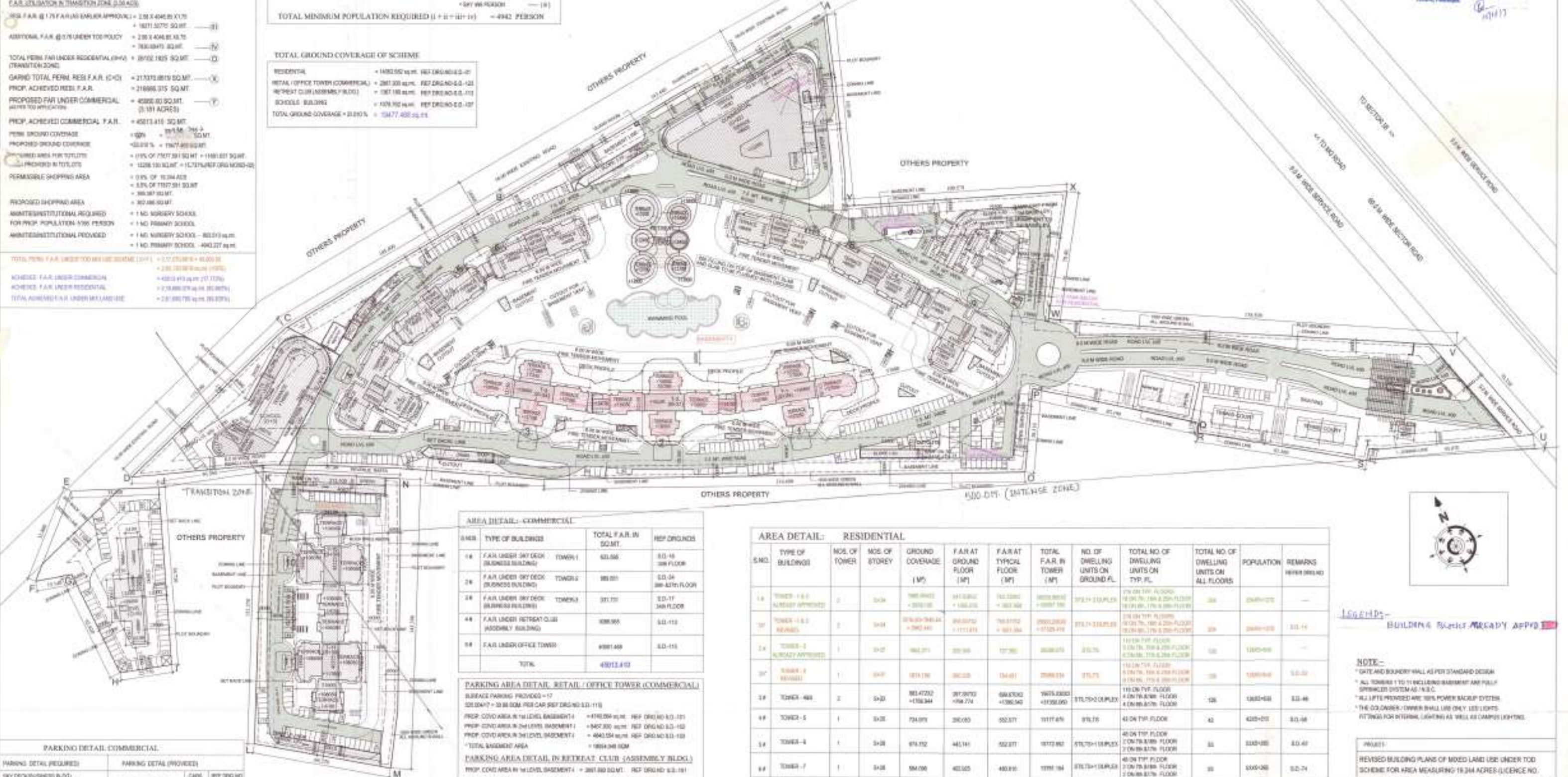
TOTAL MINIMUM POPULATION REQUIRED (i + ii + iii + iv) = 4942 PERSON

DENSITY CALCULATION RESIDENCIAL

TOTAL NOS. OF D.U.	= 929
POPULATION	= 929X5 = 4645 PERSONS
SER. PERSONAL REQUIRED	= 10% OF TOTAL OF D.U.S = 10% OF 929 = 92.90 SAY 93 NOS
NOS. OF SER. PERSONAL PROVIDED	= 94 DU'S (IN TOWER -1 to 11)
POPULATION	= 94X2 = 188 PERSON
E.W.S UNIT REQUIRED	= 15% OF (TOTAL NOS. OF D.U.S + TOTAL NO. OF E.W.S. PROVIDED) = 929X15/85 = 163.76 SAY 164 NOS.
NOS. OF E.W.S UNIT PROVIDED	= 164 NOS.
POPULATION	= 164X2 = 328 PERSON
TOTAL POPULATION	= 4640+188+328 = 5156 PERSON

TOTAL GROUND COVERAGE OF SCHEME

RESIDENTIAL	= 14092.552 sq.mt.	REF.DRG.NO.S.D.-01
RETAIL / OFFICE TOWER (COMMERCIAL)	= 2867.300 sq.mt.	REF.DRG.NO.S.D.-123
RETREAT CLUB (ASSEMBLY BLDG.)	= 1367.188 sq.mt.	REF.DRG.NO.S.D.-113
SCHOOLS BUILDING	= 1078.762 sq.mt.	REF.DRG.NO.S.D.-107
TOTAL GROUND COVERAGE = 22.010 %	= 19477.488 sq.mt.	



AREA DETAIL:- COMMERCIAL

S.NOS.	TYPE OF BUILDINGS		TOTAL F.A.R. IN SQ.MT.	REF.DRG.NOS
1#	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-1	923.556	S.D.-16 30th FLOOR
2#	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-2	989.051	S.D.-24 26th &27th FLOOR
3#	F.A.R. UNDER SKY DECK (BUSINESS BUILDING)	TOWER-3	331.731	S.D.-17 34th FLOOR
4#	F.A.R. UNDER RETREAT CLUB (ASSEMBLY BUILDING)		3286.955	S.D.-113
5#	F.A.R. UNDER OFFICE TOWER		40081.468	S.D.-115
	TOTAL		45013.410	

PARKING AREA DETAIL RETAIL / OFFICE TOWER (COMMERCIAL)

SURFACE PARKING PROVIDED = 17
325.00x17 = 30.98 SQM. PER CAR (REF DRG NO S.D.-115)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 4745.564 sq.mt.	REF. DRG.NO S.D.-101
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 5407.830 sq.mt.	REF. DRG.NO S.D.-102
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 4840.554 sq.mt.	REF. DRG.NO S.D.-103
*TOTAL BASEMENT AREA	= 18994.948 SQM	

PARKING AREA DETAIL IN RETREAT CLUB (ASSEMBLY BLDG.)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I = 2697.893 SQ.MT. REF. DRG.NO S.D.-161

PARKING AREA DETAIL IN SKY DECK (BUSINESS BLDG.)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I = 2036.578 SQ.MT. REF. DRG.NO S.D.-161

AREA DETAIL BASEMENT (RESIDENTIAL)

PROP. COVD AREA IN 1st LEVEL BASEMENT-I	= 28695.077 SQ.MT.	REF. DRG.NO S.D.-101
PROP. COVD AREA IN 2nd LEVEL BASEMENT-I	= 34437.259 SQ.MT.	REF. DRG.NO S.D.-102
PROP. COVD AREA IN 3rd LEVEL BASEMENT-I	= 11464.808 SQ.MT.	REF. DRG.NO S.D.-103
PROP. COVD AREA IN 1st LEVEL BASEMENT-II	= 6513.568 SQ.MT.	REF. DRG.NO S.D.-104
PROP. COVD AREA IN 2nd LEVEL BASEMENT-II	= 6593.843 SQ.MT.	REF. DRG.NO S.D.-104
PROP. COVD AREA IN 3rd LEVEL BASEMENT-II	= 6578.523 SQ.MT.	REF. DRG.NO S.D.-104

TOTAL COVD AREA IN BASEMENT 380 = 98488.013 SQ.MT.

AREA DETAIL ORGANISED LANDSCAPED(RESIDENTIAL)

TOWER NO.	GROUND FL.	TOTAL	REF.DRG.NO
(TOWER-1)	= 237.878 SQ.MT.	= 2085.259 SQ.MT.	S.D.-15
(TOWER-2)	= 330.587 SQ.MT.	= 3314.106 SQ.MT.	S.D.-56,37
(TOWER-3)	= 237.878 SQ.MT.	= 2276.067 SQ.MT.	S.D.-19
(TOWER-4)	= 317.045 SQ.MT.	= 863.287 SQ.MT.	S.D.-45
(TOWER-5)	= 312.895 SQ.MT.	= 1524.607 SQ.MT.	S.D.-59
(TOWER-6)	= 67.385 SQ.MT.	= 973.863 SQ.MT.	S.D.-65
(TOWER-7)	= 56.888 SQ.MT.	= 579.545 SQ.MT.	S.D.-75
(TOWER-8)	= 227.735 SQ.MT.	= 1278.123 SQ.MT.	S.D.-82
(TOWER-9)	= 317.045 SQ.MT.	= 602.287 SQ.MT.	S.D.-48
(TOWER-10)	= 316.587 SQ.MT.	= 665.327 SQ.MT.	S.D.-89
(TOWER-11)	= 316.587 SQ.MT.	= 665.327 SQ.MT.	S.D.-89
TOTAL	= 2706.188 SQ.MT.	= 15046.10 SQ.MT.	

PARKING DETAIL COMMERCIAL

PARKING DETAIL (REQUIRED)	PARKING DETAIL (PROVIDED)	CARS	REF DRG NO.
SKY DECK(BUSINESS BLDG) 1785.77/50 = 35.75 SAY 36 NOS	1st LEVEL BASEMENT-I	38	S.D.-98
RETREAT CLUB(ASSEMBLY BLDG) 3086.866/50 = 61.73 SAY 62 NOS	1st LEVEL BASEMENT-I	66	S.D.-99
OFFICE TOWER(COMMERCIAL) 40081.468/50 = 801.629 SAY 802 NOS	1st LEVEL BASEMENT-I 222, 2nd LEVEL BASEMENT-I 384, 3rd LEVEL BASEMENT-I 228	834	S.D.-98, S.D.-99, S.D.-100

PARKING DETAIL RESIDENTIAL

REQUIRED NOS. OF CAR PARKING	= 1.5 ECS OF TOTAL NOS. OF D.U.S = 1.5 OF 929 = 1392 NOS.
REQUIRED NOS. OF COVERED CAR PARKING	= 75% OF TOTAL NOS. OF ECS = 1044 NOS.
PROP.COVD CAR PARKING IN 1st LEVEL BASEMENT-I	= 757 NOS (REFER DRG NO S.D.-98)
PROP.COVD CAR PARKING IN 2nd LEVEL BASEMENT-I	= 844 NOS (REFER DRG NO S.D.-99)
PROP.COVD CAR PARKING IN 3rd LEVEL BASEMENT-I	= 410 NOS (REFER DRG NO S.D.-100)
PROP.COVD CAR PARKING IN 1st LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
PROP.COVD CAR PARKING IN 2nd LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
PROP.COVD CAR PARKING IN 3rd LEVEL BASEMENT-II	= 147 NOS (REFER DRG NO S.D.-104)
TOTAL COVD CAR PARKING	= 2505 NOS.
PROPOSED NOS. OF SURFACE CAR PARKING	= 275 NOS. (REFER DRG NO S.D.-02)
TOTAL CAR PARKING	= 2780 NOS.

PARKING DETAIL E.W.S.

- 5% CAR PARKING IS REQUIRED FOR EWS FROM TOTAL NOS OF REQUIRED CAR PARKING
- 5% OF REQUIRED 1392 = 69.60 SAY = 70 NOS.
- (E.W.S.) = 158.375 (25.0 = 5.941 SAY 5 NOS
- * PROVIDED CAR PARK IN E.W.S. STILT = 5 NOS
- * PROVIDED CAR PARK AT SURFACE = 66 NOS (FROM 275 TO 344)
- * PROVIDED TOTAL CAR PARK = 71 NOS.

AREA DETAIL - NURSERY & PRIMARY SCHOOL

PERMISSIBLE F.A.R.
NURSERY SCHOOL @ 0.2 ACRE = 809.37 sq.mt.
PRIMARY SCHOOL @ 1.0 ACRE = 4046.85 sq.mt.
PROPOSED GR. COVG. OF SCHOOLS = 1078.762 sq.mt.
PROPOSED F.A.R. IN NURSERY SCHOOL = 663.513 sq.mt.
PROPOSED F.A.R. IN PRIMARY SCHOOL = 4043.227 sq.mt.
REF. DRG.NO S.D.-107

AREA DETAIL: RESIDENTIAL

S.NO.	TYPE OF BUILDINGS	NOS. OF TOWER	NOS. OF STOREY	GROUND COVERAGE (M²)	F.A.R AT GROUND FLOOR (M²)	F.A.R AT TYPICAL FLOOR (M²)	TOTAL F.A.R. IN TOWER (M²)	NO. OF DWELLING UNITS ON GROUND FL.	TOTAL NO. OF DWELLING UNITS ON TYP. FL.	TOTAL NO. OF DWELLING UNITS ON ALL FLOORS	POPULATION	REMARKS REFER DRG.NO
1#	TOWER - 1 & 3 ALREADY APPROVED	2	S+34	[illegible]	[illegible]	[illegible]	[illegible]	STILT+ 2 DUPLEX	[illegible]	[illegible]	[illegible]	—
1#	TOWER - 1 & 3 REVISED	2	S+34	[illegible]	[illegible]	[illegible]	[illegible]	STILT+ 2 DUPLEX	[illegible]	[illegible]	[illegible]	S.D.-14
2#	TOWER - 2 ALREADY APPROVED	1	S+27	[illegible]	[illegible]	[illegible]	[illegible]	STILTS	[illegible]	[illegible]	[illegible]	—
2#	TOWER - 2 REVISED	1	S+27	[illegible]	[illegible]	[illegible]	[illegible]	STILTS	[illegible]	[illegible]	[illegible]	[illegible]
3#	TOWER - 4&9	2	S+30	983.47252 +1706.944	267.39793 +756.774	698.67063 +1395.340	19075.33003 +37358.060	STILTS+2 DUPLEX	110 ON TYP. FLOOR 4 ON 7th &18th FLOOR 4 ON 8th &17th FLOOR	126	12600+630	S.D.-46
4#	TOWER - 5	1	S+25	724.979	290.053	552.577	10117.670	STILTS	42 ON TYP. FLOOR	42	4200+210	S.D.-58
5#	TOWER - 6	1	S+28	874.752	443.141	552.077	10772.882	STILTS+1 DUPLEX	45 ON TYP. FLOOR 2 ON 7th &18th FLOOR 2 ON 8th &17th FLOOR	53	5300+265	S.D.-67
6#	TOWER - 7	1	S+28	584.096	402.925	480.810	13781.184	STILTS+1 DUPLEX	48 ON TYP. FLOOR 2 ON 7th &18th FLOOR 2 ON 8th &17th FLOOR	53	5300+265	S.D.-74
7#	TOWER - 8	1	S+25	884.058	185.733	480.810	11660.761	STILTS	42 ON TYP. FLOOR	42	4200+210	S.D.-81
8#	TOWER -10&11	2	S+36	983.76502 1667.370	521.40002 1642.809	611.39102 +1933.002	24566.75642 48119.488	STILTS+2 DUPLEX	166 ON TYP. FLOOR 16 ON 7th, 18th & 25th FLOOR 16 ON 8th, 17th & 26th FLOOR	230	23000+1150	S.D.-87
9#	E.W.S ALREADY APPROVED	1	S+9	[illegible]	[illegible]	[illegible]	[illegible]	STILTS	[illegible]	75	[illegible]	—
9#	E.W.S REVISED	1	S+9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	164	[illegible]	[illegible]
10#	COMMUNITY BUILDING ALREADY APPROVED	-	S+1	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	—
11#	SER. PERSONAL	-	IN TOWER -1&3, AT 9,18&27 FL = 12x2=24 NOS; IN TOWER -2, AT FIRST FL = 2 NOS. AND AT 9,18&27th FL = 12 NOS; IN TOWER -4 & 8, AT 9 &18 FL = 6x2 = 12 NOS				IN TOWER -5 & 6, AT 1st & 2nd FL = 4x2 = 8 NOS; IN TOWER -6 & 7, AT 1st, 2nd & 3rd FL = 6x2 = 12 NOS; IN TOWER -10 &11, AT 1st, 2nd & 3rd FL = 12x2 = 24 NOS			94	94X2=188	S.D.-21
12#	SHOPS ALREADY APPROVED	-	G	[illegible]	[illegible]	-	[illegible]					—
12#	SHOPS REVISED	-	G B	[illegible]	[illegible]	-	[illegible]					[illegible]
13#	GUARD ROOM & METER ROOM ALREADY APPROVED	-	G	[illegible]	[illegible]	-	[illegible]					—
13#	GUARD ROOM & METER ROOM REVISED	-	G	[illegible]	[illegible]	-	[illegible]					[illegible]
14#	SWIMMING POOL ALREADY APPROVED	-	-	[illegible]	-	-	-					—
14#	SWIMMING POOL REVISED	-	-	[illegible]	-	-	-					[illegible]
	TOTAL			14092.550	3336.369	7820.371	216666.375			929 D.UNITS 94 SER. PERS. 164 E.W.S.	5156	

LEGENDS:- BUILDING BLOCKS ALREADY APPROVED

NOTE:-
- * GATE AND BOUNDRY WALL AS PER STANDARD DESIGN
- * ALL TOWERS 1 TO 11 INCLUDING BASEMENT ARE FULLY SPRINKLER SYSTEM AS / N.B.C.
- * ALL LIFTS PROVIDED ARE 100% POWER BACKUP SYSTEM.
- * THE COLONISER / OWNER SHALL USE ONLY LED LIGHTS FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

PROJECT:-	REVISED BUILDING PLANS OF MIXED LAND USE UNDER TOD SCHEME FOR AREA MEASURING 19.244 ACRES (LICENCE NO. 166-172 OF 2004, DATED 16/12/2004 & LICENCE NO. 545-546 OF 2006, DATED 13/03/2006) IN SECTOR- 53, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S VIPUL LIMITED AND OTHERS.
OWNER	VIPUL LIMITED
CLIENT'S SIGN	For VIPUL LIMITED Authorised Signatory
ARCHITECT SIGN.	GUNINDER KALSI (B. Arch. M.C.A.) Regd. No. CA/[illegible]
SHEET TITLE	AREA DETAILS SITE PLAN
DRWN.	D.S.YADAV
SCALE	1:800
DWG.NO.	S.D.-01
CHKD. BY	BABITA
DATE	SEP-2017
ARCHITECTS	VIPUL LIMITED VIPUL TECH SQUARE, GOLF COURSE ROAD, SECTOR-43, GURUGRAM - 122009

F.O. (HQ) DFS PKL. Member B.P.C.
BALWANT SINGH S.O.

Checked and found ok for Public Health (Internal) Service only subject to ... in forwarding letter No. ... Dt. [illegible]/17
Superintending Engineer (HQ) HUDA, Panchkula.