TABLE -4 (ALREADY SANCTIONED)
BUILDING PLAN ALREADY SANCTIONED 28.10.2021

BLOCK TYPE	FLOOR	NO. OF FLOORS	AREA IN SQM/ ONE FLOOR	AREA IN SQM OF ALL FLOORS (3X4)	TOTAL FAR OF ONE TOWER	NO. OF TOWERS	TOTAL FAR OF ALL TOWERS(6X7)	TOTAL BUILT-UP OF ONE FLOOR	TOTAL BUILT-UP OF ALL FLOORS(3X9)	TOTAL BUILT-UP AREA OF ONE TOWER	TOTAL BUILT-UP AREA OF ALL TOWERS(7X11)	TOTAL GROUND COVERAGE OF ONE TOWER	TOTAL GROUND COVERAGE OF ALL TOWERS	TOTAL NO. OF UNITS IN ONE TOWERS	TOTAL NO. OF UNITS IN ALL TOWERS	NON FAR AREA ON STILT FLOOR	TOTAL NO. OF SERVANT IN ONE TOWER	TOTAL NO. OF SERVANT ROOMS IN ALL TOWERS	BLDG. HEIGHT EXCLD. MACHINE ROOM (IN METERS)	ABOVE 100 SQ.M. UNITS	BELOW 100 SQ.M. UNITS
TOWER-A	GROUND FLOOR	1	134.034	134.034	4567.288	1	4567.288	423.624	423.624	4976.892	4976.892	423.624	423.624	36	36	184.102	-	-	G+14	9	27
	1ST FLOOR	1	282.629	282.629				282.629	282.629												
	2ND TO 8TH FLOOR	7	371.482	2600.374				371.482	2600.374												
	9TH FLOOR	1	364.136	364.136				364.136	364.136												
	10TH TO 14TH FLOOR	5	237.223	1186.115				237.223	1186.115												
	MUMTY MACHINE ROOM AREA		-	-				120.014	120.014												
TOWER-B	GROUND FLOOR	1	129.013	129.013	8721.771	1	8721.771	464.745	464.745	9057.503	9057.503	464.745	464.745	83	83	110.141	36	36	G+23	-	83
	1st FLOOR	1	339.086	339.086				339.086	339.086												
	2ND TO 19TH FLOOR	18	408.914	7360.452				408.914	7360.452												
	20TH TO 23RD FLOOR	4	223.305	893.22				223.305	893.220												
	MUMTY MACHINE ROOM AREA		-	-				133.679													
TOWER-C	GROUND FLOOR	1	155.084	155.084	12367.759	1	12367.759	471.206	471.206	12778.030	12778.03	471.206	471.206	117	117	96.668	36	36	G+31	-	117
	1st FLOOR	1	341.813	341.813				341.813	341.813												
	2ND TO 28TH FLOOR	27	414.655	11195.685				414.655	11195.685												
	29TH TO 31ST FLOOR	3	225.059	675.177				225.059	675.177												
	MUMTY MACHINE ROOM AREA		-	-				94.149	94.149												
TOWER-D	GROUND FLOOR	1	182.899	182.899	16404.552	1	16404.552	546.089	546.089	16870.384	16870.384	546.089	546.089	139	139	136.624	-	-	G+35	70	69
	1st FLOOR	1	378.445	378.445				378.445	378.445												
	2ND & 3RD FLOOR	2	468.453	936.906				468.453	936.906												
	4TH TO 19TH & 21ST TO 29TH & 31ST FLOOR	26	467.190	12146.94				467.190	12146.940												
	20TH & 30TH FLOOR	2	445.207	890.414				445.207	890.414												
	32ND TO 35TH FLOOR	4	467.237	1868.948				467.237	1868.948												
	MUMTY MACHINE ROOM AREA		-	-				102.642	102.642												
TOWER-E	GROUND FLOOR	1	144.110	144.110	18314.986	1	18314.986	612.651	612.651	18890.522	18890.522	612.651	612.651	201	201	216.447	-	-	G+35	-	201
	1st FLOOR	1	462.505	462.505				462.505	462.505												
	2ND & 3RD FLOOR	2	535.991	1071.982				535.991	1071.982												
	4TH TO 6TH FLOOR	3	536.622	1609.866				536.622	1609.866												
	7TH TO 19TH, 21ST TO 29TH FLOOR	22	540.851	11898.722				540.851	11898.722												
	20TH FLLOR	1	465.879	465.879				465.879	465.879												
	30TH FLLOR	1	472.379	472.379				472.379	472.379												
	31ST & 32ND FLLOR	2	536.551	1073.102				536.551	1073.102												
	33RD TO 35TH FLOOR	3	372.147	1116.441				372.147	1116.441												
	MUMTY MACHINE ROOM AREA		-	-				106.995	106.995												
TOWER-F	GROUND FLOOR	1	138.568	138.568	10094.198	1	10094.198	475.466	475.466	10528.866	10528.866	475.466	475.466	95	95	42.167	-	-	G+26	-	95
	1st FLOOR	1	343.399	343.399				343.399	343.399												
	2ND TO 22ND FLOOR	21	414.547	8705.487				414.547	8705.487												
	23RD TO 26TH FLOOR	4	226.686	906.744				226.686	906.744												
	MUMTY MACHINE ROOM AREA		-	-				97.770	97.770												
TOWER-G	GROUND FLOOR	1	79.871	79.871	4832.661	1	4832.661	420.514	420.514	5293.223	5293.223	420.514	420.514	39	39	65.502	-	-	G+16	8	31
	1ST FLOOR	1	285.721	285.721				285.721	285.721												
	2ND & 3RD FLOOR	2	371.465	742.93				371.465	742.930												
	4TH TO 8TH FLOOR	5	370.415	1852.075				370.415	1852.075												
	9TH TO 16TH FLOOR	8	234.008	1872.064				234.008	1872.064												
	MUMTY MACHINE ROOM AREA		-	-				119.919	119.919												
EWS	GROUND FLOOR	1	169.969	169.969	8287.866	1	8287.866	817.859	817.859	8954.409	8954.409	817.859	817.859	321	321	-	-	-	G+12	-	-
	1ST FLOOR	1	629.500	629.500				629.500	629.500												
	2ND TO 6TH FLOOR	4	750.710	3002.84				750.710	3002.840												
	6TH FLOOR	1	681.941	681.941				681.941	681.941												
	7TH TO 12TH FLOOR	6	633.936	3803.616				633.936	3803.616												
	MUMTY MACHINE ROOM AREA		-	-				18.653	18.653												
COMMUNITY BUILDING (UNDER TOWER-A)	GROUND FLOOR	1	105.488	105.488	105.488	1	105.488	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-B)	GROUND FLOOR	1	225.591	225.591	225.591	1	225.591	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-C)	GROUND FLOOR	1	219.454	219.454	219.454	1	219.454	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-D)	GROUND FLOOR	1	226.566	226.566	226.566	1	226.566	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-E)	GROUND FLOOR	1	252.094	252.094	252.094	1	252.094	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-F)	GROUND FLOOR	1	294.731	294.731	294.731	1	294.731	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNITY BUILDING (UNDER TOWER-G)	GROUND FLOOR	1	275.141	275.141	275.141	1	275.141	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DISPENSARY	LOWER GROUND FLOOR	1						919.644	919.644	2096.764	2096.764	1245.390	1245.390	-	-	-	-	-	-	-	-
	UPPER GROUND FLOOR	1						1177.120	1177.120												
NURSERY SCHOOL	GROUND FLOOR	1						277.498	277.498	338.066	338.066	-	-	-	-	-	-	-	-	-	-
	1ST FLOOR	1						60.568	60.568												
PRIMARY SCHOOL	GROUND FLOOR	1						516.329	516.329	1024.508	1024.508	-	-	-	-	-	-	-	-	-	-
	1ST FLOOR	1						508.179	508.179												
	MUMTY MACHINE ROOM AREA							68.862	68.862												
CRECHE	GROUND FLOOR	1						248.028	248.028	307.931	307.931	-	-	-	-	-	-	-	-	-	-
	1ST FLOOR	1						59.903	59.903												
CONVENIENT SHOPPING	GROUND FLOOR	1	105.002	105.002	105.002	1	105.002	124.203	124.203	124.203	124.203	124.203	124.203	-	-	-	-	-	-	-	-
SECURITY CABIN	GROUND FLOOR	1	-	-	-	-	-	18.228	18.228	18.228	18.228	18.228	18.228	-	-	-	-	-	-	-	-
SURFACE STAIRCASE	-	-	-	-	-	-	-	34.764	34.764	34.764	34.764	34.764	34.764	-	-	-	-	-	-	-	-
LOWER BASEMENT	-	-	-	-	-	-	-	-	-	-	16105.081	-	-	-	-	-	-	-	-	-	-
UPPER BASEMENT	-	-	-	-	-	-	-	-	-	-	15990.263	-	-	-	-	-	-	-	-	-	-
TOTAL		-	-	-	-	-	85288.148	-	-	-	123389.637	-	5654.739	-	1031	851.651	-	72	-	87	623

AREA CHART

	(IN ACRES)	(IN SQ.MT.)
TOTAL SITE AREA	34.0229	137685.5729
NET PLANNED AREA FOR GC & FAR	33.95945	137428.800
PLOT AREA IN INTENSE ZONE	32.5224	131613.274
PLOT AREA IN TRANSITION ZONE	1.437	5815.323

S.NO.	DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	PROPOSED (IN SQ.MT.)	REMARKS
1	GROUND COVERAGE	54971.520	20165.814	2432.823 Sq.m. Already Sanctioned Phase-2 Refer Table-1 +5142.031 Sq.m. Already Sanctioned Phase-2 Refer Table-2 +612.656 Sq.m. Already Sanctioned Phase-2 Refer Table-3 +4836.880 Sq.m. Already Sanctioned Phase-1 Refer Table-4 +7141.424 Sq.m. Proposed Area Phase-4 (As/New Phasing) Refer Table-5
		40.00%	14.67%	
2	FAR IN INTENSE ZONE @ 300 ON 99.50% OF 32.5224 ACRES	392865.624 99.50%		
3	FAR IN TRANSITION ZONE @ 250 ON 99.50% OF 1.437 ACRES	14465.617 99.50%		
4	TOTAL PERMISSIBLE FAR (2+3+8)	409978.132	295854.019	109415.635 Sq.m. Already Sanctioned Phase-2 Refer Table-2 +18045.278 Sq.m. Already Sanctioned Phase-2 Refer Table-3 +77007.282 Sq.m. Already Sanctioned Phase-1 Refer Table-4 +91385.824 Sq.m. Proposed FAR Phase-4 & 2 (As/New Phasing) Refer Table-5
5	TOT LOT & GREEN AREA	20614.320 15.00%	20798.470 15.13%	20798.470 Sq.m. Already Sanctioned Phase-2
6	FAR OF CONV. SHOPPING IN INTENSE ZONE @ 300 ON 0.5% OF 32.5224 ACRES	1974.20 0.50%		
7	FAR OF CONV. SHOPPING IN INTENSE ZONE @ 250 ON 0.5% OF 1.437 ACRES	72.692 0.50%		
8	TOTAL PERMISSIBLE FAR OF CONV. SHOPPING (6+7)	2046.892	1061.063	105.002 Sq.m. Already Sanctioned in Phase-1 Refer Table-4 +597.285 Sq.m. Already Sanctioned in Phase-2 Refer Table-2 +358.776 Sq.m. Proposed FAR Phase-4 (As/New Phasing) Refer Table-5
9	PERMISSIBLE DENSITY IN INTENSE ZONE OF 32.5224 ACRES (17562 PERSONS TO 21465 PERSONS)	540 TO 660	PPA	
10	PERMISSIBLE DENSITY IN TRANSITION ZONE OF 1.437 ACRES (556 PERSONS TO 680 PERSONS)	387 TO 473	PPA	
11	TOTAL PERMISSIBLE DENSITY (18118 PERSONS TO 22145 PERSONS)		PPA	
12	PROPOSED DENSITY (12945 PERSONS)	381.19	PPA	
13	REQUIRED EWS UNITS (15% OF TOTAL UNITS (MAIN + EWS))	395	UNITS	
14	PROPOSED EWS UNIT	644	UNITS	
15	REQUIRED SERVANT UNITS (10% OF MAIN DU'S)	150	UNITS	
16	PROPOSED SERVANT UNITS	226	UNITS	

DENSITY CALCULATION

PARTICULARS	UNITS	POPULATION	REMARKS
MAIN DU'S (5 PERSONS/DU)	2241	11205	1039 DU's Already Sanctioned Phase-2 Refer Table-2 + 105 DU's Already Sanctioned Phase-2 Refer Table-3 + 710 DU's Already Sanctioned Phase-1 Refer Table-4 + 387 DU's Proposed DU's In Phase-4 (As/New Phasing) Refer Table-5
EWS UNITS (2 PERSONS/DU)	644	1288	644 DU's Proposed EWS DU's In Phase-2 (As/New Phasing) Refer Table-5
SERVANT UNITS (2 PERSONS/DU)	226	452	42 DU's Units Already Sanctioned Phase-2 Refer Table-2 +73 DU's Units Already Sanctioned Phase-2 Refer Table-3 +72 DU's Units Already Sanctioned Phase-1 Refer Table-4 +39 DU's Proposed Units In Phase-4 (As/New Phasing) Refer Table-5
TOTAL POPULATION		12945	
DENSITY (12945/33.95945)		381.19	

PARKING REQUIRED

			REMARKS
Residential ECS @ 0.5/DU (Upto 100 Sq.m. of Carpet Area)	690	Nos.	623 DU's already sanctioned in phase-1 Refer Table-4 757 DU's already sanctioned in phase-2 Refer Table-2
Residential ECS @ 1.0/DU (B/w 100 - 150 Sq.m. of Carpet Area) (156 Units)	630	Nos.	87 DU's already sanctioned in phase-1 Refer Table-4 282 DU's already sanctioned in phase-2 Refer Table-2 105 DU's already sanctioned in phase-2 Refer Table-3 156 DU's Proposed in Phase-4 (As/New Phasing) Refer Table-4
Residential ECS @ 1.5/DU (More than 150 Sq.m. of Carpet Area) (204 Units)	306	Nos.	204 DU's Proposed in Phase-4 (As/New Phasing) Refer Table-4
Total Required Parking	1626	Nos.	
5% of total parking is reserved for EWS (1228 x 0.05)	81	Nos.	

PARKING PROVIDED

				REMARKS
1	Already Sanctioned in Phase-1	714	Nos.	
2	Already Sanctioned in Phase-2	1332	Nos.	
3	Proposed at Surface level in phase-4 (As/New Phasing)	54	Nos.	
4	Proposed at stilt level in phase-4 (As/New Phasing)	46	Nos.	13 Nos. of Bays with Stack Parking Provision at Stilt level
5	Proposed in Basement-1 in phase-4 (As/New Phasing)	855	Nos.	
6	Proposed in Basement-2 in phase-4 (As/New Phasing)	868	Nos.	
7	Proposed at stilt level in phase-2 (As/New Phasing)	144	Nos.	72 Nos. of Bays with Stack Parking Provision at EWS Stilt level
	Total Parking Provided	4013	Nos.	
	Proposed Car Parking for EWS	144	Nos.	

TABLE - 5 (PROPOSED)

Block Type	Floors	No. of Floors	FAR Area in Sqm/Floor	Total FAR of All Floors	Total FAR/One Tower	No. of Tower	Total FAR/All Tower	Non FAR or Builtup area/Floor	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Total No. of Unit in One Tower	Total No. of Unit in All Tower	Total No. of Servant unit in One Tower	Total No. of Servant unit in All Tower	Building Height Excluding Machine Room (in Meters)	Above 100 SQM Units	Above 150 SQM Units
Tower 1	Ground Floor	1	288.528	288.528	25555.099	1	25555.099	465.29	753.818	753.818	27829.885	753.818	753.818	129	129		19	147.700	39	81
	Mezzanine Floor	1	0.000	0.000				117.966	117.966	117.966										
	1st Floor	1	576.049	576.049				33.94	609.989	609.989						1				
	2nd to 17th & 19th Floor	17	576.049	9792.833				33.94	609.989	10369.813						17				
	18th Floor	1	575.899	575.899				33.94	609.839	609.839						1				
	20th Floor	1	576.049	576.049				33.94	609.989	609.989										
	21st to 24th Floor	4	576.049	2304.196				33.94	609.989	2439.956										
	25th, 26th & 28th to 36th, 38th to 42nd Floor	16	575.381	9206.096				33.94	609.321	9749.136										
	27th & 37th Floor	2	575.231	1150.462				33.94	609.171	1218.342										
	43rd Floor	1	566.627	566.627				33.94	600.567	600.567										
	44th Floor	1	518.360	518.36				33.94	552.300	552.300										
	Mumty & Machine room	1	0.000	0.000				-	198.170	198.170										
Tower 2	Ground Floor	1	289.195	289.195	23670.607	1	23670.607	418.678	707.873	707.873	25891.649	707.873	707.873	129	129		-	147.700	78	42
	Mezzanine Floor	1	0.000	0.000				110.834	110.834	110.834										
	1st Floor	1	533.041	533.041				33.94	566.981	566.981										
	2nd to 17th & 19th Floor	17	533.041	9061.697				33.94	566.981	9638.677										
	18th Floor	1	532.891	532.891				33.94	566.831	566.831										
	20th Floor	1	533.041	533.041				33.94	566.981	566.981										
	21st to 24th Floor	4	533.041	2132.164				33.94	566.981	2267.924										
	25th, 26th & 28th to 36th, 38th to 42nd Floor	16	532.486	8519.776				33.94	566.426	9062.816										
	27th & 37th Floor	2	532.336	1064.672				33.94	566.276	1132.552										
	43rd Floor	1	521.289	521.289				33.94	555.229	555.229										
	44th Floor	1	482.841	482.841				33.94	516.781	516.781										
	Mumty & Machine room	1	0.000	0.000				-	198.170	198.170										
Tower 3	Ground Floor	1	284.015	284.015	25569.2	1	25569.2	455.328	739.343	739.343	27827.404	739.343	739.343	129	129		20	147.700	39	81
	Mezzanine Floor	1	0.000	0.000				111.346	111.346	111.346										
	1st Floor	1	576.550	576.550				33.94	610.490	610.490						1				
	2nd to 17th & 19th Floor	17	576.550	9801.350				33.94	610.490	10378.330						17				
	18th Floor	1	576.400	576.400				33.94	610.340	610.340						1				
	20th Floor	1	576.550	576.550				33.94	610.490	610.490						1				
	21st to 24th Floor	4	576.550	2306.200				33.94	610.490	2441.960										
	25th, 26th & 28th to 36th, 38th to 42nd Floor	16	575.883	9214.128				33.94	609.823	9757.168										
	27th & 37th Floor	2	575.733	1151.466				33.94	609.673	1219.346										
	43rd Floor	1	564.705	564.705				33.94	598.645	598.645										
	44th Floor	1	517.836	517.836				33.94	551.776	551.776										
	Mumty & Machine room	1	0.000	0.000				-	198.170	198.170										
EWS (Tower-1)	Ground Floor	1	78.533	78.533	8116.071	1	8116.071	549.830	628.363	628.363	9164.01504	628.363	628.363	322	322		-	44.850	-	-
	Typical (1st to 14th) Floor	14	574.110	8037.538				30.261	604.371	8461.192										
	Mumty & Machine room	1	0.000	0.000				-	74.460	74.460										
EWS (Tower-2) (SAME AS TOWER-1)	(SAME AS TOWER-1)		-	-	8116.071	1	8116.071	-	-	-	9164.01504	628.363	628.363	322	322		-	44.850	-	-
Community Building	Ground Floor	1	-	-	-	1	-	-	2798.680	2798.680	6944.197	2798.680	2798.680					16.450		
	1st Floor	1	-	-				-	2726.544	2726.544										
	2nd Floor	1	-	-				-	1254.753	1254.753										
	Mumty & Machine room	1	-	-				-	164.220	164.220										
CAFÉ	Ground Floor	1	358.776	358.776	358.776	1	358.776		704.288	704.288	704.288	704.288	704.288					5.650		
Basement 1											30886.176									
Basement 2											30886.176									
Basement (EWS)											201.988									
Guard Room											61.060		61.060							
HT Meter & panel room											111.986		111.986							
Towers connecting slabs											7.65		7.65							
TOTAL							91385.824				169680.4891		7141.424		1031	39	39		156	204

S.NO.	COEFF.	CALCULATIONS		NO.	AREA (IN SQ.MT.)
PARKING AREA CALCULATIONS					
P1	1	152	12.5	1	1900
TOTAL PARKING AREA				=	1900
PERMISSIBLE PARKING @ 23 SQM./ECS				=	82.609
SAYS				=	83
PROVIDED CAR PARKING				=	54

S.NO.	COEFF.	CALCULATIONS		NO.	AREA (IN SQ.MT.)
HT METER & ISOLATOR PANEL ROOM CALCULATIONS					
1	1	16.090	6.960	1	111.986
TOTAL METER & PANEL ROOM AREA				=	111.986
EWS BLOCK (HT METER ROOM-1 & 2, VCB & LT PANEL ROOM)					
1	1	8.960	4.660	1	41.754
2	0.5	10.250+11.975	3.460	1	38.449
TOTAL HT METER, VCB & PANEL ROOM AREA (EWS)					80.203
TOTAL HT METER & PANEL ROOM AREA					192.189
GUARD ROOM AREA CALCULATIONS					
G1	1	3.550	5.300	1	18.815
G2	1	5.950	7.100	1	42.245
TOTAL GUARD ROOM AREA				=	61.060

	REQUIRED PUBLIC AMENITIES	PROVIDED PUBLIC AMENITIES	REMARKS
1	1 NO. OF CRECHE OF 0.2 ACRE EACH (FOR EVERY 10,000 TO 15,000 POPULATION)	1 NO.	Land Proposed in Phase-A (As/New Phasing)
2	3 NOS. OF NURSERY SCHOOL OF 0.2 ACRE EACH (1 NO. FOR EVERY 2500 POPULATION)	3 NOS.	Land Proposed in Phase-A (As/New Phasing)
3	1 NO. OF PRIMARY SCHOOL OF 0.5 ACRE EACH (1 NO. FOR EVERY 5000 POPULATION)	1 NO.	Land Proposed in Phase-A (As/New Phasing)
4	1 NO. OF HIGH SCHOOL OF 5 ACRES EACH (FOR EVERY 10,000 TO 15,000 POPULATION)	1 NO.	Provided in Phase-C (As/New phasing) & OC Granted
5	1 NO. OF DISPENSARY OF 1.25 ACRES EACH (FOR EVERY 10,000 TO 15,000 POPULATION)	1 NO.	Land Proposed in Phase-A (As/New Phasing)
6	1 NO. OF COMMUNITY CENTRE OF 2 ACRES EACH (FOR EVERY 10,000 TO 15,000 POPULATION)	1 NO.	Proposed in Phase-4 (As/New Phasing) Refer Table-4
7	1 NO. OF SUB POST OFFICE OF 40 SQ.M. EACH (FOR EVERY 10,000 TO 15,000 POPULATION, IN SHOPPING AREA)	1 NO.	Proposed in Phase-A (As/New Phasing) in Convenient shopping area
8	1 NO. OF RELIGIOUS BUILDING OF 0.2 ACRE EACH (FOR EVERY 10,000 TO 15,000 POPULATION)	1 NO.	Land Proposed in Phase-A (As/New Phasing)

TABLE - 1 (Already Sanctioned)
PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

Block Type	Floors	No. of Floors	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower	Total Builtup/All Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Building Height Excd. Machine Room (in Meters)
Community Building-2	Ground Floor	1	1231.442	1231.442	2432.498	2432.498	1231.442	1231.442	13.800
	1st Floor	1	600.528	600.528					
	2nd Floor	1	600.528	600.528					
High School	Ground Floor	1	980.481	980.481	2561.703	2561.703	980.481	980.481	13.800
	1st Floor	1	790.611	790.611					
	Mummty & M. Room	1	790.611	790.611					
Religious Building	Ground Floor	1	220.900	220.900	220.900	220.900	220.900	220.900	
						5215.101		2432.823	

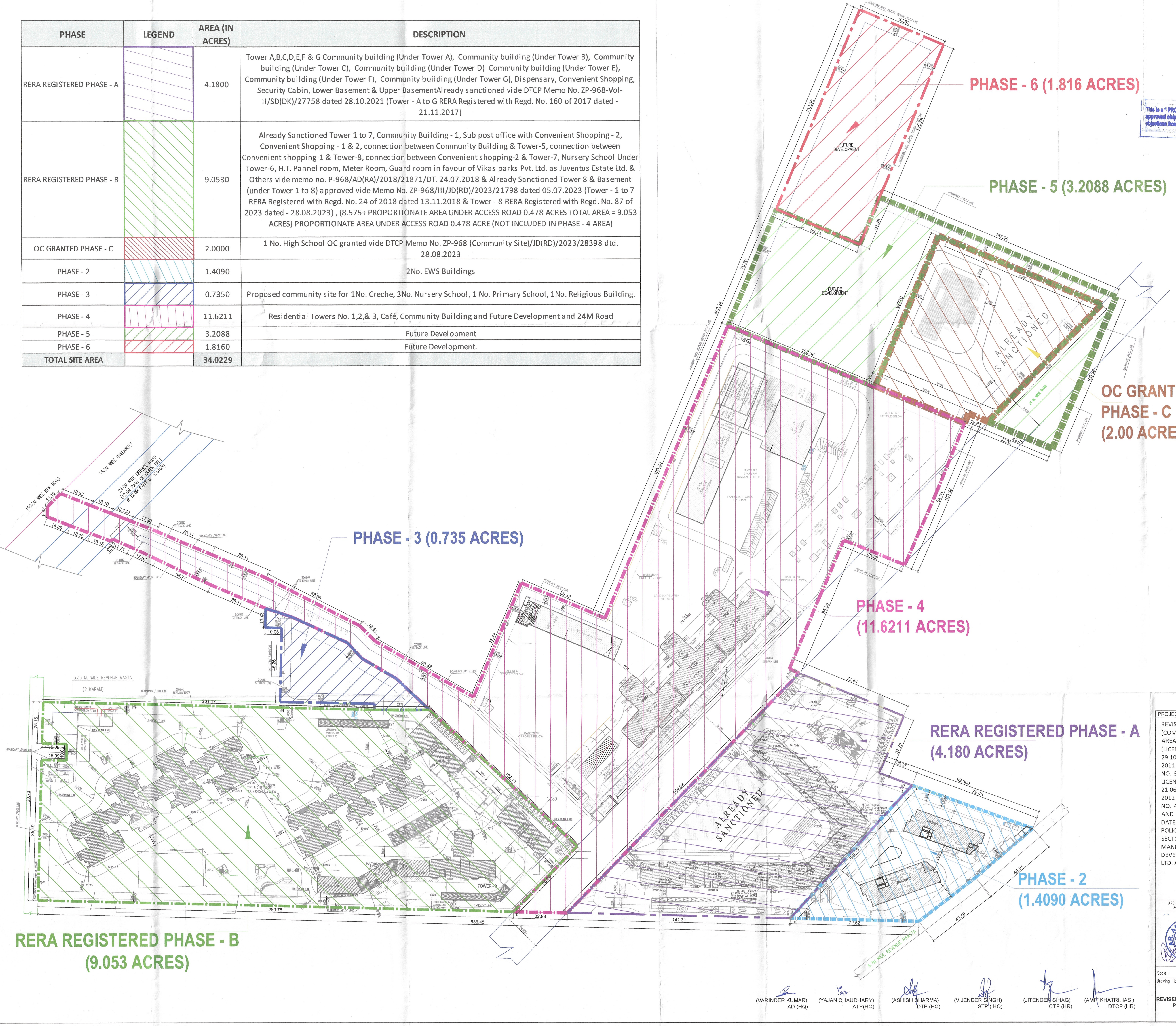
TABLE - 2 (Already Sanctioned)
PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21871 DATED 24.07.2018)

Block Type	Floors	No. of Floors	Area in Sqm/Floor	Total FAR of All Floors	Total FAR/One Tower	No. of Tower	Total FAR/All Tower	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower	Total Builtup/All Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Total No. of Unit in One Tower	Total No. of Unit in All Tower	Total No. of Servant Toilet in One Tower	Total No. of Servant Toilet in All Tower	Building Height Excd. Machine Room (in Meters)	Above 100 SQM Units	Below 100 SQM Units
Tower 1	Ground Floor	1	430.708	430.708	16155.857	1	16155.857	482.936	482.936	16208.085	16208.085	482.936	482.936	144	144	6	6	113.300	72	72
	1st Floor	1	354.959	354.959				354.959	354.959											
	2nd to 19th, 21st to 29th & 31st to 36th	33	440.795	14546.235				440.795	14546.235											
	20th & 30th Floor	2	331.677	663.354				331.677	663.354											
	37th Floor	1	160.601	160.601				160.601	160.601											
Tower 2 & 3	Ground Floor	1	528.343	528.343	14663.675	2	29327.35	577.954	577.954	14713.286	29426.572	577.954	1155.908	159	318	12	12	83.800		318
	1st to 19th, 21st to 26th	25	539.1	13477.500				539.1	13477.5											
	20th Floor	1	467.242	467.242				467.242	467.242											
	27th Floor	1	190.59	190.59				190.59	190.59											
Tower 4 & 5	Ground Floor	1	430.708	430.708	15715.062	2	31430.124	482.935	482.935	15767.289	31534.578	482.935	965.87	140	280	12	12	110.35	140	140
	1st Floor	1	354.959	354.959				354.959	354.959											
	2nd to 19th, 21st to 29th & 31st to 35th	32	440.795	14105.44				440.795	14105.44											
	20th & 30th Floor	2	331,677	663.354				331.677	663.354											
	36th Floor	1	160.601	160.601				160.601	160.601											
Tower 6	Ground Floor	1	407.536	407.536	14439.768	1	14439.768	577.954	577.954	14581.722	14581.722	577.954	577.954	157	157	6	6	83.800		157
	1st Floor	1	407.536	407.536				407.536	407.536											
	1st to 19th, 21st to 26th	24	539.1	12938.4				539.1	12938.4											
	20th Floor	1	467.242	467.242				467.242	467.242											
	27th Floor	1	190.59	190.59				190.59	190.59											
Tower 7	Ground Floor	1	430.708	430.708	15715.062	1	15715.062	482.936	482.936	17115.802	17115.802	482.936	482.936	140	140	6	6	110.35	70	70
	1st Floor	1	354.959	354.959				354.959	354.959											
	2nd to 19th, 21st to 29th & 31st to 35th	32	440.795	14105.44				482.936	15453.952											
	20th & 30th Floor	2	331,677	663.354				331.677	663.354											
	36th Floor	1	160.601	160.601				160.601	160.601											
Community Building-1	Ground Floor	1	626.264	626.264	1684.097	1	1684.097	676.214	676.214	1734.047	1734.047	676.214	676.214					13.800		
	1st Floor	1	474.759	474.759				474.759	474.759											
	2nd Floor	1	540.784	540.784				540.784	540.784											
	3rd Floor	1	42.29	42.29				42.29	42.29											
Subpost Office with Convenient Shopping -2	Ground Floor	1				1		50.715	50.715	50.715	50.715	50.715	50.715							
Convenient Shopping -1	Ground Floor	1	324	324	324	1	324	324	324	324	324	324	324					4		
Convenient Shopping -2	Ground Floor	1	273.285	273.285	273.285	1	273.285	273.285	273.285	273.285	273.285	273.285	273.285					4		
Connection Between community building & Tower 5	Ground Floor	1	28.05	28.05	28.05	1	28.05	28.05	28.05	28.05	28.05	28.05	28.05					4		
Connection Between Convenient Shopping 1 & Tower 8	Ground Floor	1	15.07	15.07	15.07	1	15.07	15.07	15.07	15.07	15.07	15.07	15.07					4		
Connection Between Convenient Shopping 2 & Tower 7	Ground Floor	1	22.972	22.972	22.972	1	22.972	22.972	22.972	22.972	22.972	22.972	22.972					4		
Guard Room	Ground Floor	1				1		32	32	32	32	32	32							
HT Panel Room	Ground Floor	1				1		35.545	35.545	35.545	35.545	35.545	35.545							
Meter Room	Ground Floor	1				1		18.576	18.576	18.576	18.576	18.576	18.576							
	Total						109415.635				111401.019		5142.031		1039		42		282	757

TABLE - 3 (Already Sanctioned)
PHASE - 2 - PART (BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO. 21798 DATED 05.07.2023)

Block Type	Floors	No. of Floors	Area in Sqm/Floor	Total FAR of All Floors	Total FAR/One Tower	No. of Tower	Total FAR/All Tower	Total Builtup/One Floor	Total Builtup/All Floor	Total Builtup/One Tower	Total Ground Coverage of One Tower	Total Ground Coverage of All Tower	Total No. of Unit in One Tower	Total No. of Unit in All Tower	Total No. of Servant Toilet in One Tower	Total No. of Servant Toilet in All Tower	Building Height Excd. Machine Room (in Meters)	Above 100 SQM Units
Tower 8	Ground Floor	1	465.701	465.701	18045.278	1	18045.278	612.656	612.656	19278.236	612.656	612.656	105	105	73	73	107.2	105
	1st Floor	1	369.778	369.778				398.905	398.905									
	2nd to 2oth, 22nd to 30th & 32nd to 34th Floor	31	511.704	15862.824				540.831	16765.761									
	21st & 31st Floor	2	496.873	993.746				526	1052									
	35th Floor	1	353.229	353.229				382.357	382.357									
Basement 1										28034.595								
Basement 2										28666.969								
							18045.278			75979.8		612.656		105		73		105

PHASE	LEGEND	AREA (IN ACRES)	DESCRIPTION
RERA REGISTERED PHASE - A		4.1800	Tower A,B,C,D,E,F & G Community building (Under Tower A), Community building (Under Tower B), Community building (Under Tower C), Community building (Under Tower D) Community building (Under Tower E), Community building (Under Tower F), Community building (Under Tower G), Dispensary, Convenient Shopping, Security Cabin, Lower Basement & Upper BasementAlready sanctioned vide DTCP Memo No. ZP-968-Vol-II/SD(DK)/27758 dated 28.10.2021 (Tower - A to G RERA Registered with Regd. No. 160 of 2017 dated - 21.11.2017)
RERA REGISTERED PHASE - B		9.0530	Already Sanctioned Tower 1 to 7, Community Building - 1, Sub post office with Convenient Shopping - 2, Convenient Shopping - 1 & 2, connection between Community Building & Tower-5, connection between Convenient shopping-1 & Tower-8, connection between Convenient shopping-2 & Tower-7, Nursery School Under Tower-6, H.T. Pannel room, Meter Room, Guard room in favour of Vikas parks Pvt. Ltd. as Juventus Estate Ltd. & Others vide memo no. P-968/AD(RA)/2018/21871/DT. 24.07.2018 & Already Sanctioned Tower 8 & Basement (under Tower 1 to 8) approved vide Memo No. ZP-968/III/JD(RD)/2023/21798 dated 05.07.2023 (Tower - 1 to 7 RERA Registered with Regd. No. 24 of 2018 dated 13.11.2018 & Tower - 8 RERA Registered with Regd. No. 87 of 2023 dated - 28.08.2023) , (8.575+ PROPORTIONATE AREA UNDER ACCESS ROAD 0.478 ACRES TOTAL AREA = 9.053 ACRES) PROPORTIONATE AREA UNDER ACCESS ROAD 0.478 ACRE (NOT INCLUDED IN PHASE - 4 AREA)
OC GRANTED PHASE - C		2.0000	1 No. High School OC granted vide DTCP Memo No. ZP-968 (Community Site)/JD(RD)/2023/28398 dtd. 28.08.2023
PHASE - 2		1.4090	2No. EWS Buildings
PHASE - 3		0.7350	Proposed community site for 1No. Creche, 3No. Nursery School, 1 No. Primary School, 1No. Religious Building.
PHASE - 4		11.6211	Residential Towers No. 1,2,& 3, Café, Community Building and Future Development and 24M Road
PHASE - 5		3.2088	Future Development
PHASE - 6		1.8160	Future Development.
TOTAL SITE AREA		34.0229	



PROJECT
REVISED PHASING PLAN (COMPRISES OF 8 PHASES) FOR AN AREA MEASURING 34.0229 ACRES (LICENSE 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 OF 2012 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, LICENSE NO. 43 OF 2014 DATED 16.06.2014 AND LICENSE NO. 44 OF 2014 DATED 16.06.2014) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR - 104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS.

NORTH

ARCHITECT'S SEAL & SIGNATURE: ASHISH RANA CA/2014/64804

OWNER/AUTH. SIGN.: Juventus Estate Limited

Scale :

Drawing Title:- REVISED PHASING PLAN

Drawing No:- A-001

(VARINDER KUMAR) AD (HQ)
(YAJAN CHAUDHARY) ATP(HQ)
(ASHISH SHARMA) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(JITENDER SIHAG) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)