TABLE 09 - PHASING AREA			
REVISED PHASING PLAN / AREA			
PHASES	SITE AREA ACRES	SITE AREA SQ.MT	REMARKS W.R.T.EXISTING APPROVED
PHASE -1	12.767	51666.134	Area same, Shape change. Added units on ground floor in Tower 14,15 & 1,2,3,4,5 & 6. Added service personal unit in Tower 14,15 and 3,4,5 & 6
PHASE -2	2.077	8405.303	Area same, Shape change. Added units on ground floor in Tower 16 & 17.
PHASE -3	2.750	11129.938	Area same, Shape change. Added units on ground floor in Tower 10,11 & 12.
PHASE -4	1.5038	6086.058	Change in Shape & Area + Building Plans proposed for two high rise towers T-18, T-19 and Commercial Building-2. EWS shifted to Phase 7.
PHASE -4A	1.2669	5126.550	Proposed Community Site - (Primary school 1 & 2, Nursery school 1 & 2) & Religious building
PHASE -5	2.21535	8966.808	Proposed Commercial Building-1
PHASE -6	2.3461	9496.643	Proposed Tower 8 & 9
PHASE -6A	0.8526	3317.603	Existing Revenue Rasta
PHASE -7	3.119	12622.934	Proposed Dispensary and EWS, Proposed High School,Creche and Residential Tower 24
PHASE -8	4.5901	18575.946	Proposed Towers 20,21,22 & 23 Community center
TOTAL	**33.45625**	**135392.425**	

PHASE - 07
AREA=12622.93 sq.m
(3.119 Acres)

PHASE - 06
AREA=9496.64 sq.m
(2.347 Acres)

PHASE - 06A
AREA=3317.63 sq.m
(0.820 Acres)

PHASE - 03
AREA=11130.60 sq.m
(2.750 Acres)

PHASE - 05
AREA=8966.97 sq.m
(2.216 Acres)

PHASE - 01
AREA=51666.13 sq.m
(12.767 Acres)

PHASE - 08
AREA=18575.946 sq.m
(4.5901Acres)

PHASE - 02
AREA=8403.91 sq.m
(2.077Acres)

PHASE - 04
AREA=6086.058 sq.m
(1.5038Acres)

PHASE - 04A
AREA=5126.550 sq.m
(1.2669Acres)

24M WIDE ROAD

24M WIDE SECTOR ROAD

500 M TOD LINE (TRANSITION ZONE)

500 M TOD LINE (INTENSE ZONE)

COMMERCIAL BUILDING-1
LVL +42.815M
(G+3)

COMMERCIAL BUILDING-2
LVL+12.150
(G+1)

CHANGE ROOM AREA CALCULATION GROUND COVERAGE							
GROSS -1							
C1	1	12.970	X	7.290	=	94.551	SQM
				TOTAL	=	94.551	SQM

GUARD ROOM AREA CALCULATION							
GROSS -1							
GT	3	1.500	X	2.000	=	9.000	SQM
				TOTAL	=	9.000	SQM

HT PANEL ROOM AREA CALCULATION							
GROSS -3							
HP1	1	4.300	X	7.850	=	33.755	SQM
HP2	0.5	6.400	X	6.940	=	22.208	SQM
HP3	0.5	1.790	X	6.940	=	6.211	SQM
				TOTAL	=	83.174	SQM

METER ROOM /ISOLATER ROOM AREA CALCULATION							
GROSS -3							
MR1	1	13.350	X	5.250	=	70.088	SQM
				TOTAL	=	70.088	SQM

GROUND COVERAGE CANOPY-1, 2 & 3							
GROSS -1							
C1	3.14	X	21.250	X	16.355	=	1091.287 SQM
C2	3.14	X	11.500	X	13.455	=	485.880 SQM
C2A	3.14	X	11.500	X	13.455	=	485.840 SQM
					TOTAL	=	2063.007 SQM

SURFACE PARKING CALCULATION								
GROSS – A								
PR1	1	X	87.750	X	20.250	=	1776.938	SQM
PR2	0.5	X	21.28+20.410	X	52.510	=	1094.046	SQM
PR2A	1	X	25.040	X	21.240	=	531.850	SQM
PR2B	1	X	1.740	X	21.240	=	36.958	SQM
PR2C	1	X	25.070	X	2.010	=	50.391	SQM
PR3	1	X	11.840	X	33.150	=	392.496	SQM
PR3A	0.5	X	7.230	X	7.280	=	26.317	SQM
PR4	1	X	16.240	X	14.690	=	238.566	SQM
PR5	1	X	129.820	X	22.350	=	2901.477	SQM
PR6	1	X	50.100	X	22.440	=	1124.244	SQM
					TOTAL	=	8173.281	SQM
TOTAL SURFACE PARKING AREA				=	GROSS – A			
				=	8173.281			
SURFACE PARKING CAPACITY				=	8173.281	/	23	
				=	355.360	SAY	355	ECS
SURFACE PARKING PROVIDED				=	124	CARS		

HANDICAPPED PARKING
EV CAR CHARGING
SINGLE PARKING

BOUNDRY LINE
SET BACK LINE
BASEMENT LINE

This is a "PROVISIONAL BUILDING PLANS" approved only for the purpose of inviting Objections from the general public.

STP (HQ) Member Secretary SPA(C)
STP (HQ) Member SPA(C)
STP (HQ) Chairman SPA(C)
DTP (HQ)
ATP
ATP(HQ)
SD(HQ)

TO BE ISSUED FROM THIS OFFICE VIDE NO. DATED

Note :-

1.BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL FIRE TRAVEL DISTANCES ARE WITHIN THE REQUIRED 45 M LIMIT AS PER APPLICABLE FIRE NORMS (NBC -2016).
4. ALL BUILDINGS ARE NATURALLY / MECHANICALLY VENTILATED AS PER APPLICABLE NORMS (NBC 2016)

PROJECT:
REVISED BUILDING PLANS FOR PROPOSED GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (@ 10% GH+3.50% COMMERCIAL) ON LAND MEASURING 24.10 ACRES (LICENSE NO. 80 OF 2012 DATED 17.08.2012) & 9.39625 ACRES (LICENSE NO. 194 OF 2024 DATED 31.12.2024) TOTAL 33.49625 ACRES FALLING IN VILLAGE PAWALA KHUSRUPUR, SECTOR-106 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD.

ASSOCIATE ARCHITECT

OWNERS SEAL & SIGNATURE For ELAN AVENUE LTD. Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health. (Internal) Service only subject to comment in Boundries

Building Planner with Local Engineer

ADDITIONAL DIRECTOR (TOWN PLANNING) GURUGRAM

APR-2026 Scale 1:500

Drawing Title :- SITE PLAN

Drawing No. ST-01

SHEET-01

N NORTH

150 M NPR

MASTERPLAN AREA SUMMARY

	(IN SQ.MTS.)	(IN SQ.MT.)
TOTAL SITE AREA	33,46625	13,54656.425
NET PLANNED AREA FOR GC & FAR	33,46625	13,54656.425
PLOT AREA IN NETRESIC ZONE @ 350	19,96750	8,08056.477
PLOT AREA IN TRANSITION ZONE @ 250	13,49875	5,46566.948

TABLE- 10A - PROPOSED AREA CHART

S.NO.	DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	APPROVED / PROPOSED (IN SQ.MT.)	REMARKS
1	GROUND COVERAGE	81,23,455	42128.138	1512.266 SQM ALREADY APPROVED
	@ 60% OF		31.12%	
2	RESIDENTIAL FAR IN NETRESIC ZONE	27,19,223		
	@ 350 ON 96.10% OF 19.9875 ACRES			
	RESIDENTIAL FAR IN TRANSITION ZONE	13,49,142		
	@ 250 ON 96.10% OF 13.4887.5 ACRES			
2A	COMMERCIAL FAR IN NETRESIC ZONE	11,03,948		
	@ 200 ON 5.90% OF 19.9875 ACRES			
3A	COMMERCIAL FAR IN TRANSITION ZONE	5,22,227		
	@ 200 ON 3.90% OF 13.4887.5 ACRES			
4A	ADDITIONAL COMMERCIAL FAR FOR IGBC GOLD RATING	16,61,454		
	(Req. no. Of 2200163)			
	12% ON 96.10% OF 33.46625 ACRES			
4B	ADDITIONAL COMMERCIAL FAR FOR IGBC GOLD RATING	633.627		
	(Req. no. Of 2200163)			
	12% ON 96.10% OF 33.46625 ACRES			
5A	ADDITIONAL COMMERCIAL FAR AS PER TDR POLICY	19,96,842		
	10% ON 96.10% of 33.46625 ACRES			
5B	10% ON 3.90% OF 33.46625 ACRES	7837.632		
		3.90%		
6	RESIDENTIAL FAR (2A+2B+3+4A+4B+5A+5B)	61,37,142.663	6024.29.8122	3.56.846.289 SQM ALREADY APPROVED
6A	TOTAL PERMISSIBLE COMMERCIAL FAR (3+34+48+5B)	24,85,51.944	2486.2.59	460.1 SQM ALREADY APPROVED
		4,7.55M		
7	TOTAL PERMISSIBLE FAR (6+6A)	4176%	462%	627.2134.602
7A	BALANCE FAR	16,58,3.704	11,21,1.6&7	
8	TOTAL LOT & OPEN SPACE / GREEN AREA	20,08,0.864	2015.945	1464.330 SQM ALREADY APPROVED
		15.00%	15.01%	
9	PERMISSIBLE DENSITY IN NETRESIC ZONE			
	90% OF 19.9875 ACRES (10262 PERSONS TO 12665 PERSONS)	5460 TO 6600	1094.2.00	1266.5.00
		PPA	PPA	
	PERMISSIBLE DENSITY IN TRANSITION ZONE			
	(PERMISSIBLE POPULATION	387 TO 473	507.2.00	613.2.00
	10% OF 13.48875 SQM PER 100 SQM (6017 PERSONS TO 6132 PERSONS)	PPA	PPA	
	TOTAL DENSITY		1537.00	1879.7.00
10	PROPOSED POPULATION			
11	PROPOSED DENSITY (PERSONS)	478.89		
12	PROPOSED EWS UNITS (15% OF TOTAL (MAIN + EWS))	369	UNITS	
13	REQUIRED EWS UNITS (15% OF TOTAL (MAIN DU'S)	221	UNITS	
14	REQUIRED DENSITY (PERSONS)	390		
15	REQUIRED SERVICE PERSONNEL UNITS (5% OF MAIN DU'S)	1806	UNITS	
16	PROPOSED SERVICE PERSONNEL UNITS	1806	UNITS	

PARTICULARS	UNITS	POPULATION	REMARKS
DENSITY CALCULATION			
MAIN DWELLING UNITS (@5 PERSONS/DU)	2201	11005	1305 DU'S ALREADY APPROVED +16 DU'S Revised & Proposed in Phase - 1 +10 DU'S Revised & Proposed in Phase - 2 & 3 +190 DU'S Proposed in Phase - 4 +312 DU'S Proposed in Phase - 9 +190 DU'S Proposed in Phase - 6 +209 DU'S Proposed in Phase - 5
EWS UNITS (2 PERSONS/DU)	390	780	280 EWS DU'S already approved 110# 350 EWS DU'S Revised and Proposed in phase-7 above Dispensary building.
TOTAL POPULATION		18061	3812
SERVICE PERSONNEL UNITS (2 PERSONS/PU)	1806		+671 SPU'S already approved +497 SPU'S Revised & Proposed in Phase-1 +165 SPU'S Proposed in Phase-4 +198 SPU'S Proposed in Phase-5 +312 SPU'S Proposed in Phase-9 +312 SPU'S Proposed in Phase-8
DENSITY		478.89	

COMMERCIAL PARKING SCHEME				
CARPET AREA COMMERCIAL BUILDING-1	=	7547.742	SQM.	
CARPET AREA COMMERCIAL BUILDING-2	=	2606.42	SQM.	
CARPET AREA BASEMENT -01 (COMMERCIAL)	=	5197.641	SQM.	
TOTAL CARPET AREA OF COMMERCIAL		15,31,4.80	SQM.	
REQUIRED COMMERCIAL ECS	=	1534.5.80/-50		
		328	ECS	
PROPOSED BAYS	=	364	CARS	

REQUIRED PUBLIC AMENITIES	PROVIDED PUBLIC AMENITIES	REMARKS
1 6 NOS. OF NURSERY SCHOOL (1 NO. FOR EVERY 2500 POPULATION)	6 NOS.	2 Nursery School Building proposed in Phase 7 2 Nursery School Constructed in Primary school building in Phase 4A
2 3 NO. OF PRIMARY SCHOOL (1 NO. FOR EVERY 5000 POPULATION)	3 NO.	1 Primary School Constructed in High School 1 High School Building Proposed in Phase 7 1 Primary School Proposed in Phase 7
3 1 NO. OF HIGH SCHOOL (1 NO. FOR EVERY 10000 POPULATION)	1 NO.	1 Dispensary Building Proposed in Phase 7
4 1 NO. OF DISPENSARY	1 NO.	1 Dispensary Building Proposed in Phase 7
5 1 NO. FOR EVERY 10000 POPULATION	1 NO.	1 Religious Building Proposed in Phase 4A
6 1 NO. OF CRECHE	1 NO.	1 Creche Building Proposed in Phase 7
7 1 NO. FOR EVERY 10000 POPULATION	1 NO.	
8 1 NO. FOR SUB POST OFFICE	1 NO.	1 Sub Post office proposed in Phase 9
9 1 NO. FOR EVERY 10000 POPULATION	1 NO.	1 Community Center Proposed in Phase 9

PARKING CALCULATIONS		
ECS REQUIRED		REMARKS
Residential ECS @ 0.5/DU (Upto 100 Sq.m. of Carpet Area) (209 Units)	105	ECS
Residential ECS @ 1/DU (B/w 100 - 150 Sq.m. of Carpet Area) (182 Units)	182	ECS
Residential ECS @ 1.5/DU (More than 150 Sq.m. Of Carpet Area) (1610 Units)	2709	ECS
TOTAL CARPET AREA=1816.0.504		
COMMERCIAL PARKING @50 SQM PER ECS ON CARPET AREA	364	ECS
Additional 5% of total parking is reserved for EWS (2366 X 0.05)	150	ECS
TOTAL PARKING REQUIRED	3509	ECS
TOTAL HANDICAPPED PARKING REQUIRED		
2 CAR PARKS PER 100 CARS EXCEEDING 200 ECS	33	
FOR 200 ECS	6	
	40	
TOTAL HANDICAPPED PARKING NOS. PROPOSED	1806	
PROPOSED AT GROUND+SURFACE LEVEL	44	
2 NO. PER 100 ECS	70	
TOTAL NO. OF PARKING FOR EV CAR CHARGING REQUIRED		
PROPOSED AT GROUND+SURFACE LEVEL	80	
TOTAL NO. OF PARKING FOR EV CAR CHARGING PROPOSED		

PHASE 1 TO 9	ECS as/Area Calculation	BAYS PROVIDED
BASEMENT FLOOR PARKING	365	124
BASEMENT -2	2380	1802
BASEMENT -1	1805	1274
BASEMENT-3	2474	2009
EWS BASEMENT -1	77	75
EWS BASEMENT -2	7225	6666
TOTAL		
PHASE 9		
BASEMENT FLOOR @ 32	345	314
BASEMENT Floor @ 32	156	150
BASEMENT Floor @ 32	346	299
BASEMENT Floor @ 32	1805	1274
BASEMENT -2	2380	1802
BASEMENT -1	2474	2009
BASEMENT-3	1810	10
Handicapped Parking @ G.F		302
Basement Parking @ 20	302	
MAIN DWELLING UNITS	2201	11005
EWS UNITS (2 PERSONS/DU)	390	780
TOTAL POPULATION	1806	3812
DENSITY		478.89

PROPOSED AMENITIES IN PHASE-4A									
TOWER NO	FLOORS	NO. OF FLOORS	APPROVED AREA FLOORWISE (Sq.m)	TOTAL FAR/ OF ALL FLOOR	TOTAL FAR/ TOWER	TOTAL BUILT-UP/ FLOORWISE	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA/ TOWER	TOTAL GROUND COVERAGE OF TOWER
PROPOSED 4A IN PHASE 4A	PRIMARY SCHOOL-1	GROUND FLOOR	1	360.766	360.766	360.766	360.766	787.766	360.766
		1ST FLOOR	1	354.881		354.881	62.119		
		MEZZANINE FLOOR	1	494.725		494.725			
		MUMTY MACHINE FLOOR	1	62.119		62.119			
	PRIMARY SCHOOL-2	1ST FLOOR	1	488.742		488.742	488.742	1056.989	494.725
		GROUND FLOOR	1	494.725		494.725			
		MUMTY MACHINE FLOOR	1	73.522		73.522	73.522		
	RESIDUALS BULDING		1	308.308		308.308	308.308	308.308	308.308
	TOTAL							2163.063	1163.799
TOWER - 4	GUARD ROOM 1.2 & 3			38.400		38.400	38.400	38.400	38.400
	SWIMMING POOL								
	HSD TANK								
	ROOM METER / ISOLATOR			70.088		70.088	70.088	70.088	70.088
	33KV HT PANEL ROOM			62.174		62.174		2356.462	2356.462
	CANOPY 1.2 & 3			2063.007		2063.007	2063.007	2063.007	
				121.793		121.793	121.793	121.793	
				62.174		62.174		62.174	
TOWER - 3	STILT FLOOR		1	739.965		1003.369	1003.369	1003.369	1003.369
	1ST FLOOR		1	447.516		447.516	441.516	1745.628	1745.628
	2ND FLOOR TO 29TH FLOOR		28	623.201		17449.628	623.201		
	30TH FLOOR		1	456.512		456.512	504.807	1658.496	1658.496
	31TH FLOOR		1	504.807		504.807			
	32TH FLOOR		1	257.175		257.175	303.470	1003.369	1003.369
	MUMTY MACHINE FLOOR		1	-		160.480	160.480		
TOWER - 2	STILT FLOOR		1	739.310		1002.294	1002.294	1002.294	1002.294
	1ST FLOOR		1	447.516		447.516	441.516	1745.628	1745.628
	2ND FLOOR TO 29TH FLOOR		28	623.201		17449.628	623.201		
	30TH FLOOR		1	456.512		456.512	504.807	1658.496	1658.496
	31TH FLOOR		1	504.807		504.807			
	32TH FLOOR		1	257.175		257.175	303.470	1003.369	1003.369
	MUMTY MACHINE FLOOR		1	-		160.480	160.480		
TOWER - 1	STILT FLOOR		1	626.845		891.343	891.343	1826.964	1826.964
	1ST FLOOR		1	351.904		386.880	386.880		
	2ND FLOOR TO 29TH FLOOR		28	496.799		13882.372	542.575	1826.964	1826.964
	30TH FLOOR		1	496.799		542.575	542.575	1519.21	
	31TH FLOOR		1	358.970		405.746	405.746	1519.21	
	32TH FLOOR		1	256.060		256.060	256.06		
	MUMTY MACHINE FLOOR		1	-		165.571	165.571		
TOWER - 15	STILT FLOOR		1	626.845		891.343	891.343	2820.2.342	1315.783
	1ST FLOOR		1	351.904		386.880	386.880		
	2ND FLOOR TO 29TH FLOOR		28	496.799		13882.372	542.575	1315.21	
	30TH FLOOR		1	496.799		542.575	542.575		
	31TH FLOOR		1	358.970		405.746	405.746		
	32TH FLOOR		1	256.060		256.060	256.06		
	MUMTY MACHINE FLOOR		1	-		165.571	165.571		
TOWER - 14	STILT FLOOR		1	626.845		891.343	891.343	2820.2.744	1319.122
	1ST FLOOR		1	351.904		386.880	386.880		
	2ND FLOOR TO 29TH FLOOR		28	496.799		13882.372	542.575	1319.122	
	30TH FLOOR		1	496.799		542.575	542.575		
	31TH FLOOR		1	358.970		405.746	405.746		
	32TH FLOOR		1	256.060		256.060	256.06		
	MUMTY MACHINE FLOOR		1	-		165.571	165.571		
TOWER - 6	STILT FLOOR		1	737.469		997.662	997.662	2166.9.604	997.662
	1ST FLOOR		1	441.516		447.811	447.811		
	2ND FLOOR TO 29TH FLOOR		28	623.201		17449.628	669.496	1998.7.502	
	30TH FLOOR		1	623.201		669.496	669.496		
	31TH FLOOR		1	456.512		504.807	504.807		
	32TH FLOOR		1	257.175		303.470	303.470		
	MUMTY MACHINE FLOOR		1	-		160.480	160.480		
TOWER - 5	STILT FLOOR		1	737.469		997.662	997.662	2187.7.97	1006.018
	1ST FLOOR		1	441.516		447.811	447.811		
	2ND FLOOR TO 29TH FLOOR		28	623.201		17449.628	669.496		
	30TH FLOOR		1	623.201		669.496	669.496		
	31TH FLOOR		1	456.512		504.807	504.807		
	32TH FLOOR		1	257.175		303.470	303.470		
	MUMTY MACHINE FLOOR		1	-		160.480	160.480		
TOWER - 17	STILT FLOOR		1	1416.094		1436.094	1436.094	4656.6.456	1436.094
	1ST FLOOR		1	808.949		8093.969	675.088	4485.297	
	2ND FLOOR TO 39TH FLOOR		38	1076.418		40902.884	1140.537		
	40TH FLOOR		1	1076.418		43340.406	1140.537	4334.0.406	
	MUMTY MACHINE FLOOR		1	-		177.821	177.821		
TOWER - 10	STILT FLOOR		1	906.367		1155.595	1155.595	3745.0.322	1155.595
	1ST FLOOR		1	650.529		714.974	714.974	3458.516	
	2ND FLOOR TO 39TH FLOOR		38	852.836		32407.768	912.981		
	40TH FLOOR		1	852.836		34645.278	557.997		
	MUMTY MACHINE FLOOR		1	492.852		557.997	557.997		
TOWER - 11	STILT FLOOR		1	647.869		712.014	712.014	3458.0.942	
	1ST FLOOR		1	888.533		1167.434	557.997		
	2ND FLOOR TO 39TH FLOOR		38	852.836		32407.768	912.981	3738.0.431	1167.434
	40TH FLOOR		1	852.836		34645.272	557.997		
	MUMTY MACHINE FLOOR		1	-		176.788	176.788		
TOWER - 12	STILT FLOOR		1	888.533		1169.068	712.014	3736.7.57	1169.068
	1ST FLOOR		1	649.561		914.321	3444.198	3445.946	
	2ND FLOOR TO 39TH FLOOR		38	852.836		32407.768	912.981		
	40TH FLOOR		1	852.836		34645.272	557.997		
	MUMTY MACHINE FLOOR		1	492.852		557.997	557.997		
						176.788	176.788	1903.0.962	2052.6.315

TOTAL											