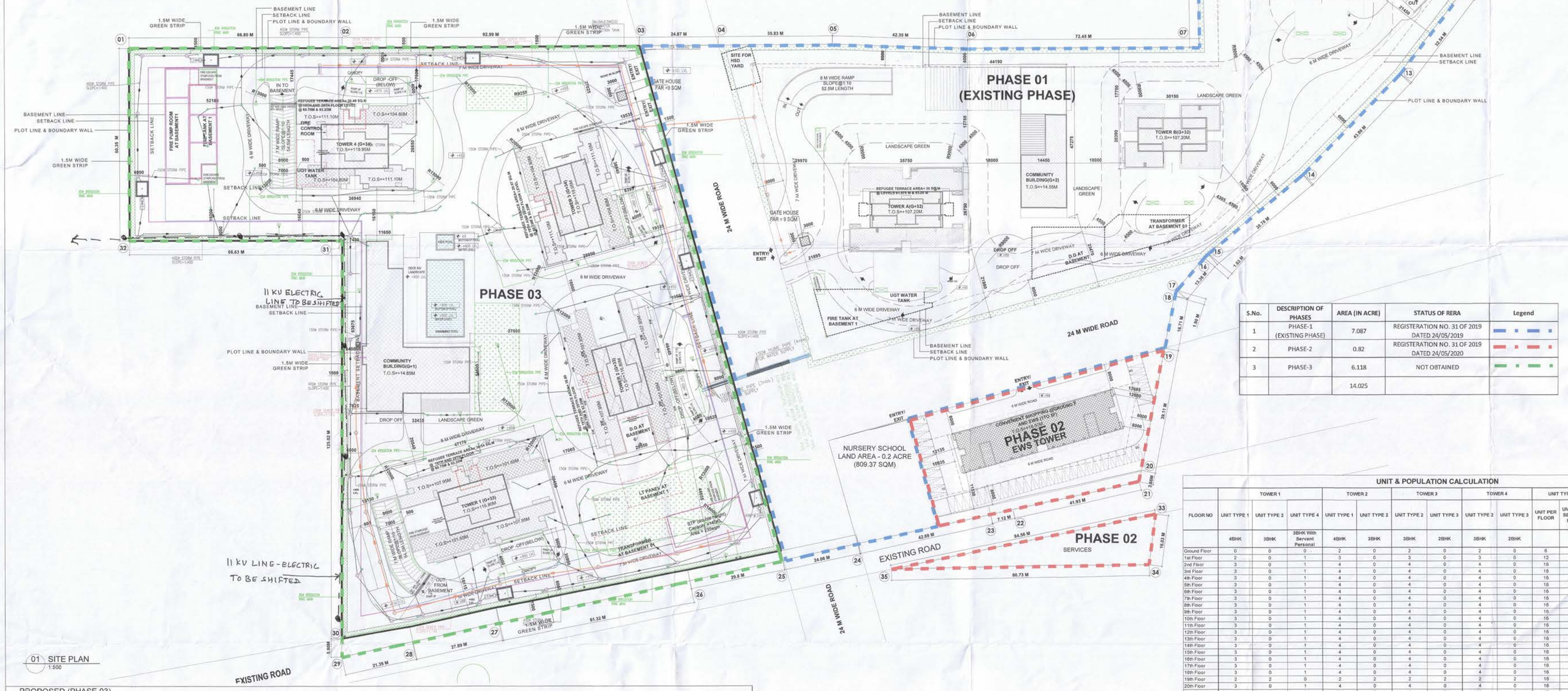
SL.NO	DESCRIPTION	PERMISSIBLE AREAS		A	14.025 ACRES B = C + D TOTAL AREAS (OC Areas + Proposed Areas)		C OC GRANTED VIDE MEMO NO. ZP-391/JD(RA)/2023/10/05 DATED 11-04-2023 OC AREAS		D PROPOSED AREAS	
	TOTAL SITE AREA			56,757.071 SQM						
1	FAR (SQM)		175%	99324.874						
	ADDITIONAL AREA FOR GRIHA 4 STAR (SQM)		12%	6810.849						
	TOTAL FAR (SQM)		187%	106135.723			88%	49947.777		
	TDR (SQM)		62%	35213.5675						
	TOTAL FAR WITH TDR (SQM)		249%	141349.290	248.61%	141108.722			160.61%	91160.945
2	GROUND COVERAGE (SQM)		35%	19864.975	16.31%	9259.721	7.54%	4280.243	8.77%	4979.478
3	NO OF DWELLING UNITS PROVIDED (NOS)			891		891		369		522
4	EWS (NOS)	@ 15% of Total unit Nos.		157		157		135		22
5	TOTAL NO OF DWELLING UNITS PROVIDED (NOS)			1048		1048		504		544
6	SERVICE POPULATION (NOS)	@ 10% Of Main Dwelling Units nos.		90		90		61		29
7	DENSITY	@ 300 PPA Maximum		4208						
		@ 100 PPA Minimum		1403						
		@ 396 PPA Maximum (with TDR)		5554		4949		2237		2712
8	ORGANIZED OPEN SPACE (SQM)	@ 15% of Site Area		8513.561	15.86%	8995.997	13.54%	7683.997	2.32%	1312
9	CONVENIENT SHOPPING(SQM)	@ 0.5% of Site Area		283.785		294.583	0.52% of the Site Area	294.583		
10	NURSERY SCHOOL (SQM)	0.2 Acres		809.37	0.2 Acres	809.37				
11	COMMUNITY BUILDING									
	CAR PARKING FOR MAIN DWELLING UNIT (NOS)	@ 1.5 ECS per Main Dwelling Unit		1337	Provided in Basement	1883	Provided in Basement	607	Provided in Basement	1276
	CAR PARKING FOR EWS (NOS)	@ 5% of the Total Car Parking		67	Provided In Basement,Stilt &Surface	67	Provided in Stilt & Surface	28	Provided in Basement	39
12	**TOTAL CAR PARKING (NOS)**			1404		1950		635	Total	1315
13	SURFACE PARKING			138.4				21		
14	EWS UNIT	Each Unit size		18.59				18.59		
15	SERVICE PERSONNEL ROOM	Each Unit size		13.01				22.03		



01 SITE PLAN
1:500

S.No.	DESCRIPTION OF PHASES	AREA (IN ACRE)	STATUS OF RERA	Legend
1	PHASE-1 (EXISTING PHASE)	7.087	REGISTERATION NO. 31 OF 2019 DATED 24/05/2019	
2	PHASE-2	0.82	REGISTERATION NO. 31 OF 2019 DATED 24/05/2020	
3	PHASE-3	6.118	NOT OBTAINED	
		14.025		

UNIT & POPULATION CALCULATION

FLOOR NO	TOWER 1 UNIT TYPE 1	TOWER 1 UNIT TYPE 2	TOWER 1 UNIT TYPE 4	TOWER 2 UNIT TYPE 1	TOWER 2 UNIT TYPE 2	TOWER 3 UNIT TYPE 2	TOWER 3 UNIT TYPE 3	TOWER 4 UNIT TYPE 3	TOWER 4 UNIT TYPE 3	UNIT TYPE: UNIT PER FLOOR	UNIT TYPE: UNIT WITH SERVANT ROOM	POPULATION (TOWER WISE): MAIN UNIT POPULATION @ 5 PERSON / UNIT	POPULATION (TOWER WISE): SERVICE POPULATION @ 2 PERSON / UNIT	TOTAL
	4BHK	3BHK	3BHK With Servant Personal	4BHK	3BHK	3BHK	2BHK	3BHK	2BHK					
Ground Floor	0	0	0	2	0	2	0	2	0	6	0	30	0	30
1st Floor	2	0	1	3	0	3	0	3	0	12	1	60	2	62
2nd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
3rd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
4th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
5th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
6th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
7th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
8th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
9th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
10th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
11th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
12th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
13th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
14th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
15th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
16th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
17th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
18th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
19th Floor	2	2	0	2	2	2	2	2	2	16	0	80	0	80
20th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
21st Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
22nd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
23rd Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
24th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
25th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
26th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
27th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
28th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
29th Floor	2	2	0	2	2	2	2	2	2	16	0	80	0	80
30th Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
31st Floor	3	0	1	4	0	4	0	4	0	16	1	80	2	82
32nd Floor	2	0	0	2	0	4	0	4	0	12	0	60	0	60
33rd Floor	2	0	0	2	0	2	0	2	0	8	0	40	0	40
34th Floor	0	0	0	0	0	2	0	2	0	4	0	20	0	20
TOTAL	**94**	**4**	**29**	**125**	**4**	**129**	**4**	**129**	**4**	**522**	**29**	**2610**	**58**	**2668**

PROPOSED (PHASE 03)

SL.NO	DESCRIPTION	FAR AREA (SQM)	NON FAR AREA (SQM)	TOTAL AREA (SQM)	GROUND COVERAGE (SQM)	NO OF FLOORS	HEIGHT	NOS. UNIT ON TYP FLOOR	TOTAL NO OF DWELLING UNIT	SERVANT UNIT/ EWS	POPULATION MAIN D'US @5 EWS @2 SERVICE PERSON @ 2
1	TOWER -1 (4BHK Units)	24652.806	4964.367	29617.172	1025.433	G+33	107.95	4	127	29	693
2	TOWER -2 (4BHK Units)	24789.892	4693.873	29483.765	1044.798	G+33	107.95	4	129		645
3	TOWER -3 (3BHK Units)	19724.465	3742.461	23466.927	844.243	G+34	111.10	4	133		665
4	TOWER -4(3BHK Units)	19759.930	3712.942	23472.873	838.025	G+34	111.10	4	133		665
5	COMMUNITY BUILDING	1685.779	454.970	2140.749	1217.979	G+1	14.85	0	0		
6	EWS	539.073	182.489	721.561	0.000	6th Floor	2.9	22		22	44
7	GATE HOUSE	9.000	0.000	9.000	9.000	G	3.45				
	TOTAL	**91160.945**	**17751.101**	**108912.047**	**4,979.478**						**2,712**

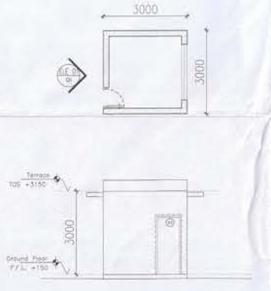
BASEMENT AREA CALCULATION

SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	TOTAL NUMBER OF PARKING REQUIRED	NO OF PARKING (AS/ECS)+ PARKING AREA/32(SQM) STACK CAR PARK = AREA/16(SQM)	NO OF PARKING PROVIDED
1	BASEMENT - 01	18842.236	4515.965	14326.271	822	448	481
2	BASEMENT - 02	18842.236	3689.465	15152.771		947	854
	TOTAL	37684.473	8205.431	29479.042	822	1395	1315

TOTAL NON FAR AREA (17751.101+37684.473)	**55435.574**	
TOTAL BUILT UP AREA (55435.574+91160.945)	**146596.519**	**(FAR+NON FAR)**

PARKING & POPULATION CHART

SL.NO	TYPE	NO.OF UNITS	NO OF PERSONS /UNIT	SERVANT POPULATION	TOTAL POPULATION	NO.OF CAR REQUIRED AS/NORMS	TOTAL NUMBER OF PARKING REQUIRED
1	4BHK UNITS (Tower 1 - 2)	219	5	0	1095	1.5	329
2	3 BHK UNITS WITH SERVICE PERSONNEL (Tower 1)	29	5	2	203	1.5	44
3	3 BHK UNITS (Tower 1-2-3-4)	266	5	0	1330	1.5	399.0
4	2 BHK UNITS (Tower 3 - 4)	8	5	0	40	1.5	12.0
5	EWS	22	2	0	44	5% OF Total Car Parking	39
	TOTAL	544			2712		822



02 GUARD HOUSE PLAN & ELEVATION
1:100

OC GRANTED VIDE MEMO NO. ZP-391/JD(RA)/2023/10/05 DATED 11-04-2023

SL.NO	DESCRIPTION	FAR AREA (SQM)	NON FAR AREA (SQM)	TOTAL AREA (SQM)	GROUND COVERAGE (SQM)	NO OF FLOORS	HEIGHT	NOS. UNIT ON TYP FLOOR	TOTAL NO OF DWELLING UNIT	SERVICE PERSONNEL ROOM/ EWS	POPULATION MAIN D'US @5 EWS @2 SERVICE PERSONNEL @ 2
1	TOWER A (G+32)	19836.134	4568.393	24404.450	1,039.420	G+32	107.2	4	123	61	737
2	TOWER B (G+33)	17688.954	3924.430	19613.384	764.870	G+33	107.2	4	123		615
3	TOWER C (G+33)	17700.079	3900.170	19600.249	764.870	G+33	107.2	4	123		615
4	COMMUNITY BUILDING	1491.329	1875.898	3367.227	1,146.704	G+2	14.55				
5	EWS	3121.878	858.497	3980.375	863.374	G+6	18.8	22		132	220
6	CONVENIENT SHOPPING & TOILETS	294.583	0.000	294.583	0						
7	GATE HOUSE	9.000	0.000	9.000	9.000	G	3				
8	NURSERY SCHOOL	0.000	0.000	0.000	0.000						
	TOTAL	49947.777	13393.357	63183.034	4,280.243						2,237

BASEMENT AREA CALCULATION

SL.NO	DESCRIPTION	AREA (SQM)	SERVICE AREA (SQM)	PARKING AREA (SQM)	TOTAL NUMBER OF PARKING REQUIRED	NO OF PARKING (AS/ECS)+ PARKING AREA/32(SQM)	NO OF PARKING PROVIDED
1	BASEMENT - 01	14353.326	3635.393	10489.940		327	306
2	BASEMENT - 02	14353.326	3635.340	10694.868	581	334	352
	TOTAL	28706.652	7541.775	21184.808	981	661	907

TOTAL NON FAR AREA (13205.257+28706.656)	**41911.913**	
TOTAL BUILT UP AREA (41911.913+49947.777)	**91859.690**	**(FAR+NON FAR)**

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

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

S.T.P. (HQ) Gurugram (Haryana) — S.T.P. (G) Gurugram (Haryana) — C.T.P. (HQ) Chandigarh (U.T.)

DTP (HQ) — ATP(HQ)

JD — PA — A.T.P.

(Dinesh Kumar) PA(HQ) — DD (HQ) Gurugram

TO BE READ WITH THIS OFFICE MEMO NO. ZP-391-III-/PA (DK)/2024/25940 DATED : 13-08-2024

NOTES:

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New Delhi -110019
Ph.: +91-11-26481630

KEY PLAN

PROJECT
Group Housing Colony measuring 14.025 Acres (Licence No.265 of 2007 dated 02-12-2007) in sector 62, Gurgaon Manesar Urban Complex, being developed by Juhi Promoters Pvt Ltd & others in collaboration with Emaar India Ltd. (formerly known as Emaar MGF Land Ltd.)

DEVELOPER
Emaar India Ltd.
EMAAR Business Park, MG Road
Sikanderpur, Sector-28, Gurgaon
Haryana -122002

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

ARNAB DUTTA
CA / 2007 / 40529

Checked and found ok for Public Health (Internal) Service only subject to comments in the margin. 19315 Dt 14/9/24

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Specimen

DRAWING NAME
SITE PLAN

DRAWING NO.	NORTH
S-01	
SCALE	AS MENTIONED (A0)
DATE	JUNE 2024