AREA CHART

	(IN ACRES)	(IN SQ.MT.)
TOTAL SITE AREA	34.0229	137685.5729
NET PLANNED AREA FOR GC & FAR	**33.90943**	**137435.000**
PLOT AREA IN INTENSE ZONE	32.5224	131613.274
PLOT AREA IN TRANSITION ZONE	1.457	5870.303

S.NO.	DESCRIPTION	PERMISSIBLE (IN %/SQ.MT.)	TOTAL ACHIEVED (IN %/SQ.MT.)	ALREADY SANCTIONED (IN SQ.MT.)	REVISED & PROPOSED (IN SQ.MT.)
1	GROUND COVERAGE	**54871.520**	**18795.500**	3981.481 Sq.m. Already Sanctioned Phase-A Refer Table-1 + 5340.000 Sq.m. Already Sanctioned Phase-B Refer Table-2 + 612.000 Sq.m. Already Sanctioned Phase-B Refer Table-3 + 8513.000 Sq.m. Already Sanctioned Phase-B Refer Table-4 **= 18,446.59 SQM.**	**5340.275 Sq.m** Revised Proposed Phase-A and Phase-2 Refer Table-4
2	FAR IN INTENSE ZONE @ 200/M.TR.WITH UP 2.837 ACRES	65.35% 89965.62 MT. 35%	13.69%		
3	FAR IN TRANSITION ZONE @ 200/M.TR.WITH UP 1.457 ACRES	34482.317 MT. 35%			
4	AREA (IN SQ.MTS.) UNDER CONSTRUCTION ON PART AREA (3.053 ACRES(AS PER CLU CERTIFICATION DGBC REGD.NO. 2019/SQ.I)	4396.34	**30896.701**	(2965.435 Sq.m. Already Sanctioned Phase-B Refer Table-2 + 1864.278 Sq.m. Already Sanctioned Phase-B Refer Table-3 + 8369.703 Sq.m. Already Sanctioned Phase-4 & 2 Refer Table-5 **= 13,730.048 SQM.**	**78266.055 Sq.m** Revised Proposed Phase-A and Phase-2 Refer Table-4
5					
6	TOTAL PERMISSIBLE FAR (IN % AND SQ. MT.)	**%=274.356 SQ.MT.=**			
7	TOT.GOT & GREEN AREA	37.50%	20708.470	20708.470 Sq.m. Already Sanctioned Phase-B	
8	FAR OF COMM. SHOPPING IN INTENSE ZONE @ 200/M.TR.S.FR.OF 32.5224 ACRES	3574.30 3.43%			
9	FAR OF COMM. SHOPPING IN TRANSITION ZONE	51.490			
10	TOTAL COMM. SHOPPING	3625.79	507.280	507.280 Sq.m. Already Sanctioned in Phase-B Refer Table-2	
11	TOTAL PERMISSIBLE FAR OF COMM. SHOPPING (@4% **PERMISSIBLE DENSITY IN INTENSE ZONE** **OF 32.5224 ACRES,(1750 PERSONS TO 2165 PERSONS)**	5407.10	PPA		
12	**PERMISSIBLE DENSITY IN TRANSITION ZONE** **OF 1.457 ACRES,(80 PERSONS TO 100 PERSONS)**	387.10 475	PPA		
13	**TOTAL PERMISSIBLE DENSITY** **(183.65 PERSONS TO 2340 PERSONS)**		PPA		
14	**PROPOSED DENSITY**	12080.00	PPA		
15	REQUIRED EWS UNITS (15% OF TOTAL UNITS 1540% = 1345)	180	UNITS		
16	PROPOSED EWS UNITS	180	UNITS		
17	EXCLUSIVE SERVANT UNITS (10% OF MAIN DU'S)	134	UNITS		
18	PHOTOSOCI SERVANT UNITS	231	UNITS		

	DENSITY CALCULATION PARTICULARS	UNITS	POPULATION	ALREADY SANCTIONED	REVISED & PROPOSED
	MAIN DU'S (5 PERSONS/DU)	2335	10775	1039 DU's Already Sanctioned Phase-B Refer Table-2 + 105 DU's Already Sanctioned Phase-B Refer Table-3 + 387 DU's Already Sanctioned Phase-B Refer Table-5	634 DU's REVISED PROPOSED Phase-A and Phase-2 Refer Table-4
	EWS UNITS (5 PERSONS/DU'S)	588	3176	EWS (Tower-2) = 266 DU's (shown in Table-4)	EWS (Tower-2) = 266 DU's (shown in Table-4)
	SERVANT UNITS (1 PERSON/DU'S)	216	432	42 DU's Already Sanctioned Phase-B Refer Table-2 + 17 DU's Units Already Sanctioned Phase-B Refer Table-3 + 99 DU's Units Already Sanctioned in Phase-4 Refer Table-5	42 DU's REVISED PROPOSED Phase-A and Phase-2 Refer Table-4
	TOTAL POPULATION PROPOSED DENSITY (12080/35 ROMS)		12382 **365.96**	PPA	

	PARKING REQUIRED			ALREADY SANCTIONED	REVISED & PROPOSED
	Residential 4Cl @ (0.5ECS/1bhk+ 100 Sq.m. of Carpet Area)	416	ECS	212 DU's already sanctioned in phase-B Refer Table-2	212 DU's REVISED PROPOSED Phase-A and Phase-2 Refer Table-4
	Residential 4Cl @ (1.0ECS/2& 3BH 100 - 150 Sq.m. of Carpet Area) (100 UNITS)	1015	ECS	282 DU's already sanctioned in phase-B Refer Table-2 105 DU's already sanctioned in phase-B Refer Table-3 338 DU's Units Already Sanctioned in Phase-4 Refer Table-5	472 DU's REVISED PROPOSED Phase-A and Phase-2 Refer Table-4
	Residential 4Cl @ (1.5ECS/More than 150 Sq.m. of Carpet Area) (100 UNITS)	347	ECS	231 DU's Units Already Sanctioned in Phase-4 Refer Table-5	
	Total Required Parking	**1917**	ECS		
	5% of total parking is reserved for EWS (180 In 3.00)	**96**	ECS		

	PARKING PROVIDED	RACTS	ECS	ALREADY SANCTIONED	REVISED & PROPOSED
1	Sanctioned at Surface level -1 phase-A (As/New Phasing)	54	30		
2	Sanctioned at stilt level in phase-A(As/New Phasing)	45	50	13 Nos. of Bays with Stack Parking Provision at (5th lvl)	
3	Sanctioned in Basement-1 in phase-A (As/New Phasing)	353	374		
4	Sanctioned in Basement-2in phase-A(As/New Phasing)	368	395		
5	Sanctioned in Basement-3in phase-A(As/New Phasing)	368	395	77 surface + 27 Nos. of Parking Provision at Tower-5(th level	
6	Proposed in Basement-1 in Phase-2 and Phase-3	331	347		
7	Proposed in Basement-2 in Phase-2 and Phase-3	363	376		
8	Proposed at stilt level in phase-2	90	92	2Surface + 21 Nos. of Parking Provision at EWS (6th level	
	Total Parking Provided	**2153**	**2460**		
	Proposed Car Parking for EWS	**96**	**92**		

TABLE -4 REVISED PROPOSED TABLE PHASE A & 2

TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL	TOTAL FAR ALL TOWER	TOTAL BUILT-UP ONE FLOOR	TOTAL BUILT-UP ALL FLOORS	TOTAL BUILT-UP AREA OF ALL TOWER	NON FAR ONE FLOOR	NON FAR ALL FLOORS	NON FAR AREA OF ALL TOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVANT ROOMS
TOWER-A	GROUND FLOOR	1	305.153	305.153		824.955	831.955		526.802	526.802				
	1ST TO 16TH FLOOR TO 16TH 16TH TO 20TH & 20TH FLOOR	17	691.599	25743.283	27458.977	719.374	26365.938	29207.795	26.010	1073.505	1861.808	882.721	193	-
	20TH/21ST FLOOR	2	660.147	1980.441		688.182	2297.490		26.010	87.540				
	MUMTY MACHINE ROOM	1	-	-		174.306	174.306		174.306	174.306				
TOWER-B	GROUND FLOOR	1	310.749	310.749		740.740	740.740		430.000	430.000				
	1ST TO 16TH FLOOR TO 16TH 16TH TO 20TH & 20TH FLOOR	17	576.564	21102.728	25945.368	615.264	22758.478	29032.372	38.500	1638.500	2137.816	743.743	160	-
	20TH/21ST FLOOR	2	1274.164	1722.492		672.714	1838.142		38.500	170.830				
	MUMTY MACHINE ROOM	1	-	-		165.335	165.335		165.335	165.335				
TOWER-C	GROUND FLOOR	1	215.415	215.415		666.868	666.868		451.203	451.203				
	1ST TO 16TH 20TH TO 21TH 20TH TO 24TH FLOOR	21	515.087	10987.697	19707.023	550.979	17080.348	21707.099	35.992	1112.652	2010.076	698.888	152	31
	24TH TO 25TH FLOOR	2	515.773	2043.092		546.985	2198.66		35.992	143.599				
	MUMTY MACHINE ROOM	1	-	-		164.927	164.927		164.927	164.927				
TOWER-D	GROUND FLOOR	1	215.415	215.415		666.868	666.868		451.203	451.203				
	1ST TO 16TH 20TH TO 21TH 20TH TO 24TH FLOOR	21	515.087	10987.697		550.979	17080.348		35.992	1112.652				
	24TH TO 25TH FLOOR	2	515.773	2043.092		546.985	2198.66		35.992	143.599				
	MUMTY MACHINE ROOM	1	-	-		165.335	1638.493		35.992	157.676				
EWS/TOWER-(1)	MUMTY MACHINE ROOM	1	-	-		164.927	164.927		164.927	164.927				
	GROUND FLOOR	1	74.388	74.388		541.640	541.640		467.283	467.283				
	1ST TO 14TH FLOOR	14	481.300	6796.326	6840.842	510.832	7151.648	7768.743	37.323	390.322	820.551	541.669	266	-
	MUMTY MACHINE ROOM	1	-	-		73.448	73.448		73.448	73.448				
COMMUNITY BUILDING UNDER TOWER-D	GROUND FLOOR	1	185.188	185.188	185.188	185.188	185.188	185.188	-	-	-	-	-	-
COMMUNITY BUILDING UNDER TOWER-C	GROUND FLOOR	1	279.693	279.693	279.693	279.693	279.693	279.693	-	-	-	-	-	-
COMMUNITY BUILDING UNDER TOWER-B	GROUND FLOOR	1	282.170	282.170	282.170	282.170	282.170	282.170	-	-	-	-	-	-
COMMUNITY BUILDING UNDER TOWER-A	GROUND FLOOR	1	290.164	290.154	290.154	290.154	290.154	290.154	-	-	-	-	-	-
CRECHE UNDER TOWER-A	GROUND FLOOR	1	-	-	-	81.668	292.170	292.170	292.170	292.170	292.170	-	-	-
DISPENSARY	GROUND FLOOR	1	-	-	-	1428.432	1428.432	1835.760	1428.432	1428.432	1835.760	1428.432	-	-
	BASEMENT	1	-	-	-	407.328	407.328		407.328	407.328			-	-
HT METER ROOM	GROUND FLOOR	1	-	-	-	65.447	65.447	65.447	65.447	65.447	65.447	-	-	-
POOLIN		-	-	-	-	378.328	378.328	378.328	378.328	378.328	378.328	-	-	-
BASEMENT – I		-	-	-	-	14160.257	14160.257	14160.257	14160.257	14160.257	14160.257	-	-	-
BASEMENT – II		-	-	-	-	15163.309	15163.309	15163.309	15163.309	15163.309	15163.309	-	-	-
TOTAL		-	-	**39284.035**		**13696.252**					**41020.217**	**5945.271**	**890**	**62**

SITE PHASING CALCULATIONS FOR GROUP HOUSING COLONY BEING DEVELOPED BY JUVENTUS ESTATE LTD AT SECTOR - 104, GURUGRAM

APPROVED TOTAL SITE AREA (A.) = 34.0229 ACRES

PHASE	LEGEND	AREA (IN ACRES)	DESCRIPTION
PROPOSED PHASE -A		4.1800	Tower A,B,C & D , Club/Community building (Under Tower A), Community building (Under Tower B), Community building (Under Tower C), Community building (Under Tower D), Dispensary, Convenient Shopping, Security Gate, Level Basement-II, III & Basement
NON-REGISTERED PHASE-II		8.000	Already Sanctioned Tower 1 to 7, Community Building - 1, Sub station 4Nos with Conversion Shopping 2 , Convenient Shopping - 1 & 2, connection between Community Building & Tower 2, connection between Convenient shopping 1 & Tower 2, Nursery School Under Tower 6, 21.7 Transformers, Water Room, Guard room in Bonus of Basements Plot 1A, as a entry to Estate Ext. & Otherside two Nos. in 7 BSMS/SOS/SEPTIC TANK (P.2018) & Already Sanctioned Tower 5 & Basement Level Tower 5 & Basement under Tower 5 & Basement under Tower 6 & Basement under Tower 7 & Basement under Tower 1 to 4 & Tower 6 & 7 & Basement under Tower 1 to 4 & Tower 6 & 7 & Basement under Tower 1 to 4 & Tower 6 &