TOWER WISE AREA STATEMENT

S.NO.	TOWER	FLOORS	NO OF UNITS	DOMESTIC SERVANTS	GROUND COVERAGE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH TO 11TH FLOOR	12TH FLOOR	13TH TO 17TH FLOOR	18TH TO 19TH FLOOR	20TH & 21ST FLOOR	22ND & 23RD FLOOR	24TH & 25TH FLOOR	TOTAL	MUMTY	MACHINE ROOM	TOTAL
1	TOWER A	G+25	76	6	513.803	469.866	438.496	440.976	440.976	3527.81	440.976	2204.882	881.952	881.952	881.953	881.953	11461.795	15.806	41.706	11519.306
2	TOWER B	G+23	71	6	498.863	469.917	405.853	444.665	444.665	3557.32	444.665	2223.326	889.330	889.330	889.330	-	10658.405	15.806	64.976	10739.187
3	TOWER C	G+21	64	6	513.803	469.866	438.496	440.976	440.976	3527	440.976	2204.882	881.952	881.953	-	-	9697.885	15.806	41.706	9755.397
4	TOWER D	G+19	58	6	511.803	469.866	438.496	440.976	440.976	3527	440.976	2204.882	881.952	881.953	-	-	8815.936	15.806	41.706	8873.448
5	TOWER E	G+17	53	6	498.863	469.917	405.853	444.665	444.665	3557.32	444.665	2223.326	-	-	-	-	7990.414	15.806	64.976	8071.196
6	COMMERCIAL	G	0	0	330.509	328.174											328.174			328.174
7	CLUB	G	0	0	463.816	461.518											461.518			461.518
8	BASEMENT-1																			
9	BASEMENT-2																			
	TOTAL		322	30	3327.458												49414.332			49414.332

FACILITIES

	DESCRIPTION	REQUIRED	TOTAL PROVIDED
1	FACILITIES FOR POPULATION - 17764		
2	COMMUNITY BUILDING	1 NO - 2.0 ACRES	1 NO. 8279.064 SQ.M
3	HIGH SCHOOL (HS+PS+NS)	1 NO - 5.0 ACRES	1 NO 20432.539 SQ.M
4	PRIMARY SCHOOL (PS+NS)	3 NO - 1.0 ACRE EACH	PS-1 4050.879 SQ.M PS-2 4046.850 SQ.M PS-3 4046.850 SQ.M
4	NURSERY SCHOOL	3 NOS - 0.2 ACRE EACH	NS-1 1309.994 SQ.M NS-2 816.075 SQ.M NS-3 804.300 SQ.M
5	DISPENSARY	1 NO - 1.25 ACRES	DISPENSARY - 5060.984 07 SQ.M
6	CRECHE	1 NO - 0.2 ACRE	CRECHE - 812.628 SQ.M
7	RELIGIOUS BUILDING	1 NO - 0.2 ACRE	1 NO - 0.2 ACRE
8	POST OFFICE	1 NO - 40 SQ.M	1 NO - 40 SQ.M - COMMERCIAL

AREA STATEMENT

TOTAL AREA UNDER SCHEME : 60.511 ACRES = 244879.00 SQMT

S.NO.	DESCRIPTION	PERM./ REQUIRED	1 Approved as per letter no. ZP-415-JD(BS)/2012/539 4 DT:12/04/12	2 REVISED IN THIS SANCTION	3 PROPOSED IN THIS SANCTION	4 (1-2)+3 TOTAL
1	PLOT AREA (GROSS)	60.511 ACRES 244879.940 SQMT.				
2	PLOT AREA (ALLOWED FOR COVERAGE)	59.213 ACRES 239626.129 SQMT				
3	COMMERCIAL AREA @0.5% OF PLOT AREA FOR GROUP HOUSING	1198.131 SQMT	1197.909	265.472	138.174	1197.909
4	PLOT AREA FOR GROUP HOUSING	239626.129 SQMT				
5	GROUND COVERAGE @35% OF 239626.721 SQMT.	83869.145 SQMT.	43423.127	3645.486	3327.453	43105.094
6	F.A.R. @175 OF 239626.129 SQMT.	419345.726 SQMT.	393449.812	54979.678	49414.132	387884.314
7	GREEN GREEN AREA @15% OF 60.511 ACRE (9.076 ACRE)	36731.841 SQM	36060.908	7348.944	7268.918	35980.882
8	GENERAL FLATS @5 PERSONS/UNIT		2886	312	322	2886
9	DOMESTIC SERVANT @10%	300.2	292	30	30	292
10	E.W.S. @15%	529.8	528	0	0	528
11	DENSITY	300 P.P.A				
12	POPULATION(300 X 59.213=17764)	17764	16070	1670	1670	16070

PHASE -II (NEW PROPOSAL)

PHASE -I & II (NOT REVISED) / ALREADY SANCTIONED



PARKING REQUIREMENT

S.NO.	DESCRIPTION	PERM./REQUIRED	SQ.M/ECS	1 TOTAL APPROVED IN PHASE I &II	PHASE III	3=(1+2) TOTAL	4 PHASE 4	5=(3+4) TOTAL
	PARKING REQUIREMENT							
	PARKING 1.5 CAR/GENARAL UNIT(302 X 1.5)	4503 E.C.S						
a	COVD @75% OF TOTAL REQUIREMENT							
	(i) BASEMENT(B1+B2) @ 95 SQMT./ECS		13754.2254 SQ.M.	35	3048	393	3441	73
	(ii) STILT @30 SQMT./ECS		0.0092 M.	10	381	0	381	252
b	SURFACE/OPEN @25 SQMT/ECS		0 SQ.M.	25	592	0	592	0
	TOTAL PARKING PROVIDED				4221	393	4614	325 4939
	COVERED PARKING AVAILABLE FOR EWS OUT OF GENERAL PARKING @ 5% OF TOTAL GENERAL COVERD PARKING (4503 X 5% =225 ECS)	225.15			211	20	231	

FACILITIES

NO.	DESCRIPTION	REQUIRED	TOTAL PROVIDED
1	FACILITIES FOR POPULATION =17764		
2	COMMUNITY BUILDING	1 NO. 2.0 ACRES	1 NO 8099.064 SQ M
3	HIGH SCHOOL(HS+PS+NS)	1 NO. 5.0 ACRES	1 NO 20432.539 SQ .M
4	PRIMARY SCHOOL(PS+NS)	3 NO.-1.0 ACRES EACH	PS-1=4050.879 SQ. PS-2=4046.850 SQ.M PS-3=4046.850 SQ.M
5	NURSERY SCHOOL	3 NOS .-0.2 ACRES EACH	NS-1=1309.994 SQ.M NS-2=816.075 SQ.M. NS-3=804.300 SQ.M.
6	DISPENSARY	1NO 1.25 ACRES	DISPENSARY=5060.984.078 SQ.M.
7	CRECHE	1 NO. 0.2 ACRE	CRECHE=812.628 SQ.M.
8	REGIOUS BUILDING	1 NO. 0.2 ACRE	1 NO. 0.2 ACRE
9	POST OFFICE	1 NO 40 SQ. M	NO. 40 SQ.M IN COMMERCIAL BUILDING

PHASING AS PER RERA GRANTED

S. No.	Description of	Towers Building included	PHASE AREA (IN ACRES)	Status of OC	Status of RERA
1	Existing Phase-1A	Block-J, J1, K1, & M	24.82	Granted on 13-02-2018.	O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
		Block H, & Convenient Shop		Granted on 13-02-2020.	O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
		Block N, O		Granted on 13-02-2020.	RERA obtained vide Regd. No. 279 of 2017 and extended vide HARERA/GGM/REP/RC/279/2017/EXT/190/2019 dated 12.06.2019
		Block P, R, T		Granted on 10-10-2017.	O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
		Block U to Z		Granted on 13-12-2017.	O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
		EWS		Granted on 13-10-2017.	O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
2	Phase-1B	Block A to G	5.089		RERA obtained vide Regd. No. 279 of 2017 and extended vide HARERA/GGM/REP/RC/279/2017/EXT/190/2019 dated 12.06.2019
3	Phase-2	Block A1 to A9	3.681		RERA obtained vide Regd. No. 330 of 2017 and extended vide HARERA/GGM/REP/RC/330/2017/EXT/122/2019 dated 12.06.2019
4	Phase-3	Block A to E and Commercial Block	7.231		RERA obtained vide Regd. No. 278 of 2017 and extended vide HARERA/GGM/REP/RC/278/2017/EXT/162/2019 dated 12.06.2019
5	Phase-04	New proposal	2.736		
6	Phase-05 (INDEPENDENT PHASE	Community Centre , Dispensary	12.952		O.C. OBTAINED. RERA NOT REQUIRED AS O.C. APPLIED BEFORE RERA ACT
		Nursery Schools, Primary Schools			
		High Schools			
		Community Building			
	TOTAL SITE AREA		60.511		

PARKING REQUIREMENT

S.NO.	DESCRIPTION	PERM./ REQUIRED	Sq. m / ECS	1 Approved as per letter no. ZP-415-JD(BS)/2012/539 4 DT:12/04/12	2 REVISED IN THIS SANCTION	3 PROPOSED IN THIS SANCTION	4 (1-2)+3 TOTAL
	PARKING REQUIREMENT						
	PARKING 1.5 CAR/GENARAL UNIT(2880X1.5)	4320 E.C.S					
a	COVD @ 75% OF TOTAL REQUIREMENT						
	(i) BASEMENT (B1+B2) @ 95 sq.m. /ECS	28531.995 sq.m	95	3441	393	4304	957
	(ii) STILT @ 30 sq.m. /ECS	0 sq.m	30	381	0	0	381
b	SURFACE / OPEN @ 25 sq.m/ECS	0 sq.m	25	592	0	0	592
	TOTAL PARKING PROVIDED			4634	393	4304	1930
	COVERED PARKING AVAILABLE FOR EWS OUT OF GENERAL PARKING @ 5% OF TOTAL GENERAL COVERD PARKING (4320 X 5% =216 ECS)	216		211	20	42	233

Job Title :
EDGE TOWER
RAMPRASTHA CITY
SECTOR 37-D GURGAON

Title: APPROVAL OF REVISED/ ADDITIONAL BUILDING PLANS OF GROUP HOUSING SCHEME AREA MEASURING 60.511 ACERS IN SECTOR 37D, GURGAON (License No: 33 of 08) Dt: 19/02/2008

Client :
RAMPRASTHA PROMOTERS & DEVELOPERS (PVT) LTD. REGISTERED OFFICE: 114, SEC-44, GURUGRAM, HARAYANA-122002

DRAWING TITLE: REVISED SITE PLAN

ARCHITECT:

OWNER:

SCALE: 1:1000 | PROJECT TEAM: NUPC | DWG. NO. 101 | DATE: 04/2018 | NORTH:

N+U DESIGN STUDIO Architecture • Project Management Urban Planning • Product Design

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1 Master plan

AREA STATEMENT

TOTAL AREA UNDER SCHEME=60.511 ACRES=244879.00 SQ.MT.

S.NO.	DESCRIPTION	PERM./REQUIRED	APPROVED ASPER LETTER NO ZP-415-JD(BS)/2012/539 4 DT:12/04/12	REVISED IN PHASE-3	PROPOSED IN PHASE-3	TOTAL (1-2)+3	NURSERYS. 3 PRIMARYS 2 & 3	SANCTIONED FAR OF TOWERS IN OC RECEIVED	SANCTIONED FAR OF REAMAINING TOWERS	OC GRANTED FAR	PROPOSED Phase 4	TOTAL
1	PLOT AREA(GROSS)	60.511 ACRES 244879.940 SQ.MT										
2	PLOT AREA (PERMISSIBLE FOR COVERAGE)	59.213 ACRES 239626.129 SQ.MT										
3	COMMERCIAL AREA @0.5% OF PLOT AREA FOR GROUP HOUSING	1198.131 SQ.MT.	1197.909	265.472	138.174	1197.909		746.168	454.648	743.26		1197.909
4	PLOT AREA FOR GROUP HOUSING	239626.129 SQ.MT.										
5	GROUND COVERAGE @35% OF 239626.721 SQ.MT.	83869.145 SQ.MT.	43423.127	3645.486	3327.453	43105.094	2704.043				4931.410	50744.595
6A	F.A.R. @175 NOF 239626.129 SQ.MT.	419345.726	393449.812	54979.678	49414.132	387884.314		148358.829	239525.485	148550.019	26634.544	414710.048
6B	FAR ON GREEN RATING OF IGBC GOLD @ 12% OF PLOT AREA =2.303 ACRES (9319.90 SQM)	1118.388										
6C	TOTAL PERMISSIBLE (6A+6B)	420464.114										
7	OPEN GREEN AREA @(15% 60.511 ACRE=9.076 ACRE)	36731.841 SQ.MT.	36060.908	7348.944	7268.918	35980.882					1408.254	37389.136
8	GENERAL FLATS @5 PERSONS/UNIT		2886	312	322	2886					116	3002
9	DOMESTIC SERVANT @10%	300.2	292	30	30	292					12	304
10	E.W.S. @15%	529.8	528	0	0	528				534	0	
11	DENSITY	300 P.P.A										
12	POPULATION(300 X 59.213=17764)	17764	16070	1670	1670	16070					604	16674

(NARENDER KUMAR) STP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.P. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG, TCP(HR)

(PANKAJ SEHRAWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

DAC NO:- DATCP/8827 DATED:- 21-11-23

Sign & Stamp

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

S.T.P. (T&CP) Avtar Society H.P.A.C. | D.T.P. (HQ) Member B.P.A.C. | D.T.P. (HQ) Chairman B.P.A.C.

DTP (HQ) AD | ATP(HQ) PA | ATP Ram Avtar Bassi JD(HQ) | AST (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in

In forwarding letter No. 16596/36 Dt. 20/06/2024

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

PROJECT NAME & ADDRESS

PROPOSED GROUP HOUSING DEVELOPMENT AT RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD. AT SECTOR - 37 D, AREA - 2.303 ACRE. LICENCE NO. - 33 OF 08 DATED -19-02-2008

CLIENT NAME & ADDRESS

M/S RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD., 114, SECTOR-44, GURUGRAM HARYANA- 122002

ARCHITECT'S SIGN & STAMP | CLIENT'S SIGN & STAMP

MANOJ KUMAR CA/2008/2027

DRAWING TITLE

MASTER PLAN

SCALE	DRAWING NO.	NORTH
NTS ON A1	MP-01.A	
DATE: 31-05-2024		