

**CHECKLIST OF ANNEXURE PART-K  
DETAILS OF APPROVAL OF VARIOS PLANS**

Sr.No.	Annexure No.	Documents	Folder Name	REP-I Sr. No.
1.	K-1	Copy of approved location plan	K	1
2.	K-2	Copy of approved layout plan	K	2
3.	K-3	Copy of approved demarcation plan	K	3
4.	K-4	Copy of approved zoning plan	K	4
5.	K-5	Copy of approved building plan	K	5
6.	K-6	Copy of approved floor plan	K	5.1
7.	K-7	Copy of approved elevation plan	K	5.2
8.	K-8	Copy of approved X-section plan	K	5.3
9.	K-9	Copy of approved Structural plan	K	5.4
10.	K-10	Copy of approved landscape plan	K	6
11.	K-11	Copy of approved service plan	K	7
12.	K-12	Copy of approved roads and pavements plan	K	7.1
13.	K-13	Copy of approved electricity supply plan	K	7.2
14.	K-14	Copy of approved water supply plan	K	7.3
15.	K-15	Copy of approved sewerage and garbage disposal plan	K	7.4
16.	K-16	Copy of approved storm water drainage plan	K	7.5
17.	K-17	Copy of approved street lighting plan	K	8
18.	K-18	Copy of approved parking plan	K	9
19.	K-19	Copy of transfer deed of the land transferred to the government for community facility	K	10
20.	K-20	Copy of details of approvals taken	K	11





REP-I

		from the agency		
		1. Roads		
		2. Water supply		
		3. Electricity		
		4. Sewage disposal		
		5. Storm water drainage		
		6. Any other component		

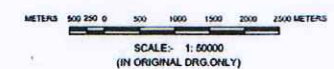
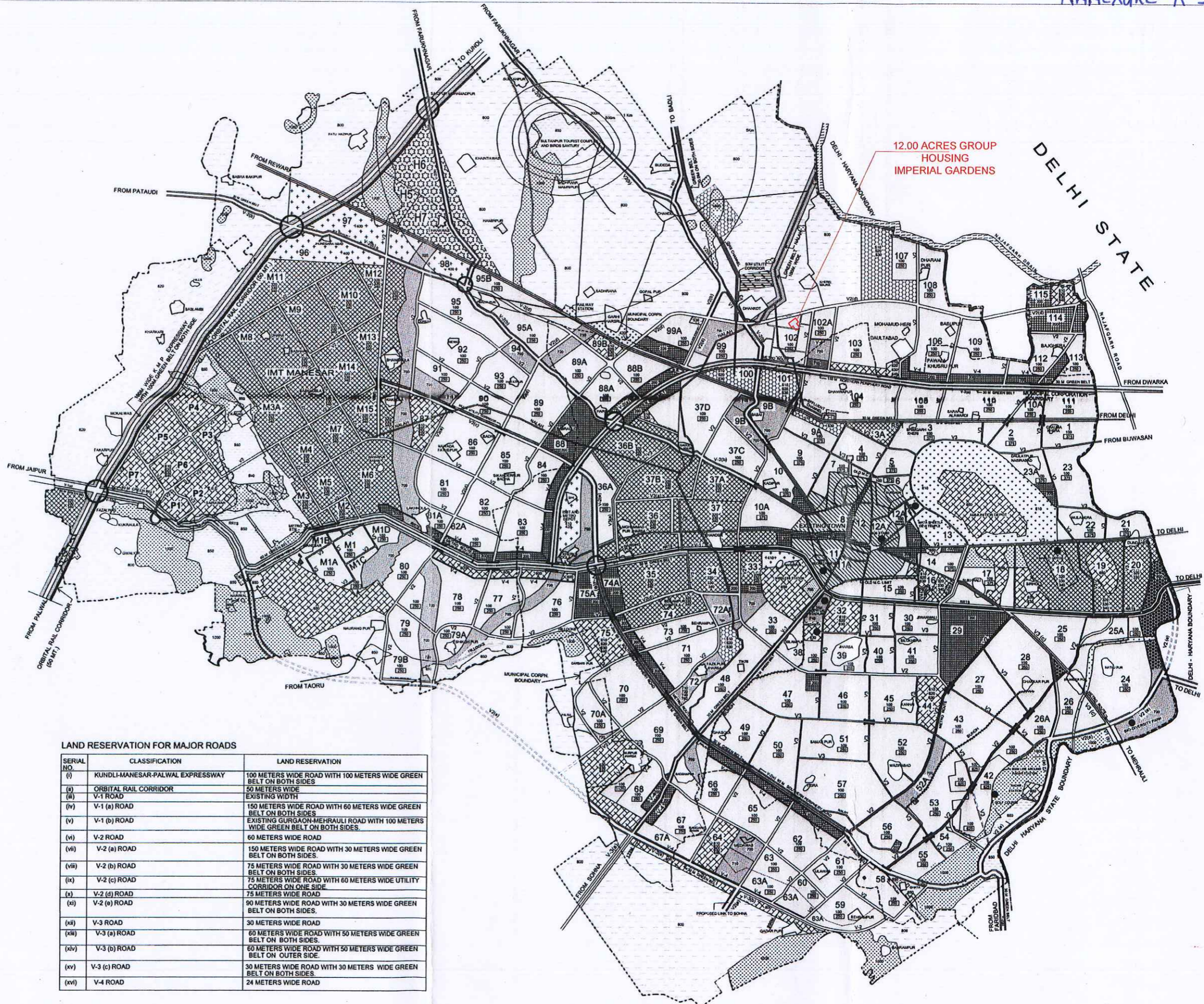


# GURGAON - MANESAR URBAN COMPLEX - 2031 AD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS  
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010  
UNDER SECTION 5 (7) OF ACT NO. 41 OF 1963

LEGEND:-

- STATE BOUNDARY
  - MUNICIPAL CORPORATION BOUNDARY
  - OLD MUNICIPAL COMMITTEE LIMIT
  - CONTROLLED AREA BOUNDARY
  - VILLAGE ABADI
  - METALLED ROAD
  - KATCHA RASTA
  - NATIONAL HIGHWAY
  - RAILWAY LINE
  - METRO ROUTE
  - WATER BODIES / DRAIN / RIVER
  - SECTOR NO / DENSITY / PPH
- 
- 100 RESIDENTIAL (GROUP HOUSING/PLOTTED)
  - 200 COMMERCIAL
  - INDUSTRIAL
    - 320 LIGHT INDUSTRY
    - 330 MEDIUM INDUSTRY
    - 340 HEAVY INDUSTRY
  - 400 TRANSPORT AND COMMUNICATION
    - 410 RAILWAY STN., YARD, SIDINGS
    - 420 BUS STAND, WORK SHOP, PARKING
    - 450 TELEPHONE EXCHANGE
  - 500 PUBLIC UTILITIES
    - 510 WATER WORKS
    - 520 DISPOSAL WORKS
    - 530 GRID SUB STATION
  - 600 PUBLIC AND SEMI PUBLIC USE
    - 610 MINI SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE STATION AND OTHER INSTITUTIONS
    - 620 EDUCATIONAL, CULTURAL, RELIGIOUS INSTITUTIONS
    - 630 MEDICAL AND HEALTH INSTITUTIONS
    - 640 CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES ETC. OF NON-COMMERCIAL NATURE
    - 650 DEFENCE LAND
  - 700 OPEN SPACES
    - 710 SPORTS GROUNDS, STADIUMS, PLAY GROUNDS
    - 720 PARKS
    - 760 WATER BODIES/LAKES
  - 800 AGRICULTURAL ZONE
    - 810 MARKET GARDEN
    - 820 LAND UNDER AGRICULTURE OPERATION WHERE NO CHANGE OF LAND USE / LICENSE SHALL BE GRANTED.
    - 850 FOREST LAND
    - 890 DAIRY FARMING / GAUSHALA
  - SPECIAL ZONE
    - NATURAL COSERVATION ZONE
    - HUBS
      - H-5 ENTERTAINMENT HUB, H-6 WORLD TRADE HUB & H-7 FASHION HUB



DRAWING NO DTP(G) 2104/2012 DATED 09.11.2012

DRAWN BY  
ASSTT. DRAFTSMAN  
*Dilbagh Ahlawat*  
(DILBAGH AHLAWAT)

CHECKED BY  
PLANNING ASSTT.  
*Hoshkar Singh*  
(HOSHAR SINGH)

ASSTT. TOWN PLANNER  
*J.P. Sharma*  
(J. P. SHARMA)

DISTT. TOWN PLANNER  
GURGAON  
*Vijender Singh*  
(VIJENDER SINGH)

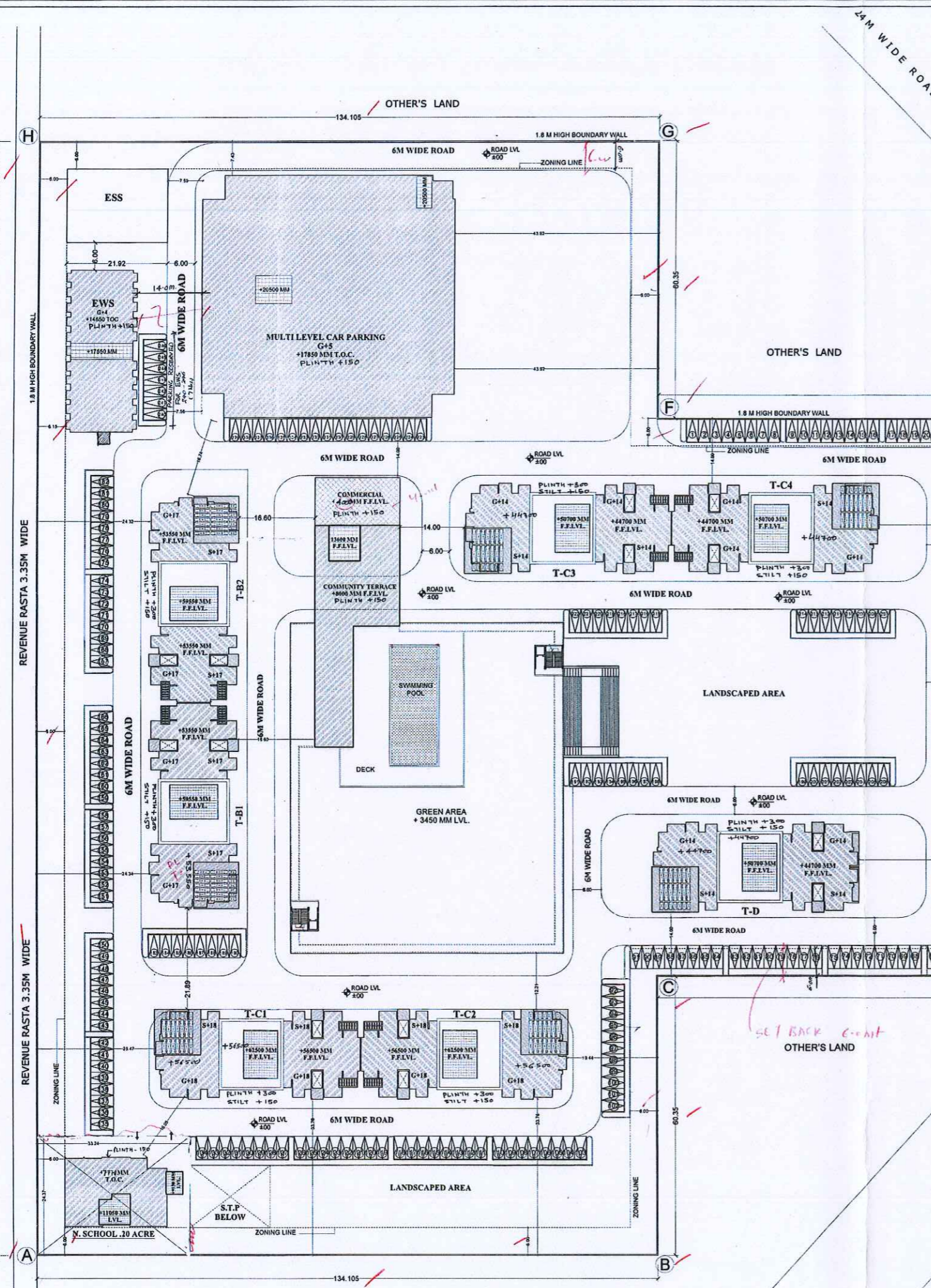
(R.K. SINGH)  
SENIOR TOWN PLANNER  
GURGAON

(ARVIND MEHTANI)  
CHIEF CO-ORDINATOR  
PLANNER(NCR) HARYANA

(T.C. GUPTA, IAS)  
DIRECTOR  
TOWN & COUNTRY PLG.  
HARYANA

SERIAL NO.	CLASSIFICATION	LAND RESERVATION
(i)	KUNDLI-MANESAR-PALWAL EXPRESSWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
(ii)	ORBITAL RAIL CORRIDOR	50 METERS WIDE EXISTING WIDTH
(iii)	V-1 ROAD	150 METERS WIDE ROAD WITH 60 METERS WIDE GREEN BELT ON BOTH SIDES
(iv)	V-1 (a) ROAD	EXISTING GURGAON-MEHRALI ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES.
(v)	V-1 (b) ROAD	60 METERS WIDE ROAD
(vi)	V-2 ROAD	150 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(vii)	V-2 (a) ROAD	75 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
(viii)	V-2 (b) ROAD	75 METERS WIDE ROAD WITH 60 METERS WIDE UTILITY CORRIDOR ON ONE SIDE
(ix)	V-2 (c) ROAD	75 METERS WIDE ROAD
(x)	V-2 (d) ROAD	90 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(xi)	V-2 (e) ROAD	30 METERS WIDE ROAD
(xii)	V-3 ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES.
(xiii)	V-3 (a) ROAD	60 METERS WIDE ROAD WITH 50 METERS WIDE GREEN BELT ON OUTER SIDE.
(xiv)	V-3 (b) ROAD	30 METERS WIDE ROAD WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES.
(xv)	V-3 (c) ROAD	24 METERS WIDE ROAD
(xvi)	V-4 ROAD	

S.No.	Bldg Type	Description	No. of Bldgs.	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)	FAR (in Sqm)	STILTS (in Sqm)	B/UP AREA	POPULATION BREAK UP			TOTAL POPULATION	STILT AREA CAR PARKING CALCULATION				
										Main Population	EWS Population	Service Population		CAR OF 1 BLDG.	NO. OF BLDGS.	TOTAL NO. OF CARS IN ALL TOWER		
1	Tower-A1	(G+14S+14)	44700	60700	1	50	0	684.23	8279.137	133.86	8544.881	295	0	0	295	2	1	2
2	Tower-A2	(G+14S+14)	44700	60700	1	50	0	684.23	8279.137	133.86	8544.881	295	0	0	295	2	1	2
3	Tower-B1	(G+17S+17)	63600	89600	1	70	0	872.13	9834.862	268.66	10226.110	350	0	0	350	4	1	4
4	Tower-B2	(G+17S+17)	63600	89600	1	70	0	872.13	9834.862	268.66	10226.110	350	0	0	350	4	1	4
5	Tower-C1	(G+18S+18)	66600	92600	1	74	0	872.13	10393.783	268.66	10764.031	370	0	0	370	4	1	4
6	Tower-C2	(G+18S+18)	66600	92600	1	74	0	872.13	10393.783	268.66	10764.031	370	0	0	370	4	1	4
7	Tower-C3	(G+14S+14)	44700	60700	1	50	0	684.23	8158.099	268.66	8548.348	290	0	0	290	4	1	4
8	Tower-C4	(G+14S+14)	44700	60700	1	50	0	684.23	8279.137	133.86	8544.881	295	0	0	295	2	1	2
9	Tower-D	(G+14S+14)	44700	60700	1	50	58	693.02	8263.142	262.66	8636.819	290	0	116	406	4	1	4
10	COMMUNITY BLDG.	G+1	8000	13000	1	---	---	43.87	877.28	---	876.89	---	---	---	---	---	---	---
11	SHOPPING	(G)	4000	---	1	---	---	242.71	---	---	---	---	---	---	---	---	---	---
12	EWS	G+4	14600	17600	1	103	---	516.18	2319.120	36.86	2359.091	0	206	0	206	---	---	---
13	NURSERY SCHOOL	G+1	7600	11000	1	---	---	346.16	---	---	733.456	---	---	---	---	---	---	---
14	MULTI LVL PARKING	G+5	17800	20500	1	---	---	277.145	---	---	16811.16	---	---	---	---	---	---	---
15	PODIUM PARKING	G	3400	6000	1	---	---	4195.76	---	---	4284.784	---	---	---	---	---	---	---
Grand Total						483	---	14557.51	44840.418	1662.82	109519.940	2900	206	116	3222	---	---	30



TOTAL SITE AREA		121 A CRB	4562.80 sq m
PARAMETERS FOR HOUSING	PERMISSIBLE IF REQUIRED	PROPOSED	TOTAL
F.A.R. COVERED AREA	= 0.4-0.5 EWS	9%	1740.257 sq m
GROUND COVERAGE	= 15.7% EWS	15%	283.97% sq m
No. of TOTAL UNITS	= 16776 EWS	100	691 Units
No. of UNITS (Service Perennial)	= 88	88	88 Units
No. of UNITS (EWS)	= 10%	10%	103 Units
No. of UNITS (EWS)	= 18.00%	18.00%	103 Units
POPULATION			
880	Population of Main Units	6 per room per unit	2900 persons
88	Population of Service Perennial units	2 per room per unit	116 persons
103	Population of EWS units	2 per room per unit	206 persons
TOTAL POPULATION = 3222 PERSONS			
TOTAL DENSITY = 100 PPA (minimum to PPA 300 maximum) = 268.50 PPA			
INFRASTRUCTURE			
Commercial shopping	242.81 sqm	242.71 sqm	PROVIDED AS PER PLAN
PARKING			
Parking in PODIUM PARKING	covered 30	140 EWS	140
Parking in MULTI LEVEL PARKING	covered 30	647 EWS	640
Parking in STILTS	covered 30	66 EWS	30
Parking on SURFACE	open 25	248 EWS	248
TOTAL PARKING for Main Unit = 1070			
TOTAL PARKING for EWS = 436			
TOTAL PARKING REQUIRED = 1170			
TOTAL COVERED PARKING PROPOSED = 710			
TOTAL SURFACE PARKING PROPOSED = 248			
GREEN AREA			
Total Maintained Green Area Required	10%	728.28	15161.882 31.22% of the Net site area
Total SWR Area proposed			1908.82 sq m
Total M.C.P. Area proposed			14111.82 sq m
Total POODUM PARKING Area			4195.76 sq m
REQUIRED NO. OF SCHOOL	1		
PROPOSED NO. OF SCHOOL	1		

NOTE - RESERVE CAR PARK OF EWS in M.C.P. FROM 1-37,

**JOB TITLE:-**  
Proposed building plan of Group Housing Colony Measuring 12.00 acres (Licence no. 107 of 2012 dated 10.10.12) in Sector-102, Gurgaon Manesar Urban Complex, Haryana being developed by M/s KAMDHENU PROJECTS PVT. LTD. C/o M/s EMAAR MGF LAND LTD.

**EXECUTIVE ARCHITECTS**  
DESIGN FORUM INTERNATIONAL  
K-47 KAILASH COLONY, NEW DELHI 110048. PHONE: 011-46556600, FAX 46556601

**CLIENT :-**  
M/s KAMDHENU PROJECTS PVT. LTD  
C/o M/s EMAAR MGF LAND LTD.

**DRAWING TITLE:-**  
SITE PLAN & AREA DETAIL

**OWNER'S SIGN**  
*[Signature]*

**ARCHITECT'S SIGN**  
ARAND SHARMA  
R. Arch. Forum, I.C.A.  
CA/95/19738, AHA-448888

**SANCTIONED**

To be read in conjunction with memo No. 312/15 Dtd 26/11/15

*[Signatures]*

Check of soil report for Public Health purposes. Services only subject to assessment by Planning Authority No. 50/2015/23/10/17.

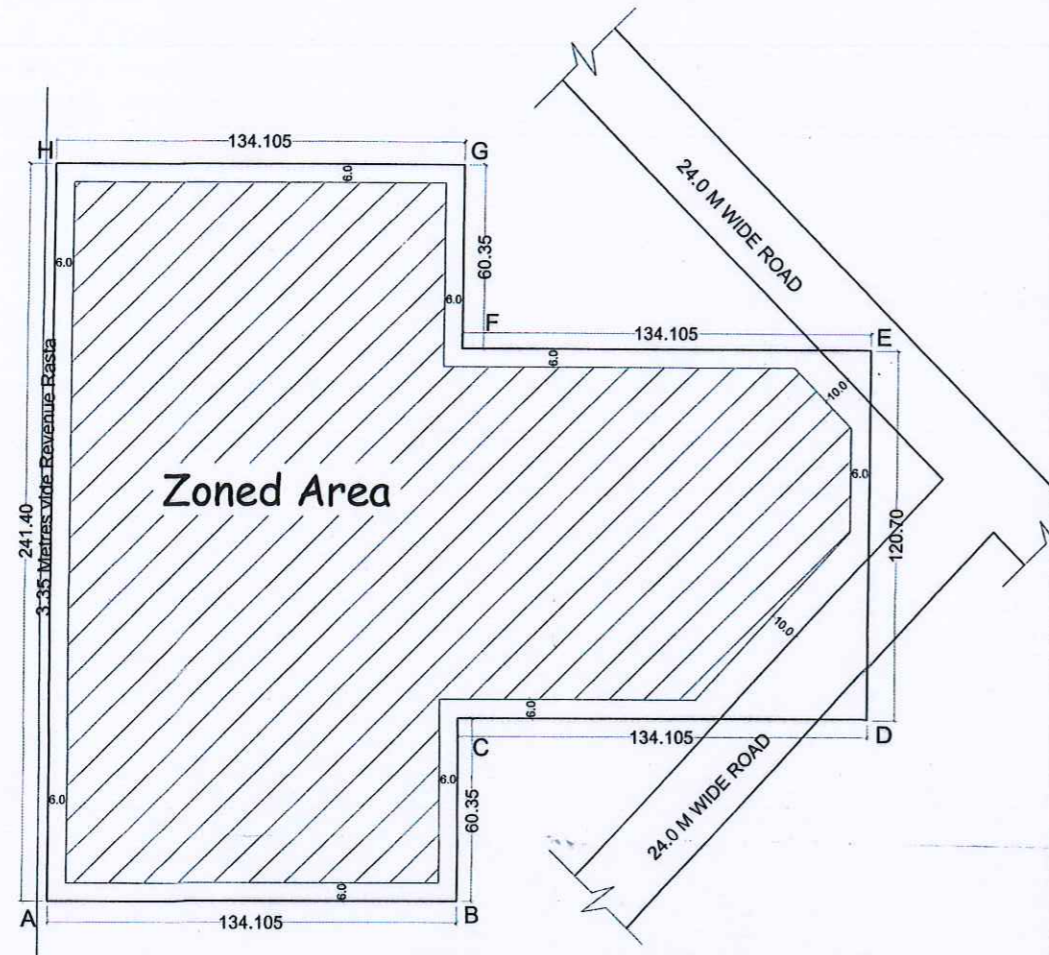
**GENERAL NOTES :-**  
1. All dimension are in mm.  
2. Dimension are not to be scaled.  
3. All window are openable.

**SCALE - 1:350** **DRG. NO. 1**  
**DATE 10-10-12**

LC1286

**ZONING PLAN OF GROUP HOUSING COLONY MEASURING 12.00 ACRES (LICENCE NO. 107 OF 2012 DATED 10/10/2012) IN SECTORS-102, GURGAON MANESAR URBAN COMPLEX, BEING DEVELOPED BY KAMDHENU PROJECTS PVT. LTD., C/o EMAAR MGF LAND LTD.**

FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES,1965.



Zoned Area = 10.13 Acres  
All Dimensions are in metres

**1. SHAPE & SIZE OF SITE**

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as A to H as confirmed by S.T.P Gurgaon vide Memo No. 363 Dated 12.9.2012.

**2. TYPE OF BUILDING PERMITTED**

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

**3. GROUND COVERAGE AND FAR**

- a. Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
- b. The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 12.00 acres.
- c. The maximum FAR shall not exceed 175 on the area of 12.00 acres. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

**4. HEIGHT OF BUILDING**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- b. If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
- c. Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- d. All building block(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- e. To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. Fire Fighting Scheme needs to be vetted by the Institute of Fire Engineers at Nagpur. These certification are to be obtained prior to starting the construction work at site.
- f. If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

**5. SUB-DIVISION OF SITE**

- a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- b. The site shall not be sub divided or fragmented in any manner whatsoever.

**6. GATE POST AND BOUNDARY WALL**

Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP, Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

**7. DENSITY**

- a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 12.00 acres.
- b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

**8. ACCOMMODATION FOR SERVICE POPULATION**

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for EWS category.

**9. PARKING**

- a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
  - i) Basement. 35 sqm.
  - ii) Stilts. 30 sqm.
  - iii) Open. 25 sqm.
- b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

- c. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

**10. LIFTS AND RAMP**

Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storey lifts with 100% stand by generators along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

**11. OPEN SPACES**

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the DG,TCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e. tot lots and play ground.

**12. APPROVAL OF BUILDING PLANS**

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 8(2) of the Act No.41 of 1963), before taking up the construction.

**13. BUILDING BYE-LAWS**

The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DG,TCP, Haryana.

**14. CONVENIENT SHOPPING**

0.5% of the area of 12.00 acres area shall be reserved to cater for essential convenient shopping with the following conditions.

- a. The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
- b. The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
- c. The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

**15. PROVISION OF COMMUNITY BUILDINGS**

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

**16. BASEMENT**

Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilets/ utilities, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

**17. APPROACH TO SITE**

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG,TCP, Haryana.

**18. FIRE SAFETY MEASURES**

- a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
- b. Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.

**19. SOLAR WATER HEATING SYSTEM**

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

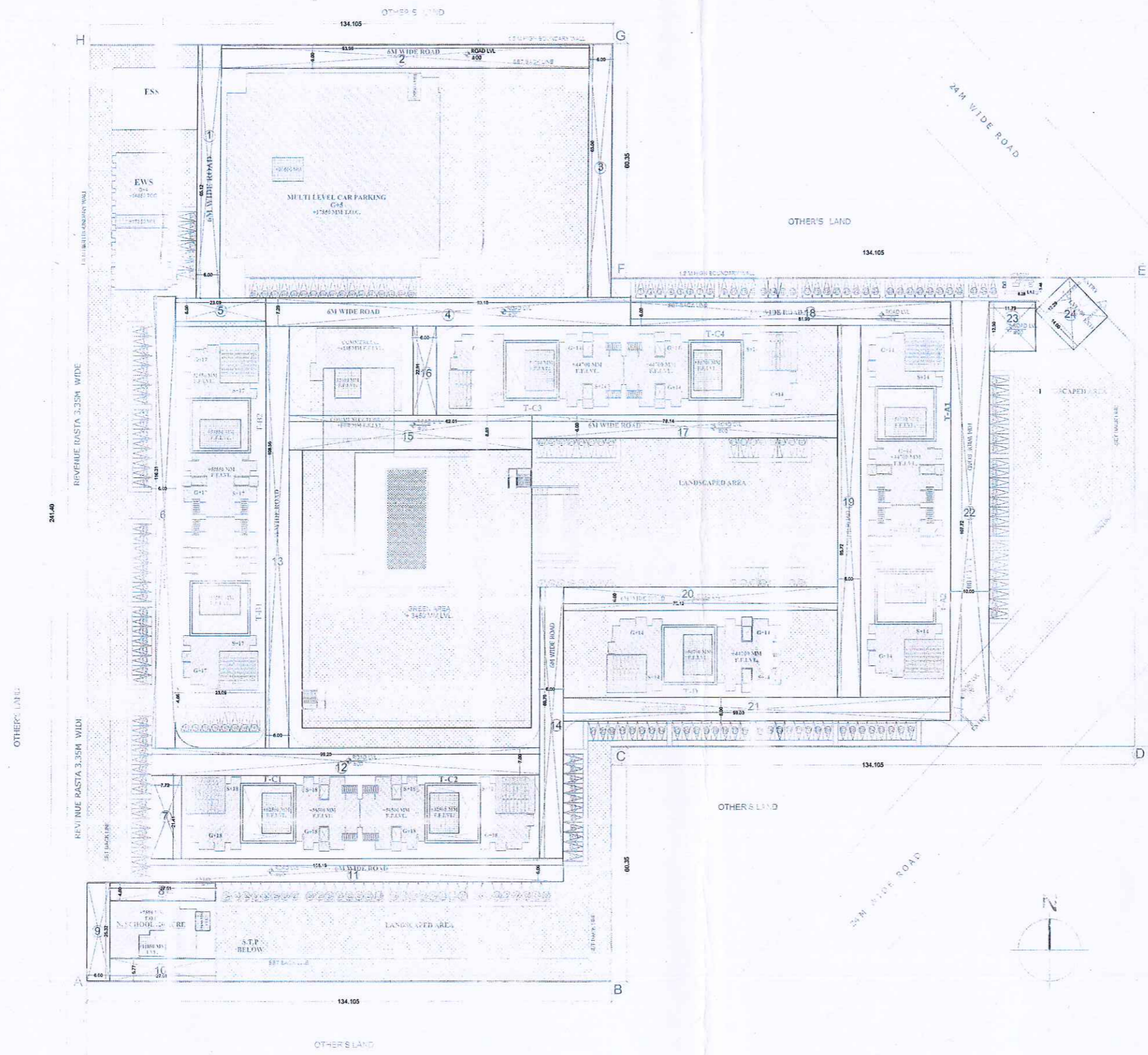
**20. RAIN WATER HARVESTING SYSTEM**

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

- 21. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.
- 22. The colonizer/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.
- 23. That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.
- 24. That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of sanction letter of this zoning plan.

DRG. NO. DG,TCP 3471 DATED:- 12-X-2012

(P. SINGH) DTP (HQ) (J. S. REDHU) CTP (HR) (T. C. GUPTA, IAS) DG,TCP (HR)



TITLE :- ROAD QUANTITY SHEET				
AREA OF METALLED ROAD (A)				
S.NO.	ROAD NO.	LENGTH (In Sq. Mt.)	WIDTH	TOTAL AREA (In Sq. Mt.)
1	1	65.120	6.000	390.720
2	2	93.980	6.000	563.880
3	3	65.000	6.000	390.000
4	4	93.190	7.280	679.262
5	5	23.000	6.000	138.540
6	6	118.310	6.000	697.860
7	7	21.410	7.720	165.285
8	8	27.010	4.800	124.248
9	9	25.320	6.000	151.920
10	10	27.010	5.770	155.848
11	11	105.100	6.000	631.140
12	12	99.200	7.000	694.400
13	13	108.560	6.000	651.360
14	14	69.700	6.000	418.200
15	15	62.010	6.800	551.269
16	16	22.910	6.000	137.460
17	17	78.140	6.000	468.840
18	18	81.650	6.000	491.700
19	19	95.720	6.000	574.320
20	20	70.120	6.000	420.720
21	21	99.030	6.000	594.180
22	22	107.720	10.000	1077.200
23	23	11.700	12.900	152.081
24	24	12.280	14.000	172.080
TOTAL				10492.401
ADD 10% FOR CURVES				1049.240
TOTAL METALLED ROAD AREA (A)				11541.641
AREA UNDER CAR PARKING (B)				
NO. OF CARS ON SURFACE = 246 NO.				
AREA UNDER CAR PARKING = 5 X 2.5 X 246 = 3075 SQM				
TOTAL AREA UNDER CAR PARKING (B)				3075 SQM
TOTAL AREA OF ROADS = A + B = 11541.641 + 3075 = 14616.641 SQM				

GENERAL NOTES :-  
 1. All dimensions are in meters.  
 2. Dimensions are not to be scaled.  
 3. All windows are openable.

**JOB TITLE:-**  
 Proposed building plan of Group Housing Colony Measuring 12.00 acres (Licence no 107 of 2012 dated 10.10.12) In Sector-102, Gurgaon Manesar Urban Complex, Haryana being developed by M/s KAMDHENU PROJECTS PVT. LTD. C/o M/s EMAAR MGF LAND LTD.

EXECUTIVE ARCHITECTS  
  
**DESIGN FORUM INTERNATIONAL**  
 K-47 KAILASH COLONY, NEW DELHI 110048.  
 PHONE: 011 -46556600, FAX 46556601

**CLIENT :-**  
**M/s KAMDHENU PROJECTS PVT. LTD**  
**C/o M/s EMAAR MGF LAND LTD.**

**DRAWING TITLE:-**  
**SITE PLAN - ROAD LAYOUT**

**OWNER'S SIGN**

**ARCHITECT'S SIGN**  
  
 ANAND SHARMA  
 B. Arch (1991), IIT Kanpur  
 C.A. No. 102, Sector-102, Gurgaon

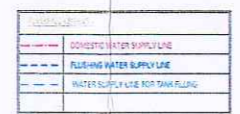
SCALE - 1:350 DRG. NO. **3a**  
 DATE 08-01-13

ANNE XURE K-14  
K-11

S.No.	Bldg Type	Description	No. of Bldgs.	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)	FAR (in Sqm)	STILTS (in Sqm)	BUP AREA	POPULATION BREAK UP			TOTAL POPULATION	STILT AREA CAR PARKING CALCULATION				
										Main Population	EWB Population	Service Population		CAR OF 1 BLDG.	NO. OF BLDGS.	TOTAL NO. OF CARS IN ALL TOWER		
1	Tower-A1	(G+14/G+14)	44700	60700	1	58	0	684.23	8778.137	133.86	8544.981	235	0	0	235	2	1	2
2	Tower-A2	(G+14/G+14)	44700	60700	1	58	0	684.23	8778.137	133.86	8544.981	235	0	0	235	2	1	2
3	Tower-B1	(G+17/G+17)	63850	69650	1	76	0	672.12	9324.882	228.06	10225.110	350	0	0	350	4	1	4
4	Tower-B2	(G+17/G+17)	63850	69650	1	76	0	672.12	9324.882	228.06	10225.110	350	0	0	350	4	1	4
5	Tower-C1	(G+18/G+18)	58500	62500	1	74	0	672.12	10293.783	258.06	10784.031	370	0	0	370	4	1	4
6	Tower-C2	(G+18/G+18)	58500	62500	1	74	0	672.12	10293.783	258.06	10784.031	370	0	0	370	4	1	4
7	Tower-C3	(G+14/G+14)	44700	60700	1	58	0	672.12	8158.690	228.06	8544.348	250	0	0	250	4	1	4
8	Tower-C4	(G+14/G+14)	44700	60700	1	58	0	684.23	8778.137	133.86	8544.981	235	0	0	235	2	1	2
9	Tower-D	(G+14/G+14)	44700	60700	1	58	58	682.02	8362.312	282.08	8651.819	250	0	116	406	4	1	4
10	COMMUNITY BLDG.	G+1	9000	13600	1	—	—	431.57	677.28	—	676.59	—	—	—	—	—	—	—
11	SHOPPING	(G)	4000	—	1	—	—	431.57	242.71	—	—	—	—	—	—	—	—	—
12	EWB	G+4	16650	17650	1	183	—	516.18	2319.190	38.88	2359.09	0	208	8	208	—	—	—
13	NURSERY SCHOOL	G+1	7650	11050	1	—	—	346.16	—	—	—	—	—	—	—	—	—	—
14	MULTI LEVEL PARKING	G+3	17850	28550	1	—	—	277.45	—	—	—	—	—	—	—	—	—	—
15	PODIUM PARKING	G	3400	6000	1	—	—	4198.75	—	—	—	—	—	—	—	—	—	—
Grand Total			683	—	—	—	—	14552.51	85664.418	1889.88	107819.94	3908	208	116	3222	—	—	30

TOTAL SITE AREA		12.0000	12.0000
PARAMETERS FOR HOUSING	PROPOSED	PROPOSED	TOTAL
FAR	1.05	1.05	1.05
GROUND COVERAGE	1.00	1.00	1.00
NO. OF TOTAL UNITS	100	100	100
NO. OF UNITS (Service Personnel)	8	8	8
NO. OF UNITS (EWS)	18	18	18
POPULATION	2000	2000	2000
Population of Main Units	1912	1912	1912
Population of Service Personnel	8	8	8
Population of EWS	80	80	80
TOTAL POPULATION	2000	2000	2000
TOTAL DENSITY	166.67	166.67	166.67
INFRASTRUCTURE	Required	Proposed	
CONCRETE SHOPPING	242.81	242.71	242.71
PARKING	Required	AS PER AREA PLAN	PROVIDED AS PER PLAN
Parking in PODIUM PARKING	140	140	140
Parking in MULTI LEVEL PARKING	847	847	847
Parking in STILTS	64	64	64
Parking on SURFACE	218	218	218
TOTAL PARKING for Main Unit	970	970	970
TOTAL PARKING for EWS	438	438	438
TOTAL PARKING REQUIREMENT	1408	1408	1408
TOTAL COVERED PERSONS PROTECTED	318	318	318
TOTAL SURFACE PARKING PROPORTION	15.55%	15.55%	15.55%
GREEN AREA	Mandatory Required	Proposed	
Total Mandatory Green Area Required	726.29	15181.832	31.22% of the net site area
Total Green Area Proposed	15181.832	15181.832	100%
Total Green Area Required	15181.832	15181.832	100%
REQUIRED NO. OF SCHOOLS	1	1	1
PROPOSED NO. OF SCHOOLS	1	1	1

CAPACITY OF UNDER GROUND WATER TANK :-		
S. NO.	DESCRIPTION	TANK CAPACITY
1.	FIRE WATER TANK	375,000 LITRE
2.	RAW WATER TANK	2,00,000 LITRE
3.	DOMESTIC WATER TANK	2,00,000 LITRE



**SANCTIONED**

To be read in conjunction with memo No. J.2/12, Pt. 2 (11)

**GENERAL NOTES :-**  
 1. All works to be done as per the drawings.  
 2. All dimensions to be as shown.  
 3. All works to be done as per the drawings.

**JOB TITLE:-**  
 Proposed building plan of Group-Housing Colony Measuring 12.00 acres (Licence no.-107 of 2012 dated 10.10.12) in Sector-102, Gurgaon Manesar Urban Complex, Haryana being developed by M/s KAMDHENU PROJECTS PVT. LTD. C/o M/s EMAAR MGF LAND LTD.

**EXECUTIVE ARCHITECTS**  
  
**DESIGN FORUM INTERNATIONAL**  
 K-47 KAILASH COLONY, NEW DELHI 110048.  
 PHONE: 011-46556600, FAX 46556601

**CLIENT :-**  
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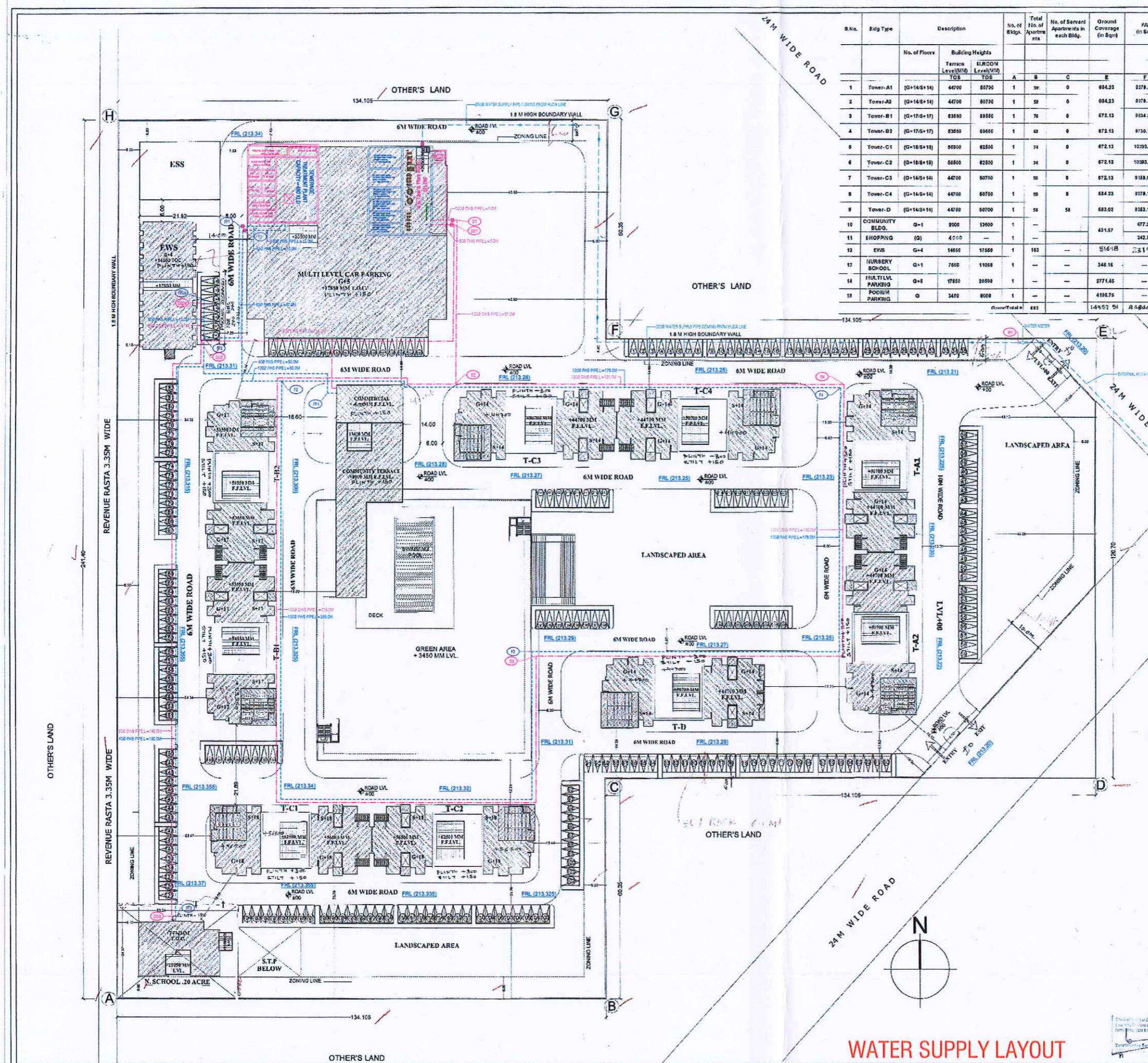
**DRAWING TITLE:-**  
**SITE PLAN & AREA DETAIL**

**OWNER'S SIGN**

**ARCHITECT'S SIGN**

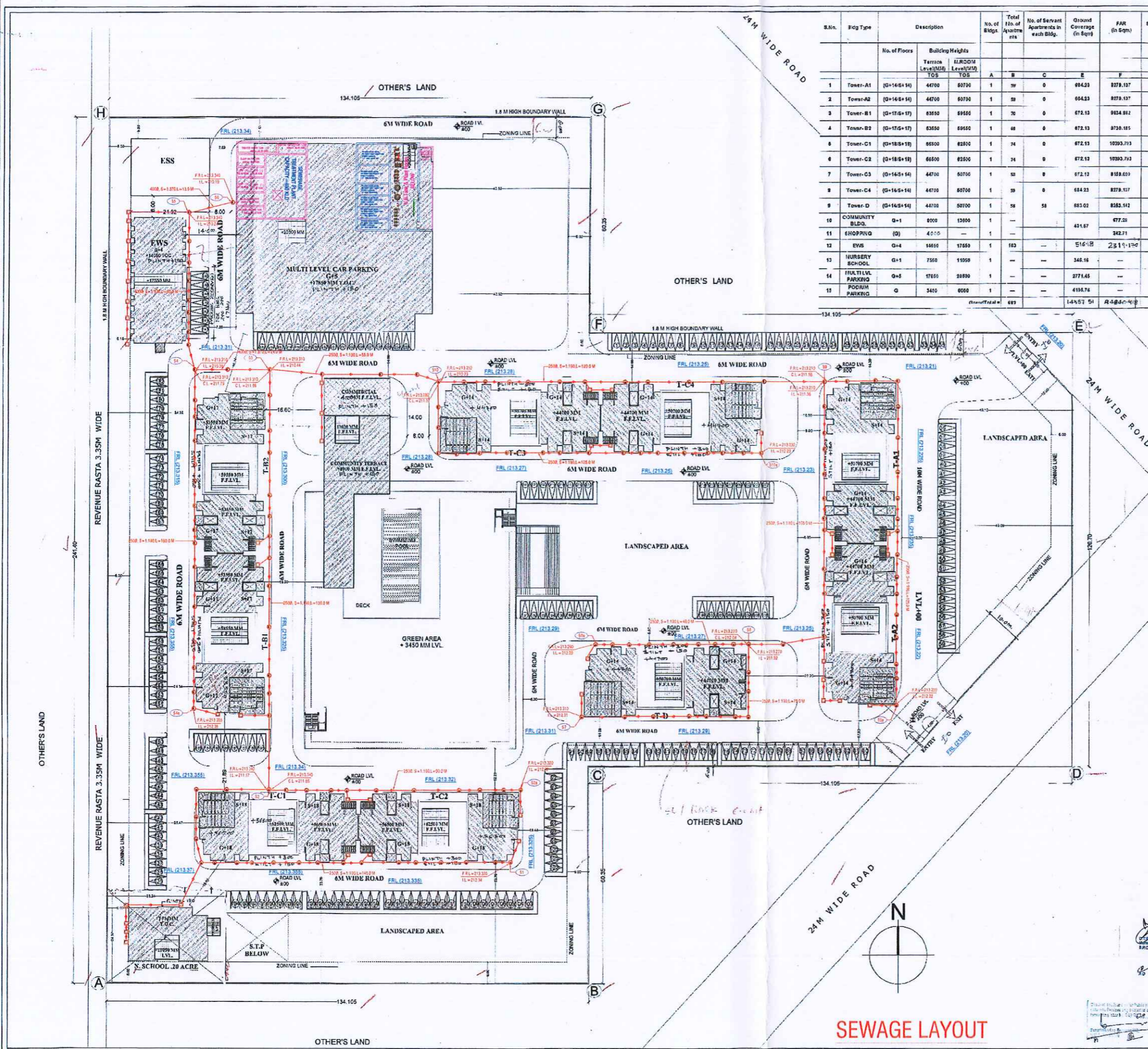
**SCALE - 1:350**    **DRG. NO. 1**

**DATE 10-10-12**



**WATER SUPPLY LAYOUT**

ANNE XURE K-15  
K-11



S.No.	Bldg Type	Description	No. of Bldgs	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)	FAR (in Sqm)	STLTS (in Sqm)	BUP AREA	POPULATION BREAK UP			TOTAL POPULATION	STLT AREA CAR PARKING CALCULATION				
										Main Population	EWB Population	Service Population		CAR OF 1 BLDG.	NO. OF BLDGS.	TOTAL NO. OF CARS IN ALL TOWER		
1	Tower-A1	(0+14.6+14)	44700	80700	1	39	0	694.23	8279.137	153.84	8544.981	258	0	0	258	2	1	2
2	Tower-A2	(0+14.6+14)	44700	80700	1	39	0	694.23	8279.137	153.84	8544.981	258	0	0	258	2	1	2
3	Tower-B1	(0+17.6+17)	83550	89550	1	70	0	672.13	9454.912	269.09	10224.110	350	0	0	350	4	1	4
4	Tower-B2	(0+17.6+17)	83550	89550	1	70	0	672.13	9454.912	269.09	10224.110	350	0	0	350	4	1	4
5	Tower-C1	(0+18.6+18)	66500	82500	1	34	0	672.13	10393.713	259.06	10784.631	370	0	0	370	4	1	4
6	Tower-C2	(0+18.6+18)	66500	82500	1	34	0	672.13	10393.713	259.06	10784.631	370	0	0	370	4	1	4
7	Tower-C3	(0+14.6+14)	44700	80700	1	39	0	672.13	8188.603	228.06	8516.748	250	0	0	250	4	1	4
8	Tower-C4	(0+14.6+14)	44700	80700	1	39	0	684.23	8279.137	133.86	8444.991	255	0	0	255	2	1	2
9	Tower-D	(0+14.6+14)	44700	80700	1	38	58	683.02	8383.512	282.08	8665.593	250	0	116	408	4	1	4
10	COMMUNITY BLDG.	G+1	6000	13500	1	—	—	43.67	677.26	—	677.69	—	—	—	—	—	—	—
11	SHOPPING	(0)	4000	—	1	—	—	—	342.71	—	342.71	—	—	—	—	—	—	—
12	EWB	G+4	14650	17550	1	103	—	516.18	2311.170	36.89	2359.09	0	208	0	208	—	—	—
13	NURSERY SCHOOL	G+1	7500	11050	1	—	—	346.16	—	—	733.60	—	—	—	—	—	—	—
14	INDUSTRIAL PARKING	G+3	17650	28900	1	—	—	377.45	—	—	1631.19	—	—	—	—	—	—	—
15	PODIUM PARKING	G	3450	8000	1	—	—	—	—	—	4094.794	—	—	—	—	—	—	—
Grand Total			693	—	—	—	—	1445.71	84840.418	1849.82	107819.945	2908	208	116	3222	—	—	30

TOTAL SITE AREA		TOTAL COVERED AREA		TOTAL GREEN AREA	
134.105	134.105	4465.20	4465.20	114.905	114.905
TOTAL POPULATION		TOTAL DENSITY		TOTAL PARKING REQUIRED	
3222	23.28	100	100	100	100

NOTE - RESERVE CAR PARK OF EWS IN MEET FROM 1-37.

**SANCTIONED**  
To be read in conjunction with memo No. 213, PWD/2011/11

**JOB TITLE:-**  
Proposed building plan of Group-Housing Colony Measuring 12.00 acres (Licence no. 107 of 2012 dated 10.10.12) in Sector-102, Gurgaon Manesar Urban Complex, Haryana being developed by M/s KAMDHENU PROJECTS PVT. LTD. C/o M/s EMAAR MGF LAND LTD.

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C/o M/s EMAAR MGF LAND LTD.

**DRAWING TITLE:-**  
SITE PLAN & AREA DETAIL

**OWNER'S SIGN**  
*[Signature]*

**ARCHITECT'S SIGN**  
*[Signature]*

**SCALE - 1:350 DRG. NO. 1**  
DATE 10-10-12

SEWAGE LAYOUT



