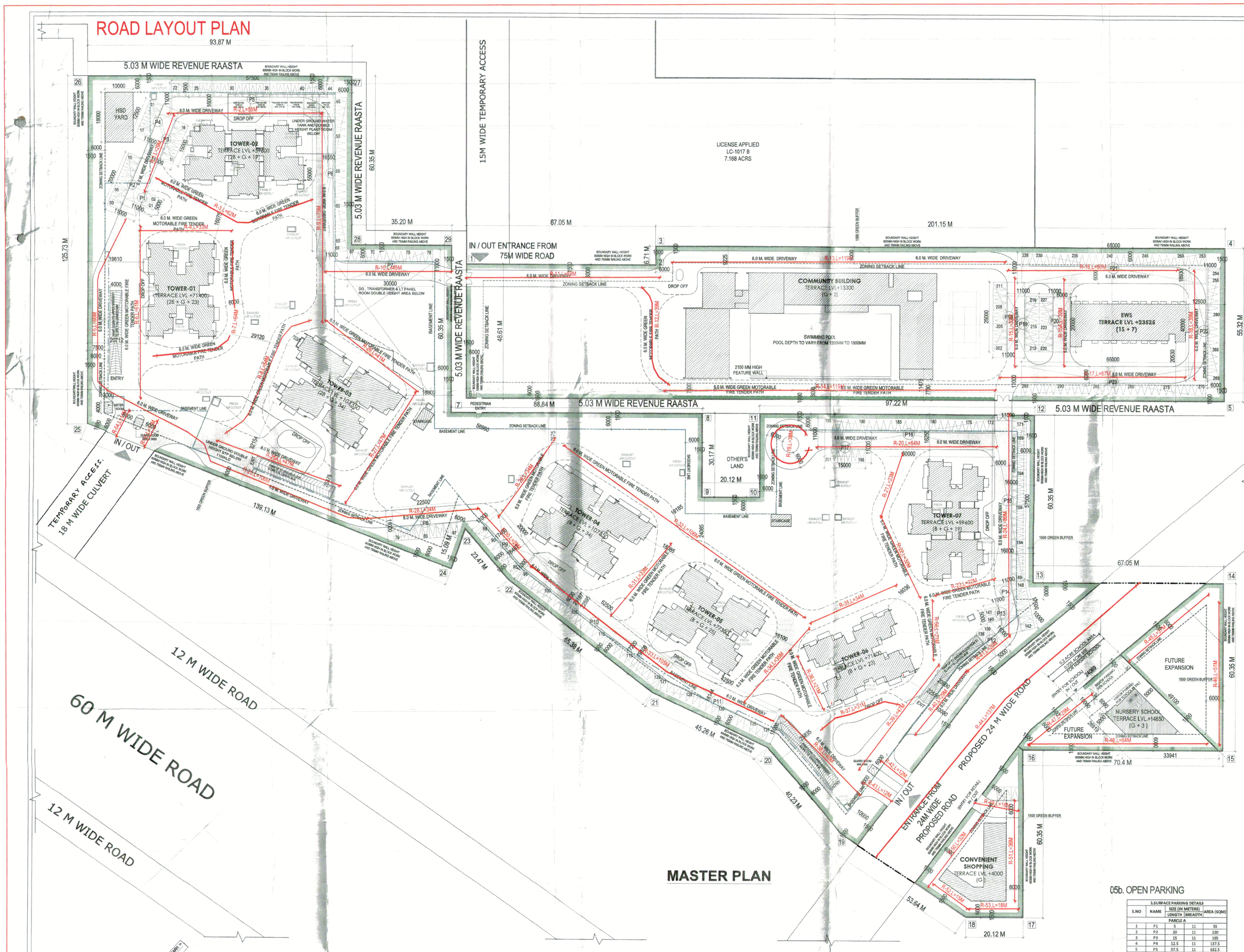
ROAD LAYOUT PLAN



01.SITE AREA SUMMARY

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.793 Acres	59865.652		
2	Ground Coverage @ 35%	20952.768	7886.783	13.174%
3	Total FAR ~~Area (Ia+Ib)~~ (@ 1.85FR) (~~1.8~~ M	110151.686	110104.967	~~183.96%~~ 183.88%
Ia.	FAR Area @ 1.75	104763.841		
Ib.	Additional Green FAR Area @ 5% (URDPFA)	5387.855		
4	Green Area @ 15% of Site Area	8979.758	21044.178	35.15%
5	Convenient Shopping FSI Area @ 0.5%	299.325	299.226	
6	Proposed FAR for EWS		3339.528	
7	Proposed FAR for Community Buildings		4010.367	
8	Proposed maximum Height	107 m	(Excluding Machine Room & Parapet)	

02. DENSITY

POPULATION DENSITY @ 300 / Acre = 4437.9					
S.No.	Typical unit	Reqd.Nos.	Provided Nos	H.H.size	Population Nos.
1	Main Dwelling Units		754	5	**3770**
2	Domestic Servant @ 10%	75	76	2	**152**
3	EWS Dwelling Units @ 15% of Total Units	133.058	135	2	270
4	**Total Proposed Population**		**4192**		
5	**Density achieved(P.P.A)**		**283.38**		

03. F.A.R AND NON-F.A.R AREAS

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	Bldg. (EWS)	Community Bldg.	Convenient Shopping
Terrace LUMR	730.449	921.995	1,187.820	576.820	1,481.934	1,242.449	921.995	921.995	492.847	
Fire Staircase	109.200	109.840	109.240	109.240	147.200	109.240	109.840	139.800	109.200	101.000
Public Staircase	109.240	353.040	139.700	575.700	147.250	309.240	353.040	139.251	101.000	101.000
Stilt/Basement Parking									225.500	
Service									147.464	
Refuge Area	24.192		31.500	31.500	24.975	24.192				
Non-FAR Area	**1,000.284**	**1,384.010**	**1,468.260**	**1,292.513**	**1,601.459**	**1,686.204**	**1,384.010**	**1,200.046**	**1,075.011**	**202.000**
36th Floor			347.340	347.340						
35th Floor			470.415	470.415						
34th Floor			470.415	470.415						
33rd Floor			470.415	470.415						
32nd Floor			470.415	470.415						
31st Floor			347.340	347.340						
30th Floor			470.415	470.415						
29th Floor			470.415	470.415						
28th Floor			470.415	470.415						
27th Floor			470.415	470.415						
26th Floor			470.415	470.415						
25th Floor			470.415	470.415	459.176					
24th Floor			470.415	470.415	543.855					
23rd Floor	489.240		470.415	470.415	543.855	489.240				
22nd Floor	489.240		470.415	470.415	543.855	489.240				
21st Floor	471.108		470.415	470.415	543.537	471.108				
20th Floor	489.240		347.340	347.340	543.855	489.240				
19th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
18th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
17th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
16th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
15th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
14th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
13th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
12th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
11th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
10th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
9th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
8th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513			
7th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	187.409		
6th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	500.834		
5th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	500.834	1,140.750	
4th Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	500.834	1,207.279	
3rd Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	500.834	1,151.750	
2nd Floor	489.240	545.513	470.415	470.415	543.855	489.240	545.513	500.834	1,140.750	
1st Floor	353.108	478.658	359.552	358.552	435.492	392.599	478.658	420.834	1,207.279	
Ground Floor(Terrace)	350.692	358.568	389.892	389.892	513.187	356.692	358.892	67.125	1,751.072	209.226
Total FAR Area	**14979.958**	**16886.878**	**18015.748**	**18015.748**	**18975.919**	**18886.929**	**16886.928**	**6010.367**	**7886.783**	

1. TOTAL PROPOSED FAR (For the Project)	110104.967
2. TOTAL NON FAR AREA (For the Project Excluding School)	8011.917
3. ROOFS (FREE OF FAR)	895.588
4. TOTAL NON FAR AREA OF BASEMENTS	42945.351
5. TOTAL BUILT UP AREA (FAR+NON FAR + Basements(excl.school))	161957.823

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	Bldg. (EWS)	Community Bldg.	Convenient Shopping
Ground Coverage	573.058	853.203	753.188	753.188	609.857	573.058	649.203	501.140	1,992.275	314.437
TOTAL PROPOSED GROUND COVERAGE									7886.783 Sq.m.	
									13.174%	

04. PROPOSED TOTAL NO. OF UNITS

PROPOSED TOTAL NO. OF UNITS					
Building Block	No.of floors	Height (m.)	No. of Flats	Unit of Domestic Servant	Building FAR
TOWER-01	28 + G + 23	71.400	94		11673.919
TOWER-02	28 + G + 19	59.800	98		10938.870
TOWER-03	28 + G + 34	107.850	134	38	23621.748
TOWER-04	18 + G + 34	107.850	134	38	23621.748
TOWER-05	18 + G + 25	77.300	102		13985.172
TOWER-06	18 + G + 23	71.400	94		11673.919
TOWER-07	18 + G + 19	59.800	98		10939.670
Bldg. -EWS	15 + 7	23.525	135		3339.528
Convenient Shopping	G	4.000			299.226
Community Bldg	G + 2	13.300			4010.367
TOTAL			889	76	110104.967

05. PARKING PROVISION

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for main Dwe (754)	1131.000	1181
2	Covered ECS @ 75% (Basement + Stilt)	848.250	886
3	Open ECS @ 25%	282.750	295
4	Parking for EWS @ 5% of total parking	56.550	59

05a. COVERED PARKING

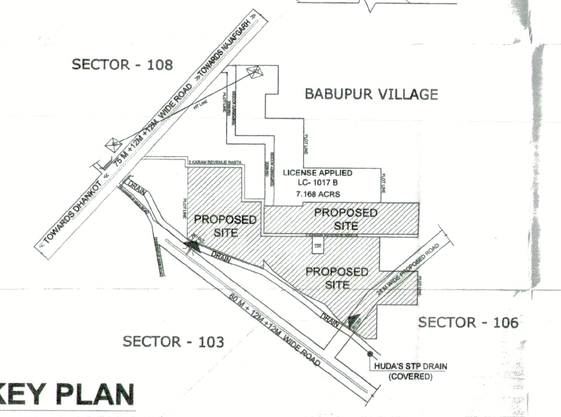
COVERED PARKING DETAILS				
1	BASEMENT PARKING DETAILS			
	PARTICULAR	Upper Basement	Lower Basement	Total
	Floor Area, Sq.M.	39552.485	12392.866	41945.351
	Area under services, Sq.M.	3765.876	3012.731	6778.607
	Net area of car parking, Sq.M.	25786.609	9380.135	35166.744
	Number of car parks permissible in the basement @ 32 sq.m. per car, ECS	806	293	1099
	Total Provided Basement Parking , ECS	617	251	868
	Total Parking in Basement			**868**

2	STILT PARKING DETAILS		
	EWS	18	ECS
	Total Provided Stilt Parking	**18**	**ECS**

05b. OPEN PARKING

S.NO	NAME	SIZE (IN METERS) LENGTH	BREADTH	AREA (SQM)
		PARCEL A		
1	P1	5	11	55
2	P2	20	11	220
3	P3	15	11	165
4	P4	12.5	11	137.5
5	P5	57.5	11	632.5
6	P6	55	11	605
7	P7	30	11	330
8	P8	22.5	11	247.5
9	P9	20	11	220
10	P10	62.5	11	687.5
11	P11	42.5	11	467.5
12	P12	5	11	55
13	P13	5	11	55
14	P14	17.5	11	192.5
15	P15	57.5	11	632.5
16	P16	60	11	660
17	P17	15	11	165
		PARCEL B		
18	P18	25	11	275
19	P19	20	11	220
20	P20	20	11	220
21	P21	65	11	715
22	P22	40	11	440
23	P23	65	11	715
		TOTAL		8132.5
PERMISSIBLE CAR PARKING =8132.5/23				353 ECS
TOTAL PROVIDED SURFACE CAR PARKING				395 ECS

KEY PLAN



LEGEND-PLUMBING

- DOMESTIC WATER SUPPLY
- FLUSHING WATER SUPPLY
- SEWER PIPE
- STORM WATER PIPE
- SEWER MANHOLE
- STORM WATER MANHOLE
- HP HARVESTING PIT
- DC DESILITING CHAMBER

LEGEND-FIRE

- EFH EXTERNAL FIRE HYDRANT
- EFHC EXTERNAL FIRE HOSE CABINET
- CUPBOARD HYDRANT SUPPLY
- COVERED HYDRANT
- EXTENDED TO CENTERED 30.0M.
- EXTERNAL FIRE HYDRANT RING MAIN
- FIRE WATER SUPPLY
- MUNICIPAL WATER SUPPLY
- TANKER WATER SUPPLY
- FIRE/HRT WATER SUPPLY

LEGEND-ARCHITECTURE

- 1.5 M. WIDE GREEN BUFFER STRIP
- 1.0 M. WIDE GREEN BUFFER STRIP
- 6.0 M. WIDE GREEN MOTORABLE FIRE TENDER PATH
- BASEMENT PROFILE BELOW

CL CONNECTING LEVEL
IL INVERT LEVEL (BOTTOM OF PIPE)
(A) 250ø RCC PIPE SLOPE 1:200 STORM
(B) 300ø RCC PIPE SLOPE 1:250 STORM
(C) 450ø RCC PIPE SLOPE 1:450 STORM
(D) 200ø RCC PIPE SPLOE=1:150

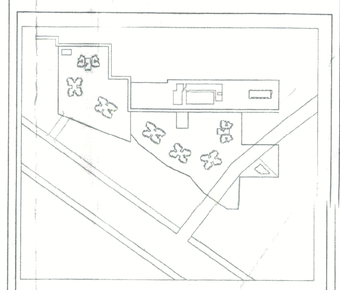
MANHOLE SCHEDULE

900x800x600mm DEPTH 600–900mm
1200x900mm DEPTH 900–2500mm

R.G.C SCHEDULE

500x450mm MAX. 700mm DEPTH
900x800mm ABOVE 900mm DEPTH
1200X900mm DEPTH 900–2500mm

MASTER PLAN



KEY PLAN
SCALE 1:5000

MEP CONSULTANTS :
Proion Consultants
Building Services - MEP Consulting
Pocket 1, Plot No.108, Jasola,
New Delhi 110 025, India.
Phone: 011.4659.1188, www.proion.net

STRUCTURAL CONSULTANT'S :
BMSP Design Consultants Pvt. Ltd.
S3/325, (Sf.floor)
D&P Phase -III, Gurgaon,
Haryana - 122002
PH: 0124-4113252

PROJECT CONSULTANTS:
DADA
DESIGN AND DEVELOPMENT ATELIER
B-99, SUSHANT LOK - 1
GURGAON, HARYANA - 122 001
PHONE - +011 91 0124 4040076

GENERAL NOTES :-
1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. GATE AND BOUNDARY WALL AS PER STANDARD DESIGN.
4. BOUNDARY WALL HEIGHT AS PER PERMISSIBLE HEIGHT OF 1.2M FROM THE MEAN LEVEL OF ABUTTING ROAD OR 1.5M FROM THE CROWN OF ABUTTING ROAD WHICHEVER IS HIGHER.

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ)/.....Dt.....
Superintending Engineer (HQ) HUDA, Panchkula

PROJECT:
BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 14.793 ACRES (LICENSE NO -18 OF 2008 DATED 02/02/2008) IN SECTOR-106, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GODREJ REALVIEW DEVELOPERS PRIVATE LIMITED FORMERLY OWNED BY COUNTRYWIDE PROMOTERS PVT. LTD.

OWNER'S SEAL & SIGNATURE
Godrej Real View Developers Private Limited
Authorized Signatory

ARCHITECT'S SEAL & SIGNATURE
ANJALI ARORA
CA/88/25164

DATE: 27-12-2017 | SCALE: 1:750

DRAWING TITLE:- MASTER PLAN ROAD LAYOUT PLAN

DRAWING NO:- 106/GFA/MP/101 | REV:- R0

Checked subject to comments in forwarding letter No. SE/HQ/36 dt. 25/04/18 and notes attached with the estimate
Superintending Engineer(HQ) for Chief Engineer HUDA Panchkula
Director General Town & Country Planning, Haryana, Chandigarh