

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

READ WITH THIS OFFICE...
DATE: 14/11/2014



LEGEND-
 PLOT LINE
 SET BACK LINE
 BASEMENT EXTENT
 PODIUM LINE

LEGENDS
 PHASE-01
 PHASE-02

800 MTR RADIUS FROM R.O.W. OF 150 MTR N.P.R.

400 KVA HT LINE

3 KARM REVENUE RASTA

4 KARM REVENUE RASTA

24 M. WIDE ROAD

7 KARM REVENUE RASTA

12 M WIDE SERVICE ROAD

38 M WIDE GREEN BELT

75 M WIDE SECTOR ROAD

500 MTR RADIUS FROM R.O.W. OF 150 MTR N.P.R.

DETAILS OF MAIN D.U.'s PROPOSED

TOWER-2 TYPE-C&D	TOWER-3 TYPE-A	TOWER-4 TYPE-B	TOWER-5 TYPE-C	TOWER-6 TYPE-D	TOWER-7 TYPE-E	TOWER-8 TYPE-F	TOWER-9 TYPE-G	TOWER-10 TYPE-H	TOWER-11 TYPE-I	TOWER-12 TYPE-J	TOWER-13 TYPE-K	TOWER-14 TYPE-L
115	115	70	68	64	64	64	64	64	64	64	64	64

F.A.R. AREA	FLOOR	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	TOWER-12	TOWER-13	TOWER-14
1st Floor/Shift 1	148.02	148.02	108.98	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75
2nd Floor	36.45	36.45	17.98	18.99	18.99	18.99	18.99	18.99	18.99	18.99	18.99	18.99	18.99	18.99
3rd Floor	365.27	365.27	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
4th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
5th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
6th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
7th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
8th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
9th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
10th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
11th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
12th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
13th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
14th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
15th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
16th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
17th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
18th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
19th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
20th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
21st Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
22nd Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
23rd Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
24th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
25th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
26th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
27th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
28th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
29th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
30th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
31st Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
32nd Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
33rd Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
34th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
35th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
36th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
37th Floor	468.16	468.16	386.06	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83	309.83
TOTAL	14126.38	14126.38	13638.66	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96	10661.96

PARAMETERS

PERMISSIBLE FOR 11.4975 ACRES	PROPOSED ON 11.4975 ACRES
Ground Coverage = 40.0%	18611.46 sqm
F.A.R.	117587.28 sqm
No. of Main Units	1228 nos.
No. of EWS units	1228 nos.
TOTAL UNITS (MAIN + EWS)	852 nos.
No. of Service Personnel	72 nos.
Population	42020 nos.
Organised Greens	6979.30 sqm
Car Parking	808 nos.
Covered Car Parking	1108 ECS
Government Shopping	857 sqm

AT'S GRANDSTAND PROPOSED ABSTRACT

Site Area Licensed	= 11.5875 Acres	46892.87 sqm
Site Area for FAR Calculation	= 11.4975 Acres	46528.66 sqm
On Land Area	8411.38 sqm	14719.91 sqm
FAR	0.5500	7917.66 sqm
TOD FAR Permitted @1.75	2.0785	35855.09 sqm
TOD FAR Permitted @3.5	8.8600	413637.93 sqm
TOD FAR Permitted @2.5	8.8600	35855.09 sqm
Green Building FAR Permitted @12% (Four star rating under GRIHA Pre certification on 24th Jan. 2012)	0.1385	6476.67 sqm
TOTAL	10.9385	46528.66 sqm

PROPOSED POPULATION ON 11.4975 ACRES

724 Population of Main Units	@ 5 person per unit	3620 persons
72 Population of Service Personnel	@ 2 person per unit	144 persons
128 Population of EWS Units	@ 2 person per unit	256 persons
TOTAL		4020 persons

DENSITY ON 11.4975 ACRES

PPA AREA IN ACRES	STANDARD DENSITY	PERMISSIBLE	MIN DENSITY	MAX DENSITY
600	0.5500	335	302	369
450	8.8600	3010	4	3429
300	2.0785	624	208	831
TOTAL	11.4975	4769	3939	5391

PARKING REQUIRED FOR D.U.'s PROPOSED IN 2.0785 ACRE NON TOD ZONE

UNIT TYPE	CARPET AREA (SQM)	TOTAL NO. OF UNITS	ECS REQUIRED	NO. OF ARRANGINGS
TYPE-A (TOWER-4)	161.9	70	1.5	105
TYPE-B (TOWER-5 & 6)	126.2	136	1	136
TYPE-C (TOWER-2, 3 & 7)	303.9	378	1	178
TYPE-D (TOWER-8 & 9)	128.7	4	1	4
TYPE-E (TOWER-2 & 3)	93.9	118	0.5	59
LOW RISE APARTMENTS, T-1	118.7	16	1	16
TOTAL NO. OF PARKINGS REQUIRED IN GROUP				801

PARKING SUMMARY FOR 11.4975 ACRES

PARKING FOR Dwelling Units	= 808 ECS	= 1338 ECS
5% PARKING RESERVED FOR EWS	= 42	= 42 ECS
COVERED Parking in BASEMENT & STILT		= 1188 ECS
Parking on SURFACE		= 280 ECS

DETAILS OF PARKING & BASEMENT (not included in FAR) FOR 11.4975 ACRES

FLOORS	TOTAL AREA (SERVICES + PARKING AREA)	AREA FOR SERVICES (7 WHEELER)	AREA FOR PARKING (6 WHEELER)	AREA FOR PARKING (4 WHEELER)	ECS @	NO. OF ECS
Surface	5295.04	---	5295.04 sqm	23	23	230
Stilt-1	16121.08	2415 sqm	13685.39	8830.00 sqm	28	310
Stilt-2	9386.44	---	9386.44	7072.21 sqm	28	250
Basement	19187.00	1586.25 sqm	1702.85	17468.35 sqm	32	546
Total						1338

- NOTES
- DIMENSIONS ARE NOT TO BE SCALED.
 - ALL DIMENSIONS ARE IN METER.
 - ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
 - FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 - BOUNDARY WALL AND GATE AS PER STANDARDS.
 - ALL WALLS ARE 230/115 MM THK. BRICK WALL.
 - RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
 - ALL WINDOWS & VENTILATORS ARE OPENABLE.
 - ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

DEVELOPED BY:
M/S. HASTA INFRASTRUCTURE PVT. LMT.

PROJECT:
REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 11.5875 ACRES (LICENCE NO. 37 OF 2013 DATED 03/6/2013) IN SECTOR-99A, GURGAON, MANESAR URBAN COMPLEX BEING DEVELOPED BY HASTA INFRASTRUCTURE PVT. LIMITED.

DRAWING TITLE:
MASTER SITE LAYOUT

DEALT BY:
C. S. GILL

CHECKED BY:
DATE

THROUGH: AUTHORISED SIGNATORY
MEMBER BPAC

OWNER'S SIGN ARCHITECT'S SIGN
ARCHITECT: MANASAR MODI
CA/2000/46997