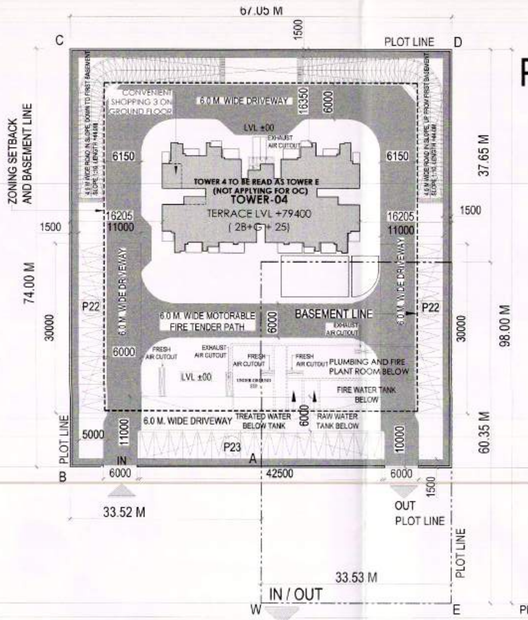
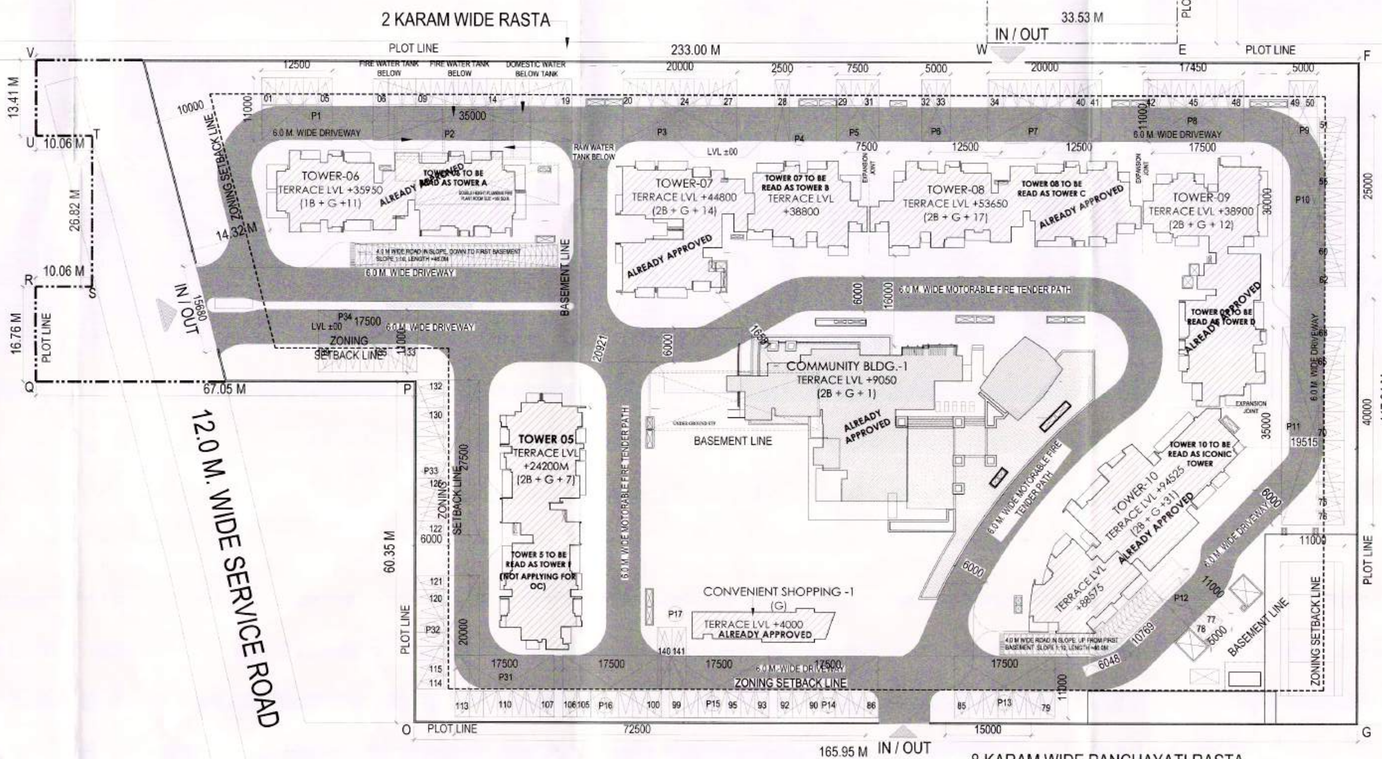
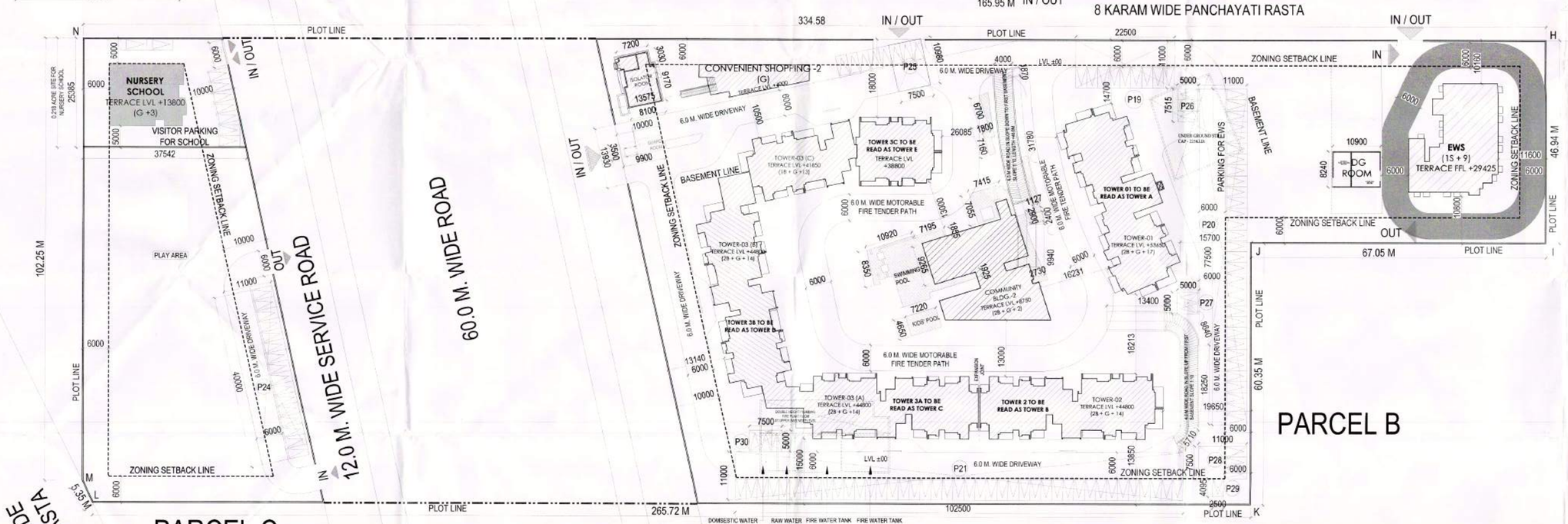
MASTER PLAN







KEY PLAN WITH ADDITIONAL 0.925 ACRE

01.SITE AREA SUMMARY

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.6795 Acres	59424.04		
2	Deductions(Area under roads) = 0.81 Acres	3296.11		
3	Net Area = 13.8695 Acres	56127.87		
4	Ground Coverage @ 35%	19644.75	7710.32	13.74%
5	FAR Area @ 1.75	98223.77	~~95807.47~~ 95807.47	
6	Organised Open Space @ 15% of Site Area	8419.18	8533.106	15.20%
7	Convenient Shopping FSI Area @ 0.5%	280.64	268.62	
8	FAR for EWS		3374.3	
9	FAR for Community Buildings		2334.3	
10	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

OC APPLIED FOR

NOTE:
OCCUPATION CERTIFICATE BEING APPLIED FOR FOLLOWING..
- TOWER 06 (TO BE READ AS TOWER A)
- TOWER 07 (TO BE READ AS TOWER B)
- TOWER 08 (TO BE READ AS TOWER C)
- TOWER 09 (TO BE READ AS TOWER D)
- TOWER 10 (TO BE READ AS ICONIC TOWER)
- COMMUNITY BUILDING - 1 (PLEASE NOTE THIS IS ONLY COMMUNITY BUILDING 1 NOT 2)
- CONVENIENT SHOPPING -1
- EWS (30 UNITS)

02. POPULATION DENSITY

POPULATION DENSITY @ 300 / Acre = 3883

S.No.	Typical unit	Reqd.Nos.	Provided Nos	H.H.size	Population Nos.
1	Main Dwelling Units		747	5	3735
2	Domestic Servant @ 10%	74.7	76	2	152
3	EWS Dwelling Units @ 15% of Total Units	131.8	135	2	270
4	**Total Proposed Population**				4157
5	**Density achieved(P.P.A)**		299.72		

03. PARKING PROVISION

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for main Dus (747)	1120.5	1139
4	Covered ECS	-	844
5	Open ECS	-	295
6	Parking for EWS @ 5%	58	58

1. STILT PARKING DETAILS

2	**STILT PARKING DETAILS**		
	EWS	10	ECS
	Total Provided Stilt Parking	**10**	**ECS**

2.BASEMENT PARKING DETAILS

PARKING DETAILS

BASEMENT PARKING DETAILS	PARCEL A			PARCEL B			PARCEL D		
PARTICULAR	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total
Total Area, SqM	19796.53	19717.4 (-80')	39513.93	8364.859	8325.338	16690.197	5291.20	5284.24	9948.46
Area under Circulation, SqM	12243.9 (61%)	12187.3 (62%)	24431.2	3.8915.65	3915.952	(2004.6)	3273.45	(3972.5)	(4245.9)
Area under Parking, SqM	7552.63	7530.05	15082.68	4448.209	4409.386	8857.595	2017.75	1311.74	3329.49
Number of car parks required in this									
Equipment @ 25 sq.m. per car, ECS	299	299	598	177	175	352	80	52	132
Total Provided Basement Parking, ECS	302	301	603	177	175	352	79	52	131
Total Parking in Basements (Parcel A+Parcel B+Parcel D),									1086

3.OPEN PARKING DETAILS

3.SURFACE PARKING DETAILS				
S.NO	NAME	SIZE (in METERS) LENGTH	BREADTH	AREA (SQM)
1	P1	12.5	11	137.5
2	P2	35	11	385
3	P3	20	11	220
4	P4	2.5	11	27.5
5	P5	7.5	11	82.5
6	P6	5	11	55
7	P7	20	11	220
8	P8	17.5	11	192.5
9	P9	5	11	55
10	P10	11	30	330
11	P11	11	30.3	335.3
12	P12	5	11	55
13	P13	17.5	11	192.5
14	P14	17.5	11	192.5
15	P15	17.5	11	192.5
16	P16	17.5	11	192.5
17	P17	5	11	55
18	P18	12.5	11	137.5
19	P19	22.5	11	247.5
20	P20	11	77.5	852.5
21	P21	102.5	11	1127.5
22	P22	11	30	330
23	P23	42.5	11	467.5
24	P24	11	40	440
25	P25	11	7.5	82.5
26	P26	5	7.5	37.5
27	P27	5	5	25
28	P28	11	7.5	82.5
29	P29	2.5	4	10
30	P30	7.5	5	37.5
31	P31	17.5	11	192.5
32	P32	11	30	330
33	P33	11	27.5	302.5
34	P34	17.5	11	192.5
TOTAL				8079.3
PERMISSIBLE CAR PARKING (40/SQ.M)				321.972
TOTAL PROVIDED SURFACE CAR PARKING				295

05. F.A.R CALCULATIONS

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02	TOWER-03 A	TOWER-03 B	TOWER-03 C	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Bldg. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Non FAR Area	153.14	355.49	356.57	342.87	154.05	922.40	940.26	299.16	157.08	183.94	183.08	221.052	248.41	96.43	22.64	45.8			
31st Floor												350.78							
30th Floor												668.85							
29th Floor												526.46							
28th Floor												611.28							
27th Floor												352.36							
26th Floor												352.36							
25th Floor						432.42						352.36							
24th Floor						432.42						352.36							
23rd Floor						432.42						352.36							
22nd Floor						432.42						352.36							
21st Floor						432.42						352.36							
20th Floor																			
REFUGE						413.69						352.36							
19th Floor						432.42						352.36							
18th Floor						432.42						352.36							
17th Floor	486.43					432.42				486.37		352.36							
16th Floor	486.43					432.42				486.37		352.36							
15th Floor	486.43					432.42				486.37		352.36							
14th Floor	486.43	453.54	453.18	433.84		432.42		324.74		486.37		352.36							
13th Floor	486.43	453.54	453.18	433.84	289.37	432.42		324.74		486.37		352.36							
12th Floor	486.43	453.54	453.18	433.84	472.71	432.42		548.43		486.37	493.72	352.36							
11th Floor	486.43	453.54	453.18	433.84	472.71	432.42		548.43		486.37	493.72	352.36							
10th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
9th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
8th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
7th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
6th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
5th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
4th Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
3rd Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03						
2nd Floor	486.43	453.54	453.18	433.84	472.71	432.42	423.90	491.13	548.43	486.37	493.72	352.36	362.03		24.95				
1st Floor	486.43	453.54	421.29	441.38	495.98		423.90	491.13	548.43	486.37	493.72	352.36	362.03	284.58	142.30	457.96			
Ground Floor	514.73	454.83	466.78	483.60	509.56		481.52	472.95	569.55	512.07	497.59	690.91	75.21	64.52	390.99	465.42	109.78	135.43	23.41
Total FAR Area	8784.01	6244.45	6267.41	6265.32	6441.67	22357.35	3449.22	5233.38	7753.94	8780.36	3966.22	10962.47	2274.30	847.88	563.05	503.38	109.78	135.43	23.41

1. TOTAL PROPOSED FAR (For the Project)		88443.43
2. TOTAL NON FAR AREA (For the Project Excluding School)		4057.82
3. SCHOOL (PRE OP FAR)		807.284
5. BUILTUP AREA (For the Project)		859332.55
a. TOTAL BUILTUP AREA (Proposed+Basement)		345664.48
7.OC ALREADY RECEIVED (FAR)		97346.06
8.OC ALREADY RECEIVED FOR BASEMENTS		14445.63
9. GUARD ROOM F.A.R		13.41

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02	TOWER-03 A	TOWER-03 B	TOWER-03 C	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Bldg. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Ground Coverage	514.73	454.83	466.78	483.60	509.56	0.00	490.06	472.95	569.55	512.07	497.59	690.91	399.64	363.52	390.99	512.92	109.78	135.43	23.41
TOTAL PROPOSED GROUND COVERAGE																		7710.32	Sq.m. 13.74%

04. 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
ALREADY APPROVED	TOWER-01	2B + G + 17	53.65	72		8784.01
	TOWER-02	2B + G + 14	44.80	60		6244.45
	TOWER-03 (A)	2B + G + 14	44.80	60		6267.45
	TOWER-03 (B)	2B + G + 14	44.80	60		6266.72
	TOWER-03 (C)	2B + G + 13	41.85	54	26	5444.67
	TOWER-04	B + G + 23	79.40	95	8	10357.35
	TOWER-05	2B + G + 7	24.20	32		3449.22
ALREADY APPROVED	TOWER-06	1B + G + 11	35.95	48	12	5215.38
	TOWER-07	2B + G + 14	44.80	56	30	7751.94
	TOWER-08	2B + G + 17	53.65	70		8780.36
	TOWER-09	2B + G + 12	38.90	52		3966.22
	TOWER-10	2B + G + 31	94.52	88		10962.47
	Convenient Shopping -3	G	3.15			23.41
	Community Bldg.-3	G + 2				923.38
ALREADY APPROVED	Bldg.-EWS	15 + 9	29.42	135		3374.30
	Community Bldg.-1	2B + G + 1	9.05			847.88
	Community Bldg.-2	2B + G + 2	8.75			563.05
	Convenient Shopping -1	G	4.05			109.78
	Convenient Shopping -2	G	4.05			135.43
	TOTAL			882	76	98467.47

SITE NON F.A.R. AREA		
1	METER ROOM	40.62 SQM
	TOTAL	40.62 SQM

KEY PLAN
SCALE 1:4200

ELECTRICAL & PLUMBING CONSULTANTS :
AECOM
A-107, Sector-65
Noida 201301
Uttar Pradesh, India
T: +91 120 4649000
F: +91 120 4649001
www.aecom.com

STRUCTURAL CONSULTANT'S :
CBM Engineers India
FF 1 TO 12, Sun Enclave Kareliibaug,
vadodara-390018.
Ph: 0265-2481835
Email:kkuthari@segoc.com
Website : www.cbmengineers.com

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.

PROJECT:

AS BUILT DRAWINGS FOR GROUP HOUSING COLONY AREA MEASURING 13.759 ACRES (LICENSE NO -85 OF 2013 DATED 10/10/2013) IN SECTOR-88A & 89-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY OASIS BUILDHOME PVT. LTD.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

SUMIT ARORA
CA/2007/25184

DATE: 20-11-2019 SCALE: 1:500

DRAWING TITLE:-
MASTER PLAN

DRAWING NO:- 88A/AB/MP/101 REV:- R0