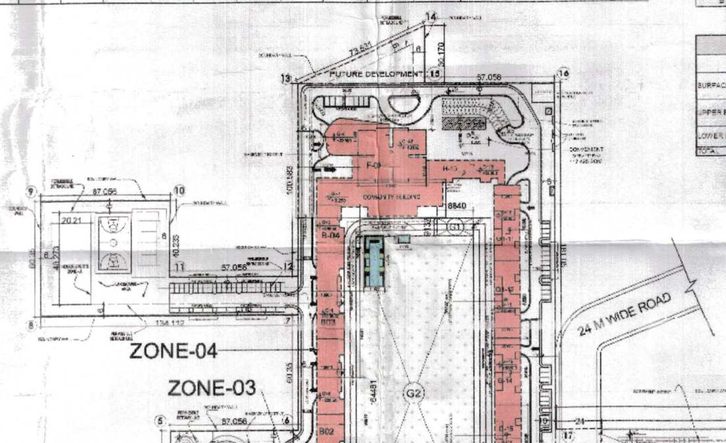
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

200 M. WI
COMMERCIAL BEL
24 M WIDE ROAD

ABSTRACT

TOTAL SITE AREA	58.0145	ACRES	2526952.2793 SQ.MT
SITE AREA (Phase I)	58.47875	ACRES	2546021.4057 SQ.MT

ATTRIBUTES	Permissible w.r.t. 58.0145 acres (2)		Last Sanctioned w.r.t. 58.47875 acres (3)		Under Construction - Tower R-01 w.r.t. 58.0145 Acres (3A)		Occupation Issued w.r.t. 58.47875 acres (4)		Occupation Issued w.r.t. 58.0145 acres (4A)		Already Applied for O.C. (4-B) w.r.t. 58.0145 acres (5)		Less further Additional Sanction Applied for Residential Towers (TR-01 & TR-02), Community Building, & Con. Sleeping (OC w.r.t. 58.0145 acres) (6)		Total Achieved Proposed/ Achievable area (7=3A+4+5A+6)		Balance w.r.t. Permissible on 58.0145 acres (8) = (2) - (7)	
F.A.R.	175%	3,95,912.959	155.79%	3,54,631.703	12.08%	27,481.273	82.71%	1,41,700.058	40.12%	92,962.380	13.00%	27,004.544	20.75%	95,963.893	67.46%	3,79,512.293	17.04.759	7.92%
GROUND COVERAGE	30%	79,373.799	7.13%	12,778.816	0.49%	992.879	4.69%	12,184.471	2.82%	6,395.988	0.66%	1,504.676	2.10%	4,751.828	11.95%	26,658.450	53,312.347	53.31%
OPEN GREEN AREA	15%	39,686.900	18.31%	40,778.710	–	–	5.00%	16,130.675	11.47%	26,650.047	–	–	–	–	13.95%	42,123.204	–	–
NO OF MDU				1,128.000		180.000		604.000		304.000		62.000		304.000		1,354.000	–	–
EWS	17.50% OF TOTAL MDU	225.600 / 27.00 (SQ)		356.000				322.000								322.000	–	–
DENSITY 5 PER/ACTER	100 - 200 PPA	290	120.00	6,960.00		1,120.00	47.00	2,184.00	27.38	2,002.00	6.62	310.00	23.75	1,326.00	103.00	5,958.00	–	–
DWELLING UNITS FOR SAMPLE POPULATION	3% OF MDU	126.40 / 126.64 (/)		136.00		180.00		136.00		136.00				30.00		136.00	–	–
CONVENIENT SHOPPING (OPEN)	0.50%	1,131.41					0.28%	115.42					0.10%	410.42		510.842	592.569	0.27%
TOTAL BUILTUP AREA														1,32,275.00				–
CAR PARKING				2,791				1,228				1,010		772		3010	–	



POPULATION AND AREA STATEMENT

PHASE/S	S.No.	Building Type	Description: No. of Floors	Building Heights: Terrace Level	Building Heights: Lightning Arrester	No. of Bldgs.	Total sqt. in each Bldg.	Total No. of Apartments	Carpet Area	Ground Coverage in Sqm.: Of One Building	Ground Coverage in Sqm.: Total	Ground Coverage in Sqm.: Revised Coverage	FAR in Sqm.: Of One Building	FAR in Sqm.: Total	FAR in Sqm.: Revised FAR	Area Calculations: GROUND FAR in Sqm.: Of One Bldg.	GROUND FAR in Sqm.: Total	BTLTS in Sqm.: Of One Bldg.	BTLTS in Sqm.: Total	BTLTS in Sqm.: Revised Area of BTLTS	MUDTY in Sqm.: Of One Bldg.	MUDTY in Sqm.: Total	MUDTY in Sqm.: Revised Area of Mumty	BASEMENT AREA in Sqm.	SERVICE FLOOR in Sqm.	TOTAL AREA OF LOWER & UPPER BASEMENT	Population Break Up: Main Population (G1 Persons/Unit)	Population Break Up: Extra Population (G2 Persons/Unit)	Population Break Up: Service Population (G3 Persons/Unit)	Total Population
						A	C	B=A x C		D	A x D		E	A x E		F	B x F	G	A x G		H	A x H					A x G x 3	A x G x 2	A x G x 1	
OC GRANTED	I	Residential Development (G.S. - I)		Height not exceeding 146.15 mtrs	Height not exceeding 154.15 mtrs	21	Grand Total in Sqm.	526	107		12184.471	12184.471	Grand Total in Sqm.	141700.058	141700.058			6513.350	6513.350			1083.388	1083.388	45287.623	1310.851	2520	684	20	3224
	II	Residential Development (G.S. - II)		Height not exceeding 75.00 mtrs	Height not exceeding 81.30 mtrs	3	Grand Total in Sqm.	394	[illegible]		8396.395	8396.395	Grand Total in Sqm.	60983.380	60983.380			4726.181	4726.181			1350.198	1350.198	91523.667	0	1920	0	572	2492
OC APPLIED FOR	III	Residential Development (A -09)		123.0 mtrs	127.30 mtrs	1	Grand Total in Sqm.	52	5		4354.876	4354.876	Grand Total in Sqm.	27254.844	27254.844			905.195	905.195			183.500	183.500	0	746.104	165	0	0	165
AS CONSIDERED IN MEETING OF SEAC-II DATED 14.03.2017 AND SEIAA-II DATED 28.03.2017	IV	1 TOWER - R-01 (G+42) Apartments		146.55	152.550	1	142	160	5	893.479	893.479	893.479	25501.373	25501.373	25501.373	897.897	241.282	241.282	241.282		65.896	65.896	65.896	15326.405		880		320	1120
		2 BASEMENT		Two Levels		1	–	–	–																					
		3 PRIMARY SCHOOL	G+3	16.200		1	–	–	–	771.625	770.625	770.625	2895.592	2895.592	2895.592	749.992													
		4 NURSERY SCHOOL	G+1	7.650		2	–	–	–	214.988	429.976	429.976	643.530	643.530	643.530	219.983													
	V	(I+II+III+IV)		Total		48	Grand Total in Sqm.	1282	167		20794.521	20794.521	Grand Total in Sqm.	258193.651	258193.651			12163.008	12163.008			2682.580	2682.580		0	3150	844	912	5906
EWS, DWELLINGS AND SUBMISSION FOR APPROVAL	1	CONVENIENT SHOPPING	Ground	0.00	-	1	-	–	–	500.813	500.813	500.813	410.422	410.422	410.422	410.422	93.501	93.501	–	–	–	–	–			–	–	–	0
	2	COMMUNITY BUILDING - 1	G+2	15.85		1	-	–	–	1596.881	1596.881	1596.881	4492.322	4492.322	4492.322	1034.251	62.251	62.251	31.270										
	3	TOWER - TR-01 & TR-02	(G+4) Apartments	137.50	140.34	2	117	234			2492.100			8926.153		1427.252 for Two Buildings		549.285			273.456	633.271			1541.520	1270		70	1340
	4	COMMUNITY BUILDING - 2	G+2	13.40		1	-	–	–		1158.465			1464.260		703.295		58.000				14.325							
	5	GUARD HOUSE	G	3.00		1	-	–	–		9.000			9.000		9.000													
	6	BASEMENT	Four Levels			1	–	–	–					592.967										42153.040					
	V	Residential Development (G.S.-II)		Height not exceeding 120.30 mtrs	125.34 mtrs			394	5	Grand Total in Sqm.	25595.459		Grand Total in Sqm.	318519.250				13836.953				3342.605		42153.040	2591.382	3420		972	4392

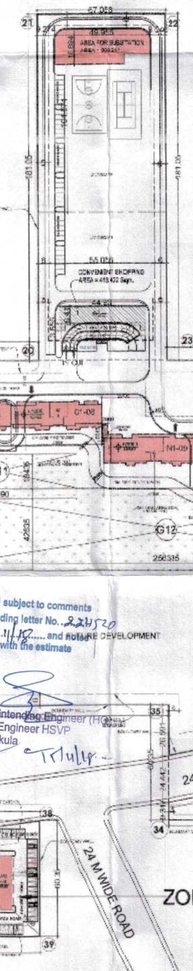
PARKING SUMMARY PHASE I	SANCTIONED	ACHIEVED
SURFACE	63	0
UPPER BASEMENT	606	460
LOWER BASEMENT	891	513
TOTAL	1559	973

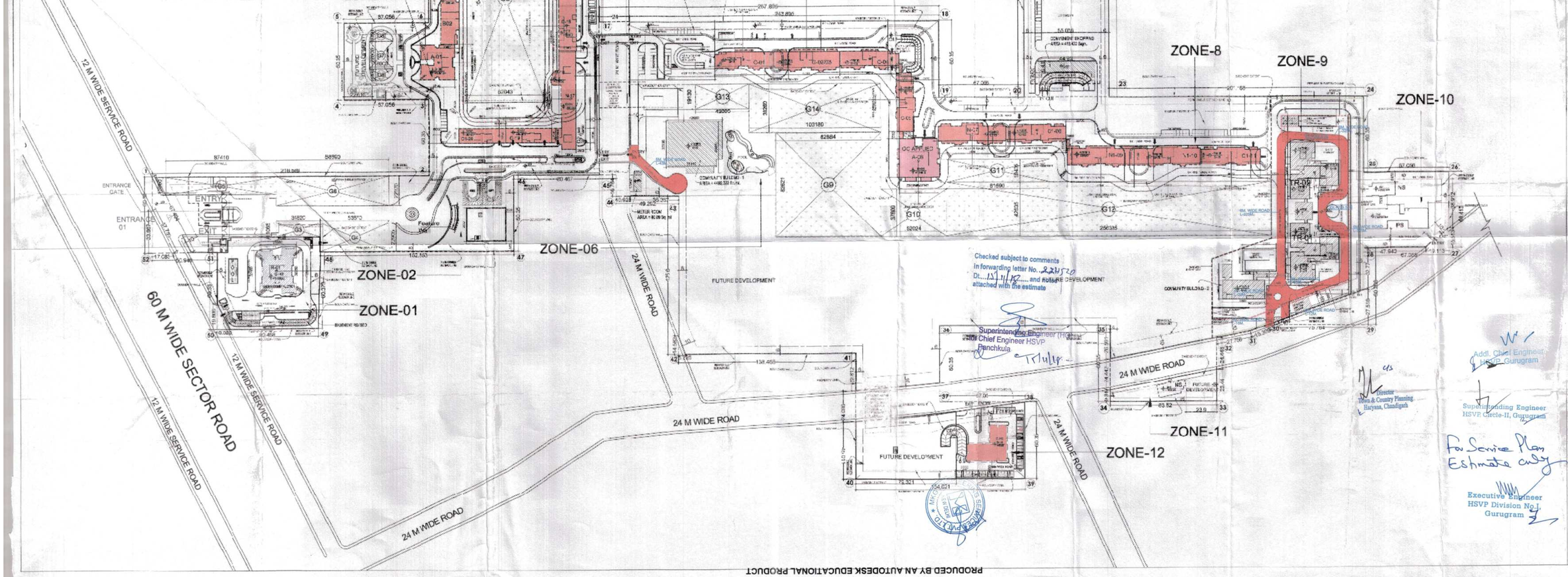
PARKING SUMMARY E.W.S.	SANCTIONED	ACHIEVED
SURFACE	84	107
UPPER BASEMENT	75	99
LOWER BASEMENT	95	00
TOTAL	256	206

PARKING SUMMARY PHASE II	SANCTIONED	ACHIEVED
STILT	0	-
UPPER BASEMENT	207	907
LOWER BASEMENT	335	945
TOTAL	1131	1113
SURFACE	25	104

PARKING SUMMARY FOR TR-01 & TR-02	APPLIED FOR SANCTION
STILT	0
BASEMENT-1	149
BASEMENT-2	167
BASEMENT-3	160
BASEMENT-4	181
TOTAL	674
SURFACE	0

DETAILS OF SCHOOL/ COMMUNITY FACILITIES REQUIRED AND SANCTIONED	IN ACRES	IN SQM
FIRST PRIMARY NURSERY SCHOOL AREA	1.30	4046.85
SECOND NURSERY SCHOOL AREA	0.30	809.57
TOTAL AREA	1.60	4856.42





Checked subject to comments
In forwarding letter No. 22520
Dt. 13.11.17 and FUTURE DEVELOPMENT
attached with the estimate

Superintending Engineer (HQ)
Chief Engineer HSVP
Panchkula

Director
Town & Country Planning
Haryana, Chandigarh

Addl. Chief Engineer
HSVP, Gurugram

Superintending Engineer
HSVP Circle-II, Gurugram

For Service Plan
Estimate only

Executive Engineer
HSVP Division No. I
Gurugram

(BALWANT SINGH)
S.D.O.
F.O. (HQ)
DFS (HQ)
Member S.P.C.

Checked and found not fit for Public Toilet
Research Studies only subject to the
in forwarding letter No. 2520 Dt. 13.11.17
Superintending Engineer (HQ)
HUDA, Panchkula

LEGEND

ARCHITECT SIGNATURE

Architects
Aroon Associates Pvt. Ltd.

NOW APPLIED FOR APPROVAL - COMMUNITY BUILDING - CONVENIENT & SHOPPING

ARCHITECT
MORPHOGENESIS
Ruchi Ranjan
Architect
CA/2007/40924

NOW APPLIED FOR APPROVAL - TR01 & TR02 COMMUNITY BUILDING - 2 & GUARD - COST

OC APPLIED FOR

OC GRANTED

UNDER CONSTRUCTION

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACKUP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE BUILDINGS ARE ARTIFICIALLY LIT AND MECHANICALLY VENTILATED.
- FIRE FIGHTING & SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- SAFETY AREA SHALL ABUT MECHANICALLY VENTILATED AREA WILL BE TAKEN FOR.
- ALL TOILETS ARE VENTILATED AS PER NATIONAL BUILDING CODE 2016.
- BUILD UP AREA AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE RCC GRID (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF FOR THE SAME AS PER NBC NORMS.
- THE EXTERNAL WALL TOWARDS BALCONY SHALL BE NOT ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN 1 MTR. FIRE RATED WITH WINDOWS OTHER OPEN BUILDING INTERNAL SIDE OF THE SAME WALL.

KEY PLAN

Owners' Signature :-
FOR MAGNUM MULTIPLEX PVT. LTD.

Project: COMMERCIAL COLONY

Drawing Title:
SITE PLAN (Revision-R4)
FOR EXTERNAL ROAD DETAIL

Date	Scale	Drawing No.
27/06/2017	1:2500 1:1500	TT&CB/RD-05 AMP-04

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