PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

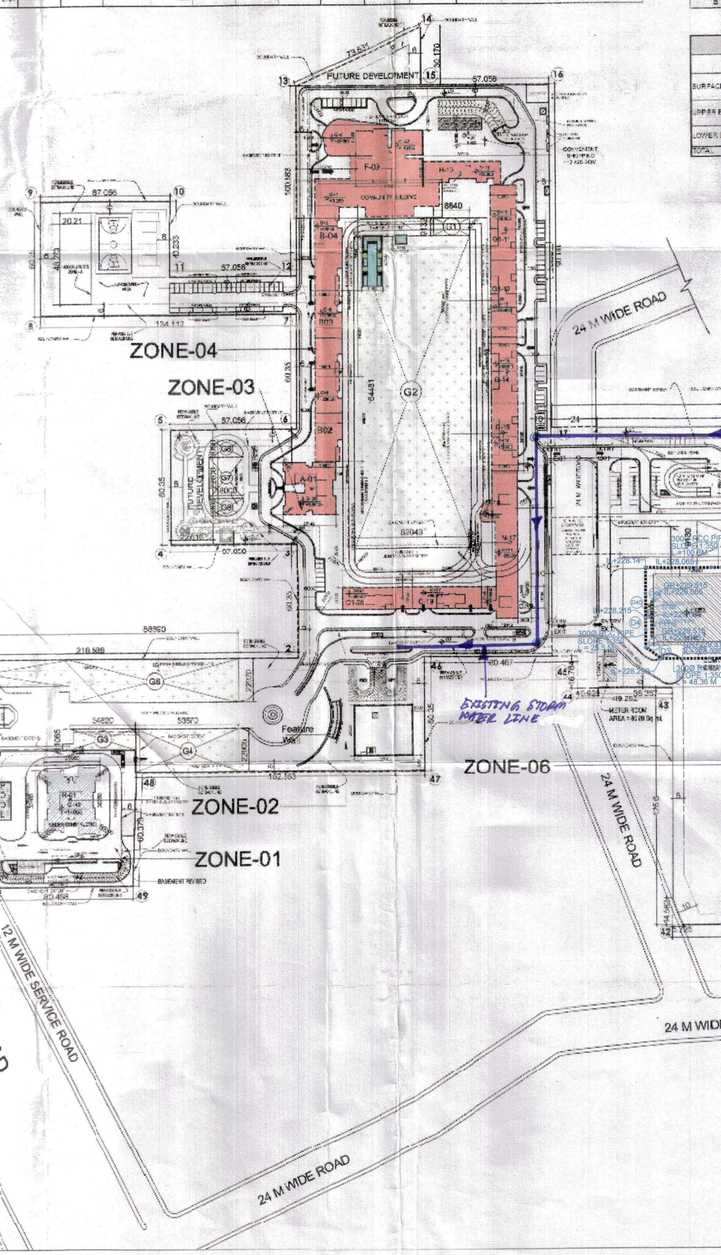
200 M. WI
COMMERCIAL BEL

24 M WIDE ROAD

ABSTRACT

TOTAL SITE AREA	56.0145	ACRES	2438862.2793	SQ.MT
SITE AREA (Excluded)	56.47675	ACRES	2459021.4937	SQ.MT

ATTRIBUTES	Permissible/Relaxed w.r.f. 56.0145 acres (2)	Last Sanctioned w.r.f. 56.47675 acres (3)	Under Construction - Tower-R-01 w.r.f. 56.0145 Acres (3A)	Occupation Issued w.r.f. 56.47675 acres (4)	Occupation Issued w.r.f. 56.0145 acres (4A)	Already Applied for O.C. A-06) w.r.f. 56.0145 acres (5)	New further Additional Sanction Applied for Partial-3 & 7 Towers (TR-01 & TR-02), Community Building, & Com. Shopping O.C. w.r.f. 56.0145 acres (6)	Total Achieved/ Proposed/ Achievable area (7)=(3A+4+4A+5+6)	Balance w.r.f. Permissible on 56.0145 acres (8) = (2) - (7)
F.A.R.	175%	3,95,843.959	105.79%	2,84,301.320	13.09%	29,591.373	62.71%	1,41,790.088	40.13%	90,662.000	12.00%	27,224.844	20.70%	90,662.000	167.48%	3,78,842.280	17,004.780	7.52%
GROUND COVERAGE	30%	78,335.799	7.13%	16,119.818	0.49%	8317.9	4.59%	12,184.471	2.82%	6,399.995	0.60%	1,359.618	2.18	5,721.613	11.94%	26,505.600	53,832.387	23.51%
OPEN & GREEN AREA	15%	34,302.362	15.01%	40,375.715	-	-	6.90%	16,130.671	11.47%	26,999.947	-	-	-	-	18.91%	42,129.225	-	-
NO OF HDU				1,829.000		190.000		694.000		394.000		60.000		254.000		1,394.000	-	-
BHK	17.66% OF TOTAL HDU	228.000 (27.00 BHK)		305.000				202.00								202.000	-	-
DENSITY & POPULATION	100 - 200 PPA	5501	120.00	6,603.00		1,120.00	47.90	3,184.00	37.28	2,202.00	5.83	310.00	16.74	1,230.00	143.66	8,026.00	-	-
DWELLING UNITS FOR SERVICE POPULATION	3% OF HDU	128.49 (15 BHK)		128.00		16.00		19.00		28.00						62.00	-	-
COMMERCIAL SHOPPING (CAPEX)	0.50%	1,123.41					0.28%	117.42					0.10%	413.42		530.842	592.569	0.27%
TOTAL BUILT-UP AREA														1,58,478.00				
OKH PARKING				2,791				1,220				1,010		273		3,503	-	



POPULATION AND AREA STATEMENT

BUILDING DESCRIPTION

PHASES	S. No.	Building Type	Description: No. of Floors	Building Heights: Terrace Level	Building Heights: Lightning Arrester	No. of Bldgs.	Total Apt. in each Bldg.	Total No. of Apartments	Carpet Area
						A	B	BHK C	
OC GRANTED	I	Residential Development (G.B.-I)		Height of Bldg. 48.15 mtrs	Height of Lift Mtr. 54.11 mtrs	21	Grand Total in Sqm.	826	107
	II	Residential Development (G.B.-II)		Height of Bldg. 75.30 mtrs	Height of Lift Mtr. 81.30 mtrs	8	Grand Total in Sqm.	304	-
OC APPLIED FOR	III	Residential Development (A-06)		123.2 mtrs	127.50 mtrs	1	Grand Total in Sqm.	62	-
AS APPROVED VIDE MEMO NO. (To INCLUDE BHK PHASE) DATED 19/09/2013	IV	TOWER - R-01	(G+42) Apartments	148.55	152.550	1	130	160	0
	2	BASEMENT	Twin Level			1	--	--	--
	3	PRIMARY SCHOOL	G+1	16.000		1	--	--	--
	4	NURSERY SCHOOL	G+1	7.650		2	--	--	--
	V	(I+II+III+IV)		Total		48	Grand Total in Sqm.	1352	107
BUILDING PLAN SUBMISSION (SEC APPROVAL)		CONVENIENT SHOPPING	Ground	5.60	-	1	--	--	--
	2	COMMUNITY BUILDING - 1	G+2	12.25		1	--	--	--
	3	TOWER - TR-01 & TR-02	(G+42) Apartments	197.50	198.34	2	127	254	0
	4	COMMUNITY BUILDING - 2	G+2	13.40		1	--	--	--
	5	GUARD HOUSE	G	3.00		1	--	--	--
	6	BASEMENT	Four Level			1	--	--	--
	V	Residential Development (GB-III)		Height of Bldg. 187.52 mtrs	Lift 195.34 mtrs			254	0

AREA CALCULATIONS

PHASES	S. No.	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	GROUND FAR in Sqm.: Of One Bldg.	BTL/TS in Sqm.: Of One Bldg.	BTL/TS in Sqm.: Total	BTL/TS in Sqm.: Revised Area of BTL/TS	NUMTY in Sqm.: Of One Bldg.	NUMTY in Sqm.: Total	NUMTY in Sqm.: Revised Area of Numty	BASEMENT AREA in Sqm.	SERVICE FLOOR in Sqm.	TOTAL AREA OF LOWER & UPPER BASEMENT
		D	A x D		E	A x E		F	G=D-F	A x G		H	A x H				
OC GRANTED	I		92184.471	92184.471		141700.058	141700.058			6918.350	6918.350		1093.066	1093.066	49297.623	1312.054	
	II		8398.395	8398.395		60982.380	60982.380			4720.161	4720.161		1350.199	1350.199	61023.697	0	
OC APPLIED FOR	III		1374.516	1374.516		27224.844	27224.844			903.193	903.193		183.500	183.500	0	700.028	
AS APPROVED VIDE MEMO NO. (To INCLUDE BHK PHASE) DATED 19/09/2013	IV		693.479	693.479		26501.373	26501.373		697.597	241.282	241.282	241.282	65.886	65.886	13226.405		
	2																
	3		779.605	779.605		8005.592	8005.592		749.992								
	4		423.996	423.996		643.930	643.930		219.983								
	V		20794.521	20794.521		269969.657	269969.657			12163.006	12163.006		2602.650	2602.650		0	
BUILDING PLAN SUBMISSION (SEC APPROVAL)			501.813	501.813		413.422	413.422	413.422	413.422	93.391	93.391	-	-	-	-		
	2		1566.461	1566.461		6402.322	6402.322	6402.322	1534.211	62.270	62.270	62.270					
	3		2455.120			6525.122			1407.232 (for Two Building)		649.288		317.458	635.911		1541.620	
	4		1134.465			1454.260			703.257		58.090			14.525			
	5		8.000			9.000			9.000								
	6					562.967									42153.046		
	V					Grand Total in Sqm.	2185454.255				12838.953			5542.649	42153.046	2591.282	

POPLLATION STATEMENT

PHASES	S. No.	POPULATION BREAK UP: Main Population	Extra Population	Service Population	TOTAL
		Q-1 Density 1 x B x D	Q-2 Percentage A x B x 12	Q-2 Persons L x B x 2	
OC GRANTED	I	2520	864	20	3384
	II	1520	0	572	2092
OC APPLIED FOR	III	310	0	0	310
AS APPROVED VIDE MEMO NO. (To INCLUDE BHK PHASE) DATED 19/09/2013	IV	592		326	1128
	2				
	3				
	4				
	V	5150	864	972	6986
BUILDING PLAN SUBMISSION (SEC APPROVAL)		-	-	-	0
	2				
	3	1275		55	1330
	4				
	5				
	6				
	V	6425		372	8316

PARKING SUMMARY PHASE I

	SANCTIONED	ACHIEVED
SURFACE	63	0
UPPER BASEMENT	636	460
LOWER BASEMENT	831	613
TOTAL	1530	1073

PARKING SUMMARY B.W.S.

	SANCTIONED	ACHIEVED
SURFACE	84	107
UPPER BASEMENT	75	58
LOWER BASEMENT	90	60
TOTAL	249	225

PARKING SUMMARY PHASE II

	SANCTIONED	ACHIEVED
STILT	0	-
UPPER BASEMENT	837	667
LOWER BASEMENT	589	849
TOTAL	1121	1113
SURFACE	20	104

PARKING SUMMARY FOR TR-01 & TR-02

	APPLIED FOR SANCTION
STILT	0
BASEMENT-1	148
BASEMENT-2	167
BASEMENT-3	180
BASEMENT-4	181
TOTAL	674
SURFACE	0

DETAILS OF SCHOOL/ COMMUNITY FACILITIES REQUIRED AND SANCTIONED

	IN ACRES	IN SQM.
FIRST PRIMARY NURSERY SCHOOL AREA	1.00	4046.85
SECOND NURSERY SCHOOL AREA	0.30	809.57
TOTAL AREA	1.30	4856.42

(BAGWANT SINGH) S.D.
F.O. (HQ) DFS PKL
Member B.P.C.

Checked and found ok for Public Health (Sewage) Service only subject to notes in forwarding letter No. 2011/CE (T) 1931
Superintending Engineer (HQ) HUDA, Panchkula

LEGEND

ARCHITECT SIGNATURE
Architects
Arora Associates Pvt. Ltd.
Architect Sanjeev Arora
Council of Architecture
Registration No. CA/2001/14662

ARCHITECT
MORPHOGENESIS
Architect
CA/2001/40924

NON APPLIED FOR APPROVAL - COMMUNITY BUILDING - 1 CONVENIENT & SHOPPING

NON APPLIED FOR APPROVAL - TR01 & TR02 COMMUNITY BUILDING - 2 & GUARD - HOUSE

OC APPLIED FOR

OC GRANTED

UNDER CONSTRUCTION

NOTES:
- ALL LIFTS SHALL HAVE EMERGENCY PANEL BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE BUILDING IS NATURALLY VENTILATED AND MECHANICALLY VENTILATED.
- FIRE FIGHTING & SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL ALSO MECHANICALLY VENTILATED AS PER NBC CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING BYE LAWS.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AS PER NBC.
- RAIN WATER HARVESTING PITS ARE PROVIDED AS PER NORMS.
- SOLAR PANELS OF REQUIRED CAPACITY HAS BEEN PROVIDED ON ROOF TOP AS PER HAREDA NORMS.
- ONE EXTERNAL WALL TOWARDS BALCONY SHALL BE NON-COMBUSTIBLE AS PER CLAUSE 4.4.4 OF PART 4 OF NBC AND INTERNAL SIDE OF THE SAME WALL.

KEY PLAN

Checked subject to comments in forwarding letter No. 224520 Dt. 15/4/13 and notes attached with the estimate

Director Town & Country Planning Haryana, Chandigarh

Superintending Engineer (HQ) for Chief Engineer HSVP Panchkula

Addl. Chief Engineer HSVP Gurugram

Superintending Engineer HSVP Circle II Gurugram

For Service Plan Estimate only

Executive Engineer HSVP Division No. Gurugram

Owners' Signature :-
FOR MORPHOGENESIS WELTHLEX PVT. LTD.

Project Title: [illegible]

Drawing Title
SITE PLAN (Revision-R4)
FOR EXTERNAL DRAINAGE SYSTEM

Date	Scale	Drawing No.
07/00/2017	1:500 1:1500	TT&CB/PL-02 AMP-04