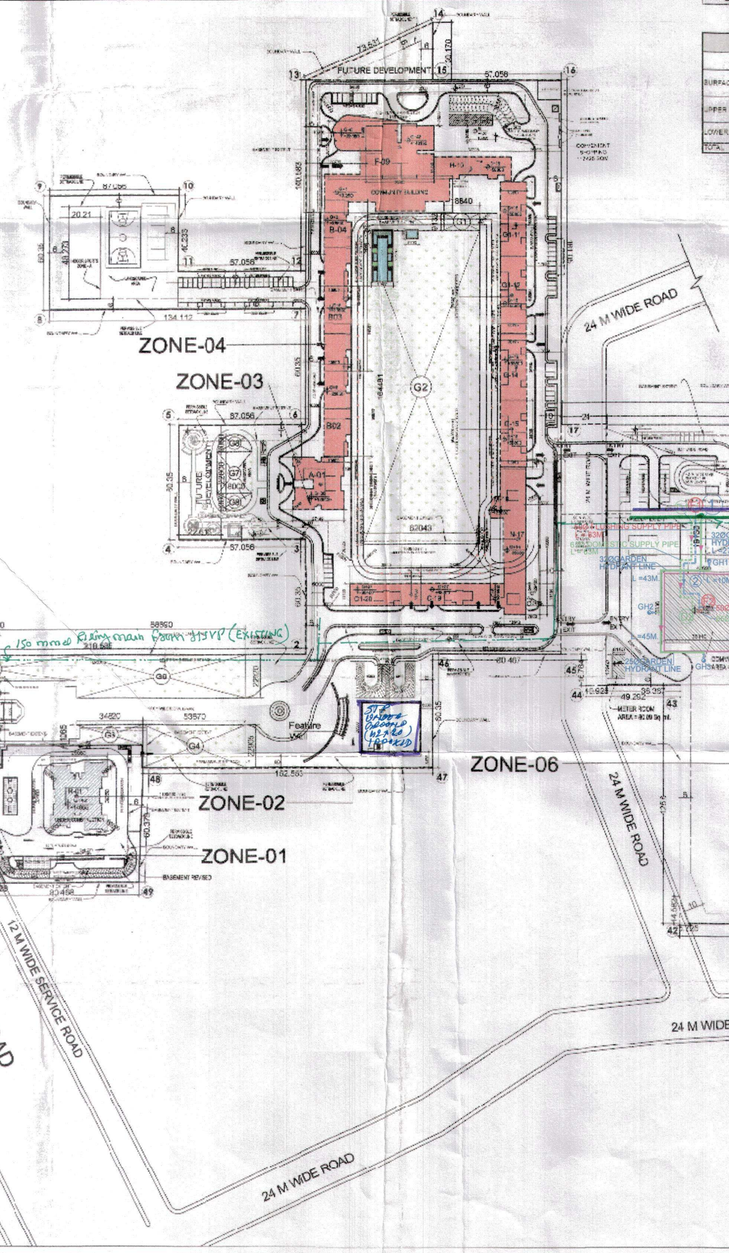
200 M. WI
COMMERCIAL BEL
24 M WIDE ROAD

ABSTRACT

TOTAL SITE AREA	56.0145	ACRES	224862.2793	SQ.MT
SITE AREA (Pocket)	56.47675	ACRES	228621.4527	SQ.MT

ATTRIBUTES	Permissible w.r.t. 56.0145 acres (2)		Last Sanctioned w.r.t. 56.47675 acres (3)		Under Construction - Tower R-01 w.r.t. 56.0145 Acres (3A)		Occupation Issued w.r.t. 56.47675 acres (4)		Occupation Issued w.r.t. 56.0145 acres (4A)		Already Applied for O.C. (A-06) w.r.t. 56.0145 acres (5)		No further Additional Sanction Applied for Residential Towers (TR-01 & TR-02), Community Building, & Civic Shopping O.C. w.r.t. 56.0145 acres (6)		Total Achieved Proposed/ Achievable area (7)=(3A+4+4A+5+6)		Balance w.r.t. Permissible as 56.0145 acres (8) = (2) - (7)	
F.A.R.	175%	3,93,525.489	105.79%	3,84,601.330	10.08%	29,501.373	52.71%	1,41,790.088	40.13%	90,962.200	12.90%	27,204.844	0.01%	90,962.200	181.18%	6,70,648.256	7.54%	17,044.769	7.82%
GROUND COVERAGE	35%	19,605.709	7.13%	19,179.916	0.40%	592.473	4.66%	12,164.471	2.82%	6,395.889	3.58%	1,094.678	0.00%	6,721.828	11.94%	26,555.050	10.03.047	23.31%
OPEN & GREEN AREA	15%	14,002.342	16.01%	40,378.716	–	–	5.00%	16,130.676	11.47%	26,898.947	–	–	–	–	19.97%	42,129.226	–	–
NO OF MDU				1,025.000		19.000		504.000		304.000		62.000		304.000		1,354.000	–	–
DUS	17.50% OF TOTAL MDU	326.029 / 327.39 (Sky)		306.000				302.000								302.000	–	–
DENSITY & POPULATION	100 – 120 PPA	501	120.00	6,550.00		1,120.00	47.00	3,164.00	27.38	2,052.00	6.83	310.00	25.74	1,935.00	193.06	9,036.00	–	–
DWELLING UNITS FOR SERVICE POPULATION	10% OF MDU	128.40 / 131 (Sky)		136.00		180.00		19.00		206.00		–		30.00		435.00	–	–
CONVENIENT SHOPPING (OPEN)	0.50%	1,120.41					0.08%	117.42					0.08%	413.42		530.842	592.569	0.27%
TOTAL BUILTUP AREA														1,52,475.00				
CAR PARKING				2,791				1,225		1,115				573		3,913	–	



POPULATION AND AREA STATEMENT

BUILDING DESCRIPTION

	Sl. 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	Case no. SEC
				A			B	B+A	C
OC GRANTED	I	Residential Development (S.B.-I)		Height of Bldg. 48.15 mtrs	Height of Lift 54.15 mtrs	21	Grand Total in Sqm.	528	107
	II	Residential Development (S.B.-II)		Height of Bldg. 73.35 mtrs	Height of Lift 81.35 mtrs	8	Grand Total in Sqm.	324	0
OC APPLIED FOR	III	Residential Development (A-06)		123.0 mtrs	127.00 mtrs	1	Grand Total in Sqm.	62	0
AS APPROVED VIDE MEMO NO. ZP-[illegible] DATED 19.01.2017	IV	TOWER - R-01	(G+42) Apartments	144.55	152.550	1	160	160	0
	2	BASEMENT	Two Level			1	--	--	--
	3	PRIMARY SCHOOL	G+1	16.100		1	--	--	--
	4	NURSERY SCHOOL	G+1	7.650		2	--	--	--
	V	(I + II + III + IV)		Total		49	Grand Total in Sqm.	1262	107
BUILDING PLAN SUBMISSION FOR APPROVAL		CONVENIENT SHOPPING	Ground	0.00	-	1	--	--	--
	2	COMMUNITY BUILDING - 1	G+2	10.85		1	--	--	--
	3	TOWER - TR-01 & TR-02	(G+42) Apartments	137.00	150.94	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 (NON-W)		Height of Bldg. 137.00 mtrs	150.94 mtrs			254	0

AREA CALCULATIONS

	Sl. 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	MUMTY in Sqm.: Of One Bldg.	MUMTY in Sqm.: Total	MUMTY in Sqm.: Revised Area of Mumty	BASEMENT AREA in Sqm.	TOTAL AREA OF LOWER & UPPER BASEMENT	SERVICE FLOOR in Sqm.
		D	A x D	E	A x E			F	G = D - F	A x G		H	A x H				
OC GRANTED	I		12184.471	12184.471	Grand Total in Sqm.	141700.058	141700.058			6313.359	6313.354		1283.085	1283.086	43287.523	1310.859	
	II		8395.395	8395.395	Grand Total in Sqm.	92982.300	92982.300			4720.181	4720.181		1350.198	1350.198	51523.637	0	
OC APPLIED FOR	III		1304.878	1304.878	Grand Total in Sqm.	27204.844	27204.844			908.193	908.193		183.500	183.500	0	700.028	
AS APPROVED VIDE MEMO NO. ZP-[illegible] DATED 19.01.2017	IV	868.479	868.479	868.479	28501.373	28501.373	28501.373	627.107	241.292	241.292	241.292	95.980	65.899	65.899	13326.425		
	2	770.625	770.625	770.625	2865.552	2865.552	2865.552	740.552									
	3	214.969	429.696	429.696	421.765	843.530	843.530	212.083									
	V		20794.521	20794.521	Grand Total in Sqm.	168593.655	168593.655			12163.000	12163.000		2832.680	2832.680		0	
BUILDING PLAN SUBMISSION FOR APPROVAL	1	906.610	906.610	906.610	413.422	413.422	413.422	413.422	93.291	93.291	–	–	–	–			
	2	1536.661	1536.661	1536.661	6492.322	6492.322	6492.322	1534.211	62.272	62.272	62.270						
	3		2402.100			85250.022		1427.222 (for Two Building)		549.288		312.466	628.911			1541.620	
	4		1154.460			1454.260		700.295		99.000			14.325				
	5		9.000			9.000		9.000									
	6					362.967									42193.040		
	V	Grand Total in Sqm.	25598.450		Grand Total in Sqm.	198549.255				12634.953			3542.640		42193.040	2591.360	

POPULATION STATEMENT

	Sl. No.	POPULATION BREAK UP: Self Population @ 5 Persons/Unit	POPULATION BREAK UP: EWS Population @ 3 Persons/Unit	POPULATION BREAK UP: Service Population @ 2 Persons/Unit	TOTAL
		A x 5	B x 3	C x 2	
OC GRANTED	I	2520	644	20	3184
	II	1620	0	372	2092
OC APPLIED FOR	III	310	0	0	310
AS APPROVED VIDE MEMO NO. ZP-[illegible] DATED 19.01.2017	IV	590		339	1129
	2				
	3				
	V	5150	644	912	6706
BUILDING PLAN SUBMISSION FOR APPROVAL	1	–	–	–	0
	2				
	3	1270		70	1340
	4				
	5				
	6				
	V	6420	672	982	8046

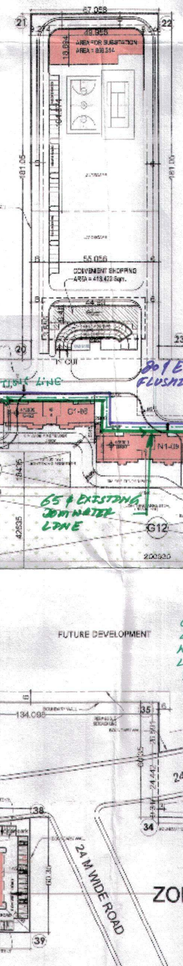
PARKING SUMMARY PHASE I	SANCTIONED	ACHIEVED
SURFACE	63	0
UPPER BASEMENT	636	450
LOWER BASEMENT	801	510
TOTAL	1320	1013

PARKING SUMMARY E.W.S.	SANCTIONED	ACHIEVED
SURFACE	94	107
UPPER BASEMENT	75	29
LOWER BASEMENT	89	60
TOTAL	258	226

PARKING SUMMARY PHASE II	SANCTIONED	ACHIEVED
STILT	80	-
UPPER BASEMENT	327	967
LOWER BASEMENT	535	945
TOTAL	1142	1112
SURFACE	23	104

PARKING SUMMARY FOR TR-01 & TR-02	APPLIED FOR SANCTION
STILT	0
BASEMENT-1	146
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	1.30	4,046.85
SECOND NURSERY SCHOOL AREA	0.90	1,509.37
TOTAL AREA	1.20	4,856.22



LEGEND

SYMBOL	DESCRIPTION
	GARDEN HYDRANT LINE
GH	GARDEN HYDRANT
	CONTROL VALVE
	FLUSHING WATER SUPPLY
	DOM. WATER SUPPLY LINE

EXISTING DOM LINE
EXISTING FLUSHING LINE

Checked subject to comments in forwarding letter No. 294520 Dt. 13/11/17 and notes attached with the estimate
Superintending Engineer for Chief Engineer Panchkula

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

Checked and found in the Public Health (Sewerage) Service only subject to [illegible] in forwarding letter No. [illegible]
Superintending Engineer (PHS) SE/PHS, Panchkula

LEGEND

ARCHITECT SIGNATURE

architects
Design Associates Pvt. Ltd.
[illegible]

NOW APPLIED FOR APPROVAL COMMUNITY BUILDING - CONVENIENT & SHOPPING

Name & Signature of Architect
Registration No. CA/2001/[illegible]

ARCHITECT
MORPHOGENESIS
[illegible]
Ruchi Ranjan
Architect
CA/2007/40924

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

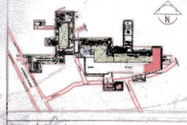
OC APPLIED FOR

OC GRANTED

UNDER CONSTRUCTION

NOTES
- [illegible]
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
- THE BUILDINGS ARE ARTIFICIALLY LIT AND MECHANICALLY VENTILATED.
- FIRE FIGHTING & WATER PROVISIONS ARE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AIRS BY EXHAUST FAN.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDINGS ARE AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDINGS WILL BE DISCHARGED STRUCTURES AS PER RELEVANT BUILDING CODES FOR EARTHQUAKE RESISTANCE.
- 200 MM PARTS OF REQUIRED CAPACITY OHBL... BE PROVIDED ON ROOF TOP AS PER BUILDING ZONING BYLAWS.
- ONE EXTERNAL WALL TO ANGLE BALCONY TO BE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENTS SHOULD BE IN BUILT WITH INTERNAL COOLER OR INSULATION INTERNAL SIDE OF THE SAME WALL.

KEY PLAN



Owners Signature :-
FOR MAGNUM MULTI-EX PVT. LTD.

Project: [illegible] DIRECTOR
Revised Building Plan for Group housing society (after migration of licenses no. 114 of 2014 dated 26.12.2014, 83 of 2011 dated 23.08.2011 and part area of license no. 124 of 2006 dated 31.10.2007 in license no. 10 of 2007 dated 02.02.2007) for industrial area measuring 56.0145 acres of license no. 114 of 2007, 56.0145 acres of license no. 10 of 2007 and 1.00 acre of license no. 83 of 2011. Total area measuring 56.00 acres for group housing society to be developed at Village Kheriwala (Other sources being developed by Magnum Multiplex Pvt. Ltd.)

Drawing Title
SITE PLAN (Revision-R4)
FOR EXTERNAL GARDEN HYDRANT, DOMESTIC & FLUSHING WATER SYSTEM

Date	Scale	Drawing No.
07/06/2017	1:500 / 1:1500	TT&CB/PL-04 / AMP-04

Ruchi Ranjan
Architect
CA/2007/40924

Addl. Chief Engineer
HSVP, Gurugram

Superintending Engineer
HSVP Circle-II, Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

For Service Plan Estimate only

Executive Engineer
HSVP Division No. I,
Gurugram