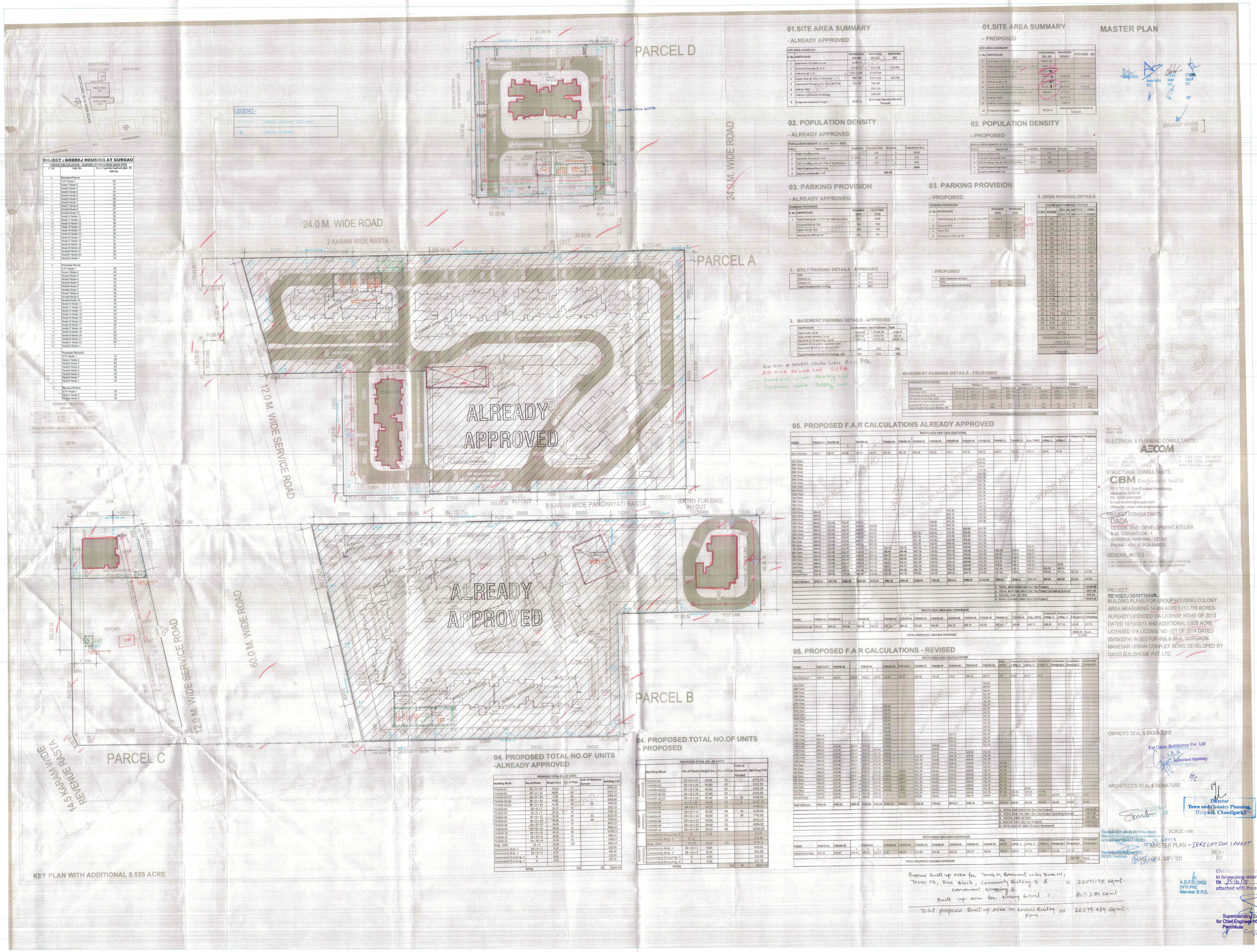

01.SITE AREA SUMMARY

- ALREADY APPROVED

SITE AREA SCHEDULE				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area =14.6791 Acres	52984.5		
2	Ground Coverage @ 33%	17494.53	8101.98	15.54%
3	FAR Area @ 1.75	92723.88	81446.68	
4	Green Area @ 15% of Site Area	7947.68	8137.252	15.7%
5	Convenient Shopping (1% Area @ 0.5%	262.42	249.80	
6	FAR for EWS		2931.23	
7	FAR for Community Buildings		1360.92	
8	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

02. POPULATION DENSITY

- ALREADY APPROVED

POPULATION DENSITY @ 300 / Acre = 3883						
S.No.	Typical unit	Area(Acres)	Population/Acre	M.R.of DU		Population Nos.
1	Main Dwelling Units	1.42	40	5	5	1416
2	Dependent Servant @ 10%	1.42	40	0.2	2	116
3	EWS Dwelling Units @ 15% of Total Units	1.17	119	2	2	238
4	Total Proposed Population					3584
5	Density achieved(P.P.A)		244.00			

03. PARKING PROVISION

- ALREADY APPROVED

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (NOS)	PROVIDED (NOS)
1	Total Parking @ 1.5 ECS for main Dwa (NOS)	593	1056
2	Covered ECS @ 75%	445	718
3	Open ECS @ 25%	148	338
4	Parking for EWS @ 5%	30	10

1. STILT PARKING DETAILS - APPROVED

EWS	11	ECS
TOWER-11	4	ECS
TOWER-12	5	ECS
Total Provided Stilt Parking	22	ECS

2. BASEMENT PARKING DETAILS - APPROVED

PARTICULAR	1st Basement	2nd Basement	Total
Floor Area, Sq.M	13650.38	13648.39	27298.78
Area under ramp(s), Sq.M	1014.79	1014.79	2029.58
Net area of car parking, Sq.M	12635.14	12633.60	25268.74
Number of car parks required in the basement @ 33 sq.m. per car, ECS	383	383	766
Total Provided Basement Parking, ECS	383	383	766

4 no mm @ 300RM Water Line Rec PIPE
250 mm Sewer Line, Suppe
Potable water Supply line
Flushing water Supply line

01.SITE AREA SUMMARY

- PROPOSED

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.6791 Acres	59414.04		
2	Dedication (Large open space) = 2.1 Acres	8296.11		
3	Net Area = 12.6695 Acres	51317.93		
4	Ground Coverage @ 33%	16934.92	7932.83	13.84%
5	FAR Area @ 1.75	89804.37	79257.9	
6	Green Area @ 15% of Site Area	8415.71	8673.21	15.46%
7	Convenient Shopping (1% Area @ 0.5%	280.54	273.71	
8	FAR for EWS		3171.11	
9	FAR for Community buildings		2268.9	
10	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

02. POPULATION DENSITY

- PROPOSED

POPULATION DENSITY @ 300 / Acre = 3883						
S.No.	Typical unit	Area(Acres)	Provided Nos	M.R.of DU		Population Nos.
1	Main Dwelling Units		1416	5	5	3816
2	Dependent Servant @ 10%	14.7	116	2	2	232
3	EWS Dwelling Units @ 15% of Total Units	11.3	135	2	2	270
4	Total Proposed Population					4317
5	Density achieved(P.P.A)			294.73		

03. PARKING PROVISION

- PROPOSED

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (NOS)	PROPOSED (NOS)
1	Total Parking @ 1.5 ECS for main Dwa (NOS)	1320.5	1324
4	Covered ECS	-	662
5	Open ECS	-	662
6	Parking for EWS @ 5%	58	58

- PROPOSED

2	Stilt Parking DETAILS	
EWS	10	ECS
Total Provided Stilt Parking	10	ECS

3. OPEN PARKING DETAILS

3.SURFACE PARKING DETAILS				
S.NO	NAME	SIZE (IN METRES) LENGTH(M)	WIDTH(M)	AREA (SQM)
1	P1	20	11	220
2	P2	20	11	220
3	P3	12.5	11	137.5
4	P4	10	11	110
5	P5	7.5	11	82.5
6	P6	12.5	11	137.5
7	P7	11.5	11	137.5
8	P8	11.5	11	253.5
9	P9	5	11	55
10	P10	5	11	275
11	P11	11	40	440
12	P12	15	11	165
13	P13	22.5	11	247.5
14	P14	11	25	275
15	P15	11	22.5	247.5
16	P16	12.5	11	137.5
17	P17	5	11	55
18	P18	12.5	11	137.5
19	P19	22.5	11	247.5
20	P20	11	22.5	247.5
21	P21	10.5	11	115.5
22	P22	11	30	660
23	P23	42.5	11	467.5
24	P24	11	40	440
		TOTAL		5775.5
PERMISSIBLE CAR PARKING =2727.5/25				109ECS
TOTAL PROVIDED SURFACE CAR PARKING				181 ECS

-BASEMENT PARKING DETAILS - PROPOSED

PARKING DETAILS															
1 BASEMENT PARKING DETAILS	PARCEL A			PARCEL B			PARCEL C								
PARTICULAR	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total			
Floor Area, Sq.M	10466.38	10467.14	20933.52	9291.40	9291.40	18582.80	4171.41	4169.08	8340.49	2968.21	2968.21	5936.42			
Area under ramp(s), Sq.M	1014.79	1014.79	2029.58	1014.79	1014.79	2029.58	1014.79	1014.79	2029.58	1014.79	1014.79	2029.58			
Net area of car parking, Sq.M	9451.59	9452.35	18903.94	8276.61	8276.61	16553.22	3156.62	3154.29	6310.91	1953.42	1953.42	3906.84			
Number of car parks required in the basement @ 33 sq.m. per car, ECS	286	286	572	251	251	502	96	96	192	59	59	118			
Total Provided Basement Parking, ECS	286	286	572	251	251	502	96	96	192	59	59	118			
Total Parking in Basements (Parcel A+Parcel B+Parcel C)															1308

05. PROPOSED F.A.R CALCULATIONS ALREADY APPROVED

PROPOSED FAR CALCULATIONS																								
FLOOR	TOWER-01	TOWER-02	TOWER-03			TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Bldg. (TWO)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3	Convenient Shopping-4
			A	B	C																	
Non FAR Area	123.47	185.07	163.88	155.27	118.50	165.19	185.19	299.39	118.13	116.4	330.16	216.75	226.07	151.73	240.74	36.45	33.25					
31st Floor												363.60										
30th Floor												363.60										
29th Floor												363.60										
28th Floor												363.60										
27th Floor												363.60										
26th Floor												363.60										
25th Floor												363.60										
24th Floor												363.60										
23rd Floor												363.60										
22nd Floor												363.60										
21st Floor												363.60										
20th Floor												363.60										
19th Floor											476.75											
18th Floor	484.65										476.75											
17th Floor	484.65										476.75											
16th Floor	484.65										476.75											
15th Floor	484.65	413.40	412.97	410.73						328.69	476.75											
14th Floor	484.65	413.40	412.97	410.73	206.04					328.69	476.75											
13th Floor	484.65	413.40	412.97	410.73	206.04				411.76	328.69	476.75	458.00	332.78									
12th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
11th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
10th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
9th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78									
8th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
7th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
6th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
5th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
4th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
3rd Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
2nd Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
1st Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
Ground Floor	516.16	492.45	425.06	441.40	441.18	210.80	205.40	206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
Total FAR Area	8705.43	7247.35	6268.68	6244.86	5023.45	3498.22	2262.37	3224.43	7242.65	5572.17	8088.93	10739.53	5863.91	5539.12	3951.29	809.04	3863.59	2211.54	1277.76			

PROPOSED GROUND COVERAGE																						
FLOOR	TOWER-01	TOWER-02	TOWER-03			TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Bldg. (TWO)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3	Convenient Shopping-4
			A	B	C																	
Ground Coverage	516.16	492.45	425.06	441.40	441.18	210.80	205.40	206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72		1154	277.31	223.54	127.76

TOTAL PROPOSED GROUND COVERAGE

MASTER PLAN

(BALWANT SINGH) S.D.

05. PROPOSED F.A.R CALCULATIONS - REVISED

PROPOSED FAR CALCULATIONS																								
FLOOR	TOWER-01	TOWER-02	TOWER-03			TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Bldg. (TWO)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3	Convenient Shopping-4
			A	B	C																	
Non FAR Area	123.47	185.07	163.88	155.27	118.50	165.19	185.19	299.39	118.13	116.4	330.16	216.75	226.07	151.73	240.74	36.45	33.25					
31st Floor												363.60										
30th Floor												363.60										
29th Floor												363.60										
28th Floor												363.60										
27th Floor												363.60										
26th Floor												363.60										
25th Floor												363.60										
24th Floor						142.41						363.60										
23rd Floor						142.41						363.60										
22nd Floor						142.41						363.60										
21st Floor						142.41						363.60										
20th Floor						142.41						363.60										
19th Floor						142.41					476.75											
18th Floor	484.65					142.41					476.75											
17th Floor	484.65					142.41					476.75											
16th Floor	484.65					142.41					476.75											
15th Floor	484.65	413.40	412.97	410.73						328.69	476.75											
14th Floor	484.65	413.40	412.97	410.73	206.04					328.69	476.75											
13th Floor	484.65	413.40	412.97	410.73	206.04				411.76	328.69	476.75	458.00	332.78									
12th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
11th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
10th Floor	484.65	413.40	412.97	410.73	411.16				411.76	328.69	476.75	458.00	332.78									
9th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78									
8th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
7th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
6th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
5th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
4th Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
3rd Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
2nd Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
1st Floor	484.65	413.40	412.97	410.73	411.16	206.04		206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72					
Ground Floor	516.16	492.45	425.06	441.40	441.18	210.80	205.40	206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72		1154	277.31	223.54	127.76
Total FAR Area	8705.43	7247.35	6268.68	6244.86	5023.45	3498.22	2262.37	3224.43	7242.65	5572.17	8088.93	10739.53	5863.91	5539.12	3951.29	809.04	3863.59	2211.54	1277.76			

1. TOTAL PROPOSED FAR (For the Project) 115446.88
2. TOTAL NON FAR AREA (For the Project Including School) 5637.48
3. SCHOOL FREE OF FAR 834.25
4. TOTAL COVERED AREA (For the Project) 101813.40

PROPOSED GROUND COVERAGE																						
FLOOR	TOWER-01	TOWER-02	TOWER-03			TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Bldg. (TWO)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3	Convenient Shopping-4
			A	B	C																	
Ground Coverage	516.16	492.45	425.06	441.40	441.18	210.80	205.40	206.74	411.76	328.69	476.75	458.00	332.78	329.19	219.91		410.72		1154	277.31	223.54	127.76

TOTAL PROPOSED GROUND COVERAGE 7867.80 34.1%
ALLOWED 35%

04. PROPOSED TOTAL NO.OF UNITS -ALREADY APPROVED

PROPOSED TOTAL NO. OF UNITS					
Building Block	No. of Floors	Height (m.)	No. of Flats	Unit of Dwmestic Servant	Building FAR
TOWER-01	28 + G + 17	53.65	72		8705.43
TOWER-02	28 + G + 14	44.80	60		6347.05
TOWER-03 (A)	28 + G + 14	44.80	60		6268.68
TOWER-03 (B)	28 + G + 14	44.80	60		6244.86
TOWER-03 (C)	28 + G + 13	41.85	54	29	5443.06
TOWER-04	B + G + 25	76.40	42		2257.55
TOWER-05	28 + G + 7	24.20	32		3498.22
TOWER-06	28 + G + 11	35.95	48	12	5223.43
TOWER-07	28 + G + 14	44.80	56	30	7742.65
TOWER-08	28 + G + 12	38.65	70		8572.17
TOWER-09	28 + G + 12	38.50	52		8086.93
TOWER-10	28 + G + 31	94.52	88		16744.53
Convenient Shopping -1	G	3.15			21.41
Community Bldg.-3	G + 1				923.80
Bldg.-EWS	G + 9	29.40	135		5372.13
Community Bldg.-1	20 + G + 1	9.05			819.34
Community Bldg.-2	20 + G + 2	8.75			501.58
Convenient Shopping -2	G	4.05			111.54
Convenient Shopping -3	G	4.05			137.76
TOTAL			793	69	99843.95

04. PROPOSED TOTAL NO.OF UNITS - PROPOSED

PROPOSED TOTAL NO. OF UNITS					
	Building Block	No. of Floors	Height (m.)	No. of Flats	Unit of Dwmestic Servant	Building FAR
REVIEWED	TOWER-01	28 + G + 17	53.65	72		8705.43
	TOWER-02	28 + G + 14	44.80	60		6347.05
	TOWER-03 (A)	28 + G + 14	44.80	60		6268.68
	TOWER-03 (B)	28 + G + 14	44.80	60		6244.86
	TOWER-03 (C)	28 + G + 13	41.85	54	29	5443.06
	TOWER-04	B + G + 25	76.40	42		2257.55
	TOWER-05	28 + G + 7	24.20	32		3498.22
	TOWER-06	28 + G + 11	35.95	48	12	5223.43
	TOWER-07	28 + G + 14	44.80	56	30	7742.65
	TOWER-08	28 + G + 12	38.65	70		8572.17
	TOWER-09	28 + G + 12	38.50	52		8086.93
	TOWER-10	28 + G + 31	94.52	88		16744.53
	Convenient Shopping -1	G	3.15			21.41
	Community Bldg.-3	G + 1				923.80
	Bldg.-EWS	G + 9	29.40	135		5372.13
ALREADY APPROVED	Community Bldg.-1	20 + G + 1	9.05			819.34
	Community Bldg.-2	20 + G + 2	8.75			501.58
	Convenient Shopping -2	G	4.05			111.54
	Convenient Shopping -3	G	4.05			137.76
	TOTAL			793	69	99843.95

Proposed built up area for Towers, Basement under Towers, Towers 05, Bus Block, Community Building-3 & convenient shopping & = 26071.75 sqmt.

Built up area for Nursery School = 807.2.81 sqmt

Total proposed built up area in revised building plans = 26879.034 sqmt.

KEY PLAN
SCALE 1:500

ELECTRICAL & PLUMBING CONSULTANTS :
AECOM
A-127, Sector 64, Noida 201301, Uttar Pradesh, India
T +91 120 4010000
F +91 120 4040001
www.aecom.com

STRUCTURAL CONSULTANT'S :
CBM Engineers India
FF-1 TO 12, Sun Enclave Kalalibaug, vadodara-390018
Ph: 0265-2491535
Email:ksthar@secgoc.com
Website : www.cbmengineers.com

PROJECT CONSULTANTS:
DADA
DESIGN AND DEVELOPMENT ATELIER
B-99, SUSHANT LOK - 1
GURGAON, HARYANA - 122 001
PHONE - 4011 91 0124 4040075

GENERAL NOTES :-
1. ALL DIMENSIONS ARE FROM UNLESS MENTIONED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

PROJECT:
REVISED/ADDITIONAL BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 14.684 ACRES (13.759 ACRES- ALREADY LICENSED VIA LICENSE NO-85 OF 2013 DATED 10/10/2013 AND ADDITIONAL 0.925 ACRE LICENSED VIA LICENSE NO -151 OF 2014 DATED 05/09/2014) IN SECTOR-88A & 89A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY OASIS BUILDHOME PVT. LTD.

OWNER'S SEAL & SIGNATURE
For Oasis Buildhome Pvt Ltd
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Director
Town and Country Planning, Haryana, Chandigarh

Checked as per checklist in compliance to notification No. ... dated ...

SCALE: 1:500

18" MASTER PLAN – IRRIGATION LAYOUT

DRAWING NO.: REV:
A-GEA/MP/101 R1

A.D.F.O.(HQ)
DFS PHL
Member B.P.C.

Checked as per checklist in compliance to notification No. 212/705 in forwarding letter No. ... Dt. 25/6/17 ... and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSVP
Panchkula