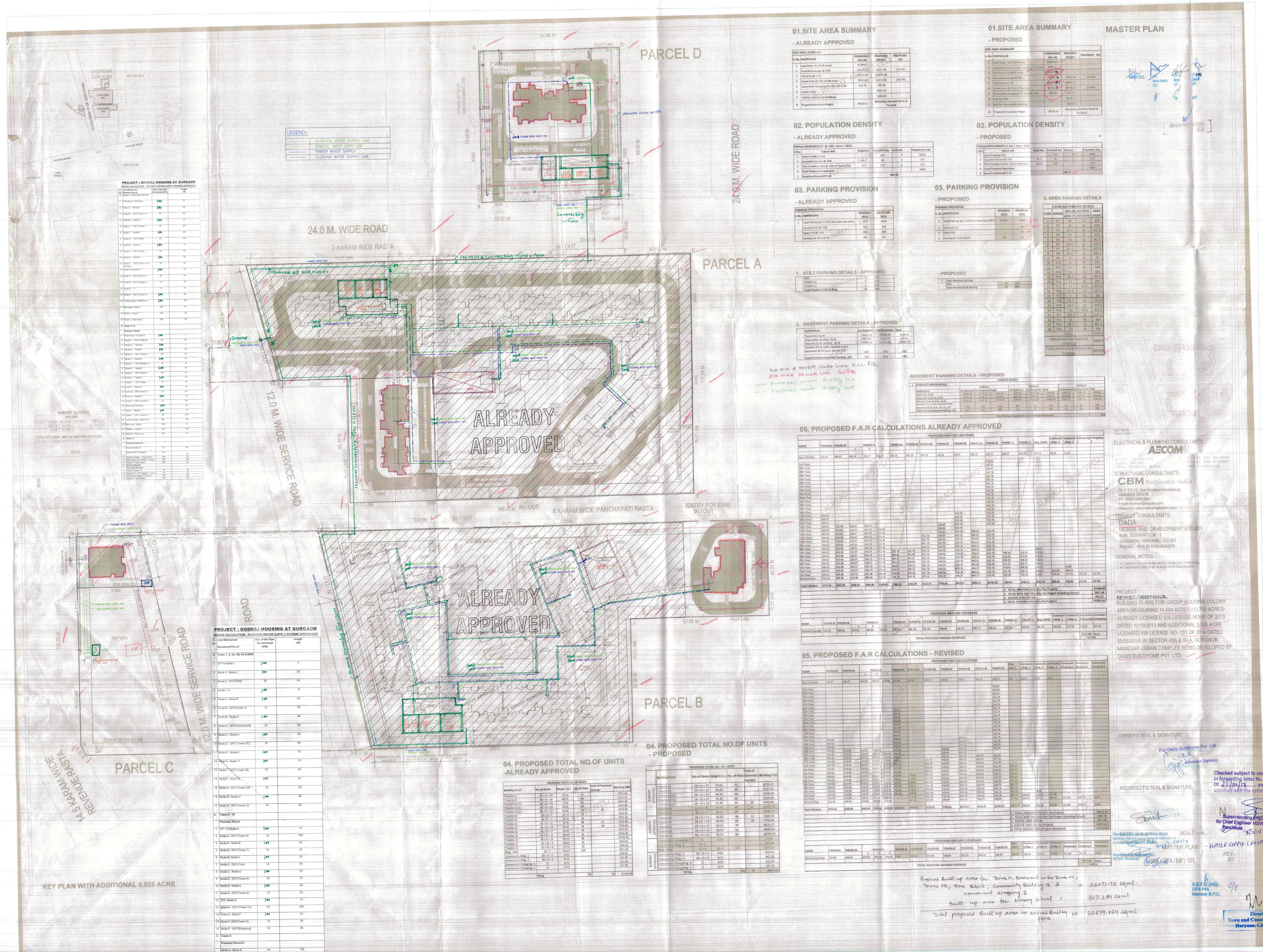

01.SITE AREA SUMMARY

- ALREADY APPROVED

SITE AREA SCHEDULE				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 12.3643 Acres	52484.5		
2	Ground Coverage @ 35%	18354.53	8101.96	15.54%
3	FAR Area @ 1.75	91827.88	91444.08	
4	Green Area @ 15% of Site Area	7872.68	8127.82	15.77%
5	Convenient Shopping/Nd Area @ 0.5%	262.42	249.30	
6	FAR for EWS		7931.13	
7	FAR for Community Buildings		1380.92	
8	Proposed maximum Height	54.52 m	(Excluding Machine Room & Parapet)	

01.SITE AREA SUMMARY

- PROPOSED

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 12.8755 Acres	52424.04		
2	Deducted Land as per revised area of 12.8755 Acres	1294.13		
3	Net Area = 11.5601 Acres	46811.91		
4	Ground Coverage @ 35%	16384.17	7642.83	16.33%
5	FAR Area @ 1.75	81920.85	88642.9	
6	Green Area @ 15% of Site Area	7021.79	8076.11	17.26%
7	Convenient Shopping/ FSI Area @ 0.5%	280.84	277.71	
8	FAR for EWS		7371.11	
9	FAR for Community Buildings		2306.3	
10	Proposed maximum Height	54.52 m	(Excluding Machine Room & Parapet)	

MASTER PLAN

(BALWANT SINGH) S.D.

02. POPULATION DENSITY

- ALREADY APPROVED

POPULATION DENSITY @ 300 / Acre = 3883					
S.No.	Typical unit	Reqd.Nos.	Provided Nos	N.P./Unit	Population Nos.
1	Main Dwelling Units		662	5	3310
2	Dwarfish Servant @ 10%	66.2	68	2	136
3	EWS Dwelling units @ 15% of Typical Units	117	119	2	238
4	Total Proposed Population				3684
5	Density achieved (P.P./A)		284.80		

02. POPULATION DENSITY

- PROPOSED

POPULATION DENSITY @ 300 / Acre = 3883					
S.No.	Typical unit	Reqd.Nos.	Provided Nos	N.P./Unit	Population Nos.
1	Main Dwelling Units		747	5	3735
2	Dwarfish 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)		296.72		

03. PARKING PROVISION

- ALREADY APPROVED

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for multi Dwl (982)	1473	1518
	Covered ECS @ 70%	781	758
	Open ECS @ 25%	246	248
	Parking for EWS @ 5%	50	50

03. PARKING PROVISION

- PROPOSED

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for multi Dwl (982)	1123.5	1124
2	Covered ECS		643
3	Open ECS		281
4	Parking for EWS @ 5%	56	56

3. OPEN PARKING DETAILS

3.SURFACE PARKING DETAILS				
S.NO	NAME	SIZE (IN METERS) LENG TH	BREADTH	AREA (SQM)
1	P1	20	11	220
2	P2	30	11	330
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	12.5	11	137.5
8	P8	17.5	11	192.5
9	P9	5	11	55
10	P10	11	20	220
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	21.5	236.5
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	23.5	258.5
21	P21	10.5	11	115.5
22	P22	11	30	330
23	P23	42.5	11	467.5
24	P24	11	40	440
TOTAL				7733.5
PERMISSIBLE CAR PARKING =7735 SQ.M				NO.OF CAR PARKING
TOTAL PROVIDED SURFACE CAR PARKING				281 ECS

1. STILT PARKING DETAILS - APPROVED

TOWER	11	
TOWER 11	4	ECS
TOWER 11	19	ECS
Total Provided Stilt Parking	23	ECS

2. BASEMENT PARKING DETAILS - APPROVED

PARTICULAR	1st Basement	2nd Basement	Total
Floor Area, Sq.M	19426.37	19466.39	38892.76
Area under services, Sq.M	2057.72	2334.79	4392.51
Net area of car parking, Sq.M	17368.64	17131.60	34500.24
Number of car parks required @ 30 sq.m. per car, ECS	579	571	1150
Basement @ 37 sq.m. per car, ECS	469	463	932
Total Provided Basement Parking, ECS	891	914	1805

40 mm ø DBR/PE Water Line R.C.C. Pipe
250 mm SEWER LINE
Domestic water supply line
FLUSHING water supply line

-BASEMENT PARKING DETAILS - PROPOSED

1. BASEMENT PARKING DETAILS	PARKING DETAILS											
	PARKING A				PARKING B							
PARTICULAR	1st Basement	2nd Basement	Stilt Parking	Total	1st Basement	2nd Basement	Stilt Parking	Total	1st Basement	2nd Basement	Stilt Parking	Total
Floor Area, Sq.M	19426.37	19466.39		38892.76	19426.37	19466.39		38892.76	19426.37	19466.39		38892.76
Area under services, Sq.M	2057.72	2334.79		4392.51	2057.72	2334.79		4392.51	2057.72	2334.79		4392.51
Net area of car parking, Sq.M	17368.64	17131.60		34500.24	17368.64	17131.60		34500.24	17368.64	17131.60		34500.24
Number of car parks required @ 30 sq.m. per car, ECS												
Basement @ 37 sq.m. per car, ECS	469	463		932	469	463		932	469	463		932
Total Provided Basement Parking, ECS	891	914		1805	891	914		1805	891	914		1805
Total Parking in Basements (Equal to Required Nos/Area)												

05. PROPOSED F.A.R CALCULATIONS ALREADY APPROVED

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02 A	TOWER-02 B	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Resi. (EWS)	Commerciall Shopping-1	Commercial Shopping-2	S.Shopping 1	S.Shopping 2
Stilt Floor																		
Mezz Floor																		
1st Floor	1171.47	985.07	985.99	701.27	1118.53	943.19	951.39	799.18	1135.13	1116.47	1100.15	1116.75	1116.75	1041.76	96.43	23.35		
2nd Floor												1116.75						
3rd Floor												1116.75						
4th Floor												1116.75						
5th Floor												1116.75						
6th Floor												1116.75						
7th Floor												1116.75						
8th Floor												1116.75						
9th Floor												1116.75						
10th Floor												1116.75						
11th Floor												1116.75						
12th Floor												1116.75						
13th Floor												1116.75						
14th Floor												1116.75						
15th Floor												1116.75						
16th Floor												1116.75						
17th Floor												1116.75						
18th Floor												1116.75						
19th Floor												1116.75						
20th Floor												1116.75						
21st Floor												1116.75						
22nd Floor												1116.75						
23rd Floor												1116.75						
24th Floor												1116.75						
25th Floor												1116.75						
26th Floor												1116.75						
27th Floor												1116.75						
28th Floor												1116.75						
29th Floor												1116.75						
30th Floor												1116.75						
31st Floor												1116.75						
32nd Floor												1116.75						
33rd Floor												1116.75						
34th Floor												1116.75						
35th Floor												1116.75						
36th Floor												1116.75						
37th Floor												1116.75						
38th Floor												1116.75						
39th Floor	1044.02											1116.75						
40th Floor	1044.02											1116.75						
41st Floor	1044.02											1116.75						
42nd Floor	1044.02	453.40	452.97	450.73				328.69	474.76			1116.75						
43rd Floor	1044.02	453.40	452.97	450.73	1116.98			328.69	474.76			1116.75						
44th Floor	1044.02	453.40	452.97	450.73	1116.98			1442.61	474.76	458.03		1116.75						
45th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
46th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
47th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
48th Floor	1044.02	453.40	452.97	450.73	1116.98	266.46	451.78	1442.61	474.76	458.03		1116.75	109.19	324.95	0.00			
49th Floor	1044.02	453.40	452.97	450.73	1116.98	266.46	451.78	1442.61	474.76	458.03		1116.75	109.19	324.95	0.00			
50th Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00			
51st Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00			
52nd Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00	19.68		
53rd Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	132.50	394.21	0.00	19.68		
54th Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	132.50	394.21	0.00	19.68	137.74	137.74
Ground Floor	1116.18	498.25	473.06	483.80	1116.18	345.35	585.35	1473.35	508.95	491.75		1196.90	132.50	394.21	0.00	19.68	137.74	137.74
Total FAR Area	3770.48	5267.05	5258.69	5081.80	5349.04	2862.59	3223.42	7742.65	5072.57	4900.35	1100.15	84394.53	1863.91	5538.13	2151.19	3024.34	550.58	550.58

1. TOTAL PROPOSED FAR (For The Project)	91448.08
2. TOTAL NON FAR AREA (For the Project Excluding School)	3657.48
3. SCHOOL SHELTER FAR	844.52
4. TOTAL COVERED AREA (For the Project)	95953.56

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02 A	TOWER-02 B	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	TOWER-11	TOWER-12	Resi. (EWS)	Commerciall Shopping-1	Commercial Shopping-2	S.Shopping 1	S.Shopping 2
Ground Coverage	558.58	498.25	473.06	483.80	558.58	345.35	471.35	569.95	508.95	491.75	550.07	598.45	550.74	394.21	0.00	19.68	137.74	137.74

TOTAL PROPOSED GROUND COVERAGE 8101.96 15.54%

05. PROPOSED F.A.R CALCULATIONS - REVISED

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02 A	TOWER-02 B	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Resi. (EWS)	Commerciall Shopping-1	Commercial Shopping-2	Commercial Shopping-3	S.Shopping 1	S.Shopping 2	S.Shopping 3
Stilt Floor																		
Mezz Floor																		
1st Floor	1171.47	985.07	985.99	701.27	1118.53	943.19	951.39	799.18	1135.13	1116.47	1100.15	1116.75	1116.75	1041.76	96.43	23.35		
2nd Floor												1116.75						
3rd Floor												1116.75						
4th Floor												1116.75						
5th Floor												1116.75						
6th Floor												1116.75						
7th Floor												1116.75						
8th Floor												1116.75						
9th Floor												1116.75						
10th Floor												1116.75						
11th Floor												1116.75						
12th Floor												1116.75						
13th Floor												1116.75						
14th Floor												1116.75						
15th Floor												1116.75						
16th Floor												1116.75						
17th Floor												1116.75						
18th Floor												1116.75						
19th Floor												1116.75						
20th Floor												1116.75						
21st Floor												1116.75						
22nd Floor												1116.75						
23rd Floor												1116.75						
24th Floor												1116.75						
25th Floor												1116.75						
26th Floor												1116.75						
27th Floor												1116.75						
28th Floor												1116.75						
29th Floor												1116.75						
30th Floor												1116.75						
31st Floor												1116.75						
32nd Floor												1116.75						
33rd Floor												1116.75						
34th Floor												1116.75						
35th Floor												1116.75						
36th Floor												1116.75						
37th Floor												1116.75						
38th Floor												1116.75						
39th Floor	1044.02											1116.75						
40th Floor	1044.02											1116.75						
41st Floor	1044.02											1116.75						
42nd Floor	1044.02							328.69	474.76			1116.75						
43rd Floor	1044.02							328.69	474.76			1116.75						
44th Floor	1044.02							1442.61	474.76			1116.75						
45th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
46th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
47th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
48th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
49th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
50th Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
51st Floor	1044.02						451.78	1442.61	474.76	458.03		1116.75						
52nd Floor	1044.02								474.76			1116.75						
53rd Floor	1044.02								474.76			1116.75						
54th Floor	1044.02								474.76			1116.75						
55th Floor	1044.02								474.76			1116.75						
56th Floor	1044.02								474.76			1116.75						
57th Floor	1044.02								474.76			1116.75						
58th Floor	1044.02								474.76			1116.75						
59th Floor	1044.02								474.76			1116.75						
60th Floor	1044.02								474.76			1116.75						
61st Floor	1044.02								474.76			1116.75						
62nd Floor	1044.02	453.40	452.97	450.73					474.76			1116.75						
63rd Floor	1044.02	453.40	452.97	450.73	1116.98				474.76			1116.75						
64th Floor	1044.02	453.40	452.97	450.73	1116.98			1442.61	474.76	458.03		1116.75						
65th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
66th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
67th Floor	1044.02	453.40	452.97	450.73	1116.98		451.78	1442.61	474.76	458.03		1116.75						
68th Floor	1044.02	453.40	452.97	450.73	1116.98	266.46	451.78	1442.61	474.76	458.03		1116.75	109.19	324.95	0.00			
69th Floor	1044.02	453.40	452.97	450.73	1116.98	266.46	451.78	1442.61	474.76	458.03		1116.75	109.19	324.95	0.00			
70th Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00			
71st Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00			
72nd Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	131.60	391.49	0.00	19.68		
73rd Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	132.50	394.21	0.00	19.68		
74th Floor	1044.02	453.40	452.97	450.73	1116.98	321.37	544.27	1442.61	474.76	458.03		1116.75	132.50	394.21	0.00	19.68	137.74	137.74
Ground Floor	1116.18	498.25	473.06	483.80	1116.18	345.35	585.35	1473.35	508.95	491.75		1196.90	132.50	394.21	0.00	19.68	137.74	137.74
Total FAR Area	3770.48	5267.05	5258.69	5081.80	5349.04	2862.59	3223.42	7742.65	5072.57	4900.35	1100.15	84394.53	1863.91	5538.13	2151.19	3024.34	550.58	550.58

1. TOTAL PROPOSED FAR (For the Project)	91448.08
2. TOTAL NON FAR AREA (For the Project Excluding School)	3657.48
3. SCHOOL SHELTER FAR	844.52
4. TOTAL COVERED AREA (For the Project)	95953.56
5. TOTAL BUILTUP AREA (Project+Basement)	181553.83

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02 A	TOWER-02 B	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Resi. (EWS)	Commerciall Shopping-1	Commercial Shopping-2	Commercial Shopping-3	S.Shopping 1	S.Shopping 2	S.Shopping 3
Ground Coverage	558.58	498.25	473.06	483.80	558.58	345.35	471.35	569.95	508.95	491.75	550.07	598.45	550.74	394.21	0.00	19.68	137.74	137.74

TOTAL PROPOSED GROUND COVERAGE 8101.96 15.54%

Proposed built up area for Towers 11, Basement under Tower 11, Towers 05, Res Block, Community Building-2 & convenient shopping 3 = 260071.75 sqmt.

Built up area for Nursery School = 807.2881 sqmt

Total proposed built up area in revised built plans (=) 260879.034 sqmt

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 Domestic Servant	Building FAR
ALREADY APPROVED	TOWER-01	28 + G + 17	53.65	72		8756.45
	TOWER-02	29 + G + 14	44.80	60		6247.05
	TOWER-03 (A)	29 + G + 14	44.40	60		6268.68
	TOWER-03 (B)	29 + G + 14	44.80	60		6264.80
	TOWER-03 (C)	29 + G + 15	41.85	54	30	5443.06
	TOWER-04	29 + G + 25	75.40	90	8	10352.33
	TOWER-05	28 + G + 7	24.25	30		3440.32
	TOWER-06	28 + G + 11	35.65	48	12	5225.43
	TOWER-07	28 + G + 14	44.80	56	30	7742.65
	TOWER-08	28 + G + 17	53.65	70		8572.57
	TOWER-09	28 + G + 12	38.50	52		6006.35
	TOWER-10	28 + G + 31	94.52	88		16764.53
ALREADY APPROVED	Convenient Shopping-1	G	5.15	8		23.61
	Community Bldg.-3	G + 1				513.33
	Bldg.-EWS	15 + 9	28.15	135		3372.11
	Community Bldg.-1	28 + G + 3	9.05			819.34
	Community Bldg.-2	28 + G + 2	8.75			561.58
	Convenient Shopping-1	G	4.65			111.54
	Convenient Shopping-2	G	4.05			187.76
	TOTAL			782	40	91448.08

04. PROPOSED TOTAL NO.OF UNITS - PROPOSED

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	28 + G + 17	53.65	72		8756.45
	TOWER-02	29 + G + 14	44.80	60		6247.05
	TOWER-03 (A)	29 + G + 14	44.40	60		6268.68
	TOWER-03 (B)	29 + G + 14	44.80	60		6264.80
	TOWER-03 (C)	29 + G + 15	41.85	54	30	5443.06
	TOWER-04	29 + G + 25	75.40	90	8	10352.33
	TOWER-05	28 + G + 7	24.25	30		3440.32
	TOWER-06	28 + G + 11	35.65	48	12	5225.43
	TOWER-07	28 + G + 14	44.80	56	30	7742.65
	TOWER-08	28 + G + 17	53.65	70		8572.57
	TOWER-09	28 + G + 12	38.50	52		6006.35
	TOWER-10	28 + G + 31	94.52	88		16764.53
PROPOSED	Convenient Shopping-1	G	5.15	8		23.61
	Community Bldg.-3	G + 1				513.33
	Bldg.-EWS	15 + 9	28.15	135		3372.11
	Community Bldg.-1	28 + G + 3	9.05			819.34
	Community Bldg.-2	28 + G + 2	8.75			561.58
	Convenient Shopping-1	G	4.65			111.54
	Convenient Shopping-2	G	4.05			187.76
	TOTAL			882	90	98001.35

KEY PLAN
SCALE 1:5000

ELECTRICAL & PLUMBING CONSULTANTS :
AECOM
A-10/11, Sector-62, Noida 201301, Uttar Pradesh, India
T +91 120 4696000, F +91 120 4696001, www.aecom.com

STRUCTURAL CONSULTANT'S :
CBM Engineers India
FF-1 TO 12, Sun Enclave Karelibaug, Vadodara-390018
Ph: 0265-2481835
E-mail:baudhar@cbgroup.com
Website : www.cbmengineers.com

PROJECT CONSULTANTS:
DADA
DESIGN AND DEVELOPMENT ATELIER
B-99, SUSHANT LOK - I
GURGAON, HARYANA - 122 001
PHONE - +911 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
REVISED / ADDITIONAL
BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 14.684 ACRES (13.759 ACRES- ALREADY LICENSED VIA LICENSE NO-95 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 & 89-A, 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
SUNIL ARORA
CA/1988/15184

Checked subject to comments in forwarding letter No. 22205 Dt. 23/10/18 ..... and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer HSVP Panchkula

Checked as per Hilti Hatch Diagram Submitted to commission in DRAWING UNIT HSVP.
Sr. Xuni 19
Sr. Xuni 19

DRAWING TITLE
MASTER PLAN - WATER SUPPLY LAYOUT

SUPERVISING ARCHITECT
HSVP, Panchkula
SAP/GGFA/MP/101

SCALE 1:500

REV. R1

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

Director Town and Country Planning, Haryana, Chandigarh