DC BASEMENT SITE PLAN / SITE

PERMISSIBLE PARKING AS PER AUTHORITY (PHASE B)					
	Unit Numbers				
PROPOSED UNIT TYPE	Total no of units	Carpet Area(Sq.Mtrs.)	Proposed No. of Cars	Proposed No. of Cars	0.5 Car up to 100 sq.m of CA. 1 Car inbetween 100-150 sq.M CA. 1.5 Car More than 150 Sq.M of CA.
3BHK+3T+S(C)	248	119.95	1	248	
3BHK+3T+S+Y5 (L1)	310	126.27	1	310	
3BHK+3T+S(L2)	62	126.14	1	62	
4BHK+4T+S	60	189.67	1.5	90	
2BHK+2T+S (Refuse)	4	98.68	0.5	2	
2BHK+2T+S+Y5(L2) (Refuse)	6	105.97	1	6	
3BHK+3T+S(Refuse)	2	169.95	1.5	3	
Total	692			721	
		5% of total car park reserved for EWS			

SUMMARY - PARKING (PHASE B)		
	ECS Proposed ECS	AREA in Sq.Mt.
TOTAL E.C.S. ON SURFACE@ 23 sq.Mtrs	39	897
TOTAL AREA AT STILTS/PODIUM		10719.896
TOTAL SERVICE AREA & CUTOUT AREA STILTS & PODIUM		4400.475
E.C.S. PROVIDED ON STILTS PODIUM @23 SQ.M. NORMAL	224	6319
TOTAL NUMBER OF CAR PARKS PROVIDED	154	No. of Cars
TOTAL AREA AT BASEMENT B1		14943.139
TOTAL SERVICE AREA & CUTOUT AREA AT UPPER BASEMENT (B1)		5089.695
E.C.S. PROVIDED ON BASEMENT B1 @32 SQ.M. NORMAL	306	9853
PROVIDED NUMBER OF CAR PARKS	98	
PROVIDED NUMBER OF STACK CAR PARKS	450	
TOTAL NUMER OF CAR PARKS PROVIDED	548	No. of Cars
TOTAL AREA AT BASEMENT B2		14943.139
TOTAL SERVICE AREA & CUTOUT AREA AT BASEMENT (B2)		4375.661
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10565
TOTAL NUMBER OF CAR PARKS PROVIDED	346	No. of Cars
TOTAL AREA AT BASEMENT B3		14880.647
TOTAL SERVICE AREA & CUTOUT AREA AT BASEMENT (B3)		4334.603
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10565
TOTAL NUMBER OF CAR PARKS PROVIDED	339	No. of Cars
TOTAL CAR PARK	1462	
RESERVED PARKING FOR EWS in B2	36	

IGBC(GOLD RATING) AREAS	Sq. Mtrs.	IGBC Resigration no. GH230251
Total net planned area(A)	20992.023	
Oc obtained area	3778.103	(EWS+CONNL+SHOPPING)
Proportionate Area for discounting(B)	2158.916	FAR @ 1.75
Area on which IGBC to be calculated(X=A-B)	18833.107	
Green FSI on Area(X) =	2259.973	

TDR CALCULATION	Sq. Mtrs.
Total net planned area for TDR	20992.023
Permissible area for TDR	31488.034
TDR CERTIFICATE SUBMITTED =	31488.000

TOD CALCULATION	Sq. Mtrs.	
Total net planned area for TOD	20992.023	FAR_3.5
Permissible area for TOD =	73472.079	

FAR CALCULATION	PHASE A	PHASE B	Total
FAR PERMISSIBLE	103011.049	107220.082	
OC OBTAINED	88553.290		
Remaining FAR =	14457.759	107220.082	
TOTAL AREA available For Phase-B			121677.811
AREA consumed in phase-B			121644.664
Balance AREA			13.147

ABSTRACT (All Areas in Sq.Mtrs)				
TOTAL LICENSED AREA	21.01875	ACRES	=	85099.73 Sq.m
TOTAL EFFECTIVE SITE AREA	19.73275	ACRES	=	79855.48 Sq.m
Total Proposed Land under TOD+TDR+IGBC	5.18725	ACRES	=	20992.0227 Sq.m
Total Land not under TOD (Net planned Area)	14.5455	ACRES	=	58863.4567 Sq.m

PARAMETERS FOR HOUSING	TOTAL SITE Permissible(Phase-A & B)				Phase-A OC Received		Phase-B Proposed		Phase-A&B		REMAINING FSI
	Non TOD		TOD(3.5)+TDR+IGBC(12%)		Total		Non TOD		Under TOD		Total
	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	110.89%	Sq.Mt.		Sq.Mt.
F.A.R	103011.049	175.00%	107220.082 (510.76 %)		210231.101	260.26%	88553.290	110.89%	121644.664 (152.33%)	263.26%)	13.147
Ground Coverage	20402.210	35%	8396.809	40%	28799.019	36.31%	11894.524		12472.101		24566.625 (28.91%)
						Required	Proposed		Required	Proposed	
Total No. of Main Units											
No. of Units (EWS)-17.5% of Main Units				199 Units		77		141	122.12	69	200
No. of Servant Rooms(10% of Main Units)				113 Units		44		84	30	30	114

DENSITY	Min. Population	Maximum. Population	PERMISSIBLE PPA MIN	MAX.	Phase-A OC Received	Phase-B	Phase-A&B PPA
NO.TOD-MIN. 100 PPA & MAX 300 PPA @ 14.5455 A	1454.550	4363.650	100	300	2635 PERSONS (181.1999PPA)	3638 PERSONS (34.336 PPA)	6273 (317.84 PPA)
TOD-MIN. 540 PPA & MAX 660 PPA@5.18725 Acres	2801.115	3423.585	540+4284 (660+4284)				
TDR 11.50 PPA @ 5.18725 Acres	778.088	778.088	690 (150 + TDR)	810			
	5033.753	8565.323					

AMENITIES & INFRASTRUCTURE		OC Received	Proposed
CONVENIENT SHOPPING@1.5% of Site Area			
NUR SERY SCHOOL@ 1 ABOVE 2500 PERSONS	2 NO. OF SCHOOL REQUIRED @ 6273 PERSONS	1 No.Nursery school	1 No. Primary School
PRIMARYSCHOOL ABOVE 5000 PERSONS	1 NO.PRIMARY SCHOOL @ 6273 PERSONS		*1 No. Nursery School is part of Primary School

PARKING				OC Received		Proposed		Total ECS	
	1.5 ECS MAIN UNITS(PHASE-A)	Total							
	437 MAIN UNITS								
	655.5 ECS	1376.50	65	OC Received		Proposed ECS	1193		
5% OF TOTAL CAR PARK TO BE ALLOCATED FOR EWS		69		61 (6 Parking reserved in B1)	33	EWS Parking reserved in (B-02)	36		
EWS				ECS	694	Nos of Car Bay	3462	2156	

MAINTAINED GREEN AREAS		OC Received		Proposed			
15% OF TOTAL SITE AREA	12758.459 15%	1654.0.860	30.73%	2036.734	2.55%	28416.687	21.85%

MASTER PLAN-AREA SUMMARY																						
BUILDING TYP	FLOOR	DESCRIPTION		APARTMENT NO. CALCULATION			AREA CALCULATIONS					POPULATION STATEMENT						PARKING				
		NO. OF FLOOR	TERRACE LEVELS & LIGHTING ARRESTER	No. OF APARTMENTS ON EACH FLOOR	TOTAL NO. OF APARTMENTS IN EACH TOWER	TOTAL GROUND COVERAGE (SQ.M.)	FAR OF ONE FLOOR (SQ.M.)	TOTAL FAR OF TOWER (SQ.M.)	NON FAR AREAS		TOTAL NON FAR OF TOWER (SQ.M.)	SERVICE UNIT 16% OF MAIN UNITS	TOTAL NO. OF POPULATION IN UNITS/ROOMS/ TOWERS	POPULATION STATUS			TOTAL				
														MAIN POPULATION PERSONS/UNIT	EWS POPULATION/ UNIT	SERVICE POPULATION PERSONS/ UNIT					
									STAIRCASE	MUMTY MACHI NERROOM				3	2	2					
A1	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 21ST (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	124	804.830	306.381 432.420 431.420 591.518 872.795	19049.968	0.000 42.487 42.487 57.077 30.243	142.108	1739.696	0	630	-	-	0	630					
A2	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	124	804.830	306.540 430.420 591.518 872.795	19050.518	0.000 42.487 42.487 57.077 32.243	142.108	1774.439	0	630	-	-	0	630					
B1	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	124	844.610	328.832 444.888 681.934 631.079	20958.662	0.000 24.810 24.810 34.810 34.810	180.000	661.87	0	630	-	-	0	630					
B2	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	124	844.610	328.832 444.888 681.934 631.079	20958.662	0.000 24.810 24.810 34.810 34.810	180.000	662.4	0	630	-	-	0	630					
B3	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	64	854.200	329.837 436.056 631.934 631.311	20969.428	0.000 24.810 24.810 34.810 34.810	180.000	660.05	30	330	-	-	60	390					
	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2		1 2 3 4 5 6	60				0.000 0.000 0.000 0.000 0.000			300	-	-	-	-					
C	GROUND FLOOR 1ST PODIUM FLOOR 2ND FLOOR 3RD TO 17TH, 19TH&20TH & 23-32 FLOOR 18TH & 28TH (REFUGE FLOOR-Typical unit) 18TH & 28TH (REFUGE FLOOR-Refuge Unit	1 1 1 28 2	1	1 2 3 4 5 6	62	665.560	334.117 85.865 456.585 456.585 446.824	18464.245	0.000 37.950 37.950 37.950 37.950	180.000	844.4	0	310	-	-	0	310					
CLUB	BASEMENT GROUND FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR	1 1 1 1 1	1	-	-	1079.382	774.264 1105.638 821.206 836.218 142.113	3829.118	155.040 0.000 155.040 155.040 155.040	141.370	617.095	-	-	-	-	0	-					
PODIUM FLOOR B1 & B2									80.000	80.000	0.000	-	-	-	-	-	-					
BWSS	GROUND FLOOR 1ST FLOOR 2ND FLOOR	1 1 1	1	8 8 8	89	746.908	189.870 346.580 473.012	1667.850	0.000 187.708 0.000	49.972	896.220	-	-	118	-	118					
NURSERY SCHOOL-I PRIMARY SCHOOL-II	GROUND FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR	1 1 1 1	1	-	-		334.210 339.204 334.210	1482.835	266.440 266.440 266.440	88.870	949.415	-	-	-	-	-	-					
CLUB-III		1					6.800	6.800														
GROUND FLOOR		1				8316.894			8006.00		10719.894							39	SURFACE PARKING			
UPPER BASEMENT(B1)		-									14943.139	-	-	-	-	-	-	548				
LOWER BASEMENT(B2)		1									14943.139	-	-	-	-	-	-	352	RESERVED PARKING FOR EWS			
LOWER BASEMENT(B3)		1									14880.647	-	-	-	-	-	-	346				
TOTAL		8		692	12472.101		121644.664				274416.591	30	3460	118	60	3638	1462					
			Total No. Of Buildings		Total Main Units	Total Ground Coverage		Total F.A.R.			Total Non F.A.R.	Total Service Units	Total Main Population	Total EWS Population	Total Service Population	Total Population						

TOTAL BUA =FAR+NON FAR+SCHOOLS 190561.793 Sq. Mtrs

REFUGE AREA (33.07 SQm) @(BTL &VL+4 M.H) & 28TH (LVL+98.8 m) FLOOR

REFUGE AREA (33.07 SQm) @(BTL &VL+4 M.H) & 28TH (LVL+98.8 m) FLOOR

REFUGE AREA (33.07 SQm) @(BTL &VL+4 M.H) & 28TH (LVL+98.8 m) FLOOR

NOTES

LEGENDS

OC OBTAINED

PHASE-A SHOWN THUS

PHASE-B SHOWN THUS

AREA APPROVED AS PER REVISED MASTER PLAN DATED 18-10-2019

AREA DETAILS						
TOTAL LICENSED AREA	=	21.01875	ACRES	=	85099.73	SQ.M
TOTAL EFFECTIVE SITE AREA	=	19.73275	ACRES	=	79855.48	SQ.M
Total Permissible F.A.R.	=	1,39,747.69	175.00%			
Occupancy Certificate Obtained		88,553.29	110.89%			
DETAILS OF Buildings Removed (FUTURE EXPANSION)		FAR Area				
BLOCK P1		6732.708	96.8%			
BLOCK P2		6732.708	96.8%			
BLOCK P3		6732.708	89.8%			
BLOCK P4		6732.708	96.8%			
BLOCK P5		6732.708	96.8%			
BLOCK P6		6732.708	96.8%			
BLOCK G (G1)		7309.520	96.8%			
BLOCK G (G2)		3108.610	96.8%			
NURSERY SCHOOL N-2		261.190	96.8%			
BUILTUP AREA REMOVED FOR "FUTURE EXPANSION"		91,047.86	96.8%			

POPULATION OF EXISTING TOWERS (OCCUPANCY CERTIFICATE RECEIVED)				
	No. of Units	Permissible	POPULATION	
Population of Main Units	437	3 person per unit	2155	persons
Population of EWS units	141	2.5 person per unit	352	persons
Population of Servant units	84	2 person per unit	168	persons
TOTAL POPULATION			2835	persons
TOTAL DENSITY			135.06	PPA

APPROVED OC LETTER

DESCRIPTION OF BUILDING

City Gurgaon:-

- License No. 55 of 2010 dated 25.07.2010, License No. 87 of 2012 dated 19.08.2012 & License No. 33 of 2013 dated 25.05.2013.
- Total area of the Group Housing Colony measuring 21.01875 acres.
- Section 52(A) & 111, Gurgaon Manesar Urban Complex, as per following details:-
- Occupation certificate is granted for following towers as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR purchased	
			%	Area in Sqm.	%	Area in Sqm.
Tower-A1 to A2	130	Ground Floor, 1st Floor to 12th Floor	23.713	18,648.65	23.713	18,684.65
Tower-B1	26	Ground Floor, 1st Floor to 12th Floor	5.355	4,283.35	5.359	4,283.35
Tower-B2	26	Ground Floor, 1st Floor to 12th Floor	5.934	4,283.35	5.359	4,283.35
Tower-C1	60	Ground Floor, 1st Floor to 23rd Floor	14.864	11,869.761	14.864	11,869.761
Tower-C2	60	Ground Floor, 1st Floor to 23rd Floor	14.940	11,930.417	14.940	11,930.417
Tower-C3	60	Ground Floor, 1st Floor to 23rd Floor	14.873	11,877.278	14.873	11,877.278
Tower-C4	50	Ground Floor, 1st Floor to 23rd Floor	13.200	10,541.060	13.200	10,541.060
Tower-D	15	Ground Floor, 1st Floor to 14th Floor	6.005	4795.261	6.005	4,795.261
Villas-E1 & F8	2	Ground Floor, 1st Floor & 2nd Floor	1.413	1,133.976	1.413	1,133.976
Villas-E2	1	Ground Floor, 1st Floor & 2nd Floor	0.634	325.495	0.634	325.495
Villas-E3 to E7	5	Ground Floor, 1st Floor & 2nd Floor	3.263	2620.875	3.262	2620.875
Villas-E8	1	Ground Floor, 1st Floor & 2nd Floor	0.726	583.576	0.726	583.576
Villa-E10	1	Ground Floor & 1st Floor	1.707	1378.866	1.707	1378.866
EWS	141	Ground Floor, 1st Floor to 7th Floor	4.068	3260.256	4.252	3270.122
Community Building (CC)	1	Ground Floor & 1st Floor	1.707	1378.866	1.707	1378.866
Nursery School (N1) & Primary School (N2)	1	Ground Floor	0.427	343.090	0.427	343.541
Convenient Shopping	1	Ground Floor	0.100	398.980	0.100	398.980
Banks/ School (N1 & N2)			47.398		47.398	
Lower Basement			37.501.845		37.501.845	
Upper Basement			37.501.845		34.113.835	

TOTAL FAR AREA ACHIEVED =88553.29 SQM

(Sunil Kumar Gupta, IAS)
Director General, Town and Country Planning, Haryana, Chandigarh.

ALREADY O.C GRANTED WITH MEMO NO. ZP-729/SD(BS)/2016/18072 DATED 29-08-2016 PHASE-A

ALREADY O.C GRANTED WITH MEMO NO. ZP-729/SD(BS)/2016/18072 DATED 29-08-2016 PHASE-A

01 MASTER PLAN SCALE - 1:500

SITE PLAN (PHASE B)

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

DTP (HQ) Bombay B.P.A.C. | S.T.P (HQ) Bombay B.P.A.C. | S.T.P (Gurgaon) Member B.P.A.C. | ATP(HQ) B.P.A.C.

Consultant Architect

Varinder Kumar AD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

KEY PLAN

CLIENTS
PURI CONSTRUCTION PVT. LTD.
4-7B, GROUND FLOOR, TOLSTOY HOUSE TOLSTOY MARG NEW DELHI-110001

STRUCTURES
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ARCHITECT'S
Arcop Associates Pvt. Ltd.
Plot- 36B, Sec-32, Gurgaon-122001
Ph.: 26242050, 26242169
Montreal, Toronto, New-Delhi, Boston

PROJECT
Building plan of Phase-B, Under (TOD and TDR) policy area measuring 5.56175 Acres License no 87 of 2012 dated 29-08-2012 (4.268 Acres) & License no 33 of 2013 dated 25-05-2013 (1.29375 Acres) part of 21.01875 Acres License No. 55 of 2010 dated 25-07-2010 (15.457 Acres), License no 87 of 2012 dated 29-08-2012 (4.268 Acres) & License no 33 of 2013 dated 25-05-2013 (1.29375 Acres) in Sector-110A & 111, Gurugram being developed by M/s Puri Construction Pvt. Ltd

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE
For PURI CONSTRUCTION PVT. LTD.
Authorised Signatory

DRAWING TITLE	DRAWING NO.
GROUP HOUSING COLONY MASTER PLAN	AR-MP-01

A0 (1189X841)