OC BASEMENT SITE PLAN SITE

PERMISSIBLE PARKING AS PER AUTHORITY (PHASE B)					
PROPOSED UNIT TYPE	Unit Numbers: 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 of CA. 1.5 Car More than 150 Sq.M of CA.
3BHK+3T+S(C)	248	119.95	1	248	
3BHK+3T+S(L)+S (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+Dy+S(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	AREA in Sq.M.
TOTAL E.C.S. ON SURFACE@ 33 Sq.Mtrs	39	897
TOTAL AREA AT STILTS/PODIUM		10719.894
TOTAL SERVICE AREA & CUTOUT AREA ST/LTS & PODIUM		4400.478
E.C.S. PROVIDED ON ST/LTS/PODIUM @28 SQ.M. NORMAL	226	6319
TOTAL NUMBER OF CAR PARKS PROVIDED	154	No. of Cars
TOTAL AREA AT BASEMENT B1		14948.139
TOTAL SERVICE AREA & CUTOUT AREA AT UPPER BASEMENT (B1)		5088.698
E.C.S. PROVIDED ON B-BASEMENT(B1) @32 SQ.M. NORMAL	309	9888
PROVIDED NUMBER OF CAR PARKS	98	
PROVIDED NUMBER OF STACK CAR PARKS	455	
TOTAL NUMBER OF CAR PARKS PROVIDED	548	No. of Cars
TOTAL AREA AT BASEMENT B2		14948.139
TOTAL SERVICE AREA & CUTOUT AREA AT BASEMENT (B2)		4376.661
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10560
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)		4334.408
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10560
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	(EWS+COMM.SHOPPING)
Oc obtained area	3778.103	FAR @ 1.75
Proportionate Area for discounting(B)	2158.916	
Area on which IGBC to be calcuated(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	107220.052	
OC OBTAINED	88553.290		
Remaining T -	14457.759	107220.052	
TOTAL AREA available For Phase-B			121677.811
AREA consumed in phase-B			121664.664
Balance AREA			13.147

ABSTRACT (All Areas in Sq.Mtrs)					
TOTAL LICENSED AREA	21.01875	ACRES	=	88059.73	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)	14.5465	ACRES	=	58863.4567	Sq.m

PARAMETERS FOR HOUSING	TOTAL SITE Permissible(Phase-A & B) Non TOD		TOD(3.5)+TDR+IGBC (12%)		Total		Phase-A OC Received Non TOD		Phase-B Proposed Under TOD		Total		Phase-A&B Proposed Total		REMAINING FSI Total
	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	
F.A.R	103011.049	175.00%	107220.052 (510.767)		210231.101	263.26%	88553.290	110.89%	121664.664	152.35%	210217.954	263.20%			13.147
Ground Coverage	20602.210	35%	8398.809	40%	28999.019	36.31%	11894.524		12472.10		24366.625	30.51%			
							Required	Proposed	Required	Proposed	Required	Proposed			
Total No. of Main Units					199	Units	77	437	122.12	692	59	1129			
No. of Units (EWS-17.5% of Main Units)					113	Units	44	84	30	30	30	114			
No. of Servant Rooms (10% of Main Units)															

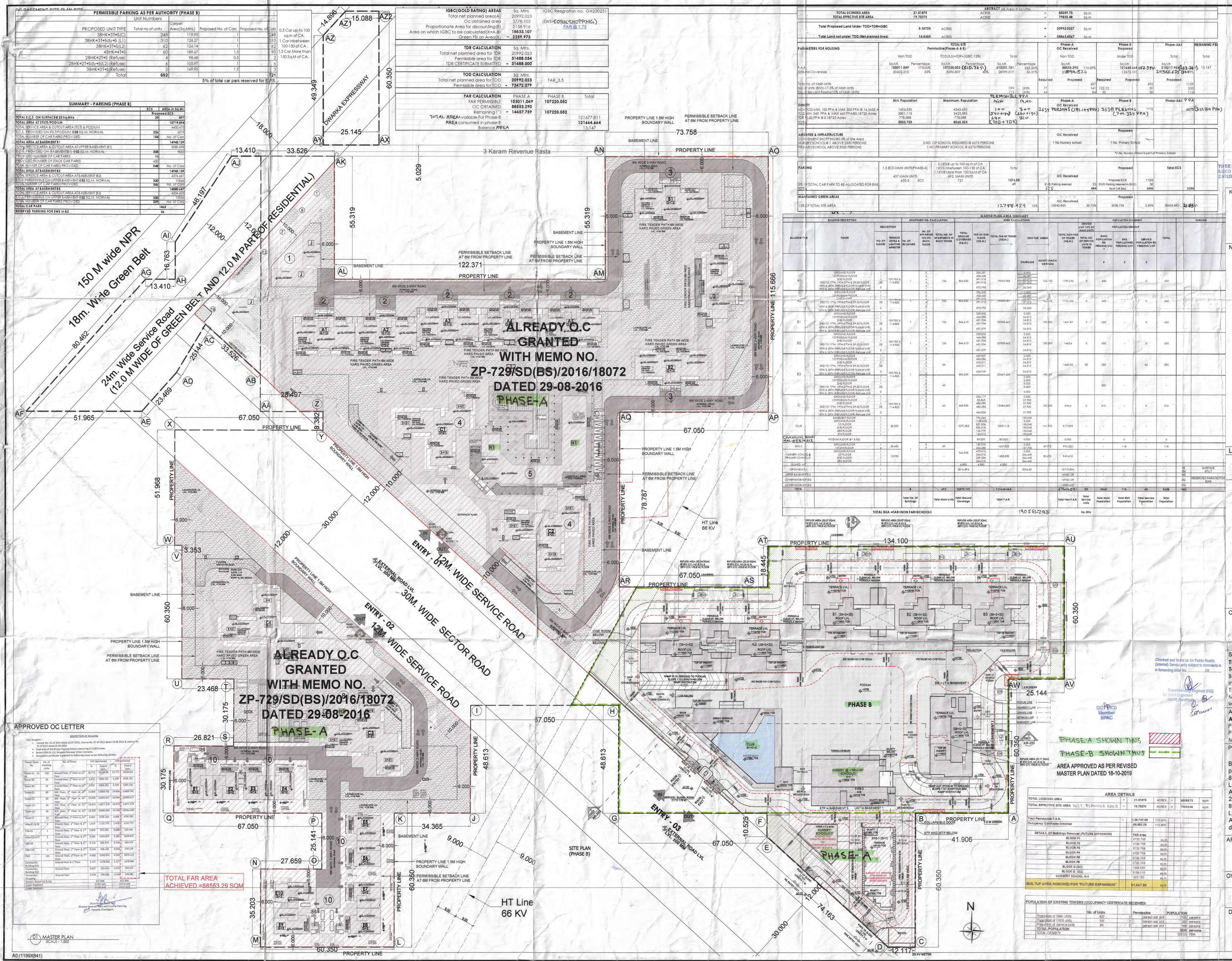
DENSITY	Min. Population	Maximum. Population	PERMISSIBLE (MIN)	(MAX)	Phase-A OC Received	Phase-B	Phase-A&B PPA
NO-TOD-MIN. 100 PP & MAX 300 PPA @ 14.5455 A	1454.550	4363.650	100 (340+110)	300 (660+110)	2637 PERSONS (81.1758PPA)	3638 PERSONS (70.1.335 PPA)	6275 (117.184 PPA)
TOD-MIN. 540 PPA & MAX 660 PPA@5.18725 Acres	2801.115	3423.585	540	660			
TDR-150 PP A @ 5.18725 Acres	778.088	778.088	150	150			
TOTAL	5033.753	8565.323	(TOD+TDR)				

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

PARKING				OC Received		Proposed		Total ECS
5% OF TOTAL CAR PARK TO BE ALLOCATED FOR EWS UNIT	1.5 ECS MAIN UNITS(PHASE-A) 437 MAIN UNITS 655.5 ECS	0.5ECS up to 100 sq.m of CA 1 ECS inbetween 100-150 of CA 1.5 ECS More than 150 Sq.M of CA 692 MAIN UNITS 721	Total 1376.50 69	EWS Parking reserved 894 ECS	33	Proposed ECS 1193 EWS Parking reserved in (B-02) 30 No.of Car Bays 1462		1223
MAINTAINED GREEN AREAS				OC Received		Proposed		
15% OF TOTAL SITE AREA			12758.959 15%	16540.863	20.71%	2036.734 2.55%	18426.662	21.85%

MASTER PLAN-AREA SUMMARY																							
BUILDING DESCRIPTION		DESCRIPTION		APARTMENT NO. CALCULATION			AREA CALCULATIONS								POPULATION STATEMENT							PARKING
BUILDING TYPE	FLOOR	NO. OF FLOOR	TERRACE LEVEL & OTHER AMENITIES	No. OF BUILDINGS	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 10% OF MAIN UNITS	TOTAL NO. OF SERVICE UNITS IN EACH TOWER	MAIN POPULATION @5 PERSONS/UNIT	POPULATION BREAKUP EWS POPULATION@ PERSONS/UNIT	SERVICE POPULATION @ PERSONS/UNIT	TOTAL		
										STAIRCASE	MUMTY+ACHT+ NEROOM					4	2	2				
A1	GROUND FLOOR	1	109.750 & 114.820	1	0	126	804.530	306.381	19049.955	0.000	142.105	1759.696	0	630	-	-	0	630				
	1ST FLOOR	1			4			402.420		37.843												
	2ND TO 17TH, 19TH-27TH & 29-32 FLOOR	28			4			391.918		37.843												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			3			372.795		32.243												
A2	GROUND FLOOR	1	109.750 & 114.820	1	0	126	804.530	396.548	19200.181	0.000	142.105	1776.426	0	630	-	-	0	630				
	1ST FLOOR (PODIUM)	1			4			420.420		40.487												
	2ND TO 17TH, 19TH-27TH & 29-32 FLOOR	28			4			391.918		37.313												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			3			372.798		32.243												
B1	GROUND FLOOR	1	109.750 & 114.820	1	0	126	546.610	328.832	20935.662	0.000	150.000	1661.87	0	630	-	-	0	630				
	1ST PODIUM FLOOR	1			4			444.885		34.810												
	2ND FLOOR	1			4			431.934		34.810												
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28			4			431.934		34.810												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			3			417.079		34.810												
B2	GROUND FLOOR	1	109.750 & 114.820	1	0	126	546.610	328.832	20935.662	0.000	150.000	1662.6	0	630	-	-	0	630				
	1ST PODIUM FLOOR	1			4			444.885		34.810												
	2ND FLOOR	1			4			431.934		34.810												
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28			4			431.934		34.810												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			3			417.079		34.810												
B3	GROUND FLOOR	1	109.750 & 114.820	1	0	66	884.200	329.937	20969.420	0.000	150.000	1660.05	30	330	-	40	390					
	1ST PODIUM FLOOR	1			2			436.086		34.810												
	2ND FLOOR	1			2			443.311		34.810												
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28			2			440.311		34.810												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			2			423.749		34.810												
C	GROUND FLOOR	1	109.750 & 114.820	1	0	62	668.860	326.117	15434.245	0.000	150.000	544.4	0	310	-	-	0	310				
	1ST PODIUM FLOOR	1			2			55.865		37.950												
	2ND FLOOR	1			2			486.085		37.950												
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28			2			486.085		37.950												
	18TH & 28TH (REFUGE FLOOR-typical unit)	2			2			466.824		37.950												
CLUB	BASEMENT FLOOR	1	23.200	1	-	-	1079.382	776.269	3839.115	155.040	141.570	917.058	-	-	-	-	-	-				
	GROUND FLOOR	1						1060.846		155.040												
	1ST FLOOR	1						827.804		155.040												
	2ND FLOOR	1						836.218		155.040												
	3RD FLOOR	1						102.779		155.040												
	4TH FLOOR	1						162.810		155.040												
CHANGING ROOM HALLS & HALL	PODIUM FLOOR	1						80.000	80.000	0.000			-	-	0	-	0					
	GROUND FLOOR	1	25.450	1	89			189.870	1447.803	0.000	497.92	994.220	-	-	118	-	118					
	1ST PODIUM	1						189.870		187.708												
NURSERY SCHOOL & PRIMARY SCHOOL	GROUND FLOOR	1	12.900	-	-		766.908	439.572	1452.830	0.000	55.570	949.418	-	-	-	-	-					
	1ST FLOOR	1						334.010		266.448												
	2ND FLOOR	1						339.204		266.448												
	3RD FLOOR	1						334.010		266.448												
GUARD		1						6.880	6.880	6.880												
GROUND								8016.894		8006.00		1071.894	-	-	-	-	-		38	SURFACE STILT		
												1071.894	-	-	-	-	-		38			
UPPER BASEMENT(B1)		-			-							1494.13#	-	-	-	-	-		104	RESERVED PARKING FOR EWS		
LOWER BASEMENT(B2)		-			-							1494.13#	-	-	-	-	-		82			
LOWER BASEMENT(B3)		-			-							1488.64#	-	-	-	-	-		219			
TOTAL				8	692	1462.00		13166.664				6796.06	30	3460	118	40	2658		463			
				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



APPROVED OC LETTER

DESCRIPTION OF BUILDING

City: Gurgaon

- Licence No. 55 of 2010 dated 25.07.2010, Licence No. 87 of 2012 dated 19.08.2012 & Licence No. 33 of 2013 dated 25.05.2013.
- Total area of the Group Housing Colony measuring 21.01875 acres.
- Sector-03A & 11, Gurgaon Manesar Urban Complex.
- Occupation certificate is granted for following tower as per following details:-

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR achieved	
			In %	Area in Sqm.	In %	Area in Sqm.
Tower-A1, 1B & 1D	132	Ground Floor, 1st Floor to 12th Floor	22.773	39,149.85	22.773	39,149.85
Tower-B3	36	Ground Floor, 1st Floor to 12th Floor	5.357	4265.195	5.357	4265.195
Tower-B2	36	Ground Floor, 1st Floor to 12th Floor	5.359	4265.195	5.359	4265.195
Tower-C1	69	Ground Floor, 1st Floor to 27th Floor	14.868	11869.761	14.868	11869.761
Tower-C2	80	5th Floor, 7th Floor to 27th Floor	14.860	13001.457	14.860	13001.457
Tower-C3	88	5th Floor, 7th Floor to 27th Floor	14.815	13877.278	14.815	13877.278
Tower-C4	90	5th Floor, 7th Floor to 27th Floor	13.250	10861.060	13.250	10861.060
Tower-D	12	Ground Floor, 1st Floor to 14th Floor	6.005	4795.265	6.005	4795.265
Villas-E1 & E2	2	Ground Floor, 1st Floor & 2nd Floor	1.419	1132.774	1.419	1132.774
Villa-E3	1	Ground Floor, 1st Floor & 2nd Floor	0.858	525.495	0.858	525.495
Villas-E5 to E7	3	Ground Floor, 1st Floor & 2nd Floor	3.260	2600.874	3.260	2600.874
Villa-E8	1	Ground Floor, 1st Floor & 2nd Floor	0.706	563.576	0.706	563.576
Villa-E10	1	Ground Floor, 1st Floor & 2nd Floor	0.546	436.129	0.546	436.129
EWS	141	Ground Floor & 1st Floor	4.063	3240.254	4.063	3379.123
Community Building (CC)	1	Ground Floor & 1st Floor	1.717	1379.566	1.717	1379.566
Community Building (NC)	1	Ground floor	0.407	325.050	0.407	325.050
Convenient Shopping	1	Ground floor	0.568	454.580	0.568	454.580
Nursery School (N1 & N2)				427.808		427.808
Lower basement				27707.843		27775.668
Upper basement				27707.843		27775.668

TOTAL FAR AREA ACHIEVED =88553.29 SQM

Divya Kumar Gupta
Director General, Towns and Country Planning, Haryana, Chandigarh.

01 MASTER PLAN
SCALE - 1:500

A0 (1189X841)

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

DTP (HQ) Member B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | Joint Director B.P.A.C. | S.T.P (OP) Member B.P.A.C. | Chairman B.P.A.C.

Consultant Architect | ATP(HQ)

Varinder Kumar ADO(HQ)

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

KEY PLAN

NOTES

LEGENDS

OC OBTAINED

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

AREA DETAILS					
TOTAL LICENSED AREA	=	21.01875	ACRES	=	88059.73 sq.m
TOTAL EFFECTIVE SITE AREA NET PLANNED AREA	=	19.73275	ACRES	=	79855.48 sq.m
Total Permissible F.A.R.	=	1,38,747.09	175.00%		
Occupancy Certificate Obtained		88,553.29	110.89%		
DETAILS OF Buildings Removed (FUTURE EXPANSION)		FAR Area			
BLOCK F1		6722.705	sq.m		
BLOCK F2		6722.705	sq.m		
BLOCK F3		6722.705	sq.m		
BLOCK F4		6722.705	sq.m		
BLOCK F5		6722.705	sq.m		
BLOCK F6		6722.705	sq.m		
BLOCK G (G1)		7309.820	sq.m		
BLOCK G (G2)		3158.610	sq.m		
NURSERY SCHOOL N-2		245.190	sq.m		
BUILTUP AREA REMOVED FOR "FUTURE EXPANSION"		91,047.86	sq.m		

POPULATION OF EXISTING TOWERS (OCCUPANCY CERTIFICATE RECEIVED)				
	No. of Units	Permissible		POPULATION
Population of Main Units	437	5	per/sqm per unit	2185 persons
Population of EWS units	141	2	per/sqm per unit	282 persons
Population of Service units	84	2	per/sqm per unit	168 persons
TOTAL POPULATION				2635 persons
TOTAL DENSITY				131.01 PPA