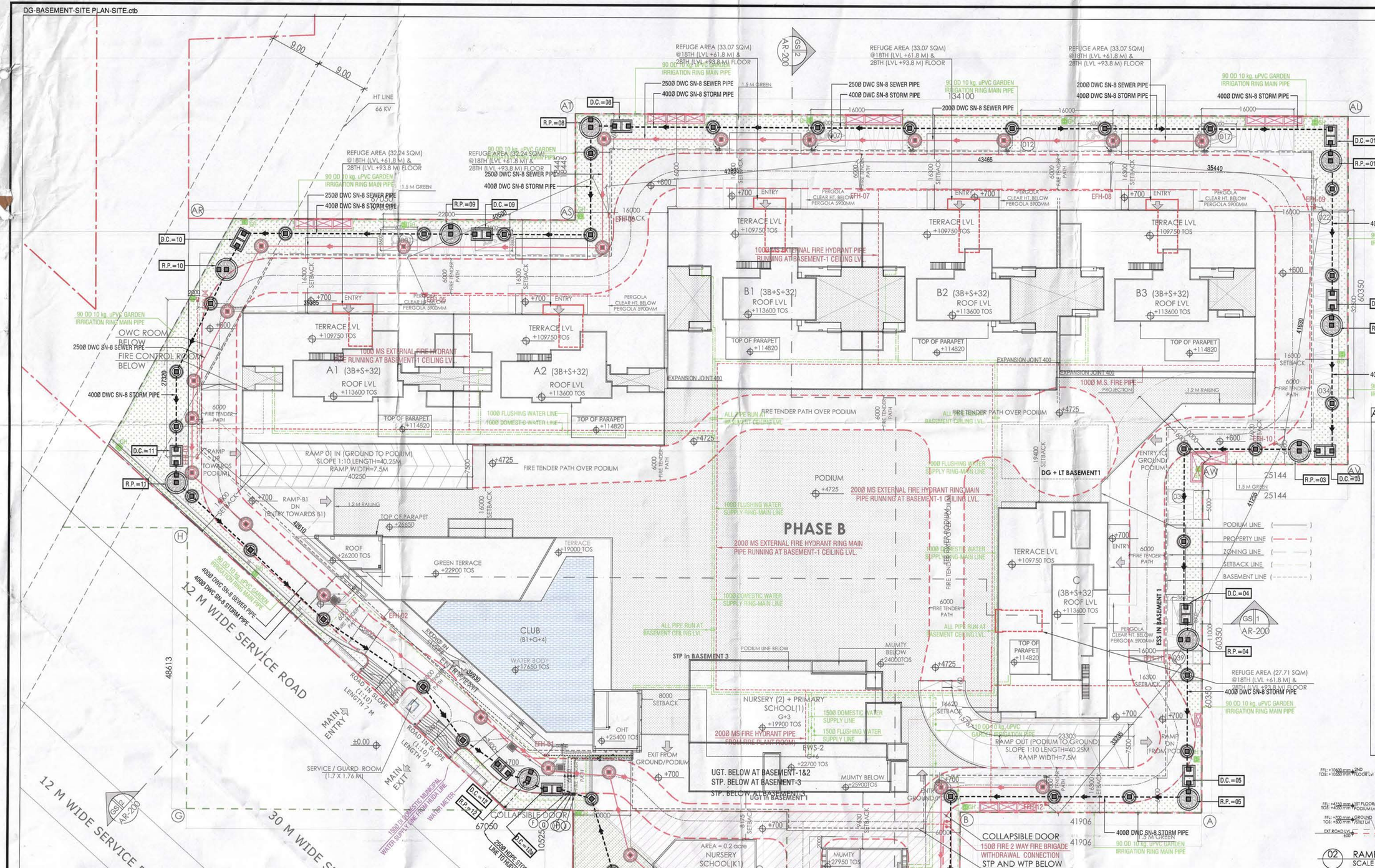
DG-BASEMENT-SITE PLAN-SITE.ctb



01 SITE PLAN (SERVICES)
SCALE - 1:300

SITE PLAN (PHASE B)

IGBC(GOLD RATING) AREAS	Sq. Mtrs.	IGBC Registration no. GH230251
Total net planned area(A)	20992.023	
Oc obtained area	3778.103	(EWS- CONN+ 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**	**107220.052**	
OC OBTAINED	**88553.290**		
Remaining FSI	**14457.759**	**107220.052**	
Total AREA available For Phase-B			121677.811
AREA consumed in phase-B			**121444.444**
Balance AREA			13.147

ABSTRACT (All Areas in Sq.Mtrs)				
TOTAL LICENSED AREA	21.01875	ACRES	=	85059.73 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	=	58863.4547 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		Phase-A&B Total		REMAINING FSI Total
	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.	Percentage	Sq.Mt.		Sq.Mt.		Sq.Mt.		
F.A.R.	103011.049	175.00%	107220.052 (5+0.36%)		210231.101	263.26%	88553.290	110.89%	121444.444 (152.36%)		210217.984 (263.26%)		13.147
Ground Coverage	20602.210	35%	8396.809	40%	28999.019	36.31%	11849.524		12472.101		24321.625 (30.47%)		
							Required	Proposed	Required	Proposed	Proposed		
Total No. of Main Units					199	Units	77		437		692		1129
No. of Units (EWS-17.5% of Main Units)					198	Units	44		122.12		59		200
No. of Servant Rooms(10% of Main Units)							8		30		110		

DENSITY	Min. Population	Maximum Population	PERMISSIBLE PPA Min.	Max.	Phase-A OC Received	Phase-B Proposed	Phase-A&B
NON TOD-MIN. 100 PP.& MAX 300 PP.@ 14.5455 A	1454.550	4363.650	100	300	2635 PERSONS (81.158 PPA)	3138 PERSONS (96.325 PPA)	5773 (177.48 PPA)
TOD-MIN. 540 PP.& MAX 660 PP.@5.18725 Acres	2801.115	3423.585	(54+150)	(66+150)			
TDR @150 PP.@ 5.18725 Acres	778.088	778.088	690	810			
TOTAL	**5033.753**	**8565.323**	(TOD+TDR)				

AMENITIES & INFRASTRUCTURE		OC Received	Proposed
CONV.ENIENT SHOPPING(0.5% of Site Area			
NURSERY SCHOOL@ 1 ABOVE 2500 PERSONS	2 NO. OF SCHOOL REQUIRED @ 6273 PERSONS	1 No Nursery school	1 No. Primary School
PRIMARY SCHOOL ABOVE 5000 PERSONS	1 NO.PRIMARY SCHOOL @ 6273 PERSONS		
			*1 No. Nursery School is part of Primary School.

PARKING	1.5 ECS MAIN UNITS(PHASE-A)	Total	OC Received	Proposed	Proposed	Total ECS
	437 MAIN UNITS				Proposed ECS	
	655.5 ECS	1376.50			1193	
5% OF TOTAL CAR PARK TO BE ALLOCATED FOR EWS		ST	EWS Parking reserved	33	EWS Parking reserved (in B-02)	30
TOTAL			ECS	694	No.of CAR Bays	1462	2156

MAINTAINED GREEN AREAS			OC Received		Proposed	
15% OF TOTAL SITE AREA	12758.959	15%	16540.883	20.71%	2036.734	2.55%
					18426.683	21.65%

A0 (1189 X 841)

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	
3BHK+3T+S(C)	248	119.95	1	248	0.5 Car up to 100 sq.m of CA.
3BHK+3T+S(dy+S (L1)	310	126.27	1	310	1 Car inbetween 100-150 of CA.
3BHK+3T+S(L2)	62	126.14	1	62	
4BHK+4T+S	60	189.67	1.5	90	1.5 Car More than 150 Sq.M of CA.
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	AREA in Sq.Mt
	Proposed ECS	
TOTAL E.C.S. ON SURFACE@ 23 Sq.Mts	39	897
TOTAL AREA AT STILT/PODIUM		10729.894
TOTAL SERVICE AREA & CUTOUT AREA STILT & PODIUM		4400.475
E.C.S. PROVIDED ON STILT/PODIUM @28 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))		5389.698
E.C.S. PROVIDED ON BASEMENT(B1) @32 SQ.M. NORMAL	308	8853
PROVIDED NUMBER OF CAR PARKS	98	
PROVIDED NUMBER OF STACK CAR PARKS	450	
TOTAL NUMBER OF CAR PARKS PROVIDED	548	No. of Cars
TOTAL AREA AT BASEMENT B2		14943.139
TOTAL SERVICE AREA & CUTOUT AREA AT BASEMENT (B2)		4376.641
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10566
TOTAL NUMBER OF CAR PARKS PROVIDED	342	No. of Cars
TOTAL AREA AT BASEMENT B3		14480.247
TOTAL SERVICE AREA & CUTOUT AREA AT BASEMENT (B3)		4384.200
E.C.S. PERMISSIBLE ON UPPER BASEMENT @32 SQ.M. NORMAL	330	10566
TOTAL NUMBER OF CAR PARKS PROVIDED	339	No. of Cars
TOTAL CAR PARK	**1462**	
RESERVED PARKING FOR EWS in B2	**34**	

30% OF THE TOTAL CAR PARKS FOR ELECTRICAL PARKING	439
30% DISTRIBUTED IN GROUND FLOOR, BASEMENT B1, BASEMENT B2 AND BASEMENT B3	
GROUND FLOOR	80
BASEMENT (B1)	59
BASEMENT (B2)	160
BASEMENT (B3)	160
TOTAL	**439**

APPROVED OC LETTER

DEVELOPMENT PLAN OF "BALUSHAHI"

M/s DLF Gurgaon:-

- Licence No. 15 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-110A & 111, 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 Sanctioned Area in Sqm.	FAR Achieved %	FAR Achieved Area in Sqm.
Tower-A1 to A5	15	130 Ground Floor, 1st Floor to 12th Floor	22.772	18184.65	22.772	18184.65
Tower-B1	26	Ground Floor, 1st Floor to 12th Floor	5.339	4263.195	5.339	4263.195
Tower-B2	26	Ground Floor, 1st Floor to 12th Floor	5.339	4263.195	5.339	4263.195
Tower-C1	60	16th Floor, 1st Floor to 23rd Floor	14.864	11865.761	14.864	11865.761
Tower-C2	60	16th Floor, 1st Floor to 23rd Floor	14.940	11930.417	14.940	11930.417
Tower-C3	60	16th Floor, 1st Floor to 23rd Floor	14.873	11877.278	14.873	11877.278
Tower-C4	50	16th Floor, 1st Floor to 23rd Floor	13.250	10581.050	13.250	10581.050
Tower-D	15	Ground Floor, 1st Floor to 14th Floor	6.005	4795.283	6.005	4795.283
Villas-E1 & F8	2	Ground Floor, 1st Floor & 2nd Floor	1.419	1133.774	1.419	1132.774
Villa-E3	1	Ground Floor, 1st Floor & 2nd Floor	0.658	525.495	0.658	525.495
Villas-E3 to E7	5	Ground Floor, 1st Floor & 2nd Floor	3.283	2620.875	3.283	2620.875
Villa-E9	1	Ground Floor, 1st Floor & 2nd Floor	0.705	563.576	0.705	563.576
Villa-E10	1	Ground Floor, 1st Floor & 2nd Floor	0.536	428.129	0.536	428.129
EWS	141	Ground Floor, 1st Floor to 7th Floor	4.083	3230.254	4.232	3379.123
Community Building (RS)	1	Ground Floor & 1st Floor	1.727	1378.966	1.727	1378.966
Community Building (NC)	1	Ground Floor	0.402	325.030	0.451	360.541
Convenient Shopping	1	Ground Floor	0.506	198.880	0.509	398.880
Nursery School (K3 & K2)				627.808		627.808
Upper Basement				37707.343		25573.168
Lower Basement				37707.343		24717.825

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

APPROVED SITE PLAN AREA SHEET

AREA DETAILS

TOTAL LICENSED AREA	=	21.01875	ACRES	=	85059.72 Sq.m
TOTAL EFFECTIVE SITE AREA NET BLDGABLE AREA	=	19.73275	ACRES	=	79855.48 Sq.m
TOTAL Permissible F.A.R.	=	1,09,747.08	175.00%		
Occupancy Certificate Obtained		88,553.29	110.90%		
DETAILS OF Buildings Removed (FUTURE EXPANSION)		**FAR Area**			
BLOCK P1		6720.706	96.8%		
BLOCK P2		6720.706	96.8%		
BLOCK P3		6720.706	96.8%		
BLOCK P4		6720.706	96.8%		
BLOCK P5		6720.706	96.8%		
BLOCK P6		6720.706	96.8%		
BLOCK P7		6720.706	96.8%		
BLOCK P8		6720.706	96.8%		
BLOCK G (G1)		7206.630	96.8%		
BLOCK Q (G2)		3158.610	96.8%		
NURSERY SCHOOL K-2		243.180	96.8%		
BUILTUP AREA REMOVED FOR "FUTURE EXPANSION"		**81,047.86**	91.5%		

POPULATION OF EXISTING TOWERS (OCCUPANCY CERTIFICATE RECEIVED)

	No. of Units	Permissible	POPULATION
Population of Main Units	437	5 person per unit	2185 persons
Population of EWS units	141	2 person per unit	282 persons
Population of Service units	84	2 person per unit	168 persons
TOTAL POPULATION			**2635 persons**
TOTAL DENSITY			133.55 PPA

TOTAL FAR AREA ACHIEVED =88553.29 SQM

02 RAMP 01 SECTION
SCALE - 1:300

MASTER PLAN-AREA SUMMARY

BUILDING TYPE	FLOOR	DESCRIPTION: NO. OF FLOORS	DESCRIPTION: TERRACE LEVELS & LIGHTING ARRESTER	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: STAIRCASE	NON FAR AREAS: MUMTY MACHINE ROOM	TOTAL NON FAR OF TOWER (SQ.M.)	SERVICE UNIT 10% OF MAIN UNITS: TOTAL NO. OF SERVICE UNITS IN TOWER	POPULATION STATEMENT: MAIN POPULATION @5 PERSONS/UNIT	POPULATION BREAKUP: EWS POPULATION@2 PERSONS/UNIT	POPULATION BREAKUP: SERVICE POPULATION@2 PERSONS/UNIT	TOTAL	PARKING
A1	GROUND FLOOR	1		1	0	126	804.530	358.351	19949.988	0.000	162.105	1759.696	0	630	-	0	630	
	1ST,PODIUM FLOOR	1			2			432.400		40.487								
	2ND FLOOR	1			4			591.918		37.272								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		4			591.918		37.272								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			3			572.795		32.243								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
A2	GROUND FLOOR	1		1	0	126	804.530	286.543	19030.181	0.000	162.105	1776.426	0	630	-	0	630	
	1ST,PODIUM FLOOR	1			2			432.400		40.487								
	2ND FLOOR	1			4			591.918		37.272								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		4			591.918		37.272								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			3			572.795		32.243								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
B1	GROUND FLOOR	1		1	0	126	846.610	525.632	20938.662	0.000	150.000	1661.87	0	630	-	0	630	
	1ST,PODIUM FLOOR	1			2			644.585		34.510								
	2ND FLOOR	1			4			651.934		34.510								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		4			651.934		34.510								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			3			631.079		34.510								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
B2	GROUND FLOOR	1		1	0	126	846.610	325.832	20938.662	0.000	150.000	1662.6	0	630	-	0	630	
	1ST,PODIUM FLOOR	1			2			644.585		34.510								
	2ND FLOOR	1			4			651.934		34.510								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		4			651.934		34.510								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			3			631.079		34.510								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
B3	GROUND FLOOR	1		1	0	66	854.200	329.837	20869.428	0.000	150.000	1660.05	30	330	-	60	390	
	1ST,PODIUM FLOOR	1			2			436.086		34.510								
	2ND FLOOR	1			2			643.311		34.510								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		2			643.311		34.510								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			2			627.749		34.510								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
C	GROUND FLOOR	1		1	0	62	665.560	324.117	15454.245	0.000	150.000	544.4	0	310	-	0	310	
	1ST,PODIUM FLOOR	1			0			85.565		37.950								
	2ND FLOOR	1			0			466.583		37.950								
	3RD TO 17TH, 19TH-27TH & 29-32 FLOOR	28	109.750 & 114.820		2			486.583		37.950								
	18TH & 28TH (REFUGE FLOOR-Typical Unit)	2			1			466.824		37.950								
	18TH & 28TH (REFUGE FLOOR-Refuge Unit																	
CLUB	BASEMENT FLOOR	1		1	1	-	1079.382	794.364	3829.115	155.045	141.870	917.095	-	-	-	-	-	
	GROUND FLOOR	1			1			1108.635		0.000								
	1ST FLOOR	1	23.200		1			821.506		155.045								
	2ND FLOOR	1			1			834.318		155.045								
	3RD FLOOR	1			1			103.779		155.045								
	4TH FLOOR	1			1			162.513		155.045								
CRINKLE RED MALE/FEMALE	PODIUM FLOOR (B1 & B2)							80.000	80.000	0.000		0.000	-	-	0	-	0	
BWS-2	GROUND FLOOR	1	25.450	1	5	59	746.905	189.970	1667.503	0.000	49.972	996.220	-	-	118	-	118	
	1ST,4TH FLOOR	4			9			246.565		157.708								
NURSERY SCHOOL & PRIMARY SCHOOL-G1	GROUND FLOOR	1	12.900		-	-		475.313	1482.538	0.000	55.670	949.415	-	-	-	-	-	
	1ST FLOOR	1						334.010		266.445								
	2ND FLOOR	1						339.204		266.445								
	3RD FLOOR	1						334.010		266.445								
GUARD HUT							6.880	6.880	6.880									
GROUND/STILT		1				-	5816.894		5006.00			10719.894	-	-	-	-	-	39 SURFACE STILT
UPPER BASEMENT(B1)	-					-		-				14943.139	-	-	-	-	-	548
LOWER BASEMENT(B2)	-					-		-				14943.139	-	-	-	-	-	382 RESERVED PARKING FOR EWS
LOWER BASEMENT(B3)						-						14880.247						339
TOTAL				**8**		**692**	**12472.101**		**121444.444**			**67616.591**	**30**	**3860**	**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 190561.773 Sq. Mtrs

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

D.T.P. (HQ) Member B.P.A.C. — S.T.P. (HQ) Member B.P.A.C. — S.T.P. (HQ) Member B.P.A.C. — Chairman B.P.A.C.

DDA (HQ) Member — Consultant Architect — ATP(HQ) — ATP

KEY PLAN

Varinder Kumar AD(HQ)

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

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ..... Dt. .....
Superintending Engineer (HQ) for Chief Engineer-cum-Member PHAP, Panchkula

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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 SITE PLAN(SERVICES)	AR-MP-S-03