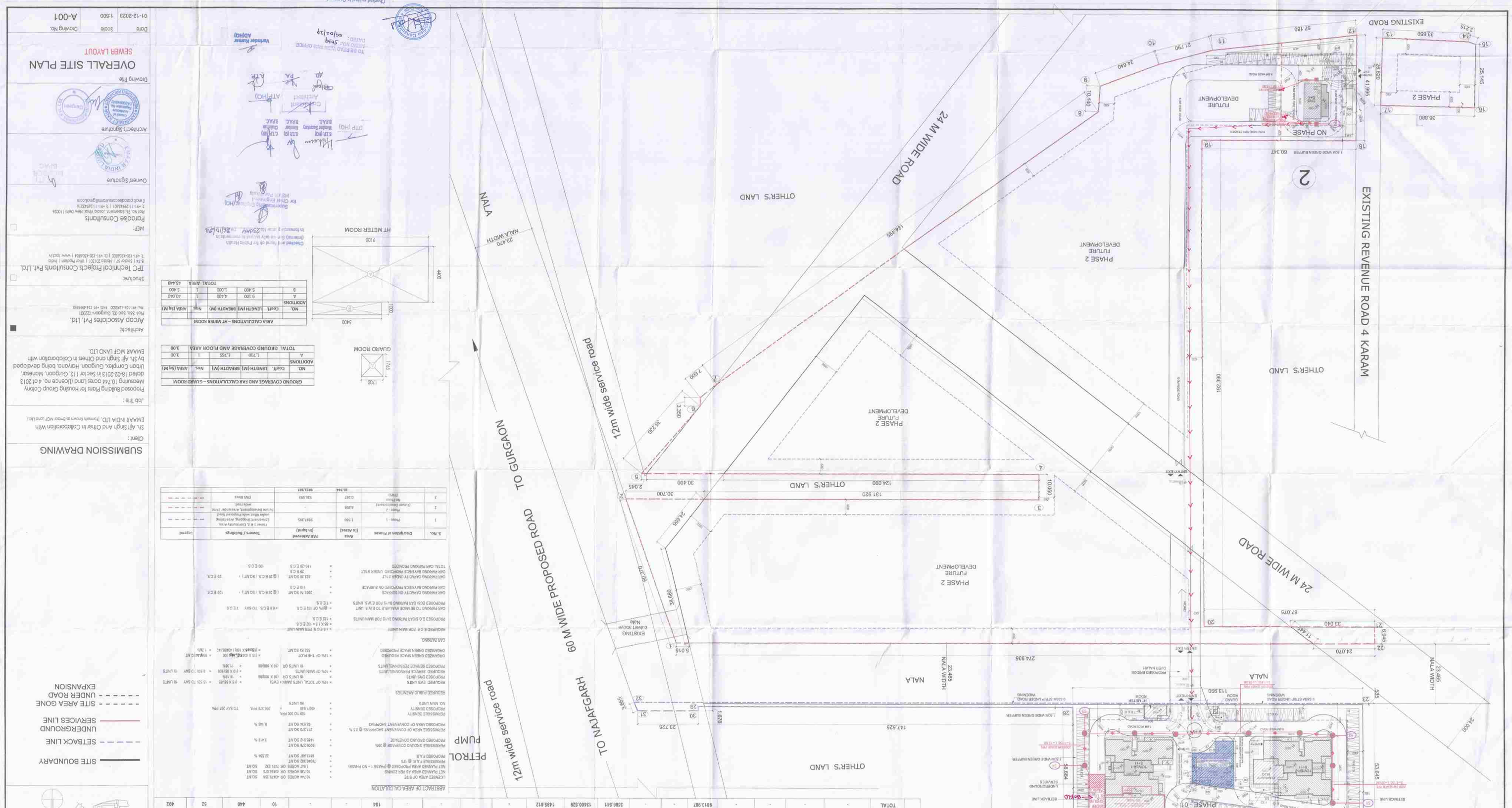


SUBMISSION DRAWING

Client :

Sh. Ajit Singh And Other In Collaboration With
EMAAR INDIA LTD. (formerly known as Omaxe MGF Land Ltd.)

Job Title :

Proposed Building Plans for Housing Group Colony Measuring 10.244 acres Land (License no. 4 of 2013 dated 18-02-2013 in Sector 112, Gurgaon, Manesar, Urban Complex, Gurgaon, Haryana, being developed by Sh. Ajit Singh and Others in Collaboration with EMAAR MGF LAND LTD.

Architects:

AKCOO Associates Pvt. Ltd.
Mob.:986.98-32 Gurgaon-122001
Tel.:+91-124-4349300 Fax:+91-124-4349300

Structure:

TPC Technical Projects Consultants Pvt. Ltd.
B/4 | Sector 57 | Noida 201301 | Uttar Pradesh | India
T: +91-120-4326822 | E: +91-120-4326824 | www.tpcltd.in

MEP:

Parcadise Consultants
Plot No. 8, Sector-44, Gurgaon Haryana | India
T: +91-1-2944301 | E: +91-1-2944316
E: info@parcadiseconsultants@gmail.com

Owner's Signature

Architect's Signature

Drawing Title

OVERALL SITE PLAN

SEWER LAYOUT

Date	Scale	Drawing No.
01-12-2023	1:500	A-001

NOTES

1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE SPECIFIED.
2. ALL BASEMENT AREAS SHALL BE MECHANICALLY AND VENTILATED WITH 100% POWER BACK-UP
3. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
4. THE PROVISION OF SOLAR WATER HEATING SYSTEM TO BE AS PER NORMS SPECIFIED BY HARERA, AND MADE OPERATIONAL BEFORE APPLYING FOR OCCUPANCY CERTIFICATE.
5. RAIN WATER HARVESTING SYSTEM SHALL BE AS PER HARYANA GOVT.
6. FIRE FIGHTING PROVISIONS INCLUDING FIRE SPRINKLERS SHALL BE AS PER NBC GUIDELINES

KEY PLAN
NOT TO SCALE

SITE BOUNDARY
SETBACK LINE
SERVICES LINE
UNDERGROUND SEWER LINE
SITE AREA GONE UNDER ROAD EXPANSION

AREA CALCULATION

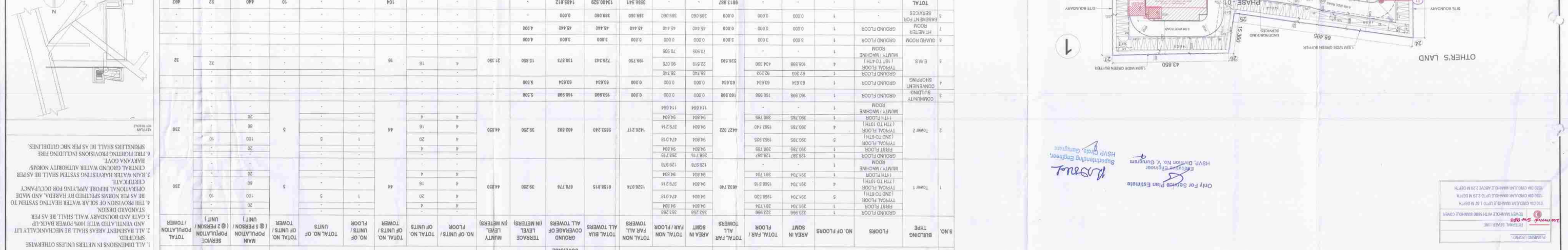
LICENSED AREA OF SITE	= 10.244 ACRES OR 44619.264 SQ.MT.
NET PLANNED AREA AS PER COURT	= 10.236 ACRES OR 44579.616 SQ.MT.
NET PLANNED AREA PROPOSED @ PHASE I + NO PHASE	= 1.647 ACRES OR 7171.32 SQ.MT.
PERMISSIBLE F.A.R @ 175	= 19046.382 SQ.MT.
PROPOSED F.A.R.	= 18413.897 SQ.MT. 22.26%
PERMISSIBLE GROUND COVERAGE @ 30%	= 13509.378 SQ.MT.
PROPOSED GROUND COVERAGE	= 7217.273 SQ.MT. 17.41 %
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 2.5 %	= 476.231 SQ.MT.
PROPOSED AREA OF CONVENIENT SHOPPING	= 0.00 SQ.MT. 0.00 %
PERMISSIBLE DENSITY	= 100 TO 200 PPA
PROPOSED DENSITY	= 450/ 344 = 196.37 PPA TO SAY 197 PPA
NO. MAIN UNITS	= 344 UNITS

ABSTRACT OF AREA CALCULATION

NET PLANNED AREA AS PER COURT	= 10.236 ACRES OR 44579.616 SQ.MT.	
NET PLANNED AREA PROPOSED @ PHASE I + NO PHASE	= 1.647 ACRES OR 7171.32 SQ.MT.	
PERMISSIBLE F.A.R @ 175	= 19046.382 SQ.MT.	
PROPOSED F.A.R.	= 18413.897 SQ.MT.	22.26%
PERMISSIBLE GROUND COVERAGE @ 30%	= 13509.378 SQ.MT.	
PROPOSED GROUND COVERAGE	= 7217.273 SQ.MT.	17.41 %
PERMISSIBLE AREA OF CONVENIENT SHOPPING @ 2.5 %	= 476.231 SQ.MT.	
PROPOSED AREA OF CONVENIENT SHOPPING	= 0.00 SQ.MT.	0.00 %
PERMISSIBLE DENSITY	= 100 TO 200 PPA	
PROPOSED DENSITY	= 450/ 344 = 196.37 PPA	TO SAY 197 PPA
NO. MAIN UNITS	= 344 UNITS	

ECS REQUIRED PUBLIC AMENITIES		
REQUIRED EWS UNITS	= 10% OF TOTAL UNITS (MAIN + EWS)	
PROPOSED EWS UNITS	= 18 UNITS	
REQUIRED SERVICE PERSONNEL UNITS	= 10% OF MAIN UNITS	= 10 X 344/100 = 34.4 UNITS
PROPOSED SERVICE PERSONNEL UNITS	= 18 UNITS OR	(18 X 100)/344 = 5.23 %
REQUIRED SERVICE SPACE	= 10% OF THE PLOT	7217.273 X 10/100 = 721.73 SQ.MT
PROPOSED SERVICE SPACE PROPOSED		(721.73 X 12)/ 4000 SQ.FT = 2.16 Acre
CAR PARKING		
REQUIRED E.C.S FOR MAIN UNITS		= 1.5 E.C.S PER MAIN UNIT
PROPOSED E.C.S CAR PARKING BAYS FOR MAIN UNITS		= 1X1.5 = 1.5 E.C.S
CAR PARKING TO BE MADE AVAILABLE TO E.W.S UNIT		= 40% OF 1.5 E.C.S = 0.6 E.C.S TO SAY 1 E.C.S
PROPOSED EWS CAR PARKING BAYS FOR E.W.S UNITS		= 1 E.C.S
CAR PARKING CAPACITY ON SURFACE		3991.74 SQ.MT (@ 25 E.C.S / 50 MT) = 125 E.C.S
CAR PARKING BAYS PROPOSED ON SURFACE		= 110 E.C.S
CAR PARKING CAPACITY UNDER STILT		423.36 SQ.MT (@ 26 E.C.S / 50 MT) = 26 E.C.S
CAR PARKING BAYS PROPOSED UNDER STILT		26 E.C.S
TOTAL CAR PARKING PROVIDED		= 195.29 E.C.S 195 E.C.S

S. No.	Description of Phases	Area (in Acres)	FAR Allotted (in Sqmt)	Towers / Buildings	Legend
1	Phase - 1	1.5/60	9297.315	Tower 1 & 2, Community Area, Commercial Building, Area falling under 66m wide Proposed Road	
2	Future Development	4.898	-	Future Development, area under 24m wide road.	
3	Future Development (NO PHASE)	0.287	526.593	Nil Area	
		10.244	9823.907		



S.NO.	BUILDING TYPE	FLOORS	NO. OF FLOORS	TYPOLOGY: AREA IN SQMT	TYPOLOGY: TOTAL FAR / FLOOR	TYPOLOGY: TOTAL FAR ALL TOWERS	NON FAR AREA: TOTAL NON FAR / FLOOR	NON FAR AREA: AREA IN SQMT	NON FAR AREA: TOTAL NON FAR ALL TOWERS	BUA: TOTAL BUA ALL TOWERS	GROUND COVERAGE: GROUND COVERAGE OF ALL TOWERS	BUILDING HEIGHTS: TERRACE LEVEL (IN METERS)	BUILDING HEIGHTS: MULTIPLE LEVEL (IN METERS)	NO. OF MAIN UNITS: NO. OF SERVICE PERSONNEL UNITS	NO. OF MAIN UNITS: NO. OF UNITS / FLOOR	NO. OF MAIN UNITS: TOTAL NO. OF UNITS / TOWER	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS / FLOOR	NO. OF SERVICE PERSONNEL UNITS: TOTAL NO. OF UNITS / TOWER	POPULATION BREAKUP: MAIN POPULATION (@ 5 PERSON / UNIT)	POPULATION BREAKUP: SERVICE POPULATION (@ 2 PERSON / UNIT)	POPULATION BREAKUP: TOTAL POPULATION / TOWER
1	Tower 1	GROUND FLOOR	1	323.996	323.996	323.259	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		FIRST FLOOR	1	391.704	391.704	390.968	4	16	16	391.704	391.704	-	-	-	-	-	-	-	-	-	-
		TYPICAL FLOOR (2ND TO 6TH)	5	391.704	1958.520	1954.842	4	20	80	391.704	1958.520	-	-	-	1	5	5	5	100	10	110
		TYPICAL FLOOR (7TH TO 10TH)	4	391.704	1566.816	1563.368	4	16	64	391.704	1566.816	-	-	-	-	-	-	-	80	-	80
		11TH FLOOR	1	391.704	391.704	390.785	4	4	4	391.704	391.704	-	-	-	-	-	-	-	20	-	20
		MUMTY / MOANRE ROOM	1	-	-	-	4	4	4	-	-	-	-	-	-	-	-	-	-	-	-
		Total	12		4634.240	4623.617			184		4634.240	6158.815	6758.776	39.250	44.850	44.850	5	5	280	10	290
2	Tower 2	GROUND FLOOR	1	1238.387	1238.387	1236.715	4	4	4	1238.387	1238.715	1526.074	1424.217	39.250	44.850	44.850	-	-	-	-	-
		FIRST FLOOR	1	390.785	390.785	389.808	4	4	4	390.785	389.808						-	-	-	-	-
		TYPICAL FLOOR (2ND TO 6TH)	5	390.785	1953.925	1949.038	4	20	80	390.785	1949.038						1	5	5	100	105
		TYPICAL FLOOR (7TH TO 10TH)	4	390.785	1563.140	1559.230	4	16	64	390.785	1559.230						-	-	-	80	80
		11TH FLOOR	1	390.785	390.785	389.808	4	4	4	390.785	389.808						-	-	-	20	20
		MUMTY / MOANRE ROOM	1	-	-	-	4	4	4	-	-						-	-	-	-	-
		Total	12		4427.022	4414.599			184		4427.022	5853.240	6402.892	39.250	44.850	44.850	5	5	290	10	300
3	COMMUNITY BUILDING CONVENIENT SHOPPING	GROUND FLOOR	1	1460.998	1460.998	1458.998	0.000	0.000	0.000	1460.998	1458.998	5.500	-	-	-	-	-	-	-	-	-
4		GROUND FLOOR	1	63.634	63.634	63.454	0.000	0.000	0.000	63.634	63.454	5.500	-	-	-	-	-	-	-	-	-
5	E W S	GROUND FLOOR	1	82.203	82.203	38.740	38.740	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		TYPICAL FLOOR (1ST TO 4TH)	4	108.598	434.392	226.592	22.819	90.075	360.300	726.543	130.873	15.850	21.350	4	16	16	-	-	-	32	32
		MUMTY / MOANRE ROOM	1	-	-	-	70.905	70.905	70.905	-	-	-	-	-	-	-	-	-	-	-	-
6	QUARD ROOM	GROUND FLOOR	1	3.000	3.000	2.800	0.000	0.000	0.000	3.000	2.800	4.000	-	-	-	-	-	-	-	-	-
7	HT METER ROOM	GROUND FLOOR	1	0.000	0.000	0.000	45.440	45.440	45.440	45.440	45.440	4.000	-	-	-	-	-	-	-	-	-
8	BASEMENT FOR SERVICES	-	1	0.000	0.000	0.000	389.060	389.060	389.060	389.060	389.060	0.000	-	-	-	-	-	-	-	-	-
	TOTAL					9813.987				14140.529	14585.812				104			10	440	52	492

Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer
HSVP Circle, Gurugram

PLANNING LEGEND

- CITYWAL SEWER LINE
- 1 SEWER MANHOLE WITH 1000 MANHOLE COVER
- 910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
- 1200 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
- 1500 DIA CIRCULAR MANHOLE 2.29 M DEPTH