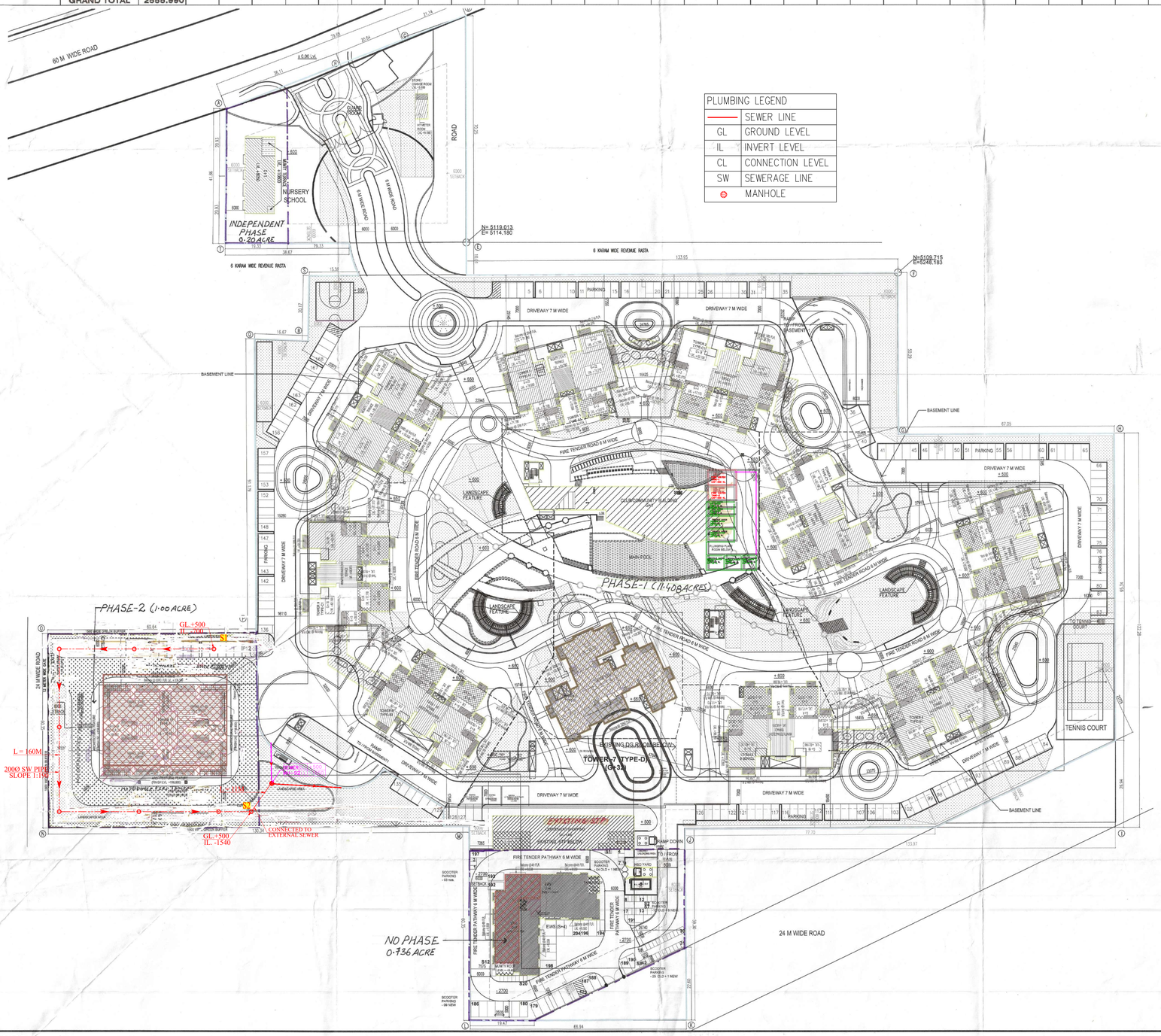
Designed by ZWCAD Academic Version

TOWERS	BUILDING NAME	STILT FLOOR/ BASEMENT	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	19th FLOOR	20th FLOOR	21st FLOOR	22nd FLOOR	23rd FLOOR	24th FLOOR	25th FLOOR	26th FLOOR	27th FLOOR	28th FLOOR	29th FLOOR	30th FLOOR	31st FLOOR	32nd FLOOR	33rd FLOOR	NO OF BLOCK	FAR AREA	TOTAL FAR AREA	GROUND COVERAGE	TOTAL GROUND COVERAGE	TOTAL BULTUP AREA	NO OF UNITS	TOTAL NO.OF UNITS	SERVANT ROOM/ EWS	NO. OF FLOOR
TOWER 1	TYPE – A1	240.672	382.160	309.897	547.449	547.449	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	425.311	317.396	112.287											1	10202.393	10202.393	622.832	622.832	10443.065	49	49		G+23
TOWER 10	TYPE – A2	250.167	372.665	309.897	547.449	547.449	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	425.311	317.396	127.269									1	11097.364	11097.364	622.832	622.832	11347.531	53	53		G+25
TOWER 5	TYPE – B1	248.222	372.199	309.887	547.488	547.488	448.074	391.756	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631													1	7591.357	7591.357	620.421	620.421	7839.579	46	46		G+20
TOWER 8	TYPE – B2	248.222	372.199	309.887	547.488	547.488	448.074	391.756	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631								1	9581.143	9581.143	620.421	620.421	9829.365	58	58	-	G+26
TOWER 2,3,6 & 9	TYPE – C1	1001.804	372.694	310.228	547.488	547.488	448.087	387.589	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787																4	6796.805	27187.220	623.145	2492.580	28189.024	42	168		G+18
TOWER 4	TYPE – C2	250.451	372.694	310.228	547.488	547.488	448.087	387.589	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787												1	8083.953	8083.953	623.145	623.145	8334.404	50	50		G+22
TOWER 7	TYPE – D	154.408	487.078	405.680	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971	534.971					1	15871.946	15871.946	641.457	641.457	16026.355	68	68	54	G+32
																																	534.971	534.971	534.971			127.210	127.210			127.210				
TOWER 11	TYPE - E	123.486	530.951	451.715	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	589.817	1	19856.804	19856.804	818.316	818.316	26874.826	126	126	12	G+33
	EWS	38.557	597.009	577.625	577.625	577.625	577.625																														1	2908.225	2908.225	635.566	635.566	2946.066			116	G+4
	COMMUNITY BUILDING		634.279	419.897																																	1	1054.176	1054.176	634.279	634.279	1054.176				G+1
	CONNVIENT SHOPPING		267.797																																		1	267.797	267.797	267.797	267.797	267.797				G
	TOILET NEAR SHOPPING		7.596																																		1	7.596	7.596	7.596	7.596	7.596				G
	STAIRCASE ON SURFACE		44.336																																		0.0	44.336	0.000	44.336	44.336	44.336				
	HT METER ROOM & STORE / CHANGE ROOM		31.057																																		0.0	31.057	0.000	31.057	31.057	31.057				
	GUARD ROOM		18.465																																		0.0	18.465	0.000	18.465	18.465	18.465				
	VIEWING DECK BRIDGE & CANOPY		960.588																																		0.0	960.588	0.000	960.588	960.588	960.588				
	GARBAGE COLLECTION & SERVICE ROOM		16.933																																		0.0	16.933	0.000	16.933	16.933	16.933				
	LOWER BASEMENT																																				0.0	0.000	0.000			25712.574				
	UPPER BASEMENT																																				0.0	0.000	0.000			24457.483				
	GRAND TOTAL	**2555.990**																																					**115314.172**		9679.72	**176006.133**		655	182	



PLUMBING LEGEND	
———	SEWER LINE
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
SW	SEWERAGE LINE
⊙	MANHOLE

PROJECT AREA CALCULATIONS

		AS/ OC GRANTED (TOWER 1 TO 10)		PROPOSED AREA FOR APPROVAL: EWS FOR APPROVAL	PROPOSED AREA FOR APPROVAL: TOWER 11 (G+31) FOR APPROVAL	PROPOSED AREA FOR APPROVAL: TOTAL	GRAND TOTAL	
			(a)	(b)	(d)	(e=b+c+d)		(f=a+e)
A	LICENSED AREA OF THE PLOT AS PER ZONING	13.344	54,001.166					
		Acres	Sqm.					
B	PERMISSIBLE FAR (A)	175.000%	94,502.041					
	ADDITIONAL 3% FAR FOR SOLID WASTE MANAGEMENT (B)	3.000%	1,620.035					
	TOTAL PERSIBLE FAR WITH SOLID WASTE MANAGEMENT (C=A+B)	178.000%	**96,122.075**					
	FAR AS PER OC GRANTED & OC APPLIED FOR: (D)	176.311%	95,209.992					
	BALANCE FAR		912.083					
	TRD GRANTED VIDE ENDST. NO. LC-1257-D/JE(DS)/2022/9614 DATED 8-4-2022		19,200.000					
	TOTAL BALANCE FAR INCLUDING TDR		20,112.083					
	PROPOSED FAR(E)		**20,104.955**	248.15)	19,856.804	20,104.955	213.540%	**1,15,314.947**
	TOTAL FAR(F = D+E)		**1,15,314.947**					
C	PERMISSIBLE MAXIMUM GROUND COVERGE	35.00%	18,900.408					
	GROUND COVERAGE AS PER OC GRANTED (1)	16.41%	8,861.407					
	ADDITIONAL GC PROPOSED (2)	1.52%	818.316					
	TOTAL GROUND COVERAGE	**17.93%**	9,679.72		818.316	818.316	17.925%	**9,679.723**
D	MAXIMUM PERMISSIBLE AREA OF CONVENIENT SHOPPING	0.5%	**270.006**					
	AREA OF CONVENIENT SHOPPING AS PER OC GRANTED	0.496%	267.797			267.797	0.496%	**267.80**
E	NUMBER OF MDU AS PER OC GRANTED		**521**					
	NUMBER OF MDU PROPOSED				134	134		**655**
F	EWS REQUIRED	15%	**115.59**					
	EWS AS PER OC GRANTED		106					
	EWS PROPOSED			10		10		**116**
G	SERVICE PERSONNEL REQUIRED	10%	**65.5**					
	SERVICE PERSONNEL AS PER OC GRANTED		54					
	SERVICE PERSONNEL PROPOSED				12	12		**66**
H	POPULATION							
	UNITS	5	2,605		670	670		**3,275**
	EWS	2	212	20		20		**232**
	SERVICE PERSONNEL	2	108		24	24		**132**
	TOTAL PROPOSED		**2,925**			714		**3,639**
I	PERMISSIBLE DENSITY		**300.00**					
	PROPOSED DENSITY (POPULATION/PLOT AREA IN ACRES)		219.20			53.51		**272.71**
	REQUIRED PUBLIC AMENITIES:							
J	GREEN AREA AND TOT-LOTS REQUIRED	15%	**8,100.17**					**8,100.17**
	GREEN AREA ND TOT-LOTS PROVIDED AS PER OC GRANTED	15.16%	**8,184.67**					**8,184.67**
K	ECS REQUIRED	1.50	**983**					
	ECS AS PER OC GRANTED		1,211					
	ECS PROPOSED ON SURFACE				12	12		**12**
	ECS PROPOSED				133	133		**1,356**
M	ECS REQUIRED FOR EWS	5%	**49**	0				49
	ECS FOR EWS PROVIDED AS PER OC GRANTED		32					32
	ECS PROPOSED FOR EWS							
	TWO WHEELER PARKING FOR EWS PROPOSED		16	16				
	EQUIVALENT CAR PARKING	4.00	4	4				8
	TOTAL PROPOSED							**40**
N	FIRE REFUGE TERRACE REQUIREMENT FOR TOWER 11	0.3 SQM PER PERSON BASED ON 12.5 SQM OF FLOOR AREA, FOR TWO FLOORS + 0.9 SQM FOR WHEEL CHAIR			29.211			
	FIRE REFUGE TERRACE PROPOSED FOR TOWER 11 AT TWO FLOORS EACH (19th & 28th FLOOR)	TWO FLOOR AREA	1,179.63		29.622			
O	BASEMENT AREA AS / OC GRANTED		**50,170.06**					
	UPPER BASEMENT		25,712.57					
	LOWER BASEMENT		24,457.48					
	BASEMENT AREA PROPOSED BELOW TOWER 11 - ICON				**6,990.36**			
	UPPER BASEMENT				3,495.18			
	LOWER BASEMENT				3,495.18			
	TOTAL BASEMENT AREA PROPOSED							**57,160.42**

PROPOSED BUILDING

EXISTING BUILDING AS PER OC GRANTED VIDE MEMO NO. ZP-748/SD(BS)/2017/5648 DATED 24-3-2017

OC GRANTED

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE/HQ/ Dtd. 19/4/2022
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

"BUILDING PLAN" approved only for the purpose of inviting objections from the general public
DTP(HQ) STP(HQ) Member Secretary BPAC; TCP(HQ) Member BPAC; CTP(HQ) Chairman BPAC
ATP(HQ)
CO (Dinesh Kumar) PA(HQ)
DDTP(HQ) Member BPAC
J.D. P.A. A.T.P.
TO BE READ WITH THIS OFFICE MEMO NO.: 20692 DATED: 10/09/2024

THIS DRAWING IS THE PROPERTY OF DPA AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION.

KEY PLAN

OWNER

CONSOLIDATE REALTOR PVT. LTD.

CONSULTANTS

Architects:
DESIGNPLUS ASSOCIATES SERVICES PVT. LTD.
Unit 129, First Floor, Vipul Agora, M.G Road, Gurugram - 122 002, Haryana.
Phone: +91 124 - 4984330

Structural Consultant:
MNCPL CONSULTANTS
MNC House
1516, Rajdanga Main Road,
Kolkata - 700 107
Phone - (033) 4016 5700, Fax: (033) 2441 8083

Plumbing & Fire Consultant:
C P VIDYA & ASSOCIATES
313A, Unitech Arcadia,
South City - II, Sector 49,
Gurugram

NOTES:
1. ALL DIMENSIONS ARE IN MM. UNLESS MENTIONED OTHERWISE.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MEASURED (SCALE).
3. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED AS PER NBC.
4. BUILDING SHALL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODE FOR EARTHQUAKE RESISTANCE.
5. ALL TOILETS OR BATH OR W/C ARE MECHANICALLY VENTILATED.

PROJECT NAME

REVISED BUILDING PLAN OF TOWER - 11 & ADDITIONAL EWS UNITS in Group Housing Colony measuring 13.344 Acres (License No. 53 of 2011, Dated 10.06.2011)
Sector 67, Gurgaon Manesar Urban Complex being developed by Consolidate Realtors Pvt. Ltd.

DRAWING STATUS

SUBMISSION DRAWING

DRAWING TITLE

ICON AT M3M MERLIN (TOWER-11) : MERLIN SITE PLAN
SEWERAGE LAYOUT

ARCHITECTS SIGN | CLIENTS SIGN

NISHANT KUMAR JAIN
COA NO.- CA/2004/30819
Date of Reg. 29/12/2004
Unit 129, First Floor, Vipul Agora
MG Road, Gurugram Haryana - 122002, India

SCALE	NORTH
1:500	
DRAWING NUMBER	REVISION
A-001	

Designed by ZWCAD Academic Version
Designed by ZWCAD Academic Version
Designed by ZWCAD Academic Version