

SECTOR-67, VILLAGE - BADSHAHPUR

PROJECT AREA CALCULATIONS									
		AS YC GRANTED (TOWER 1 TO 10)	PROPOSED AREA FOR APPROVAL		GRAND TOTAL				
			(a)	FOR APPROVAL (b)	TOWER 11 (G+31) FOR APPROVAL (d)	TOTAL (c)+(d)+(e)		(f)=(a)+(c)	
A	LICENSED AREA OF THE PLOT AS PER ZONING	13,344	54,002.156						
B	PERMISSIBLE FAR (a)		59m.						
	ADDITIONAL FAR FOR SOLID WASTE MANAGEMENT (B)	175.000%	94,502.041						
	TOTAL PERMISSIBLE FAR WITH SOLID WASTE MANAGEMENT (C)=(A+B)	175.000%	1,426.039						
	FAR AS PER OC GRANTED & OC APPLIED FOR: (D)	176.311%	96,322.075						
	BALANCE FAR		95,300.932						
	TWO GRANTED VIDE ENDS, NO. LG-1232-9/J(06)/2022/PM4 DATED 8-4-2022		12,310.000						
	TOTAL BALANCE FAR INCLUDING TOR		20,121.893						
	PROPOSED FAR (E)		20,104.555	246.517	19,856.804	20,104.855	213.540%	1,15,314.917	
	TOTAL FAR (F = D+E)		1,15,314.947						
C	PERMISSIBLE MAXIMUM GROUND COVERAGE	35.00%	10,900.408						
	GROUND COVERAGE AS PER OC GRANTED (1)	36.41%	1,181.407						
	ADDITIONAL GC PROPOSED (2)	1.52%	838.316						
	TOTAL GROUND COVERAGE	17.89%	5,679.72		818.336	638.316	37.525%	9,679.723	
D	MAXIMUM PERMISSIBLE AREA OF CONVENIENT SHOPPING AREA OF CONVENIENT SHOPPING AS PER OC GRANTED	0.5%	270.006						
		0.456%	267.797			267.797	0.456%	267.80	
	NUMBER OF MDU AS PER OC GRANTED		521						
	NUMBER OF MDU PROPOSED		521		134	134		655	
F	FWS REQUIRED	15%	133.59						
	EMS AS PER OC GRANTED		106						
	EMS PROPOSED		106	10	10	10		316	
G	SERVICE PERSONNEL REQUIRED	10%	65.5						
	SERVICE PERSONNEL AS PER OC GRANTED		54						
	SERVICE PERSONNEL PROPOSED		54		12	12		66	
H	POPULATION								
	UNITS	5	2,605		670	670		5,275	
	EMS	2	212	20	20	20		232	
	SERVICE PERSONNEL	2	108	24	24	24		332	
	TOTAL PROPOSED		2,925		714	714		3,639	
I	PERMISSIBLE DENSITY	300.00	555						
	PROPOSED DENSITY (POPULATION/PLOT AREA IN ACRES)		215.20		53.51	53.51		272.71	
REQUIRED PUBLIC AMENITIES:									
J	GREEN AREA AND TOT-LOTS REQUIRED	15%	8,100.17					8,100.17	
	GREEN AREA NO TOT-LOTS PROVIDED AS PER OC GRANTED	15.16%	8,184.87					8,184.87	
K	ECS REQUIRED	3.50	983						
	ECS AS PER OC GRANTED		1,411						
	ECS PROPOSED ON SURFACE				12	12		32	
	ECS PROPOSED				133	133		1,356	
M	ECS REQUIRED FOR EWS	5%	49	0	0	0		49	
	ECS FOR EWS PROVIDED AS PER OC GRANTED		32					32	
	ECS PROPOSED FOR EWS				15	26		41	
	TWO WHEELER PARKING FOR EWS PROPOSED								
	EQUIVALENT CAR PARKING	4.00	4	4	4	4		8	
	TOTAL PROPOSED							40	
N	FIRE REFUGE TERRACE REQUIREMENT FOR TOWER 11	0.15 SQM PER PERSON BASED ON 12.5 SQM OF FLOOR AREA FOR TWO FLOORS + 0.9 SQM FOR WHEEL CHAIR			25.211				
	FIRE REFUGE TERRACE PROPOSED FOR TOWER 11 AT TWO FLOORS EACH (19TH & 28TH FLOOR)	TWO FLOOR AREA	1,179.93		26.622				
O	BASEMENT AREA AS / OC GRANTED		50,170.06						
	UPPER BASEMENT		25,712.57						
	LOWER BASEMENT		24,457.48						
	LOWER BASEMENT AREA PROPOSED BELOW TOWER 11 - ICON				6,990.36				
	UPPER BASEMENT				3,495.18				
	LOWER BASEMENT				3,495.18				
	TOTAL BASEMENT AREA PROPOSED							57,560.42	

NOTES:
1. ALL DEVELOPER ARE IN THE UNDER
2. ALL DEVELOPER ARE TO BE MADE ONLY
AND NOT TO BE DEVELOPED (PENDING)
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REVISED BUILDING PLAN OF
TOWER - 11 & ADDITIONAL
EWS UNITS in Group Housing
Colony measuring 15,344 Acres
(Licence No. 53 of 2011, Dated
12.05.2011)
Submitted by: Angkor Master Urban
Company being developed by
Consolidate Realty Pvt. Ltd.

PLANNING STANDS

NOTES:

1. ALL DIMENSIONS ARE IN MM UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MODIFIED/SCALED.
3. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED AS PER REG.
4. BUILDING SHALL BE DESIGNED/STRUCTURED AS PER FOLLOWING IS CODE FOR EARTHQUAKE RESISTANCE.
5. ALL JOISTS OR SLAB OR W/C ARE UNIDIRECTIONALLY VOLTATED.

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 87, 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

ARCHITECTS SIGN	CLIENTS SIGN
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RANT KUMAR JAIN
 & CO. - GRAPHIC
 DESIGN PLUS

SCALE	NORTH
1:500	

DRAWING NUMBER	REVISION
A-001	

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