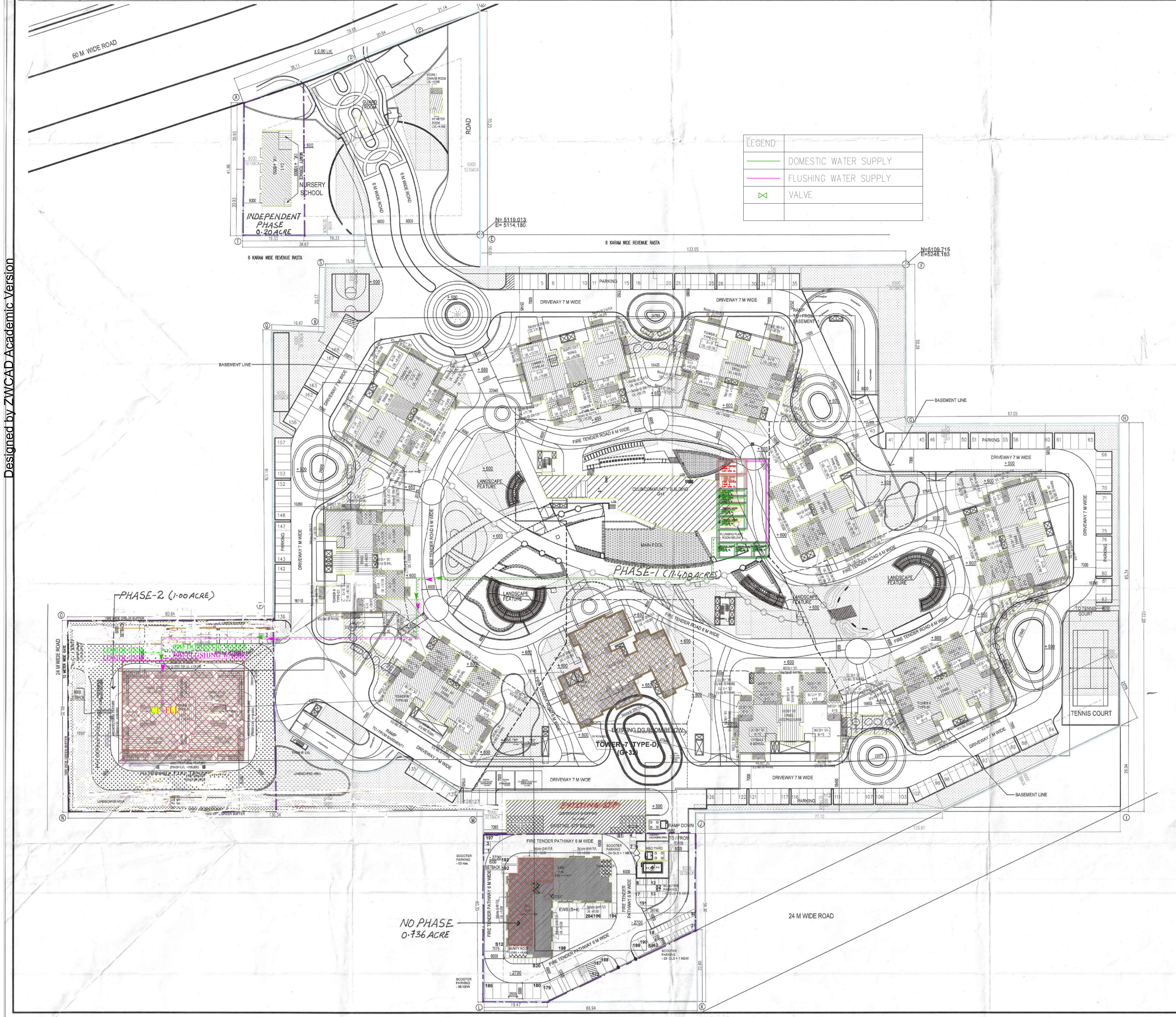
Designed by ZWCAD Academic Version

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
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
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
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
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
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
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
TOWER 7	TYPE - D	154.409	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
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
	EWS	38.557	597.009	577.625	577.625	577.625	577.625								
	COMMUNITY BUILDING		634.279	419.897											
	CONNVIENT SHOPPING		267.797												
	TOILET NEAR SHOPPING		7.596												
	STAIRCASE ON SURFACE		44.336												
	HT METER ROOM & STORE / CHANGE ROOM		31.057												
	GUARD ROOM		18.465												
	VIEWING DECK BRIDGE & CANOPY		960.588												
	GARBAGE COLLECTION & SERVICE ROOM		16.933												
	LOWER BASEMENT														
	UPPER BASEMENT														
	GRAND TOTAL	2555.990													

TOWERS	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
TOWER 1	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	425.311	317.396	112.287										
TOWER 10	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	425.311	317.396	127.289								
TOWER 5	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631													
TOWER 8	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							
TOWER 2,3,6 & 9	321.787	321.787	321.787	321.787	321.787	321.787															
TOWER 4	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787											
TOWER 7	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				
	OC APPLIED FOR																	534.971	534.971	534.971	
TOWER 11	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

TOWERS / BUILDING NAME	NO OF BLOCK	FAR AREA	TOTAL FAR AREA	GROUND COVERAGE	TOTAL GROUND COVERAGE	TOTAL BUILTUP AREA	NO OF UNITS	TOTAL NO.OF UNITS	SERVANT ROOM/ EWS	NO. OF FLOOR
TOWER 1 (TYPE - A1)	1	10202.393	10202.393	622.832	622.832	10443.065	49	49		G+23
TOWER 10 (TYPE - A2)	1	11097.364	11097.364	622.832	622.832	11347.531	53	53		G+25
TOWER 5 (TYPE - B1)	1	7591.357	7591.357	620.421	620.421	7839.579	46	46		G+20
TOWER 8 (TYPE - B2)	1	9581.143	9581.143	620.421	620.421	9829.365	58	58	-	G+26
TOWER 2,3,6 & 9 (TYPE - C1)	4	6796.805	27187.220	623.145	2492.580	28189.024	42	168		G+18
TOWER 4 (TYPE - C2)	1	8083.953	8083.953	623.145	623.145	8334.404	50	50		G+22
TOWER 7 (TYPE - D)	1	15871.946	15871.946	641.487	641.487	16026.355	88	97	54	G+32
		1604.913	1604.913			1604.913	9			
TOWER 11 (TYPE - E)	1	19856.804	19856.804	818.316	818.316	26874.826	126	126	12	G+33
EWS	1	2908.285	2908.285	635.566	635.566	2946.066			116	G+4
COMMUNITY BUILDING	1	1054.176	1054.176	634.279	634.279	1054.176				G+1
CONNVIENT SHOPPING	1	267.797	267.797	267.797	267.797	267.797				G
TOILET NEAR SHOPPING	1	7.596	7.596	7.596	7.596	7.596				G
STAIRCASE ON SURFACE	0.0	44.336	0.000	44.336	44.336	44.336				
HT METER ROOM & STORE / CHANGE ROOM	0.0	31.057	0.000	31.057	31.057	31.057				
GUARD ROOM	0.0	18.465	0.000	18.465	18.465	18.465				
VIEWING DECK BRIDGE & CANOPY	0.0	960.588	0.000	960.588	960.588	960.588				
GARBAGE COLLECTION & SERVICE ROOM	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			115314.172		9679.72	176006.133		655	182	



PROJECT AREA CALCULATIONS

		AS/ OC GRANTED		PROPOSED AREA FOR APPROVAL			GRAND TOTAL	
		(TOWER 1 TO 10)		EWS	TOWER 11 (G+31)	TOTAL		
				FOR APPROVAL	FOR APPROVAL			
			(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 ENDSY. 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	248.151	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 WHEEELER 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)/.......DI/... 18/4/2022
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

DTP(HQ) STP(HQ) Member Secretary BPAC STP(G) Member BPAC CTP(Hr.) Chairman BPAC

ATP(HQ) (Dinesh Kumar) PA(HQ)

DDT(HQ) Member BPAC

J.D. P.A. A.T.P.

TO BE READ WITH THIS OFFICE MEMO NO.: 20699 DATED: 10/07/2024

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KEY PLAN

OWNER
CONSOLIDATE REALTOR PVT. LTD.

CONSULTANTS

Architects:
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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
312A, 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 /SCALED.
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
WATER SUPPLY LAYOUT

ARCHITECTS SIGN | CLIENTS SIGN
NISHANT KUMAR JAIN COA NO. - CA/2004/33615 DESIGNPLUS Unit 129, First Floor, Vipul Agora, MG Road, Gurugram Haryana - 122002, India

SCALE 1:500 | NORTH
DRAWING NUMBER A-001 | REVISION

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