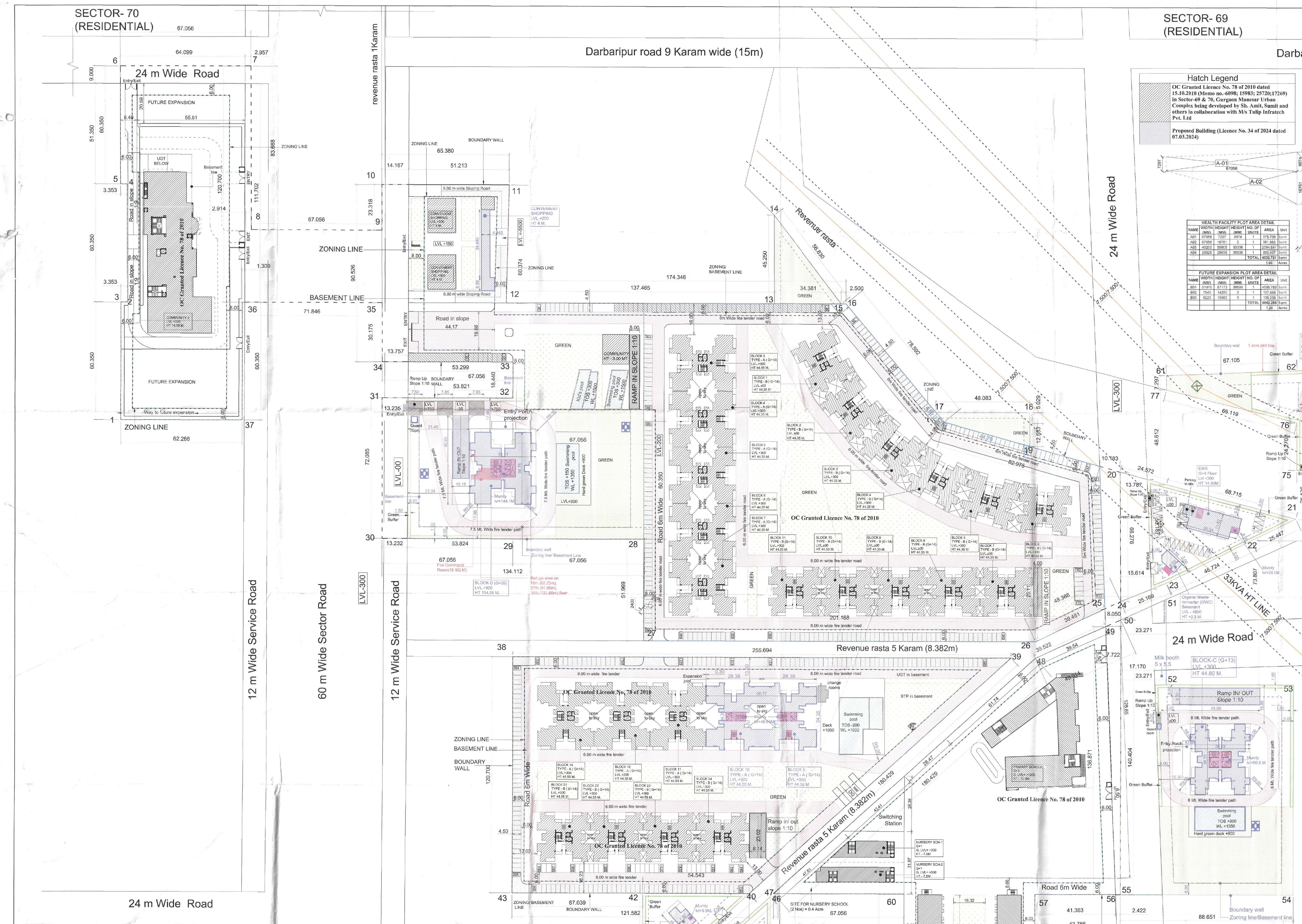

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

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

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter

DRAWING TITLE	DWG. NO.
SITE PLAN	S-101

Tower No.	FAR No. of Units	Occupancy Obtained	OC
TYPE - A (BLK.4)	60	8453.56	As per OC-1 Dt:31.03.2017(Memo No. 6098)
TYPE - A (BLK.5)	60	8453.56	
TYPE - A (BLK.11)	60	8453.56	
TYPE - A (BLK.12)	60	8453.56	
TYPE - B (BLK.3)	60	6594.44	
TYPE - B (BLK.4)	60	6587.25	
TYPE - B (BLK.8)	60	6574.36	
TYPE - B (BLK.9)	60	6574.36	
TYPE - B (BLK.10)	56	6567.43	
TYPE - B (BLK.21)	56	6580.82	
TYPE - B (BLK.22)	60	6574.36	
TYPE - B (BLK.23)	60	6574.36	
TYPE - B (BLK.24)	60	6587.75	
EWS-1	120	2641.73	
EWS-2	120	2641.73	
TOTAL		98,312.83	
Basement Area		48,557.90	
TYPE - A (BLK.3)	60	8485.86	As per OC-2 Dt:05.07.2019(Memo No. 15983)
TYPE - A (BLK.6)	60	8453.56	
TYPE - A (BLK.7)	60	8485.91	
TYPE - A (BLK.14)	60	8485.91	
TYPE - B (BLK.2)	20	2194.906	
TYPE - B (BLK.5)	20	2196.073	
TYPE - B (BLK.6)	20	2191.443	
TYPE - B (BLK.7)	20	2193.416	
TYPE - B (BLK.11)	20	2190.923	
Convenient Shopping		508.680	
Community Building 1 (as BP out of FAR)		329.550	
TOTAL		47,907.15	
Basement Area		6,473.97	
TYPE - B (BLK.1)	36	4395.804	As per OC-3 Dt:16.10.2019(Memo No. 25720)
TYPE - B (BLK.2)	36	4398.127	
TYPE - B (BLK.5)	36	4389.927	
TYPE - B (BLK.6)	36	4393.234	
TYPE - B (BLK.7)	36	4388.097	
TYPE - B (BLK.11)	35	4388.097	
TOTAL		26,353.29	
COMMUNITY BUILDING 2		3,854.18	OC-4 Dt:06.05.2023(Memo No. 17269)
Basement Area		2,401.75	
TOTAL FAR		1,76,427.45	
TOTAL BASEMENT AREA		57,433.62	

Hatch Legend

OC Granted Licence No. 78 of 2010 dated 15.10.2010 (Memo no.-6098; 15983; 25720;17269) in Sector-69 & 70, Gurgaon Manesar Urban Complex being developed by Sh. Amit, Sumit and others in collaboration with M/s Tulip Infratech Pvt. Ltd

Proposed Building (Licence No. 34 of 2024 dated 07.03.2024)

HEALTH FACILITY PLOT AREA DETAIL						
NAME	WIDTH (MM)	HEIGHT (MM)	HEIGHT (MM)	NO. OF UNITS	AREA	Unit
A01	67056	7297	9874	1	578.709	Sqmt
A02	67056	16761	0	1	561.963	Sqmt
A03	40200	50905	53306	1	2094.641	Sqmt
A04	26826	29036	30638	1	800.407	Sqmt
				TOTAL	4032.721	Sqmt
					1.00	Acres

FUTURE EXPANSION PLOT AREA DETAIL						
NAME	WIDTH (MM)	HEIGHT (MM)	HEIGHT (MM)	NO. OF UNITS	AREA	Unit
B01	61970	87173	89690	1	4596.785	Sqmt
B02	7540	14250	0	1	107.445	Sqmt
B03	9220	15080	0	1	138.038	Sqmt
				TOTAL	4842.268	Sqmt
					1.20	Acres

Area Statement

A	PLOT AREA				
	Exisiting plot area (license area 25.44 acres)(License No. 78 of 2010 dated 15.10.2010) (A)	1,01,760.07	Sqm.	25.1455	Acres
	Additional plot area / license area (License No. 34 of 2024 dated 07.03.2024) (B)	30,933.11	Sqm.	7.64375	Acres
	Total Plot Area (A+B)	1,32,693.18	Sqm.	32.78925	Acres
B	FAR AREA CALCULATIONS				
	Permissible FAR on total site @ 1.75	C		2,32,213.06	Sqm.
	Extra FAR on additional plot for green building @12% (GRIHA rating System)	D		3,711.97	Sqm.
	Total permissible FAR	C+D=E		2,35,925.03	Sqm.
	Already achieved FAR on existing site (OC granted)(Memo No-6098; 15983; 25720; 17269)	F		1,76,427.45	Sqmt.
	Total FAR available for new development	E-F=G		59,497.58	Sqmt.
C	CONVENIENT SHOPPING				
	Site area for commercial @ 0.5% Plot area	663.4659	Sqmt.	0.16395	Acres
	Permissible FAR @ 1.0			663.47	Sqmt.
	Already achieved area for commercial (OC granted)(Memo No. 15983)			508.68	Sqmt.
	Proposed FAR area	H		154.79	Sqmt.
	Total Far achieved			663.466	Sqmt.
D	FAR AREA CALCULATIONS				
	Balance Total FAR available for residential development	G-H=I		59,342.80	Sqmt.
	Proposed FAR area details	No. of towers	FAR	Total	
	Type A- Block 9 & 10	1	16,318.65	16,318.65	Sqmt.
	Block C	1	8,591.61	8,591.61	Sqmt.
	Block D	1	31,303.42	31,303.42	Sqmt.
	EWS Block	1	1,364.92	1,364.92	Sqmt.
	Health facility	1	543.47	543.47	Sqmt.
	Villa 1-2	2	146.16	292.31	Sqmt.
	TOTAL	K		58,414.380	Sqmt.
E	DENSITY CALCULATIONS				
	Permissible maximum density on total plot at 300 PPA	L	=	9837	People
	Already achieved density for existing site (OC granted)(Memo No-6098; 15983; 25720)	M	=	7490	People
	Proposed Density	No. of towers	No. of units	Total	
	Type A- Block 9 & 10	1	116	580	People
	Block C	1	52	260	People
	Block D	1	156	780	People
	EWS Block	1	57	114	People
	Villa 1-2	2	2	10	People
	Service personells	1	60	120	People
	TOTAL	N	326	1,864	People
	Achieved TOTAL density	M+N=P	=	9354	People
			=	285	PPA
F	EWS CALCULATION				
	No. of Dwelling units in existing site (OC granted) (Memo No. 6098)	1348	Nos.		
	Service personells in existing site (OCgranted)(Memo No. 6098; 15983)	135	Nos.		
	No. of EWS required @ 15% in existing site	238	Nos.		
	No. of EWS provided in existing site	240	Nos.		
	Extra EWS	2	Nos.		
	No. of Dwelling units in additional site	326	Nos.		
	Service personells in additional site	60	Nos.		
	No. of EWS required @ 15% in additional site	58	Nos.		
	Hence, total propsed EWS units	57	Nos.		
G	GROUND COVERAGE CALCULATIONS				
	Permissible ground coverage on total site @ 35%	Q	=	46,442.61	Sqmt.
	Already achieved ground coverage for existing site	R	=	17,020.04	Sqmt.
				13%	
	Proposed Ground coverage	No. of towers	Gr. Cov.	Total	
	Type A- Block 9 & 10	1	1,378.01	1,378.01	Sqmt.
	Block C	1	1,114.01	1,114.01	Sqmt.
	Block D	1	1,376.68	1,376.68	Sqmt.
	Health facility	1	372.09	372.09	Sqmt.
	Villa 1-2	2	139.45	278.90	Sqmt.
	Convenient shopping	1	201.17	201.17	Sqmt.
	EWS	1	335.82	335.82	Sqmt.
	TOTAL	S		5,056.70	Sqmt.
	Achieved TOTAL Ground coverage	R+S=T	=	22,076.74	Sqmt.
				17%	
H	BASEMENT AREA CALCULATION				
	No. of Type A (Block 9-10) units		=	116.00	nos.
	No. of Block C units		=	58.00	nos.
	No. of Block D units		=	156.00	nos.
	No. of Villas		=	2.00	nos.
	Total no. of units		=	332.00	nos.
	Hence, Total Required ECS @ 1.5 per unit		=	498.00	ECS
	Already achieved area under parking (OC granted)(Memo No. 6098; 15983; 17269)		=	57,433.62	Sqmt.
	Proposed basement area for parking		=	16,702.26	Sqmt.
	Total parking achieved @ 32 sqm./ ECS		=	521.95	ECS

Area Statement

PLOT AREA	1,32,693.18 Sq.m	=	32.78925	Acres		
	Permissible	OC Granted	Proposed	Total	Balance	Units
Ground Coverage	46,442.61	17,020.04	5,056.70	22,076.74	24,365.88	Sq.m
	35%	13%	4%	17%	18%	%
FAR	2,35,925.03	1,76,427.45	58,569.17	2,34,996.62	928.42	Sq.m
	178%	133%	44%	177%	1%	%
Minimum Green area	19,903.98	15,891.37	7246.88	23,138.25	-3234.27	Sq.m
	15%	12%	0%	12%	3%	%
Convenient Shopping	663.47	508.68	154.79	663.47	0.00	Sq.m
	1%	0.38%	0.12%	1%	0%	%
Density per acre	300	228	57	285	15	PPA
Total population	9,837	7490	1,864	9,354	483	People
Total Units	2,084	1588	383	1971	113	No.
No. of EWS units 15% of main units	313	240	57	297		No.
No. of dwelling units 85% of main units	1771	1348	326	1,674		No.
No. of service personel units @10%	177	135	60	195		No.
No. of parking bays @1.5 per unit	2511	2,171	541	2,712		No.

S.N.	DESCRIPTION	FAR AREA	NON- FAR AREA
1	BASEMENT		21,764.94
2	BLOCK D	31,303.42	10,273.20
3	BLOCK C	8,591.61	3,213.56
4	BLOCK 9-10(TYPE-A)	16,318.65	4,295.44
5	EWS	1,364.92	381.56
6	VILLAS	292.31	288.65
7	HEALTH FACILITY	543.47	1,717.39
8	MILK & VEGETABLE BOOTH		27.50
9	METER/ HT ROOM		20.00
10	GUARD ROOM		20.00
11	CONVENIENT SHOPPING	154.79	46.38
12	OWC		50.000
13	FIRE ESCAPE STAIRCASE	63.20	
	TOTAL	58,632.370	42,098.605
	GRAND TOTAL FAR + NON FAR	1,00,730.98	

PROPOSED AREA DETAIL

Residential

SN	FLOOR	BASEMENT PARKING AREA NON F.A.R. AREA (SQ.M.)	BASEMENT SERVICES AREA NON F.A.R. AREA (SQ.M.)
1	Basement 1	12,116.30	3,152.18
2	Basement 2	4,585.96	1,910.49
45	TOTAL (FAR & NON-FAR)	15702.26	5062.67

BLOCK D

SN	FLOOR	F.A.R (SQ.M.)	NON F.A.R. AREA (SQ.M.)	NO. OF TOWER	TOTAL F.A.R. (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)	NO. OF DU's/ TOWER	TOTAL NO. OF DU's
3	STILT / GROUND FLOOR	1098.85	277.83	1	1098.85	277.83	0	0
4–20	1st FLOOR – 17th FLOOR (each)	778.38	248.03	1	778.38	248.03	4	4
21	18th FLOOR (Refuge)	727.65	291.29	1	727.65	291.29	4	4
22–29	19th FLOOR – 26th FLOOR (each)	778.38	248.03	1	778.38	248.03	4	4
30	27th FLOOR (Refuge)	727.65	291.29	1	727.65	291.29	4	4
31–38	28th FLOOR – 35th FLOOR (each)	778.38	248.03	1	778.38	248.03	4	4
39	36th FLOOR (Refuge)	727.65	248.03	1	727.65	248.03	4	4
40–42	37th FLOOR – 39th FLOOR (each)	778.38	248.03	1	778.38	248.03	4	4
43	TERRACE/MUMTY		117.76	1		117.76		
44	MACHINE ROOM/OHT		117.76	1		117.76		
45	TOTAL (FAR & NON-FAR)	31303.42	10273.20		31303.42	10273.20	156	156
46	Units between 100 to 150 sqm of carpet area						3	3
47	Units Above 150 sqm of carpet area						153	153
48	GROUND COVERAGE				1376.68			

BLOCK C

SN	FLOOR	F.A.R (SQ.M.)	NON F.A.R. AREA (SQ.M.)	NO. OF TOWER	TOTAL F.A.R. (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)	NO. OF DU's/ TOWER	TOTAL NO. OF DU's
3	STILT / GROUND FLOOR	324.24	789.77	1	324.24	789.77	0	0
4–16	1st FLOOR – 13th FLOOR (each)	635.95	171.78	1	635.95	171.78	4	4
43	TERRACE/MUMTY		95.34	1		95.34		
44	MACHINE ROOM/OHT		95.34	1		95.34		
45	TOTAL (FAR & NON-FAR)	8591.61	3213.56		8591.61	3213.56	52	52
46	Units between 100 to 150 sqm of carpet area						52	52
47	Units Above 150 sqm of carpet area						0	0
48	GROUND COVERAGE				1114.01			

BLOCK 9-10(TYPE-A)

SN	FLOOR	F.A.R (SQ.M.)	NON F.A.R. AREA (SQ.M.)	NO. OF TOWER	TOTAL F.A.R. (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)	NO. OF DU's/ TOWER	TOTAL NO. OF DU's
3	STILT / GROUND FLOOR	1031.68	346.33	1	1031.68	346.33	6	6
4	1st FLOOR	867.34	268.81	1	867.34	268.81	5	5
5–17	2nd FLOOR – 14th FLOOR (each)	1109.20	268.81	1	1109.20	268.81	8	8
43	TERRACE/MUMTY		92.8605	1		92.86		
44	MACHINE ROOM/OHT		92.8605	1		92.86		
45	TOTAL (FAR & NON-FAR)	16318.65	4295.44		16318.65	4295.44	116	116
46	Units between 100 to 150 sqm of carpet area						116	116
47	Units Above 150 sqm of carpet area						0	0
48	GROUND COVERAGE				1378.015			

EWS and VILLAS

SN	FLOOR	EWS F.A.R (SQ.M.)	EWS NON F.A.R. AREA (SQ.M.)	EWS NO. OF DU	VILLAS F.A.R (SQ.M.)	VILLAS NON F.A.R. AREA (SQ.M.)	NO. OF VILLA	TOTAL F.A.R. (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)
3	STILT / GROUND FLOOR	248.14	87.68	9	85.67	53.778	2	171.35	107.56
4	1st FLOOR	279.19	56.63	12	60.48	65.541	2	120.97	131.28
5	2nd FLOOR	279.19	56.63	12					
6	3rd FLOOR	279.19	56.63	12					
7	4th FLOOR	279.19	56.63	12					
43	TERRACE/MUMTY		33.67			12.452	2		24.9049
44	MACHINE ROOM/OHT		33.67			12.452	2		24.9049
45	TOTAL (FAR & NON-FAR)	1364.92	381.56	57	146.16	144.32	2	292.31	288.65
47	Units Above 150 sqm of carpet area			57					
48	GROUND COVERAGE	335.82			278.90				

HEALTH FACILITY, MILK & VEGETABLE BOOTH, METER/HT ROOM, GUARD ROOM, CHANGE ROOM, Commercial CONVENIENT SHOPPING

SN	FLOOR	HEALTH FACILITY F.A.R (SQ.M.)	HEALTH FACILITY NON F.A.R. AREA (SQ.M.)	MILK & VEGETABLE BOOTH NON F.A.R. AREA (SQ.M.)	METER/ HT ROOM NON F.A.R. AREA (SQ.M.)	GUARD ROOM NON F.A.R. AREA (SQ.M.)	CHANGE ROOM F.A.R (SQ.M.)	CONVENIENT SHOPPING F.A.R (SQM)	CONVENIENT SHOPPING NON F.A.R. AREA (SQM)
2	Basement 2		1108.35						
3	STILT / GROUND FLOOR	36.23	335.86	27.50	20.00	20	50.00	154.79	46.38
4	1st FLOOR	310.19	51.901						
5	2nd FLOOR	197.05	175.05						
43	TERRACE/MUMTY		36.2295						
44	MACHINE ROOM/OHT		36.2295						
45	TOTAL (FAR & NON-FAR)	543.47	1717.39	27.50	20.00	20.00	50.00	154.8	46.38
48	GROUND COVERAGE	372.094		27.5	20	20	50	201.17	

PROJECT TITLE

Approval of Building plans for Group Housing Colony over an additional area measuring 7.64375 acres (Licence No. 34 of 2024 dated 07.03.2024) in addition to group housing colony measuring 25.44 acres (Licence No. 78 of 2010 dated 15.10.2010), Grand total area 33.08375 acres in Sector-69-70, GMUC, Gurgram being developed by M/S Tulip Infratech Pvt. Ltd. in collaboration with land owners .

OWNERS

TULIP INFRATECH PVT. LTD.

ARCHITECTS

designcosmos
A-609, Second Floor,
Sushant Lok Ph-1 ,Gurgaon
Ph- 0124 4203676

DATE	MAR 2024
SCALE	1:1000
DEALT	SD
CHECKED	MA

NORTH

OWNER's SIGNATURE

For TULIP INFRATECH PVT. LTD.
Authorised Signatory

ARCHITECT's SIGNATURE

APOORV SINGH
CA/2008/42704

S.T.P (HQ) S.T.P (G) C.T.P (HQ)
DTP (HQ) JD. P.A. ATP(HQ)
DINESH KUMAR PA(HQ)
DD (HQ) Member BPAC