DRS No. DTCP 10352 Dated: 12/07/24

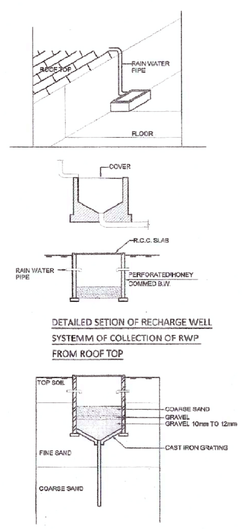
(VARINDER KUMAR) AD (HQ) | (YAJAN CHAUDHARY) ATP(HQ) | (ASHISH SHARMA) DTP (HQ) | (HITESH SHARMA) STP (M) | (P.P. SINGH) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

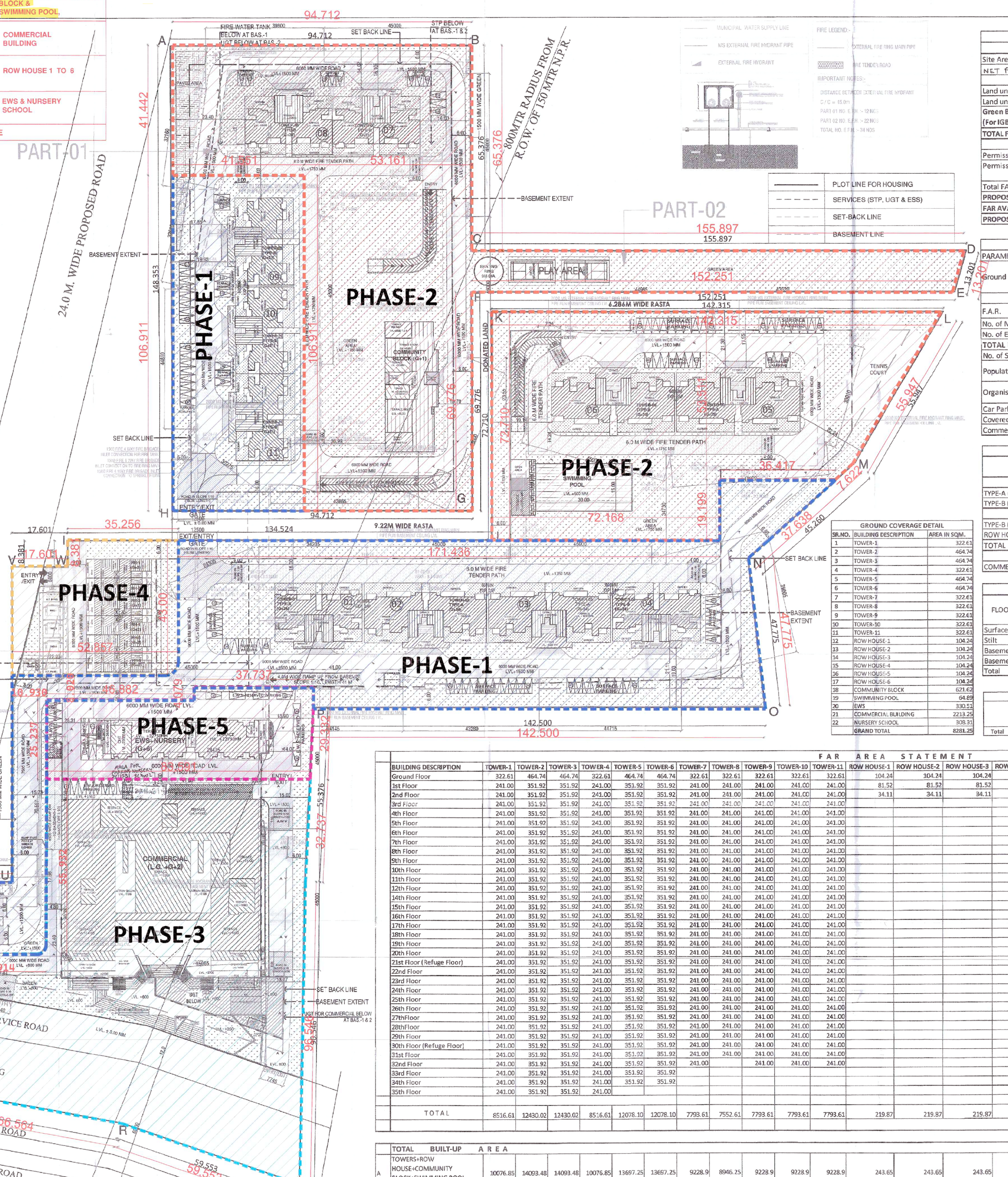
SHEET NO. 01/22

PHASE - WISE AREA DETAILS

	PHASE-1 AREA : 4.336 ACRES	TOWER- 1, 2, 3, 4, 9,10 & 11
	PHASE-2 AREA : 4.894 ACRES	TOWER- 5, 6, 7, 8, COMMUNITY BLOCK & SWIMMING POOL
	PHASE-3 AREA : 2.762 ACRES	COMMERCIAL BUILDING
	PHASE-4 AREA : 0.523 ACRE	ROW HOUSE 1 TO 6
	PHASE-5 AREA : 0.563 ACRE	EWS & NURSERY SCHOOL

TOTAL AREA = 13.078 ACRE





	PLOT LINE FOR HOUSING
	SERVICES (STP, UGT & ESS)
	SET-BACK LINE
	BASEMENT LINE

GROUP HOUSING, SECTOR- 105, GURUGRAM					
PROPOSED ABSTRACT					
Site Area Licensed	=	13.0780	Acres	52924.70	sqm
NET PLANNED AREA	=	12.725	ACRES	51496.17	SQM.
		ON LAND AREA		FAR	
Land under FAR@ 2.5 (TOD Granted area)	=	6.8433	Acres	27693.81 sqm	69234.52 sqm
Land under FAR @ 1.75 (Non TOD area)	=	5.8817	Acres	23802.36 sqm	41654.13 sqm
Green Building FAR @15% (For IGBC Platinum rating Pre certification)		12.725	Acres	51496.17 sqm	7724.42 sqm
TOTAL FAR PERMISSIBLE					118613.07 sqm
		ON LAND AREA		FAR	
Permissible FAR @ 1 for commercial on land under Non-TOD zone (5.8817 acres)		0.5%	OF	23802.36 sqm	119.01 sqm
Permissinle FAR @ 2.5 for Commercial on Land under Transit zone (6.8433 acres)		0.2%	OF	69234.52 sqm	8308.14 sqm
Total FAR permissible for Commercial					8427.15 sqm
PROPOSED FAR FOR COMMERCIAL					8306.53 sqm
FAR AVAILABLE FOR GROUP HOUSING					110306.54 sqm
PROPOSED FAR FOR GROUP HOUSING					110286.20 sqm

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

ATP (HQ) member B.P.A.C. | STP (HQ) member B.P.A.C. | STP (C) member B.P.A.C. | (Chairman B.P.A.C.) | Consultant Architect | ATP(HQ) | Vinender Kumar AD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: 10769 DATED: 22-8-24

PARAMETERS					
PARAMETER	PERMISSIBLE/REQUIRED			PROPOSED	
Ground Coverage	@35% of 5.8817 acres	=	8330.83 sqm		
	@60% of 6.8433 acres		16626.29		
	TOTAL		24957.12	8281.25	sqm
			48.44%	16.08%	
F.A.R.		=	118613.07 sqm	118592.73	sqm
No. of Main Units		=		740	nos.
No. of EWS units	(15% of Main D.U.'s)	=	131 nos.	131	nos.
TOTAL UNITS (MAINS + EWS)				871	nos.
No. of Service Personnel	(10% of Main D.U.'s)	=	74 nos.	= 74	nos.
Population	Minimum		Maximum	4110	nos.
	3237		5001 nos.	314	PPA
Organised Greens	@15% of 12.725 Acres(51496.17 sq.m.)	=	7724.4 sqm	16481.34	sqm
				32.00%	
Car Parking		=	722 nos.	1299	ECS
Covered Car Parking		=		1171	ECS
Commercial FAR		=	8427.15	8306.53	sqm

DENSITY PERMISSIBLE			
		POPULATION	
PPA	Area in Acres	Min. Density	Max. Density
430±10%	6.8433	2648	3237
100-300	5.8817	588	1765
TOTAL	12.7250	3237	5001

PROPOSED POPULATION					
UNITS					
740	Population of Main Units	@ 5	person per unit	3700	persons
74	Population of Service Personnel	@ 2	person per unit	148	persons
131	Population of EWS Units	@ 2	person per unit	262	persons
	TOTAL POPULATION		=	4110	Persons

PARKING REQUIREMENT CALCULATION				
UNIT TYPE	CARTPET AREA (SQMT.)	TOTAL NO. OF UNITS	ECS REQUIRED	NO OF PARKINGS REQUIRED
PARKING REQUIRED FOR DU'S PROPOSED IN 5.8817 ACRE NON-TOD ZONE				
TYPE-A (TOWER-2, 3, 5 & 6)	145.4	276	1.5	414
TYPE-B (TOWER-4)	95.84	70	1.5	105
PARKING REQUIRED FOR DU'S PROPOSED IN 6.8433 ACRE TOD ZONE				
TYPE-B (TOWER-1, 7, 8, 9, 10 & 11)	95.84	388	0.5	194
ROW HOUSE (RH-1 TO 6) ALL FLOORS	161.04	6	1.5	9
TOTAL NO OF PARKINGS REQUIRED IN GROUP HOUSING			=	722
PARKING REQUIRED FOR COMMERCIAL				
COMMERCIAL BLOCK (ALL FLOORS)	8306.53	-	1ECS/50 SQ.M.	166

PARKING SUMMARY				
		FOR 13.078 ACRES		
		REQUIRED		PROPOSED
PARKING for Dwelling Units	=	722 ECS	=	1125 ECS
PARKING for Commercial	=	166 ECS	=	174 ECS
TOTAL	=	888		1299 ECS
5% PARKING OF MAIN DU's (RESERVED FOR EWS)	=	38	=	Surface=28 Stilt=10 ECS
EWS PARKING NO. - 1 TO 28 & 5th TO 5 IGIN EWS STILT, TOTAL = 38 NOS.				
COVERED Parking in BASEMENT & STILT	=		=	1171 ECS
Parking on SURFACE	=		=	128 ECS
TOTAL	=		=	1299 ECS

Perm. FAR AREA @ 85% RESIDENTIAL OF TOD AREA = 60926.378 SQM.
PROPOSED FAR AREA OF TOD AREA = 48562.88 SQM.

Ar. Nityanjal Choudhary CA/2016/73561

1000 Trees Housing Pvt Ltd Authorised Signatory

GROUND COVERAGE DETAIL		
SR.NO.	BUILDING DESCRIPTION	AREA IN SQM.
1	TOWER-1	322.63
2	TOWER-2	464.74
3	TOWER-3	464.74
4	TOWER-4	322.63
5	TOWER-5	464.74
6	TOWER-6	464.74
7	TOWER-7	322.63
8	TOWER-8	322.63
9	TOWER-9	322.63
10	TOWER-10	322.63
11	TOWER-11	322.63
12	ROW HOUSE-1	104.24
13	ROW HOUSE-2	104.24
14	ROW HOUSE-3	104.24
15	ROW HOUSE-4	104.24
16	ROW HOUSE-5	104.24
17	ROW HOUSE-6	104.24
18	COMMUNITY BLOCK	621.62
19	SWIMMING POOL	64.89
20	EWS	330.51
21	COMMERCIAL BUILDING	2213.25
22	NURSERY SCHOOL	308.31
	GRAND TOTAL	8281.25

DETAILS OF PARKING & BASEMENT (not included in FAR)						
FLOORS	PARKING AREA	AREA FOR (2 WHEELER) IN SQ. MT.	AREA FOR PARKING (4 WHEELER)		ECS @ (in sqm)	NO. OF ECS PROPOSED
Surface	2961.40		2944.00	sqm	23	128
Stilt	370.34	90.34	280.00	sqm	28	10
Basement-1	24081.98	7185.98	16896.00	sqm	32	528
Basement-2	27411.72	7155.72	20256.00	sqm	32	633
Total						1299

DETAILS OF MAIN D.U.'s PROPOSED																							SERVICE PERSONNEL	
	TOWER-1 TYPE-B	TOWER-2 TYPE-A	TOWER-3 TYPE-A	TOWER-4 TYPE-B	TOWER-5 TYPE-A	TOWER-6 TYPE-A	TOWER-7 TYPE-B	TOWER-8 TYPE-B	TOWER-9 TYPE-B	TOWER-10 TYPE-B	TOWER-11 TYPE-B	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	Total Main D.U.S'	TOWER-5 TYPE-A	TOWER-6 TYPE-A
Total	70	70	70	70	68	68	64	62	64	64	64	1	1	1	1	1	1	740	37	37

Checked and found as for Public Health (Internal) Service only. Subject to comments in inforwarding letter vide No. 44939 dt. 22/8/23

FAR AREA STATEMENT																							
BUILDING DESCRIPTION	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOWER-9	TOWER-10	TOWER-11	ROW HOUSE-1	ROW HOUSE-2	ROW HOUSE-3	ROW HOUSE-4	ROW HOUSE-5	ROW HOUSE-6	COMMUNITY BLOCK	SWIMMING POOL	EWS	COMMERCIAL	BUILDING
Ground Floor	322.63	464.74	464.74	322.63	464.74	464.74	322.63	322.63	322.63	322.63	322.63	104.24	104.24	104.24	104.24	104.24	104.24	621.62	64.89	87.79	Lower Gr. Floor	2680.22
1st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	81.52	81.52	81.52	81.52	81.52	81.52	377.60		505.44	Upper Gr. Floor	2213.25
2nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00	34.11	34.11	34.11	34.11	34.11	34.11			505.44	1st Floor	2076.95
3rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									505.44	2nd Floor	1336.11
4th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									509.44		
5th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									509.44		
6th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00									491.37		
7th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
8th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
9th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
10th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
11th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
12th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
14th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
15th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
16th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
17th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
18th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
19th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
20th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
21st Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
22nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
23rd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
24th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
25th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
26th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
27thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
28thFloor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
29th Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
30th Floor (Refuge Floor)	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
31st Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00	241.00	241.00	241.00	241.00											
32nd Floor	241.00	351.92	351.92	241.00	351.92	351.92	241.00		241.00	241.00	241.00											
33rd Floor	241.00	351.92	351.92	241.00	351.92	351.92																
34th Floor	241.00	351.92	351.92	241.00	351.92	351.92																
35th Floor	241.00	351.92	351.92	241.00																		
TOTAL	8516.61	12430.02	12430.02	8516.61	12078.10	12078.10	7793.61	7552.61	7793.61	7793.61	7793.61	219.87	219.87	219.87	219.87	219.87	219.87	999.22	64.89	3126.36		8306.53
																				110286.20		118592.73

TOTAL BUILT-UP AREA																						
A	TOWERS+ROW HOUSE+COMMUNITY BLOCK+SWIMMING POOL +EWS+COMM.	10076.85	14093.48	14093.48	10076.85	13697.25	13697.25	9228.9	8946.25	9228.9	9228.9	9228.9	243.65	243.65	243.65	243.65	243.65	243.65	1168.06	64.89	4109.89	8916.39
	TOTAL (A)																					137318.84
B	BASEMENT-1																					27763.22
C	BASEMENT-2																					31645.00
D	NURSERY SCHOOL																					308.31
	GRAND TOTAL (A+B+C-D)																					197035.37

NOTE- 13TH NUMBER FLOOR HAVE BEEN OMITTED FOR CALCULATION PURPOSE

NOTE:- DISTANCE BETWEEN REFUGE AREA AND FIRE TENDER ROAD IN NOT MORE THAN 11M.

NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS ARE IN METER.
3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
5. BOUNDARY WALL AND GATE AS PER STANDARDS.
6. ALL WALLS ARE 230/115 MM THK. BRICK WALL.
7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT.
8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILET PROVIDED WITH 24hr POWER BACKUP.

REVISED SUBMISSION DRAWING

PROJECT:

REVISED BUILDING PLAN OF MIX LAND USE COLONY (68% RESIDENTIAL COMPONENT & 12% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR THE AREA MEASURING 7.0553 ACRES (FALLING WITHIN TRANSITION ZONE) PART OF GROUP HOUSING COLONY MEASURING 13.078 ACRES (LICENCE NO. 127 OF 2012 DATED 27.12.2012) IN SECTOR- 105, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. KANWAR SINGH & OTHERS IN COLLABORATION WITH 1000 TREES HOUSING PRIVATE LIMITED. (~~NOW KNOWN AS TREES COMM. SERVICES LIMITED~~)

DRAWING TITLE :
MASTER SITE LAYOUT
PHASING PLAN

DEALT BY	SCALE 1:500	DRG. NO. AR-SP-1.1
CHECKED BY	DATE 04-04-2023	SHEET NO. 01/22

THROUGH : AUTHORISED SIGNATORY

ATS Infrastructure Ltd. Authorised Signatory
1000 Trees Housing Pvt Ltd Authorised Signatory

ARCHITECT NITYANJAL KUMAR JHA CA/2016/73561

OWNER'S SIGN | ARCHITECT'S SIGN