DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No.ZP-409-III/PA(DK)/2024/ 30329 Dated 25-09-2024

To

Buzz Hotels Pvt. Ltd.,
Regd Office - 305, 3rd Floor, Kanchan House,
Karampura Commercial Complex,
New Delhi - 110015.

Subject: **Approval of Phasing Plan of Group Housing Colony area measuring 34.175 acres (Licence No. 16 of 2008 dated 31.01.2008, Licence No. 28 of 2008 dated 17.02.2008, Licence No. 44 of 2011 dated 13.05.2011), Sector-59, Gurugram being developed by Buzz Hotels Pvt. Ltd.**

Reference:- Your request dated 01.04.2024 & 03.07.2024 on the matter cited above.

Please find enclosed a copy of approved Phasing Plan of area measuring 34.175 acres (Licence No. 16 of 2008 dated 31.01.2008, Licence No. 28 of 2008 dated 17.02.2008, Licence No. 44 of 2011 dated 13.05.2011), Sector-59, Gurugram bearing drawing no. DTCP-10512 dated 24.09.2024 for further necessary action.

The above Phasing Plan of Group Housing Colony is approved with the condition that you shall submit the approved Phasing Plan in the RERA Authority and get the RERA registration as per the approved Phasing Plan.

DA/as above.

(Narender Kumar)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.ZP-409-III/PA(DK)/2024/_____ Dated _____

A copy is forwarded to the following alongwith a copy of approved Phasing Plan for information and necessary action:-

1. The Senior Town Planner, Gurugram.
2. The District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on website of the Department.

DA/as above

(Narender Kumar)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

PHASING PLAN

NOTE: THERE IS NO CHANGE IN APPROVAL OF BUILDING PLANS. PHASING PLAN ONLY SHOWS STAGES OF DEVELOPMENT.

(NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | JITENDER SIHAG) CTP (HQ) | (AMIT KHATRI, IAS) DTCP (HR)

(RAJAT CHAUHAN) ATP (HQ) | (DINESH KUMAR) PA (HQ)

DRG. NO:- DTCP 10512 DATED:- 24-09-12

TENTATIVE /INDICATIVE FAR TO BE UTILISED IN FUTURE.

Total project Area	=	34.175 Acres	138301.098 Sqm		
Net planned Area	=	32.331 Acres	130838.707 Sqm		
S. No.	Description of Phases	Area (in Acres)	Permissible F.A.R. (in Sqm. excluding GRIHA, TDR etc.)	Towers/ Buildings included	Status of OC.	Status of RERA
1	Phase 1 (Completed phase)	6.51875	Area under roads	60.0 m wide existing road and 12.0 m wide service road.	Not Obtained	Not Obtained
2	Phase 2 (Completed phase)	7.8375	79895.9 (61.06%)	Tower 1, 2, 3, Community Building ,convenient Shopping-1, EWS.	* OC for Tower-1 and EWS Block (65 units) granted on 22.1.2019. * OC for community building & convenient shopping -10.10.2019. * OC for Tower-2 & 3 not granted yet.	Registration no. 47 of 2017 dated 26.10. 2017, 42 of 2017 dated 26.10. 2017 and 26 of 2022 dated 15.03. 2022.
3	Phase 3 (Future development)	8.19375	52954.29 (40.47%)	Future Development	Not Obtained	Not Obtained
4	Phase 4 (Completed Phase)	8.9187	92902.3 (71%)	Tower A, B, C, D, E, Community Building-2,convenient Shopping-2, EWS.	* OC for tower A,B,C, EWS Block, Community building-2 granted on 08.02.2024. * OC for Tower-D, E & Convenient Shopping-2 not granted yet.	Registration no. 10 of 2019 dated 30.6.2019 for 5.95 Acres, 27 of 2021 dated 22.06. 2021 for 2.97 Acres.
5	Phase 5 (Future Development)	2.7063	3215.23 (2.45%)	Future Development	Not Obtained	Not Obtained
	Total	34.175	228967.74 (175%)			

Area Details Phase 2 AS SANCTIONED

AREA CHART FOR FAR DEVELOPMENT

PERMISSIBLE GROUND COVERAGE ON GROUND FLOOR@ 35% OF 7.782 acres = 11023.995 Sqm.
PERMISSIBLE F.A.R.- 175 OF PLOT AREA OF 33.138 Acres = 57952.291 Sqm.
ADDITIONAL F.A.R. FOR GRIHA+ 10% OF PLOT AREA 7.782 Acres = 1779.558 Sqm.
TOTAL PERMISSIBLE FAR = 59681.829 Sqm.

S.NO.	BLOCK	NO. OF FLOORS IN EACH BLOCK	NO. OF BLOCKS	GROUND COVERAGE	TOTAL GROUND COVERAGE	F.A.R. PER BLOCK	TOTAL F.A.R.	NO. OF DWELLING UNITS IN BLOCK		TOTAL NO. OF DWELLING UNITS IN BLOCKS	
								MAIN UNITS	SUPP. UNIT	MAIN UNITS	SERVANT UNITS
				Sq.Mtrs.	Sq.Mtrs.	Sq.Mtrs.	Sq.Mtrs.				
1	A	5+4S	1	767.088	767.088	20999.733	19092.121	120	0	120	0
2	B	5+4S	1	973.063	973.063	20999.733	19092.121	123	0	123	0
3	C	5+4S	1	973.063	973.063	18458.239	17798.733	117	0	117	0
4	D	5+4S	1	973.063	973.063	19458.239	18856.239	117	0	117	0
5	E	5+4S	1	961.088	961.088	19999.733	19092.133	121	0	121	0
6	V W S	5+4S		489.064	489.064		3642.128				30
7	COMM. BUILDING	G	1	324.000	324.000	263.370	263.370				
	HOSPITALITY BLOCK	1ST FLOOR				174.815	174.815				
8	COMMUNITY BUILDING	3+1	1	328.353	328.353		985.135				
12	HT METER RM	G	1	54.000	54.000		54.000				
13	GUARD CABIN	S	4	6.400	25.600		6.400				
14	SECURITY & FIRE BLOCK	S	1	46.871	46.871		46.871				
15	SUBSTATION ARCHIVE	S	1	257.000	257.000						
16	BASEMENT-1 (-1.5M)		1			241.324	241.324				
	BASEMENT (-3.6M)					1962.132	1962.132				
17	BASEMENT (-5.1)		1			1125.648	1125.648				
	CIRCULATION										
17	TOTAL			6913.041			94.4885%			558	558

NO OF MAIN UNITS = 558 Nos.
NO OF PEOPLES IN 1 UNIT = 5 PERSONS
POPULATION = 2790 PERSONS

NO OF SERVANT UNITS = 60 Nos.
NO OF SERVANTS IN 1 UNIT = 1 PERSONS
POPULATION = 120 PERSONS

NO OF E.W.S = 65 Nos.
POPULATION = 195 PERSONS

TOTAL POPULATION FOR CURRENT DEVELOPMENT = 3105 PERSONS
ACHIVED DENSITY PER CURRENT DEVELOPMENT = 236.81 PERSONS PER ACRE
= 100-300 PERSONS PER ACRE
PERMISSIBLE DENSITY

NO OF SERVANT UNITS REQUIRED @10 % OF MAIN UNIT = 56 Nos.
NO OF SERVANT UNITS PROVIDED = 60 Nos.

NO OF E.W.S. UNITS REQUIRED @3.5 % OF TOTAL UNITS INCLUDING E.W.S = 96 Nos.
NO OF W.S. UNITS PROVIDED = 65 Nos.

SITE PLAN
GREEN AREA @ 33% OF TOTAL PLOT AREA = 11054.472 Sqm.
GREEN AREA = 63.70 Q72 = 10437.500 Sqm.

PARKING REQUIRED
NO OF PARKING REQUIRED @ 1.5 ECS PER DWELLING UNIT HARYANA BUILDG. CODE 2017 = 834.00 Nos.
NO. OF COVERED PARKING REQUIRED (75% OF TOTAL PARKING) = 626 Nos.

PARKING PROVIDED
3/4% PARKING @03 Sqm. ECS = 780.765 Sqm. = 34 ECS
OPEN PARKINGS PER EQUNIT = 25 Nos.

COVERED PARKING
4" X 9'6" LVL @24 Sqm. ECS = 996.288 Sqm. = 14 ECS
COVERED PARKING IN 15'6.5 AS PER COUNT (MECHANICAL PARKING) = 1296.288 Sqm. = 54 ECS
BASEMENT LVL @52 Sqm. ECS = 1872 ECS
ADDITIONAL PARKING AT BASEMENT/AS PER EQUNIT = 600 Nos.
ADDITIONAL PARKING (MECHANICAL) = 617 Nos.
TOTAL COVERED PARKING ECS = 3084 ECS

TOTAL PARKING PROVIDED ECS = 3109 ECS
3% OF TOTAL PARKING IS AVAILABLE FOR EWS = 56 ECS
NO OF TOTAL PARKING IS AS PER COUNT = 3109 ECS
% OF TOTAL PARKING IS AVAILABLE OVER EWS AS PER COUNT = 42 Nos.

FOR PARKING & GREEN AREA CALCULATION REFER SHEET NO 10 A2

Phase 1 & 2 Area Summary

COMBINED AREA CHART FOR COMBINED ZONING OF MEASURING AREA 34.175 ACRES

TOTAL LAND AREA AS PER COMBINED ZONING = 34.175 ACRES = 138301.099 SQM
TOTAL SITE AREA FOR FAR & GROUND COVERAGE CALCULATION = 32.331 ACRES = 130838.707 SQM

PHASE-I AREA CALCULATION

S.NO.	DESCRIPTION	PERMISSIBLE AREAS (SQM)	PROPOSED/ SANCTIONED AREAS PHASE-I (SQM)	PART OC RECEIVED PHASE 1	MAIN WORK AREA (REVISION (SQM)	AREAS FOR OC	TOTAL ACHIVED F.A.R. OC + PROPOSED F.A.R. PHASE-II
1.A	@1.75	229067.732	94885.5% of 138301.099 = 131254.424	74796.42 + 4978.232 = 79774.652	51479.772		131254.424
1-B	ADDITIONAL FAR FOR GREEN AREA	57266.933	57.5% of 138301.099 = 79523.067	74796.42 + 4978.232 = 79774.652	51479.772		131254.424
2	GROUND COVERAGE @ 35%	45793.546	18372.118	1942.683	1335.446		3813.80
3	Total Main Dwelling Units		558 NOS + 558 NOS		140NOS		558 NOS
	EWS @ 15% OF TOTAL NOS. OF UNITS	165.37 NOS	94 NOS		65 NOS		159 NOS
4	Service personal limit @ 10% of main dwelling units	@10% = 56 NOS	56 NOS + 60 NOS				116 NOS
5	POPULATION DENSITY PER ACRE	100-300	569.5				2152
6	ORGANISED GREEN AREA	@ 15%	19625.265	15.12%	(3973.224		15.86% 10673.094
7	CONVENIENT SHOPPING @ 1.% OF PLOT AREA	@ 5%	6541.935	265.435 (Phase 3)		78.850	78.850

	AMENITIES PROPOSED	PERMISSIBLE PLOT AREA (ACRES)	PERMISSIBLE PLOT AREA (SQM)	PROPOSED PLOT AREA (ACRES)	PROPOSED PLOT AREA (SQM)	PERMISSIBLE GROUND COVERAGE (SQM)	PERMISSIBLE FAR (SQM)	PROPOSED GROUND COVERAGE (SQM)	PROPOSED FAR (SQM)
	NURSERY SCHOOL @ 0.2 ACRES	809.370	809.370	0.201	812.889	367.092	809.370	445.460	445.460
	PRIMARY SCHOOL @ 1 ACRES	4046.850	4046.850	1.060	4341.189	1515.461	4046.850	729.825	2144.060

GREEN AREA CALCULATION UNDER FUTURE DEVELOPMENT

Additions 'A'

Description	Length (mt)	Breadth (mt)	Area (sqm)	No. of figures	Total Area (sqm)
G15	41.911	35.782	1499.669	1	1499.669
G16	41.911	23.464	491.700	1	491.700
G17	36.445	41.791	1481.282	1	1481.282
G18	41.791	5.169	107.800	1	107.800
		Total Green Area			3580.441

EWS AREA DETAIL

DESCRIPTION	FAR AREA (IN SQM)	NON- FAR AREA (IN SQM)	GROUND COVERAGE (IN SQM)
As / OC Received	1685.39	250.23	344.67
AU REVISION SUBMITTED	1895.47	261.03	367.56

TOWER 2

DESCRIPTION	Unit FAR (in sqm)
3BHK	182
3BHK - Small (Refuge Floor)	174
4bhk Penthouse	309

UNIT TYPOLOGY	TOWER 1	TOWER 2	TOWER 3
3BHK	116	136	58
3BHK + S			58
4BHK - PentHouse	4	4	4
Total No Of Units	120	140	120
Total No Of Units			380

BASEMENT AREA CALCULATION - Part 1 (OC RECEIVED MEMO NO.No.ZP- 435/AD(RA)/ 2019 / 1931 dated 22.01.2019)

DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	NO. OF PARKING
UPPER BASEMENT	5429.47	949.87	4479.60	125
LOWER BASEMENT	5527.94	954.08	4573.86	123
TOTAL	10957.41	1903.95	9053.46	248

BASEMENT AREA CALCULATION - Part 2

DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	NO. OF PARKING
UPPER BASEMENT	11054.58	1929.40	9125.18	290
LOWER BASEMENT	12107.92	2027.48	10080.44	296
TOTAL	23162.50	3956.88	19205.62	586

GREEN AREA CALCULATION

Additions 'A'

Description	Length (mt)	Breadth (mt)	Area (sqm)	No. of figures	Total Area (sqm)
G1	27.450	32.400	889.380	1	889.380
G2	19.140	18.700	357.918	1	357.918
G3	63.140	8.200	517.748	1	517.748
G4	33.000	24.500	808.500	1	808.500
G5	18.450	10.990	202.766	1	202.766
G6	77.975	7.750	604.306	1	604.306
G7	19.090	18.120	345.911	1	345.911
G8A	13.720	3.015	41.366	1	41.366
G9A	17.110	16.550	283.171	1	283.171
G10A	37.775	10.115	382.094	1	382.094
G11A	39.500	22.390	817.235	1	817.235
G12A	48.240	3.500	168.840	1	168.840
G13A	43.290	59.310	2567.53	1	2567.53
G14A	68.265	7.750	459.30	1	459.30
G15A	5.630	11.990	67.50	1	67.50
G16A	10.000	10.500	105.00	1	105.00
G17A	28.000	5.000	140.00	1	140.00
G18A	10.800	4.060	43.85	1	43.85
G19A	15.500	4.060	62.93	1	62.93
G20A	15.740	4.500	70.83	1	70.83
BALANCE GREEN WILL PROVIDED IN FUTURE DEVELOPMENT					1736.92
Total Green Area					10673.094

Area Details Phase 1

TOTAL SITE AREA	138,301.099	SQM	34.175	ACRES
SITE AREA (as per license no. 16. of 2008)	71,022.218	SQM	17.550	ACRES
PART AREA OF SITE DEVELOPED-(A) As approved memo no. ZP- 435/AD(RA)/2014 / 10155 dated 16.05.2014	27,518.580	SQM	6.800	ACRES
LAND AREA ADDED- (B)	4,249.182	SQM	1.050	ACRES
PART AREA OF SITE DEVELOPED-(A+B)	31,767.762	SQM	7.850	ACRES
PART SITE AREA OC RECEIVED As approved memo no. ZP- 435/AD(RA)/2019 / 1931 dated 22.01.2019	10,562.278	SQM	2.610	ACRES
PART SITE AREA YET TO BE APPLIED FOR OC- (C)	16,956.302	SQM	4.190	ACRES
LAND AREA ADDED- (B)	4,249.182	SQM	1.050	ACRES
PART SITE AREA YET TO BE APPLIED FOR OC (E) =(C+B)	21,205.485	SQM	5.240	ACRES
ADDITIONAL GREEN FAR AREA (12%)	32,911.316	SQM		

S.NO	DESCRIPTION	PERMISIBLE AREAS(SQM)		PROPOSED AREAS (SQM)	
1	FAR @ 1.75 of Site area (as per License No. 16 of 2008)	@1.75	111229.686		
2	GREEN FAR AREA (12%)	0.994 Acres	32911.316	1.31	82971.376
3	TOTAL FAR AREA		114410.520		
3	GROUND COVERAGE	@35%	22245.939	5.950	38129.80
4	EWS @15% OF TOTAL NO OF UNITS	@15% of total unit nos.	68 nos		68 nos
5	DENSITY	@250 PER ACRES	3926.500		2152
5	ORGANISED GREEN	@15% OF Site Area	10653.333	15%	10673.094

TOWER-2 (F.A.R AREA=27794.632) + (NON F.A.R AREA=10776.975) = 38571.607 sqm
GREEN FAR CONSUMED IN TOWER-2 = 3078.258 sqm

PARKING & POPULATION CHART

S.NO	TYPE	NO.OF UNITS	NO OF PERSONS /UNIT	SERVANT POPULATION	TOTAL POPULATION	NO.OF CAR REQUIRED AS/NORMS	TOTAL NUMBER OF PARKING REQUIRED	NO.OF CARS PROVIDED IN BASEMENT	NO.OF CARS PROVIDED ON GROUND	NO.OF CARS PROVIDED ON STILT
1	3 BHK UNITS	310	5	0	1550	1/3	465	834	75	16
3	3 BHK UNITS+ SERVENT UNIT	58	5	2	406	1/3	87			
4	4 BHK (PENTHOUSE)	12	5	0	60	1/3	18			
5	EWS	68	2		136		30			
	TOTAL	448			2152		600	925		

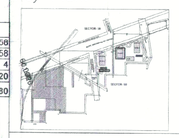
For Approval Stamping:

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

Ram Avtar Bassi, ADM(Q) | STP(HQ) Member Secretary BPAC | RTP(HQ) Member BPAC | CTP(HQ) Chairman BPAC

NOTES:
1) ALL FIXTURE PROVIDED IN TOILETS ARE AS PER N.B.C.
2) BASEMENT WILL BE ARTIFICIALLY VENTILATED.
3) ALL SPACES (PARKING BASEMENT, SERVICES BASEMENT ETC.) WILL BE ARTIFICIALLY LIT.
4) STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME, THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON, SERVICES, FIRE SERVICES, LIFTS ETC. AND ALSO THE ENTIRE ELECTRICAL LOAD FOR THE VENTILATION.
5) FIRE SAFETY MEASURES AS PER NBC INCLUDES SMOKE DETECTOR , HEAT DETECTOR, SPRINKLER SPACING IN COMPLIANCE WITH CODE

Key Plan:



Project:

REVISED GROUP HOUSING SCHEME MEASURING **17.55 ACRES** (LICENCE NO. 16 OF 2008 DATED 31.08.2008) + **11.90ACRES** (LICENCE NO.28 OF 2008 DATED 17.02.2008) + **4.725 ACRES** (LICENCE NO. 44 OF 2011 DATED 13.05.2011) = **34.175 ACRES** IN SECTOR -59, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY COMMANDER REALTORS PVT LTD, ORNAMANTAL REALTORS PVT. LTD., BTVS BUILDWELL PVT. LTD., GOLDEN VIEW BUILDERS PVT. LTD.,FIVE RIVER DEVELOPERS PVT. LTD., BULLS REALATORS PVT. LTD., FIVE RIVER BUILDCON PVT. LTD., FIVE RIVER BUILDCON PVT. LTD., ASPIRANT BUILDERS PVT. LTD., FIVE ADSON SOFTWARE PVT. LTD.,HI ENERGY REALTORS PVT. LTD., & FIVE RIVER TOWNSHIP PVT. LTD. IN COLLABORATION WITH BY BASE EXPORTS PVT. LTD. & BUZZ HOTELS PVT. LTD.

Authorized Signature

STRUCTURAL CONSULTANT
VINTECH
C-35, Pamposh Enclave, Greater Kailash-I, New Delhi-110048
Phone No. : +91-11-43141516
Fax No. : +91-11-26296767

Consulting MEP
ENERSAVE CONSULTANTS PVT LTD
A/20-BASEMENT, NEHRU ENCLAVE,KALKAJI
Ext. New Delhi - 110019,INDIA
TEL: 91-11-46110700-30
Email : ensavedelhi@enersave.in

Consulting LANDSCAPE
ORACLE
C-98, Kalkaji, New Delhi
mail: oracle@satyam.net.in
Contact: +91 (0)11 26481630

Architect's Sign
Morphogenesis
N-85R, Panchsheel Park, New Delhi, 110017, India.
TEL: 91 11 41828070 (Fax: 26490351
E Mail: studio@morphogenesis.com
ARNAB DUTTA CA/2007/50123

Drawing Title
SITE PLAN

Drawing No. A-101

Scale 1:500

Date NOV '20