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
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
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
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
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
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
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
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
TOWER 11	TYPE - E	113.494	524.050	456.488	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985
	EWS	98.049	572.821	577.625	577.625	577.625	577.625							
	COMMUNITY BUILDING		634.279	419.897										
	CONNVIENT SHOPPING		268.869											
	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	2605.490												

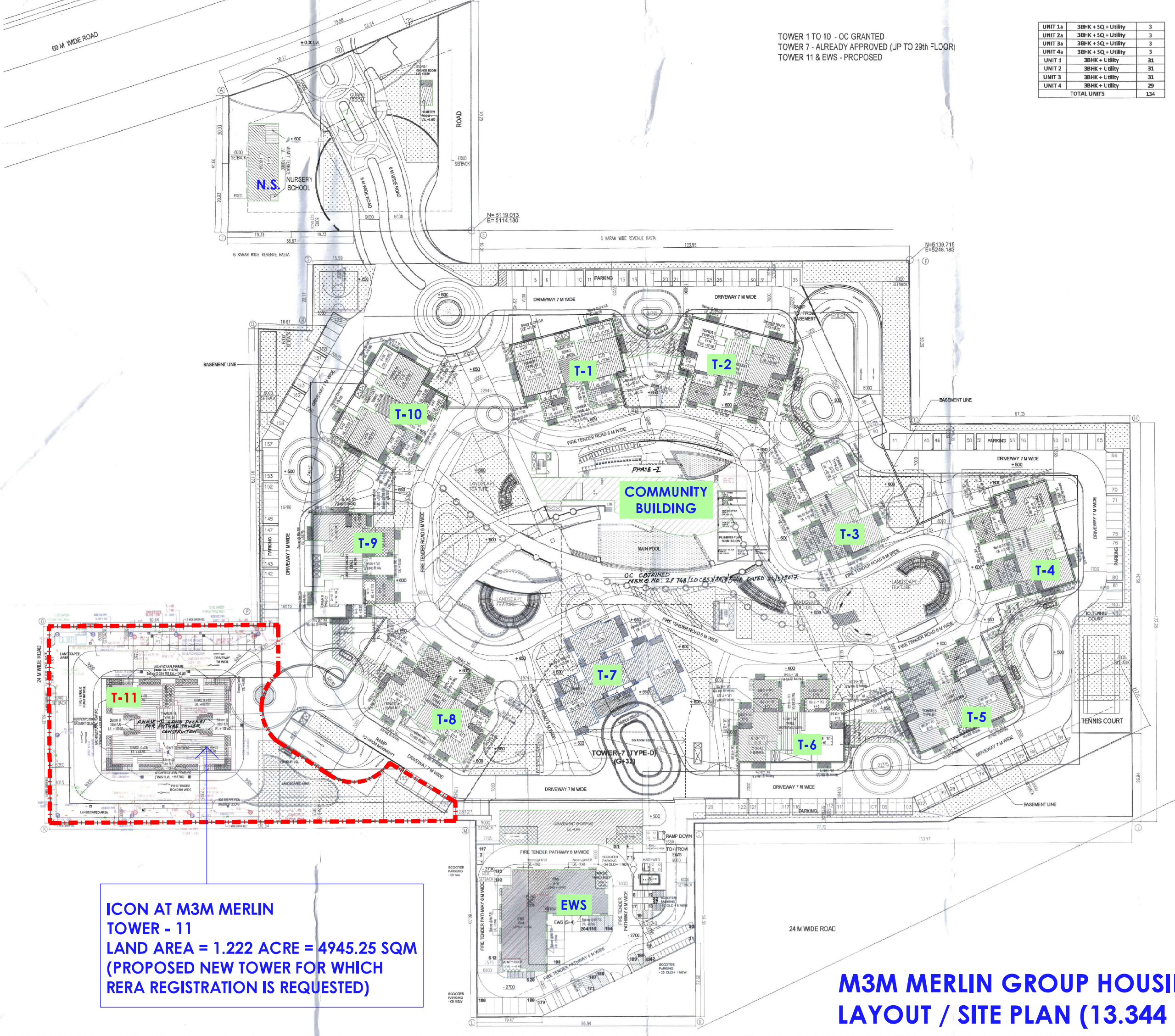
BUILDING NAME	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	19th FLOOR	20th FLOOR	21st FLOOR	22nd FLOOR	23rd FLOOR	24th FLOOR	25th FLOOR	26th FLOOR	27th FLOOR	28th FLOOR	29th FLOOR	30th FLOOR	31st FLOOR	32nd FLOOR	33rd FLOOR
TYPE - A1	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	444.732	425.311	317.396	112.287										
TYPE - A2	444.732	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								
TYPE - B1	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631	331.631													
TYPE - B2	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	331.631							
TYPE - C1	321.787	321.787	321.787	321.787	321.787	321.787	321.787															
TYPE - C2	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787	321.787											
TYPE - D	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	534.971				
TYPE - E	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985	595.985

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	NO. OF FLOOR
TYPE - A1	1	10202.393	10202.393	622.832	622.832	10443.065	49	49		G+23
TYPE - A2	1	11097.364	11097.364	622.832	622.832	11347.531	53	53		G+25
TYPE - B1	1	7591.357	7591.357	620.421	620.421	7839.579	46	46		G+20
TYPE - B2	1	9581.143	9581.143	620.421	620.421	9829.365	58	58	-	G+26
TYPE - C1	4	6796.805	27187.220	623.145	2492.580	28189.024	42	168		G+18
TYPE - C2	1	8083.953	8083.953	623.145	623.145	8334.404	50	50		G+22
TYPE - D	1	15871.946	15871.946	641.487	641.487	16026.355	97	97	54	G+29
TYPE - E	1	20052.058	20052.058	905.816	905.816	25446.983	134	134	12	G+33
EWS	1	2883.321	2883.321	686.933	686.933	[illegible]			116	G+4
COMMUNITY BUILDING	1	1054.176	1054.176	634.279	634.279	1054.176				G+1
CONNVIENT SHOPPING	1	268.869	268.869	268.869	268.869	268.869				G
TOILET NEAR SHOPPING	1	7.596	7.596	7.596	7.596	7.596				G
STAIRCASE ON SURFACE		44.336	0.000	44.336	44.336	44.336				
HT METER ROOM & STORE / CHANGE ROOM		31.057	0.000	31.057	31.057	31.057	-			
GUARD ROOM		18.465	0.000	18.465	18.465	18.465				
VIEWING DECK BRIDGE & CANOPY		960.588	0.000	960.588	960.588	960.588				
GARBAGE COLLECTION & SERVICE ROOM		16.933	0.000	16.933	16.933	16.933				
LOWER BASEMENT		0.000	0.000			25712.574				
UPPER BASEMENT		0.000	0.000			24457.483				
GRAND TOTAL			113881.396		9818.590	173025.816		655	182	

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ)/.........Dt...... Superintending Engineer (HQ) HSVP, Panchkula

TOWER 1 TO 10 - OC GRANTED
TOWER 7 - ALREADY APPROVED (UP TO 29th FLOOR)
TOWER 11 & EWS - PROPOSED

UNIT 1a	3BHK + SQ + Utility	3
UNIT 2a	3BHK + SQ + Utility	3
UNIT 3a	3BHK + SQ + Utility	3
UNIT 4a	3BHK + SQ + Utility	3
UNIT 1	3BHK + Utility	31
UNIT 2	3BHK + Utility	31
UNIT 3	3BHK + Utility	31
UNIT 4	3BHK + Utility	29
TOTAL UNITS		134



		AS/ SANCTIONED OC (TOWER 1 TO 10)		PROPOSED AREA FOR APPROVAL: EWS FOR APPROVAL	TOWER 11 (G+33) FOR APPROVAL	TOTAL	GRAND TOTAL	
			(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	175%	94,502.041					
	ADDITIONAL 3% FAR FOR SOLID WASTE MANAGEMENT PLANT	3%	1,620.035					
	TOTAL PERSIBLE FAR	178%	96,122.075					
	FAR AS PER SANCTIONED OC : (a)	173.339%	93,605.079					
	BALANCE FAR AS PER OC RECEIVED		2,516.996					
	PROPOSED FAR CONSEDERING TDR			223.187	20,052.058	20,275.245	210.885%	1,13,880.324
	TOTAL PROPOSED FAR INCLUDING TDR		1,13,880.324					
	TDR FAR		17,758.249					
C	PERMISSIBLE MINIMUM GROUND COVERGE	35.00%	18,900.408					
	GROUND COVERAGE AS PER SANCTIONED OC	16.41%	8,861.407					
	ADDITIONAL GC PROPOSED	1.52%	819.85		819.852	819.852	17.928%	9,681.259
D	MAXIMUM PERMISSIBLE AREA OF CONVENIENT SHOPPING	0.5%	270.006					
	AREA OF CONVENIENT SHOPPING AS PER SANCTIONED OC	0.496%	267.797			267.797	0.496%	267.80
E	NUMBER OF MDU AS PER SANCTIONED OC		512					
	NUMBER OF MDU PROPOSED		134		134	134		646
F	EWS REQUIRED	15%	114.00 -116					
	EWS AS PER SANCTIONED OC		106					
	EWS PROPOSED		116	10		10		116
G	SERVICE PERSONNEL REQUIRED	10%	64.6 -66					
	SERVICE PERSONNEL AS PER SANCTIONED OC		54					
	SERVICE PERSONNEL PROPOSED		66		12	12		66
H	POPULATION							
	UNITS	5	2,560		670	670		3,230
	EWS	2	212	20		20		232
	SERVICE PERSONNEL	2	108		24	24		132
	TOTAL PROPOSED		2,880			714		3,594
I	PERMISSIBLE DENSITY		300.00					
	PROPOSED DENSITY (POPULATION/PLOT AREA IN ACRES)		215.83					269.33
	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 SANCTIONED OC	15.16%	8,184.67					8,184.67
K	ECS REQUIRED	1.50	768		201	201		969
	ECS AS PER SANCTIONED OC		1,211					
	ECS PROPOSED				133	133		1,344
L	COVERED ECS REQUIRED	75%	576					727
	COVERED ECS AS PER SANTIONED OC		996					996
	COVERED ECS PROPOSED				133	133		1,129
M	ECS REQUIRED FOR EWS	5%	38	10				48
	ECS FOR EWS PROVIDED AS PER SANCTIONED OC		32					32
	ECS PROPOSED FOR EWS			16				16
	TWO WHEEELER PARKING FOR EWS PROPOSED		32	32				
	EQUIVALENT CAR PARKING	4.00	8	8				16
	TOTAL PROPOSED							48
N	FIRE REFUGE TERRACE REQUIREMENT FOR TOWER 11	0.3 SQM PER PERSON BASED ON 12.5 SQM OF FLOOR AREA, FOR TWO FLOORS			29.16			
	FIRE REFUGE TERRACE PROPOSED FOR TOWER 11 AT TWO FLOORS EACH (18th & 28th FLOOR)	TWO FLOOR AREA	1,162.45		29.34			
O	BASEMENT AREA AS / SANCTIONED OC		50,170.06					
	UPPER BASEMENT		25,712.57					
	LOWER BASEMENT		24,457.48					
	BASEMENT AREA PROPOSED BELOW TOWER 11 - ICON				6,956.84			
	UPPER BASEMENT				3,478.42			
	LOWER BASEMENT				3,478.42			
	TOTAL BASEMENT AREA PROPOSED							57,126.90

NOTE:- EXTRA FAR TAKEN FOR TDR (AS PER TDR CERTIFICATE 4 OF 2018 FOR 15 ACRES) 19142.850 sqm
NOTE:- AREA PROPOSED UNDER FAR TDR 17758.249 sqm
BALANCED TDR 1384.601 sqm

PROPOSED BUILDING
EXISTING BUILDING AS PER OC SANCTIONED
NEW OC APPLIED

M3M MERLIN GROUP HOUSING
LAYOUT / SITE PLAN (13.344 ACRES)

ARCHITECT (H.Q.) | S.T.P. Member Secretary B.P.C. | S.T.P. (G) Member B.P.C. | C.T.P. (Hr.) Chairman B.P.C.

This is a "PROVISIONAL APPROVED BUILDING PLAN" only for purpose of inviting objection from the general public
Architect (HQ) Directorate of Town and Country Planning, Haryana, Chandigarh

Ram Avtar Bassi AD(HQ)

JD | PA | ATP

Deputy Director (T) O/o Directorate Fire Service

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

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KEY PLAN

OWNER
CONSOLIDATE REALTOR PVT. LTD.

CONSULTANTS
Architects: DESIGNPLUS ASSOCIATES SERVICES PVT. LTD.
E-145, Okhla Industrial Estate, Phase 3, New Delhi
Structural Consultant: VINTECH CONSULTANTS
C-35, Pamposh Enclave, Greater Kailash-1, New Delhi
Plumbing & Fire Consultant: C P VIDYA & ASSOCIATES
312A, Unitech Arcadia, South City - I, 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.

PROJECT NAME
Proposed Addition of Tower 11 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

ARCHITECTS SIGN | CLIENTS SIGN

SCALE 1:500 | NORTH

DRAWING NUMBER A-001 | REVISION