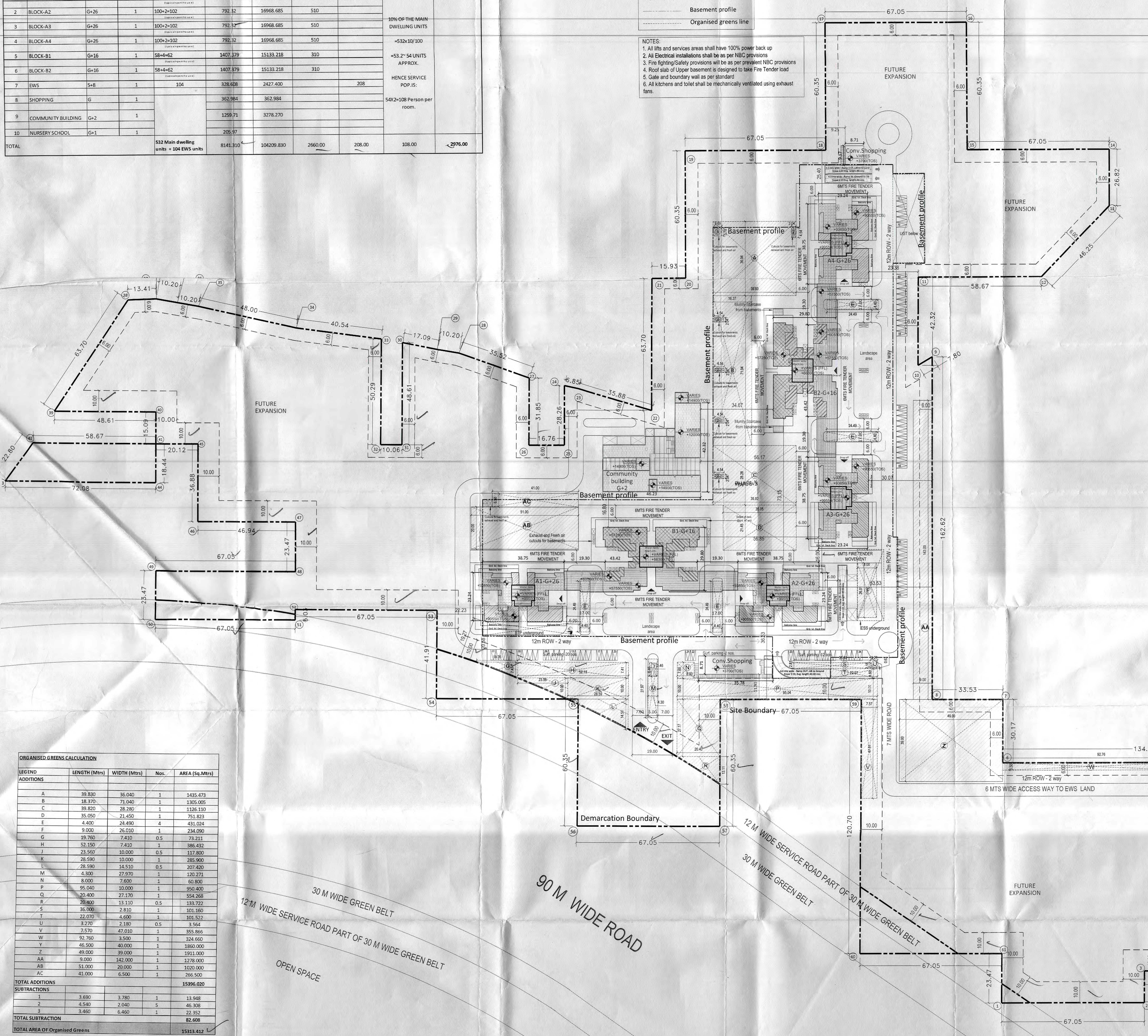
SNO.	BLDG. TYPE	DESCRIPTION	NO.OF BLDGS.	NO.OF APARTMENTS	GROUND COVERAGE	FAR	POPULATION BREAK UP			TOTAL POPULATION
							MAIN POPULATION @5 PERSONS/UNIT	EWS POPULATION @2 PERSONS/UNIT	SERVICE POPULATION @2 PERSONS/UNIT	
			A	B	C	D	E		F	E+F
1	BLOCK-A1	G+26	1	100+2=102 (typical+penthouse)	792.32	16968.685	510		10% OF THE MAIN DWELLING UNITS =532x10/100 =53.2~54 UNITS APPROX. HENCE SERVICE POP.IS: 54X2=108 Person per room.	
2	BLOCK-A2	G+26	1	100+2=102 (typical+penthouse)	792.32	16968.685	510			
3	BLOCK-A3	G+26	1	100+2=102 (typical+penthouse)	792.32	16968.685	510			
4	BLOCK-A4	G+26	1	100+2=102 (typical+penthouse)	792.32	16968.685	510			
5	BLOCK-B1	G+16	1	58+4=62 (typical+penthouse)	1407.379	15133.218	310			
6	BLOCK-B2	G+16	1	58+4=62 (typical+penthouse)	1407.379	15133.218	310			
7	EWS	S+8	1	104	328.608	2427.400		208		
8	SHOPPING	G	1		362.984	362.984				
9	COMMUNITY BUILDING	G+2	1		1259.71	3278.270				
10	NURSERY SCHOOL	G+1	1		205.97					
TOTAL				532 Main dwelling units + 104 EWS units	8141.310	104209.830	2660.00	208.00	108.00	2976.00

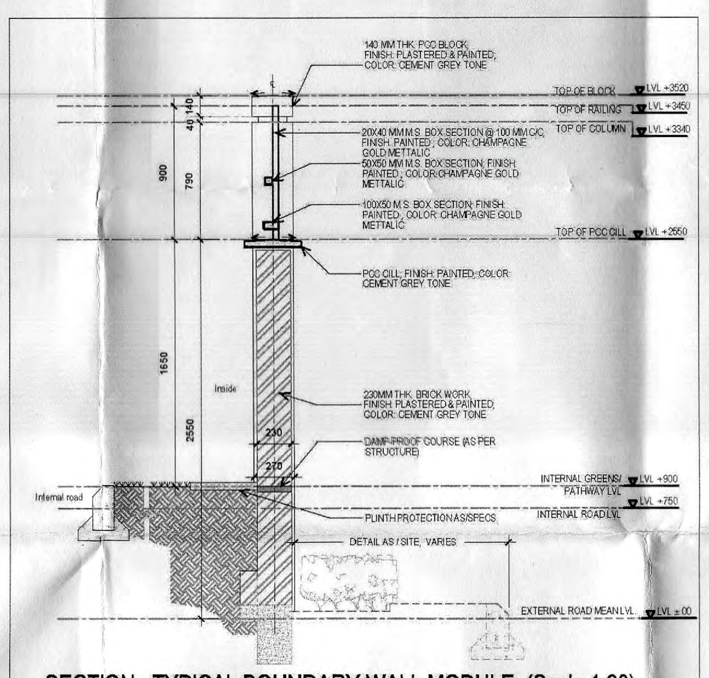
LEGEND

- Demarcation line
- Setback line
- Phase 1A line
- Basement profile
- Organised greens line

NOTES:
1. All lifts and services areas shall have 100% power back up
2. All Electrical installations shall be as per NBC provisions
3. Fire fighting/Safety provisions will be as per prevalent NBC provisions
4. Roof slab of Upper basement is designed to take Fire Tender load
5. Gate and boundary wall as per standard
6. All kitchens and toilet shall be mechanically ventilated using exhaust fans.



Total Site area for calculations	24.5145	Acre	99206.50 Sqm.
Ground Coverage			
Permissible Ground coverage	35%		34722.28 Sqm.
Proposed Ground Coverage	8.21%		8141.31 Sqm.
FAR			
Permissible FAR	1.75		173611.38 Sqm.
Proposed FAR	1.05		104209.83 Sqm.
Units			
Number of main dwelling units			532.00 Nos.
Required EWS units	15.00%		93.88 Nos.
Proposed No. Of units EWS	16.60%		104 Nos.
Required Domestic servant units	10.00%		53.20 Nos.
Proposed Domestic servant units	10.15%		54.00 Nos.
Parking			
Minimum required car parking per dwelling unit	1.5	ECS	798 ECS
Proposed car Parking			
Stilt	24		
Surface	75		1282 ECS
Basement	1183		
Minimum required car parking for EWS	5%		39.9 ECS
Stilt	13		
Surface	27		40 ECS
Basement	0		
Organised Green			
Required Organised green space	15.00%		14880.98 Sqm.
Proposed Organised green space	15.44%		15313.41 Sqm.
Density			
Permissible Density	100-300	PPA	
Proposed Density	121.40	PPA	2976.00 Persons
Community Site			
Required Community Site			
Nursery school	1no./0.2 acre		809.37 Sqm.
Proposed Community Site	1no./0.2 acre		809.37 Sqm.
Nursery school			
Commercial			
Permissible Commercial area	0.50%		496.03 Sqm.
Proposed Commercial area	0.37%		362.98 Sqm.



SECTION : TYPICAL BOUNDARY WALL MODULE (Scale 1:30)

ORGANISED GREENS CALCULATION

LEGEND	LENGTH (Mtrs)	WIDTH (Mtrs)	Nos.	AREA (Sq.Mtrs)
ADDITIONS				
A	39.830	36.040	1	1435.473
B	18.370	71.040	1	1305.005
C	39.820	28.280	1	1126.110
D	35.050	21.450	1	751.823
E	4.400	24.490	4	431.024
F	9.000	26.010	1	234.090
G	19.760	7.410	0.5	73.211
H	52.150	7.410	1	386.432
J	23.560	10.000	0.5	117.800
K	28.590	10.000	1	285.900
L	28.590	14.510	0.5	207.420
M	4.300	27.970	1	120.271
N	8.000	7.600	1	60.800
P	95.040	10.000	1	950.400
Q	20.400	27.170	1	554.268
R	20.400	13.110	0.5	133.722
S	36.000	2.810	1	101.160
T	22.070	4.600	1	101.522
U	3.270	2.180	0.5	3.564
V	7.570	47.010	1	355.866
W	92.760	3.500	1	324.660
Y	46.500	40.000	1	1860.000
Z	49.000	39.000	1	1911.000
AA	9.000	142.000	1	1278.000
AB	51.000	20.000	1	1020.000
AC	41.000	6.500	1	266.500
TOTAL ADDITIONS				15396.020
SUBTRACTIONS				
1	3.690	3.780	1	13.948
2	4.540	2.040	5	46.308
3	3.460	6.460	1	22.352
TOTAL SUBTRACTION				82.608
TOTAL AREA OF Organised Greens				15313.412

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PROJECT TITLE :
Proposed Building Plans Of Group Housing Colony Area Measuring 25.10 Acres
(Licence No.39 Of 2013 Dated 04.06.2013) in Sector-36-A ,Gurgaon Manesar Urban Complex Being Developed By BLUEJAYS REALTECH PVT. LTD.

ARCHITECT'S SIGNATURE / STAMP :
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Registration No. CA/2000/26501

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S.T.P. (G) Member B.P.C.
C.T.P. (Hr.) Chairman B.P.C.
AD JD SD ATP

OWNER/PMC'S SIGNATURE / STAMP :
For BLUEJAYS REALTECH P. LTD.
Director/Auth. Signatory

DRAWING TITLE :
MASTER PLAN
MASTER PLAN
ARCHITECTURAL PLAN

Scale :	1:1500@A0	Project No : For Approval	
Date :	07 AUG 2013	Drawing No :	Drawing Code :
Drawn By :	MEERA	For Approval	AR-MP-100
Checked By :	VARUN		
Sheet Size :	A0 :1189 X 841 MM	Drawing Status : SUBMISSION DRG.	

Type Level Tower

Plot Style : -