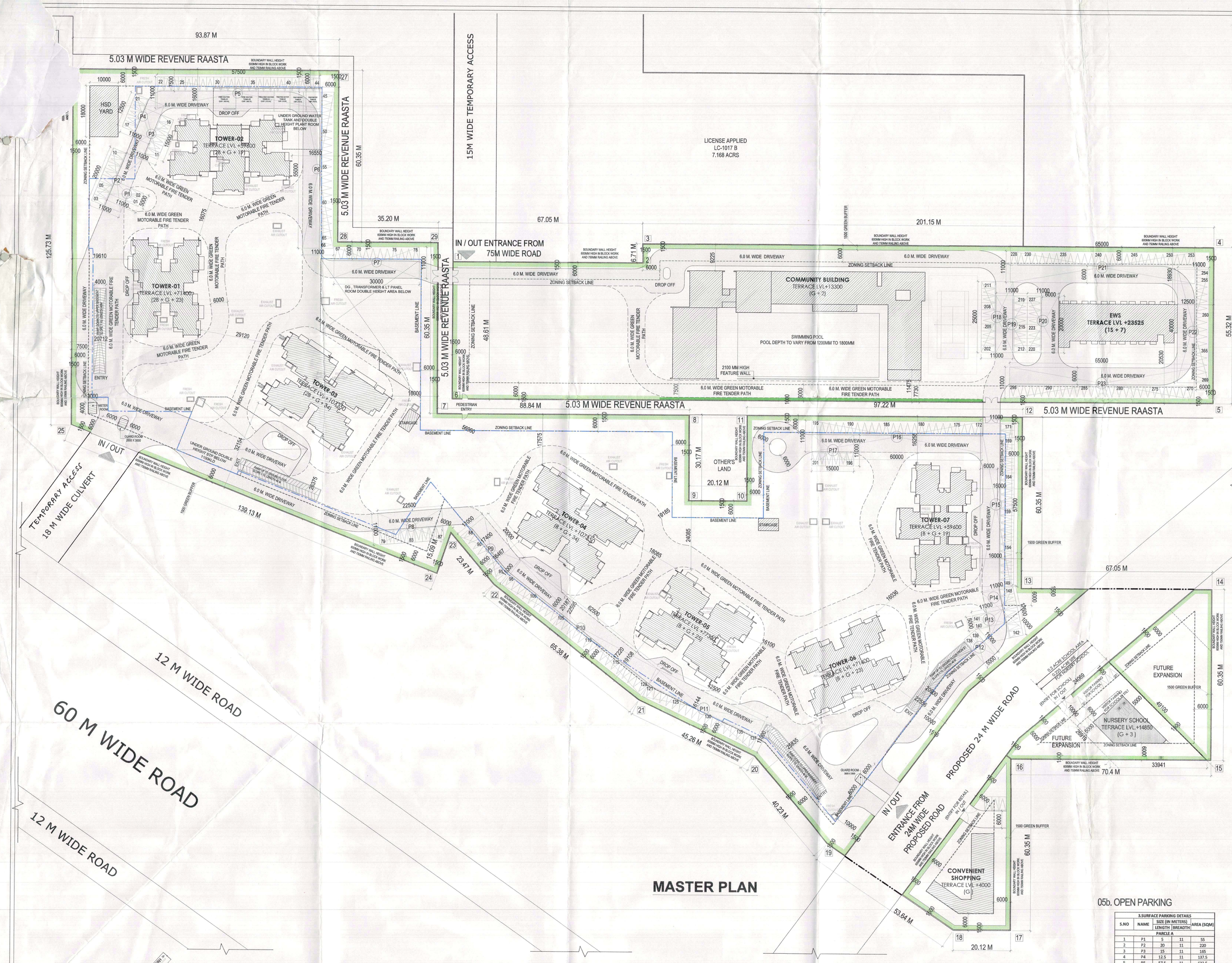
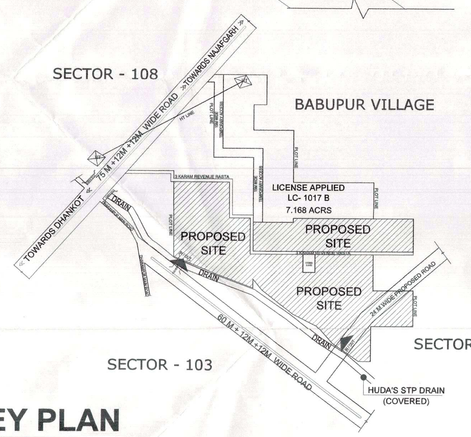


MASTER PLAN



KEY PLAN

LEGEND-PLUMBING

- DOMESTIC WATER SUPPLY
- FLUSHIN WATER SUPPLY
- SEWER PIPE
- STORM WATER PIPE
- SEWER MANHOLE
- STORM WATER MANHOLE
- HP HARVESTING PIT
- DC DESILITING CHAMBER

CL CONNECTING LEVEL
IL INVERT LEVEL (BOTTOM OF PIPE)
Ⓐ 250ø RCC PIPE SLOPE 1:200 STORM
Ⓑ 300ø RCC PIPE SLOPE 1:250 STORM
Ⓒ 450ø RCC PIPE SLOPE 1:450 STORM
Ⓓ 200ø RCC PIPE SPLOE=1:150

LEGEND:-FIRE

- EFH EXTERNAL FIRE HYDRANT
- EFHC EXTERNAL FIRE HOSE CABINET
- GARDENT HYDRANT SUPPLY
- GARDENT HYDRANT CENTERED TO CENTERED 30.0M.
- EXTERNAL FIRE HYDRANT RING MAIN
- BORE WELL WATER SUPPLY
- MUNICIPAL WATER SUPPLY
- TANKER WATER SUPPLY
- FLUSHIN WATER SUPPLY

MANHOLE SCHEDULE

900x800x600mm DEPTH 600–900mm
1200X900mm DEPTH 900–2500mm

R.G.C SCHEDULE

500x450mm MAX. 700mm DEPTH
900x800mm ABOVE 900mm DEPTH
1200X900mm DEPTH 900–2500mm

LEGEND-ARCHITECTURE

- 1.5 M. WIDE GREEN BUFFER STRIP
- 1.0 M. WIDE GREEN BUFFER STRIP
- 6.0 M. WIDE GREEN MOTORABLE FIRE TENDER PATH
- BASEMENT PROFILE BELOW

01.SITE AREA SUMMARY

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.793 Acres	59865.052		
2	Ground Coverage @ 35%	20952.768	7886.783	13.174%
3	Total FAR Allowed (@1.85)	110151.696	110104.967	1.83
3a.	FAR Area @ 1.75	104763.841		
3b.	Additional Green FAR Area @ 5% (GRIHA)	5387.855		
4.	Green Area @ 15% of Site Area	8979.758	21044.178	35.15%
5	Convenient Shopping FSI Area @ 0.5%	299.325	299.226	
6	Proposed FAR for EWS		3339.528	
7	Proposed FAR for Community Buildings		4010.367	
8	Proposed maximum Height	107 m	(Excluding Machine Room & Parapet)	

02. DENSITY

POPULATION DENSITY @ 300 / Acre = 4437.9

S.No.	Typical unit	Reqd.Nos.	Provided Nos	H.H.size	Population Nos.
1	Main Dwelling Units		754	5	3770
2	Domestic Servant @ 10%	75	76	2	152
3	EWS Dwelling Units @ 15% of Total Units	133.058	135	2	270
4	**Total Proposed Population**		4192		
5	**Density achieved(P.P.A)**		283.38		

03. F.A.R AND NON-F.A.R AREAS

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	Bldg. (EWS)	Community Bldg.	(Convenient Shopping
Terrace + LMR	136.649	101.605	130.823	130.823	140.934	136.649	101.605	40.667		
Fire Staircase	190.230	193.680	190.240	190.240	417.250	190.240	193.680	139.809	65.600	
Public Staircase	399.280	193.680	579.700	579.700	417.250	399.280	193.680	129.251	63.220	
Service basement	-	-	-	-	-	-	-	-	173.585	
Stair	-	-	-	-	-	-	-	667.846	-	
Refuge Area	24.835	-	61.500	61.500	16.975	24.835	-	-	-	
Non FAR Area	**1066.294**	**889.025**	**1362.313**	**1362.313**	**1092.409**	**1066.294**	**889.025**	**797.764**	**300.150**	
TOTAL PROPOSED NON FAR (For the Project)										**9816.757**
34th Floor			587.543	587.543						
33rd Floor			669.422	669.422						
32nd Floor			622.403	622.403						
31floor			622.403	622.403						
30th Floor			587.326	587.326						
29th Floor			622.403	622.403						
28th Floor			622.403	622.403						
27th Floor			622.403	622.403						
26th Floor			622.403	622.403						
25th Floor			622.403	622.403	418.176					
24th Floor			622.403	622.403	543.855					
23rd Floor	488.240		622.403	622.403	543.855	488.240				
22nd Floor	488.240		622.403	622.403	543.855	488.240				
21st Floor	471.108		622.403	622.403	543.855	471.108				
20th Floor	488.240		587.326	587.326	543.855	488.240				
19th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
18th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115			
17th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
16th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115			
15th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
14th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115			
13th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
12th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115			
11th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
10th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115			
9th Floor	488.240	545.513	622.403	622.403	543.855	488.240	545.513			
8th Floor	488.240	548.115	622.403	622.403	543.855	488.240	548.115	267.409		
7th Floor	488.240	545.513	622.403	622.403	543.855	488.240	548.115	500.834		
6th Floor	488.240	548.115	622.403	622.403	543.855	488.240	545.513	500.834		
5th Floor	488.240	545.513	622.403	622.403	543.855	488.240	548.115	500.834		
4th Floor	488.240	548.115	622.403	622.403	543.855	488.240	545.513	500.834		
3rd Floor	488.240	545.513	622.403	622.403	543.855	488.240	548.115	500.834	1345.756	
2nd Floor	488.240	548.115	622.403	622.403	543.855	488.240	545.513	500.834	1387.374	
1st Floor	393.599	458.008	539.552	539.552	392.599	478.058	500.834			
Ground Floor/Stilt	556.682	618.360	889.892	889.892	913.167	556.682	618.360	97.115	1757.272	299.226
Total FAR Area	**11675.939**	**8999.670**	**15611.748**	**15611.748**	**13893.172**	**11675.939**	**8999.670**	**3339.528**	**4010.367**	**299.226**

1. TOTAL PROPOSED FAR (For the Project)	110104.967
2. TOTAL NON FAR AREA (For the Project Excluding School)	8815.757
3. SCHOOL (FREE OF FAR)	300.150
4. TOTAL NON FAR AREA OF BASEMENTS	43945.353
5. TOTAL BUILT UP AREA (FAR+NON FAR + Basement+School)	163475.232

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02	TOWER-03	TOWER-04	TOWER-05	TOWER-06	TOWER-07	Bldg. (EWS)	Community Bldg.	Convenient Shopping
Ground Coverage	572.018	653.253	713.198	713.198	616.017	572.018	649.253	515.140	1762.279	19.417
TOTAL PROPOSED GROUND COVERAGE									7886.783 Sq.m.	
									13.174%	

04. PROPOSED TOTAL NO. OF UNITS

PROPOSED TOTAL NO. OF UNITS

Building Block	No.of floors	Height (m.)	No. of Flats	Unit of Domestic Servant	Building FAR
TOWER-01	28 + G + 23	71.400	94		11673.919
TOWER-02	28 + G + 19	59.600	98		10939.670
TOWER-03	28 + G + 34	107.350	134	38	21621.748
TOWER-04	18 + G + 34	107.350	134	38	21621.748
TOWER-05	18 + G + 25	77.300	102		13985.172
TOWER-06	18 + G + 23	71.400	94		11673.919
TOWER-07	18 + G + 19	59.600	98		10939.670
Bldg. -EWS	15 + 7	23.525	135		3339.528
Convenient Shopping	G	4.000			299.226
Community Bldg	G + 2	13.300			4010.367
TOTAL			889	76	110104.967

05. PARKING PROVISION

PARKING PROVISION

S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for main Dus (754)	1131.000	1181
2	Covered ECS @ 75% (Basement + Stilt)	848.250	886
3	Open ECS @ 25%	282.750	295
4	Parking for EWS @ 5% of total parking	56.550	59

05b. OPEN PARKING

3.SURFACE PARKING DETAILS

S.NO	NAME	SIZE (IN METERS) LENGTH	BREADTH	AREA (SQM)
PARCLE A				
1	P1	5	11	55
2	P2	20	11	220
3	P3	15	11	165
4	P4	12.5	11	137.5
5	P5	57.5	11	632.5
6	P6	55	11	605
7	P7	30	11	330
8	P8	22.5	11	247.5
9	P9	20	11	220
10	P10	62.5	11	687.5
11	P11	42.5	11	467.5
12	P12	5	11	55
13	P13	5	11	55
14	P14	17.5	11	192.5
15	P15	57.5	11	632.5
16	P16	60	11	660
17	P17	15	11	165
PARCEL B				
18	P18	25	11	275
19	P19	20	11	220
20	P20	20	11	220
21	P21	65	11	715
22	P22	40	11	440
23	P23	65	11	715
TOTAL				8112.5
PERMISSIBLE CAR PARKING =8112.5/23				353 ECS
TOTAL PROVIDED SURFACE CAR PARKING				295 ECS

05a. COVERED PARKING

COVERED PARKING DETAILS

1	BASEMENT PARKING DETAILS			
	PARTICULAR	Upper Basement	Lower Basement	Total
	Floor Area, Sq M	29552.485	12392.866	41945.351
	Area under services, Sq M	3765.876	3012.731	6778.607
	Net area of car parking, Sq M	25786.609	9380.135	35166.744
	Number of car parks permissible in the basement @ 32 sq.m. per car, ECS	806	293	1099
	Total Provided Basement Parking , ECS	657	211	868
	Total Parking in Basement			868
2	STILT PARKING DETAILS			
	EWS	18	ECS	
	Total Provided Stilt Parking	18	ECS	

KEY PLAN
SCALE 1:3000

MEP CONSULTANTS :
Proion Consultants
Building Services - MEP Consulting
Pocket 1, Plot No 108, Jasola,
New Delhi 110 025, India.
Phone: 011.4659.1188, www.proion.net

STRUCTURAL CONSULTANT'S :
BMSF Design Consultants Pvt. Ltd.
5-13/25, (Gr.Floor)
DLF Phase -III, Gurgaon,
Haryana - 122002
PH: 0124-4133252

PROJECT CONSULTANTS:
DADA
DESIGN AND DEVELOPMENT ATELIER
B-99, SUSHANT LOK - 1
GURGAON, HARYANA - 122 001
PHONE - +011 91 0124 4040076

GENERAL NOTES :-

1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. GATE AND BOUNDARY WALL AS PER STANDARD DESIGN.
4. BOUNDARY WALL HEIGHT AS PER PERMISSIBLE HEIGHT OF 1.2M FROM THE MEAN LEVEL OF ABUTTING STREET IN FRONT.

Checked upon the requirements of the Architects (Internal) Services to be provided in the forward plan ... (Ex. ...)

Signature ...
HOD ...

PROJECT:
BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 14.793 ACRES (LICENSE NO -18 OF 2008 DATED 02/02/2008) IN SECTOR-106, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY GODREJ REALVIEW DEVELOPERS PRIVATE LIMITED FORMERLY OWNED BY COUNTRYWIDE PROMOTERS PVT. LTD.

OWNER'S SEAL & SIGNATURE

Godrej Real View Developers Private Limited
Director / Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

SUMIT ARORA
CA/99/25164

DATE: 27-12-2017
SCALE: 1:750

DRAWING TITLE:-
MASTER PLAN

DRAWING NO:-
106/GFA/MP/101

REV:-
R0