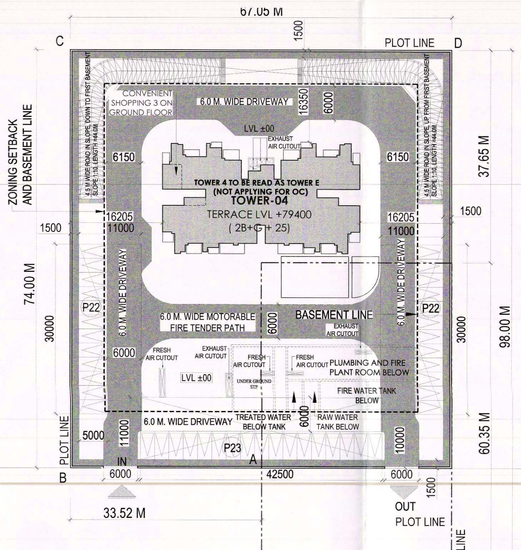
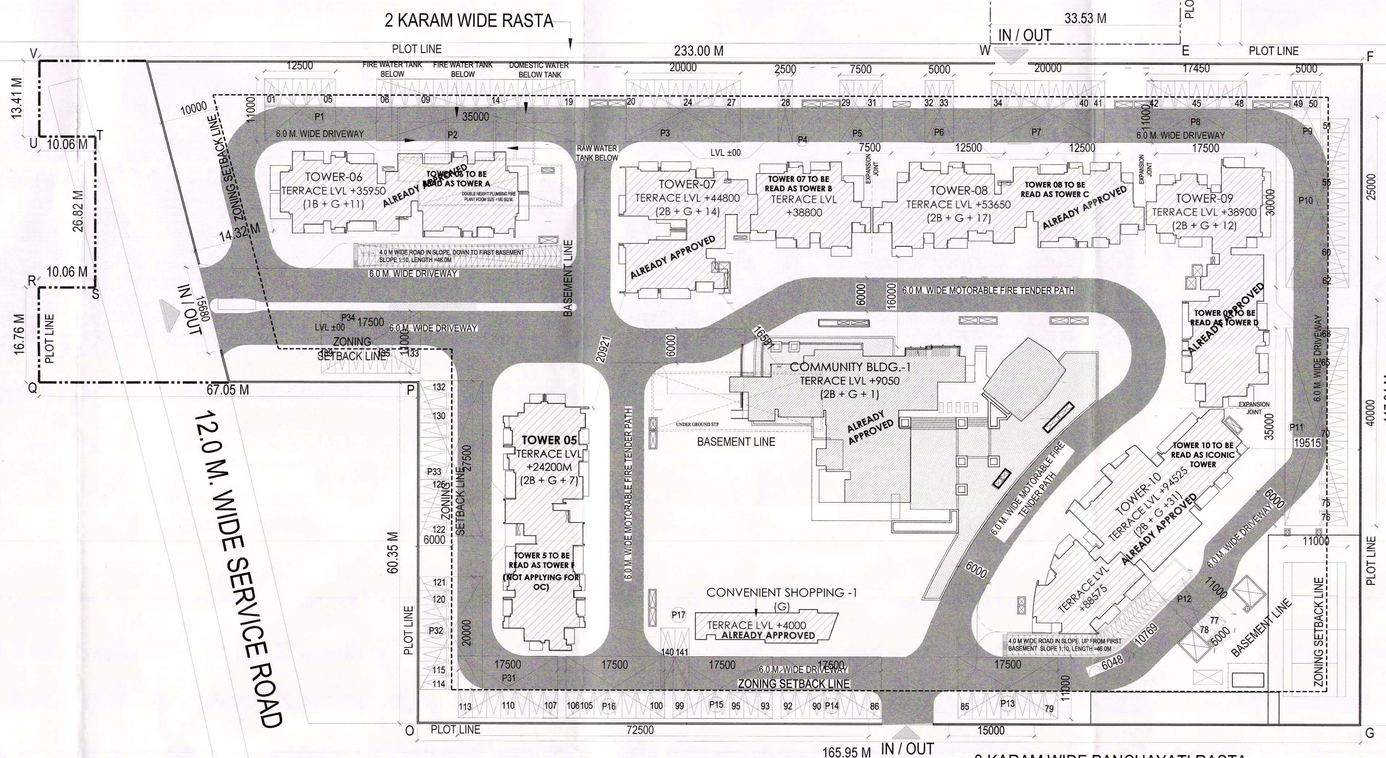
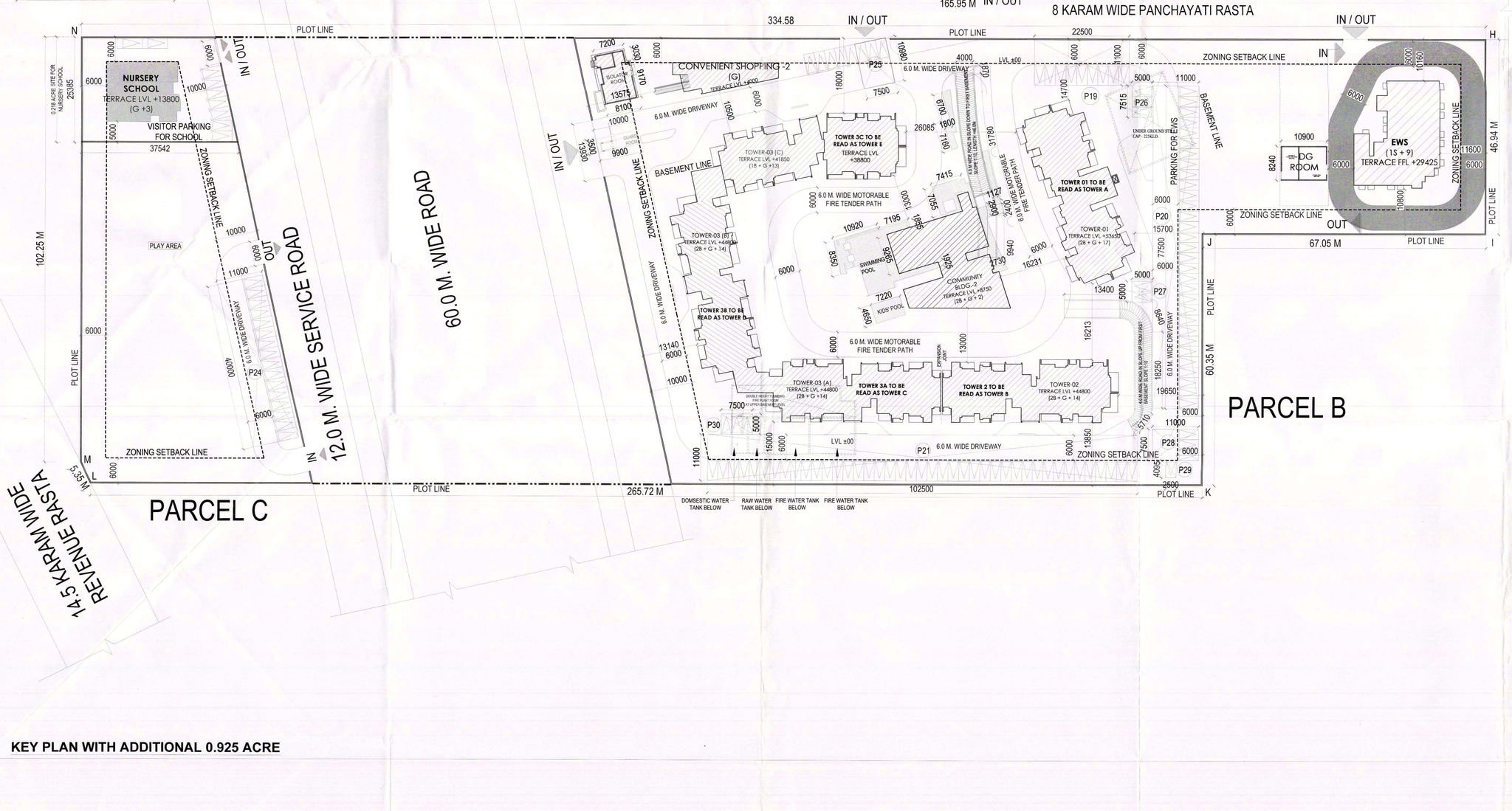
MASTER PLAN

DTP | ATP | JE | AD







01.SITE AREA SUMMARY

SITE AREA SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.6795 Acres	59424.04		
2	Deductions(Area under roads) = 0.81 Acres	3296.11		
3	Net Area = 13.8695 Acres	56127.87		
4	Ground Coverage @ 35%	19644.75	7710.32	13.74%
5	FAR Area @ 1.75	98223.77	98457.747	
6	Organised Open Space @ 15% of Site Area	8419.18	8533.106	15.20%
7	Convenient Shopping FSI Area @ 0.5%	280.64	268.62	
8	FAR for EWS		3374.3	
9	FAR for Community Buildings		2334.3	
10	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

OC APPLIED FOR

NOTE:
OCCUPATION CERTIFICATE BEING APPLIED FOR FOLLOWING:-
- TOWER 06 (TO BE READ AS TOWER A)
- TOWER 07 (TO BE READ AS TOWER B)
- TOWER 08 (TO BE READ AS TOWER C)
- TOWER 09 (TO BE READ AS TOWER D)
- TOWER 10 (TO BE READ AS ICONIC TOWER)
- COMMUNITY BUILDING- 1 (PLEASE NOTE THIS IS ONLY COMMUNITY BUILDING 1 NOT 2)
- CONVENIENT SHOPPING -1
- EWS (30 UNITS)

02. POPULATION DENSITY

POPULATION DENSITY @ 300 / Acre = 3883

S.No.	Typical unit	Reqd.Nos.	Provided Nos	H.H.size	Population Nos.
1	Main Dwelling Units		747	5	3735
2	Domestic Servant @ 10%	74.7	76	2	152
3	EWS Dwelling Units @ 15% of Total Units	131.8	135	2	270
4	**Total Proposed Population**				4157
5	**Density achieved(P.P.A)**		299.72		

03. PARKING PROVISION

PARKING PROVISION			
S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for main Dus (747)	1120.5	1139
4	Covered ECS	-	844
5	Open ECS	-	295
6	Parking for EWS @ 5%	58	58

1. STILT PARKING DETAILS

2	STILT PARKING DETAILS		
	EWS	10	ECS
	Total Provided Stilt Parking	**10**	**ECS**

2.BASEMENT PARKING DETAILS

PARKING DETAILS												
1 BASEMENT PARKING DETAILS												
	PARCEL A				PARCEL B				PARCEL D			
PARTICULAR	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total	1st Basement	2nd Basement	Total
Floor Area, Sq.M	29946.91	29711.68(B)	59658.59	29946.909	9145.108	39092.017	5284.28	5284.28	10568.56
Area under services, Sq.M	2213.97(A)	1630.21(C)	3844.18	1909.646	996.542	2906.188	3273.45	1892.51	5165.96
Net Area of basement, Sq. M	8727.38	8730.45	17457.83	6995.43	7268.83	14264.26	2105.42	2056.72	4162.14
Number of car parks required in the basement @ 1/3 sq.m. per Dus (E)	249	253	502	199	145	344	60	61	121
Total Provided Basement Parking (G)	251	195	446	140	217	357	49	59	108
									840

Total Parking in Basements (Parcel A+Parcel B+Parcel D)

3.OPEN PARKING DETAILS

3.SURFACE PARKING DETAILS				
S.NO	NAME	SIZE (IN METERS)		AREA
		LENGTH	BREADTH	(SQM)
1	P1	12.5	11	137.5
2	P2	35	11	385
3	P3	20	11	220
4	P4	2.5	11	27.5
5	P5	7.5	11	82.5
6	P6	5	11	55
7	P7	20	11	220
8	P8	17.5	11	192.5
9	P9	5	11	55
10	P10	11	30	330
11	P11	11	30.5	335.5
12	P12	5	11	55
13	P13	17.5	11	192.5
14	P14	17.5	11	192.5
15	P15	17.5	11	192.5
16	P16	17.5	11	192.5
17	P17	5	11	55
18	P18	12.5	11	137.5
19	P19	22.5	11	247.5
20	P20	11	77.3	850.3
21	P21	102.5	11	1127.5
22	P22	11	30	660
23	P23	42.5	11	467.5
24	P24	11	40	440
25	P25	11	7.5	82.5
26	P26	5	7.5	37.5
27	P27	5	5	25
28	P28	11	7.5	82.5
29	P29	2.5	4	10
30	P30	7.5	5	37.5
31	P31	17.5	11	192.5
32	P32	11	20	220
33	P33	11	27.5	302.5
34	P34	17.5	11	192.5
TOTAL				8035.5
PERMISSIBLE CAR PARKING =8036 OC				321 ECS
TOTAL PROVIDED SURFACE CAR PARKING				295

05. F.A.R CALCULATIONS

PROPOSED FAR CALCULATIONS

FLOOR	TOWER-01	TOWER-02	TOWER-03 A	TOWER-03 B	TOWER-03 C	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Bldg.-1 (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Non FAR Area	153.14	355.49	356.57	342.87	134.05	922.46	340.26	299.16	117.08	133.94	331.08	221.052	268.41	96.43	22.64	45.8			
31st Floor												950.74							
30th Floor												648.85							
29th Floor												528.96							
28th Floor												551.74							
27th Floor												552.36							
26th Floor												552.36							
25th Floor						432.42						552.36							
24th Floor						432.42						552.36							
23rd Floor						432.42						552.36							
22nd Floor						432.42						552.36							
21st Floor						432.42						552.36							
20th Floor						411.59						552.36							
REFUGE						411.59						552.36							
18th Floor						432.42						552.36							
18th Floor						432.42						552.36							
17th Floor	486.43					432.42					486.37	552.36							
16th Floor	486.43					432.42					486.37	552.36							
15th Floor	486.43					432.42					486.37	552.36							
14th Floor	486.43	413.54	413.58	410.84		432.42			324.74		486.37	552.36							
13th Floor	486.43	413.54	413.58	410.84	249.27	432.42			324.74		486.37	552.36							
12th Floor	486.43	413.54	413.58	410.84	472.71	432.42			544.41		486.37	493.72	552.36						
11th Floor	486.43	413.54	413.58	410.84	472.71	432.42		411.13	544.41		486.37	493.72	552.36						
10th Floor	486.43	413.54	413.58	410.84	472.71	432.42		411.13	544.41		486.37	493.72	552.36						
9th Floor	486.43	413.54	413.58	410.84	472.71	432.42		411.13	544.41		486.37	493.72	552.36	367.03					
8th Floor	486.43	413.54	413.58	410.84	472.71	432.42		411.13	544.41		486.37	493.72	552.36	367.03					
7th Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03					
6th Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03					
5th Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03					
4th Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03					
3rd Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03					
2nd Floor	486.43	413.54	413.58	410.84	472.71	432.42	423.90	411.13	544.41		486.37	493.72	552.36	367.03	24.95				
1st Floor	486.43	413.54	427.29	441.98	495.98		423.90	411.13	544.41		486.37	493.72	552.36	367.03	288.56	147.10	457.96		
Ground Floor	514.73	414.83	468.78	493.80	509.56		481.92	472.95	569.55		512.07	497.59	600.95	71.21	563.92	390.99	465.42	109.78	135.43
Total FAR Area	8784.01	6244.45	6267.45	6266.72	6444.67	10357.35	3449.22	5215.38	7751.94	8780.36	9966.22	16962.47	3374.30	847.88	563.05	523.38	109.78	135.43	23.41

	1. TOTAL PROPOSED FAR (For the Project)	98443.47
	2. TOTAL NON FAR AREA (For the Project Excluding School)	4057.60
	3. SCHOOL (FREE OF FAR)	807.294
	5. BUILTUP AREA (For the Project)	103332.55
	6. TOTAL BUILTUP AREA (Project+Basement)	145664.46
	7.OC ALREADY RECEIVED (FAR)	37946.06
	8.OC ALREADY RECEIVED FOR BASEMENTS	14445.63
	9. GUARD ROOM 2 X 8	13.40

PROPOSED GROUND COVERAGE

FLOOR	TOWER-01	TOWER-02	TOWER-03 A	TOWER-03 B	TOWER-03 C	TOWER-04	TOWER-05	TOWER-06	TOWER-07	TOWER-08	TOWER-09	TOWER-10	Bldg.-1 (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Ground Coverage	514.73	414.83	468.78	493.80	509.56	0.00	490.06	472.95	569.55	512.07	497.59	600.95	399.64	563.92	390.99	152.92	109.78	135.43	23.41
TOTAL PROPOSED GROUND COVERAGE																		7710.32	Sq.m. 13.74%

04. 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
ALREADY APPROVED	TOWER-01	2B + G + 17	53.65	72		8784.01
	TOWER-02	2B + G + 14	44.80	60		6244.45
	TOWER-03 (A)	2B + G + 14	44.80	60		6267.45
	TOWER-03 (B)	2B + G + 14	44.80	60		6266.72
	TOWER-03 (C)	2B + G + 13	41.85	54	26	6444.67
ALREADY APPROVED	TOWER-04	B + G + 25	79.40	95	8	10357.35
	TOWER-05	2B + G + 7	24.20	32		3449.22
	TOWER-06	1B + G + 11	35.95	48	12	5215.38
	TOWER-07	2B + G + 14	44.80	56	30	7751.94
	TOWER-08	2B + G + 17	53.65	70		8780.36
	TOWER-09	2B + G + 12	38.90	52		5966.22
	TOWER-10	2B + G + 31	94.52	88		16962.47
	Convenient Shopping -3	G	3.15			23.41
	Community Bldg.-3	G + 1				923.38
ALREADY APPROVED	Bldg. -EWS	15 + 9	29.42	135		3374.30
	Community Bldg.-1	2B + G + 1	9.05			847.88
	Community Bldg.-2	2B + G + 2	8.75			563.05
	Convenient Shopping -1	G	4.05			109.78
	Convenient Shopping -2	G	4.05			135.43
	TOTAL			882	76	**98467.47**

SITE NON- F.A.R. AREA		
1	METER ROOM	40.62 SQM
	TOTAL	40.62 SQM

KEY PLAN
SCALE 1:4200

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GENERAL NOTES :-
1. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED OTHERWISE.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.

PROJECT:

AS BUILT DRAWINGS FOR GROUP HOUSING COLONY AREA MEASURING 13.759 ACRES (LICENSE NO -85 OF 2013 DATED 10/10/2013) IN SECTOR-88A & 89-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY OASIS BUILDHOME PVT. LTD.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

SUMIT ARORA
CA/2013/25184

DATE: 20-11-2019 SCALE: 1:500

DRAWING TITLE:- MASTER PLAN

DRAWING NO:- 88A/AB/MP/101 REV:- R0

KEY PLAN WITH ADDITIONAL 0.925 ACRE