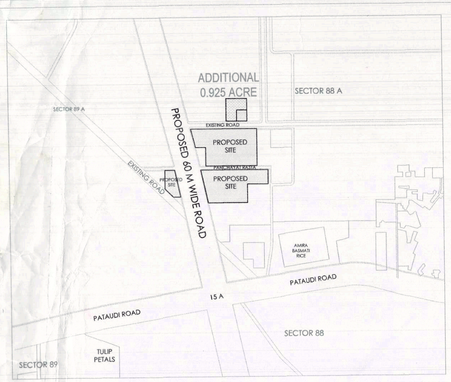
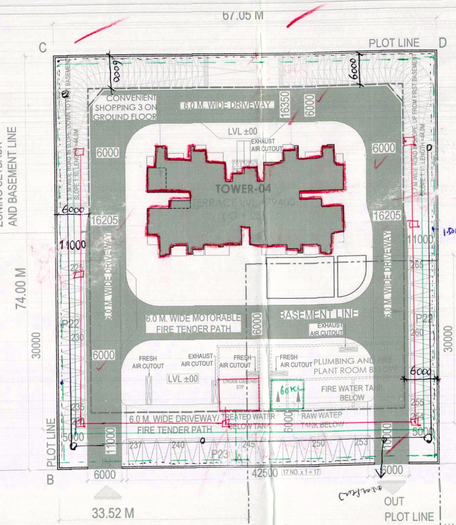
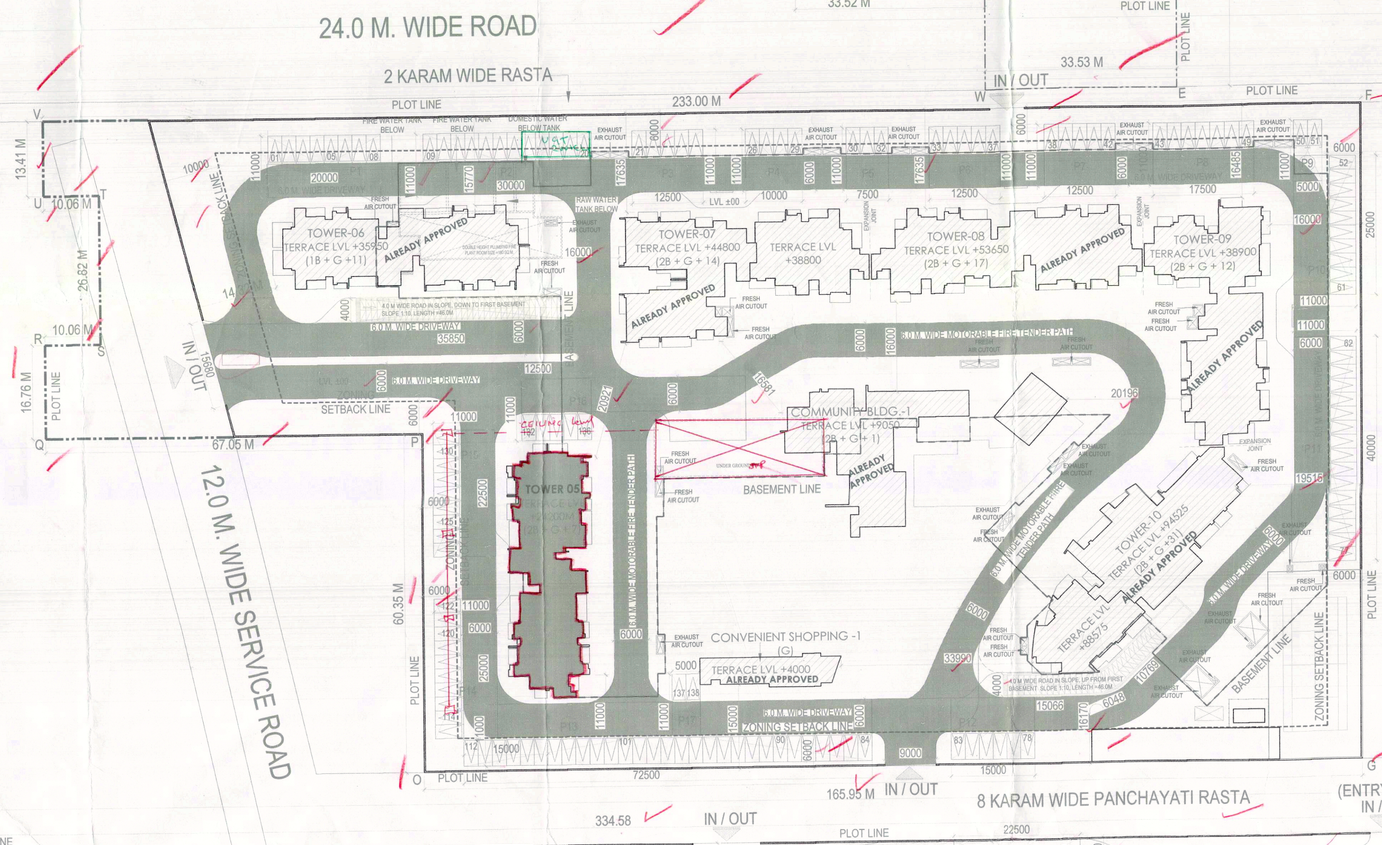






KEY PLAN WITH ADDITIONAL 0.925 ACRE

NURSERY SCHOOL
SITE AREA

S.NO.	Length	Breadth	Number	AREA sq.m
1	32.019	25.385	1	817.802315
2	5.524	25.385	1/2	70.11302

TOTAL SITE AREA= 882.915 SQM OR 0.218 ACRES
(65 AREA CONSIDERED FOR SCHOOL PARKS ACHRE)

01.SITE AREA SUMMARY - ALREADY APPROVED

SITE AREA SCHEDULE

S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area =12.9445 Acres	52384.5		
2	Ground Coverage @ 35%	18354.58	8101.98	15.54%
3	FAR Area @ 1.75	91617.88	91446.08	
4	Green Area @ 15% of Site Area	7857.68	8527.252	16.27%
5	Convenient Shopping FSI Area @ 0.5%	261.92	249.30	
6	FAR for EWS		2931.23	
7	FAR for Community Buildings		1380.92	
8	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

01.SITE AREA SUMMARY - PROPOSED

SITE AREA SUMMARY

S. No.	PARTICULAR	PERMISSIBLE (SQ. M)	PROPOSED (SQ.M.)	PROPOSED (%)
1	Land Area = 14.8795 Acres	59424.04		
2	Deductions(Area under roads) = 0.81 Acres	3296.11		
3	Net Area = 13.8695 Acres	(55127.93)		
4	Ground Coverage @ 35%	19464.78	7607.88	13.66%
5	FAR Area @ 1.75	96487.87	38043.9	
6	Green Area @ 15% of Site Area	8419.19	8679.81	15.46%
7	Convenient Shopping FSI Area @ 0.5%	280.64	27.271	
8	FAR for EWS		3371.11	
9	FAR for Community Buildings		2358.3	
10	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

02. POPULATION DENSITY - ALREADY APPROVED

POPULATION DENSITY @ 300 / Acre = 3883

S.No.	Typical unit	Reqd.Nos.	Provided Nos	H.H.size	Population Nos.
1	Main Dwelling Units		662	5	3310
2	Domestic Servant @ 10%	66.2	68	2	136
3	EWS Dwelling Units @ 15% of Total Units	117	119	2	238
4	Total Proposed Population				3684
5	Density achieved(P.P.A)		284.60		

02. POPULATION DENSITY - PROPOSED

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 - ALREADY APPROVED

PARKING PROVISION

S. No.	PARTICULAR	REQUIRED (ECS)	PROVIDED (ECS)
1	Total Parking @ 1.5 ECS for main Dus (662)	993	1016
	Covered ECS @ 75%	745	768
	Open ECS @ 25%	248	248
	Parking for EWS @ 5%	50	50

03. PARKING PROVISION - PROPOSED

PARKING PROVISION

S. No.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	Total Parking @ 1.5 ECS for main Dus (747)	1120.5	1124
4	Covered ECS	-	843
5	Open ECS	-	281
6	Parking for EWS @ 5%	58	58

1. STILT PARKING DETAILS - APPROVED

EWS	13	ECS
TOWER-11	4	ECS
TOWER-12	5	ECS
Total Provided Stilt Parking	22	ECS

- PROPOSED

2	STILT PARKING DETAILS		
	EWS	10	ECS
	Total Provided Stilt Parking	30	ECS

2. BASEMENT PARKING DETAILS - APPROVED

PARTICULAR	1st Basement	2nd Basement	Total
Floor Area, Sq M	19456.33	15180.39	34636.72
Area under services, Sq M	3987.25	2354.79	6342.04
Net area of car parking , Sq M	15469.14	13115.60	28614.74
Number of car parks required in the basement @ 35 sq.m. per car, ECS	443	375	818
Total Provided Basement Parking , ECS	392	354	746

3. OPEN PARKING DETAILS

3.SURFACE PARKING DETAILS

S.NO	NAME	SIZE (IN METERS) LENGTH	BREADTH	AREA (SQM)
1	P1	20	11	220
2	P2	30	11	330
3	P3	12.5	11	137.5
4	P4	10	11	110
5	P5	7.5	11	82.5
6	P6	12.5	11	137.5
7	P7	12.5	11	137.5
8	P8	17.5	11	192.5
9	P9	5	11	55
10	P10	11	25	275
11	P11	11	40	440
12	P12	15	11	165
13	P13	72.5	11	797.5
14	P14	11	25	275
15	P15	11	22.5	247.5
16	P16	12.5	11	137.5
17	P17	5	11	55
18	P18	12.5	11	137.5
19	P19	22.5	11	247.5
20	P20	11	77.5	852.5
21	P21	102.5	11	1127.5
22	P22	11	30	660
23	P23	42.5	11	467.5
24	P24	11	40	440
	TOTAL			7727.5
	PERMISSIBLE CAR PARKING =7727.5/25			309ECS
	TOTAL PROVIDED SURFACE CAR PARKING			281 ECS

-BASEMENT PARKING DETAILS - PROPOSED

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	10946.35	10571.45	21517.8	8291.86	6137.43	14429.29	3184.24	3184.24	6368.48
	Area under services, Sq M	2229.78	1828.32	4058.08	1803.41	985.58	2788.99	1074.85	589.51	1664.36
	Net area of car parking , Sq M	8716.59	8743.13	17459.73	6488.45	5151.85	11640.30	2109.43	2594.73	4703.16
	Number of car parks required in the basement @ 35 sq.m. per car, ECS	249	250	499	185	147	333	66	81	134
	Total Provided Basement Parking , ECS	225	231	456	145	126	272	49	56	105
	Total Parking in Basements (Parcel A+Parcel B+Parcel D)									833

04. PROPOSED TOTAL NO.OF UNITS -ALREADY APPROVED

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		8755.43
	TOWER-02	2B + G + 14	44.80	60		6247.05
	TOWER-03 (A)	2B + G + 14	44.80	60		6268.68
	TOWER-03 (B)	2B + G + 14	44.80	60		6264.86
	TOWER-03 (C)	2B + G + 13	41.85	54	26	6443.06
	TOWER-04	B + G + 25	79.40	95	8	10357.35
	TOWER-05	2B + G + 7	34.20	32		3449.22
ALREADY APPROVED	TOWER-06	1B + G + 11	35.95	48	12	5223.43
	TOWER-07	2B + G + 14	44.80	56	30	7742.65
	TOWER-08	2B + G + 17	53.65	70		8572.17
	TOWER-09	2B + G + 12	38.90	52		6006.35
	TOWER-10	2B + G + 11	34.52	88		16764.53
	Convenient Shopping -3	G	3.15			23.41
	Community Bldg.-3	G + 1				923.38
	Bldg.-EWS	15 + 9	29.42	135		3372.11
ALREADY APPROVED	Community Bldg.-1	2B + G + 1	9.05			819.34
	Community Bldg.-2	2B + G + 2	8.75			561.58
	Convenient Shopping -1	G	4.05			111.54
	Convenient Shopping -2	G	4.05			137.76
	TOTAL			761	68	91446.08

04. PROPOSED TOTAL NO.OF UNITS - PROPOSED

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		8755.43
	TOWER-02	2B + G + 14	44.80	60		6247.05
	TOWER-03 (A)	2B + G + 14	44.80	60		6268.68
	TOWER-03 (B)	2B + G + 14	44.80	60		6264.86
	TOWER-03 (C)	2B + G + 13	41.85	54	26	6443.06
	TOWER-04	B + G + 25	79.40	95	8	10357.35
	TOWER-05	2B + G + 7	34.20	32		3449.22
ALREADY APPROVED	TOWER-06	1B + G + 11	35.95	48	12	5223.43
	TOWER-07	2B + G + 14	44.80	56	30	7742.65
	TOWER-08	2B + G + 17	53.65	70		8572.17
	TOWER-09	2B + G + 12	38.90	52		6006.35
	TOWER-10	2B + G + 11	34.52	88		16764.53
	Convenient Shopping -3	G	3.15			23.41
	Community Bldg.-3	G + 1				923.38
	Bldg.-EWS	15 + 9	29.42	135		3372.11
ALREADY APPROVED	Community Bldg.-1	2B + G + 1	9.05			819.34
	Community Bldg.-2	2B + G + 2	8.75			561.58
	Convenient Shopping -1	G	4.05			111.54
	Convenient Shopping -2	G	4.05			137.76
	TOTAL			882	76	98043.90

05. PROPOSED F.A.R CALCULATIONS ALREADY APPROVED

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	TOWER-11	TOWER-12	Bldg. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Non FAR Area	123.47	865.07	663.99	950.27	118.56	243.39	243.39	299.38	116.13	116.4	330.16	206.75	226.07	215.73	280.74	36.43	22.15				
31st Floor												290.60									
30th Floor												365.50									
29th Floor												524.47									
28th Floor												552.78									
27th Floor												552.78									
26th Floor												552.78									
25th Floor												552.78									
24th Floor												552.78									
23rd Floor												552.78									
22nd Floor												552.78									
21st Floor												552.78									
20th Floor												552.78									
19th Floor												552.78									
18th Floor												552.78									
17th Floor	484.65											552.78									
16th Floor	484.65											552.78									
15th Floor	484.65											552.78									
14th Floor	484.65	413.40	412.97	450.73						328.89	476.76										
13th Floor	484.65	413.40	412.97	450.73	250.84					328.89	476.76										
12th Floor	484.65	413.40	412.97	450.73	473.35				541.91	476.76	458.88	552.78									
11th Floor	484.65	413.40	412.97	450.73	473.35			431.78	542.91	476.76	458.88	552.78									
10th Floor	484.65	413.40	412.97	450.73	473.35			431.78	542.91	476.76	458.88	552.78									
9th Floor	484.65	413.40	412.97	450.73	473.35			431.78	542.91	476.76	458.88	552.78									
8th Floor	484.65	413.40	412.97	450.73	472.35			431.78	542.91	476.76	458.88	552.78									
7th Floor	484.65	413.40	412.97	450.73	472.35	256.74	256.74	431.78	542.91	476.76	458.88	552.78									
6th Floor	484.65	413.40	412.97	450.73	472.35	288.46	288.46	431.78	542.91	476.76	458.88	552.78	309.33	224.93	430.22						
5th Floor	484.65	413.40	412.97	450.73	472.35	300.37	300.37	431.78	542.91	476.76	458.88	552.78	321.65	233.93	430.22						
4th Floor	484.65	413.40	412.97	450.73	472.35	300.63	300.63	431.78	542.91	476.76	458.88	552.78	321.02	308.39	430.22						
3rd Floor	484.65	413.40	412.97	450.73	472.35	300.27	300.27	431.78	542.91	476.76	458.88	552.78	321.02	325.73	430.22						
2nd Floor	484.65	413.40	412.97	450.73	472.35	300.27	300.27	431.78	542.91	476.76	458.88	552.78	309.62	308.39	430.22						
1st Floor	484.65	413.40	427.01	441.48	486.18	300.60	300.60	431.78	542.91	476.76	458.88	552.78	321.42	325.73	430.22	291.00	144.59				
Ground Floor	516.38	859.45	473.06	483.89	510.19	345.15	345.15	473.85	569.95	501.25	499.79	598.90	357.50	322.43	19.69	528.34	377.31	111.54	137.76		
Total FAR Area	8755.43	6247.05	6268.68	6264.86	6443.06	3982.19	3392.19	3223.43	7742.65	8572.17	6006.35	16764.53	3863.91	3828.13	2931.23	819.34	561.58	111.54	137.76		

1. TOTAL PROPOSED FAR (for the Project)	91446.08
2. TOTAL NON FAR AREA (for the Project Excluding School)	3617.48
3. SCHOOL (FREE OF FAR)	844.25
4. TOTAL COVERED AREA (for the Project)	95083.56

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	TOWER-11	TOWER-12	Bldg. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Ground Coverage	516.38	859.45	473.06	483.89	510.19	345.15	345.15	473.85	569.95	501.25	499.79	598.90	357.50	322.43	19.69	528.34	377.31	111.54	137.76		

TOTAL PROPOSED GROUND COVERAGE — 8101.98 Sq.m. (15.54%)

05. PROPOSED F.A.R CALCULATIONS - REVISED

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. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Non FAR Area	123.47	865.07	663.99	950.27	118.56	922.46	340.39	299.38	116.13	116.4	330.16	206.75	270	36.43	22.15	45.8			
31st Floor												290.60							
30th Floor												365.50							
29th Floor												524.47							
28th Floor												552.78							
27th Floor												552.78							
26th Floor												552.78							
25th Floor						432.42						552.78							
24th Floor						432.42						552.78							
23rd Floor						432.42						552.78							
22nd Floor						432.42						552.78							
21st Floor						411.69						552.78							
20th Floor						432.42						552.78							
19th Floor						432.42						552.78							
18th Floor						432.42						552.78							
17th Floor	484.65					432.42					474.76	552.78							
16th Floor	484.65					432.42					474.76	552.78							
15th Floor	484.65					432.42					474.76	552.78							
14th Floor	484.65	413.40	412.97	450.73		432.42				328.89	474.76								
13th Floor	484.65	413.40	412.97	450.73	250.84	432.42				328.89	474.76								
12th Floor	484.65	413.40	412.97	450.73	473.35	432.42			541.91	474.76	458.88	552.78							
11th Floor	484.65	413.40	412.97	450.73	473.35	432.42		431.78	542.91	474.76	458.88	552.78							
10th Floor	484.65	413.40	412.97	450.73	473.35	432.42		431.78	542.91	474.76	458.88	552.78	367.20						
9th Floor	484.65	413.40	412.97	450.73	473.35	432.42		431.78	542.91	474.76	458.88	552.78	367.20						
8th Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
7th Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
6th Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
5th Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
4th Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
3rd Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20						
2nd Floor	484.65	413.40	412.97	450.73	472.35	432.42	428.90	431.78	542.91	474.76	458.88	552.78	367.20		39.68				
1st Floor	484.65	413.40	427.01	441.48	486.18		413.90	431.78	542.91	474.76	458.88	552.78	367.20	295.00	144.58	437.96			
Ground Floor	516.38	859.45	475.06	483.89	510.19		481.92	473.85	569.95	501.25	499.79	598.90	57.334	528.34	377.31	485.42	111.54	137.76	23.41
Total FAR Area	8755.43	6247.05	6268.68	6264.86	6443.06	10357.35	3449.22	3223.43	7742.65	8572.17	6006.35	16764.53	3372.11	819.34	561.58	923.38	111.54	137.76	23.41

1. TOTAL PROPOSED FAR (for the Project)	98043.90
2. TOTAL NON FAR AREA (for the Project Excluding School)	4027.08
3. SCHOOL (FREE OF FAR)	807.284
4. BUILTUP AREA (for the Project)	102870.26
5. TOTAL BUILTUP AREA (Project+Basement)	145333.80

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. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Ground Coverage	516.38	458.45	475.06	483.89	510.19	0.00	480.06	473.85	569.95	501.25	499.79	598.90	599.88	528.34	377.31	532.92	111.54	137.76	23.41

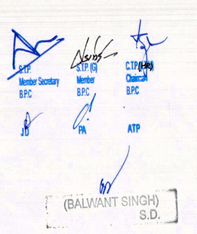
TOTAL PROPOSED GROUND COVERAGE — 7607.88 Sq.m. (13.66 %)

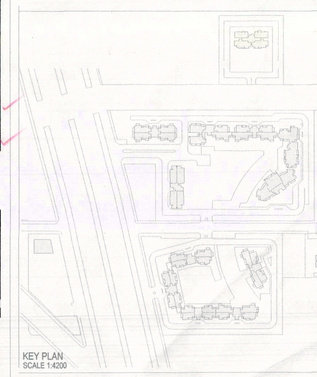
Proposed Built up area for Towers, Basement under Towers, Tower 05, Ews Block, Community Building-3 & convenient shopping 3 = 26071.75 sqmt.

Built up area for Nursery school = 807.284 sqmt

Total proposed Built up area in revised Building plans. (=) 26879.034 sqmt.

MASTER PLAN





KEY PLAN :
SCALE 1:4200

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Email:kauthar@segoc.com
Website : www.cbmengineers.com

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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:
REVISED/ADDITIONAL
BUILDING PLANS FOR GROUP HOUSING COLONY AREA MEASURING 14.684 ACRES (13.759 ACRES- ALREADY LICENSED VIA LICENSE NO-85 OF 2013 DATED 10/10/2013 AND ADDITIONAL 0.925 ACRE LICENSED VIA LICENSE NO -151 OF 2014 DATED 05/09/2014) IN SECTOR-88A & 89-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY OASIS BUILDHOME PVT. LTD.

OWNER'S SEAL & SIGNATURE
For Oasis Buildhome Pvt Ltd
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE
SUMIT ARORA
CA/2005/20184

DATE: 08.09.2017
SCALE: 1:500

Checked by Public Health (Internal) Service may subject to comments in the drawing sheet.

Signature (HQ) HUDA, Panchkula

DRAWING TITLE: MASTER PLAN

DRG. NO. : A/ 88A / MP / 101

REV:- R1

A.D.F.O.(HQ)
DFS PKL
Member B.P.C.