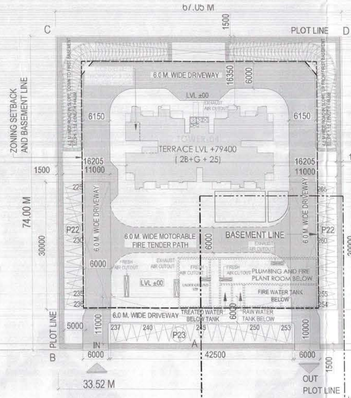
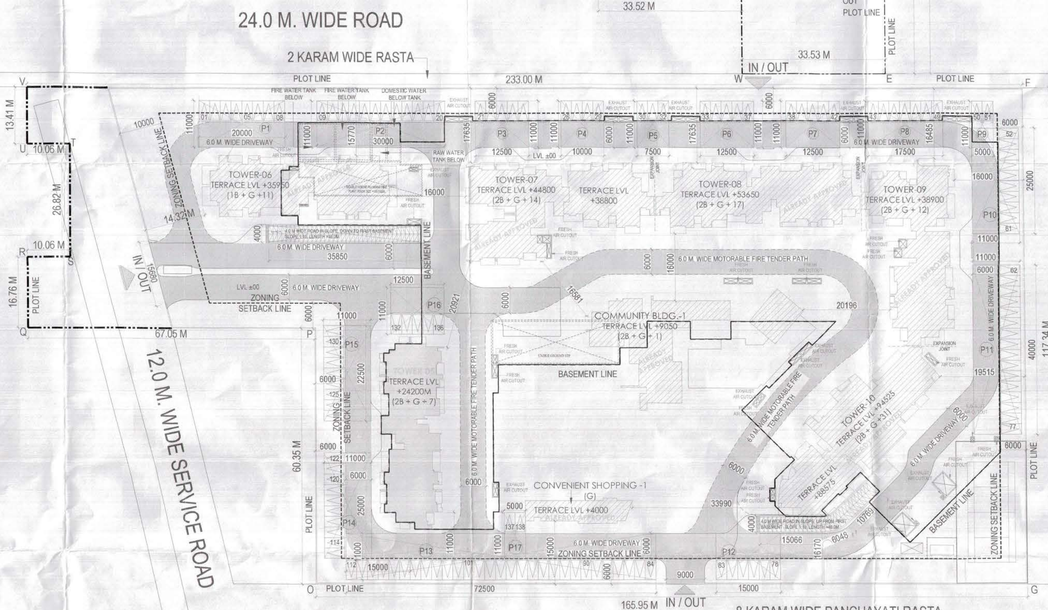
MASTER PLAN

DTP TP ATP PA AD J.E





KEY PLAN WITH ADDITIONAL 0.925 ACRE

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	56127.78		
4	Ground Coverage @ 35%	19644.72	7670.11	13.66%
5	FAR Area @ 1.75	98223.62	98075.78	
6	Green Area @ 15% of Site Area	8419.17	8679.81	15.46%
7	Convenient Shopping FSI Area @ 0.5%	280.64	270.38	
8	FAR for EWS		3372.11	
9	FAR for Community Buildings		2304.3	
10	Proposed maximum Height	94.52 m	(Excluding Machine Room & Parapet)	

NOTE:
OCCUPATIONAL CERTIFICATE IS BEING G APPLIED FOR FOLLOWING:-
- TOWER A (TOWER 01)
- TOWER B (TOWER 02)
- TOWER C(TOWER 03 A)
- TOWER D(TOWER 03B)
- TOWER E(TOWER 03C)
- COMMUNITY BUILDING- 2 (PLEASE NOTE THIS IS ONLY COMMUNITY BUILDING 2 NOT 1
- CONVENIENT SHOPPING -2
- EWS

NOTE:
- TOWER 01 TO BE READ AS TOWER A.
- TOWER 02 TO BE READ AS TOWER B.
- TOWER 03A TO BE READ AS TOWER C.
- TOWER 03B TO BE READ AS TOWER D.
- TOWER 03C TO BE READ AS TOWER E.

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	1124
4	Covered ECS	-	843
5	Open ECS	-	295
6	Parking for EWS @ 5%	58	58

1. STILT PARKING DETAILS

2	**STILT PARKING DETAILS**		
	EWS	14	ECS
	Total Provided Stilt Parking	**14**	**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
Area in sq. ft./sq. M	109661.31	105171.46	220232.81		8.1295	8.1295	16.2591	5184.24	35364.24	3388.48
Area in sq. M for calculation, Sq.M	2220.76	1826.92	4050.08		9.45	11.3917	17.58	1477.45	3285.13	1863.92
Net area of car parking, Sq.M	6742.59	6769.54	17439.79		1.58	-3.24	-1.26	1139.43	3164.75	4769.18
Number of car parks required in the basement @ 35 sq.m. per car parking	249	250	499		185	187	333	65	91	134
TOTAL EASEMENT PARKING	225	221	446		175	153	351	47	18	185
Total Parking in Basements (Parcel-A+Parcel-B+Parcel-D)										831

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	32.5 11	357.5
4	P4	30 11	330
5	P5	7.5 11	82.5
6	P6	32.5 11	357.5
7	P7	32.5 11	357.5
8	P8	17.5 11	192.5
9	P9	5 11	55
10	P10	15 25	375
11	P11	15 40	440
12	P12	16 11	165
13	P13	72.5 11	797.5
14	P14	15 25	375
15	P15	15 22.5	267.5
16	P16	32.5 11	357.5
17	P17	5 11	55
18	P18	32.5 11	357.5
19	P19	22.5 11	247.5
20	P20	13 77.5	852.5
21	P21	102.5 11	1127.5
22	P22	13 30	390
23	P23	42.5 11	467.5
24	P24	12 40	480
25	P25	33 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
	TOTAL		8245.5
PERMISSIBLE CAR PARKING @EECS 2%			330 ECS
TOTAL PROVIDED SURFACE CAR PARKING			295 ECS

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. (EWS)	Community Bldg.-1	Community Bldg.-2	Community Bldg.-3	Convenient Shopping-1	Convenient Shopping-2	Convenient Shopping-3
Non FAR Area	151.14	355.49	356.57	343.87	114.05	302.46	340.26	299.18	156.13	116.4	330.16	206.75	268.41	96.43	22.64	45.8			
31st Floor												350.60							
30th Floor												385.50							
29th Floor												524.47							
28th Floor												552.78							
27th Floor												552.78							
26th Floor												552.78							
25th Floor						492.42						552.78							
24th Floor						492.42						552.78							
23rd Floor						492.42						552.78							
22nd Floor						492.42						552.78							
21st Floor						492.42						552.78							
20th Floor																			
REFUGE						411.69						552.78							
19th Floor						492.42						552.78							
18th Floor						492.42						552.78							
17th Floor	486.43					492.42				474.76		552.78							
16th Floor	486.43					492.42				474.76		552.78							
15th Floor	486.43					492.42				474.76		552.78							
14th Floor	486.43	433.54	433.18	433.84		492.42			328.89	474.76		552.78							
13th Floor	486.43	433.54	433.18	433.84	249.27	492.42			328.89	474.76									
12th Floor	486.43	433.54	433.18	433.84	472.71	492.42			542.91	474.76	458.88	552.78							
11th Floor	486.43	433.54	433.18	433.84	472.71	492.42		431.78	542.91	474.76	458.88	552.78							
10th Floor	486.43	433.54	433.18	433.84	472.71	492.42		431.78	542.91	474.76	458.88	552.78							
9th Floor	486.43	433.54	433.18	433.84	472.71	492.42		431.78	542.91	474.76	458.88	552.78	367.01						
8th Floor	486.43	433.54	433.18	433.84	472.71	492.42		431.78	542.91	474.76	458.88	552.78	367.01						
7th Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01						
6th Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01						
5th Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01						
4th Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01						
3rd Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01						
2nd Floor	486.43	433.54	433.18	433.84	472.71	492.42	429.90	431.78	542.91	474.76	458.88	552.78	367.01		24.95				
1st Floor	486.43	433.54	427.29	441.98	485.98		428.90	431.78	542.91	474.76	458.88	552.78	367.01	291.00	147.10	437.96			
Ground Floor	514.73	454.85	468.78	483.80	509.56		481.92	473.85	569.95	501.25	499.79	598.90	71.25	528.34	390.99	485.42	111.54	135.43	23.41
Total FAR Area	**8784.01**	**6244.45**	**6267.40**	**6266.72**	**6444.67**	**10357.35**	**3449.22**	**5223.43**	**7742.65**	**8572.17**	**6006.35**	**16764.53**	**3374.30**	**819.34**	**563.05**	**923.38**	**111.54**	**135.43**	**23.41**

1.	TOTAL PROPOSED FAR (For the Project)	98073.45
2.	TOTAL NON FAR AREA (For the Project Excluding School)	4024.74
3.	SCHOOL [FEES OF FAR]	807.284
5.	BUILTUP AREA (For the Project)	102905.47
6.	TOTAL BUILTUP AREA (Project+Basement)	145219.79

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	514.73	454.83	468.78	483.80	509.56	0.00	490.06	473.85	569.95	501.25	499.79	598.90	399.64	528.34	390.99	512.92	111.54	135.43	23.41
TOTAL PROPOSED GROUND COVERAGE																		**7667.79**	**sq.m.**
																		13.66%	

04. TOTAL NO.OF UNITS

Building Block	No.of floors	Height (m.)	No. of Flats	Unit of Domestic Servant	Building FAR
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
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	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 + 31	94.52	88		16764.53
Convenient Shopping -3	G	3.15			23.41
Community Bldg.-3	G + 1				923.38
Bldg.-EWS	1S + 9	29.42	135		3374.30
Community Bldg.-1	2B + G + 1	9.05			819.34
Community Bldg.-2	2B + G + 2	8.75			563.05
Convenient Shopping -1	G	4.05			111.54
Convenient Shopping -2	G	4.05			137.76
			882	76	98075.78

SITE NON F.A.R. AREA

1.	GUARD ROOM	34.650 SQ.M
2.	ISOLATOR ROOM	87.307 SQ.M
3.	D.G. ROOM	89.818 SQ.M
	TOTAL	211.77 SQ.M

KEY PLAN
SCALE 1:4000

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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
For OASIS LANDMARK LLP
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE
SUMIT ARORA
CA/89/25184

DATE: 18-12-2018 SCALE: 1:500

DRAWING TITLE:-
MASTER PLAN

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