



- NOTES**
1. ALL TOWERS ARE FULLY SPRINKLERED
 2. ALL PUBLIC AREAS AND LIFTLINES WILL HAVE 100% POWER BACK UP
 3. EXHAUST FANS WILL BE PROVIDED IN KITCHENS AND TOILETS

LEGEND:-

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY AREA MEASURING 22.123 ACRES (LICENCE NO-102 OF 2011 DATED-07.12.2011) FALLING IN SECTOR-104, GURGAON BEING DEVELOPED BY M/S MAGIC INFO SOLUTIONS PVT. LTD. AND OTHERS. Checked and found ok by the Public Health Engineer & Public Health Officer, Gurgaon.

STRUCTURAL CONSULTANTS :
CIVTECH CONSULTANTS PVT.LTD.
RSP Design Consultants (P) Ltd.
OWNER'S SEAL & SIGNATURE
ARCHITECTS SEAL & SIGNATURE
APRIL 2012
DRAWING TITLE:- SITE PLAN
SCALE: 1:500
DRAWING NO:- A-9-01

BUILDING BLOCK	No. of Floors	Height in mts	No. of Appt	Unit of Domestic Servant	Building FAR
Tower 1	B-G+17	54.25	70	40	12698.150
Tower 2	B-G+17	54.25	70	40	12698.150
Tower 3	B-G+17	54.25	70	40	12698.150
Tower 4	B-G+17	54.25	109	40	14213.833
Tower 5	B-G+17	54.25	109	40	14213.833
Tower 6	B-G+17	54.25	109	40	14213.833
Tower 7	B-G+17	54.25	108	40	13967.464
Tower 8	B-G+17	54.25	144	40	13671.447
Tower 9	B-G+16	51.25	136	40	15089.817
Tower 10	B-G+17	54.25	144	40	13752.431
Tower 11	B-G+17	54.25	108	40	12074.660
Community Building	B-G+2	13.975	208	40	5153.664
EWS	G+7	24.25	4	40	442.611
Convenient Shopping	G	4	4	40	9.000
Guard Room	G	4	4	40	9.000
Total			1385	120	154897.788

Towers and Buildings FAR chart

Floor	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Tower-8	Tower-9	Tower-10	Tower-11	Bldg (EWS)	Bldg (Community Building)	Bldg (Convenient Shopping - 1)	Bldg (Convenient Shopping - 2)	Bldg (Convenient Shopping - 3)	Guard Room
10th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
9th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
8th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
7th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
6th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
5th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
4th Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
3rd Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
2nd Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
1st Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
Gr. Floor	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250	624.250
Total	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150	12698.150

TOTAL SITE AREA CHART SITE AREA (AS PER ZONING) - 22.123 ACRES

Site Area	Area (sq. ft.)	Area (sq. m.)
Site Area	2212300	198000
Convenient Shopping FAR @ 0.5%	1106150	99000
Permissible FAR	1106150	99000
Proposed FAR	154897788	14060000
Proposed FAR	154897788	14060000

POPULATION DENSITY

Typical Unit	Popul. No.	Provided No.	H:1:1.50
10th Floor	1177	1177	5
9th Floor	1177	1177	5
8th Floor	1177	1177	5
7th Floor	1177	1177	5
6th Floor	1177	1177	5
5th Floor	1177	1177	5
4th Floor	1177	1177	5
3rd Floor	1177	1177	5
2nd Floor	1177	1177	5
1st Floor	1177	1177	5
Gr. Floor	1177	1177	5
Total	11770	11770	50

COMMUNITY BUILDING

Area	Area (sq. ft.)	Area (sq. m.)
Community Building	1326264	122000
Convenient Shopping	442611	40500
Guard Room	442611	40500
Total	2211486	203000

CONVENIENT SHOPPING

Area	Area (sq. ft.)	Area (sq. m.)
Permissible FAR @ 200 sq.ft. for 208 units	3864720	355000
Total Proposed FAR	5159604	473000

OPEN SPACES/ORGANISED GREEN

Area	Area (sq. ft.)	Area (sq. m.)
Open Space	1326264	122000
Organised Green	2211486	203000
Total	3537750	325000

GROUND COVERAGE

Floor	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Tower-8	Tower-9	Tower-10	Tower-11	Bldg (EWS)	Bldg (Community Building)	Bldg (Convenient Shopping - 1)	Bldg (Convenient Shopping - 2)	Bldg (Convenient Shopping - 3)	Guard room	Primary School	Nursery School - 1	Nursery School - 2	Total	
Gr. Floor (FAR AREA/Efficiency)	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201	930.201

Nursery School - 1
Total Plot Area - 0.219 Acres
Built Up Area - 277.518 SQ.MT.
Ground Floor - 277.518 SQ.MT.
Total - 277.518 SQ.MT.

Nursery School - 2
Total Plot Area - 0.202 Acres
Built Up Area - 277.518 SQ.MT.
Ground Floor - 277.518 SQ.MT.
Total - 277.518 SQ.MT.

Primary School
Total Plot Area - 0.202 Acres
Built Up Area - 277.518 SQ.MT.
Ground Floor - 277.518 SQ.MT.
Total - 277.518 SQ.MT.

BASEMENT PARKING DETAILS

Area	Area (sq. ft.)	Area (sq. m.)
Total Basement area	50000763	4620000
Area under services	3700764	340000
Net area of car parking	46300000	4280000
Basement @ 0.50 cars per car	132669	122000
Total parking provided in the basement	132669	122000

OPEN SPACES/ORGANISED GREEN

Area	Area (sq. ft.)	Area (sq. m.)
Open Space	1326264	122000
Organised Green	2211486	203000
Total	3537750	325000

NET AREA FOR CAR PARKING IN STALL

S.NO.	BASEMENT	GROSS	SERVICES	NET area for car parking in stall
1	PARCEL - A	2742457	2318419	25105108
2	PARCEL - B	7906100	540198	7595873
3	PARCEL - C	14767218	832197	13935018
TOTAL	50096783	3700764	46300000	46300000

APPROVED BY

SACTIONED

To be used in connection with
Plot No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100