



ABSTRACT			
TOTAL SITE AREA	16.26 ACRES	61480.313	Sq M
NET PLOT AREA (FOR FAR)	9.477 ACRES	38351.997	Sq M
PERMISSIBLE FAR (1.75)		67115.996	Sq M
PERMISSIBLE GROUND COVERAGE (35%)		13423.203	Sq M
OC RECEIVED PLOT AREA		10679.343	Sq M
BALANCE PLOT AREA		27672.655	Sq M
12% GREEN FAR ON THE BALANCE PLOT (JOB CERTIFIED GOLD, August 2024 - Registration No. GH240593)		3320.719	Sq M
TOTAL PERMISSIBLE FAR		70436.714	Sq M

LEGEND / INDEX	
	OC RECEIVED
	ALREADY SANCTIONED
	FUTURE DEVELOPMENT
	REVISED

  

ZONING	
	BASEMENT
	BOUNDARY
	PHASE-I = 4.937 ACRES (TOWER-A1, B1, A2, EWS S-2)
	PHASE-II = 1.375 ACRES (TOWER-A2, B2, A3)
	PHASE-III = 1.013 ACRES (COMMUNITY BUILDING)
	PHASE-IV = 1.67 ACRES (TOWER-7)
	PHASE-V = 1.056 ACRES (FUTURE EXPANSION)
	CP-1: COMM. BUILDING = 0.20 ACRES (NURSERY SCHOOL)

AREA DETAIL			
NET PLOT AREA (FOR FAR)	9.477 ACRES	38351.997	Sq M
OC RECEIVED FAR AREA (MEMO NO. ZP-1062/AD(RA)/2020/2361 DATED 28/10/2020)		18688.850	Sq M
OC RECEIVED PLOT AREA = (OC FAR (1.75) * (18688.850 / 1.75))		10679.343	Sq M
BALANCE PLOT AREA (Total plot - OC plot area)		27672.655	Sq M
PERMISSIBLE FAR (1.75)		67115.996	Sq M
12% GREEN FAR ON THE BALANCE PLOT (JOB CERTIFIED GOLD, August 2024 - Registration No. GH240593)		3320.719	Sq M
TOTAL PERMISSIBLE FAR (Permissible + Green area)		70436.714	Sq M

COMPREHENSIVE AREA STATEMENT																		
S.No.	Bldg. Type	FLOOR	No. of Floors	No. of Bays	No. of Apartments	No. of Services Provided in each Bldg.	Ground Coverage (In Sqm)			FAR (In Sqm)			POPULATION BREAK UP					
							Received	Already Sanctioned	Apply for Sanction	Received	Already Sanctioned	Apply for Sanction	Main	EWS	Service			
1	RESIDENT	PHASE-I	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
2	TOWER A1	PHASE-I	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
3	TOWER B1	PHASE-I	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
4	TOWER A2	PHASE-II	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
5	TOWER B2	PHASE-II	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
6	TOWER A3	PHASE-III	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
7	TOWER B3	PHASE-III	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
8	COMMUNITY BUILDING	PHASE-IV	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
9	NURSERY SCHOOL	PHASE-V	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
10	GUARD ROOM	PHASE-VI	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
11	MT. MEET ROOM	PHASE-VII	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Grand Total							10	10	10	10	10	10	10	10	10	10	10	
Percentage							10.55%	15.88%	11.42%	10.55%	15.88%	11.42%	10.55%	15.88%	11.42%	10.55%	15.88%	11.42%
Balance Total (Permissible - Achieved)							10	10	10	10	10	10	10	10	10	10	10	10

PARAMETERS	PERMISSIBLE / REQUIRED	PROPOSED
FAR	175% + 12% GREEN FAR (FOR EWS = 187%)	183.86%
GROUND COVERAGE	35%	18.35%
No. of TOTAL UNITS	498	716.38
No. of UNITS (Service Personnel)	49.8	80
No. of UNITS (EWS)	49	117
POPULATION		
Population of Main Units @	5 persons per unit	2490
Population of Service Personnel units @	5 persons per unit	150
Population of EWS units @	2 persons per unit	234
TOTAL POPULATION	100 PPA (minimum)	2874
TOTAL DENSITY	100 PPA (maximum)	280.38
INFRASTRUCTURE		
Convenient shopping @ 0.5% of the total area	191.76 Sq M	489.82
PARKING		
Parking in Basement	covered 32	665
Parking in ST/LS	covered 28	20
Parking on SURFACE	open 23	122
TOTAL PARKING for Main Unit	115 EGS per Main Unit	747
TOTAL PARKING for EWS	115 EGS per Main Unit (5% of total parking)	37
GREEN AREA		
Total Maintained Green Area Required @ 15%	5752.80 Sq M	15.88% of the Net Plot Area

PARKING CALCULATION		
1. TOTAL REGULAR DWELLING UNIT	498	NOS
2. PARKING REQ. @ 1.5 EGS PER D.U.	747	ECS
3. COVERED PARKING REQUIRED @ 75% OF TOTAL PARKING	560	ECS
4. OPEN PARKING REQUIRED @ 25% OF TOTAL PARKING	187	ECS
5. OPEN PARKING APPROVED IN OC	49	BAYS
6. OPEN PARKING APPLY FOR REVISED SUBMISSION	133	BAYS
7. ALREADY APPROVED OPEN PARKING	76	BAYS
8. TOTAL OPEN PARKING PROVIDED	215	BAYS
9. COV. PARKING IN BASEMENT BY AREA @ 32 SQM PER ECS	2096.38	SQM
10. COV. PARKING PROVIDED IN BASEMENT BY TOTAL	665	ECS
11. PARKING REQUIREMENT FOR EWS - 5% OF TOTAL PARKING	94	ECS
12. CAR PARKING PROVIDED IN EWS ST/LS @ 28 SQM (ALREADY/OC APPROVED)	20	BAYS
13. OPEN PARKING PROVIDED FOR EWS (ALREADY/OC APPROVED)	24	BAYS
14. TOTAL PARKING PROVIDED FOR EWS	44	BAYS
15. TOTAL PARKING REQUIRED - (2)	747	ECS
16. TOTAL OPEN PARKING PROVIDED - (8+13)	122	ECS
17. TOTAL COVERED PARKING PROVIDED - (10+12)	664	BAYS
18. TOTAL PARKING PROVIDED - (16+17)	786	BAYS

**GENERAL NOTES:**

- Gate and Boundary wall as per standard design.
- The responsibility of the structure design and structure stability of the building block earth quake shall be solely of the architect/Engineer or of the owner.
- All dimension are in mm.
- All the basement shall have mechanical ventilation in addition to the natural ventilation and artificial lighting.
- The total complex is with generator with automatic switchover provision for all services.
- All Lifts and Services area shall have 100% Power Back up.
- All Electrical Installations shall be as per provision of NBC - 2016.
- Fire Fighting / Safety Provisions will be as per relevant NBC Codes-2016.
- All Toilets have permanent Ventilation and Kitchen shall have the provision of Exhaust Fan.

**KEY PLAN:**

**JOB TITLE:**  
Revised building plan submission of group housing area measuring 10.25 acres (license No. 16 of 2014 dated 10.06.2014) in sec-2, Sohna being developed by ASHIANA DWELLINGS PVT. LTD. (PSL INFRA TECH PVT. LTD.) AS SANCTIONED UNDER MEMO NO. ZP-1062/AD(RA)/2020/19014, DATED 28-10-2020

**EXECUTIVE ARCHITECTS:**  
DESIGN FORUM INTERNATIONAL  
K-47, KAILASH COLONY, NEW DELHI - 110048  
PHONE: 011-46556600, FAX: 46556601

**CLIENT:**  
ASHIANA DWELLINGS PVT. LTD.

**DRAWING TITLE:**  
SITE PLAN AND AREA DETAIL

**OWNER'S SIGN:**

**ARCHITECT'S SIGN:**

**SCALE:** 1:450 @ A0

**NORTH:**

**DATE:** 18-12-2024

**DRAWING NO:** 01