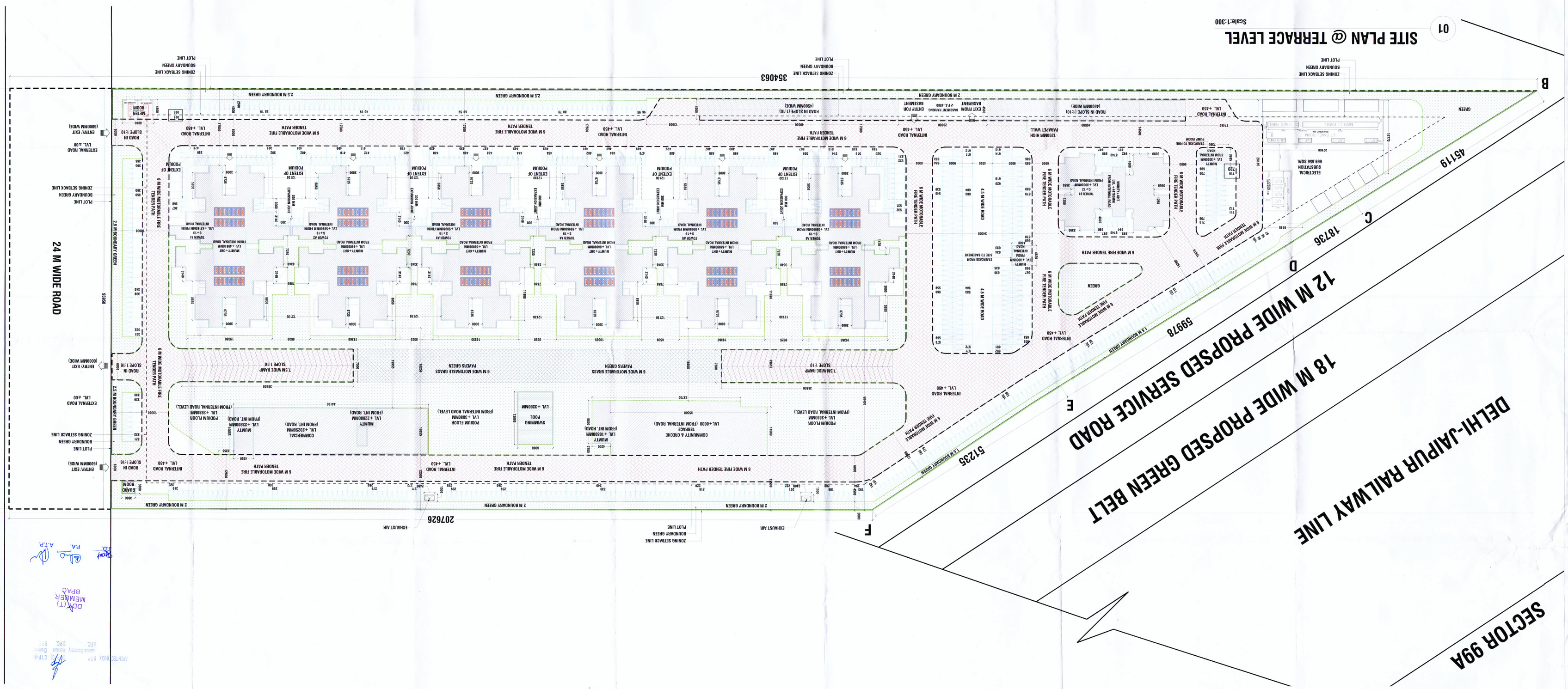

SITE PLAN @ TERRACE LEVEL

01

Scale:1:300

MAHIRA AFFORDABLE HOUSING SECTOR 88B

Plot Area Detail

	(In Acres)	(In Sq.mts)
Total Plot Area	6.675	27012.724
Commercial Plot Area @ 4%	0.267	1080.509
Residential Plot Area @ 96%	6.408	25932.215

Summary of F.A.R.

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Commercial F.A.R @ 175%	**1890.891**	
Additional F.A.R. - (Green building (12% of Commercial Plot Area))	129.661	
Total Permissible Commercial F.A.R	**2020.552**	**1996.550**
Permissible Residential F.A.R. @ 250%	**5534?.493**	
Additional F.A.R. - (Green building (12% of Residential Plot Area)	3111.866	
Total Permissible Residential F.A.R	**6145?.359**	**6145?.246**
		5.103

Summary of Ground Coverage

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Ground Coverage	1950? 362	11162.663
Percentage	50.00%	41.32%

Ground Coverage Detail

	Area	Unit
Tower (A1)	901.013	Sq.Mts
Tower (A2)	901.013	Sq.Mts
Tower (A3)	901.013	Sq.Mts
Tower (A4)	901.013	Sq.Mts
Tower (A5)	901.013	Sq.Mts
Tower (A6)	901.013	Sq.Mts
Tower (B1)	336.256	Sq.Mts
Podium	4813.009	Sq.Mts
Commercial	505.367	Sq.Mts
Water Room	36.000	Sq.Mts
Non Parking Area @ On Surface	56.954	Sq.Mts
Guard Room	9.000	Sq.Mts
Total Ground Coverage	**11162.663**	**Sq.Mts.**

Residential F.A.R Detail

	Area	Unit
Tower - A1	6972.599	Sq.Mts.
Tower - A2	10164.210	Sq.Mts.
Tower - A3	10164.210	Sq.Mts.
Tower - A4	10164.210	Sq.Mts.
Tower - A5	10164.210	Sq.Mts.
Tower - A6	10164.210	Sq.Mts.
Tower - B1	3662.498	Sq.Mts.
Total Residential F.A.R	**61454.246**	**Sq.Mts.**

Density Calculation

Maximum - 750 PPA :: Maximum - 900 PPA	
Total No. of Dwelling Unit	962 Nos.
Population per Dwelling Unit	5 Nos.
Total Population	4810 Nos.
Population per Acre	751 PPA
Permissible (in PPA) Proposed (in PPA)	

Green Area Summary

	Permissible	Proposed
Green Area	4051.909	5477.772
	15%	20.28%

Community Hall & Anganwadi cum Creche Area Summary

	Permissible Area (in Sq.Mts.)	Proposed Area (in Sq.Mts.)
Community Hall	185.810	189.240
Anganwadi cum Creche	185.810	189.240

Plot Area Summary

	Area in Sq.Mts
Building Area	11162.663
Green Area (On Surface)	1857.322
Electrical Substation	668.656
Parking Area	9972.199
Road Area & Hard Paved Area & Others	3343.884
	100.00%

Built-up Area Summary

	Area (Sq.Mts)	Unit
Typology		
Tower (A1)	9910.382	Sq.Mts.
Tower (A2)	13908.736	Sq.Mts.
Tower (A3)	13908.736	Sq.Mts.
Tower (A4)	13908.736	Sq.Mts.
Tower (A5)	13908.736	Sq.Mts.
Tower (A6)	13908.736	Sq.Mts.
Tower (B1)	5259.719	Sq.Mts.
Podium	4813.009	Sq.Mts.
Basement	6113.816	Sq.Mts.
Community & Creche	429.535	Sq.Mts.
Guard Room	9.000	Sq.Mts.
Water Room	36.000	Sq.Mts.
Non Parking Area @ On Surface	56.954	Sq.Mts.
Total Built-up Area	**98451.421**	**Sq.Mts.**
	10593?.100	**Sq.Ft.**

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)

S.No.	Bldg Type	Typology	Description	No. of Typical Floors	No. of Typical Floors	No. of Units	Total No. of Apartments			Population	
1	Tower- (A1)	3BHK Type A	(S + 19) Apartments	12	0	4	48	5	240		
		3BHK + Store Type A		12	0	2	24	5	120		
		3BHK + Store Type B		1	0	4	4	5	20		
		3BHK Type A1		1	0	2	2	5	10		
		3BHK + Store Type B1		1	0	2	2	5	10		
2	Tower- (A2)	3BHK Type A	(S + 19) Apartments	18	0	4	72	5	360		
		3BHK + Store Type A		18	0	2	36	5	180		
		3BHK + Store Type B		18	0	2	36	5	180		
		3BHK Type A1		1	0	4	4	5	20		
		3BHK + Store Type B1		1	0	2	2	5	10		
3	Tower- (A3)	3BHK Type A	(S + 19) Apartments	18	0	4	72	5	360		
		3BHK + Store Type A		18	0	2	36	5	180		
		3BHK + Store Type B		18	0	2	36	5	180		
		3BHK Type A1		1	0	4	4	5	20		
		3BHK + Store Type B1		1	0	2	2	5	10		
4	Tower- (A4)	3BHK Type A	(S + 19) Apartments	18	0	4	72	5	360		
		3BHK + Store Type A		18	0	2	36	5	180		
		3BHK + Store Type B		18	0	2	36	5	180		
		3BHK Type A1		1	0	4	4	5	20		
		3BHK + Store Type B1		1	0	2	2	5	10		
5	Tower- (A5)	3BHK Type A	(S + 19) Apartments	18	0	4	72	5	360		
		3BHK + Store Type A		18	0	2	36	5	180		
		3BHK + Store Type B		18	0	2	36	5	180		
		3BHK Type A1		1	0	4	4	5	20		
		3BHK + Store Type B1		1	0	2	2	5	10		
6	Tower- (A6)	3BHK Type A	(S + 19) Apartments	18	0	4	72	5	360		
		3BHK + Store Type A		18	0	2	36	5	180		
		3BHK + Store Type B		18	0	2	36	5	180		
		3BHK Type A1		1	0	4	4	5	20		
		3BHK + Store Type B1		1	0	2	2	5	10		
7	Tower- (B1)	1BHK Type A	(S + 12) Apartments	12	2	4	50	5	250		
		1BHK + Store Type B		12	0	2	24	5	120		
8	Community Hall		G + 0 Podium Level						---		
	Anganwadi								---		
	Community Hall								---		
GRAND TOTAL							**962**		**4810**		

PARKING SUMMARY

REQUIRED PARKING FOR ALL APARTMENTS

TOTAL NO. OF DWELLING UNITS	=	962	
PARKING REQUIRED @0.5 ECS PER DU	=	481	ECS

OPEN TO SKY PARKING AREA

PROPOSED OPEN TO SKY PARKING AREA		9972.199	SQ.M
TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 283Q.M./ECS	=	433.617 Say	ECS
		434	ECS

STILTS PARKING AREA

PROPOSED COVERED PARKING AREA (UNDER TOWER A1, A2, A3, A4, A5, A6, B1 & PODIUM)		10005.761	SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 283Q.M./ECS	=	357.349 Say	ECS
		357	ECS

BASEMENT PARKING AREA

PROPOSED COVERED PARKING AREA (BASEMENT)	=	6004.062	SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 323Q.M./ECS	=	187.627 Say	ECS
		188	ECS

TOTAL ECS PROPOSED (OPEN, STILTS & BASEMENT)	=	979	ECS

PARKING PROVIDED IN NUMBERS

IN BASEMENT			
ON OPEN TO SKY AREA	=	610	NO.'S
		290	NO.'S
UNDER PODIUM/STILTS			
	=	1910	NO.'S

ELECTRICAL SUBSTATION AREA

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	1	Triangle	-	18.275	11.415	(B X H)/2	104.205	1	104.205
2	2	Rectangle	9.185	28.185	-	(L X B)	258.879	1	258.879
3	3	Rectangle	18.275	16.770	-	(L X B)	306.472	1	306.472
TOTAL AREA									669.556

NON PARKING AREA ON SURFACE (STAIRCASE & VENTILATION CUTOUT)

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	S1-B06	Rectangle	7.360	3.886	-	(L X B)	28.594	1	28.594
2	S1-B05	Rectangle	4.600	4.600	-	(L X B)	21.160	1	21.160
3	SHESH AIR	Rectangle	1.500	2.400	-	(L X B)	3.600	2	7.200
TOTAL AREA									56.954

PRINCIPAL ARCHITECT:

DESIGN FORUM
INTERNATIONAL

K-47, KALKAJI COLONY, NEW DELHI-110048
PHONE NO. 011-46556600

OWNER'S SIGNATURE ARCHITECT'S SIGNATURE

Mahira Homes Private Limited

ANJU TEWATIA
Authorised Signatory
B.Arch. (Hons.)
CA/95/11375

CLIENT:

PROJECT:
PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY AMENSUSHING 6.675 ACRES (LICENSE NO.09 OF 2022 DATED 31-01-2022) BEING DEVELOPED IN VILLAGE KARSANALI, SECTOR 88-B, GURUGRAM BY M/S BLOSSOM PROPERTIES PVT. LTD. AND OTHER LAND OWNERS IN COLLABORATION WITH M/S MAHIRA HOMES PVT. LTD.

DRAWING TITLE:
SITE PLAN @ TERRACE LEVEL

N

SCALE : 1:300

DATE :24.02.2022

SHEET NO.

01