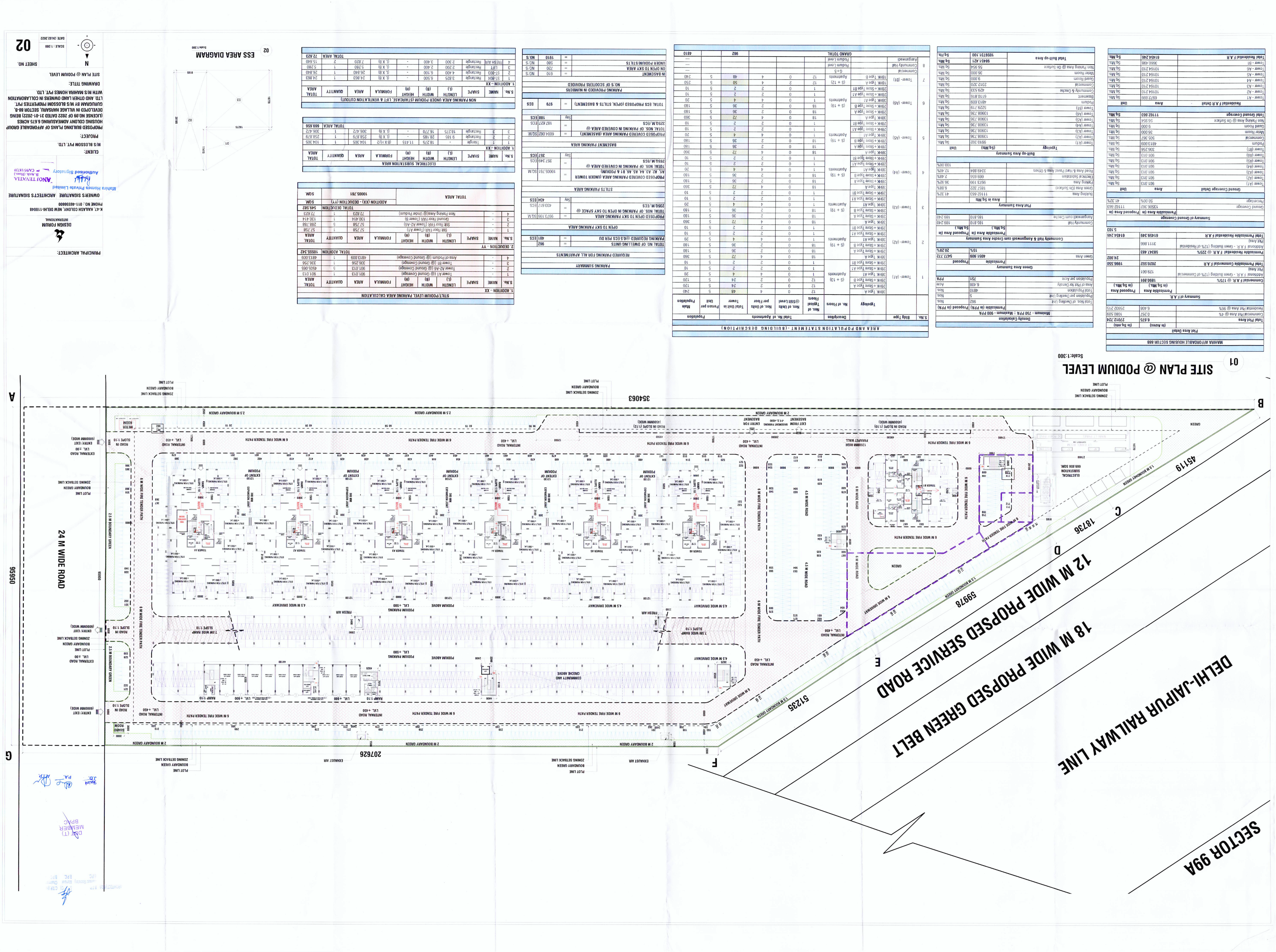

01 SITE PLAN @ PODIUM LEVEL

Scale:1:300

MAHIRA AFFORDABLE HOUSING SECTOR 88B

Plot Area Detail

	(In Acres)	(In Sq.mts)
Total Plot Area	6.675	27017.724
Commercial Plot Area @ 4%	0.267	1080.509
Residential Plot Area @ 96%	6.408	25937.215

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)	129.661	
Total Permissible Commercial F.A.R	2020.552	1996.550
Plot Area	24.002	
Permissible Residential F.A.R. @ 225%	**5834?.483**	
Additional F.A.R. - (Green Building (12% of Residential)	3111.866	
Total Permissible Residential F.A.R	61459.349	61454.246
Plot Area	5.103	

Summary of Ground Coverage

	Permissible Area (In Sq.Mts.)	Proposed Area (In Sq.Mts.)
Ground Coverage	13506.302	11117.663
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.
Tower (B2)	481.609	Sq.Mts.
Podium	5229.719	Sq.Mts.
Basement	6110.819	Sq.Mts.
Community & Creche	429.533	Sq.Mts.
Commercial	2312.320	Sq.Mts.
Guard Room	9.000	Sq.Mts.
Meter Room	36.000	Sq.Mts.
Non Parking Area @ On Surface	56.954	Sq.Mts.
Total	18597.31.100	Sq.Ft.

Density Calculation

Minimum - 250 PPA :: Maximum - 300 PPA

		Permissible (In PPA)	Proposed (In PPA)
Total Nos. Of Dwelling Unit		962	Nos.
Population per Dwelling Unit		5	Nos.
Area of Plot for Density		6.408	Acre
Total Population		4810	Nos.
Population per Acre		751	PPA

Green Area Summary

	Permissible	Proposed
Green Area	4051.909	5417.772
	15%	20.28%

Community Hall & Aanganwadi cum Creche Area Summary

	Permissible Area (In Sq.Mts.)	Proposed Area (In Sq.Mts.)
Community Hall	189.240	189.240
Aanganwadi cum Creche	185.810	189.240

Pilot Area Summary

	Area in Sq.Mts	
Building Area	11162.663	41.32%
Green Area (On Surface)	1657.322	6.88%
Parking Area	9972.199	36.92%
Technical Substation	669.606	2.48%
Road Area & Hard Paved Area & Others	3249.884	12.40%
		100.00%

Built-up Area Summary

Typology	(Sq.Mts)	Unit
Tower (A1)	9910.392	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)	5229.719	Sq.Mts.
Podium	4813.609	Sq.Mts.
Basement	6110.819	Sq.Mts.
Community & Creche	429.533	Sq.Mts.
Commercial	2312.320	Sq.Mts.
Guard Room	9.000	Sq.Mts.
Meter Room	36.000	Sq.Mts.
Non Parking Area @ On Surface	56.954	Sq.Mts.
Total	11162.663	Sq.Mts.

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)

S.No.	Bldg Type	Typology	Nos. of Floors	Description	Total No. of Dwellings	Nos. of Units per Floor	Total Units in Tower	Person per Unit	Population	Main Population
1	Tower- (A1)	3BHK + Servant Room	12	(S + 13) Apartments	12	1	12	5	60	240
		2BHK + Store A	12		12	0	2	24	5	120
		2BHK + Store B	1		1	0	4	4	5	20
		2BHK + Store A1	1		1	0	2	2	5	10
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
2	Tower- (A2)	2BHK + Store A	18	(S + 19) Apartments	18	0	4	72	5	360
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
3	Tower- (A3)	2BHK + Store A	18	(S + 19) Apartments	18	0	4	72	5	360
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
4	Tower- (A4)	2BHK + Store A	18	(S + 19) Apartments	18	0	4	72	5	360
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
5	Tower- (A5)	2BHK + Store A	18	(S + 19) Apartments	18	0	4	72	5	360
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
6	Tower- (A6)	2BHK + Store A	18	(S + 19) Apartments	18	0	4	72	5	360
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B1	1		1	0	2	2	5	10
		1BHK Type A	18		18	0	4	72	5	360
		1BHK Type B	18		18	0	2	36	5	180
		1BHK Type A1	1		1	0	2	2	5	10
		1BHK Type B1	1		1	0	2	2	5	10
7	Tower- (B1)	1BHK Type B	12	G+15 Apartments	12	0	4	48	5	240
		1BHK Type A	12	(S + 12)	12	0	2	24	5	120
		2BHK + Store A	1		1	0	2	2	5	10
		2BHK + Store B1	1		1	0	2	2	5	10
		2BHK + Store A1	1		1	0	4	4	5	20
		2BHK + Store B	18		18	0	2	36	5	180
		2BHK + Store A	18		18	0	4	72	5	360
8	Commercial	Community Hall		Podium Level						---
	Commercial	Aanganwadi		Podium Level						---
				G+5						---
GRAND TOTAL							**962**			**4810**

STILT/PODIUM LEVEL PARKING AREA CALCULATION

S.No.	NAME	SHAPE	LENGTH	WIDTH	HEIGHT	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	-	Tower A1 (@ Ground Coverage)				901.013		1	901.013
2	-	Tower A2-A6 (@ Ground Coverage)				901.013		5	4505.065
3	-	Tower B1 (@ Ground Coverage)				336.256		1	336.256
4	-	Area of Podium (@ Ground Coverage)				4813.609		1	4813.609
								TOTAL ADDITION	10556.342
2. DEDUCTION - YY									
1	-	Stilt floor FAR (Tower A1)				57.758		1	57.758
2	-	Stilt floor FAR (Tower A2-A6)				57.758		5	288.788
3	-	Ground Floor FAR (Tower B)				130.414		1	130.414
4	-	Non Parking Area@ Under Podium)				72.623		1	72.623
								TOTAL DEDUCTION	549.582
TOTAL AREA								ADDITION (XX) - DEDUCTION (YY)	10005.761
									10005.761

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 @ 2350.M./ECS	=	4.33.617	ECS
		454	ECS
STILTS PARKING AREA			
PROPOSED COVERED PARKING AREA (UNDER TOWER M1, M2, M3, M4, M5, M6, B1 & PODIUM)	=	10005.761	SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 2350.M./ECS	=	357.349	ECS
		357	ECS
BASEMENT PARKING AREA			
PROPOSED COVERED PARKING AREA (BASEMENT)	=	6001.062	SQ.M
TOTAL NOS. OF PARKING IN COVERED AREA @ 2350.M./ECS	=	157.627	ECS
		188	ECS
TOTAL ECS PROPOSED (OPEN, STILTS & BASEMENT)	=	979	ECS

PARKING PROVIDED IN NUMBERS

NO.S OF SCOOTERS PROVIDED			
IN BASEMENT	=	610	NO.S
ON OPEN TO SKY AREA	=	720	NO.S
UNDER PODIUM/STILTS	=	580	NO.S
	=	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	104.305	1	104.305
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	669.656

NON PARKING AREA UNDER PODIUM (STAIRCASE, LIFT & VENTILATION CUTOUT)

S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA
1. ADDITION - XX									
1	ST-B04	Rectangle	3.825	6.500	-	(L X B)	24.863	1	24.863
2	ST-B03	Rectangle	4.400	6.100	-	(L X B)	26.840	1	26.840
3	LIFT	Rectangle	2.200	2.400	-	(L X B)	5.280	1	5.280
4	FIREM AIR	Rectangle	2.300	3.400	-	(L X B)	7.820	2	15.640
								TOTAL AREA	72.623

02 ESS AREA DIAGRAM

Scale:1:300

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
Authorised Signatory
"ANJU TEWATIA"
R. Asst. Director
CA95/11239

CLIENT:
M/S BLOSSOM PVT. LTD.

PROJECT:
PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY AMENASUHIA 6.675 ACRES (LICENSE NO.89 OF 2022 DATED 31-01-2022) BEING DEVELOPED IN VILLAGE KARSHAL 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 @ PODIUM LEVEL

SHEET NO.
02

SCALE : 1:300
DATE :24.02.2022