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For Service Plan estimate only

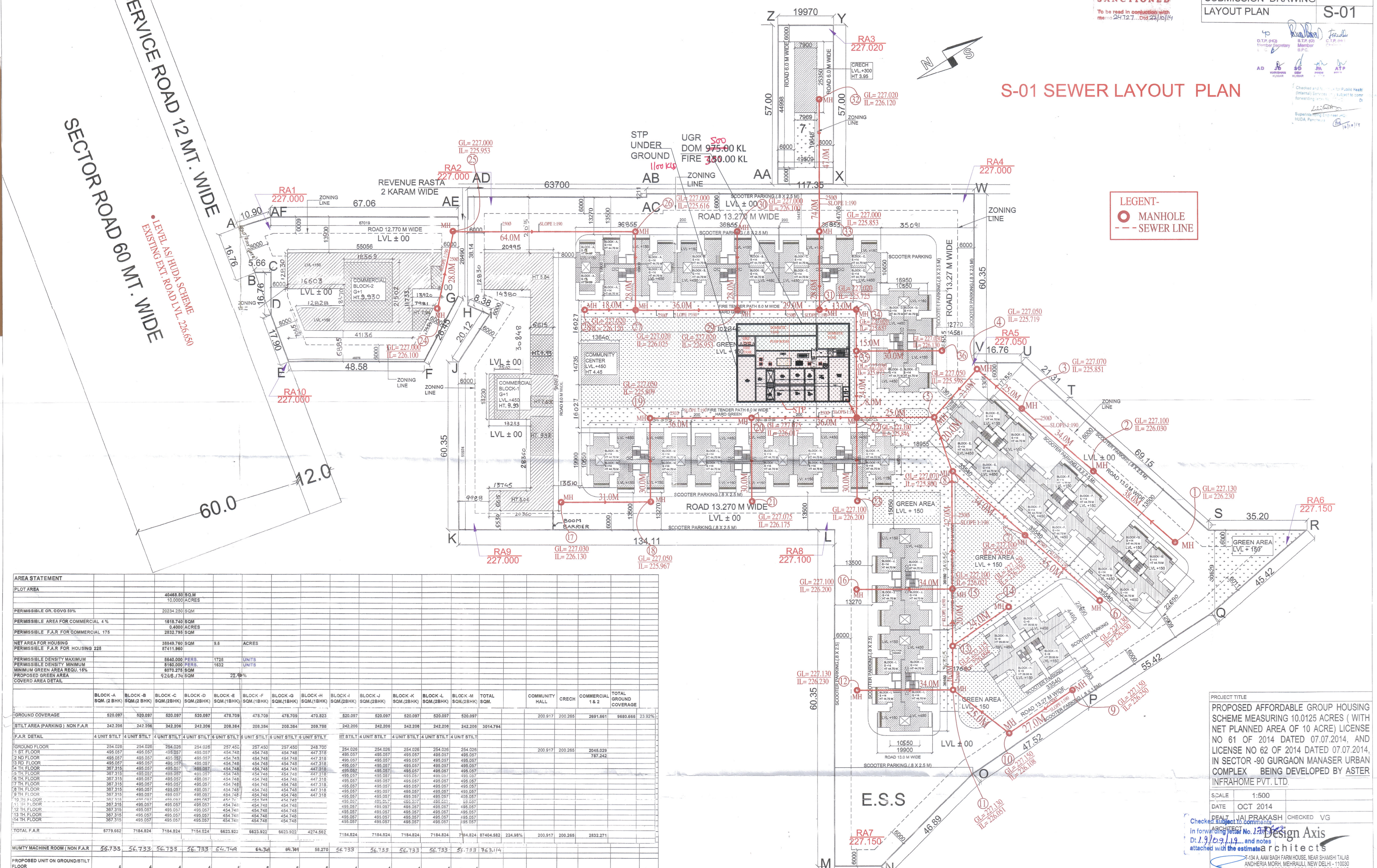
DRAWING TITLE	DRG. NO.
SUBMISSION DRAWING	
LAYOUT PLAN	S-01

SANCTIONED
To be read in conjuction with memo 24727...Dtd 22/10/14

D.T.P. (HQ) Member Secretary — S.T.P. (G) Member B.P.C. — C.T.P. (Hr) Chairman
AD — JD — SD — PA — ATP

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter
Superintending Engineer (HQ) HUDA, Panchkula 16/10/14

S-01 SEWER LAYOUT PLAN



AREA STATEMENT			
PLOT AREA	40468.50 SQ.M		
	10.0000 ACRES		
PERMISSIBLE GR. COVG 50%	20234.250 SQM		
PERMISSIBLE AREA FOR COMMERCIAL 4 %	1618.740 SQM		
	0.4000 ACRES		
PERMISSIBLE F.A.R FOR COMMERCIAL 175	2832.795 SQM		
NET AREA FOR HOUSING	38849.760 SQM	9.6	ACRES
PERMISSIBLE F.A.R FOR HOUSING 225	87411.960		
PERMISSIBLE DENSITY MAXIMUM	8640.000 PERS.	1728	UNITS
PERMISSIBLE DENSITY MINIMUM	8160.000 PERS.	1632	UNITS
MINIMUM GREEN AREA REQU. 15%	6070.275 SQM		
PROPOSED GREEN AREA	9268.174 SQM	22.90%	
COVERD AREA DETAIL			

	BLOCK -A SQM. (2 BHK)	BLOCK -B SQM.(2 BHK)	BLOCK -C SQM.(2BHK)	BLOCK -D SQM.(2BHK)	BLOCK -E SQM.(1BHK)	BLOCK -F SQM.(1BHK)	BLOCK -G SQM.(1BHK)	BLOCK -H SQM.(1BHK)	BLOCK -I SQM.(2BHK)	BLOCK -J SQM.(2BHK)	BLOCK -K SQM.(2BHK)	BLOCK -L SQM.(2BHK)	BLOCK -M SQM.(2BHK)	TOTAL SQM.		COMMUNITY HALL	CRECH	COMMERCIAL 1 & 2	TOTAL GROUND COVERAGE	
GROUND COVERAGE	520.097	520.097	520.097	520.097	478.709	478.709	478.709	470.823	520.097	520.097	520.097	520.097	520.097			200.917	200.265	2691.661	9680.666	23.92%
STILT AREA (PARKING) NON F.A.R	242.206	242.206	242.206	242.206	208.384	208.384	208.384	209.788	242.206	242.206	242.206	242.206	242.206	3014.794						
F.A.R DETAIL	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	6 UNIT STILT	6 UNIT STILT	6 UNIT STILT	6 UNIT STILT	IIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT							
GROUND FLOOR	254.026	254.026	254.026	254.026	257.450	257.450	257.450	248.700	254.026	254.026	254.026	254.026	254.026			200.917	200.265	2045.029		
1 ST. FLOOR	495.057	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057					787.242		
2 ND FLOOR	495.057	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
3 RD FLOOR	495.057	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
4 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
5 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
6 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
7 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
8 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
9 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748	447.318	495.057	495.057	495.057	495.057	495.057							
10 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748		495.057	495.057	495.057	495.057	495.057							
11 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748		495.057	495.057	495.057	495.057	495.057							
12 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748		495.057	495.057	495.057	495.057	495.057							
13 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748		495.057	495.057	495.057	495.057	495.057							
14 TH. FLOOR	367.315	495.057	495.057	495.057	454.748	454.748	454.748		495.057	495.057	495.057	495.057	495.057							
TOTAL F.A.R	5779.662	7184.824	7184.824	7184.824	6623.922	6623.922	6623.922	4274.562	7184.824	7184.824	7184.824	7184.824	7184.824	87404.582	224.98%	200.917	200.265	2832.271		
MUMTY MACHINE ROOM (NON F.A.R	56.733	56.733	56.733	56.733	64.749	64.749	64.749	58.270	56.733	56.733	56.733	56.733	56.733	763.114						
PROPOSED UNIT ON GROUND/STILT FLOOR	4	4	4	4	6	6	6	6	4	4	4	4	4							
PROPOSED UNIT ON TYPICAL FLOOR	8	8	8	8	12	12	12	12	8	8	8	8	8							
NO. OF FLOOR	3	14	14	14	14	14	14	9	14	14	14	14	14							
TOTAL UNIT IN TYPICAL FLOORS	24	112	112	112	168	168	168	108	112	112	112	112	112							
PROPOSED UNIT ON 5 TH. TO 14 FLOOR= (11 FLOOR X 6 UNIT)	66																			
TOTAL NO UNITS PER BLOCK	94	116	116	116	174	174	174	114	116	116	116	116	116	1658						

PARKING AREA CALCULATION				
REQUIRED PARKING @.5 ECS P	1658	X	0.5	829 ECS
PROPOSED PARKING				
STILT	3014.78 SQM.	/30		100.493 ECS
OPEN	18719.639 SQM.	/25		751.186 ECS
TOTAL NO. OF ECS PROVIDED				851.68 ECS
TOTAL NO. OF SCOOTERS REQU.				1658 SCOOTERS
TOTAL NO. OF SCOOTERS PROVIDED				1666 SCOOTERS

FEE FOR SUBMISSION		
FAR	87404.582	SQM
COMMUNITY	200.917	SQM
CRECH	200.265	SQM
STILT	3014.794	SQM
MUMMTY	763.114	SQM
COMMERCIA	2832.271	SQM
	94415.943	SQM

UNIT CARPET AREA DETAIL	BLOCK -A SQM. (2 BHK)	BLOCK -B SQM.(2 BHK)	BLOCK -C SQM.(2BHK)	BLOCK -D SQM.(2BHK)	BLOCK -E SQM.(1BHK)	BLOCK -F SQM.(1BHK)	BLOCK -G SQM.(1BHK)	BLOCK -H SQM.(1BHK)	BLOCK -I SQM.(2BHK)	BLOCK -J SQM.(2BHK)	BLOCK -K SQM.(2BHK)	BLOCK -L SQM.(2BHK)	BLOCK -M SQM.(2BHK)	TOTAL SQM.
	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	6 UNIT STILT	6 UNIT STILT	6 UNIT STILT	6 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	4 UNIT STILT	
GROUND /STILT FLOOR	207.078	207.078	207.078	207.078	184.124	184.124	184.124	184.124	207.078	207.078	207.078	207.078	207.078	
1 ST. FLOOR	414.156	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
2 ND FLOOR	414.156	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
3 RD FLOOR	414.156	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
4 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
5 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
6 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
7 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
8 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
9 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248	368.248	414.156	414.156	414.156	414.156	414.156	
10 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248		414.156	414.156	414.156	414.156	414.156	
11 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248		414.156	414.156	414.156	414.156	414.156	
12 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248		414.156	414.156	414.156	414.156	414.156	
13 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248		414.156	414.156	414.156	414.156	414.156	
14 TH. FLOOR	304.692	414.156	414.156	414.156	368.248	368.248	368.248		414.156	414.156	414.156	414.156	414.156	
TOTAL CARPET AREA	4801.158	6005.262	6005.262	6005.262	5339.596	5339.596	5339.596	3498.356	6005.262	6005.262	6005.262	6005.262	6005.262	72360.398
NO OF UNITS ON GROUND/STILT FLOOR	4	4	4	4	6	6	6	6	4	4	4	4	4	
NO OF UNITS ON TYPICAL FLOOR	8	8	8	8	12	12	12	12	8	8	8	8	8	
NO. OF TYPICAL FLOORS	3	14	14	14	14	14	14	9	14	14	14	14	14	
TOTAL UNIT ON TYICAL FLOOR	24	112	112	112	168	168	168	108	112	112	112	112	112	
UNIT ON 4TH. TO 14 TH. FLOOR (11FLOOR X 6 UNIT	66													
TOTAL UNIT ON PER BLOCK	94	116	116	116	174	174	174	114	116	116	116	116	116	1658

PROJECT TITLE

PROPOSED AFFORDABLE GROUP HOUSING SCHEME MEASURING 10.0125 ACRES (WITH NET PLANNED AREA OF 10 ACRE) LICENSE NO 61 OF 2014 DATED 07.07.2014, AND LICENSE NO 62 OF 2014 DATED 07.07.2014, IN SECTOR -90 GURGAON MANASER URBAN COMPLEX BEING DEVELOPED BY ASTER INFRAHOME PVT. LTD.

SCALE	1:500	
DATE	OCT 2014	
DEALT	JAI PRAKASH	CHECKED VG

Checked subject to comments in forwarding letter No. 17762 Dt 19/09/19 and notes attached with the estimate

ARCHITECT
Design Axis architects
T-134 A, AAM BAGH FARM HOUSE, NEAR SHAMSHI TALAB ANDHERIA MORH, MEHRAULI, NEW DELHI - 110030
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EMAIL - vireshg@hotmail.com

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula 16/9/19

ARCHITECT'S SIGN.

Design Axis architects T-134A, Aam Bagh Farm House, Near Shamshi Talab Andheria Morh, New Delhi-110030

APPLICANT 'S SIGN.

For ASTER INFRAHOME PVT. LTD. Director/Authorised Signatory

only Service Estimate plan

Executive Engineer HSVP Division No V, Gurugram

Superintending Engineer, HSVP Circle-I, Gurugram

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