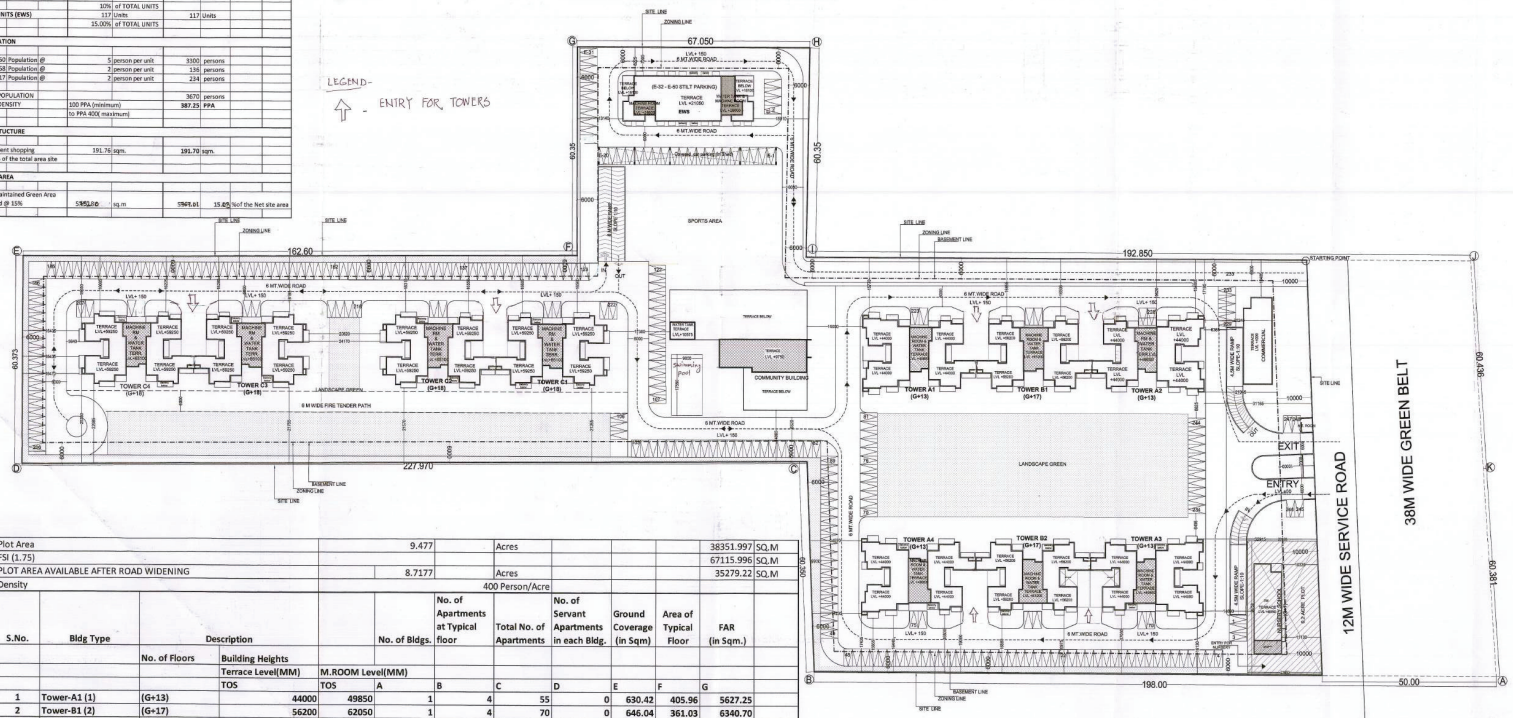
ABSTRACT					
TOTAL SITE AREA		10.25	ACRES	41500.66	sq m
SITE AREA AFTER ROAD WIDENING		9.477	ACRES	38351.997	sq m

PARAMETERS FOR HOUSING		PERMISSIBLE / REQUIRED		PROPOSED	
				TOTAL	
F.A.R.		175%		174.96%	
		67,118.21	sq m	67101.55	sq m
GROUND COVERAGE		35%		20.95%	
		13,423.20	sq m	8023.56	sq m
No.of TOTAL UNITS		660		660	Units
No.of UNITS (Service Personal)		66		68	Units
		10%	of TOTAL UNITS		
No.of UNITS (EWS)		117	Units	117	Units
		15.00%	of TOTAL UNITS		
POPULATION					
660	Population @	5	person per unit	3300	persons
68	Population @	2	person per unit	136	persons
117	Population @	2	person per unit	234	persons
TOTAL POPULATION				3670	persons
TOTAL DENSITY		100 PPA (minimum)		387.25	PPA
		to PPA 400(maximum)			
INFRASTUCTURE					
Convenient shopping		191.76	sqm.	191.70	sqm.
@ 0.5% of the total area site					
GREEN AREA					
Total Maintained Green Area Required @ 15%		5753.50	sq m	5767.01	15.03 %of the Net site area

NOTE- CAR NO. E-1 TO E-50 ARE DEDICATED PARKING FOR EWS.

LEGEND-

⇧ - ENTRY FOR TOWERS



Plot Area				9.477		Acres					38351.997	SQ.M
FSI (1.75)											67115.996	SQ.M
PLOT AREA AVAILABLE AFTER ROAD WIDENING				8.7177		Acres					35279.22	SQ.M
Density						400 Person/Acre						
S.No.	Bldg Type	Description			No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)	Area of Typical Floor	FAR (in Sqm.)	
		No. of Floors	Building Heights									
			Terrace Level(MM)	M.ROOM Level(MM)								
			TOS	TOS	A	B	C	D	E	F	G	
1	Tower-A1 (1)	(G+13)		44000	49850	1	4	55	0	630.42	405.96	5627.25
2	Tower-B1 (2)	(G+17)		56200	62050	1	4	70	0	646.04	361.03	6340.70
3	Tower- A2 (3)	(G+13)		44000	49850	1	4	55	0	630.42	405.96	5627.25
4	Tower- A3 (4)	(G+13)		44000	49850	1	4	55	0	630.42	405.96	5627.25
5	Tower-B2 (5)	(G+17)		56200	62050	1	4	70	0	646.04	361.03	6340.70
6	Tower- A4 (6)	(G+13)		44000	49850	1	4	55	0	630.42	405.96	5627.25
7	Tower-C1 (7)	(G+18)		59250	65100	1	4	75	17	566.57	377.56	7101.51
8	Tower- C2 (8)	(G+18)		59250	65100	1	4	75	17	566.57	377.56	7101.51
9	Tower-C3 (9)	(G+18)		59250	65100	1	4	75	17	566.57	377.56	7101.51
10	Tower- C4 (10)	(G+18)		59250	65100	1	4	75	17	566.57	377.56	7101.51
11	COMMUNITY BLDG.	G+1		9750	---	1		---		986.37	406.38	473.16
12	SHOPPING	(G)		4250	---	1		---		242.86	191.70	191.70
13	EWS	(S+6)		20950	26850	1	117			503.85	471.2	2840.22
14	NURSERY SCHOOL	G+1		8200	11200	1		---		210.44	200.83	
15	BASEMENT					1						
GrandTotal =							777		68	8023.56		67101.55

Ashiana Group Housing , SEC-2

BUILT-UP AREA STATEMENT

S.No.	Building Type	Description	FAR (in Sqm.)	NON FAR (in Sqm.)	B/UP AREA (in sq.m)
		No. of Floors			
			G	H	I
1	Tower-A1 (1)	(G+13)	5627.25	577.00	6204.25
2	Tower-B1 (2)	(G+17)	6340.70	805.66	7146.36
3	Tower- A2 (3)	(G+13)	5627.25	577.00	6204.25
4	Tower- A3 (4)	(G+13)	5627.25	577.00	6204.25
5	Tower-B2 (5)	(G+17)	6340.70	805.66	7146.36
6	Tower- A4 (6)	(G+13)	5627.25	577.00	6204.25
7	Tower-C1 (7)	(G+18)	7101.51	640.06	7741.58
8	Tower- C2 (8)	(G+18)	7101.51	640.06	7741.58
9	Tower-C3 (9)	(G+18)	7101.51	640.06	7741.58
10	Tower- C4 (10)	(G+18)	7101.51	640.06	7741.58
11	COMMUNITY BLDG.	G+1	473.16	618.32	1091.48
12	SHOPPING	(G)	191.70	51.16	266.97
13	EWS	(S+6)	2840.22	549.95	3383.71
14	NURSERY SCHOOL	G+1	404.28*	37.28	441.55
15	BASEMENT			28288.30	28288.30
	Grand Total =		67101.55	36024.58	103548.05

* Nursery School FAR not included in Total FAR Calculation

SITE AREA				38351.997	SQ.M
MINIMUM REQUIRED GREEN AREA @15%				5753.50	SQ.M
GREEN AREA PROPOSED				5767.01	SQ.M
				15.03	%

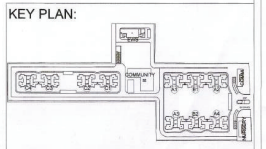
PARKING CALCULATION			
A	TOTAL REGULAR DWELLING UNIT	660	no
B	PARKING REQ. @ 1.5 ECS PER D.U.=	990	ECS
C	COVERED PARKING REQ.75 % OF TOTAL PARKING	742.5	ECS
D	OPEN PARKING REQUIRED	247.5	ECS
1	OPEN PARKING PROVIDED	248	ECS
2	COV.PARKING PROVIDED IN BASEMENT BY AREA @35 SQM PER ECS	26684.09	SQM
		762.40	ECS
	PARKING REQUIREMENT FOR EWS - 5% OF TOTAL PARKING	50 ECS	no.
	CAR PARKING PROVIDED IN STILT BY AREA @ 30 QM		
	STILT AREA AVAILABLE FOR PARKING	434.47	SQM
a	PARKING ACHIEVED BY AREA @ 30 SQM IN STILT	14.00	ECS
b	PARKING PROVIDED IN SHED =500SQ @ 25 SQ.M PER ECS	20.00	ECS
c	OPEN PARKING PROVIDED	16.00	ECS
3	TOTAL PARKING PROVIDED FOR EWS	50.00	ECS
	TOTAL PARKING PROVIDED (1+2+3)	1060.40	ECS
		SAY - 1060	ECS

STILT AREA DETAIL			
S.No.	Bldg Type	Description	STILTS (in Sqm.)
		No. of Floors	
			J
1	Tower-A1 (1)	(G+13)	275.66
2	Tower-B1 (2)	(G+17)	442.92
3	Tower- A2 (3)	(G+13)	275.66
4	Tower- A3 (4)	(G+13)	275.66
5	Tower-B2 (5)	(G+17)	442.92
6	Tower- A4 (6)	(G+13)	275.66
7	Tower-C1 (7)	(G+18)	261.13
8	Tower- C2 (8)	(G+18)	261.13
9	Tower-C3 (9)	(G+18)	261.13
10	Tower- C4 (10)	(G+18)	261.13
11	COMMUNITY BLDG.	G+1	---
12	SHOPPING	(G)	---
13	EWS	(S+6)	434.47
14	NURSERY SCHOOL	G+1	---
TOTAL			1269.90

POPULATION DENSITY CALCULATION

Plot Area			9.477		Acres						
Permisible Density			100-400		PPA			Achieved density		387.25	
S.No.	Bldg Type	No. of Floors	No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	POPULATION BREAK UP			TOTAL POPULATION	
							Main Population 5 Person/Unit	EWS Population 2 Person/Unit	Service Population 2 Person/Unit		
			A	B	C	D	E	L	M	N	
1	Tower-A1 (1)	(G+13)	1	4	55	0	275	0	0	275	
2	Tower-B1 (2)	(G+17)	1	4	70	0	350	0	0	350	
3	Tower- A2 (3)	(G+13)	1	4	55	0	275	0	0	275	
4	Tower- A3 (4)	(G+13)	1	4	55	0	275	0	0	275	
5	Tower-B2 (5)	(G+17)	1	4	70	0	350	0	0	350	
6	Tower- A4 (6)	(G+13)	1	4	55	0	275	0	0	275	
7	Tower-C1 (7)	(G+18)	1	4	75	17	375	0	34	409	
8	Tower- C2 (8)	(G+18)	1	4	75	17	375	0	34	409	
9	Tower-C3 (9)	(G+18)	1	4	75	17	375	0	34	409	
10	Tower- C4 (10)	(G+18)	1	4	75	17	375	0	34	409	
11	COMMUNITY BLDG.	G+1	1	---			---		0	---	
12	SHOPPING	(G)	1	---			---		0	---	
13	EWS	(S+6)	1		117		---	234	0	234	
14	NURSERY SCHOOL	G+1	1	---			---			---	
15	BASEMENT		1								
TOTAL					777	68	3300	234	138	3670	
DENSITY ACHIEVED										387.25	PPA

KEY PLAN:



JOB TITLE:

Proposed Building Plan of Group Housing Colony area measuring 10.25 acres(Lic. No. 16 of 2014 dated 10.06.2014) in Sec-2, Sohna, being developed by PSL INFRATECH PVT. LTD.

EXECUTIVE ARCHITECTS:

DESIGN FORUM INTERNATIONAL

K-47 KAILASH COLONY, NEW DELHI- 110048
PHONE: 011 -46556600, FAX 46556601

CLIENT:

PSL INFRATECH PVT. LTD.

DRAWING TITLE:

SITE PLAN

OWNER'S SIGN:

For PSL Infratech Pvt. Ltd.

Authorized Signatory

ARCHITECT'S SIGN:

AMOJ TEVATIA
B. Arch. (Hons.) M.C.A.
CA/99/18735.

SCALE: 1:500

NORTH:

DATE:

DRAWING NO. : 1