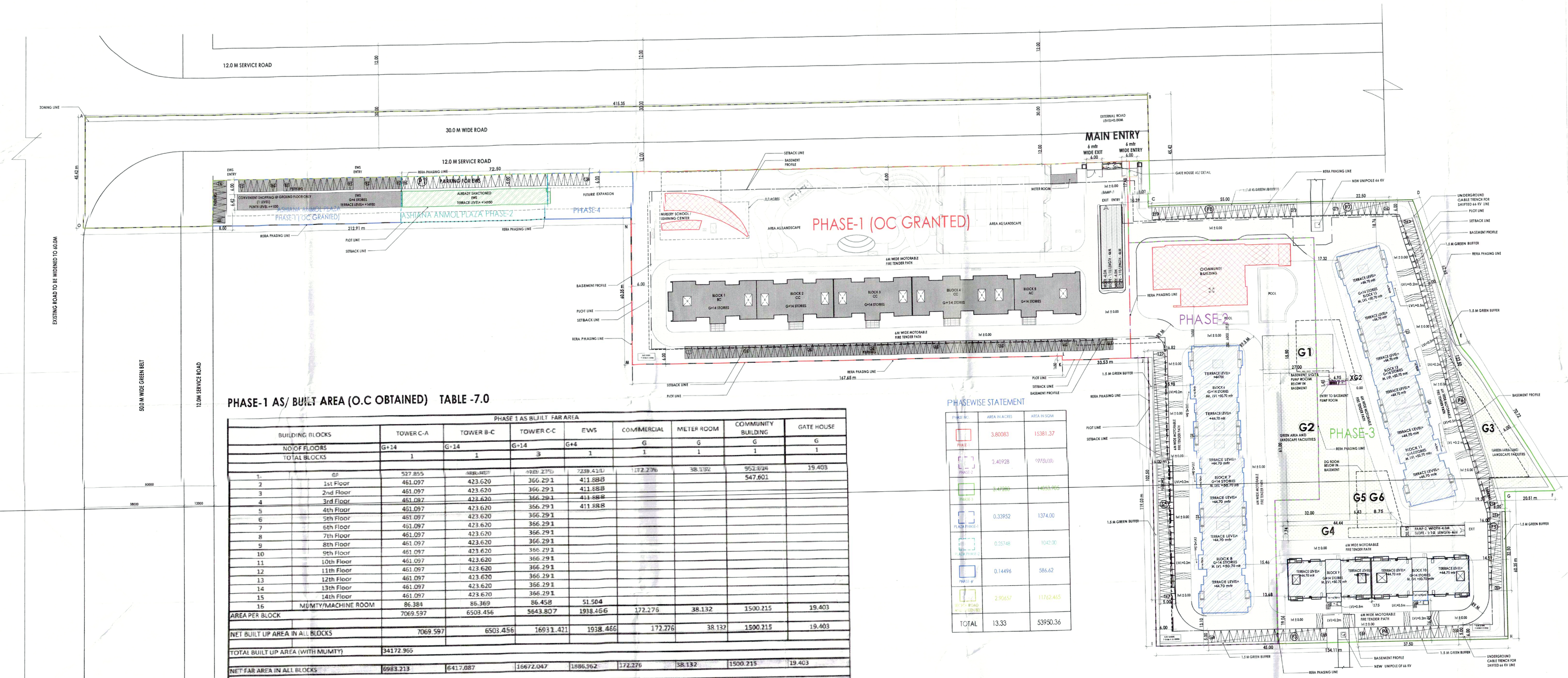

PHASE-1 AS/ BUILT AREA (O.C OBTAINED) TABLE -7.0

PHASE 1 AS BUILT FAR AREA

BUILDING BLOCKS		TOWER C-A	TOWER B-C	TOWER C-C	EWS	COMMERCIAL	METER ROOM	COMMUNITY BUILDING	GATE HOUSE
NO OF FLOORS		G+14	G+14	G+14	G+4	G	G	G	G
TOTAL BLOCKS		1	1	3	1	1	1	1	1
1.	GF	527.855	486.040	1920.275	729.410	1172.276	38.132	952.614	19.403
2	1st Floor	461.097	423.620	366.291	411.888			547.601	
3	2nd Floor	461.097	423.620	366.291	411.888				
4	3rd Floor	461.097	423.620	366.291	411.888				
5	4th Floor	461.097	423.620	366.291	411.888				
6	5th Floor	461.097	423.620	366.291					
7	6th Floor	461.097	423.620	366.291					
8	7th Floor	461.097	423.620	366.291					
9	8th Floor	461.097	423.620	366.291					
10	9th Floor	461.097	423.620	366.291					
11	10th Floor	461.097	423.620	366.291					
12	11th Floor	461.097	423.620	366.291					
13	12th Floor	461.097	423.620	366.291					
14	13th Floor	461.097	423.620	366.291					
15	14th Floor	461.097	423.620	366.291					
16	MUMTY/MACHINE ROOM	86.384	86.369	86.458	51.504				
AREA PER BLOCK		7069.597	6503.456	5643.807	1938.466	172.276	38.132	1500.215	19.403
NET BUILT UP AREA IN ALL BLOCKS		7069.597	6503.456	16931.421	1938.466	172.276	38.132	1500.215	19.403
TOTAL BUILT UP AREA (WITH MUMTY)		34172.965							
NET FAR AREA IN ALL BLOCKS		6983.213	6417.087	16672.047	1886.962	172.276	38.132	1500.215	19.403
TOTAL FAR		33431.80							

PHASEWISE STATEMENT

PHASE NO.	AREA IN ACRES	AREA IN SQM
PHASE I	3.80083	15381.37
PHASE II	2.40928	9750.00
PHASE III	3.47281	14053.905
PHASE IV	0.33952	1374.00
PLAZA PHASE-2	0.25748	1042.00
PHASE V	0.14496	586.62
PHASE VI (EWS BUILDING)	2.90657	11762.465
TOTAL	13.33	53950.36

TABLE -1.0

AREA SUMMARY			
TOTAL AREA OF SITE ON WHICH LICENCE GRANTED		13.3375	ACRES
TOTAL AREA FOR FAR & GROUND COVERAGE CALCULATION		12.8586	ACRES
		56036.541	SQM
i.e.			
1 PERMISSIBLE GROUND COVERAGE @35% OF PLOT AREA (REF. TABLE - 2)	=	17617.797	SQM
a OC GRANTED GROUND COVERAGE (PHASE I)	=	2790.933	SQM 5.52%
b OC APPLIED GROUND COVERAGE (SCHOOL & COMMUNITY BUILDING)	=	1147.548	SQM 2.28%
c PROPOSED GROUND COVERAGE (PHASE 2 & 3 + EWS ALREADY SANCTIONED)	=	5273.588	SQM 10.46%
d TOTAL GROUND COVERAGE (a+b+c)	=	9209.819	SQM 18.28%
2 PERMISSIBLE FAR @175% (REF. TABLE - 2)	=	88088.947	SQM
a OC GRANTED FAR (PHASE-1)	=	33131.585	SQM
b OC APPLIED FAR (COMMUNITY BUILDING)	=	1500.215	SQM
c PROPOSED FAR (PHASE 2 & 3) + ALREADY SANCTIONED EWS	=	54435.257	SQM
d TOTAL FAR (a+b+c)	=	88067.057	SQM
3 MAIN UNITS (REF. TABLE - 2)	=	300	NOS.
a OC GRANTED MAIN UNITS (PHASE I)	=	480	NOS.
b PROPOSED MAIN UNITS (PHASE 2 & 3)			
	=	780	NOS.
c TOTAL MAIN UNITS (a+b)			
	=	138	NOS.
3 EWS UNITS REQUIRED 15% OF TOTAL UNITS	=	117	NOS.
a OC GRANTED (138 UNITS)	=	70	NOS.
b PROPOSED EWS UNITS			
	=	138	NOS.
c TOTAL EWS UNITS (a+b)			
4 REQUIRED S. 'S ROOM @10% OF DU s (REF. TABLE - 3)	=	78	No.
a AS BUILT S. 'S ROOMS (PHASE I)	=	30	No.
b PROPOSED S. 'S ROOMS (PHASE 2 & 3)	=	40	No.
c TOTAL S. ROOM (a+b)	=	70	NOS.
5 MINIMUM REQUIRED CAR PARKING (REF. TABLE - 6) MAIN DWELLING UNITS X 1.5	=	1170	ECS
a OC GRANTED CAR PARKING IN PHASE I	=	480	ECS
b PROPOSED CAR PARKING IN PHASE 2 & 3	=	742	ECS
c TOTAL (a+b)	=	1162	ECS
6 EWS PARKING REQUIRED 5% OF TOTAL CAR PARKING (REF. TABLE - 6)	=	59	ECS
a OC GRANTED EWS PARKING	=	30	ECS
b EWS PARKING PROVIDED PROPOSED	=	29	ECS
c TOTAL EWS CAR PARKING PROVIDED (a+b)	=	59	ECS
7 REQUIRED ORGANIZED GREEN SPACE @15% (OVERALL) (REF. TABLE -4)		7559.481	SQM 10.31%
a OC GRANTED AS BUILT GREEN (PHASE I)		5188.159	SQM 15.48%
b PROPOSED GREEN (PHASE 2&3)		6780.998	SQM 17.44%
TOTAL			
	4973	400	PPA
8 PERMISSIBLE DENSITY (REF. TABLE - 3)	1696	136.36	PPA
a OC GRANTED AS BUILT DENSITY (PHASE I)	2930	202.60	PPA
b PROPOSED DENSITY (PHASE 2&3)	140	11.26	PPA
c Balance EWS	4364	350	PPA
d TOTAL(a+b+c)			
9 REQUIRED COMMUNITY SITE	01 NURSERY SCHOOL (0.2 ACRES)		
OC APPLIED NURSERY SCHOOL PLOT AREA	0.2 ACRES		
OC APPLIED NURSERY SCHOOL BUILT UP AREA	2036.679	SQ.M	2.28%
OC APPLIED NURSERY SCHOOL GROUND COVERAGE	2036.679	SQ.M	
	251.480	SQM	
10 REQUIRED CONVENIENT SHOPPING (0.5%)	1722.71	SQM	
CONVENIENT SHOPPING (OC OBTAINED)			
11 PERMISSIBLE HEIGHT AS PER NOC FROM AAI	400 AMSL AND ABOVE		
PROPOSED HEIGHT	44.7 MT		
12 REQUIRED LIGHT AND VENTILATION	AS PER ZONING PLAN		
PROPOSED LIGHT AND VENTILATION	AS PER ZONING PLAN		
13 BASEMENT AREA			
BASEMENT (PHASE-1 OC OBTAINED)	-	12669.071	SQM
ALREADY SANCTIONED BASEMENT AREA	-	2348.709	SQM
BASEMENT AREA (PHASE-2 &3)	-	16080.8346	SQM
TOTAL BASEMENT AREA	=	31098.6346	SQM

TABLE -2.0

FAR CALCULATIONS OF EACH BUILDING BLOCK (SQM) - PHASE 2&3

BUILDING BLOCKS	BLOCK - 5	BLOCK-7	BLOCK-8	BLOCK-9	BLOCK- 10	BLOCK- 11	BLOCK-12	BLOCK- 13	PUMP ROOM MUMTY	ALREADY SANCTIONED EWS	GROUND COVERAGE
NO. OF FLOORS	G+14	G+14	G+14	G+14	G+14	G+14	G+14	G+14		G+4	
TOTAL BLOCKS	1	1	1	1	1	1	1	1		1	
FLOORS									(-)0.00	364.8231	3273.1058
TEST FLOOR	543.681	414.429	364.031	444.732	513.334	364.031	437.447	544.331			
GROUND FLOOR	468.641	389.392	486.991	389.416	435.839	486.991	343.488	469.299			
1st FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
2nd FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
3rd FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
4th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
5th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
6th FLOOR										ALREADY SANCTIONED EWS	
7th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
8th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
9th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
10th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
11th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
12th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
13th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
14th FLOOR	468.641	388.704	484.299	389.208	435.399	484.299	342.746	468.641			
NET FAR AREA IN ALL BLOCKS	7104.93	5989.974	7372.895	5918.631	6609.153	7372.895	5219.985	7157.619	0.000	1820.267	
TOTAL FAR (PHASE-2 & 3)	54435.257										
MUMTY / MACHINE ROOM	51.504	62.259	82.905	62.259	82.904	82.904	62.259	82.592	(-)0.00	364.8231	
BUILT UP AREA / BLOCK	7.189.103	5993.216	7455.799	5998.774	6692.058	7455.799	5360.994	7240.211	(-)0.00	1871.793	
BUILT UP AREA (WITH MUMTY & BALCONY)	55157.441										
TOTAL BASEMENT AREA (PHASE-2&3)	16080.855										
TOTAL BUILT UP AREA INCLUDING BASEMENT TOWER , MUMTY & EWS ALREADY SANCTIONED	71238.296										

TABLE -3.0

BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	TOTAL NO. OF UNITS (4 DU / FLOOR)	POPULATION	
			C		
BLOCK - 6	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK-7	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 8	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 9	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 10	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 11	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 12	1	G+14	4X1.5 =60	300	5 PERSON
BLOCK- 13	1	G+14	4X1.5 =60		
EWS (ALREADY SANCTIONED) PHASE II			70	140	2 PERSON
S. ROOMS IN TOWER 8 & 11 (1 S. ROOM @ EACH FLOOR IN 8 & 11 BLOCK)	2	G+14	60	120	2 PERSON
TOTAL	8		480	2640	PERSONS
OC OBTAINED FOR PHASE I POPULATION				1696	PERSONS
TOTAL POPULATION				4336	PERSONS

TABLE -4.0

GREEN AREA CALCULATION FOR PHASE - 2&3

S.No.	LENGTH		BREADTH		NUMBER		AREA (SQM)
G1	32.000	X	61.000	X	1	=	1952.000
G2	27.000	X	15.500	X	1	=	418.500
G3	58.000	X	19.540	X	0.5	=	565.220
G4	44.420	X	7.738	X	1	=	343.633
G5	34.820	X	6.400	X	1	=	223.948
G6	35.900	X	8.746	X	0.5	=	156.991
	TOTAL AREA (I)					=	3802.917
	DEDUCTIONS						
XG1	6.950	X	1.400	X	1	=	10.078
	TOTAL DEDUCTIONS (II)					=	10.08
NET GREEN AREA =			I	-	II		3792.839
	TOTAL GREEN AREA						3792.839

TABLE -5.0

SURFACE PARKING CALCULATION (PHASE 2&3)

	LENGTH		BREADTH		NUMBER		AREA (sqm)
P1	72.500	X	5.000	X	1	=	362.50
P2	102.500	X	11.000	X	1	=	1127.50
P3	45.000	X	11.000	X	1	=	495.00
P4	37.500	X	11.000	X	1	=	412.50
P5	32.500	X	11.000	X	1	=	357.50
P6	123.000	X	11.000	X	1	=	1353.00
P7	22.500	X	11.000	X	1	=	247.50
P8	55.000	X	11.000	X	1	=	605.00
					TOTAL (I)		4955.00
DEDUCTIONS (II)							0
TOTAL DEDUCTION (II)						=	0.00
AVAILABLE AREA FOR PARKING (I-II)						=	4955.00
NO. OF CARS THAT CAN BE PARKED IN OPEN AREA (@ 22 SQM PER ECS) =						215	ECS
NO. OF CARS PARKED IN OPEN AREA =						196	ECS

TABLE -6.0

PARKING CALCULATIONS

ECS FOR PHASE I 2&3	=	780	X	1.5	=	1170						
ECS IN PHASE I	=	300	X	1.5	=	450						
ECS FOR PHASE 2&3	=	480	X	1.5	=	720						
PHASE-I OPEN CAR PARKING (OC OBTAINED)					=	67						
PHASE-I COVERED CAR PARKING (OC OBTAINED)					=	353						
EWS OPEN CAR PARKING (OC OBTAINED)					=	30						
EWS BALANCE OPEN CAR PARKING					=	29						
TOTAL EWS CAR PARKING PROVIDED					=	59						
TOTAL EWS PARKING REQUIRED 5% of 1170 nos. OF CAR					=	59						
PHASE-2&3 ECS OF NORMAL PARKING IN BASEMENT @32	=	15228.518	/	32	=	475.893	476					
PHASE-2&3 ECS OF NORMAL PARKING ON SURFACE (OPEN) @23	=	4955.000	/	23	=	215.435	215					
TOTAL COVERED PARKING PROVIDED IN PHASE I , 2 & 3	=	899	COVERED PARKING PROVIDED									
PROPOSED COVERED PARKING IN BASEMENT (PHASE-2&3)	=	476	A									
PROPOSED OPEN (SURFACE) PARKING (PHASE-2 &3)	=	196	B									
PARKING UNDER IN BASEMENT ALREADY SHOWN IN PHASE I AS BUILT	=	70	C									
TOTAL PARKING	=	A+B+C										
TOTAL PARKING PROPOSED IN PHASE 2&3	=	742										

Ram Avtar Bassi
AD(HQ)

LEGEND :-

- OC OBTAINED VIDE MEMO NO :- ZP-994/AD(RA)/2019/14575 Dated 19.06.2019
- APPLIED FOR OC
- BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO :- ZP-994/AD(RA)/2016/19572 DATED 16.09.2016. BUT NOW APPLIED FOR REVISION
- EWS BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO ZP-994/AD(RA)/2015/1908 DATED 30.01.2015.

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REVISED SUBMISSION

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For BIAS ARCHITECTURE
Proprietor

Owner's Signature
For Universe Heights (India) Pvt. Ltd.
Authorised Signatory

Key Plan

Project Name
REVISED BUILDING PLAN OF BLOCKS-6, 7, 8, 9, 10, 11, 12 AND 13 IN GROUP HOUSING SCHEME MEASURING 13.3375 ACRES (LICENCE NO. 20 OF 2014 DATED 11.06.2014) IN SECTOR-33, SOHNA BEING DEVELOPED BY UNIVERSE HEIGHTS (INDIA) PVT. LTD. AND ASHIANA HOUSING LTD. VIDE COD PERMISSION - LC-2818-JE(VA)-2015/23127 DATED 26.11.2015

Drawing Title
SITE PLAN & AREA STATEMENT

Project No. 1418 R

Scale 1 : 500

Date JUNE 25, 2020

Drawing No 110

Revision No R0