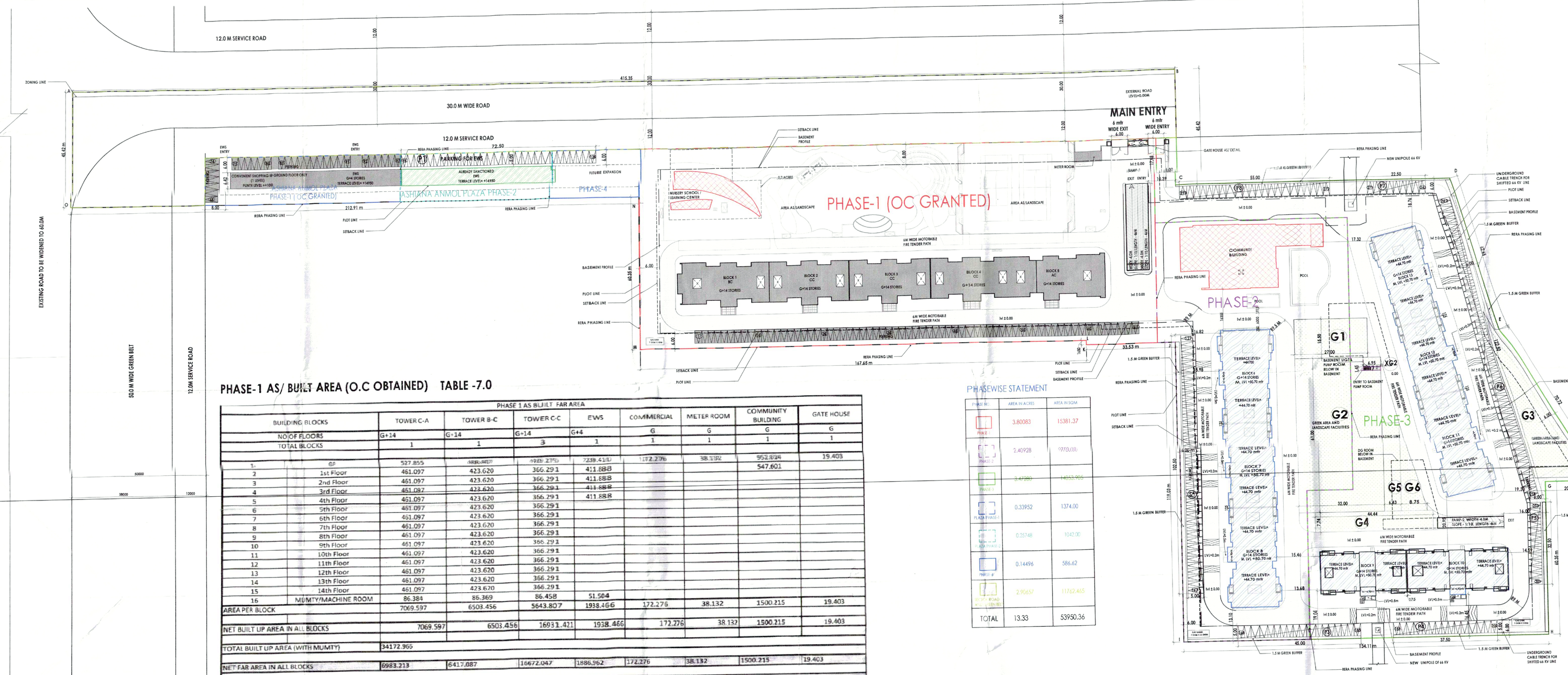

PHASE-1 AS/ BUILT AREA (O.C OBTAINED) TABLE -7.0

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	[illegible]	9921.270	739.418	1172.276	38.132	952.836	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					
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-1	3.80083	15381.37
PHASE-2	2.40928	9750.030
PHASE-3	3.47980	14083.906
PLAZA PHASE-3	0.33952	1374.00
PHASE-4	0.25748	1042.00
PHASE-4	0.14496	586.62
PHASE-4 (PART OF SCHOOL + EWS BLOCK)	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 EWS @ 5% UNDER GROUND COVERAGE CALCULATION			12.65845 / 56036.541	ACRES / SQM
i.e.				
1	PERMISSIBLE GROUND COVERAGE @35% OF PLOT AREA (REF. TABLE - 2)	=	17417.789	SQM
a	GC GRANTED GROUND COVERAGE (PHASE I)	=	2780.833	SQM 5.52%
b	GC AFFIGED GROUND COVERAGE (SCHOOL & COMMUNITY BUILDING)	=	1147.848	SQM 2.28%
c	PROPOSED GROUND COVERAGE (PHASE 2 & 3 + EWS ALREADY SANCTIONED)	=	5273.048	SQM 10.46%
d	TOTAL GROUND COVERAGE (a+b+c)	=	9200.69	SQM 18.26%
2	PERMISSIBLE FAR @175% (REF. TABLE - 2)	=	88088.747	SQM
a	OC GRANTED FAR (PHASE-1)	=	32131.565	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)	=	88067.037	SQM
3	MAIN UNITS (REF. TABLE - 2)	=	306	NOS.
a	OC GRANTED MAIN UNITS (PHASE I)	=	480	NOS.
b	PROPOSED MAIN UNITS (PHASE 2 & 3)	=		
c	TOTAL MAIN UNITS (a+b)	=	786	NOS.
3	EWS UNITS REQUIRED 15% OF TOTAL UNITS	=	138	NOS.
a	OC GRANTED EWS UNITS	=	70	NOS.
b	PROPOSED EWS UNITS	=		
c	TOTAL EWS UNITS (a+b)	=	138	NOS.
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	=	430	ECS
b	PROPOSED CAR PARKING IN PHASE 2 &3	=	742	ECS
c	TOTAL (a+b)	=	1172	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 PROVIDED	=	29	ECS
c	TOTAL EWS CAR PARKING PROVIDED (a+b)	=	59	ECS
7	REQUIRED ORGANIZED GREEN SPACE @35% (OVERALL) (REF. TABLE -4)	=	7550.481	SQM 10.31%
a	OC GRANTED AS BUILT GREEN (PHASE I)	=	4372.2237	SQM 17.44%
b	PROPOSED GREEN (PHASE 2&3)	=	8780.998	SQM
	TOTAL			
8	PERMISSIBLE DENSITY (REF. TABLE - 3)	4973	400	PPA
a	OC GRANTED AS BUILT DENSITY (PHASE I)	1696	136.36	PPA
b	PROPOSED DENSITY (PHASE 2&3)	2830	202.60	PPA
c	Balance EWS	140	11.26	PPA
d	TOTAL(a+b+c)	4366	350	PPA
9	REQUIRED COMMUNITY SITE	01 NURSERY SCHOOL (0.2 ACRES)		
	OC APPLIED NURESERY SCHOOL PLOT AREA	0.2 ACRES / 2016.679	SQM	
	OC APPLIED NURESERY SCHOOL BUILT UP AREA	2016.679	SQM	
	OC APPLIED NURESERY SCHOOL GROUND COVERAGE			
10	REQUIRED CONVENIENT SHOPPING (0.5%)	251.480 SQM / 1222.71 SQM		
	CONVENIENT SHOPPING (OC OBTAINED)			
11	PERMISSIBLE HEIGHT AS PER NOC FROM AAI	42.0 MT 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	-	12689.071	SQM
	BASEMENT (PHASE-1 OC OBTAINED)	-	2348.709	SQM
	ALREADY SANCTIONED BASEMENT AREA	=	16080.8546	SQM
	BASEMENT AREA (PHASE-2 &3)	=	31098.6346	SQM
	TOTAL BASEMENT AREA			

TABLE -2.0

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

BUILDING BLOCKS	BLOCK - 6	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	G+4	
TOTAL BLOCKS	1	1	1	1	1	1	1	1	1	1	
GROUND FLOOR	527.855	461.097	423.620	366.291	411.888	411.888	411.888	544.301	0.000	364.823	5273.048
1ST FLOOR	543.480	461.097	423.620	366.291	411.888	411.888	411.888	544.301	0.000	364.823	5273.048
2nd FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
3rd FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
4th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
5th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
6th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
7th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
8th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
9th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
10th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
11th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
12th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
13th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
14th FLOOR	468.611	461.097	423.620	366.291	411.888	411.888	411.888	469.299			
MUMTY/MACHINE ROOM	86.384	86.369	86.458	51.504							
NET FAR AREA IN ALL BLOCKS	7154.931	7372.851	6918.534	6409.153	7372.896	7372.896	7372.896	8219.955	0.000	1820.267	
TOTAL FAR (PHASE-2 & 3)	54435.257										
MUMTY / MACHINE ROOM	82.299	82.305	82.239	82.304	82.304	82.304	82.304	82.592	0.000	1817.393	
BUILT UP AREA / BLOCK	7 389.320	7453.799	6998.774	6492.064	7455.792	7455.792	7455.792	8302.847	0.000	3637.660	
BUILT UP AREA (WITH MUMTY & BALCONY)	55137.441										
TOTAL BASEMENT AREA (PHASE-2&3)	16080.855										
TOTAL BUILT UP AREA INCLUDING BASEMENT (EXCEPT MUMTY & EWS ALREADY SANCTIONED	71238.296										

TABLE -3.0

C

BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	TOTAL NO. OF UNITS (4 DU / FLOOR)	POPULATION	
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	300	5 PERSON
EWS (ALREADY SANCTIONED) PHASE II			70	140	2 PERSON
5 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	15.540	X	0.5	=	665.220
G4	64.420	X	7.736	X	1	=	343.633
G5	34.820	X	6.420	X	1	=	223.544
G6	30.900	X	8.746	X	0.5	=	156.991
			TOTAL AREA (I)			=	3802.917
DEDUCTIONS							
XG1	16.900	X	11.400	X	1	=	10.078
			TOTAL DEDUCTIONS (II)			=	10.08
NET GREEN AREA =			I - II			=	3592.839
			TOTAL GREEN AREA				3592.839

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
P8	179.690	X	11.000	X	1	=	1349.00
P7	22.500	X	11.000	X	1	=	247.50
P9	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 (@ 23 SQM PER ECS) =						215	ECS
NO. OF CARS PARKED IN OPEN AREA =						196	ECS

TABLE -6.0

PARKING CALCULATIONS

ECS FOR PHASE 1,2&3	=	780	X	1.5	=	1170		
ECS IN PHASE I	=	300	X	1.5	=	720		
ECS FOR PHASE 2&3	=	480	X	1.5	=	450		
PHASE-1 OPEN CAR PARKING (OC OBTAINED)					=	67		
PHASE-1 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					=	1228.518	/ 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		

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.

Checked by Addl. Dy. Director (HQ) for Public Health, Electrical Safety, Water Supply & Sewerage, Fire Safety etc. 05/09/2020

Ram Avtar Bassi (HQ) HSVP, Panchkula

"PROVISIONAL APPROVED BUILDING PLANS" Copies of building plans from the general public

Director, Town & Country Planning, Haryana, Chandigarh

Ram Avtar Bassi AD(HQ)

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Drawing Status

REVISED SUBMISSION

Architect's Signature

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**