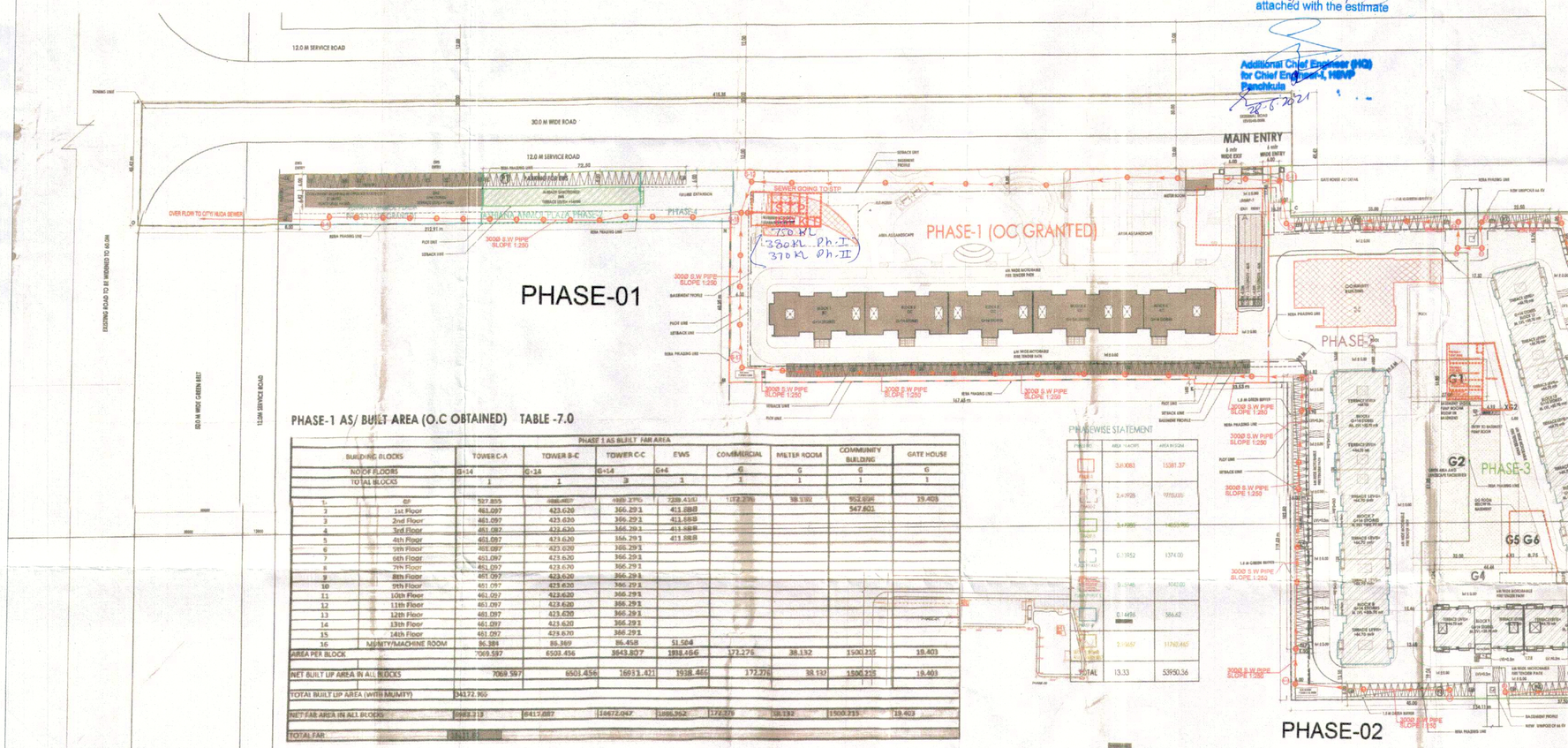
Sewerage

Checked subject to comments in forwarding letter No. 11316G Dt. 28/06/2021 ...and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula 28.6.2021

LEGENDS FOR SEWRAGE	
SYMBOL	DESCRIPTION
MH	CIRCULAR MANHOLE
———	SEWERAGE LINE
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL



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	3	1	1	1	1
	GF	527.855	486.407	1169.275	728.435	1172.275	38.132	952.695	19.403
2	1st Floor	463.097	423.620	366.293	411.588			547.601	
3	2nd Floor	463.097	423.620	366.293	411.588				
4	3rd Floor	463.097	423.620	366.293	411.588				
5	4th Floor	463.097	423.620	366.293	411.588				
6	5th Floor	463.097	423.620	366.293					
7	6th Floor	463.097	423.620	366.293					
8	7th Floor	463.097	423.620	366.293					
9	8th Floor	463.097	423.620	366.293					
10	9th Floor	463.097	423.620	366.293					
11	10th Floor	463.097	423.620	366.293					
12	11th Floor	463.097	423.620	366.293					
13	12th Floor	463.097	423.620	366.293					
14	13th Floor	463.097	423.620	366.293					
15	14th Floor	463.097	423.620	366.293					
16	MUMTY/MACHINE ROOM	86.384	86.369	86.458	51.504				
AREA PER BLOCK		7069.597	6503.456	3643.807	1938.456	172.275	38.132	1500.215	19.403
NET BUILT UP AREA IN ALL BLOCKS		7069.597	6503.456	16913.421	1938.456	172.275	38.132	1500.215	19.403
TOTAL BUILT UP AREA (WITH MUMTY)		34172.960							
NET FAR AREA IN ALL BLOCKS		6983.213	6417.087	16672.047	1886.952	172.275	38.132	1500.215	19.403
TOTAL FAR		34611.9							

PHASEWISE STATEMENT

PHASE	AREA (SQMTS)	AREA IN (SQM)
PHASE-1	34.1083	15381.37
PHASE-2	2.4.1928	9770.020
PHASE-3	3.4.7260	14555.960
PHASE-4	6.1952	1374.00
PHASE-5	0.0348	404.000
PHASE-6	0.1486	586.62
PHASE-7	2.1467	11782.465
TOTAL	13.33	53950.36

TABLE -1.0

AREA SUMMARY			
TOTAL AREA OF SITE ON WHICH LICENCE GRANTED		53.3375	ACRES
TOTAL AREA PER VIDE NO. ZONING & COVERAGE CALCULATION		1320887	SQMTS
TOTAL		58336.541	SQM
1 PERMISSIBLE GROUND COVERAGE @25% OF FLOT AREA (REF. TABLE - 2)	=	15117.797	SQM
a OC OBTAINED GROUND COVERAGE (PHASE 1)	=	8788.835	SQM
b OC APPRD GROUND COVERAGE (SCHOOL & COMMUNITY BUILDING)	=	1147.248	SQM
c PROPOSED GROUND COVERAGE (PHASE 2 & 3 + PHE ALREADY SANCTIONED)	=	6372.666	SQM
d TOTAL GROUND COVERAGE (a+b+c)	=	16308.751	SQM
2 PERMISSIBLE FAR @133% (REF. TABLE - 2)	=	88884.747	SQM
a OC GRANTED FAR (PHASE-1)	=	33181.380	SQM
b OC APPLIED FAR (COMMUNITY BUILDING)	=	1800.215	SQM
c PROPOSED FAR (PHASE 2 & 3 + ALREADY SANCTIONED EWS	=	54438.337	SQM
d TOTAL FAR (a+b+c)	=	89417.932	SQM
3 MAIN UNITS (REF. TABLE - 2)			
a OC GRANTED MAIN UNITS (PHASE I)	=	386	NOS.
b PROPOSED MAIN UNITS (PHASE 2 & 3)	=	480	NOS.
c TOTAL MAIN UNITS (a+b)	=	866	NOS.
3 EWS UNITS REQUIRED 15% OF TOTAL UNITS	=	130	NOS.
a OC GRANTED EWS UNITS	=	70	NOS.
b PROPOSED EWS UNITS	=	180	NOS.
c TOTAL EWS UNITS (a+b)	=	180	NOS.
4 REQUIRED S. ROOM @10% OF DU (REF. TABLE - 3)	=	93	No.
a AS BUILT S. ROOMS (PHASE-I)	=	93	No.
b PROPOSED S. ROOMS (PHASE 2 & 3)	=	93	No.
c TOTALL ROOM (a+b)	=	186	NOS.
5 MINIMUM REQUIRED CAR PARKING (REF. TABLE - 6) MAIN DWELLING UNITS X 1.5	=	1199	ECS
a OC GRANTED CAR PARKING IN PHASE I	=	488	ECS
b PROPOSED CAR PARKING IN PHASE 2 & 3	=	711	ECS
c TOTAL (a+b)	=	1199	ECS
6 ECS PARKING REQUIRED 5% OF TOTAL CAR PARKING (REF. TABLE - 6)	=	60	ECS
a OC GRANTED ECS PARKING	=	30	ECS
b ONE PARKING PROVIDED PROPOSED	=	29	ECS
c TOTAL ECS CAR PARKING PROVIDED (a+b)	=	59	ECS
7 REQUIRED GREEN SPACE @25% (OVERALL) (REF. TABLE -4)		7649.461	SQM
a OC GRANTED AS BUILT GREEN (PHASE I)		3188.191	SQM
b PROPOSED GREEN (PHASE 2&3)		4460.270	SQM
TOTAL		7648.461	SQM
8 PERMISSIBLE DENSITY (REF. TABLE - 3)	497.0	400	PPA
a OC GRANTED AS BUILT DENSITY (PHASE I)	141.0	136.36	PPA
b PROPOSED DENSITY (PHASE 2&3)	356	356.48	PPA
c Balance EWS	148	113.36	PPA
d TOTAL (a+b+c)	497.0	356	PPA
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	200.0	SQ.MT.	
OC APPLIED NURSERY SCHOOL GROUND COVERAGE	200.0	SQ.M	
10 REQUIRED CONVENIENT SHOPPING (0.5%)	291.680	SQM	
CONVENIENT SHOPPING (OC OBTAINED)	172.275	SQM	
11 PERMISSIBLE HEIGHT AS PER HSVP PROM AAP	60.0	MT AND ABOVE	
PROPOSED HEIGHT	44.7	MT	
12 ADEQUATE 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	=	2348.728	SQM
BASEMENT AREA (PHASE-2 &3)	=	16280.6548	SQM

TABLE -2.0

FAR CALCULATION OF EACH BUILDING BLOCK (BGR) - 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	EXISTING COVERAGE
NO. OF FLOORS	G+14	G+14	G+14	G+14	G+14	G+14	G+14	G+14			
NO. OF BLOCKS	1	1	1	1	1	1	1	1			
GROUND FLOOR	512.200	464.450	464.450	464.450	173.200	464.450	464.450	464.450	13.200	363.500	3221.600
1ST FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
2ND FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
3RD FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
4th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
5th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200		ALREADY SANCTIONED EWS	
6th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
7th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
8th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
9th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
10th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
11th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
12th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
13th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
14th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
15th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
16th FLOOR	464.200	464.200	464.200	464.200	464.200	464.200	464.200	464.200			
NET FAR AREA IN ALL BLOCKS	7196.100	6966.250	7373.450	6966.250	6489.100	7373.450	6966.250	7147.450	0.000	1863.500	
TOTAL FAR (PHASE 2 & 3)	54.433.000										
MUMTY / MACHINE ROOM	93.200	93.200	93.200	93.200	93.200	93.200	93.200	93.200	93.200	P.OF MUMTY	
NET OF AREA / BLOCK	7289.300	7059.450	7466.650	7059.450	6582.300	7466.650	7059.450	7240.650	93.200	MUMTY	
NET OF AREA (WITH MUMTY & SANCTIONED)	55157.481										
TOTAL SANCTIONED AREA (PHASE 2&-3)	55268.681										
TOTAL NET OF AREA INCLUDING BASEMENT (TOWER , MUMTYS, EWS ALREADY SANCTIONED	71338.374										

TABLE -3.0

BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	TOTAL NO. OF UNITS (4 DU / FLOOR)	POPULATION	
			C		
BLOCK - 6	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK-7	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 8	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 9	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 10	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 11	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 12	1	G+14	48X1.5 =60	300	5 PERSON
BLOCK- 13	1	G+14	48X1.5 =60	300	5 PERSON
EWS (ALREADY SANCTIONED) PHASE II			70	140	2 PERSON
S. ROOMS IN TOWER 8 & 11 (1 S. ROOM IN EACH FLOOR IN 8 & 11 BLOCK)	2	G+14	60	120	2 PERSON
TOTAL	8		480	2640	PERSONS
OC OBTAINED FOR PHASE I POPULATION				1476	PERSONS
TOTAL POPULATION				4116	PERSONS

TABLE -4.0

GREEN AREA CALCULATION FOR PHASE - 2&3

SL.No.	LENGTH		BREADTH		NO.OF BLOCK		AREA (SQ.MT)
G1	32.800	X	61.000	X	1	=	1952.000
G2	27.200	X	18.900	X	1	=	478.500
G3	66.800	X	35.800	X	0.5	=	667.730
G4	44.400	X	7.730	X	1	=	343.510
G5	34.800	X	6.400	X	1	=	222.944
G6	31.900	X	6.740	X	0.5	=	106.987
			TOTAL AREA(A)			=	3802.671
			DEDUCTIONS				
SL.No.	BSW						
		X	11.400	X	1	=	10.078
			TOTAL DEDUCTIONS (B)			=	10.08
G1	GREEN AREA	X		X	1	=	1952.000
			TOTAL GREEN AREA			=	1952.000

TABLE -5.0

SURFACE PARKING CALCULATION (PHASE 2&3)

	LENGTH		BREADTH		NUMBER		AREA (SQMT)
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	132.000	X	11.000	X	1	=	1452.00
P7	22.500	X	11.000	X	1	=	247.50
P8	55.000	X	11.000	X	1	=	605.00
					TOTAL (E)		4605.00
DEDUCTIONS (B)							
					TOTAL DEDUCTION (B)	=	0.00
					AVAILABLE AREA FOR PARKING (D-B)	=	4605.00
NO. OF CARS THAT CAN BE PARKED IN OPEN AREA (@ 23 SQM PER ECS) =						215	ECS
NO. OF CARS PARKED IN OPEN AREA =						194	ECS

TABLE -6.0

PARKING CALCULATIONS									
ECS FOR PHASE 1,2&3	=	780	X	1.5	=	1170			
ECS IN PHASE I	=	390	X	1.5	=	585			
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 @23					=	12238.518	/	32	= 475.89 (-) 374
PHASE-2&3 ECS OF NORMAL PARKING ON SURFACE (OPEN) @23					=	4605.000	/	23	= 200.435 218
TOTAL COVERED PARKING PROVIDED IN PHASE I , 2 & 3					=	899	COVERED PARKING PROVIDED		
PROPOSED COVERED PARKING IN BASEMENT (PHASE-2&3)					=	474	A		
PROPOSED OPEN (SURFACE) PARKING (PHASE-2 &3)					=	194	B		
PARKING UNDER IN BASEMENT ALREADY SHOWN IN PHASE 1 AS BUILT					=	70	C		
TOTAL PARKING					=	A+B+C			
TOTAL PARKING PROPOSED IN PHASE 2&3					=	742			

PHASE-1 (OC OBTAINED VIDE MEMO NO :- ZP-994/AD(RA)/2019/14575 Dated 19.06.2019

OC OBTAINED VIDE MEMO NO: ZP-994/AD(RA)/2020/21777 DATED:-14-12-2020

BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO :- ZP-994/AD(RA)/2016/19570 DATED 16.09.2016. BUT NOW APPLIED FOR REVISION

EWS BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO ZP-994/AD(RA)/2016/1908 DATED 30.01.2016.

Ram Avtar Bassi
AD(HQ)

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Drawing Status
REVISED SUBMISSION

Architect's Signature
For B.I.A.S. ARCHITECTURE

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

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 11.04.2014) IN SECTOR-35, SOHNA BEING DEVELOPED BY UNIVERSE HEIGHTS (INDIA) PVT. LTD. AND ASHIANA HOUSING LTD. VIDE COD PERMISSION - LC-1819-JE(VA)-2016/23127 DATED 26.11.2015

Drawing Title
SEWERAGE LAYOUT

Project No. 14.18.0
Scale 1 : 500
Date JUNE 25, 2021
Drawing No 110
Revision No R0

ASHIANA HOUSING LIMITED
Authorised Signatory

V.S. KALSARIA & ASSOCIATES (P) LTD.

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For Service Estimate only

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For Plan Estimate Only

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