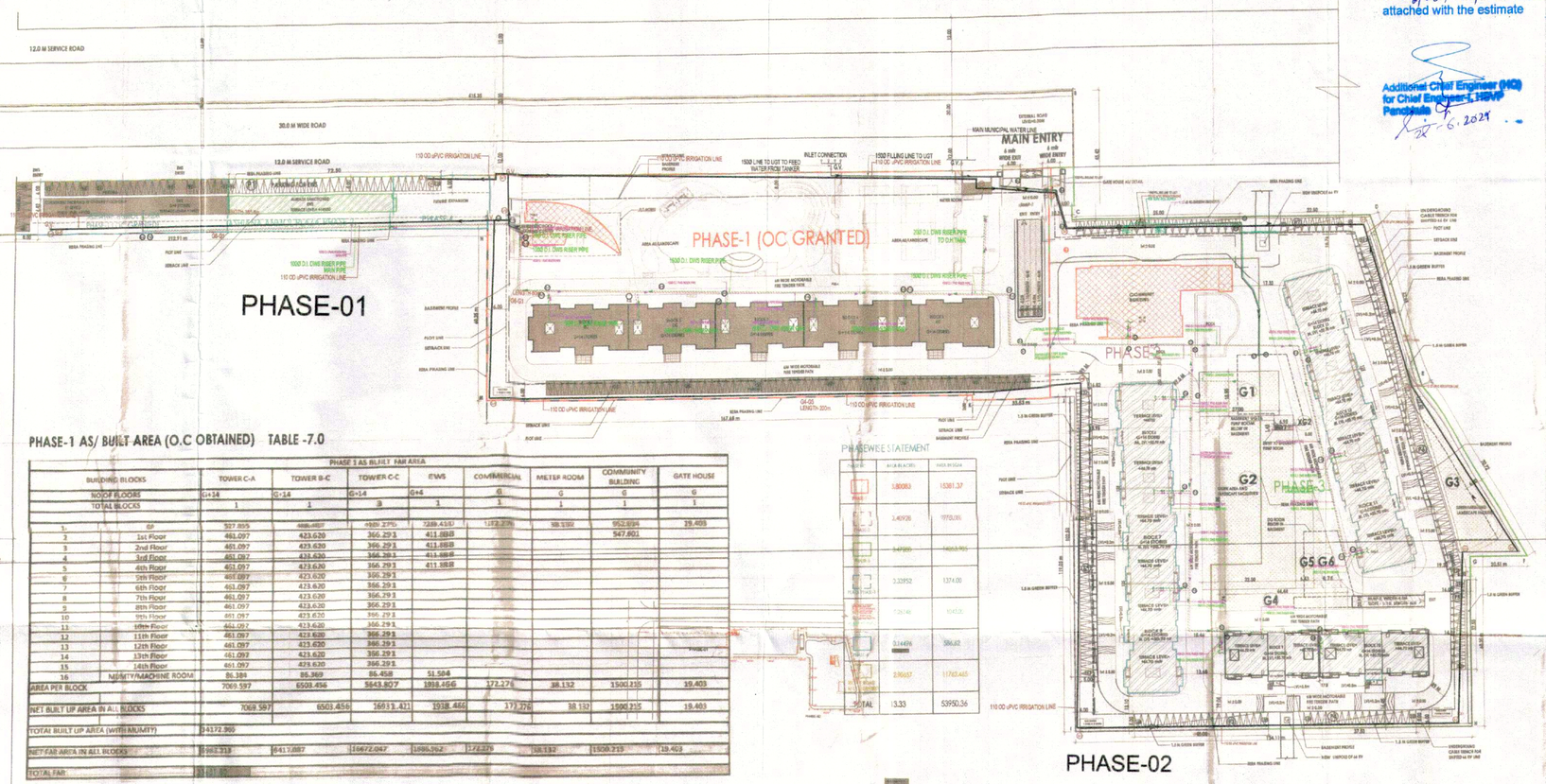

LEGEND FOR WATER SUPPLY LINE

- DWS PIPE
- FWS PIPE
- IRRIGATION LINE
- BORWELL PIPE
- MUNICIPAL PIPE
- GARDEN HYDRANT
- BOREWELL
- SLUICE VALVE & GATE VALVE
- VALVE CHAMBER
- NON RETURN VALVE
- WATER METER

Checked subject to comments in forwarding letter No. 1.12166 Dt. 28/06/2021....and notes attached with the estimate

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

Ram Avtar Bassi
AD(HQ)

LEGEND :-

- OC OBTAINED VIDE MEMO NO :- ZP-994/AD(RA)/2017/14876 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)/2014/19892 DATED 16.09.2014. BUT NOW APPLIED FOR REVISION
- EWS BUILDING PLANS ALREADY SANCTIONED VIDE MEMO NO ZP-994/AD(RA)/2016/1908 DATED 20.01.2016

North

Developer

UNIVERSE HEIGHTS (INDIA) PVT. LTD.

Architect

BIAS ARCHITECTURE
502, Tower No.-12, Commonwealth Games Village, New Delhi 110 092
Phone +91 11 2511 1608/606
Email www.biasarchitecture.com

MEP Consultant
V.S.Kalsaya & Associates Pvt. Ltd
185-A, Gautam Nagar
New Delhi 110049

Structure Consultant
Dutkovit Consultants Pvt. Ltd.
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Noida (UP) 201301
Phone +91 120-4121184

Fire Consultant
V.S.Kalsaya & Associates Pvt. Ltd
185-A, Gautam Nagar
New Delhi 110049

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Drawing Status

REVISED SUBMISSION

Architects Signature
For BIAS ARCHITECTURE

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

Key Plan

Project Name
REVISED BUILDING PLAN OF BLOCKS-4, 7, 8, 9, 10, 11, 12 AND 13 IN GROUP HOUSING SCHEME, MEASURING 13.5375 ACRES (LICENCE NO. 20 OF 2014 DATED 11.04.2014) IN SECTOR-33, SOHNA BEING DEVELOPED BY UNIVERSE HEIGHTS (INDIA) PVT. LTD. AND ASHIANA HOUSING LTD. VIDE COD PERMISSION - LC-2818-J(EWA)-2015/23127 DATED 26.11.2015

Drawing Title
For Service Estimate only
WATER SUPPLY LAYOUT & IRRIGATION

Project No. 4.18.6
Scale 1:100
Date JUNE 15, 2020
Drawing No 110
Revision No R0
For Service Estimate Only

Executive Engineer
HUDA, Division No. VI
Gurgaon

Director Town & Country Planning Haryana Chandigarh

Superintending Engineer
HSVP, Circle-II, Gurugram

Addl. Chief Engineer
HSVP, Gurugram

For SUKHREA & ASSOCIATES (P) LTD.
Authorised Signatory

For ASHIANA HOUSING LIMITED
Authorised Signatory

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	527.805	488.487	1420.275	289.431	1172.276	38.132	952.694	39.403
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	80.189	85.369	86.458	51.504				
AREA PER BLOCK		7069.597	6503.456	5643.807	1918.466	172.276	38.132	1500.215	39.403
NET BUILT UP AREA IN ALL BLOCKS		7069.597	6503.456	16913.421	1918.466	172.276	38.132	1500.215	39.403
TOTAL BUILT UP AREA (WITH MUMTY)		34172.965							
NET FAR AREA IN ALL BLOCKS		6982.313	6417.087	16672.047	1896.962	172.276	38.132	1500.215	39.403
TOTAL FAR		33721.035							

PHASEWISE STATEMENT

PHASE	BUILDING BLOCKS	AREA IN SQM
Phase 1	3.80083	15381.37
PHASE-2	3.48928	19702.061
PHASE-3	3.47860	14853.963
BLOCK G1	0.33952	1374.00
BLOCK G2	0.26146	1043.00
BLOCK G3	0.14476	586.62
BLOCK G4	0.29057	1176.443
TOTAL	13.33	53950.36

TABLE -1.0

AREA SUMMARY

TOTAL AREA OF SITE ON WHICH LICENCE GRANTED		13.3375	ACRES
TOTAL AREA FOR DEMARCATION/SUBDIVISION/DEMARCATION		13.3375	ACRES
S.No.			
1	PERMISSIBLE GROUND COVERAGE 65% OF PLOT AREA (REF. TABLE - 2)	=	113,177.787 SQM
a	OC GRANTED GROUND COVERAGE (PHASE 1)	=	3746.653 SQM 3.31%
b	OC GRANTED GROUND COVERAGE (SCHOOL & COMMUNITY BUILDING)	=	1147.848 SQM 1.01%
c	PROPOSED GROUND COVERAGE (PHASE 2 & 3 + EWS ALREADY SANCTIONED)	=	5775.506 SQM 15.48%
d	TOTAL GROUND COVERAGE (a+b+c)	=	10669.007 SQM 18.85%
2	PERMISSIBLE FAR 225% (REF. TABLE - 2)	=	85033.365 SQM
a	OC GRANTED FAR (PHASE-1)	=	13698.215 SQM
b	OC APPLIED FAR (COMMUNITY BUILDING)	=	1500.215 SQM
c	PROPOSED FAR (PHASE 2 & 3) + ALREADY SANCTIONED EWS	=	66847.237 SQM
d	TOTAL FAR (a+b+c)	=	82045.667 SQM
3	MAIN UNITS (REF. TABLE - 2)	=	1080 NOS.
a	OC GRANTED MAIN UNITS (PHASE 1)	=	696 NOS.
b	PROPOSED MAIN UNITS (PHASE 2 & 3)	=	384 NOS.
c	TOTAL MAIN UNITS (a+b)	=	1080 NOS.
4	EWS UNITS REQUIRED 15% OF TOTAL UNITS	=	138 NOS.
a	OC GRANTED EWS UNITS	=	48 NOS.
b	PROPOSED EWS UNITS	=	90 NOS.
c	TOTAL EWS UNITS (a+b)	=	138 NOS.
5	REQUIRED 5 % ROOM @10% OF DU+ (REF. TABLE - 2)	=	78 No.
a	AS BUA 1 % 5 ROOMS (PHASE 1)	=	30 No.
b	PROPOSED 5 % ROOMS (PHASE 2 & 3)	=	48 No.
c	TOTAL ROOM (a+b)	=	78 NOS.
6	REQUIRED ECS CAR PARKING (REF. TABLE -6) MAIN DWELLING UNITS X 1.5	=	1170 ECS
a	OC GRANTED CAR PARKING IN PHASE I	=	408 ECS
b	PROPOSED CAR PARKING IN PHASE 2 & 3	=	762 ECS
c	TOTAL (a+b)	=	1170 ECS
7	EWS PARKING REQUIRED 2% OF TOTAL CAR PARKING (REF. TABLE -6)	=	24 ECS
a	OC GRANTED EWS PARKING	=	0 ECS
b	EWS PARKING PROVIDED (REPLACED)	=	24 ECS
c	TOTAL EWS CAR PARKING PROVIDED (a+b)	=	24 ECS
7	REQUIRED ORGANIZED GREEN SPACE @15% (OVERALL) (REF. TABLE -4)		2088.481 SQM 15.51 %
a	OC GRANTED AS BUILT GREEN (PHASE I)		2118.197 SQM 15.73%
b	PROPOSED GREEN (PHASE 2&3)		2750.718 SQM 17.44%
	TOTAL		4868.915 SQM
8	PERMISSIBLE DENSITY (REF. TABLE - 2)	407.07	550 PPA
a	OC GRANTED AS BUIL T DENSITY (PHASE I)	347.4	469.29 PPA
b	PROPOSED DENSITY (PHASE 2&3)	260.0	351 PPA
c	Balance EWS	46.6	63 PPA
d	TOTAL(a+b+c)		883.29 PPA
9	REQUIRED COMMUNITY SITE	0.5 ACRES (0.2 ACRES)	
	OC APPLIED NURSERY SCHOOL PLOT AREA	0.2 ACRES	10,000
	OC APPLIED NURSERY SCHOOL BUILT-UP AREA	200.479	10,000
	OC APPLIED NURSERY SCHOOL GROUND COVERAGE	200.479	10,000
10	REQUIRED COMMUNITY BUILDING (0.5%)	291.690	1500
	OC APPLIED BUILDING (OC OBTAINED)	1147.848	1500
11	PERMISSIBLE HEIGHT AS PER NOC FROM AAI	46.7 MT	
	PROPOSED HEIGHT		
12	REQUIRED LIGHT AND VENTILATION	AS PER DCR/NOC/PLAN	
	PROPOSED LIGHT AND VENTILATION	AS PER DCR/NOC/PLAN	
13	BASEMENT AREA		
	BASEMENT I (PHASE-1 OC OBTAINED)	=	12995.071 SQM
	ALREADY SANCTIONED BASEMENT AREA	=	2346.769 SQM
	BASEMENT AREA (PHASE-2 &3)	=	16080.6540 SQM
	TOTAL BASEMENT AREA	=	31422.4750 SQM

TABLE -2.0

FAR CALCULATION OF EACH BUILDING BLOCK (NOR) - PHASE 2&3

BUILDING BLOCKS	BLOCK:- 6	BLOCK-7	BLOCK-8	BLOCK-9	BLOCK- 10	BLOCK- 11	BLOCK- 12	BLOCK- 13	PHASE ROOM WORKS	ALREADY SANCTIONED EWS	GROUND COVERAGE
	G+14	G+14	G+14	G+14	G+14	G+14	G+14	G+14			
NO. OF FLOORS	1	1	1	1	1	1	1	1			
TOTAL BLOCKS											
FLOOR											
GROUND FLOOR	541.200	464.608	543.61	543.61	513.004	513.004	501.488	514.187	15.000	564.600	5972.693
1ST FLOOR	525.200	501.383	484.691	387.216	458.200	458.200	443.288	448.217			
2ND FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
3RD FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
4th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
5th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217		ALREADY SANCTIONED EWS	
6th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
7th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
8th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
9th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
10th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
11th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
12th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
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114th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
115th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
116th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
117th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
118th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
119th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
120th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
121th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
122th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
123th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
124th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
125th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
126th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
127th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
128th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
129th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
130th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
131th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
132th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
133th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
134th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
135th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
136th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
137th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
138th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
139th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
140th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
141th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
142th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
143th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
144th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
145th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
146th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
147th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
148th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
149th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
150th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
151th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
152th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
153th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
154th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
155th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
156th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
157th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
158th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
159th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
160th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
161th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
162th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
163th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200	443.288	448.217			
164th FLOOR	458.417	389.704	484.691	387.216	458.200	458.200