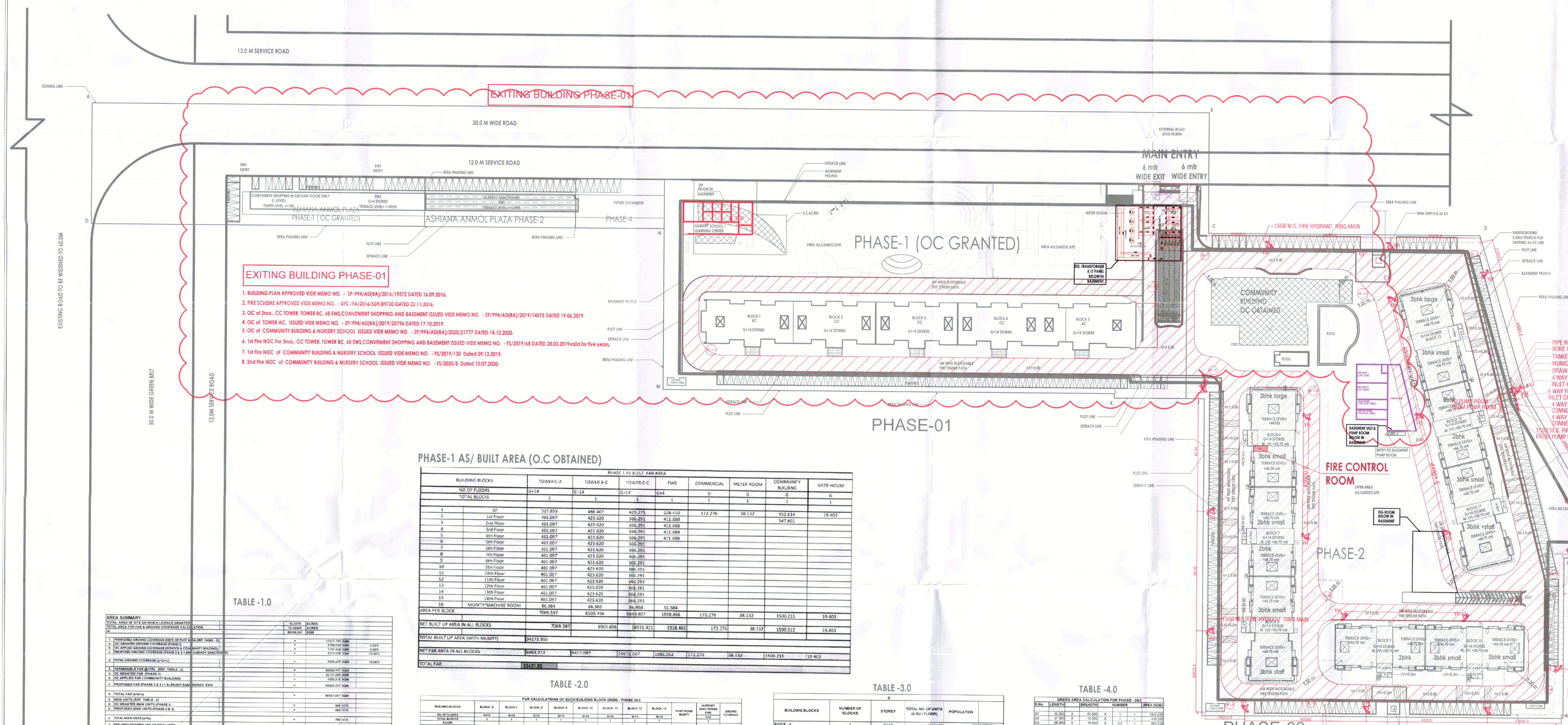

PHASE-1 AS/ BUILT AREA (O.C OBTAINED)

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	1	1	1	1	1	1
			3					
GF	527.853	498.407	429.275	239.410	172.276	38.132	952.634	19.403
1st Floor	463.097	423.620	366.291	413.888			547.801	
2nd Floor	463.097	423.620	366.291	413.888				
3rd Floor	463.097	423.620	366.291	413.888				
4th Floor	463.097	423.620	366.291	413.888				
5th Floor	463.097	423.620	366.291					
6th Floor	463.097	423.620	366.291					
7th Floor	463.097	423.620	366.291					
8th Floor	463.097	423.620	366.291					
9th Floor	463.097	423.620	366.291					
10th Floor	463.097	423.620	366.291					
11th Floor	463.097	423.620	366.291					
12th Floor	463.097	423.620	366.291					
13th Floor	463.097	423.620	366.291					
14th Floor	463.097	423.620	366.291					
15th Floor	463.097	423.620	366.291					
16th Floor	463.097	423.620	366.291					
MUMTY/MACHINE ROOM	86.384	86.369	86.458	51.504				
AREA PER BLOCK	7069.597	6503.456	5843.807	3938.466	172.276	38.132	1500.215	19.403
NET BUILT UP AREA IN ALL BLOCKS	7069.597	6503.456	16911.471	1938.466	172.276	38.132	1500.215	19.403
TOTAL BUILT UP AREA (WITH MUMTY)	34172.995							
NET FAR AREA IN ALL BLOCKS	6083.213	6417.087	16672.047	1886.962	172.276	38.132	1500.215	19.403
TOTAL FAR	33431.80							

TABLE -1.0

AREA SUMMARY			
TOTAL AREA OF SITE ON BINDH LICENCE GRANTED		13.3375	ACRES
TOTAL AREA FOR FAR & GROUND COVERAGE CALCULATION		13.43463	ACRES
		585396.561	SQM
1 PERMISSIBLE GROUND COVERAGE AS PER AS PER (REF. TABLE - 2)	=	174777.797	SQM
a OC GRANTED GROUND COVERAGE (PHASE 1)	=	40743.53	SQM
b OC APPLIED GROUND COVERAGE (SCHOOL & COMMUNITY BUILDING)	=	1147.68	SQM
c PROPOSED GROUND COVERAGE (PHASE 2 & 3 + EWS ALREADY SANCTIONED)	=	63715.08	SQM
d TOTAL GROUND COVERAGE (a+b+c)	=	105605.29	SQM
2 PERMISSIBLE F.A.R @1.75 (REF. TABLE - 2)	=	850016.937	SQM
a OC GRANTED FAR (PHASE-1)	=	321311.205	SQM
b OC APPLIED FAR (COMMUNITY BUILDING)	=	1503.215	SQM
c PROPOSED FAR (PHASE 2 & 3) + ALREADY SANCTIONED EWS	=	544151.217	SQM
d TOTAL FAR (a+b+c)	=	866965.637	SQM
3 MAIN UNITS (REF. TABLE - 2)			
a OC GRANTED MAIN UNITS (PHASE-1)	=	3681	NOS
b PROPOSED MAIN UNITS (PHASE 2 & 3)	=	4861	NOS
c TOTAL MAIN UNITS (a+b)	=	7961	NOS
3 EWS UNITS REQUIRED 15% OF TOTAL UNITS			
a OC GRANTED EWS UNITS	=	138	NOS
b PROPOSED EWS UNITS	=	681	NOS
c TOTAL EWS UNITS (a+b)	=	819	NOS
4 REQUIRED S. 'D' ROOM @10% OF DU x (REF. TABLE - 2)	=	78	NO.
a AS BUILT S. 'D' ROOMS (PHASE 1)	=	30	NO.
b PROPOSED S. 'D' ROOMS (PHASE 2 & 3)	=	48	NO.
c TOTAL S. ROOM (a+b)	=	78	NOS
5 MINIMUM REQUIRED CAR PARKING (REF. TABLE - 5) MAIN DWELLING UNITS X 1.5	=	1170	ECS
a ENCLOSED CAR PARKING IN PHASE 1	=	428	ECS
b PROPOSED CAR PARKING IN PHASE 2 & 3	=	742	ECS
c TOTAL (a+b)	=	1170	ECS
6 EWS PARKING REQUIRED 5% OF TOTAL CAR PARKING (REF. TABLE - 6)	=	59	ECS
a ENCLOSED 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 @10% (OVERALL) (REF. TABLE-4)		7555.485	SQM
a OC GRANTED AS BUILT GREEN (PHASE 1)		1296.311	SQM
b PROPOSED GREEN (PHASE 2&3)		5895.669	SQM 78.00%
TOTAL		6790.980	SQM 17.44%
8 PERMISSIBLE DENSITY (REF. TABLE - 3)		400	PPA
a OC GRANTED AS BUILT DENSITY (PHASE 1)		1696	341.00 PPA
b PROPOSED DENSITY (PHASE 2&3)		2520	302.40 PPA
c Balance EWS		1260	151.20 PPA
d TOTAL(a+b+c)		4476	792 PPA
9 REQUIRED COMMUNITY SITE		01 NURSERY SCHOOL (2.2 ACRES)	
OC APPLIED NURSERY SCHOOL PLOT AREA		0.2 ACRES	
OC APPLIED NURSERY SCHOOL BUILT UP AREA	203.679	SQ.M	
OC APPLIED NURSERY SCHOOL GROUND COVERAGE	203.679	SQ.M.	
10 REQUIRED CONVENIENT SHOPPING (0.8%)		351.6852 SQM	
CONVENIEN SHOPPING (OC OBTAINED)		1712.57 SQM	
11 PERMISSIBLE HEIGHT AS PER NOC FROM AAI		60.0 MT AND ABOVE	
PROPOSED HEIGHT		44.7 MT	
12 REQUIRED LIGHT AND VENTILATION		AS PER ZONING PLAN	
PROVIDED LIGHT AND VENTILATION		AS PER ZONING PLAN	
13 BASEMENT AREA			
BASEMENT (PHASE-1 OC OBTAINED)	= 12986.071	SQM	
ALREADY SANCTIONED BASEMENT AREA	= 2348.709	SQM	
BASEMENT AREA (PHASE 2 & 3)	= 18500.8549	SQM	
TOTAL BASEMENT AREA	= 31838.6349	SQM	

TABLE -2.0

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

BUILDING BLOCKS	BLOCK - E	BLOCK-F	BLOCK- G	BLOCK- H	BLOCK-10	BLOCK- 11	BLOCK- 12	BLOCK- 13	PUMP ROOM MUMTY	ALREADY SANCTIONED EWS BLOCK	GROUND COVERAGE
NO. OF FLOORS	G+14	G+14	G+14	G+14	G+14	G+14	G+14	G+14		G	
TOTAL BLOCKS	1	1	1	1	1	1	1	1		1	
GROUND FLOOR											
GROUND FLOOR	515.685	614.430	564.31	464.892	515.604	564.318	420.468	564.31	103.05	344.820	5270.098
FIR FLOOR	469.299	569.341	494.815	399.896	470.195	494.815	345.448	469.299			
2nd FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
3rd FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
4th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
5th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
6th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
7th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
8th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
9th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
10th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
11th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
12th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
13th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
14th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
15th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
16th FLOOR	469.411	569.704	494.249	399.208	470.391	494.249	345.748	469.411			
MUMTY/MACHINE ROOM	86.384	86.369	86.458	51.504	86.384	86.369	86.458	51.504			
NET FAR AREA IN ALL BLOCKS	7916.941	8968.956	8914.844	6489.918	7915.894	8968.956	6914.844	7507.414	0.000	1886.962	
TOTAL FAR (PHASE 2 & 3)	94430.207										
AREA OF ROOF TOP ROOM	2.000	2.000	32.904	62.000	2.000	32.904	62.000	32.904	103.050	51.504	
AREA OF AREA (ROOF)	2.000	2.000	1841.214	2423.292	2.000	1841.214	2423.292	1841.214	1103.050	1841.214	
ROOF OF AREA (REF. HEIGHT & BLOCKS)	1841.214	2423.292			1841.214	2423.292					
TOTAL SANCTIONED AREA (PHASE 2&3)	96271.421										
TOTAL BUILT UP AREA INCLUDING BASEMENT (TOWER, ANGANWADI, EWS, AURAIAY SANCTIONED	71208.374										

TABLE -3.0

C					
BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	TOTAL NO. OF UNITS (4 DU / FLOOR)	POPULATION	
BLOCK - A	1	G+14	4X15=60	300	5 PERSON
BLOCK - B	1	G+14	4X15=60	300	5 PERSON
BLOCK- 8	1	G+14	4X15=60	300	5 PERSON
BLOCK- 9	1	G+14	4X15=60	300	5 PERSON
BLOCK- 10	1	G+14	4X15=60	300	5 PERSON
BLOCK- 11	1	G+14	4X15=60	300	5 PERSON
BLOCK- 12	1	G+14	4X15=60	300	5 PERSON
BLOCK- 13	1	G+14	4X15=60	300	5 PERSON
EWS (ALREADY SANCTIONED) PHASE 1			70	140	2 PERSON
S. ROOMS IN TOWER 8 & 11 (1 S. ROOM 8 EACH FLOOR IN 8 & 11 BLOCK)	2	G+14	60	120	2 PERSON
TOTAL	8			2460	PERSONS
OC OBTAINED FOR PHASE I POPULATION				1896	PERSONS
TOTAL POPULATION				4356	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 15.000	X 1	=	405.000	
G3	68.060	X 19.540	X 0.5	=	663.238	
G4	64.420	X 7.750	X 1	=	499.255	
G5	34.820	X 6.420	X 1	=	223.544	
G6	30.000	X 0.765	X 0.5	=	114.975	
TOTAL AREA (I)				=	3858.012	
DEDUCTIONS						
G51	19.890	X 14.450	X 1	=	287.356	
TOTAL DEDUCTIONS (II)				=	287.356	
NET GREEN AREA =					3570.656	
TOTAL GREEN AREA					3570.656	

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	132.500	X 11.000	X 1	=	1457.50	
P3	45.000	X 11.000	X 1	=	495.00	
P4	37.500	X 11.000	X 1	=	412.50	
P5	30.500	X 11.000	X 1	=	335.50	
P6	132.500	X 11.000	X 1	=	1457.50	
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)						
			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 =					176	ECS

TABLE -6.0

PARKING CALCULATIONS									
ECS FOR PHASE 1,2&3	=	790	X	1.5	=	1170			
ECS IN PHASE 1	=	300	X	1.5	=	450			
ECS FOR PHASE 2&3	=	490	X	1.5	=	720			
PHASE-2 OPEN CAR PARKING (OC OBTAINED)					=	47			
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 (B2)					=	13228.548	/ 32	= 475.803	476
PHASE-2&3 ECS OF NORMAL PARKING ON SURFACE (OPEN) (B2)					=	4955.000	/ 23	= 215.435	215
TOTAL COVERED PARKING PROVIDED IN PHASE 1, 2 & 3					=	691	COVERED PARKING PROVIDED		
PROPOSED COVERED PARKING IN BASEMENT (PHASE-2&3)					=	476	A		
PROPOSED OPEN (SURFACE) PARKING (PHASE-2 &3)					=	176	B		
PARKING UNDER IN BASEMENT ALREADY SHOWN IN PHASE 1 AS BUILT					=	792	C		
TOTAL PARKING					=	A+B+C			
TOTAL PARKING PROPOSED IN PHASE 2&3					=	792			

FIRE SUBMISSION DRAWING

CERTIFICATE

THIS IS TO CERTIFY THAT THIS DRAWING IS THE TRUECOPY OF THE APPROVED BUILDING PLANS, APPROVED BY DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA VIDE MEMO NO. ZP-994-II/JD(RD)/2021/5557 DATED 05.03.2021.

DIREC. AUTHORISED SIGNATORY SIGN. — ARCHITECT SIGN. — SYED MOHD. IMRAN CA 93 / 16685

DATE	REVISION	DESCRIPTION	BY

MEP CONSULTANT:
V.S. KUKREJA & ASSOCIATES PVT. LTD.
CONSULTING ENGINEERS
165-A,GAUTAM NAGAR
NEW DELHI-110049 PH:26521075/76
EMAIL:info@vskukreja.com

Client/Developer
Ashiana Housing Ltd.
Unit no.4 & 5,Plot No.D-2,3rd Floor,
Southern park, Saket District Centre,
Saket New Delhi - 110017
Phone no.: 011- 42 65 42 65

ARCHITECTS: Bias. ARCHITECTURE
40A,TOWER NO.2,COMMONWEALTH GAMES VILLAGE, NEW DELHI - 110092
Email : projects@biasarchitecture.com

PROJECT:

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

TITLE: SITE PLAN

SUB TITLE:

JOB NO.	VKPL-
DATE	17.11.2021
SCALE	N.T.S
DRAWN	S.B
CHKD. BY	VIPIN

DRG.NO. : FF -02

Z:\Aashian HSg Sohna