

AREA CHART			AREA (SQ.M)	
TOTAL SITE AREA	8.25	ACRES	33386.513	SQ.M.
ALREADY GRANTED AREA LICENSE NO 49 OF 2014 DATED 18.06.2014	6.50625	ACRES	26329.818	SQ.M.
ADDITIONAL PROPOSED SITE AREA LICENSE NO 27 OF 2020 DATED 02.10.2020	1.74375	ACRES	7056.695	SQ.M.
SITE ALLOCATED FOR GROUP HOUSING @ 96% ON TOTAL LAND	7.9200	ACRES	32051.052	SQ.M.
SITE ALLOCATED FOR COMMERCIAL @ 4% ON TOTAL SITE AREA	0.330	ACRES	1335.461	SQ.M.
PERMISSIBLE F.A.R. FOR GROUP HOUSING @225	225	OF GROUP HOUSING	72114.867	SQ.M.
PERMISSIBLE F.A.R. FOR COMMERCIAL - 3 @175	175	OF TOTAL SITE AREA	2337.056	SQ.M.
EXISTING F.A.R. FOR GROUP HOUSING ON SITE 6.50625 ACRES		56850.662		SQ.M.
EXISTING F.A.R. FOR COMMERCIAL COMPONENT ON SITE 6.50625		1837.476		SQ.M.
BALANCE AVAILABLE F.A.R. FOR GROUP HOUSING		15264.205		SQ.M.
BALANCE AVAILABLE F.A.R. FOR COMMERCIAL		499.580		SQ.M.
PROPOSED F.A.R. FOR COMMERCIAL COMPLEX 3 ON ADDITIONAL PROPOSED LAND OF 1.74375 ACRES		184.679		SQ.M.
BALANCE COMMERCIAL F.A.R TAKEN IN RESIDENTIAL		314.901		SQ.M.
TOTAL BALANCE F.A.R. FOR RESIDENTIAL	15264.205 + 314.901		15579.106	SQ.M.
PROPOSED F.A.R. FOR GROUP HOUSING ON ADDITIONAL LAND OF 1.74375 ACRES		15566.434		SQ.M.
PERMISSIBLE GROUND COVERAGE	50%	OF PLOT AREA	16693.256	SQ.M.
EXISTING GROUND COVERAGE ON SITE 6.50625 ACRE		5190.871		SQ.M.
PROPOSED GROUND COVERAGE ON SITE 1.74375 ACRE		1755.226		SQ.M.
TOTAL GROUND COVERAGE ON SITE 8.25 ACRE	20.88%	6946.097		SQ.M.
PERMISSIBLE DENSITY ON AREA OF 7.92 ACRES FOR GROUP HOUSING	750 PPA (MIN)	1188	SAY 1188 DU'S	
	900 PPA (MAX)	1425.6	SAY 1426 DU'S	
EXISTING DU'S ON AREA OF 6.50625 ACRES FOR GROUP HOUSING		1104 DU'S	5520 PERSONS	
PROPOSED DU'S ON AREA OF 1.74375 ACRES FOR GROUP HOUSING		274.000	1370 PERSONS	
TOTAL DU'S		1378 DU'S	6890 PERSONS	
TOTAL DENSITY ON SITE AREA OF 7.92 ACRES	869.950	SAY 870 PPA		
MINIMUM GREEN AREA	15%	OF PLOT AREA	5007.977	SQ.M.
EXISTING GREEN AREA ON SITE 6.50625 ACRES		4374.172		SQ.M.
PROPOSED GREEN AREA ON SITE 1.74375 ACRES		1045.829		SQ.M.
TOTAL GREEN AREA	16.23%	5420.001		SQ.M.
PROPOSED BUILT UP AREA		17268.641		SQ.M.

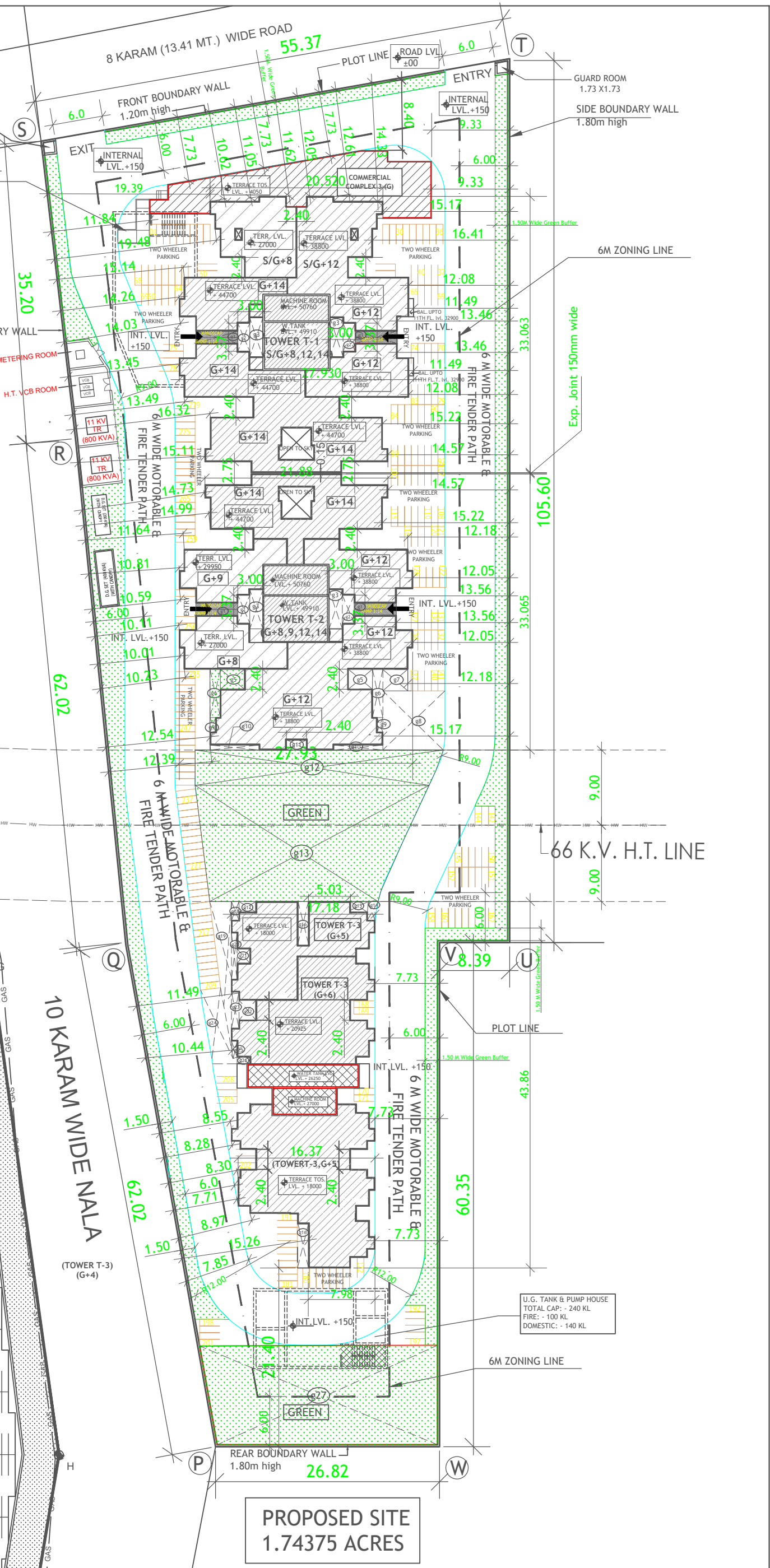
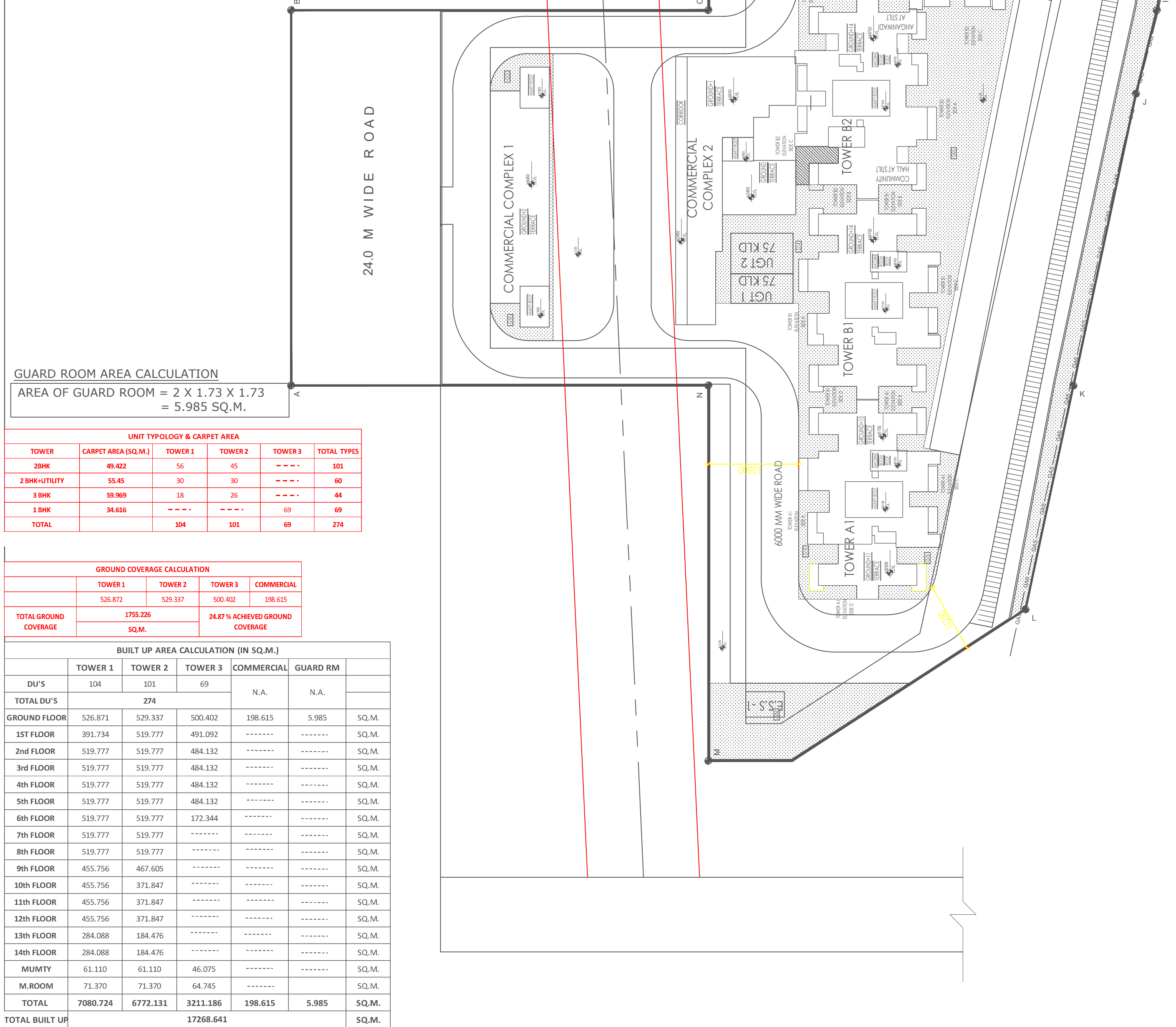
F.A.R. AREA CALCULATION - RESIDENTIAL				
DU'S	TOWER 1	TOWER 2	TOWER 3	NOS.
TOTAL DU'S	104	101	69	NOS.
GROUND FLOOR	401.994	529.337	500.402	SQ.M.
1ST FLOOR	362.269	490.312	457.437	SQ.M.
2nd FLOOR	490.312	490.312	456.477	SQ.M.
3rd FLOOR	490.312	490.312	456.477	SQ.M.
4th FLOOR	490.312	490.312	456.477	SQ.M.
5th FLOOR	490.312	490.312	456.477	SQ.M.
6th FLOOR	490.312	490.312	144.689	SQ.M.
7th FLOOR	490.312	490.312	-----	SQ.M.
8th FLOOR	490.312	490.312	-----	SQ.M.
9th FLOOR	426.291	438.14	-----	SQ.M.
10th FLOOR	426.291	342.382	-----	SQ.M.
11th FLOOR	426.291	342.382	-----	SQ.M.
12th FLOOR	426.291	342.382	-----	SQ.M.
13th FLOOR	254.623	155.011	-----	SQ.M.
14th FLOOR	254.623	155.011	-----	SQ.M.
TOTAL	6410.857	6227.141	2928.436	SQ.M.
TOTAL F.A.R.	15566.434			SQ.M.

GUARD ROOM AREA CALCULATION
AREA OF GUARD ROOM = 2 X 1.73 X 1.73
= 5.985 SQ.M.

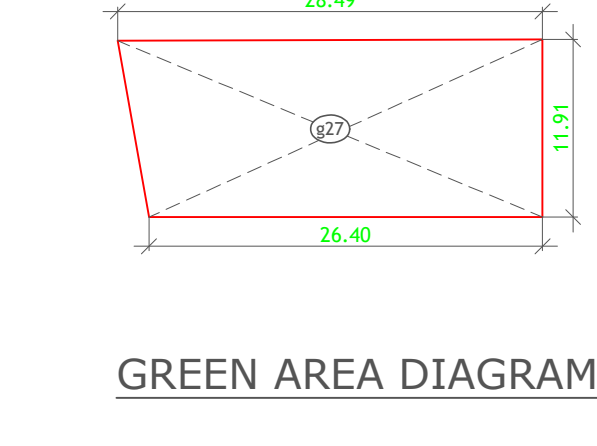
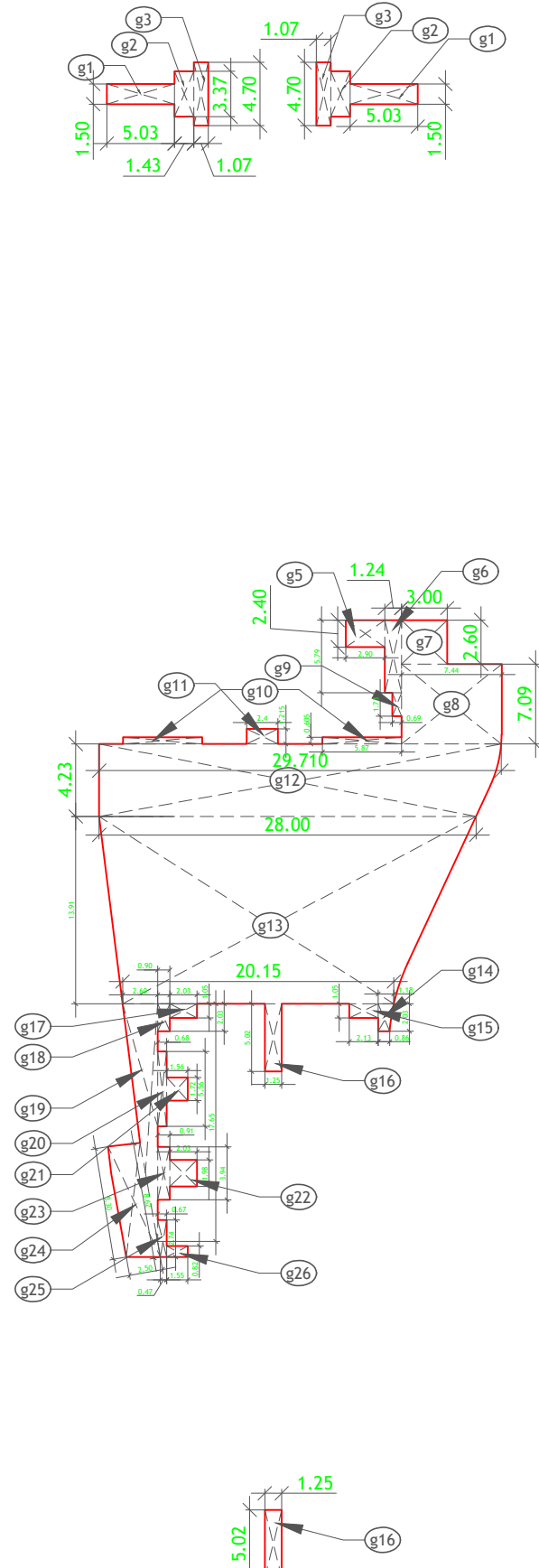
UNIT TYPOLOGY & CARPET AREA				
TOWER	CARPET AREA (SQ.M.)	TOWER 1	TOWER 2	TOTAL TYPES
2BHK	49.422	56	45	----- 101
2 BHK+UTILITY	55.45	30	30	----- 60
3 BHK	59.969	18	26	----- 44
1 BHK	34.616	-----	-----	69 69
TOTAL		104	101	69 274

GROUND COVERAGE CALCULATION			
	TOWER 1	TOWER 2	COMMERCIAL
	526.872	529.337	500.402
TOTAL GROUND COVERAGE	1755.226	24.87%	ACHIEVED GROUND COVERAGE

BUILT UP AREA CALCULATION (IN SQ.M.)					
DU'S	TOWER 1	TOWER 2	TOWER 3	COMMERCIAL	GUARD RM
TOTAL DU'S	104	101	69	N.A.	N.A.
GROUND FLOOR	526.871	529.337	500.402	198.615	5.985
1ST FLOOR	391.734	519.777	491.092	-----	-----
2nd FLOOR	519.777	519.777	484.132	-----	-----
3rd FLOOR	519.777	519.777	484.132	-----	-----
4th FLOOR	519.777	519.777	484.132	-----	-----
5th FLOOR	519.777	519.777	484.132	-----	-----
6th FLOOR	519.777	519.777	172.344	-----	-----
7th FLOOR	519.777	519.777	-----	-----	-----
8th FLOOR	519.777	519.777	-----	-----	-----
9th FLOOR	455.756	467.605	-----	-----	-----
10th FLOOR	455.756	371.847	-----	-----	-----
11th FLOOR	455.756	371.847	-----	-----	-----
12th FLOOR	455.756	371.847	-----	-----	-----
13th FLOOR	284.088	184.476	-----	-----	-----
14th FLOOR	284.088	184.476	-----	-----	-----
MUMTY	61.110	61.110	46.075	-----	-----
M.ROOM	71.370	71.370	64.745	-----	-----
TOTAL	7080.724	6772.131	3211.186	198.615	5.985
TOTAL BUILT UP		17268.641			



GREEN AREA CALCULATIONS			
SHAPE		NO.S	TOTAL (SQ.M)
g1 RECTANGLE	5.030	1.500	4.000
g2 RECTANGLE	1.430	3.370	4.000
g3 RECTANGLE	1.570	4.700	4.000
g4 RECTANGLE	2.900	2.400	13.920
g5 RECTANGLE	1.240	5.790	2.000
g6 RECTANGLE	1.000	2.000	7.800
g7 RECTANGLE	7.440	7.000	52.750
g8 RECTANGLE	0.690	1.730	2.387
g9 RECTANGLE	5.870	0.825	2.103
g10 RECTANGLE	2.400	1.225	1.914
g11 TRIANGLE	1/2 X (29.730+28.000) X 4.23	1.000	122.056
g12 TRIANGLE	1/2 X (28.000+20.150) X 11.510	1.000	134.883
g13 TRIANGLE	1/2 X (1.800+0.800) X 2.030	1.000	2.071
g14 RECTANGLE	2.130	1.050	1.000
g15 RECTANGLE	1.250	5.020	12.550
g16 RECTANGLE	1.030	1.050	2.157
g17 RECTANGLE	0.900	2.030	1.827
g18 TRIANGLE	1/2 X 37.650 X 2.600	1.000	22.945
g19 RECTANGLE	0.680	9.500	1.781
g20 RECTANGLE	1.560	1.720	2.683
g21 RECTANGLE	2.030	1.980	4.015
g22 RECTANGLE	0.920	5.940	1.585
g23 TRIANGLE	1/2 X (0.470+0.670) X 2.740	1.000	1.562
g24 RECTANGLE	1.550	0.800	1.271
g25 TRIANGLE	1/2 X (28.490+26.400) X 11.510	1.000	326.870
TOTAL			1045.829



PARKING CALCULATION		
TOTAL NO. OF DU'S	274	NOS.
REQUIRED PARKING SPACE PROVISION @ 0.5 E.C.S. FOR EACH	137	NOS.
REQUIRED TWO WHEELER PARKING @ 1 NO. FOR EACH DU	274	NOS.
AREA REQUIRED FOR 1 E.C.S. IN OPEN	23	SQ.M.
AREA REQUIRED FOR 1 E.C.S. IN STILT	28	SQ.M.
PROPOSED E.C.S. IN OPEN & STILT		
TOTAL OPEN PRKING AREA	3467.361	SQ.M.
3467.361 / 23	150.755	E.C.S.
TOTAL PROPOSED E.C.S.	150.755	E.C.S.
TOTAL PROPOSED PARKING		
PROPOSED TWO WHEELER PARKING	279	NOS.

CLIENT
MVN INFRASTRUCTURE PVT LTD
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Project title:
PROPOSED BUILDING PLAN FOR AFFORDABLE HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.74375 ACRES (LICENSE NO 27 OF 2020 DATED 20/10/2020) IN ALREADY LICENSE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 6.50625 ACRES (LICENSE NO-49 OF 2014 DATED 18.06.2014) TOTAL AREA 8.25 ACRES IN SECTO-5 SOHNA BEING DEVELOPED BY MVN INFRASTRUCTURE PVT LTD

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ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

DRAWING TITLE
LAYOUT PLAN

DWG. NO.
01

SCALE : 1:350 @AO DATE : AUG, 2021