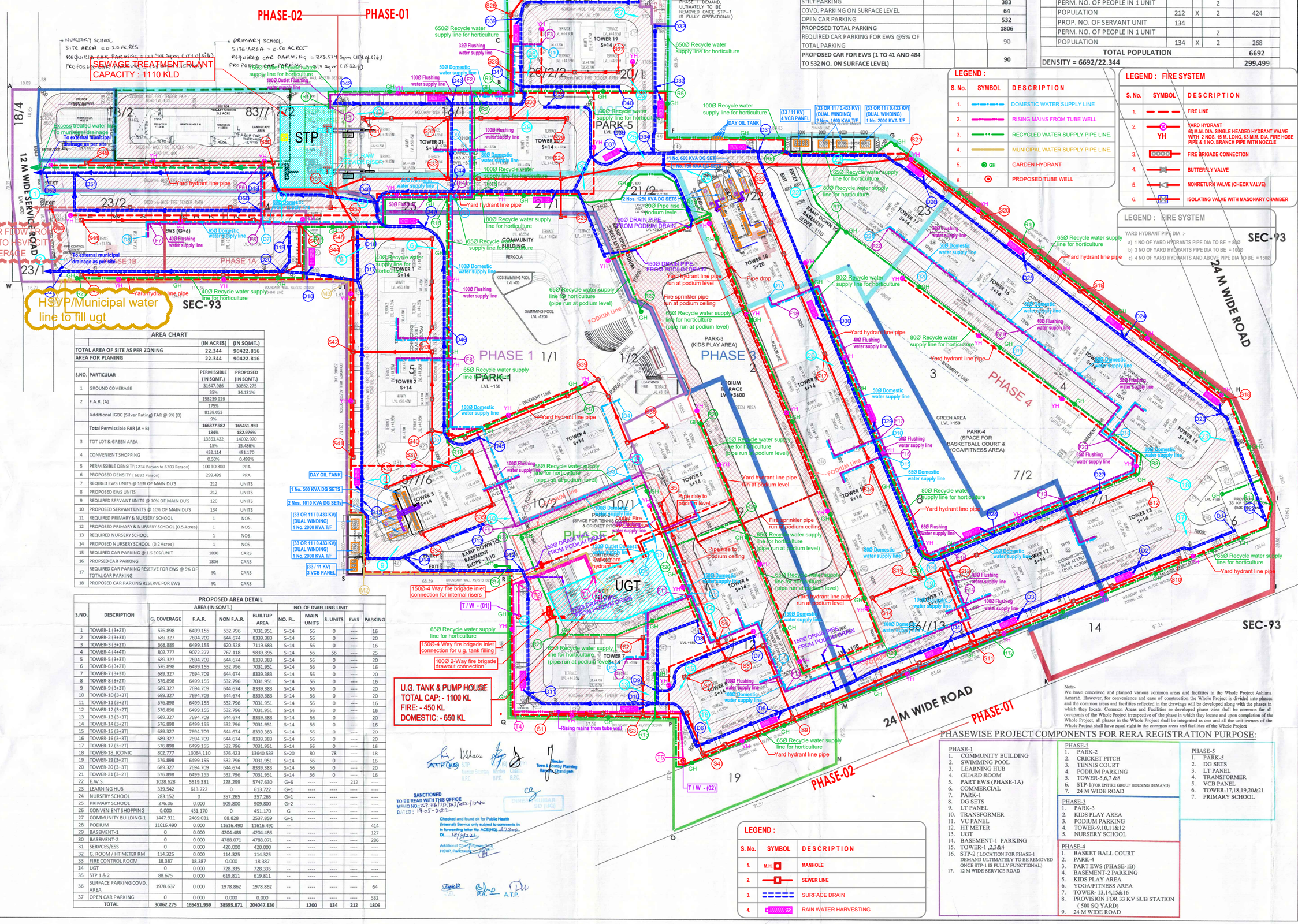

CAR PARKING DETAIL			
DESCRIPTION	ECS/UNIT	UNITS	NO. OF CARS
PARKING REQUIRED 1.5 ECS PER DU'S	1.5	1200	1800
PROPOSED CAR PARING			
BASEMENT-1			127
BASEMENT-2 (full stack)			286
PODIUM			414
STILT PARKING			383
COVD. PARKING ON SURFACE LEVEL			64
OPEN CAR PARKING			532
PROPOSED TOTAL PARKING			1806
REQUIRED CAR PARKING FOR EWS @5% OF TOTAL PARKING			90
PROPOSED CAR FOR EWS (1 TO 41 AND 484 TO 532 NO. ON SURFACE LEVEL)			90

DENSITY CALCULATION					
S. NO.	PARTICULARS	UNITS		PERSONS IN 1 UNIT	POPULATION
	PROP. TOTAL NO. MAIN DU'S	1200			
	PERM. NO. OF PEOPLE IN 1 DU'S			5	
	POPULATION	1200	X	5	6000
	PROP. NO. OF E.W.S.	212			
	PERM. NO. OF PEOPLE IN 1 UNIT			2	
	POPULATION	212	X	2	424
	PROP. NO. OF SERVANT UNIT	134			
	PERM. NO. OF PEOPLE IN 1 UNIT			2	
	POPULATION	134	X	2	268
	TOTAL POPULATION				**6692**
DENSITY = 6692/22.344					**299.499**

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.		DOMESTIC WATER SUPPLY LINE
2.		RISING MAINS FROM TUBE WELL
3.		RECYCLED WATER SUPPLY PIPE LINE.
4.		MUNICIPAL WATER SUPPLY PIPE LINE.
5.	GH	GARDEN HYDRANT
6.		PROPOSED TUBE WELL

LEGEND : FIRE SYSTEM

S. No.	SYMBOL	DESCRIPTION
1.		FIRE LINE
2.	YH	YARD HYDRANT 63 M.M. DIA. SINGLE HEADED HYDRANT VALVE WITH 2 NOS. 15 M. LONG, 63 M.M. DIA. FIRE HOSE PIPE & 1 NO. BRANCH PIPE WITH NOZZLE
3.		FIRE BRIGADE CONNECTION
4.		BUTTERFLY VALVE
5.		NONRETURN VALVE (CHECK VALVE)
6.		ISOLATING VALVE WITH MASONARY CHAMBER

LEGEND : FIRE SYSTEM

YARD HYDRANT PIPE DIA :-
a) 1 NO OF YARD HYDRANTS PIPE DIA TO BE = 80Ø
b) 3 NO OF YARD HYDRANTS PIPE DIA TO BE = 100Ø
c) 4 NO OF YARD HYDRANTS AND ABOVE PIPE DIA TO BE = 150Ø

AREA CHART		
	(IN ACRES)	(IN SQMT.)
TOTAL AREA OF SITE AS PER ZONING	22.344	90422.816
AREA FOR PLANING	22.344	90422.816

S.NO.	PARTICULAR	PERMISSIBLE (IN SQMT.)	PROPOSED (IN SQMT.)
1	GROUND COVERAGE	31647.986	30862.275
		35%	34.131%
2	F.A.R. (A)	158239.929	
		175%	
	Additional IGBC (Silver Rating) FAR @ 9% (B)	8138.053	
		9%	
	Total Permissible FAR (A + B)	**166377.982**	**165451.959**
		184%	**182.976%**
3	TOT LOT & GREEN AREA	13563.422	14002.970
		15%	15.486%
4	CONVENIENT SHOPPING	452.114	451.170
		0.50%	0.499%
5	PERMISSIBLE DENSITY(1234 Person to 6703 Person)	100 TO 300	PPA
6	PROPOSED DENSITY (6692 Person)	299.499	PPA
7	REQIRED EWS UNITS @ 15% OF MAIN DU'S	212	UNITS
8	PROPOSED EWS UNITS	212	UNITS
9	REQUIRED SERVANT UNITS @ 10% OF MAIN DU'S	120	UNITS
10	PROPOSED SERVANT UNITS @ 10% OF MAIN DU'S	134	UNITS
11	REQUIRED PRIMARY & NURSERY SCHOOL	1	NOS.
12	PROPOSED PRIMARY & NURSERY SCHOOL (0.5 Acres)	1	NOS.
13	REQUIRED NURSERY SCHOOL	1	NOS.
14	PROPOSED NURSERY SCHOOL (0.2 Acres)	1	NOS.
15	REQUIRED CAR PARKING @ 1.5 ECS/UNIT	1800	CARS
16	PROPSED CAR PARKING	1806	CARS
17	REQUIRED CAR PARKING RESERVE FOR EWS @ 5% OF TOTAL CAR PARKING	91	CARS
18	PROPOSED CAR PARKING RESERVE FOR EWS	91	CARS

PROPOSED AREA DETAIL										
S.NO.	DESCRIPTION	AREA (IN SQMT.)				NO. OF DWELLING UNIT				
		G. COVERAGE	F.A.R.	NON F.A.R.	BUILTUP AREA	NO. FL.	MAIN UNITS	S. UNITS	EWS	PARKING
1	TOWER-1 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
2	TOWER-2 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
3	TOWER-3 (3+2T)	668.889	6499.155	620.528	7119.683	S+14	56	0	----	16
4	TOWER-4 (4+4T)	802.777	9072.277	767.118	9839.395	S+14	56	56	----	25
5	TOWER-5 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
6	TOWER-6 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
7	TOWER-7 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
8	TOWER-8 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
9	TOWER-9 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
10	TOWER-10 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
11	TOWER-11 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
12	TOWER-12 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
13	TOWER-13 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
14	TOWER-14 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
15	TOWER-15 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
16	TOWER-16 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
17	TOWER-17 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
18	TOWER-18 ICONIC	802.777	13064.110	576.423	13640.533	S+20	80	78	----	18
19	TOWER-19 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
20	TOWER-20 (3+3T)	689.327	7694.709	644.674	8339.383	S+14	56	0	----	20
21	TOWER-21 (3+2T)	576.898	6499.155	532.796	7031.951	S+14	56	0	----	16
22	E.W.S.	1028.628	5519.331	228.299	5747.630	G+6	----	----	212	----
23	LEARNING HUB	339.542	613.722	0	613.722	G+1	----	----	----	----
24	NURSERY SCHOOL	283.152	0	357.265	357.265	G+1	----	----	----	----
25	PRIMARY SCHOOL	276.06	0.000	909.800	909.800	G+2	----	----	----	----
26	CONVENIENT SHOPPING	0.000	451.170	0	451.170	G	----	----	----	----
27	COMMUNITY BUILDING-1	1447.911	2469.031	68.828	2537.859	G+1	----	----	----	----
28	PODIUM	11616.490	0.000	11616.490	11616.490	--	----	----	----	414
29	BASEMENT-1	0	0.000	4204.486	4204.486	--	----	----	----	127
30	BASEMENT-2	0	0.000	4788.071	4788.071	--	----	----	----	286
31	SERVCES/ESS	0	0.000	420.000	420.000	--	----	----	----	----
32	G. ROOM / HT METER RM	114.325	0.000	114.325	114.325	--	----	----	----	----
33	FIRE CONTROL ROOM	18.387	18.387	0.000	18.387	--	----	----	----	----
34	UGT	0	0.000	728.335	728.335	--	----	----	----	----
35	STP 1 & 2	88.675	0.000	619.811	619.811	--	----	----	----	----
36	SURFACE PARKING COVD. AREA	1978.637	0.000	1978.862	1978.862	--	----	----	----	64
37	OPEN CAR PARKING	0	0.000	0.000	0.000	--	----	----	----	532
	TOTAL	**30862.275**	**165451.959**	**38595.871**	**204047.830**		**1200**	**134**	**212**	**1806**

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.		SEWER LINE
3.		SURFACE DRAIN
4.		RAIN WATER HARVESTING

Phasing Calculations :-

Phase-1

Area = 20400.55 Sq. Mt. (Including 12 m wide service road)

Tower No.	No. of Tower	No. of DU's	Population
1	1	56	280
2	1	56	280
3	1	56	280
4	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244

Requirment of Phase-1

Total EWS Required	40
Total EWS Provided	40
Total Community site required	Nil
Total Community site Provided	Nil
Total Green area required	3060.08 Sq. Mt.
Total Green area Provided	3477.94 Sq. Mt.
Total Parking Required	336 Nos.
Total Parking Provided	338 Nos.

Phase-2

Area = 15935.83 Sq. Mt. (Including 24 m wide road)

Tower No.	No. of Tower	No. of DU's	Population
5	1	56	280
6	1	56	280
7	1	56	280
8	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244

Total Population of Phase-1 + Phase-2 = 2488

Requirment of Phase-2

Total EWS Required	80
Total EWS Provided	80
Total Community site required	Nil
Total Community site Provided	Nil
Total Green area required	2390.37 Sq. Mt.
Total Green area Provided	2254.20 Sq. Mt.
Total Parking Required	336 Nos.
Total Parking Provided	370 Nos.

Phase-3

Area = 18753.932 Sq. Mt.

Tower No.	No. of Tower	No. of DU's	Population
9	1	56	280
10	1	56	280
11	1	56	280
12	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244

Total Population of Phase-1 + Phase-2 + Phase-3 = 3732

Requirment of Phase-3

Total EWS Required	120
Total EWS Provided	120
Total Community site required	1 no. Nursery School
Total Community site Provided	1 no. Nursery School
Total Green area required	2813.09 Sq. Mt.
Total Green area Provided	5442.58 Sq. Mt.
Total Parking Required	336 Nos.
Total Parking Provided	330 Nos.

Phase-4

Area = 17609.307 Sq. Mt. (Including 24 m wide road)

Tower No.	No. of Tower	No. of DU's	Population
13	1	56	280
14	1	56	280
15	1	56	280
16	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244

Total Population of Phase-1 + Phase-2 + Phase-3 + Phase-4= 4976

Requirment of Phase-4

Total EWS Required	160
Total EWS Provided	160
Total Community site required	1 no. Nursery School
Total Community site Provided	1 no. Nursery School
Total Green area required	2686.40 Sq. Mt.
Total Green area Provided	2698.13 Sq. Mt.
Total Parking Required	336 Nos.
Total Parking Provided	497 Nos.

Phase-5

Area = 16673.995 Sq. Mt.

Tower No.	No. of Tower	No. of DU's	Population
17	1	56	280
18	1	80	400
19	1	280	280
20	1	56	280
21	1	56	280
EWS	1	52	104
Service personal		32	64
		Total	1688

Total Population of Phase-1 + Phase-2 + Phase-3 + Phase-4 + Phase-5= 6664

Requirment of Phase-5

Total EWS Required	160
Total EWS Provided	160
Total Community site required	1 no. N. School + 1 no. P School
Total Community site Provided	1 no. N. School + 1 no. P School
Total Green area required	2485.79 Sq. Mt.
Total Green area Provided	1910.18 Sq. Mt.
Total Parking Required	656 Nos.
Total Parking Provided	271 Nos.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA ZONING NORMS.
- ALL HANDICAP RAMPS WITH RAILING.
- ALL DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.

Note-
We have conceived and planned various common areas and facilities in the Whole Project Ashiana Amarah. However, for convenience and ease of construction the Whole Project is divided into phases and the common areas and facilities reflected in the drawings will be developed along with the phases in which they locate. Common Areas and Facilities so developed phase wise shall be common for all occupants of the Whole Project irrespective of the phase in which they locate and upon completion of the Whole Project, all phases in the Whole Project shall be integrated as one and all the unit owners of the Whole Project shall have equal right in the common areas and facilities of the Whole Project

PHASEWISE PROJECT COMPONENTS FOR RERA REGISTRATION PURPOSE:

PHASE-1
1. COMMUNITY BUILDING
2. SWIMMING POOL
3. LEARNING HUB
4. GUARD ROOM
5. PART EWS (PHASE-1A)
6. COMMERCIAL
7. PARK-1
8. DG SETS
9. LT PANEL
10. TRANSFORMER
11. VC PANEL
12. HT METER
13. UGT
14. BASEMENT-1 PARKING
15. TOWER-1 ,2,3&4
16. STP-2 (LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL)
17. 12 M WIDE SERVICE ROAD

PHASE-2
1. PARK-2
2. CRICKET PITCH
3. TENNIS COURT
4. PODIUM PARKING
5. TOWER-5,6,7 &8
6. STP-1 (FOR ENTIRE GROUP HOUSING DEMAND)
7. 24 M WIDE ROAD

PHASE-3
1. PARK-3
2. KIDS PLAY AREA
3. PODIUM PARKING
4. TOWER-9,10,11&12
5. NURSERY SCHOOL

PHASE-4
1. BASKET BALL COURT
2. PARK-4
3. PART EWS (PHASE-1B)
4. BASEMENT-2 PARKING
5. KIDS PLAY AREA
6. YOGA/FITNESS AREA
7. TOWER- 13,14,15&16
8. PROVISION FOR 33 KV SUB STATION (500 SQ YARD)
9. 24 M WIDE ROAD

PHASE-5
1. PARK-5
2. DG SETS
3. LT PANEL
4. TRANSFORMER
5. VCB PANEL
6. TOWER-17,18,19,20&21
7. PRIMARY SCHOOL

PROJECT

Proposed Building Plans of Group Housing Colony measuring 22.344 Acres (License No. 41 of 2010 Dated 07.06.2010) in sector-93, Gurugram being developed by Ashiana Housing Ltd. comprising of total of Five (5) phases

NORTH :

ARCHITECT'S SEAL & SIGNATURE	OWNER/AUTH. SIGN.
SYED MOHD. IMRAN CA 93/16665	

Scale : 1 : 750

Drawing Title:- ALL Services Plan

Drawing No:- A.A. / ES. - 01