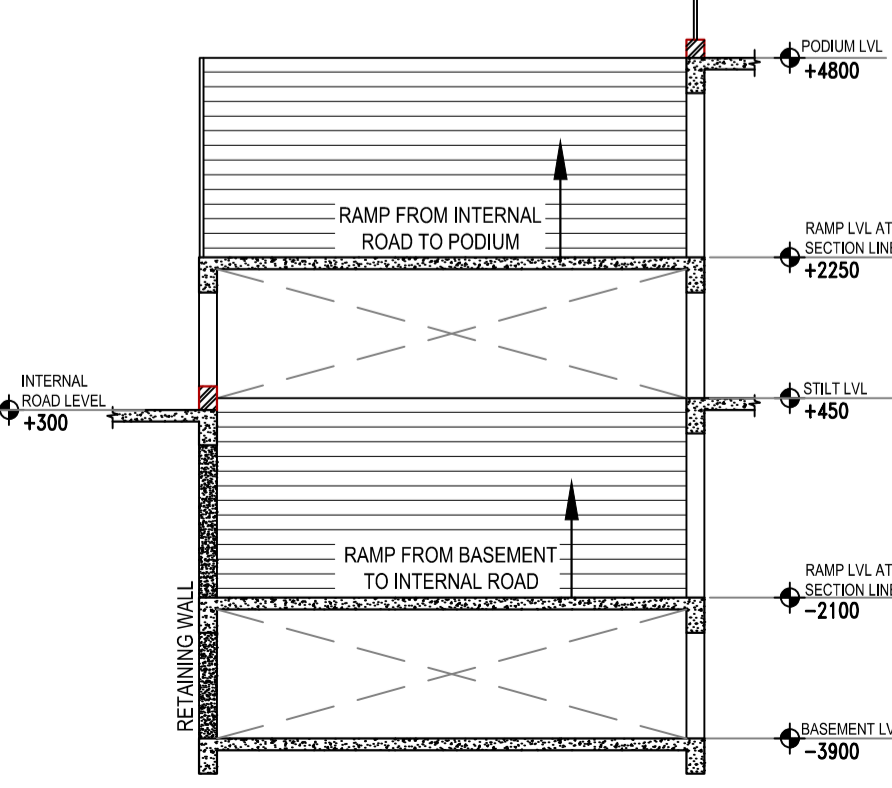


SITE PLAN



SECTION AT "A"

TOTAL NUMBER OF UNITS					
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D
STILT / GROUND	0	0	0	0	7
1st FLOOR	4	4	4	4	7
2nd FLOOR	4	4	4	4	7
3rd FLOOR	4	4	4	4	7
4th FLOOR	4	4	4	4	7
5th FLOOR	4	4	4	4	7
6th FLOOR	4	4	4	4	7
7th FLOOR	4	4	4	4	7
8th FLOOR	4	4	4	4	7
9th FLOOR	4	4	4	4	7
10th FLOOR	4	4	4	4	7
11th FLOOR	4	4	4	4	7
12th FLOOR	4	4	4	4	7
13th FLOOR	4	4	4	4	7
14th FLOOR	4	4	4	4	7
15th FLOOR	4	4	4	4	7
16th FLOOR	4	4	4	4	7
17th FLOOR	4	4	4	4	7
18th FLOOR	4	4	4	4	7
19th FLOOR	4	4	4	4	7
20th FLOOR	4	4	4	4	7
21st FLOOR	4	4	4	4	7
22nd FLOOR	4	4	4	4	7
TOTAL	84	76	76	76	49
GRAND TOTAL	361				

GROUND COVERAGE		AREA (IN SQ.MT.)
GROUND / BUILT-UP AREA UNDER TOWER A		710.00
GROUND / BUILT-UP AREA UNDER TOWER B		599.89
GROUND / BUILT-UP AREA UNDER TOWER C1		523.69
GROUND / BUILT-UP AREA UNDER TOWER C2		522.78
GROUND / BUILT-UP AREA UNDER TOWER D		240.32
GROUND / BUILT-UP AREA UNDER COMMUNITY HALL		374.44
GROUND / BUILT-UP AREA UNDER COMMERCIAL		72.12
TOTAL		3043.24
GROUND COVERAGE ACHIEVED		17.96%

PARKING DETAIL		ECS REQUIRED	
Residential	upto 100 sq.mt. between 100 to 150 sq.mt. above 150 sq.mt.	0.5	1.0
Commercial	for 50 sq.mt.	1.5	1.0

UNIT TYPE	CARPET AREA (SQ.MT.)	ECS REQUIRED FOR 1 UNIT	NO OF UNITS	ECS REQUIRED
4 BHK	133.17	1.0	80	80.0
PENTHOUSE(TOWER A)	215.46	1.5	4	6.0
3 BHK + SERVANT (TYPE-I)	112.51	1.0	36	36.0
PENTHOUSE(TOWER B)(TYPE-I)	171.43	1.5	2	3.0
3 BHK (TYPE-II)	96.61	0.5	36	18.0
PENTHOUSE(TOWER C)(TYPE-II)	182.56	1.5	2	3.0
2 BHK	92.28	0.5	144	72.0
PENTHOUSE(TOWER C1 & C2)	147.97	1	8	8.0
EWS	20.01	0.5	49	24.5
COMMERCIAL	72.12	for 50 sq.mt. = 1 ecs	361	251.9
TOTAL			361	252

PARKING PROVIDED (AS PER AREA)			
DESCRIPTION	PROVIDED AREA	AREA FOR 1 ECS	ECS PROVIDED
BASEMENT PARKING AREA	2962.17	32	92.57
STILT PARKING AREA	1437.20	28	51.33
PODIUM PARKING AREA	2138.26	28	76.37
OPEN PARKING AREA	6143.70	23	267.12
TOTAL			487

PARKING PROVIDED (AS PER NUMBER)			
LOCATION	AT BASEMENT	AT STILT	AT PODIUM
AT BASEMENT	91		
AT STILT		77	
AT PODIUM			58
AT OPEN			156
TOTAL			382

TOTAL COVERED AREA (FAR)							
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D	COMMUNITY HALL	COMMERCIAL
STILT / GROUND	126.26	143.48	124.72	124.72	240.32	374.44	72.12
1st FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
2nd FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
3rd FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
4th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
5th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
6th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
7th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
8th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
9th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
10th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
11th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
12th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
13th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
14th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
15th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
16th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
17th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
18th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
19th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
20th FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
21st FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
22nd FLOOR	641.04	523.64	449.84	449.84	204.59	-	-
TOTAL	14010.48	10450.62	8973.30	8973.30	1467.66	374.44	72.12
GRAND TOTAL	44322.12						
FAR ACHIEVED	261.55%						

SERVANT UNITS & EWS UNITS			
TOTAL NUMBER OF MAIN UNITS	324	UNITS	
REQUIRED	10%	%	
PROVIDED	32.4	UNITS	
SAY	31	UNITS	
PROVIDED	40	UNITS	

LOCATION		TOWER B
REQUIRED	15%	%
PROVIDED	49	UNITS
SAY	49	UNITS
PROVIDED	49	UNITS

LOCATION		TOWER D
REQUIRED	15%	%
PROVIDED	49	UNITS
SAY	49	UNITS
PROVIDED	49	UNITS

AREA SUMMARY			
DESCRIPTION	PERMISSIBLE / REQUIRED	PROPOSED / ACHIEVED	ACRES / SQ.MT.
PLOT AREA	4.1875	16946.18	
PERMISSIBLE FAR	250%		%
	42365.46		SQ.MT.
ADDITIONAL FAR FOR IGBC	12%		%
	2033.54		SQ.MT.
TOTAL FAR	262%	261.55%	%
	44399.00	44322.12	SQ.MT.
COMMERCIAL COMPONENT	0.5%	0.4%	%
	84.73	72.12	SQ.MT.
GROUND COVERAGE	40%	17.96%	%
	6778.47	3043.24	SQ.MT.
GREEN AREA	15%	25.56%	%
	2541.928	4331.03	SQ.MT.
DENSITY	430 (±10%)	414	PPA
MINIMUM	387		
MAXIMUM	473		

DENSITY			
PERMISSIBLE DENSITY	430 (±10%)	PPA	
MINIMUM	387		
MAXIMUM	473		
3 BHK (I) WITH SERVANT UNIT	38	UNITS	
3 BHK (II)	38	UNITS	
4 BHK	94	UNITS	
2 BHK	152	UNITS	
EWS	49	UNITS	
WITH SERVANT	38	UNITS	
WITHOUT SERVANT	274	UNITS	
EWS	49	UNITS	
WITH SERVANT	7	PERSONS	
WITHOUT SERVANT	5	PERSONS	
EWS	2	PERSONS	
WITH SERVANT	266	PERSONS	
WITHOUT SERVANT	1370	PERSONS	
EWS	98	PERSONS	
TOTAL PERSONS	1734	PERSONS	
PLOT AREA	4.1875	ACRES	
DENSITY ACHIEVED	414	PPA	
TOTAL MAIN DU	312		
TOTAL EWS DU	49.0		
TOTAL DU WITH SERVANT	38.0		
TOTAL ACHIEVED DU	381.0		

LEGENDS

- TOWER
- GREEN AREA
- GREEN AT PODIUM LEVEL
- PAVERS AT PARKING
- PAVING AT STILT

PROJECT:
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY OVER AN AREA MEASURING 4.1875 ACRES UNDER TOD POLICY (LICENCE NO 97 OF 2021 DATED 12.11.2021) IN SECTOR 103, GURUGRAM. DEVELOPED BY SUNITA KUMAR W/o SH.ASHOK KUMAR & OTHERS IN COLLABORATION WITH M/s AVIANA GREEN ESTATES PVT. LTD.

SHEET TITLE:
SITE PLAN & AREA DETAILS

ARCHITECT:
AE STUDIO
 an architectural design studio

DATE: SEPTEMBER 2022

SCALE: 1:250

NORTH SHEET SIZE: **01** A0

CLIENT SIGNATURE **ARCHITECT SIGNATURE**