



COMMITTEE COMMENTS TO BE ADDRESSED TO THE ARCHITECT:

NO.	DESCRIPTION	STATUS
1	... (illegible)
2	... (illegible)
3	... (illegible)

AREA SUMMARY

DESCRIPTION	PROPOSED / REQUIRED	ACHIEVED
PLOT AREA	4.077	1606.19
PERMISSIBLE FAR	290%	4238.46
ADDITIONAL FAR FOR IBC (AS PER ORHA PRE-CERTIFICATION DATED 06.12.2022, 4 STAR RATING)	12%	2033.34
TOTAL FAR	260%	4296.00
COMMERCIAL COMPONENT	0.9%	84.73
GROUND COVERAGE	40%	6784.7
GREEN AREA	15%	2541.628
DENSITY	MINIMUM 430 (4.07%)	387
TOTAL POPULATION	MINIMUM 1716	473

PUBLIC HEALTH DETAIL

PIPE NO.	LEGEND	NAME	DIAMETER (MM)
1		250x300 S.W. PIPE (AT SITE)	300
2		150 S.W. PIPE WITH SURFACE (AT SITE)	150
3		100 S.W. PIPE WITH SURFACE (AT SITE)	100
4		75 S.W. PIPE WITH SURFACE (AT SITE)	75
5		400 S.W. PIPE (AT SITE)	400

LEGENDS

NAME	SYMBOL
TOWER	[Pattern]
GREEN BELT	[Pattern]
GREEN AT PODIUM LEVEL	[Pattern]
PAVERS AT PARKING	[Pattern]
HARD MOTORABLE GREEN	[Pattern]

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 KUMARI WHO SHASHOK KUMAR & OTHERS IN COLLABORATION WITH M/s AVIANA GREEN ESTATES PVT. LTD.

PERMISSIBLE DENSITY

TOWER	FLOOR	AREA (SQ.M)	UNITS
TOWER A	STILT / GROUND	176.00	0
	1 st FLOOR	674.70	32
	2 nd FLOOR	674.70	32
	3 rd FLOOR	674.70	32
	4 th FLOOR	674.70	32

GROUND COVERAGE

DESCRIPTION	AREA (SQ.M)
GROUND / BUILT UP AREA UNDER TOWER A	710.00
GROUND / BUILT UP AREA UNDER TOWER B	598.89
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 PODIUM	2,641.14
TOTAL	5,556.93
GROUND COVERAGE ACHIEVED	32.41%

PARKING DETAIL

DESCRIPTION	ECS REQUIRED	ECS PROVIDED	NO. OF UNITS
Residential	1.0	1.0	80
Commercial	1.5	1.5	120
TOTAL	2.5	2.5	200

GROUND / BUILT UP AREA UNDER TOWER

TOWER	FLOOR	AREA (SQ.M)
TOWER A	STILT / GROUND	176.00
	1 st FLOOR	674.70
	2 nd FLOOR	674.70
	3 rd FLOOR	674.70
	4 th FLOOR	674.70

ARCHITECT: AE STUDIO

DATE: 12 SEPTEMBER 2022

SCALE: 1:250

SHEET SIZE: A0

CLIENT SIGNATURE

TOTAL COVERED AREA (FAR)

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