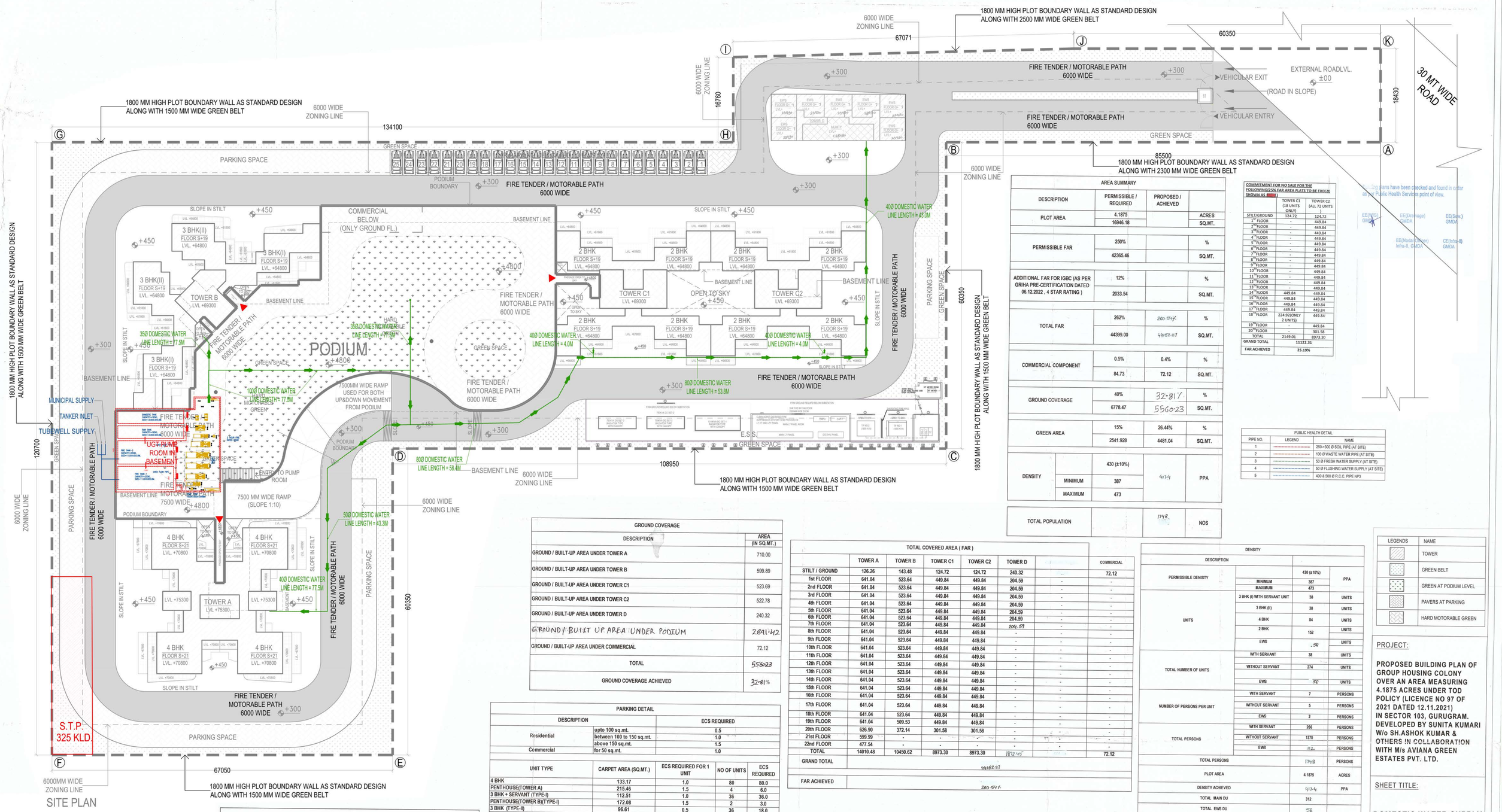

SITE PLAN

AREA SUMMARY			
DESCRIPTION	PERMISSIBLE / REQUIRED	PROPOSED / ACHIEVED	
PLOT AREA	4.1875		ACRES
	16946.18		SQ.MT.
PERMISSIBLE FAR	250%		%
	42365.46		SQ.MT.
ADDITIONAL FAR FOR IGBC (AS PER GRIHA PRE-CERTIFICATION DATED 06.12.2022 , 4 STAR RATING)	12%		%
	2033.54		SQ.MT.
TOTAL FAR	262%	260.54%	%
	44399.00	44152.27	SQ.MT.
COMMERCIAL COMPONENT	0.5%	0.4%	%
	84.73	72.12	SQ.MT.
GROUND COVERAGE	40%	32.81%	%
	6778.47	5560.23	SQ.MT.
GREEN AREA	15%	26.44%	%
	2541.928	4481.04	SQ.MT.
DENSITY	430 (±10%)	414	PPA
MINIMUM	387		
MAXIMUM	473		
TOTAL POPULATION		1748	NOS

COMMITMENT FOR NO SALE FOR THE FOLLOWING(25% FAR AREA FLATS TO BE FREEZE SHOWN AS)		
	TOWER C1 (18 UNITS ONLY)	TOWER C2 (ALL 72 UNITS)
STILT/GROUND	124.72	124.72
1ST FLOOR	-	449.84
2ND FLOOR	-	449.84
3RD FLOOR	-	449.84
4TH FLOOR	-	449.84
5TH FLOOR	-	449.84
6TH FLOOR	-	449.84
7TH FLOOR	-	449.84
8TH FLOOR	-	449.84
9TH FLOOR	-	449.84
10TH FLOOR	-	449.84
11TH FLOOR	-	449.84
12TH FLOOR	-	449.84
13TH FLOOR	-	449.84
14TH FLOOR	449.84	449.84
15TH FLOOR	449.84	449.84
16TH FLOOR	449.84	449.84
17TH FLOOR	449.84	449.84
18TH FLOOR	224.92(ONLY 2 UNITS)	449.84
19TH FLOOR	-	449.84
20TH FLOOR	-	301.58
TOTAL	2149.01	8973.30
GRAND TOTAL	11122.31	
FAR ACHIEVED	25.19%	

Building plans have been checked and found in order as per Public Health Services point of view.

EE(W/S) GMDA — EE(Drainage) GMDA — EE(Sew.) GMDA — EE(Nodal Officer) Infra-II, GMDA — CE(Infra-II) GMDA

PUBLIC HEALTH DETAIL		
PIPE NO.	LEGEND	NAME
1		250+300 Ø SOIL PIPE (AT SITE)
2		100 Ø WASTE WATER PIPE (AT SITE)
3		50 Ø FRESH WATER SUPPLY (AT SITE)
4		50 Ø FLUSHING WATER SUPPLY (AT SITE)
5		400 & 500 Ø R.C.C. PIPE NP3

GROUND COVERAGE	
DESCRIPTION	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 PODIUM	2891.42
GROUND / BUILT-UP AREA UNDER COMMERCIAL	72.12
TOTAL	5560.23
GROUND COVERAGE ACHIEVED	32.81%

TOTAL COVERED AREA (FAR)							
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D		COMMERCIAL
STILT / GROUND	126.26	143.48	124.72	124.72	240.32		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	-	-	-
9th FLOOR	641.04	523.64	449.84	449.84	-	-	-
10th FLOOR	641.04	523.64	449.84	449.84	-	-	-
11th FLOOR	641.04	523.64	449.84	449.84	-	-	-
12th FLOOR	641.04	523.64	449.84	449.84	-	-	-
13th FLOOR	641.04	523.64	449.84	449.84	-	-	-
14th FLOOR	641.04	523.64	449.84	449.84	-	-	-
15th FLOOR	641.04	523.64	449.84	449.84	-	-	-
16th FLOOR	641.04	523.64	449.84	449.84	-	-	-
17th FLOOR	641.04	523.64	449.84	449.84	-	-	-
18th FLOOR	641.04	523.64	449.84	449.84	-	-	-
19th FLOOR	641.04	569.53	449.84	449.84	-	-	-
20th FLOOR	626.90	372.14	301.58	301.58	-	-	-
21st FLOOR	599.99	-	-	-	-	-	-
22nd FLOOR	477.54	-	-	-	-	-	-
TOTAL	14010.48	10450.62	8973.30	8973.30	1872.45		72.12
GRAND TOTAL	44152.27						
FAR ACHIEVED	260.54%						

DENSITY			
DESCRIPTION			
PERMISSIBLE DENISTY		430 (±10%)	PPA
	MINIMUM	387	
	MAXIMUM	473	
UNITS	3 BHK (I) WITH SERVANT UNIT	38	UNITS
	3 BHK (II)	38	UNITS
	4 BHK	84	UNITS
	2 BHK	152	UNITS
	EWS	56	UNITS
TOTAL NUMBER OF UNITS	WITH SERVANT	38	UNITS
	WITHOUT SERVANT	274	UNITS
	EWS	56	UNITS
NUMBER OF PERSONS PER UNIT	WITH SERVANT	7	PERSONS
	WITHOUT SERVANT	5	PERSONS
	EWS	2	PERSONS
TOTAL PERSONS	WITH SERVANT	266	PERSONS
	WITHOUT SERVANT	1370	PERSONS
	EWS	112	PERSONS
TOTAL PERSONS		1748	PERSONS
PLOT AREA		4.1875	ACRES
DENSITY ACHIEVED		417.4	PPA
TOTAL MAIN DU		312	
TOTAL EWS DU		56	
TOTAL DU WITH SERVANT		38.0	
TOTAL ACHIEVED DU		368	

LEGENDS	NAME
	TOWER
	GREEN BELT
	GREEN AT PODIUM LEVEL
	PAVERS AT PARKING
	HARD MOTORABLE GREEN

PARKING DETAIL		
DESCRIPTION		ECS REQUIRED
Residential	upto 100 sq.mt.	0.5
	between 100 to 150 sq.mt.	1.0
	above 150 sq.mt.	1.5
Commercial	for 50 sq.mt.	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)	172.08	1.5	2	3.0
3 BHK (TYPE-II)	96.61	0.5	36	18.0
PENTHOUSE(TOWER B)(TYPE-II)	162.56	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	56	28
COMMERCIAL	72.12	for 50 sq.mt. = 1 ecs		1.4
TOTAL			368	255.4
			SAYS	256

PARKING PROVIDED (AS PER AREA)				
DESCRIPTION	PROVIDED AREA	AREA FOR 1 ECS	ECS PROVIDED	
BASEMENT PARKING AREA	2962.17	32	92.57	93
STILT PARKING AREA	1437.20	28	51.33	51
PODIUM PARKING AREA	2314.37	28	82.66	83
OPEN PARKING AREA	6156.93	23	267.69	268
TOTAL				494

PARKING PROVIDED (AS PER NUMBER)	
AT BASEMENT	74
AT STILT	77
AT PODIUM	58
AT OPEN	156
TOTAL	365

SERVANT UNITS & EWS UNITS			
TOTAL NUMBER OF MAIN UNITS		312	UNITS
SERVANT UNITS	REQUIRED	10%	%
		312	UNITS
	SAY	32	UNITS
	PROVIDED	38	UNITS
LOCATION		TOWER B	
EWS UNITS	REQUIRED	15%	%
		3572	UNITS
	SAY	56	UNITS
	PROVIDED	56	UNITS
LOCATION		TOWER D	

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	-
9th FLOOR	4	4	4	4	-
10th FLOOR	4	4	4	4	-
11th FLOOR	4	4	4	4	-
12th FLOOR	4	4	4	4	-
13th FLOOR	4	4	4	4	-
14th FLOOR	4	4	4	4	-
15th FLOOR	4	4	4	4	-
16th FLOOR	4	4	4	4	-
17th FLOOR	4	4	4	4	-
18th FLOOR	4	4	4	4	-
19th FLOOR	4	4	4	4	-
20th FLOOR	4	-	-	-	-
21st FLOOR	4	-	-	-	-
22nd FLOOR	-	-	-	-	-
TOTAL	84	76	76	76	56
GRAND TOTAL	368				

BUILT-UP AREA (FAR + NON FAR)								
	TOWER A	TOWER B	TOWERC1	TOWER C2	TOWER D	COMMERCIAL	BASEMENT	PODIUM
STILT / GROUND	710.00	599.89	522.78	522.78	240.32	72.12	3562.03	2891.42
1st FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
2nd FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
3rd FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
4th FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
5th FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
6th FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
7th FLOOR	674.70	548.07	493.59	493.59	230.35	-	-	-
8th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
9th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
10th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
11th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
12th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
13th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
14th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
15th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
16th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
17th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
18th FLOOR	674.70	548.07	493.59	493.59	0.00	-	-	-
19th FLOOR	674.70	915.70	493.59	493.59	0.00	-	-	-
20th FLOOR	686.46	796.35	362.15	362.15	0.00	-	-	-
21st FLOOR	633.65	0.00	0.00	0.00	0.00	-	-	-
22nd FLOOR	511.20	0.00	0.00	0.00	0.00	-	-	-
MUMTY	78.16	93.37	85.46	85.46	44.88	-	-	-
MACHINE	0.00	0.00	0.00	0.00	0.00	-	-	-
TOTAL	15438.80	12270.57	10348.70	10348.70	1872.77	72.12	3562.03	2891.42
GRAND TOTAL	58892.11							

LEGEND FOR WATER SUPPLY LINE	
	DWS PIPE
	DWS MUNCIPAL PIPE

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 W/o SH.ASHOK KUMAR & OTHERS IN COLLABORATION WITH M/s AVIANA GREEN ESTATES PVT. LTD.

SHEET TITLE:

DOMESTIC WATER SUPPLY PLAN

ARCHITECT:

ARCHITECTS AND CONSULTANTS

AE STUDIO

an architectural design studio

A-6, GREEN PARK EXT., NEW DELHI-110016. Ph.- 011 47350369
E-Mail : info@aestudio.in , Web : www.aestudio.in

DATE	SEPTEMBER 2022
SCALE	1:250
NORTH	
SHEET SIZE	A0
PL/S.P/05	

CLIENT SIGNATURE — DIRECTOR

ARCHITECT SIGNATURE — For AVIANA GREEN ESTATES PVT. LTD. DIRECTOR — Sandeep Tandon Architect CA/94/21634

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

ATP(HQ) — NARINDER KUMAR JD(HQ) — DDT(HQ) Member BPAC — Member BPAC — Member BPAC — Member BPAC — CHAIRMAN BPAC — CHAIRMAN BPAC — A.D.(T.P.) — A.D.(W.P.)