



	FWS PIPE
	DWS MUNICIPAL PIPE
	GARDEN HYDRANT PIPE
	GARDEN HYDRANT

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		

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%

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	28	28.0
COMMERCIAL	72.12	for 50 sq.mt. = 1 ecs		1.4
TOTAL			366	255.4

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				994
PARKING PROVIDED (AS PER NUMBER)				
AT BASEMENT			74	
AT STILT			77	
AT PODIUM			58	
AT OPEN			156	
TOTAL				365

TOTAL COVERED AREA (FAR)							
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D	TOWER E	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	599.53	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	10456.62	8973.30	8973.30	872.45	204.59	72.12
GRAND TOTAL				44966.62			
FAR ACHIEVED				280.64 %			

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%	%
		552	UNITS
	SAY	56	UNITS
	PROVIDED	56	UNITS
LOCATION		TOWER D	

	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D	COMMERCIAL	BASEMENT	Podium
STILT/ GROUND	710.00	596.88	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	-	-	-
20th FLOOR	674.70	515.70	493.59	493.59	0.00	-	-	-
21st FLOOR	674.70	533.65	362.15	362.15	0.00	-	-	-
22nd FLOOR	511.20	0.00	0.00	0.00	0.00	-	-	-
MUNITY	78.16	93.37	85.46	85.46	44.88	-	-	-
MACHINE	0.00	0.00	0.00	0.00	0.00	-	-	-
TOTAL	14538.80	12270.57	10346.70	10346.70	10554.77	72.12	3562.03	2891.42
GRAND TOTAL								

AREA SUMMARY				
DESCRIPTION		PERMISSIBLE / REQUIRED	PROPOSED / ACHIEVED	
PLOT AREA		4.1875		ACRES
		16966.18		SQ.MT.
PERMISSIBLE FAR		250%		%
		42365.46		SQ.MT.
ADDITIONAL FAR FOR [ISCB (AS PER GRIHA PRE-CERTIFICATION DATED 06.12.2022 , 4 STAR RATING)		12%		%
		2033.54		SQ.MT.
TOTAL FAR		262%	260.95%	%
		44399.00	44152.87	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%)	467.49	PPA
		MINIMUM		
		387		
		MAXIMUM		
		473		
TOTAL POPULATION			1798	NOS

COMMITMENT FOR NO SALE FOR THE FOLLOWING 25% FAR AREA FLATS TO BE FROZEN SHOWN AS ()		
	TOWER C1 (18 UNITS)	TOWER C2 (ALL 72 UNITS)
ST1/GROUND 1 st FLOOR	124.72	124.72
2 nd FLOOR	-	469.84
3 rd FLOOR	-	469.84
4 th FLOOR	-	469.84
5 th FLOOR	-	469.84
6 th FLOOR	-	469.84
7 th FLOOR	-	469.84
8 th FLOOR	-	469.84
9 th FLOOR	-	469.84
10 th FLOOR	-	469.84
11 th FLOOR	-	469.84
12 th FLOOR	-	469.84
13 th FLOOR	-	469.84
14 th FLOOR	469.84	469.84
15 th FLOOR	469.84	469.84
16 th FLOOR	469.84	469.84
17 th FLOOR	469.84	469.84
18 th FLOOR	224.92(ONLY 2 UNITS)	469.84
19 th FLOOR	-	469.84
20 th FLOOR	-	301.58
TOTAL	2149.01	8973.30
GRAND TOTAL		11232.31
FAR ACHIEVED		25.19%

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 FRESH FLUSHING WATER SUPPLY (AT SITE)
5	-----	400 & 500 Ø R.C.C. PIPE NP3

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

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:

**FLUSHING & IRRIGATION
WATER SUPPLY PLAN**

ARCHITECT:

AESTUDIO
an architectural design studio

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

DATE	SEPTEMBER 2022
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SCALE	1:250
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NORTH 		SHEET SIZE
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	PL/S.P/03	
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CLIENT	ARCHITECT
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SIGNATURE

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Sandeep Tandon
Architect
721634

CA 9112