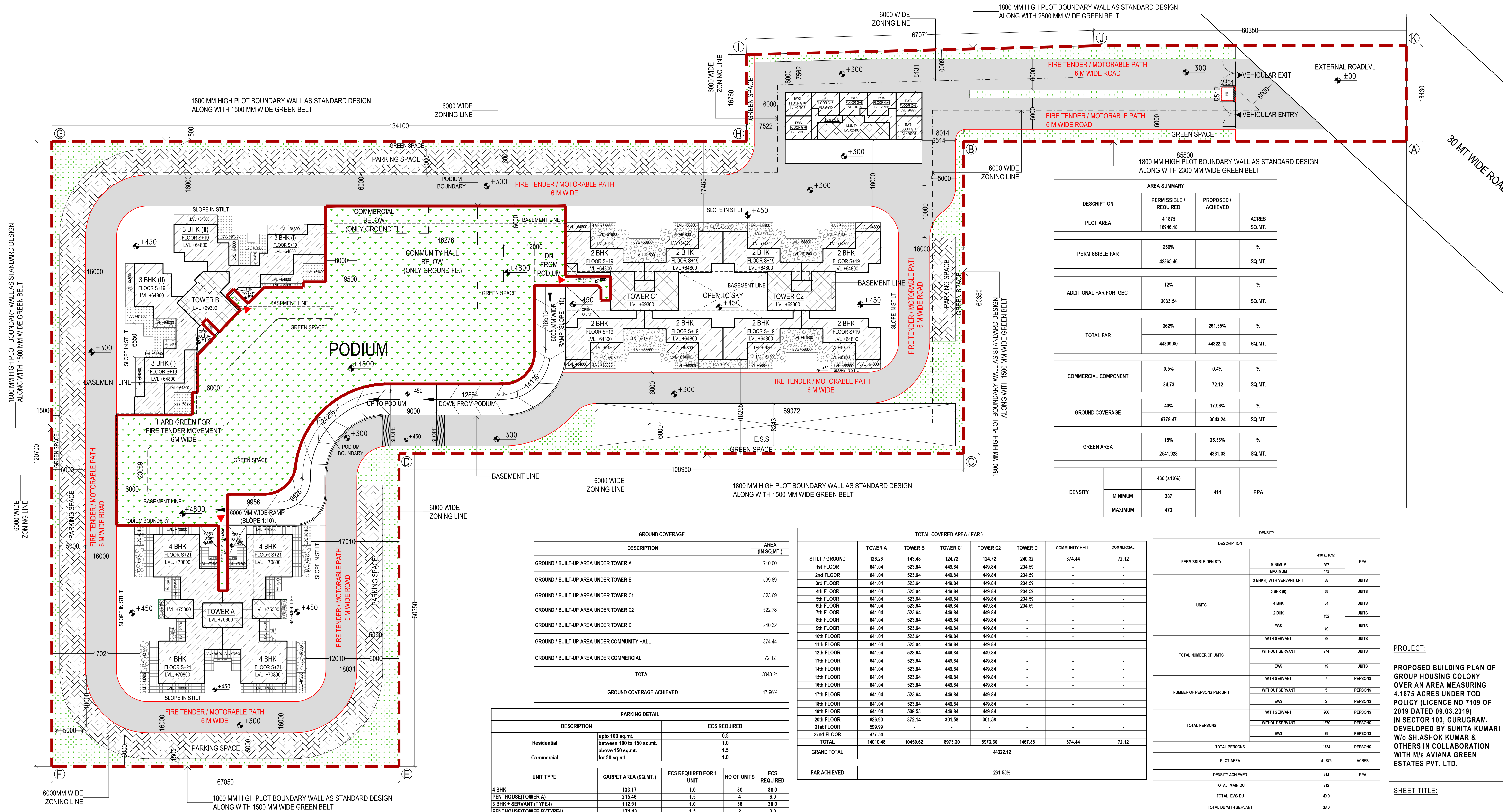




LEGENDS	NAME
	TOWER
	GREEN AREA
	GREEN AT PODIUM LEVEL
	PAVERS AT PARKING
	PAVING AT STILT

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	-
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	64	76	76	76	49
GRAND TOTAL			361		

GROUND COVERAGE		AREA (IN SQ.MT.)
DESCRIPTION		
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				
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	80.00
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 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	49	24.5
COMMERCIAL	72.12	for 50 sq.mt. = 1 ecs		1.4
TOTAL			361	251.9
			SAYS	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)			
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	-	-	-
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	509.53	449.84	449.84	-	-	-
20th FLOOR	626.90	372.14	301.58	301.58	-	-	-
21st FLOOR	599.59	-	-	-	-	-	-
22nd FLOOR	477.54	-	-	-	-	-	-
TOTAL	14010.48	10450.62	8973.30	8973.30	1467.86	374.44	72.12
GRAND TOTAL				44322.12			
FAR ACHIEVED				261.55%			

SERVANT UNITS & EWS UNITS		
TOTAL NUMBER OF MAIN UNITS		
	324	UNITS
SERVANT UNITS	REQUIRED	10% %
	SAY	32.4 UNITS
	PROVIDED	40 UNITS
LOCATION TOWER B		
EWS UNITS	REQUIRED	15% %
	SAY	48.6 UNITS
	PROVIDED	49 UNITS
LOCATION TOWER D		
EWS UNITS	REQUIRED	15% %
	SAY	49 UNITS
	PROVIDED	49 UNITS

BUILT-UP AREA (FAR + NON FAR)									
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D	COMMUNITY HALL	COMMERCIAL	BASEMENT	PODIUM
STILT / GROUND	710.00	599.89	522.78	522.78	240.32	374.44	72.12	3562.03	2741.41
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	0.00	-	-	-	-
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	548.07	493.59	493.59	0.00	-	-	-	-
20th FLOOR	686.46	796.35	362.15	362.15	0.00	-	-	-	-
21st FLOOR	633.85	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	1667.29	374.44	72.12	3562.03	2741.41
GRAND TOTAL								5682.05	

AREA SUMMARY			
DESCRIPTION	PERMISSIBLE / REQUIRED	PROPOSED / ACHIEVED	ACRES
PLOT AREA	4.1875	16946.18	SQ. MT.
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%)		
MINIMUM	387		
MAXIMUM	473		
		414	PPA

DENSITY			
DESCRIPTION		430 (±10%)	PPA
PERMISSIBLE DENSITY		387	
		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
TOTAL NUMBER OF 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		361.0	
TOTAL ACHIEVED DU		361.0	

PROJECT:
PROPOSED BUILDING PLAN OF
GROUP HOUSING COLONY
OVER AN AREA MEASURING
4.1875 ACRES UNDER TOD
POLICY (LICENCE NO 7109 OF
2019 DATED 09.03.2019)
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:

LANDSCAPE PLAN

ARCHITECT:
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DATE SEPTEMBER 2022

SCALE 1:250

NORTH

SHEET SIZE A0

CLIENT SIGNATURE

ARCHITECT SIGNATURE