

LEGENDS	NAME
	ROAD
	PAVERS AT PARKING

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	56
GRAND TOTAL	368				

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	2314.37	28	82.66
OPEN PARKING AREA	6156.93	23	267.69
TOTAL			494
PARKING PROVIDED (AS PER NUMBER)			
AT BASEMENT			74
AT STILT			77
AT PODIUM			58
AT OPEN			156
TOTAL			365

PARKING DETAIL				
DESCRIPTION	upto 100 sq.mt. between 100 to 150 sq.mt. above 150 sq.mt. for 50 sq.mt.	ECS REQUIRED	NO OF UNITS	ECS REQUIRED
Residential		0.5		
Commercial		1.5		
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	20.61	0.5	56	28.0
COMMERCIAL	72.12	for 50 sq.mt. = 1 ecs	14	14.0
TOTAL			368	250.0

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 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						72.12
1st FLOOR	641.04	523.64	449.84	449.84	240.32	-
2nd FLOOR	641.04	523.64	449.84	449.84	240.32	-
3rd FLOOR	641.04	523.64	449.84	449.84	240.32	-
4th FLOOR	641.04	523.64	449.84	449.84	240.32	-
5th FLOOR	641.04	523.64	449.84	449.84	240.32	-
6th FLOOR	641.04	523.64	449.84	449.84	240.32	-
7th FLOOR	641.04	523.64	449.84	449.84	240.32	-
8th FLOOR	641.04	523.64	449.84	449.84	240.32	-
9th FLOOR	641.04	523.64	449.84	449.84	240.32	-
10th FLOOR	641.04	523.64	449.84	449.84	240.32	-
11th FLOOR	641.04	523.64	449.84	449.84	240.32	-
12th FLOOR	641.04	523.64	449.84	449.84	240.32	-
13th FLOOR	641.04	523.64	449.84	449.84	240.32	-
14th FLOOR	641.04	523.64	449.84	449.84	240.32	-
15th FLOOR	641.04	523.64	449.84	449.84	240.32	-
16th FLOOR	641.04	523.64	449.84	449.84	240.32	-
17th FLOOR	641.04	523.64	449.84	449.84	240.32	-
18th FLOOR	641.04	523.64	449.84	449.84	240.32	-
19th FLOOR	641.04	523.64	449.84	449.84	240.32	-
20th FLOOR	641.04	523.64	449.84	449.84	240.32	-
21st FLOOR	641.04	523.64	449.84	449.84	240.32	-
22nd FLOOR	641.04	523.64	449.84	449.84	240.32	-
TOTAL	14010.48	10450.62	8973.30	8973.30	8973.30	72.12
GRAND TOTAL	49160.02					72.12
FAR ACHIEVED	280.84%					

SERVANT UNITS & EWS UNITS		
TOTAL NUMBER OF MAIN UNITS	%	UNITS
REQUIRED	10%	%
SAY	31.2	UNITS
PROVIDED	36	UNITS
TOWER B		
LOCATION	REQUIRED	%
	15%	%
SAY	55%	UNITS
PROVIDED	56	UNITS
TOWER D		
LOCATION	REQUIRED	%
	15%	%
SAY	55%	UNITS
PROVIDED	56	UNITS

BUILT-UP AREA (FAR + NON FAR)						
	TOWER A	TOWER B	TOWER C1	TOWER C2	TOWER D	COMMERCIAL
STILT / GROUND	710.00	599.89	522.78	522.78	240.32	72.12
1st FLOOR	641.04	523.64	449.84	449.84	240.32	-
2nd FLOOR	641.04	523.64	449.84	449.84	240.32	-
3rd FLOOR	641.04	523.64	449.84	449.84	240.32	-
4th FLOOR	641.04	523.64	449.84	449.84	240.32	-
5th FLOOR	641.04	523.64	449.84	449.84	240.32	-
6th FLOOR	641.04	523.64	449.84	449.84	240.32	-
7th FLOOR	641.04	523.64	449.84	449.84	240.32	-
8th FLOOR	641.04	523.64	449.84	449.84	240.32	-
9th FLOOR	641.04	523.64	449.84	449.84	240.32	-
10th FLOOR	641.04	523.64	449.84	449.84	240.32	-
11th FLOOR	641.04	523.64	449.84	449.84	240.32	-
12th FLOOR	641.04	523.64	449.84	449.84	240.32	-
13th FLOOR	641.04	523.64	449.84	449.84	240.32	-
14th FLOOR	641.04	523.64	449.84	449.84	240.32	-
15th FLOOR	641.04	523.64	449.84	449.84	240.32	-
16th FLOOR	641.04	523.64	449.84	449.84	240.32	-
17th FLOOR	641.04	523.64	449.84	449.84	240.32	-
18th FLOOR	641.04	523.64	449.84	449.84	240.32	-
19th FLOOR	641.04	523.64	449.84	449.84	240.32	-
20th FLOOR	641.04	523.64	449.84	449.84	240.32	-
21st FLOOR	641.04	523.64	449.84	449.84	240.32	-
22nd FLOOR	641.04	523.64	449.84	449.84	240.32	-
TOTAL	14010.48	10450.62	8973.30	8973.30	8973.30	72.12
GRAND TOTAL	49160.02					72.12

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 IGC (AS PER GRIHA PRE-CERTIFICATION DATED 06.12.2022, 4 STAR RATING)	12%		%
	2033.54		SQ.MT.
TOTAL FAR	262%	260.54%	%
	44399.00	41152.87	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%	28.44%	%
	2541.928	4481.04	SQ.MT.
DENSITY	430 (±10%)	411.4	PPA
MINIMUM	387		
MAXIMUM	473		
TOTAL POPULATION		1748	NOS

COMMITMENT FOR NO SALE FOR THE FOLLOWING 2% FAR AREA FLATS TO BE FREEZE AS PER GRIHA		
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
15th FLOOR	-	449.84
16th FLOOR	-	449.84
17th FLOOR	-	449.84
18th FLOOR	-	449.84
19th FLOOR	-	449.84
20th FLOOR	-	449.84
21st FLOOR	-	449.84
22nd FLOOR	-	449.84
TOTAL	2149.01	8973.30
GRAND TOTAL	11122.31	
FAR ACHIEVED	25.19%	

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 Ø 500 Ø R.C.C. PIPE WP3	

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, SURUGRAM, DEVELOPED BY SUNITA KUMARI W/o SH. ASHOK KUMAR & OTHERS IN COLLABORATION WITH M/s AVIANA GREEN ESTATES PVT. LTD.

SHEET TITLE:
ROAD AND PAVEMENT PLAN

ARCHITECT:
AE STUDIO
an architectural design studio
A-4, GREEN PARK EXT., NEW DELHI-110016. Ph: 011 47350969 E-Mail: info@aeastudio.in, Web: www.aeastudio.in
DATE: SEPTEMBER 2022
SCALE: 1:250
NORTH
SHEET SIZE: LA/S.P/02 A0
CLIENT SIGNATURE
ARCHITECT SIGNATURE
Sandeep Tandon
Architect
CIVIL/21834