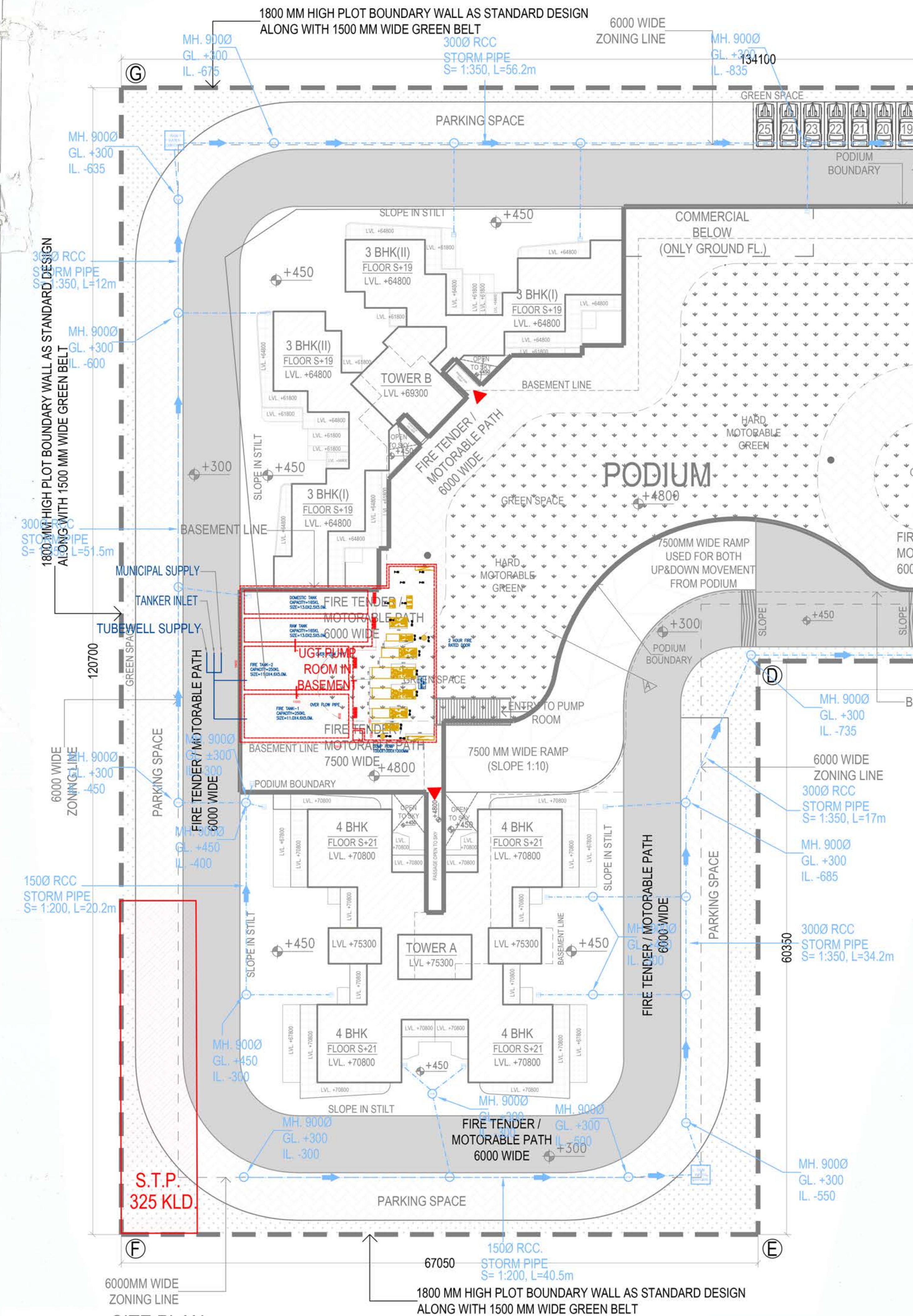


PLUMBING LEGEND:-

- EXTERNAL SEWER LINE
- SEWER MANHOLE WITH 560 MANHOLE COVER
- RECHARGE PIT (30000) WITH DESALTING CHAMBER(1000X2000)MM

900 DIA CIRCULAR MANHOLE UOTO 1.67M. DEPTH
1200 DIA CIRCULAR MANHOLE UOTO 2.29M. DEPTH
1520 DIA CIRCULAR MANHOLE UOTO 2.29M. DEPTH

SITE PLAN



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				

GROUND COVERAGE		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		284.42
GROUND / BUILT-UP AREA UNDER COMMERCIAL		72.12
TOTAL		556.23
GROUND COVERAGE ACHIEVED		32.81%

PARKING DETAIL		ECS REQUIRED	
DESCRIPTION			
Residential	upto 100 sq.mt. between 100 to 150 sq.mt. above 150 sq.mt. for 50 sq.mt.	0.5 1.0 1.5	
Commercial		1.0	
UNIT TYPE	CARPET AREA (SQ.MT.)	ECS REQUIRED FOR 1 UNIT	NO OF UNITS
4 BHK	133.17	1.0	80
PENTHOUSE(TOWER A)	215.46	1.5	4
3 BHK + SERVANT (TYPE-I)	112.51	1.0	36
PENTHOUSE(TOWER B)(TYPE-I)	172.08	1.5	2
3 BHK (TYPE-II)	96.61	0.5	36
PENTHOUSE(TOWER C1)(TYPE-II)	162.56	1.5	2
2 BHK	92.28	0.5	144
PENTHOUSE(TOWER C1 & C2)	147.97	1	8
EWS	20.61	0.5	56
COMMERCIAL			
TOTAL	72.12	for 50 sq.mt. = 1 ecs	14
			368
			368

PARKING PROVIDED (AS PER AREA)			
DESCRIPTION	PROVIDED AREA	AREA FOR 1 ECS	ECS PROVIDED
BASMENT 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

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	204.59	-
9th FLOOR	641.04	523.64	449.84	449.84	204.59	-
10th FLOOR	641.04	523.64	449.84	449.84	204.59	-
11th FLOOR	641.04	523.64	449.84	449.84	204.59	-
12th FLOOR	641.04	523.64	449.84	449.84	204.59	-
13th FLOOR	641.04	523.64	449.84	449.84	204.59	-
14th FLOOR	641.04	523.64	449.84	449.84	204.59	-
15th FLOOR	641.04	523.64	449.84	449.84	204.59	-
16th FLOOR	641.04	523.64	449.84	449.84	204.59	-
17th FLOOR	641.04	523.64	449.84	449.84	204.59	-
18th FLOOR	641.04	523.64	449.84	449.84	204.59	-
19th FLOOR	641.04	523.64	449.84	449.84	204.59	-
20th FLOOR	641.04	523.64	449.84	449.84	204.59	-
21st FLOOR	641.04	523.64	449.84	449.84	204.59	-
22nd FLOOR	641.04	523.64	449.84	449.84	204.59	-
TOTAL	14010.48	10450.62	8973.30	8973.30	1872.45	72.12
GRAND TOTAL	44162.97					
FAR ACHIEVED	280.54%					

SERVANT UNITS & EWS UNITS		
TOTAL NUMBER OF MAIN UNITS	%	UNITS
REQUIRED	10%	%
SAY	31.2	UNITS
PROVIDED	36	UNITS
LOCATION	TOWER B	
REQUIRED	15%	%
SAY	55.2	UNITS
PROVIDED	56	UNITS
LOCATION	TOWER D	
REQUIRED	15%	%
SAY	56	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	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	204.59	-
9th FLOOR	641.04	523.64	449.84	449.84	204.59	-
10th FLOOR	641.04	523.64	449.84	449.84	204.59	-
11th FLOOR	641.04	523.64	449.84	449.84	204.59	-
12th FLOOR	641.04	523.64	449.84	449.84	204.59	-
13th FLOOR	641.04	523.64	449.84	449.84	204.59	-
14th FLOOR	641.04	523.64	449.84	449.84	204.59	-
15th FLOOR	641.04	523.64	449.84	449.84	204.59	-
16th FLOOR	641.04	523.64	449.84	449.84	204.59	-
17th FLOOR	641.04	523.64	449.84	449.84	204.59	-
18th FLOOR	641.04	523.64	449.84	449.84	204.59	-
19th FLOOR	641.04	523.64	449.84	449.84	204.59	-
20th FLOOR	641.04	523.64	449.84	449.84	204.59	-
21st FLOOR	641.04	523.64	449.84	449.84	204.59	-
22nd FLOOR	641.04	523.64	449.84	449.84	204.59	-
GRAND TOTAL	14010.48	10450.62	8973.30	8973.30	1872.45	72.12

AREA SUMMARY			
DESCRIPTION	PERMISSIBLE / REQUIRED	PROPOSED / ACHIEVED	ACRES
PLOT AREA	4.1875		16946.18
PERMISSIBLE FAR	250%		42365.46
ADDITIONAL FAR FOR IGC (AS PER GRIHA PRE-CERTIFICATION DATED 06.12.2022, 4 STAR RATING)	12%		2033.54
TOTAL FAR	262%	260.54%	44399.00
COMMERCIAL COMPONENT	0.5%	0.4%	84.73
GROUND COVERAGE	40%	32.81%	6778.47
GREEN AREA	15%	28.44%	2541.928
DENSITY	430 (±10%)	411.4	1748
TOTAL POPULATION			NOS

COMMITMENT FOR NO SALE FOR THE FOLLOWING 2% FAR AREA FLATS TO BE FREEZE		
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
TOTAL	2149.01	8973.30
GRAND TOTAL	11222.31	
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 FLUSHING WATER SUPPLY (AT SITE)	
5	400 Ø 500 Ø R.C.C. PIPE W/3	

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:
STORM WATER DRAINAGE PLAN

ARCHITECT:
ARCHITECTS AND CONSULTANTS
AE STUDIO
an architectural design studio

A-5, 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: PL/S.P/02

SHEET SIZE: A0

CLIENT SIGNATURE: Sandeep Tandon

ARCHITECT SIGNATURE: Sandeep Tandon