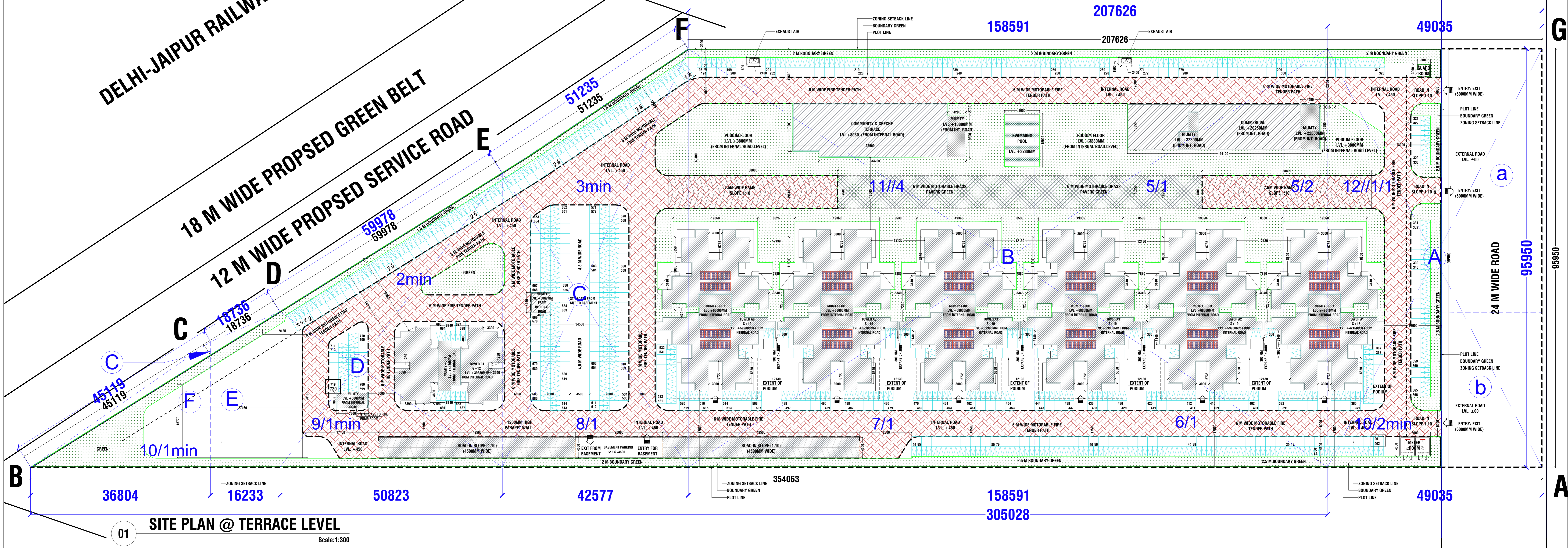


SECTOR 99A

DELHI-JAIPUR RAILWAY LINE

18 M WIDE PROPOSED GREEN BELT

12 M WIDE PROPOSED SERVICE ROAD



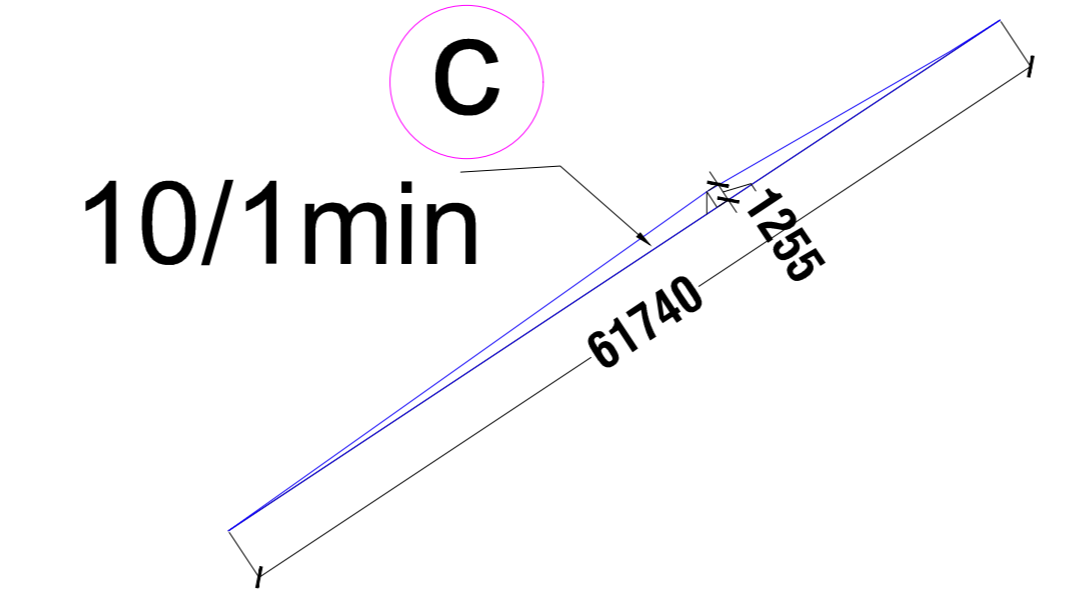
01 SITE PLAN @ TERRACE LEVEL Scale:1:300

MAHIRA AFFORDABLE HOUSING SECTOR 88B			
Plot Area Detail			
Total Plot Area	6.675	(In Acres)	27012.724
Commercial Plot Area @ 4%	0.267		1080.509
Residential Plot Area @ 96%	6.408		25932.215
Summary of F.A.R.			
Commercial F.A.R. @ 175%	1890.891	Proposed Area (In Sq.Mts.)	
Additional F.A.R. - Green Building (12% of Commercial Plot Area)	129.661		
Total Permissible Commercial F.A.R.	2020.552	1996.550	24.002
Permissible Residential F.A.R. @ 225%	58347.483		
Additional F.A.R. - Green Building (12% of Residential Plot Area)	3111.866		
Total Permissible Residential F.A.R.	61459.349	61454.246	5.103
Summary of Ground Coverage			
Ground Coverage	13506.362	Proposed Area (In Sq.Mts.)	11162.663
Percentage	50.00%		41.32%
Ground Coverage Detail			
Tower (A1)	901.013	Sq.Mts.	
Tower (A2)	901.013	Sq.Mts.	
Tower (A3)	901.013	Sq.Mts.	
Tower (A4)	901.013	Sq.Mts.	
Tower (A5)	901.013	Sq.Mts.	
Tower (A6)	901.013	Sq.Mts.	
Podium	4813.009	Sq.Mts.	
Commercial	505.367	Sq.Mts.	
Meter Room	36.000	Sq.Mts.	
Guard Room	9.000	Sq.Mts.	
Non Parking Area @ On Surface	56.954	Sq.Mts.	
Total Ground Coverage	11162.663	Sq.Mts.	
Residential F.A.R. Detail			
Tower - A1	6972.699	Sq.Mts.	
Tower - A2	10164.210	Sq.Mts.	
Tower - A3	10164.210	Sq.Mts.	
Tower - A4	10164.210	Sq.Mts.	
Tower - A5	10164.210	Sq.Mts.	
Tower - A6	10164.210	Sq.Mts.	
Tower - B1	3660.498	Sq.Mts.	
Total Residential F.A.R.	61454.246	Sq.Mts.	

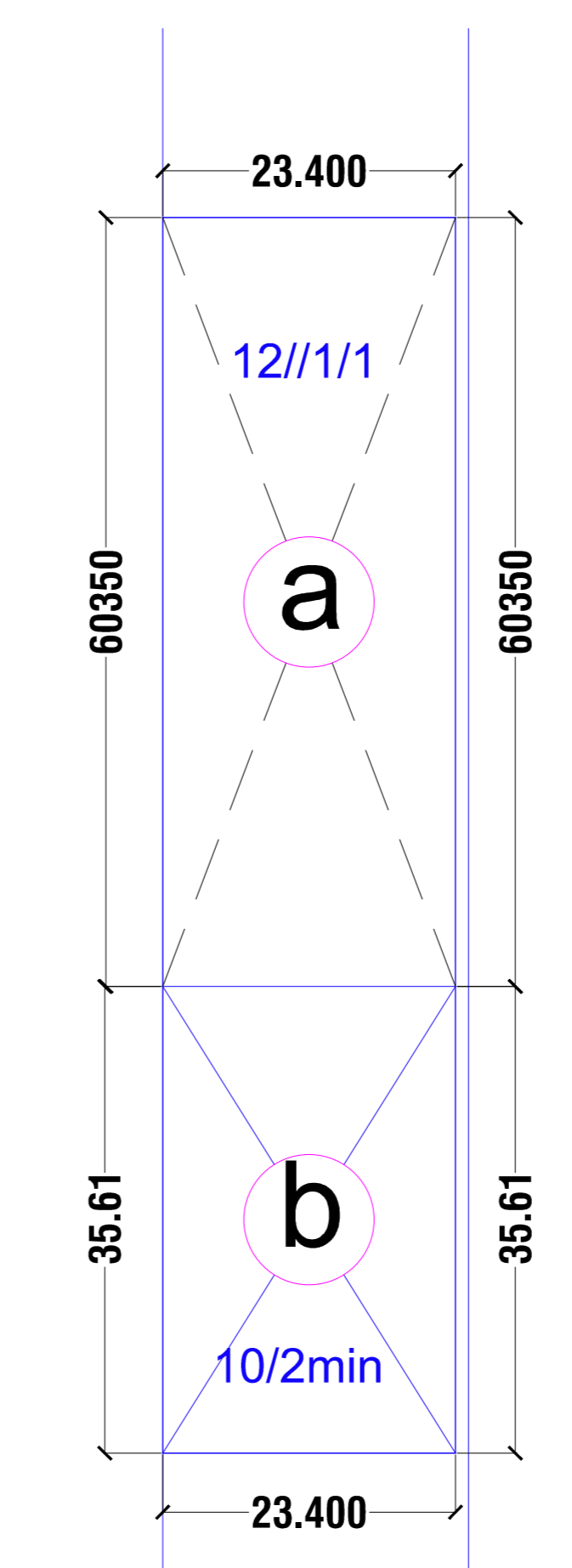
Density Calculation			
Minimum - 750 PPA : Maximum - 900 PPA			
Total No. of Dwelling Unit	962	Proposed (in PPA)	Nos.
Population per Dwelling Unit	5		Nos.
Total Population	4810		Nos.
Area of Plot for Density	6.408	Acres	
Population per Acre	751	PPA	
Green Area Summary			
Green Area	4051.909	Proposed	5477.772
		15%	20.28%
Community Hall & Aanganwadi cum Creche Area Summary			
Community Hall	185.810	Proposed Area (In Sq.Mts.)	189.240
Aanganwadi cum Creche	185.810		189.240
Plot Area Summary			
Building Area	11162.663	41.32%	
Green Area (On Surface)	1857.322	6.88%	
Parking Area	9973.199	36.92%	
Electrical Substation	669.656	2.48%	
Road Area & Hard Paved Area & Others	3349.884	12.40%	
		100.00%	
Built-up Area Summary			
Typology	(Sq.Mts.)	Unit	
Tower (A1)	9910.392	Sq.Mts.	
Tower (A2)	13908.736	Sq.Mts.	
Tower (A3)	13908.736	Sq.Mts.	
Tower (A4)	13908.736	Sq.Mts.	
Tower (A5)	13908.736	Sq.Mts.	
Tower (A6)	13908.736	Sq.Mts.	
Podium	5229.719	Sq.Mts.	
Basement	4813.009	Sq.Mts.	
Community & Creche	610.810	Sq.Mts.	
Commercial	429.333	Sq.Mts.	
Guard Room	2312.320	Sq.Mts.	
Meter Room	9.000	Sq.Mts.	
Non Parking Area @ On Surface	36.000	Sq.Mts.	
Non Parking Area @ On Surface	56.954	Sq.Mts.	
Total Built-up Area	98451.421	Sq.Mts.	
	1059731.100	Sq.Ft.	

PARKING SUMMARY			
REQUIRED PARKING FOR ALL APARTMENTS			
TOTAL NO. OF DWELLING UNITS	=	962	
PARKING REQUIRED @ 0.5 ECS PER DU	=	481	ECS
OPEN TO SKY PARKING AREA			
PROPOSED OPEN TO SKY PARKING AREA	=	9973.199	SQ.M.
TOTAL NOS. OF PARKING IN OPEN TO SKY SPACE @ 23SQ.M./ECS	=	433.617	ECS
	Say	434	ECS
STILTS PARKING AREA			
PROPOSED COVERED PARKING AREA (UNDER TOWER A1, A2, A3, A4, A5, A6, B1 & PODIUM)	=	10005.761	SQ.M.
TOTAL NOS. OF PARKING IN COVERED AREA @ 28SQ.M./ECS	=	357.349	ECS
	Say	357	ECS
BASEMENT PARKING AREA			
PROPOSED COVERED PARKING AREA (BASEMENT)	=	6004.062	SQ.M.
TOTAL NOS. OF PARKING IN COVERED AREA @ 32SQ.M./ECS	=	187.627	ECS
	Say	188	ECS
TOTAL ECS PROPOSED (OPEN, STILTS & BASEMENT)	=	979	ECS
PARKING PROVIDED IN NUMBERS			
NO.'S OF SCOOTERS PROVIDED			
IN BASEMENT	=	610	NO.'S
ON OPEN TO SKY AREA	=	720	NO.'S
UNDER PODIUM/STILTS	=	580	NO.'S
	=	1910	NO.'S

AREA UNDER 12.0M WIDE ROAD



AREA UNDER 24.0M WIDE ROAD



PLOT AREA	=	6.675 ACRES	=	27012.72 SQM
AREA UNDER ZONING				
A	49.035	X	95.95	= 4705 SQM
B	158.591	X	95.95	= 15216.8 SQM
C	67.306	+	95.95 ÷ 2	X 42.577 = 3475.47 SQM
D	67.306	+	35.456 ÷ 2	X 50.823 = 2611.337 SQM
E	26.1	+	35.456 ÷ 2	X 16.233 = 499.619 SQM
F	36.804	X	26.1 ÷ 2	= 480.292 SQM
			TOTAL	= 26988.51 SQM
				6.66 ACRES
AREA UNDER 24.0M WIDE ROAD				
a	23.4	X	60.35	12/1/1 = 1412.19 SQM
b	23.4	X	35.61	10/2min = 833.274 SQM
				= 2245.46 SQM
AREA UNDER 12.0M WIDE SERVICE ROAD (PART OF 30.0M GREEN BELT)				
c	1.257	X	61.741 ÷ 2	11/9/1, 10/1 = 38.804 SQM
TOTAL area fall in road	2245.46	+	38.804	= 2284.26 SQM
				0.56 ACRES
NET BALANCE AREA	=	26988.51	-	2284.3
NET BALANCE AREA	=	6.675	-	0.56
				= 6.104 ACRES

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE: ARCHITECT'S SIGNATURE

CLIENT: M/S BLOSSOM PVT. LTD.

PROJECT: PROPOSED BUILDING PLANS OF AFFORDABLE GROUP HOUSING COLONY ADMEASURING 6.675 ACRES (LICENSE NO.09 OF 2022 DATED 31-01-2022) BEING DEVELOPED IN VILLAGE HARSARU, SECTOR 88-B, GURUGRAM BY M/S BLOSSOM PROPERTIES PVT. LTD. AND OTHER LAND OWNERS IN COLLABORATION WITH M/S MAHRA HOMES PVT. LTD.

DRAWING TITLE: SITE PLAN @ TERRACE LEVEL (SAIRA SUPERIMPOSED)

N

SCALE: 1:300

SHEET NO. 01.1

DATE: 24.02.2022