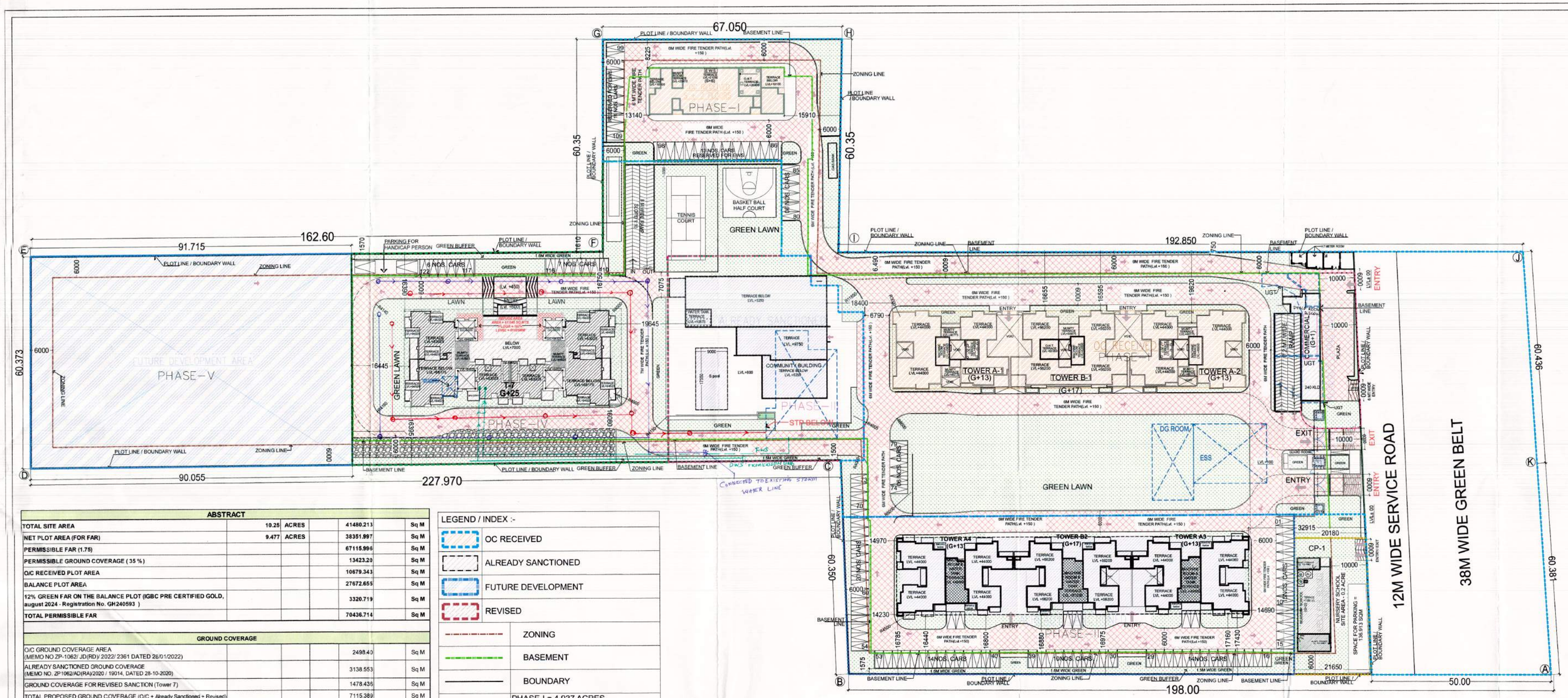
Site Plan I



ABSTRACT				
TOTAL SITE AREA	10.25	ACRES	41480.213	Sq M
NET PLOT AREA (FOR FAR)	9.477	ACRES	38351.997	Sq M
PERMISSIBLE FAR (1.75)			67115.996	Sq M
PERMISSIBLE GROUND COVERAGE (35 %)			13423.20	Sq M
O/C RECEIVED PLOT AREA			10679.343	Sq M
BALANCE PLOT AREA			27672.655	Sq M
12% GREEN FAR ON THE BALANCE PLOT (IGBC PRE CERTIFIED GOLD, august 2024 - Registration No. GH240593)			3320.719	Sq M
TOTAL PERMISSIBLE FAR			70436.714	Sq M

GROUND COVERAGE				
O/C GROUND COVERAGE AREA (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)			2498.40	Sq M
ALREADY SANCTIONED GROUND COVERAGE (MEMO NO. ZP1062/AD(RA)/2020 / 19014, DATED 28-10-2020)			3138.553	Sq M
GROUND COVERAGE FOR REVISED SANCTION (Tower 7)			1478.435	Sq M
TOTAL PROPOSED GROUND COVERAGE (O/C + Already Sanctioned + Revised)			7115.389	Sq M
BALANCE GROUND COVERAGE (Permissible - Proposed)			6307.819	Sq M

FAR				
TOTAL SANCTIONED FAR (MEMO NO. ZP1062/AD(RA)/2020 / 19014, DATED 28-10-2020)			67101.550	Sq M
NET SANCTIONED FAR (SANTIONED FAR - PROPOSED T-7 FAR)			46868.366	Sq M
O/C RECEIVED FAR AREA (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)			18688.850	Sq M
ALREADY SANCTIONED FAR AREA (MEMO NO. ZP1062/AD(RA)/2020 / 19014, DATED 28-10-2020)			20086.873	Sq M
FAR FOR REVISED SANCTION (Tower 7)			20233.184	Sq M
TOTAL PROPOSED FAR (O/C + Retained + Revised)			59008.908	Sq M
BALANCE FAR (Permissible - Proposed)			11427.806	Sq M

BASEMENT BUILT UP AREA				
TOTAL SANCTIONED BASEMENT B/ UP AREA (MEMO NO. ZP1062/AD(RA)/2020 / 19014, DATED 28-10-2020)			28288.30	Sq M
BASEMENT B/ UP AREA FOR O/C RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)			9510.89	Sq M
BASEMENT B/ UP AREA FOR RETAINED FROM ALREADY SANCTIONED (MEMO NO. ZP1062/AD(RA)/2020 / 19014, DATED 28-10-2020)			10293.490	Sq M
BASEMENT B/UP AREA FOR FOR REVISED SANCTION			3414.400	Sq M
TOTAL BASEMENT B/ UP AREA (O/C + Retained + Revised)			23218.780	Sq M

LEGEND / INDEX :-

- OC RECEIVED
- ALREADY SANCTIONED
- FUTURE DEVELOPMENT
- REVISED
- ZONING
- BASEMENT
- BOUNDARY
- PHASE-I = 4.937 ACRES (TOWER-A1,B1,A2,EWS S+2)
- PHASE-II = 1.375 ACRES (TOWER-A2,B2,A3)
- PHASE-III = 1.013 ACRES (COMMUNITY BUILDING)
- PHASE-IV = 1.67 ACRES (TOWER-7)
- PHASE-V = 1.056 ACRES (FUTURE EXPANSION)
- CP1- COMM. BUILDING = 0.20 ACRES (NURSERY SCHOOL)

NOTES:-

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC - 2016.
3. FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
4. MAIN ENTRY GATE & BOUNDARY WALL AS PER STANDARD DESIGN.

AREA DETAIL				
NET PLOT AREA (FOR FAR)	9.477	ACRES	38351.997	Sq M
O/C RECEIVED FAR AREA (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)			18688.850	Sq M
O/C RECEIVED PLOT AREA = (OC FAR /1.75) = (18688.850 / 1.75) =			10679.343	Sq M
BALANCE PLOT AREA (Total plot - OC plot area)			27672.655	Sq M
PERMISSIBLE FAR (1.75)			67115.996	
12% GREEN FAR ON THE BALANCE PLOT (IGBC PRE CERTIFIED GOLD, august 2024 - Registration No. GH240593)			3320.719	Sq M
TOTAL PERMISSIBLE FAR (Permissible + Green area)			70436.714	Sq M

COMPREHENSIVE AREA STATEMENT

S.No.	Bldg Type	STATUS	No. of Floors	No. of Bldgs.	Total No. of Apartments	No. of Services Personnel in each Bldg.	Ground Coverage (in Sqm) OC Received	Ground Coverage (in Sqm) Already Sanctioned	Ground Coverage (in Sqm) Apply for Revised Sanction	FAR (in Sqm.) OC Received	FAR (in Sqm.) Already Sanctioned	FAR (in Sqm.) Apply for Revised Sanction	NON FAR (in Sqm.) OC Received	NON FAR (in Sqm.) Already Sanctioned	NON FAR (in Sqm.) Apply for Revised Sanction	B/UP AREA OC Received	B/UP AREA Already Sanctioned	B/UP AREA Apply for Revised Sanction	STILTS Non FAR	POPULATION BREAK UP Main 5 Person/Unit	POPULATION BREAK UP EWS 2 Person/Unit	POPULATION BREAK UP Service 3 Person/Unit	TOTAL POPULATION
				A	C	D	E			G			H			I			M	N	O	P	Q
1	BASEMENT	PART OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022) & APPLY FOR REVISED SANCTION	---	1	---	---			---			---			---	9510.89	10293.49	3414.400	---	---	---	---	---
2	Tower-A1 (1)	OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)	(G+13)	1	55	0	623.93			5649.07			556.48			6205.55			280.03	275	0	0	275
3	Tower-B1 (2)	PART OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)	(G+17)	1	70	0	679.62			6379.48			795.96			7175.44			473.86	350	0	0	350
4	Tower- A2 (3)	OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)	(G+13)	1	55	0	623.93			5649.07			556.48			6205.55			280.03	275	0	0	275
5	Tower- A3 (4)	ALREADY SANCTIONED (MEMO NO. ZP-1062/AD(RA)/2015/4931, DATED 26-03-2015)	(G+13)	1	55	0		630.42			5627.25			577.00			6204.25		280.03	275	0	0	275
6	Tower- B2 (5)	ALREADY SANCTIONED (MEMO NO. ZP-1062/AD(RA)/2015/4931, DATED 26-03-2015)	(G+17)	1	70	0		646.04			6340.70			805.66			7146.36		473.86	350	0	0	350
7	Tower- A4 (6)	ALREADY SANCTIONED (MEMO NO. ZP-1062/AD(RA)/2015/4931, DATED 26-03-2015)	(G+13)	1	55	0		630.42			5627.25			577.00			6204.25		280.03	275	0	0	275
8	Tower-T7	APPLY FOR REVISED SANCTION	(G+25)	1	138	50			1478.44			20233.18			1574.66			21807.84	1022.25	690	0	150	840
9	COMMUNITY BUILDING	ALREADY SANCTIONED (MEMO NO. ZP-1062/AD(RA)/2015/4931, DATED 26-03-2015)	G+1	1	---	---		986.37			473.16			618.32			1091.48		---	---	0	0	---
10	COMMERCIAL	ALREADY SANCTIONED (MEMO NO. ZP1062/AD(RA)/2015/4931, DATED 26-03-2015) (OC UNDER PROCESS)	(G)	1	---	---		245.30			189.52			55.79			245.31		---	---	0	0	---
11	EWS	PART OC RECEIVED (5+2nd) (MEMO NO ZP-1062/JD(RD)/2022/2361 DATED 28/01/2022) & (3rd to 6th) ALREADY SANCTIONED (MEMO NO. ZP-1062/AD(RA)/2015/4931, DATED 26-03-2015)	(5+6)	1	117	---	503.85		1011.23	1829.0			434.47	115.48		1445.70	1944.48		434.47	---	234	0	234
12	NURSERY SCHOOL	APPLY FOR REVISED SANCTION	G+2	1	---	---			---			---			---			707.11	---	---	---	---	---
13	GUARD ROOM	OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)	---		---	---	7.35					---			---				---	---	---	---	---
14	H.T METER ROOM	OC RECEIVED (MEMO NO ZP-1062/ JD(RD)/ 2022/ 2361 DATED 28/01/2022)	---		---	---	59.72					---			---				---	---	---	---	---
	Total =				498	50	2498.40	3138.55	1478.44	18688.85	20086.87	20233.18	2343.390	2749.250	1574.66	30543.13	33129.61	25929.351	3524.56	2490	234	150	2874
	Grand Total =						7115.39			59008.91			6667.29			89602.09			3524.56	2490	---	150	2874
	Percentage =						10.55%			153.86%			---			---			---	---	---	---	
	Balance Total = (Permissible - Achieve)						6307.81			11427.81													

* Nursery School FAR not included in Total FAR Calculation

PARAMETERS	PERMISSIBLE/ REQUIRED		PROPOSED	
F.A.R.	175% + 12% GREEN FAR FOR IGBC = 187 %		TOTAL 153.86%	
	70,436.714	Sq M	59008.91	Sq M
GROUND COVERAGE	35%		18.55%	
	13,423.20	Sq M	7115.39	Sq M
No.of TOTAL UNITS	498		498	Units
No.of UNITS (Service Personnel)	49.8	Units	50	Units
	10%	of TOTAL UNITS		
No.of UNITS (EWS)	88	Units	117	Units
	15%	of TOTAL UNITS		
POPULATION				
498 Population of Main Units @	5	persons per unit	2490	persons
50 Population of Service Personal units @	3	persons per unit	150	persons
117 Population of EWS units @	2	persons per unit	234	persons
TOTAL POPULATION			2874	persons
TOTAL DENSITY	100 PPA (minimum) to PPA 400(maximum)		280.39	PPA
INFRASTRUCTURE				
Convenient shopping @ 0.5% of the total area site	191.76	Sq M	189.52	Sq M

PARKING		Required			Proposed			
						TOTAL		
Parking in Basement	@	covered 32	Sq.mt. Per ECS	655		644	car	
Parking in STILTS	@	covered 28	Sq.mt. Per ECS			20	ECS	
Parking on SURFACE	@	open 23	Sq.mt. Per ECS			122	ECS	
TOTAL PARKING for Main Unit	@	(1.5 ECS per Main Unit)	747	ECS	TOTAL PARKING PROVIDE	786	ECS	
TOTAL PARKING for EWS	@	(5% of the total parking)	37	ECS				
GREEN AREA								
Total Maintained Green Area Required @ 15%		5752.80	Sq M	5897.13	15.38	% of the Net Plot Area		

PARKING CALCULATION			
1	TOTAL REGULAR DWELLING UNIT	498	NOS
2	PARKING REQ. @ 1.5 ECS PER D.U.=	747	ECS
3	COVERED PARKING REQUIRED @ 75 % OF TOTAL PARKING	560	ECS
4	OPEN PARKING REQUIRED @ 25 % OF TOTAL PARKING	187	ECS
5	OPEN PARKING APPROVED IN OC	49	BAYS
6	OPEN PARKING APPLY FOR REVISED SUBMISSION	13	BAYS
7	ALREADY APPROVED OPEN PARKING	36	BAYS
8	TOTAL OPEN PARKING PROVIED	98	BAYS
9	COV.PARKING IN BASEMENT BY AREA @32 SQM PER ECS	20960.98	SQM
		655	ECS
10	COV.PARKING PROVIDED IN BASEMENT BY NOS.	644	BAYS
11	PARKING REQUIREMENT FOR EWS - 5% OF TOTAL PARKING	37	ECS
12	CAR PARKING PROVIDED IN EWS STILT @ 28 SQM (ALREADY/OC APPROVED)	20	BAYS
13	OPEN PARKING PROVIDED FOR EWS (ALREADY/OC APPROVED)	24	BAYS
14	TOTAL PARKING PROVIDED FOR EWS	44	BAYS
15	TOTAL PARKING REQUIRED = (2)	747	ECS
16	TOTAL OPEN PARKING PROVIED = (8+13)	122	BAYS
17	TOTAL COVERD PARKING PROVIED = (10+12)	664	BAYS
18	TOTAL PARKING PROVIED = (16+17)	786	BAYS

"PROVISIONAL BUILDING PLAN" ... only for the purpose of inviting objections from the general public

S.T.P. (O) Member Boundary B.P.A.C. — S.T.P. (O) Member B.P.A.C. — C.P. (HQ) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — Ram Avtar Bassi JD(HQ)

DD(HT) MEMBER BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

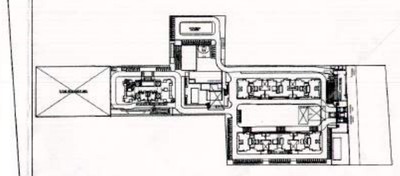
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 33-160 Dt. 4/12/24

Executive Engineer (HQ) / Sub Divisional Engineer-I HSVP, Panchkula

GENERAL NOTES :-

1. Gate and Boundary wall as per standard design.
2. The responsibility of the structure design and structure stability of the building block earth quake shall be solely of the architect ,Engineer or of the owner.
3. All dimension are in mm.
4. All the basement shall have mechanical ventilation in addition to the natural ventilation and artificial lighting
5. The total complex is with generator with automatic switchover provision for all services.
6. All Lifts and Services area shall have 100% Power Back up.
7. All Electrical Installations shall be as per provision of NBC - 2016.
8. Fire Fighting / Safety Provisions will be as per relevant NBC Codes-2016.
9. All Toilets have permanent Ventilation and Kitchen shall have the provision of Exhaust fan.

KEY PLAN:



JOB TITLE:

Revised building plan submission of group housing area measuring 10.25 acres (license No. 16 of 2014 dated 10.06.2014) in sec-2, Sohna being developed by ASHIANA DWELLINGS PVT. LTD. (PSL INFRATECH PVT. LTD.)

AS SANCTIONED UNDER MEMO NO. ZP1062/AD(RA) /2020 / 19014, DATED 28-10-2020

EXECUTIVE ARCHITECTS:

DESIGN FORUM INTERNATIONAL

K-47 KAILASH COLONY, NEW DELHI- 110048
PHONE: 011 -46556600, FAX 46556601

CLIENT:

ASHIANA DWELLINGS PVT. LTD.

DRAWING TITLE:

SITE PLAN AND AREA DETAIL

OWNER'S SIGN:

ARCHITECT'S SIGN:

PRATEEK M VANGIKAR
CA/2005/37225

SCALE: 1:450 @ A0

NORTH:

DATE: 18-12-2024

DRAWING NO. : 01