

**NURSERY & PRIMARY SCHOOL ARE NOW PART OF NEW ADDED PHASE-6**

NURSERY SCHOOL  
SITE AREA = 0.20 ACRES  
REQUIRED CAR PARKING = 21 NOS (151.42 sqm)  
PROPOSED CAR PARKING = 125 NOS (1014.48 sqm)

PRIMARY SCHOOL  
SITE AREA = 0.20 ACRES  
REQUIRED CAR PARKING = 205 NOS (1514.20 sqm)  
PROPOSED CAR PARKING = 210 NOS (1674.00 sqm)

**EWS FOOTPRINT HAS BEEN CORRECTED MATCHING WITH DETAILED PLAN**

S.NO.	PARTICULAR	PERMISSIBLE (IN SQMT.)	PROPOSED (IN SQMT.)
1	GROUND COVERAGE	33647.986	30862.275
2	F.A.R. (A)	158239.929	24.12116
	Additional IGC (Silver Rating) FAR @ 9% (B)	8196.053	
	Total Permissible FAR (A + B)	166435.982	165451.959
3	TOT LOT & GREEN AREA	28943.422	16002.970
4	CONVENIENT SHOPPING	452.134	451.170
5	PERMISSIBLE DENSITY (10000 People to 10000 Sqm)	300 TO 300	PPA
6	PROPOSED DENSITY (10000 People to 10000 Sqm)	299	499
7	REQUIRED EWS UNITS @ 10% OF MAIN DU'S	212	UNITS
8	PROPOSED EWS UNITS	212	UNITS
9	REQUIRED SERVANT UNITS @ 10% OF MAIN DU'S	134	UNITS
10	PROPOSED SERVANT UNITS @ 10% OF MAIN DU'S	134	UNITS
11	REQUIRED PRIMARY & NURSERY SCHOOL (0.5 Acres)	1	NOS.
12	REQUIRED NURSERY SCHOOL	1	NOS.
13	PROPOSED NURSERY SCHOOL (0.2 Acres)	1	NOS.
14	REQUIRED CAR PARKING @ 1.5 ECS/UNIT	1800	CARS
15	PROPOSED CAR PARKING	1806	CARS
16	REQUIRED CAR PARKING RESERVE FOR EWS @ 5% OF TOTAL CAR PARKING	91	CARS
18	PROPOSED CAR PARKING RESERVE FOR EWS	91	CARS

S.NO.	DESCRIPTION	S. COVERAGE	F.A.R.	NON F.A.R.	BULTUP AREA	NO. FL.	MAIN UNITS	S. UNITS	EWS	PARKING
1	TOWER-1 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
2	TOWER-2 (3+27)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
3	TOWER-3 (3+27)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
4	TOWER-4 (4+47)	802.777	9272.277	767.118	9839.895	5-14	56	56	---	25
5	TOWER-5 (3+37)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
6	TOWER-6 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
7	TOWER-7 (3+27)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
8	TOWER-8 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
9	TOWER-9 (3+37)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
10	TOWER-10 (3+37)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
11	TOWER-11 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
12	TOWER-12 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
13	TOWER-13 (3+27)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
14	TOWER-14 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
15	TOWER-15 (3+37)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
16	TOWER-16 (3+37)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
17	TOWER-17 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
18	TOWER-18 (3+27)	802.777	13064.110	576.423	13640.543	5-20	80	78	---	18
19	TOWER-19 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
20	TOWER-20 (3+27)	689.327	7894.209	644.674	8339.383	5-14	56	0	---	20
21	TOWER-21 (3+27)	576.898	6499.155	532.796	2031.951	5-14	56	0	---	16
22	E.W.S.	1028.528	5519.531	228.299	3747.680	G+1	---	---	---	212
23	LEARNING HUB	339.542	613.722	0	613.722	G+1	---	---	---	---
24	NURSERY SCHOOL	283.152	0	357.265	357.265	G+1	---	---	---	---
25	PRIMARY SCHOOL	276.36	0.000	809.800	909.800	G+1	---	---	---	---
26	CONVENIENT SHOPPING	0.000	451.170	0	451.170	0	---	---	---	---
27	COMMUNITY BUILDING-1	3447.911	2469.031	68.828	2537.859	G+1	---	---	---	---
28	PODIUM	11616.490	0.000	11616.490	11616.490	---	---	---	---	---
29	BASEMENT-1	0	0.000	4204.486	4204.486	---	---	---	---	---
30	BASEMENT-2	0	0.000	4788.071	4788.071	---	---	---	---	---
31	RECV/ESS	0	420.000	420.000	420.000	---	---	---	---	---
32	G. ROOM / HT METER RM	114.325	0.000	114.325	114.325	---	---	---	---	---
33	FIRE CONTROL ROOM	18.387	0.000	18.387	18.387	---	---	---	---	---
34	UGT	0	0.000	728.335	728.335	---	---	---	---	---
35	STP-1 & 2	88.675	0.000	619.811	619.811	---	---	---	---	---
36	SURFACE PARKING COVD. AREA	1978.837	0.000	1978.862	1978.862	---	---	---	---	---
37	OPEN CAR PARKING	0	0.000	0.000	0.000	---	---	---	---	---
	<b>TOTAL</b>	<b>30862.275</b>	<b>165451.959</b>	<b>38955.871</b>	<b>204047.830</b>		<b>1200</b>	<b>134</b>	<b>212</b>	<b>1806</b>

DESCRIPTION	ECS/UNIT	UNITS	NO. OF CARS
PARKING REQUIRED 1.5 ECS PER DU'S	1.5	1200	1800
<b>PROPOSED CAR PARKING</b>			
BASEMENT-1			127
BASEMENT-2 (Full stack)			286
PODIUM			414
STILT PARKING			383
COVD. PARKING ON SURFACE LEVEL			64
OPEN CAR PARKING			532
<b>PROPOSED TOTAL PARKING</b>			<b>1806</b>
REQUIRED CAR PARKING FOR EWS @ 5% OF TOTAL PARKING			90
<b>PROPOSED CAR FOR EWS (1 TO 41 AND 484 TO 532 NO. ON SURFACE LEVEL)</b>			<b>90</b>

S. NO.	PARTICULARS	UNITS	PERSONS IN 1 UNIT	POPULATION
	PROP. TOTAL NO. MAIN DU'S	1200		
	PERM. NO. OF PEOPLE IN 1 DU'S		5	
	POPULATION	1200 X 5		6000
	PROP. NO. OF E.W.S.	212		
	PERM. NO. OF PEOPLE IN 1 UNIT		2	
	POPULATION	212 X 2		424
	PROP. NO. OF SERVANT UNIT	134		
	PERM. NO. OF PEOPLE IN 1 UNIT		2	
	POPULATION	134 X 2		268
	<b>TOTAL POPULATION</b>			<b>6692</b>
	<b>DENSITY = 6692/22.344</b>			<b>299.499</b>

Phase	Area	No. of Tower	No. of DU's	Population
Phase-1	20400 sqm (0.46 Acres)	1	1200	6000
Phase-2	20400 sqm (0.46 Acres)	2	2400	12000
Phase-3	20400 sqm (0.46 Acres)	3	3600	18000
Phase-4	20400 sqm (0.46 Acres)	4	4800	24000
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

**PHASING LINE OF PH 4 & 5 HAS BEEN REVISED**

**TOTAL CAR PARKING INCREASED BY 50 NOS.(1856)**

**TOWER NO 17 IS SHIFTED FROM PHASE-5 TO PHASE-4**

**BASEMENT-2 HAS BEEN RENAMED AS BASMENT-B. ONE MORE BASEMENT LEVEL HAS BEEN ADDED & PROFILE OF SAME ALSO CHANGED**

**FIRE TENDER PATH ADDED AS PER FIRE NORMS**

**DG SHIFTED 6 M AWAY FROM BUILDING**

**STAIRCASE MUMTY ADDED**

**DG SETS SHIFTED 6 M AWAY FROM BUILDING**

**BASEMENT-1 HAS BEEN RENAMED AS BASEMENT-A AND PROFILE HAS BEEN REVISED**

**UGT TANK CAPACITY REVISED**

**3 Nos of open Car parking is proposed to be added**

**UG TANK & PUMP HOUSE TOTAL CAP: - 1190 KL FIRE: - 540 KL DOMESTIC: - 650 KL**

**ADDITIONAL GATE & GUARD ROOM HAS BEEN ADDED**

**ROAD AREA EXCLUDED FROM PHASING LINE**

**ROAD AREA EXCLUDED FROM PHASING LINE**

PHASE-1	PHASE-2	PHASE-3	PHASE-4	PHASE-5	PHASE-6
1. COMMUNITY BUILDING	1. PARK-2	1. PARK-3	1. PARK-4	1. PARK-5	1. PARK-6
2. SWIMMING POOL	2. CRICKET PITCH	2. TENNIS COURT	2. TENNIS COURT	2. DG SETS	2. DG SETS
3. LEARNING HUB	3. LT PANEL				
4. GUARD ROOM	4. GUARD ROOM	4. GUARD ROOM	4. GUARD ROOM	4. TRANSFORMER	4. TRANSFORMER
5. PART EWS (PHASE-1A)	5. TOWER-5,6,7,8,8	5. TOWER-9,10,11,12	5. TOWER-13,14,15,16	5. VCB PANEL	5. VCB PANEL
6. COMMERCIAL	6. STP-1 (FOR ENTIRE GROUP HOUSING DEMAND)	6. STP-2 (FOR ENTIRE GROUP HOUSING DEMAND)	6. STP-3 (FOR ENTIRE GROUP HOUSING DEMAND)	6. TOWER-17,18,19,20	6. TOWER-17,18,19,20
7. PARK-1	7. 24 M WIDE ROAD				
8. DO SETS					
9. LT PANEL					
10. TRANSFORMER					
11. VCB PANEL					
12. HT METER					
13. UGT					
14. BASEMENT-1 PARKING					
15. TOWER-1,2,3&4					
16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL	16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL	16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL	16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL	16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL	16. STP-2 LOCATION FOR PHASE-1 DEMAND ULTIMATELY TO BE REMOVED ONCE STP-1 IS FULLY FUNCTIONAL
17. 12 M WIDE SERVICE ROAD					

Phasing Calculations ->

Phase	Area	No. of Tower	No. of DU's	Population
Phase-1	20400 sqm (0.46 Acres)	1	1200	6000
Phase-2	20400 sqm (0.46 Acres)	2	2400	12000
Phase-3	20400 sqm (0.46 Acres)	3	3600	18000
Phase-4	20400 sqm (0.46 Acres)	4	4800	24000
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

Phase-2

Phase	Area	No. of Tower	No. of DU's	Population
Phase-2	20400 sqm (0.46 Acres)	2	2400	12000
Phase-3	20400 sqm (0.46 Acres)	3	3600	18000
Phase-4	20400 sqm (0.46 Acres)	4	4800	24000
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

Phase-3

Phase	Area	No. of Tower	No. of DU's	Population
Phase-3	20400 sqm (0.46 Acres)	3	3600	18000
Phase-4	20400 sqm (0.46 Acres)	4	4800	24000
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

Phase-4

Phase	Area	No. of Tower	No. of DU's	Population
Phase-4	20400 sqm (0.46 Acres)	4	4800	24000
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

Phase-5

Phase	Area	No. of Tower	No. of DU's	Population
Phase-5	20400 sqm (0.46 Acres)	5	6000	30000
Phase-6	20400 sqm (0.46 Acres)	6	7200	36000

PROJECT  
Proposed Building Plans of Group Housing Colony measuring 22.344 Acres (License No. 41 of 2010 Dated 07.06.2010) in sector-93, Gurugram being developed by Ashiana Housing Ltd. comprising of total of Five (5) phases

ARCHITECT'S SEAL & SIGNATURE  
OWNER/AUTH. SIGN.

SYED MOHD. IMRAN  
CHAIRMAN/REGD.

Scale: 1:500  
Drawing Title: SITE PLAN A-01