7/68

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

D.T.P. (HQ) Member B.P.A.C. | S.T.P (HQ) Member Secretary B.P.A.C. | S.T.P (G) Member B.P.A.C. | C.T.P (Hr.) Chairman B.P.A.C. | DD(HQ) Member BPAC | ATP(HQ)

Consultant Architect

AD DA ATP

(Dinesh Kumar) PA(HQ)

COVD. PARKING AREA CALCULATIONS AT SURFACE LEVEL					
S.NO.	COFF.	CALCULATIONS		NO.	AREA IN SQMT.
S1	(19.47+18.905)/2		13.100	1	251.356
S2	1	18.950	13.525	1	256.299
S3	1	18.910	14.070	1	266.064
S4	1	18.910	13.500	2	510.570
S5	1	13.245	19.370	2	513.111
S6	(19.455+18.91)/2		13.105	1	251.387
TOTAL AREA				=	2048.787
PERM. PARKING @28/ECS				=	73.171
SAY				=	73
PROVIDED CAR PARKING				=	64

CAR PARKING DETAIL			
DESCRIPTION	ECS/UNIT	UNITS	NO. OF CARS
PARKING REQUIRED 1.5 ECS PER DU'S	1.5	1200	1800
DESCRIPTION	ECS		PROPOSED CARS
BASEMENT-A	127		127
BASEMENT-B (LEVEL-1)	196		163
BASEMENT-B (LEVEL-2)	194		171
PODIUM	409		409
STILT PARKING			383
COVD. PARKING ON SURFACE LEVEL			64
OPEN CAR PARKING	686		539
PROPOSED TOTAL PARKING			1856
REQUIRED CAR PARKING FOR EWS @5% OF TOTAL PARKING			93
PROPOSED CAR FOR EWS (1 TO 44 AND 474 TO 522 NO. ON SURFACE LEVEL)			93

DENSITY CALCULATION					
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
TOTAL POPULATION					6692
DENSITY = 6692/22.344					299.499

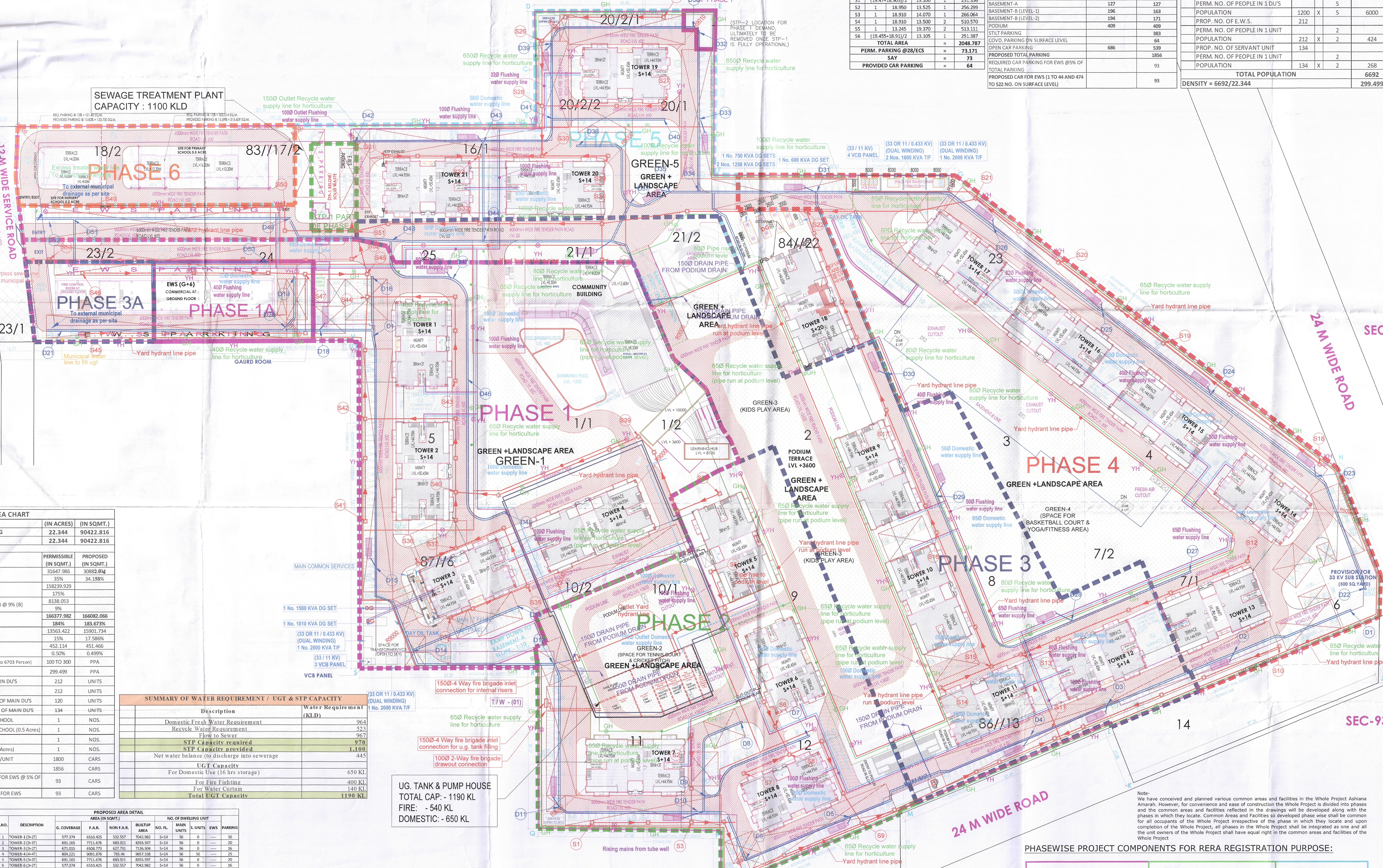
Phasing Calculations :-

Phase-1			
Area =	19509.550	Sq.Mt.(Excluding 12 m wide service road) 4.821 ACRES	
Tower No.	No. of Tower	No. of DU's	Population
1	1	56	280
2	1	56	280
3	1	56	280
4	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244
Phase 1A	Part of Convenient Shopping		
Phase 1A	Part of EWS		
Requirment of Phase-1			
Total Community site required		Nil	
Total Community site Provided		Nil	
Total Green area required		2926.43	Sq.Mt.
Total Green area Provided		3477.94	Sq.Mt.
Total Parking Required		336	Nos.
Total Parking Provided		338	Nos.
Total EWS Required for phase 1		40	
Total EWS Provided for phase 1		40	
Phase-2			
Area =	14361.83	Sq.Mt.(Excluding 24 m wide road) 3.549 ACRES	
Tower No.	No. of Tower	No. of DU's	Population
5	1	56	280
6	1	56	280
7	1	56	280
8	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244
Total Population of Phase-1 + Phase-2 =			2488
Requirment of Phase-2			
Total Community site required		Nil	
Total Community site Provided		Nil	
Total Green area required		2154.27	Sq.Mt.
Total Green area Provided		2254.20	Sq.Mt.
Total Parking Required		336	Nos.
Total Parking Provided		370	Nos.
Total EWS Required for phase-1+2		80	
Total EWS Provided for phase-1+2		80	
Phase-3			
Area =	18268.673	Sq.Mt. 4.514 ACRES	
Tower No.	No. of Tower	No. of DU's	Population
9	1	56	280
10	1	56	280
11	1	56	280
12	1	56	280
EWS	1	40	80
Service personal		22	44
		Total	1244
Phase 3A	Part of Convenient Shopping		
Phase 3A	Part of EWS		
Total Population of Phase-1 + Phase-2 + Phase-3 =			3732
Requirment of Phase-3			
Total Community site required		1 no. Nursery School	
Total Community site Provided		1 no. Nursery School	
Total Green area required		2876.27	Sq.Mt.
Total Green area Provided		3983.27	Sq.Mt.
Total Parking Required		336	Nos.
Total Parking Provided		346	Nos.
Total EWS Required for phase-1+2+3		120	
Total EWS Provided for phase-1+2+3		120	
Phase-4			
Area =	17784.062	Sq.Mt.(Excluding 24 m wide road) 4.394 ACRES	
Tower No.	No. of Tower	No. of DU's	Population
13	1	56	280
14	1	56	280
15	1	56	280
16	1	56	280
17	1	56	280
EWS	1	49	98
Service personal		28	56
		Total	1554
Total Population of Phase-1 + Phase-2 + Phase-3 + Phase-4=			5286
Requirment of Phase-4			
Total Community site required		1 no. Primary School	
Total Community site Provided		1 no. Primary School	
Total Green area required		2980.25	Sq.Mt.
Total Green area Provided		5550.732	Sq.Mt.
Total Parking Required		420	Nos.
Total Parking Provided		573	Nos.
Total EWS Required for phase-1+2+3+4		169	
Total EWS Provided for phase-1+2+3+4		169	
Phase-5			
Area =	11761.070	Sq.Mt. , 2.906 ACRES	
Tower No.	No. of Tower	No. of DU's	Population
18	1	80	400
19	1	56	280
20	1	56	280
21	1	56	280
EWS	1	43	86
Service personal		25	50
		Total	1376
Total Population of Phase-1 + Phase-2 + Phase-3 + Phase-4 + Phase-5 + Phase -6 =			6662
Requirment of Phase-5			
Total Community site required		1 no. N. School + 1 no. P.School	
Total Community site Provided		1 no. N. School + 1 no. P.School	
Total Green area required		1764.16	Sq.Mt.
Total Green area Provided		635.60	Sq.Mt.
Total Parking Required		372	Nos.
Total Parking Provided		226	Nos.
Total EWS Required for phase-1+2+3+4+5+6		212	
Total EWS Provided for phase-1+2+3+4+5+6		212	

Area Accuired by HSVP in 60M & 12M wide Service road (In Sq.m.)	989.279
Area under 24M wide road (In Sq.m.)	4004.69
TOTAL AREA UNDER PH - 1 TO 6	84675.888
TOTAL SITE AREA	89669.857

PHASE - 6, AREA = 2990.698 SQ.MT. , 0.739 ACRES

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ALL HANDICAP RAMPS WITH RAILING.
- ALL DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.



AREA CHART			
		(IN ACRES)	(IN SQMT.)
TOTAL AREA OF SITE AS PER ZONING		22.344	90422.816
AREA FOR PLANING		22.344	90422.816
S.NO.	PARTICULAR	PERMISSIBLE (IN SQMT.)	PROPOSED (IN SQMT.)
1	GROUND COVERAGE	31647.986 35%	30882.816 34.153%
2	F.A.R. (A)	158239.929 175%	
	Additional IGBC (Silver Rating) FAR @ 9% (B)	8138.053 9%	
	Total Permissible FAR (A + B)	**166377.982** **184%**	**166082.066** **183.673%**
3	TOT LOT & GREEN AREA	13563.422 15%	15901.734 17.586%
4	CONVENIENT SHOPPING	452.114 0.50%	451.466 0.499%
5	PERMISSIBLE DENSITY(2234 Person to 6703 Person)	100 TO 300	PPA
6	PROPOSED DENSITY (6692 Person)	299.499	PPA
7	REQIRED EWS UNITS @ 15% OF MAIN DU'S	212	UNITS
8	PROPOSED EWS UNITS	212	UNITS
9	REQUIRED SERVANT UNITS @ 10% OF MAIN DU'S	120	UNITS
10	PROPOSED SERVANT UNITS @ 10% OF MAIN DU'S	134	UNITS
11	REQUIRED PRIMARY & NURSERY SCHOOL	1	NOS.
12	PROPOSED PRIMARY & NURSERY SCHOOL (0.5 Acres)	1	NOS.
13	REQUIRED NURSERY SCHOOL	1	NOS.
14	PROPOSED NURSERY SCHOOL (0.2 Acres)	1	NOS.
15	REQUIRED CAR PARKING @ 1.5 ECS/UNIT	1800	CARS
16	PROPSED CAR PARKING	1856	CARS
17	REQUIRED CAR PARKING RESERVE FOR EWS @ 5% OF TOTAL CAR PARKING	93	CARS
18	PROPOSED CAR PARKING RESERVE FOR EWS	93	CARS

SUMMARY OF WATER REQUIREMENT / UGT & STP CAPACITY		
	Description	Water Requirement (KLD)
	Domestic Fresh Water Requirement	964
	Recycle Water Requirement	523
	Flow to Sewer	967
	STP Capacity required	**970**
	STP Capacity provided	**1,100**
	Net water balance (to discharge into sewerage	445
	UGT Capacity	
	For Domestic Use (16 hrs storage)	650 KL
	For Fire Fighting	400 KL
	For Water Curtain	140 KL
	Total UGT Capacity	**1190 KL**

PARKING AREA CALCULATIONS					
S.NO.	COFF.	CALCULATIONS		NO.	AREA IN SQMT.
P1	1	86.600	12.500	1	1082.500
P2	1	11.000	25.000	1	275.000
P3	1	11.000	21.800	1	239.800
P4	1	6.000	7.325	1	43.950
P5	1	63.000	11.000	1	693.000
P6	1	11.000	31.800	1	349.800
P7	1	3.300	9.785	1	32.291
P8	1	42.800	11.000	1	470.800
P9	1	20.000	11.000	1	220.000
P10	1	11.000	47.500	1	522.500
P11	1	51.800	11.000	1	569.800
P12	1	7.500	11.000	1	82.500
P13	1	5.000	8.500	1	42.500
P14	1	169.825	11.000	1	1868.075
P15	1	26.800	11.000	1	294.800
P16	1	5.070	7.900	1	40.053
P17	1	11.000	12.500	1	137.500
P18	1	11.000	5.880	1	64.680
P19	1	21.690	11.000	1	238.590
P20	1	132.600	11.000	1	1458.600
P21	1	17.500	11.000	2	385.000
P22	1	51.900	11.000	1	570.900
P23	1	6.000	5.000	1	30.000
P24	1	11.000	8.600	1	94.600
P25	1	12.500	11.000	1	137.500
P26	1	12.500	11.000	1	137.500
P27	1	57.200	11.000	1	629.200
P28	1	7.010	6.000	1	42.060
P29	1	11.000	40.100	1	441.100
P30	1	15.000	11.000	1	165.000
P31	1	48.600	11.000	1	534.600
P32	1	17.500	11.000	1	192.500
P33	1	7.500	8.500	1	63.750
P34	1	7.500	11.000	1	82.500
P35	(8.295+12.805)/2		11.000	1	116.050
P36	(10.65+6.145)/2		11.000	1	92.373
P37	1	5.800	5.000	1	29.000
P38	1	8.500	9.960	1	84.660
P39	(8.50+7.305)/2		2.540	1	20.072
P40	(10.855+11.0)/2		2.805	1	30.652
P41	1	11.000	89.395	1	983.345
P42	1	15.445	15.000	1	231.675
P43	1	6.555	9.910	1	64.960
P44	1	11.000	10.000	1	110.000
P45	1	7.590	15.000	1	113.850
P46	1	3.405	13.100	1	44.606
P47	1	88.485	8.500	1	752.123
P48	1	79.700	11.000	1	876.700
TOTAL PARKING AREA				=	15783.013
PERMISSIBLE PARKING @ 23 SQM./ECS				=	686.218
SAYS				=	686
PROVIDED CAR PARKING				=	539

PROPOSED AREA DETAIL										
S.NO.	DESCRIPTION	AREA (IN SQMT.)				NO. OF DWELLING UNIT				PARKING
		G. COVERAGE	F.A.R.	NON F.A.R.	BUILTUP AREA	NO. FL.	MAIN UNITS	S. UNITS	EWS	
1	TOWER-1 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
2	TOWER-2 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
3	TOWER-3 (3+2T)	671.015	6508.773	627.731	7136.504	S+14	56	0	----	16
4	TOWER-4 (4+4T)	804.221	9091.878	765.46	9857.338	S+14	56	56	----	25
5	TOWER-5 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
6	TOWER-6 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
7	TOWER-7 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
8	TOWER-8 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
9	TOWER-9 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
10	TOWER-10 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
11	TOWER-11 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
12	TOWER-12 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
13	TOWER-13 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
14	TOWER-14 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
15	TOWER-15 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
16	TOWER-16 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
17	TOWER-17 (3+2T)	577.374	6509.972	532.557	7042.529	S+14	56	0	----	16
18	TOWER-18_ICONIC	831.369	13358.839	794.706	14153.545	S+20	80	78	----	18
19	TOWER-19 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
20	TOWER-20 (3+3T)	691.165	7711.676	643.921	8355.597	S+14	56	0	----	20
21	TOWER-21 (3+2T)	577.374	6510.425	532.557	7042.982	S+14	56	0	----	16
22	E.W.S.	928.204	5528.206	228.319	5756.525	G+6	----	----	212	----
23	LEARNING HUB	339.542	613.722	0	613.722	G+1	----	----	----	----
24	NURSERY SCHOOL	283.265	0	355.921	355.921	G+1	----	----	----	----
25	PRIMARY SCHOOL	285.522	0.000	881.610	881.610	G+2	----	----	----	----
26	CONVENIENT SHOPPING	0.000	451.466	0	451.466	G	----	----	----	----
27	COMMUNITY BUILDING	1537.972	2530.726	111.503	2642.229	G+1	----	----	----	----
28	PODIUM	11508.910	0.000	11508.910	11508.910	--				409
29	BASEMENT-A	0	0.000	4188.582	4188.582	--	----	----	----	127
30	BASEMENT-B (LEVEL-1)	0	0.000	6963.813	6963.813	--	----	----	----	163
	BASEMENT-B (LEVEL-2)	0	0.000	6863.061	6863.061	--	----	----	----	171
31	SERVCES/ESS	0	0.000	420.000	420.000	--	----	----	----	----
32	G. ROOM / HT METER RM	138.483	0.000	138.483	138.483	--	----	----	----	----
33	UGT	0	0.000	728.335	728.335	--	----	----	----	----
34	STP 1 & 2	88.675	0.000	619.811	619.811	--	----	----	----	----
35	SURFACE PARKING COVD. AREA	2048.787	0.000	2048.787	2048.787	--	----	----	----	64
36	OPEN CAR PARKING	0	0.000	0.000	0.000	--	----	----	----	539
	TOTAL	30882.816	166082.066	47833.334	213915.4		1200	134	212	1856

PROJECT - ASHIANA AMARAH AT SECTOR 93, GURUGRAM												
WATER REQUIREMENT CALCULATIONS												
S.No.	Description	Built up Area	Horticulture Water Requirment	No. of Units / Seats	Unit Population	Total Population	Domestic Fresh Water Requirement (A)		Recycle Water Requirement (B)		Total Water Requirement (A+B)	Flow to Sewer (75% on total water requirement+100% filter backwash)
		(Sq.M)	per Sq.M Area				LPCD	LPD	LPCD	LPD	LPD	LPD
1	Apartments			1200	5	6000	127.5	765000	45	270000	1035000	776250
2	EWS			212	3	636	127.5	81090	45	28620	109710	82283
3	Floating Population					670	5	3350	10	6700	10050	7538
4	Maintenance Staff /					300	25	7500	20	6000	13500	10125
5	School	2833			4.0	700	25	17500	20	14000	31500	23625
6	Club (LS)							25000	0	0	25000	18750
7	Commercial (LS)							25000	0	0	25000	18750
8	Filter Backwash							30000			30000	30000
9	Makeup Water for							10000			10000	
10	Horticulture	31943	6.18							197407.7	197407.74	
	Total							9,64,4		5,22,7	14,87,16	9,67,320

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No.

Note-
We have conceived and planned various common areas and facilities in the Whole Project Ashiana Amarah. However, for convenience and ease of construction the Whole Project is divided into phases and the common areas and facilities reflected in the drawings will be developed along with the phases in which they locate. Common Areas and Facilities so developed phase wise shall be common for all occupants of the Whole Project irrespective of the phase in which they locate and upon completion of the Whole Project, all phases in the Whole Project shall be integrated as one and all the unit owners of the Whole Project shall have equal right in the common areas and facilities of the Whole Project

PHASEWISE PROJECT COMPONENTS FOR RERA REGISTRATION PURPOSE:

PHASE-1
1. COMMUNITY BUILDING
2. SWIMMING POOL
3. LEARNING HUB
4. GUARD ROOM
5. PART CONVENIENT SHOP (PHASE-1A)
6. PART EWS (PHASE-1A)
7. PARK-1
8. DG SETS
9. LT PANEL
10. TRANSFORMER
11. VC PANEL
12. HT METER
13. UGT
14. BASEMENT-A 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 & THE RESULTANT AREA WILL BE USE FOR SERVICES PURPOSE/PARKING IN FUTURE)

PHASE-2
1. PARK-2
2. CRICKET PITCH
3. TENNIS COURT
4. PART PODIUM PARKING
5. TOWER-5,6,7 & 8
6. STP-1(FOR ENTIRE GROUP HOUSING DEMAND)

PHASE-3
1. PARK-3
2. KIDS PLAY AREA
3. PART PODIUM PARKING
4. TOWER-9,10,11&12
5. PART CONVENIENT SHOP (PHASE 3A)
6. PART EWS (PHASE-3A)

PHASE-4
1. BASKET BALL COURT
2. PARK-4
3. BASEMENT-B PARKING
4. KIDS PLAY AREA
5. YOGA/FITNESS AREA
6. TOWER- 13,14,15,16 & 17
7. PROVISION FOR 33 KV SUB STATION (500 SQ YARD)
8. TRANSFORMER
9. VCB PANEL

PHASE-5
1. PARK-5
2. DG SETS
3. LT PANEL
4. TOWER-18,19,20 & 21

PHASE-6
1. NURSERY SCHOOL
2. PRIMARY SCHOOL

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

PROJECT

Revised 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 six (6) phases

NORTH :
N

ARCHITECT'S SEAL & SIGNATURE	OWNER/AUTH. SIGN.
For BIAS + ARCHTECTURE SYED MOHD. IMRAN CA93/16665	For ASHIANA HOUSING LIMITED * Authorised Signatory

Scale : 1 : 500

Drawing Title:-	Drawing No:-
SITE PLAN (SERVICES)	A-01.1