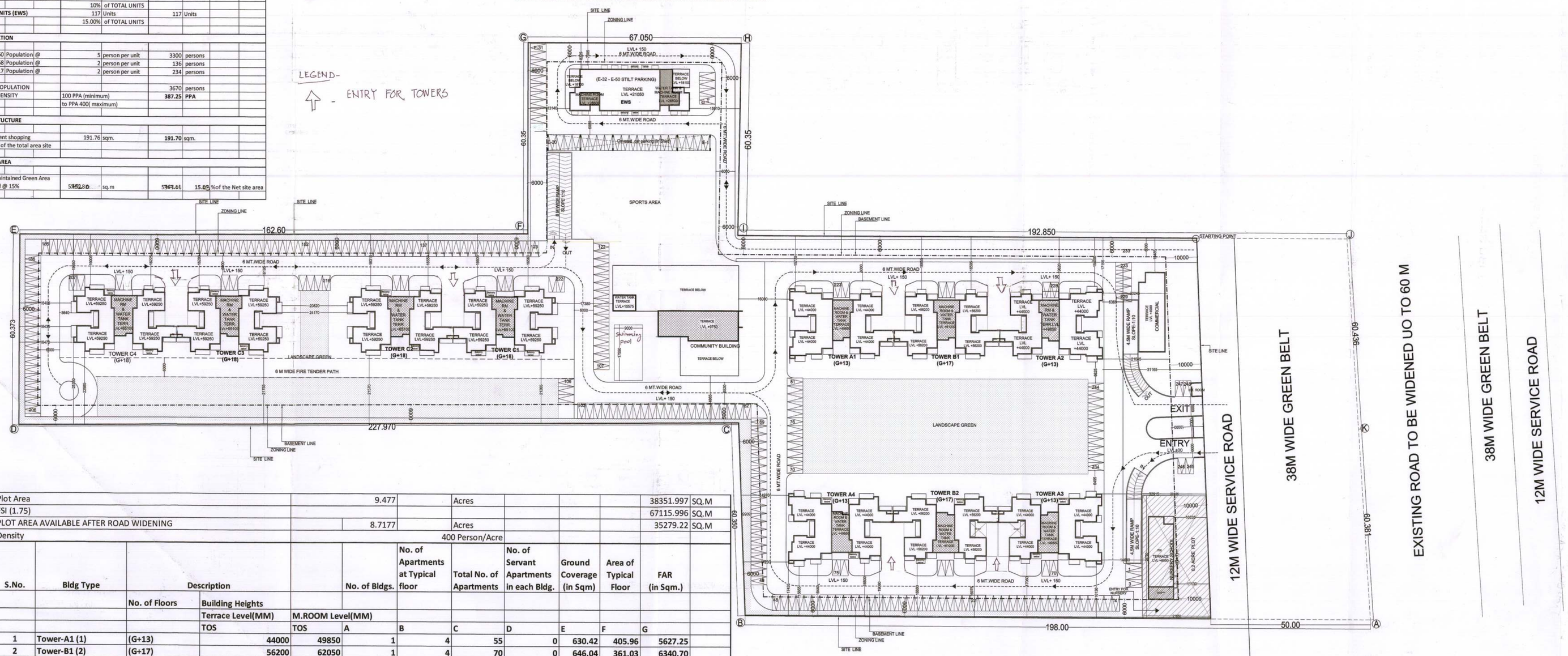
ABSTRACT			
TOTAL SITE AREA	10.25	ACRES	41520.68 sq m
SITE AREA AFTER ROAD WIDENING	9.477	ACRES	38351.997 sq m

PARAMETERS FOR HOUSING	PERMISSIBLE / REQUIRED	PROPOSED
		TOTAL
F.A.R.	175%	174.96%
	67,116.31 sq m	67101.55 sq m
GROUND COVERAGE	35%	20.95%
	13,423.20 sq m	8023.56 sq m
No.of TOTAL UNITS	660	660 Units
No.of UNITS (Service Personal)	66	68 Units
	10% of TOTAL UNITS	
No.of UNITS (EWS)	117 Units	117 Units
	15.00% of TOTAL UNITS	
POPULATION		
660 Population @	5 person per unit	3300 persons
68 Population @	2 person per unit	136 persons
117 Population @	2 person per unit	234 persons
TOTAL POPULATION		3670 persons
TOTAL DENSITY	100 PPA (minimum)	387.25 PPA
	to PPA 400(maximum)	
INFRASTUCTURE		
Convenient shopping @ 0.5% of the total area site	191.76 sqm.	191.70 sqm.
GREEN AREA		
Total Maintained Green Area Required @ 15%	5752.50 sq.m	5761.01 15.02% of the Net site area

NOTE- CAR NO. E-1 TO E-50 ARE DEDICATED PARKING FOR EWS.

LEGEND-

⇧ - ENTRY FOR TOWERS



Plot Area											
				9.477		Acres				38351.997	SQ.M
FSI (1.75)										67115.996	SQ.M
PLOT AREA AVAILABLE AFTER ROAD WIDENING				8.7177		Acres				35279.22	SQ.M
Density						400 Person/Acre					

S.No.	Bldg Type	Description			No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)	Area of Typical Floor	FAR (in Sqm.)
		No. of Floors	Building Heights								
			Terrace Level(MM)	M.ROOM Level(MM)							
			TOS	TOS	A	B	C	D	E	F	G
1	Tower-A1 (1)	(G+13)	44000	49850	1	4	55	0	630.42	405.96	5627.25
2	Tower-B1 (2)	(G+17)	56200	62050	1	4	70	0	646.04	361.03	6340.70
3	Tower- A2 (3)	(G+13)	44000	49850	1	4	55	0	630.42	405.96	5627.25
4	Tower- A3 (4)	(G+13)	44000	49850	1	4	55	0	630.42	405.96	5627.25
5	Tower-B2 (5)	(G+17)	56200	62050	1	4	70	0	646.04	361.03	6340.70
6	Tower- A4 (6)	(G+13)	44000	49850	1	4	55	0	630.42	405.96	5627.25
7	Tower-C1 (7)	(G+18)	59250	65100	1	4	75	17	566.57	377.56	7101.51
8	Tower- C2 (8)	(G+18)	59250	65100	1	4	75	17	566.57	377.56	7101.51
9	Tower-C3 (9)	(G+18)	59250	65100	1	4	75	17	566.57	377.56	7101.51
10	Tower- C4 (10)	(G+18)	59250	65100	1	4	75	17	566.57	377.56	7101.51
11	COMMUNITY BLDG.	G+1	9750	---	1		---		986.37	406.38	473.16
12	SHOPPING	(G)	4250	---	1		---		242.86	191.70	191.70
13	EWS	(S+6)	20950	26850	1		117		503.85	471.2	2840.22
14	NURSERY SCHOOL	G+1	8200	11200	1		---		210.44	200.83	
15	BASEMENT				1						
GrandTotal =							777	68	8023.56		67101.55

Ashiana Group Housing , SEC-2

BUILT-UP AREA STATEMENT

S.No.	Building Type	Description	FAR (in Sqm.)	NON FAR (in Sqm.)	B/UP AREA (in sq.m)
		No. of Floors			
			G	H	I
1	Tower-A1 (1)	(G+13)	5627.25	577.00	6204.25
2	Tower-B1 (2)	(G+17)	6340.70	805.66	7146.36
3	Tower- A2 (3)	(G+13)	5627.25	577.00	6204.25
4	Tower- A3 (4)	(G+13)	5627.25	577.00	6204.25
5	Tower-B2 (5)	(G+17)	6340.70	805.66	7146.36
6	Tower- A4 (6)	(G+13)	5627.25	577.00	6204.25
7	Tower-C1 (7)	(G+18)	7101.51	640.06	7741.58
8	Tower- C2 (8)	(G+18)	7101.51	640.06	7741.58
9	Tower-C3 (9)	(G+18)	7101.51	640.06	7741.58
10	Tower- C4 (10)	(G+18)	7101.51	640.06	7741.58
11	COMMUNITY BLDG.	G+1	473.16	618.32	1091.48
12	SHOPPING	(G)	191.70	51.16	266.97
13	EWS	(S+6)	2840.22	549.95	3383.71
14	NURSERY SCHOOL	G+1	404.28*	37.28	441.55
15	BASEMENT			28288.30	28288.30
Grand Total =			67101.55	36024.58	103548.05

* Nursery School FAR not included in Total FAR Calculation

SITE AREA	38351.997	SQ.M
MINIMUM REQUIRED GREEN AREA @15%	5752.80	SQ.M
GREEN AREA PROPOSED	5761.01	SQ.M
	15.02	%

PARKING CALCULATION

A	TOTAL REGULAR DWELLING UNIT	660	no
B	PARKING REQ. @ 1.5 ECS PER D.U.=	990	ECS
C	COVERED PARKING REQ 75 % OF TOTAL PARKING	742.5	ECS
D	OPEN PARKING REQUIRED	247.5	ECS
1	OPEN PARKING PROVIDED	248	ECS
2	COV.PARKING PROVIDED IN BASEMENT BY AREA @35 SQM PER ECS	26684.09 762.40	SQM ECS
	PARKING REQUIREMENT FOR EWS - 5% OF TOTAL PARKING	50 ECS	no.
	CAR PARKING PROVIDED IN STILT BY AREA @ 30 QM		
	STILT AREA AVAILABLE FOR PARKING	434.47	SQM
a	PARKING ACHIEVED BY AREA @ 30 SQM IN STILT	14.00	ECS
b	PARKING PROVIDED IN SHED =500SQ @ 25 SQ M PER ECS	20.00	ECS
c	OPEN PARKING PROVIDED	16.00	ECS
3	TOTAL PARKING PROVIDED FOR EWS	50.00	ECS
	TOTAL PARKING PROVIDED (1+2+3)	1060.40 SAY - 1060	ECS ECS

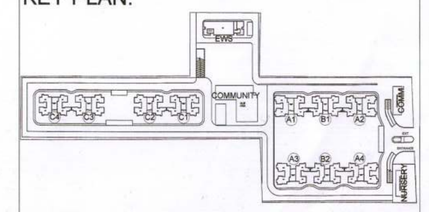
STILT AREA DETAIL

S.No.	Bldg Type	Description	STILTS (in Sqm.)
		No. of Floors	
			j
1	Tower-A1 (1)	(G+13)	275.66
2	Tower-B1 (2)	(G+17)	442.92
3	Tower- A2 (3)	(G+13)	275.66
4	Tower- A3 (4)	(G+13)	275.66
5	Tower-B2 (5)	(G+17)	442.92
6	Tower- A4 (6)	(G+13)	275.66
7	Tower-C1 (7)	(G+18)	261.13
8	Tower- C2 (8)	(G+18)	261.13
9	Tower-C3 (9)	(G+18)	261.13
10	Tower- C4 (10)	(G+18)	261.13
11	COMMUNITY BLDG.	G+1	---
12	SHOPPING	(G)	---
13	EWS	(S+6)	434.47
14	NURSERY SCHOOL	G+1	---
TOTAL			1269.90

POPULATION DENSITY CALCULATION

Plot Area			9.477	Acres					
Permissible Density			100-400	PPA		Achieved density			387.25
S.No.	Bldg Type	No. of Floors	No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	POPULATION BREAK UP Main Population 5 Person/Unit	EWS Population 2 Person/Unit	Service Population 2 Person/Unit	TOTAL POPULATION
			A	B	C	D	K	L	M	N
1	Tower-A1 (1)	(G+13)	1	4	55	0	275	0	0	275
2	Tower-B1 (2)	(G+17)	1	4	70	0	350	0	0	350
3	Tower- A2 (3)	(G+13)	1	4	55	0	275	0	0	275
4	Tower- A3 (4)	(G+13)	1	4	55	0	275	0	0	275
5	Tower-B2 (5)	(G+17)	1	4	70	0	350	0	0	350
6	Tower- A4 (6)	(G+13)	1	4	55	0	275	0	0	275
7	Tower-C1 (7)	(G+18)	1	4	75	17	375	0	34	409
8	Tower- C2 (8)	(G+18)	1	4	75	17	375	0	34	409
9	Tower-C3 (9)	(G+18)	1	4	75	17	375	0	34	409
10	Tower- C4 (10)	(G+18)	1	4	75	17	375	0	34	409
11	COMMUNITY BLDG.	G+1	1	---			---	0	0	---
12	SHOPPING	(G)	1	---			---	0	0	---
13	EWS	(S+6)	1		117		---	234	0	234
14	NURSERY SCHOOL	G+1	1	---			---			---
15	BASEMENT		1							
TOTAL					777	68	3300	234	136	3670
DENSITY ACHIEVED										387.25 PPA

KEY PLAN:



JOB TITLE:

Proposed Building Plan of Group Housing Colony area measuring 10.25 acres(Lic. No. 16 of 2014 dated 10.06.2014) in Sec-2, Sohna, being developed by PSL INFRATECH PVT. LTD.

EXECUTIVE ARCHITECTS:

DESIGN FORUM INTERNATIONAL

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

CLIENT:

PSL INFRATECH PVT. LTD.

DRAWING TITLE:

SITE PLAN

OWNER'S SIGN:

For PSL Infratech Pvt. Ltd.

Authorized Signatory

ARCHITECT'S SIGN:

ANOJ TEVATIA
B. Arch. (Hons.), M.C.A.
CA/95/18739.

SCALE: 1:500

NORTH:

DATE:

DRAWING NO. : 1