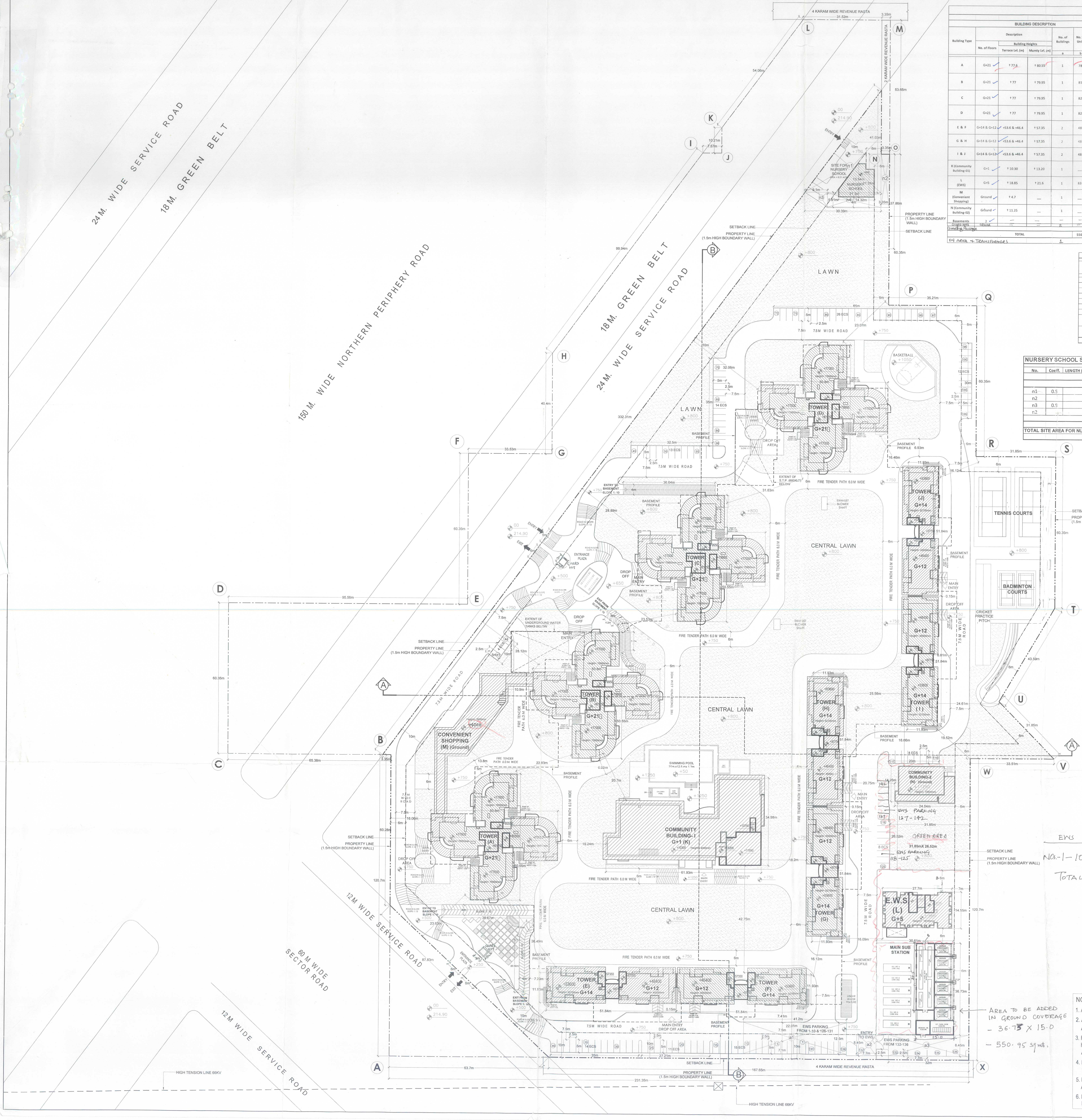
Notes
- Dimensions are not to be scaled.
- All Dimensions Are In Meters.
- All windows & ventilators are openable
- All walls are 230/115 thk. Brick Wall

NEW

No.	Date	By	Issues Description

Revisions

KEY PLAN



AREA AND POPULATION STATEMENT

Building Type	No. of Floors	Terrace Lvl. (m)	Mumty Lvl. (m)	No. of Buildings (a)	No. of Units (b)	No. of Apartment / Penthouse/ Duplex (b1)	Ground Coverage Of One Building (c)	Ground Coverage Total (a X c)	FAR of One Building (d)	FAR Total (a X d)	Ground FAR of One Building (f)	Stilts Of One Building (g = c - f)	Stilts Total (a X g)	Basement Area Total (h)	Main Population @ 5 person/ Unit (j)	EWS Population @ 2 person/ Unit (k)	Service Population @ 2 person/ Unit (m)	Total (j + k + m)
A	G+21	+77.6	+80.55	1	78	70 (Apartments) 4(Penthouses) 4 (Duplexes)	1376.280	1376.28	20481.1	20481.1	907.53	468.750	468.75	—	390	—	24	414
B	G+21	+77	+79.95	1	81	77 Apartments 4(Penthouses)	1376.280	1376.28	20249.99	20249.99	695.27	681.010	681.01	—	405	—	24	429
C	G+21	+77	+79.95	1	82	78 (Apartments) 4(Penthouses)	1376.280	1376.28	20455.33	20455.33	907.53	468.750	468.75	—	410	—	24	434
D	G+21	+77	+79.95	1	82	78 (Apartments) 4(Penthouses)	1376.280	1376.28	20455.33	20455.33	907.53	468.750	468.75	—	410	—	24	434
E & F	G+14 & G+12	+53.6 & +46.4	+57.35	2	48	44(Apartments) 4 (Penthouses)	782.709	1565.418	7151.820	14303.64	400.003	382.706	765.412	—	240	—	—	240
G & H	G+14 & G+12	+53.6 & +46.4	+57.35	2	48	44 (Apartments) 4 (Penthouses)	782.709	1565.418	7151.820	14303.64	400.003	382.706	765.412	—	240	—	—	240
I & J	G+14 & G+12	+53.6 & +46.4	+57.35	2	48	44 (Apartments) 4(Penthouses)	782.709	1565.418	7151.820	14303.64	400.003	382.706	765.412	—	240	—	—	240
K (Community Building-01)	G+1	+10.30	+13.20	1	—	—	1526.95	1526.95	2609.48	2609.48	1336.85	—	—	—	—	—	—	—
L (EWS)	G+5	+18.85	+21.6	1	83	83 (Apartments)	378.57	378.57	2043.04	2043.04	332.75	45.82	45.82	—	—	166	—	166
M (Convenient Shopping)	Ground	+4.7	—	1	—	—	371.33	371.33	371.33	371.33	371.33	165.65	165.65	—	—	—	—	—
N (Community Building-02)	Ground	+11.25	—	1	—	—	329.60	329.60	285.70	285.70	285.70	—	—	—	—	—	—	—
Basements	2	—	—	—	—	—	—	—	—	—	—	—	—	45715.17	—	—	—	—
Guard Huts	Ground			2			9.0	18.0	9.0	18.0								
Connecting Passage							165.65	165.65										
TOTAL					550		TOTAL(sq.m.)=	12991.44	TOTAL(sqm)=	129886.22		TOTAL(sq.m.)=	4598.966	45715.17	2335	166	96	2597

DG AREA + TRANSFORMERS 1 550.95
550.95
13542.424

STILTED AREAS CALCULATIONS

Type of Building	Total No. of Building (m)	Stilt Area of one Building (n)	Total Stilt Area (m x n)	Actual ECS Provided
A	1	468.750	468.750	2
B	1	681.010	681.010	6
C	1	468.750	468.750	2
D	1	468.750	468.750	2
E & F	2	382.706	765.412	4
G & H	2	382.706	765.412	4
I & J	2	382.706	765.412	4
Convenient Shopping	1	165.65	165.65	2
EWS	1	45.82	45.82	
TOTAL			4598.966	26

NURSERY SCHOOL SITE AREA CALCULATIONS

No.	Coeff.	LENGTH (M)	BREADTH (M)	HEIGHT/SIDE	Nos.	AREA (Sq M)
			ADDITIONS			
n1	0.5		30.39	41.03	1	623.45
n2			3.35	21.31	1	71.39
n3	0.5		9.1	5.91	1	26.89
n2			21.3	5.91	1	125.88
			TOTAL			847.61
TOTAL SITE AREA FOR NURSERY SCHOOL (sq.m.)						847.61
OR		=	0.21	Acre		

ABSTRACT

TOTAL SITE AREA	=	19.856	Acres	= 80354.254	sq.m.
NET PLANNED SITE AREA	=	18.3515	Acres	= 74265.768	sq.m.

PARAMETERS FOR HOUSING		PERMISSIBLE	PROPOSED
FAR	=	175%	174.89%
BUILT UP AREA	=	129965.094 sq.m.	129886.22
GROUND COVERAGE	=	35%	18.235%
		25993.02 sq.m.	13542.424 sq.m.
No. of Units (Main)			467Units
No. of Units (EWS)		83 Units	83 Units
		15 % of Total units (including EWS)	
No. of Servant Rooms		47 Units (10 % of Main units)	48 Units 10.21%

POPULATION

No. of Units		Proposed	
467	Population of Main Units @ 5 persons per unit	2335	Persons
83	Population of EWS Units @ 2 persons per unit	166	Persons
48	Population of Service Units @ 2 persons per unit	96	Persons
	TOTAL POPULATION (Proposed) =	2597	Persons
	TOTAL DENSITY (Required) = 100 PPA (minimum) 300 PPA (maximum)	142	Persons

INFRASTRUCTURE

	Required	Proposed
Convenient Shopping @ 0.5 % of Site area	371.33 sq.m.	371.33 Sq.m.

PARKING

Parking Required					
1.5 ECS per Main unit =	701	ECS			
2 ECS per 100 sq.m. for Convenient shopping =	8	ECS			
5 % of Main units for EWS =	35	ECS			
Total Parking required =	744	ECS			
Parking Proposed					
Parking in Basement @	35 sq.m. per ECS		=	1145	ECS
Parking in Stilts(Main units) @	30 sq.m. per ECS		=	26	ECS
Parking in open (Main units) @	25 sq.m. per ECS		=	100.5	ECS
	Total		=	1271.5	ECS
Parking for EWS in open @	25 sq.m. per ECS		=	34	ECS
Parking for EWS in Stilt @	30 sq.m. per ECS		=	1.5	ECS
TOTAL PARKING PROPOSED			=	1307	ECS

GREEN AREA

Total Site area	=	74265.768	Sq.m.
Total Maintained Green Area required @ 15 % of total site area =		11139.87	Sq.m.
Proposed Green area =		18800.60	Sq.m.
	= 25.3 %	of Site area	

LOCATION OF SERVANT UNITS

Building Type	No. of Blocks	Nos. on Each Floor	Total Nos.	Location
A	1	8	8	13th Floor (Duplex), 16th Floor(Typical)
		4	4	21st Floor (Penthouse)
B, C & D	3	8	24	12th, 16th Floor (Typical)
		4	12	21st Floor (Penthouse)
TOTAL			48	10.21 % of Main Units

SUMMARY

TOTAL AREA OF LOWER BASEMENT (SQ.M.)	=	14098.67
TOTAL SERVICE AREA OF LOWER BASEMENT (SQ.M.)	=	1406.28
TOTAL CIRCULATION AREA OF LOWER BASEMENT (SQ.M.)	=	383.84
TOTAL PARKING AREA ON LOWER BASEMENT (SQ.M.)	=	12308.55
ECS PERMISSIBLE @ 35 sq.m.		
No. OF ECS PROVIDED	=	352
TOTAL AREA OF UPPER BASEMENT (SQ.M.)	=	31616.50
TOTAL SERVICE AREA OF UPPER BASEMENT (SQ.M.)	=	3092.97
TOTAL CIRCULATION AREA OF UPPER BASEMENT (SQ.M.)	=	778.86
TOTAL PARKING AREA ON UPPER BASEMENT (SQ.M.)	=	27744.67
ECS PERMISSIBLE @ 35 sq.m.		
No. OF ECS PROVIDED	=	793
TOTAL AREA OF BASEMENT (SQ.M.)	=	45715.17
TOTAL ECS REQUIRED	=	744
TOTAL No. OF ECS PROVIDED IN BASEMENTS	=	1145

EWS PARKING
NO.-1-10, 118-125, 126-142
TOTAL - 10+17+8
- 35 NOs.

AREA TO BE ADDED IN GROUND COVERAGE
- 36.73 X 15.0
- 550.95 sqmt.

EWS Parking Allocation

Parking in Open
Rectangle (a1) = 41.2m x12.5m = 515 sq.m.
Rectangle (a2) = 7.7 m x8.45m = 65.07 sq.m.
Rectangle (a3) = 32m x8.45m = 270.4 sq.m.
Total area = 850.47 sq.m.
Area of 1 ECS in Open = 25 sq.m.
ECS Allocated in Open @ 25 sq.m. per ECS
= 850.47/25 = 34 ECS

Parking area in Stilt = 45.82 sq.m.
ECS Allocated in Stilt @ 30 sq.m. per ECS
= 45.82/ 30 = 1.53 ECS = 1.5 ECS (say)

TOTAL ECS ALLOCATED FOR EWS = 35.5 ECS

Checked and found ok for Public Health (Internal) Services only subject to comments vide Regarding letter No. SE(HQ)/. 60 Dt 11.12

D.T.P.(HQ) Member Secretary B.P.C.
S.T.P. (G) Member B.P.C.
C.T.P. (Hr.) Chairman B.P.C.
AD JD SD ATP

NOTES :-

1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
3. FIRE-FIGHTING / SAFETY AND RAIN WATER HARVESTING PROVISIONS SHALL BE AS PER RELEVANT NBC PROVISIONS.
4. ROOF SLAB OF UPPER BASEMENT DESIGNED TO TAKE LOAD OF FIRE TENDER.
5. MAIN ENTRY GATE & BOUNDARY WALL AS PER STANDARD DESIGN.
6. FOR VENTILATION OF KITCHEN AND TOILETS EXHAUST FANS SHALL BE PROVIDE.

LEGEND

—··—··—	EXISTING BOUNDARY
—·—·—	SETBACK LINE
— — —	BASEMENT PROFILE

Owner's Signature

ATHENA INFRASTRUCTURE LIMITED

Architect's Signature

Akancsha ... Council of Architecture Registration No. CA/2004/34548

Architects
Arcop Associates Pvt. Ltd.
Plot No-36, Sector-32, Gurgaon.
HARYANA - 122001
INDIA
Ph.: +91-124-4595500 , 4371200
Fax: +91-124-4595550

Clients
Athena Infrastructure Limited
Plot No. - 448-451, Udyog Vihar
Phase - V, Gurgaon-122 001

Job Title
REVISED BUILDING PLANS OF GROUP HOUSING COLONY ON AREA MEASURING 19.856 ACRES(LICENSE NO. 213 OF 2007 DATED 05.09.2007,LICENSE NO.10 OF 2011 DATED 29.01.2011 AND LICENSE NO.64 OF 2012 DATED 20.06.2012)IN SECTOR-110,GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY ATHENA INFRASTRUCTURE LTD. AND OTHERS.

Drawing Title
MASTER PLAN

SANCTIONED
To be read in conjuction with memo No. 36952 Dtd 18/09/13

Job No.		Drawing No.
Drawn	Checked	AR-A-01
Date 25.07.2012	Scale 1:500	Revisions