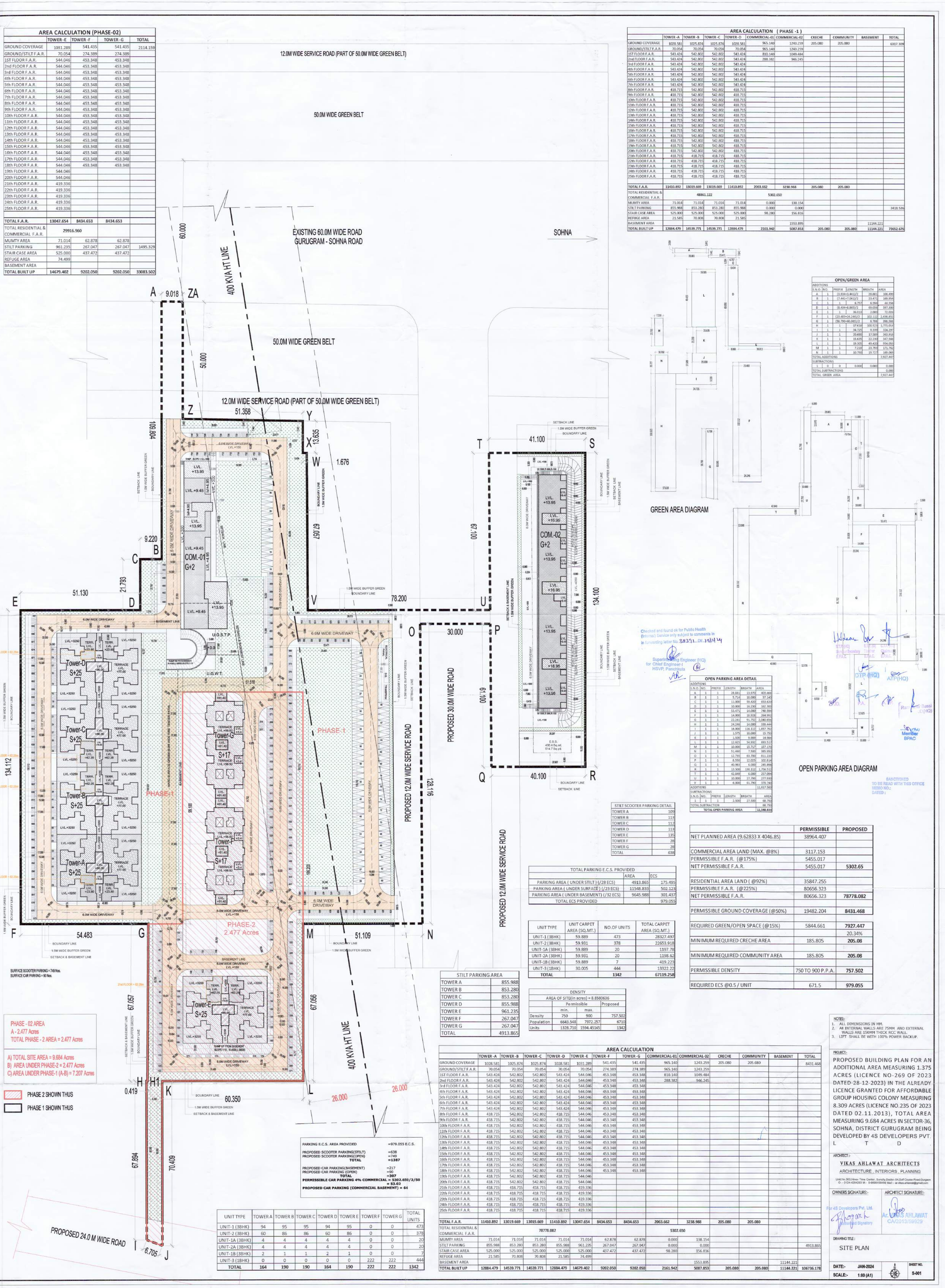
AREA CALCULATION (PHASE-02)

	TOWER -E	TOWER -F	TOWER -G	TOTAL
GROUND COVERAGE	1031.289	541.435	541.435	2114.159
GROUND/STILT F.A.R.	70.054	274.389	274.389	
1ST FLOOR F.A.R.	544.046	453.348	453.348	
2nd FLOOR F.A.R.	544.046	453.348	453.348	
3rd FLOOR F.A.R.	544.046	453.348	453.348	
4th FLOOR F.A.R.	544.046	453.348	453.348	
5th FLOOR F.A.R.	544.046	453.348	453.348	
6th FLOOR F.A.R.	544.046	453.348	453.348	
7th FLOOR F.A.R.	544.046	453.348	453.348	
8th FLOOR F.A.R.	544.046	453.348	453.348	
9th FLOOR F.A.R.	544.046	453.348	453.348	
10th FLOOR F.A.R.	544.046	453.348	453.348	
11th FLOOR F.A.R.	544.046	453.348	453.348	
12th FLOOR F.A.R.	544.046	453.348	453.348	
13th FLOOR F.A.R.	544.046	453.348	453.348	
14th FLOOR F.A.R.	544.046	453.348	453.348	
15th FLOOR F.A.R.	544.046	453.348	453.348	
16th FLOOR F.A.R.	544.046	453.348	453.348	
17th FLOOR F.A.R.	544.046	453.348	453.348	
18th FLOOR F.A.R.	544.046	453.348	453.348	
19th FLOOR F.A.R.	544.046			
20th FLOOR F.A.R.	544.046			
21th FLOOR F.A.R.	419.336			
22th FLOOR F.A.R.	419.336			
23th FLOOR F.A.R.	419.336			
24th FLOOR F.A.R.	419.336			
25th FLOOR F.A.R.	419.336			
TOTAL F.A.R.	13047.654	8434.653	8434.653	
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	29916.960			
MUMTY AREA	71.014	62.878	62.878	
STILT PARKING	961.235	267.047	267.047	1495.329
STAIR CASE AREA	525.000	437.472	437.472	
REFUGE AREA	74.499			
BASEMENT AREA				
TOTAL BUILT UP	14679.402	9202.050	9202.050	33083.502

AREA CALCULATION (PHASE -1)

	TOWER -A	TOWER -B	TOWER -C	TOWER -D	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	965.140	1243.259	205.080	205.080		6317.309
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715						
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715						
TOTAL F.A.R.	11410.892	13019.669	13019.669	11410.892	2063.662	3238.988	205.080	205.080		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	48861.122				5302.650					
MUMTY AREA	71.014	71.014	71.014	71.014	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	0.000	0.000				3418.536
STAIR CASE AREA	525.000	525.000	525.000	525.000	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585						
BASEMENT AREA						1553.895			11144.221	
TOTAL BUILT UP	12884.479	14539.771	14539.771	12884.479	2161.942	5087.853	205.080	205.080	11144.221	73652.676



PHASE - 02 AREA
A - 2.477 Acres
TOTAL PHASE - 2 AREA = 2.477 Acres

A) TOTAL SITE AREA = 9.684 Acres
B) AREA UNDER PHASE-2 = 2.477 Acres
C) AREA UNDER PHASE-1 (A-B) = 7.207 Acres

PHASE 2 SHOWN THUS

PHASE 1 SHOWN THUS

OPEN/GREEN AREA

ADDITIONS S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(3.934+3.441)/2	28.881	106.499
B	1		(7.441+7.041)/2	23.471	169.954
C	1	1	6.757	6.594	44.556
D	1		(8.434+6.865)/2	69.056	597.300
E	1	1	36.013	2.000	72.026
F	1		(23.483+24.246)/2	102.112	2,436.851
G	1		(58.790+60.065)/2	6.706	398.588
H	1	1	17.618	100.523	1,771.014
I	1	1	34.725	9.339	324.297
J	1	1	20.690	17.589	363.916
K	1	1	15.635	22.230	347.596
L	1	1	19.305	49.420	954.053
M	1	1	7.219	23.793	171.792
N	1	1	10.750	15.727	169.065
TOTAL ADDITIONS					7,927.447
SUBTRACTIONS					
1	0	0	0.000	0.000	0.000
TOTAL SUBTRACTIONS					0.000
TOTAL GREEN AREA					7,927.447

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 28391...DV...19/3/24
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

OPEN PARKING AREA DETAIL

ADDITIONS S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	28.881	13.970	403.468
B	1	1	5.714	10.000	57.140
C	1	1	11.000	59.420	653.620
D	1	1	10.000	16.290	162.900
E	1	1	53.471	14.000	748.594
F	1	1	14.000	18.928	264.992
G	1	1	22.241	91.752	2,040.656
H	1	1	24.246	14.000	339.444
I	1	1	16.000	116.112	1,857.792
J	1	1	1.575	10.000	15.750
K	1	1	1.500	9.989	14.984
L	1	1	12.625	54.932	693.517
M	1	1	10.000	15.717	157.170
N	1	1	51.460	7.500	385.950
O	1	1	12.735	63.700	811.220
P	1	1	8.550	12.025	102.814
Q	1	1	40.983	6.000	245.898
R	1	1	13.500	130.112	1,756.512
T	1	1	42.843	6.000	257.094
U	1	1	10.000	27.793	277.930
V	1	1	6.000	61.790	370.740
ADDITIONS					11,617.583
SUBTRACTIONS					
S.NO.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	1	2.500	27.500	68.750
TOTAL SUBTRACTION					68.750
TOTAL OPEN PARKING AREA					11,548.833

STILT SCOOTER PARKING DETAIL	
TOWER A	109
TOWER B	113
TOWER C	112
TOWER D	113
TOWER E	135
TOWER F	28
TOWER G	28
TOTAL	638

TOTAL PARKING E.C.S. PROVIDED		
	AREA	ECS
PARKING AREA (UNDER STILT) (/28 ECS)	4913.865	175.495
PARKING AREA (UNDER SURFACE) (/23 ECS)	11548.833	502.123
PARKING AREA (UNDER BASEMENT) (/32 ECS)	9645.988	301.437
TOTAL ECS PROVIDED		979.055

UNIT TYPE	UNIT CARPET AREA (SQ.MT.)	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT-1 (3BHK)	59.889	473	28327.497
UNIT-2 (3BHK)	59.931	378	22653.918
UNIT-1A (3BHK)	59.889	20	1197.78
UNIT-2A (3BHK)	59.931	20	1198.62
UNIT-1B (3BHK)	59.889	7	419.223
UNIT-3 (1BHK)	30.005	444	13322.22
TOTAL		1342	67119.258

	PERMISSIBLE	PROPOSED
NET PLANNED AREA (9.62833 X 4046.85)	38964.407	
COMMERCIAL AREA LAND (MAX. @8%)	3117.153	
PERMISSIBLE F.A.R. (@175%)	5455.017	
NET PERMISSIBLE F.A.R.	5455.017	**5302.65**
RESIDENTIAL AREA LAND (@92%)	35847.255	
PERMISSIBLE F.A.R. (@225%)	80656.323	
NET PERMISSIBLE F.A.R.	80656.323	**78778.082**
PERMISSIBLE GROUND COVERAGE (@50%)	19482.204	**8431.468**
REQUIRED GREEN/OPEN SPACE (@15%)	5844.661	**7927.447**
		20.34%
MINIMUM REQUIRED CRECHE AREA	185.805	**205.08**
MINIMUM REQUIRED COMMUNITY AREA	185.805	**205.08**
PERMISSIBLE DENSITY	750 TO 900 P.P.A.	**757.502**
REQUIRED ECS @0.5 / UNIT	671.5	**979.055**

STILT PARKING AREA	
TOWER A	855.988
TOWER B	853.280
TOWER C	853.280
TOWER D	855.988
TOWER E	961.235
TOWER F	267.047
TOWER G	267.047
TOTAL	4913.865

DENSITY			
AREA OF SITE(in acres) = 8.8580636			
	Permissible		Proposed
	min.	max.	
Density	750	900	757.502
Population	6643.548	7972.257	6710
Units	1328.710	1594.45145	1342

PARKING E.C.S. AREA PROVIDED =979.055 E.C.S.

PROPOSED SCOOTER PARKING(STILT) =638
PROPOSED SCOOTER PARKING(OPEN) =749
TOTAL =1387

PROPOSED CAR PARKING(BASEMENT) =217
PROPOSED CAR PARKING (OPEN) =90
TOTAL =307

PERMISSIBLE CAR PARKING 4% COMMERCIAL = 5302.650/2/50 = 53.02

PROPOSED CAR PARKING (COMMERCIAL BASEMENT) = 64

UNIT TYPE	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOTAL UNITS
UNIT-1 (3BHK)	94	95	95	94	95	0	0	473
UNIT-2 (3BHK)	60	86	86	60	86	0	0	378
UNIT-1A (3BHK)	4	4	4	4	4	0	0	20
UNIT-2A (3BHK)	4	4	4	4	4	0	0	20
UNIT-1B (3BHK)	2	1	1	2	1	0	0	7
UNIT-3 (1BHK)	0	0	0	0	0	222	222	444
TOTAL	164	190	190	164	190	222	222	1342

AREA CALCULATION

	TOWER -A	TOWER -B	TOWER -C	TOWER -D	TOWER -E	TOWER -F	TOWER -G	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	1031.289	541.435	541.435	965.140	1243.259	205.080	205.080		8431.468
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	70.054	274.389	274.389	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
TOTAL F.A.R.	11410.892	13019.669	13019.669	11410.892	13047.654	8434.653	8434.653	2063.662	3238.988	205.080	205.080		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	78778.082							5302.650					
MUMTY AREA	71.014	71.014	71.014	71.014	71.014	62.878	62.878	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	961.235	267.047	267.047	0.000	0.000				4913.865
STAIR CASE AREA	525.000	525.000	525.000	525.000	525.000	437.472	437.472	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585	74.499								
BASEMENT AREA									1553.895			11144.221	
TOTAL BUILT UP	12884.479	14539.771	14539.771	12884.479	14679.402	9202.050	9202.050	2161.942	5087.853	205.080	205.080	11144.221	106736.178

NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-

PROPOSED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO-269 OF 2023 DATED 28-12-2023) IN THE ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY MEASURING 8.309 ACRES (LICENCE NO.235 OF 2023 DATED 02.11.2013), TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. L T D .

ARCHITECT:-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit No.303,Ninex Time Center, Sunsity,Sector-54,Golf Course Road,Gurgaon
O :- 0124-4264293 M:- 9-9899158498 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- For 4S Developers Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:- Ar. VIKAS AHLAWAT CA/2013/59929

DRAWING TITLE : SITE PLAN

DATE:- JAN-2024 SCALE:- 1:80 (A1) SHEET NO. S-001