

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)

S.No.	Blg Type	Description	Total No. of Apartments	Total No. of Units	Total Units in Tower	Person per Unit	Main Population	CARPET AREA	Railway Terrace area	TOTAL CARPET AREA	TOTAL Railway Terrace area
1	Storeroom	Storeroom	1	1	1	3	3	69.790	69.900	69.790	69.900
2	Storeroom	Storeroom	21	21	21	3	63	69.790	26.830	140.580	96.730
3	Storeroom	Storeroom	1	1	1	3	3	68.210	69.310	68.210	69.310
4	Storeroom	Storeroom	21	21	21	3	63	68.210	27.980	143.410	97.290
5	Service Person	Service Person	1	1	1	4	4	91.990	35.440	91.990	35.440
6	Service Person	Service Person	20	20	20	4	80	91.990	35.440	183.980	70.880
7	Service Person	Service Person	1	1	1	4	4	91.990	35.440	91.990	35.440
8	Service Person	Service Person	21	21	21	4	84	91.990	35.440	192.980	71.720
9	Service Person	Service Person	1	1	1	3	3	69.790	69.900	139.680	139.820
10	Service Person	Service Person	21	21	21	3	63	69.790	26.830	201.180	119.860
11	Service Person	Service Person	1	1	1	3	3	68.210	69.310	136.420	136.620
12	Service Person	Service Person	21	21	21	3	63	68.210	27.980	164.400	100.180
13	Service Person	Service Person	1	1	1	3	3	69.790	69.900	69.790	69.900
14	Service Person	Service Person	21	21	21	3	63	69.790	26.830	146.590	96.730
15	Service Person	Service Person	1	1	1	3	3	68.210	69.310	68.210	69.310
16	Service Person	Service Person	21	21	21	3	63	68.210	27.980	143.410	97.290
17	Service Person	Service Person	1	1	1	4	4	91.990	35.440	91.990	35.440
18	Service Person	Service Person	20	20	20	4	80	91.990	35.440	183.980	70.880
19	Service Person	Service Person	1	1	1	3	3	71.630	26.600	71.630	26.600
20	Service Person	Service Person	1	1	1	4	4	91.990	35.440	91.990	35.440
21	Service Person	Service Person	21	21	21	4	84	91.990	35.440	192.980	71.720
22	Service Person	Service Person	4	4	4	3	12	103.690	32.630	414.700	130.020
23	Service Person	Service Person	1	1	1	3	3	78.630	25.700	78.630	25.700
24	Service Person	Service Person	21	21	21	3	63	103.690	32.630	809.270	278.290
GRAND TOTAL			392	1142			2921.830	1106.840			

PROPOSED FAR & BUILT UP AREA STATEMENT

FLOORS	TOWER-A TO D		
	FAR AREA	NON FAR AREA	BUILT UP AREA
STILT/GROUND	1994.6	660.51	2655.11
COMMERCIAL - 1 & 2	853.42	223.77	1077.19

FLOORS	TOWER-A			TOWER-B			TOWER-C			TOWER-D		
	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA
1st	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
2nd	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
3rd	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
4th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
5th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
6th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
7th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
8th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
9th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
10th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
11th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
12th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
13th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
14th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
15th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
16th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
17th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
18th	376.45	78.08	454.53	326.66	79.15	403.81	376.45	78.08	454.53	468.57	89.45	558.02
19th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
20th	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
21st	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
22nd	398.03	56.5	454.53	344.67	57.94	402.61	398.03	56.5	454.53	491.52	66.5	558.02
MUMTY / MACHINE ROOM			78.58	78.58	79.66	79.66	78.58	78.58	78.58	114.86	114.86	
TOTAL AREA	8735.08		10078.24	7562.73		9162.05	8735.08		10078.24	10790.49		12391.3

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN SQMT)
1	TOTAL LAND AREA = 4.5968 ACRES	18602.588		
2	NET PLANNED AREA = 3.9863 ACRES	16131.982		
3	GROUND COVERAGE @40% OF NET PLANNED AREA	6452.793	3107.670	19.264%
4	FAR AREA @ 2.25 OF NET PLANNED AREA	36296.960		
5	ADDITIONAL FAR AREA @15% (FOR IGC PLATINIUM GREEN RATING)	2419.797		
6	TOTAL FAR AREA @2.40	38716.757	35683.160	221.195%
7	MINIMUM AREA UNDER RETIREMENT HOMES MINI 75%	29037.568	33896.78	87.551%
8	MINIMUM CARET AREA OF 1 DU	30.000	69.91 TO 103.83	
9	DORM / HOSTEL STAFF/ SERVICE PERSONNEL MAXIMUM 10% OF PERMITTED FAR	3871.676	1624.840	4.197%
10	MAXIMUM AREA UNDER COMMERCIAL @4% OF FAR AREA	1548.670	853.420	2.204%
11	AREA UNDER MESS / COMMON DINING MIN 100 SQMT	100 SQMT	296.250	
12	MEDICAL ROOM MIN 100 SQMT	100.000	122.510	
13	COMMON ROOM / INDOOR GAMES / GYMNASIUM	500.000	514.200	
14	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT	100.000	104.460	
TOTAL AMENITIES AREA			1786.380	
15	MINIMUM AREA UNDER ORGANIZED PARK @ 20% OF NET PLANNED AREA	3226.396	3227.210	20.005%
16	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU		
17	ACCOMMODATION FOR SERVICE PERSONNEL/DORMITORY @ 5-10%	1 PERSON / BED		
18	MINIMUM DENSITY @250-900 PPA	1000- 3600 PERSONS	1142 PERSON	
	ACHIEVED DENSITY	250 UNITS ----- 903 UNITS	352	286.481 PPA

PROPOSED AREA FOR RETIREMENT HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR AREA (Ground + Typical Floor)	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA
1			GROUND						1994.60			2655.11
2	A	Ground / 22nd	1st to 22nd (Refuge)	4	21	84	398.03	838.63	8735.08	77.55	10078.24	
3	B	Ground + 22nd	1st to 22nd (Refuge)	4	21	84	376.45	7238.07	7562.73	2655.11	77.55	9012.00
4	C	Ground + 22nd	1st to 22nd (Refuge)	4	21	84	324.66	8358.63	8735.08		77.55	10078.24
5	D	Ground / 51st + 22nd	1st to 22nd (Refuge)	4	21	84	398.03	10321.92	10790.49	77.55	12391.30	
6	COMMERCIAL-1	BASEMENT FLOOR				1	199.69					824.32
7	COMMERCIAL-2	GROUND FLOOR				1	47.88		600.55	199.69	9.45	824.32
8		FIRST FLOOR				1	176.49					252.87
9		SECOND FLOOR				1	176.49					252.87
10		GROUND FLOOR				1	252.87		252.87	252.87	4.95	252.87
11		FIRST BASEMENT AREA										8769.79
12		SECOND BASEMENT AREA										8769.79
13		GUARD&METRE ROOM AREA							11.76			17.56
14		UCT WITH STAIRCASE										13.53
TOTAL							352	35823.38	38683.16	3107.67		62862.75

PARKING SUMMARY

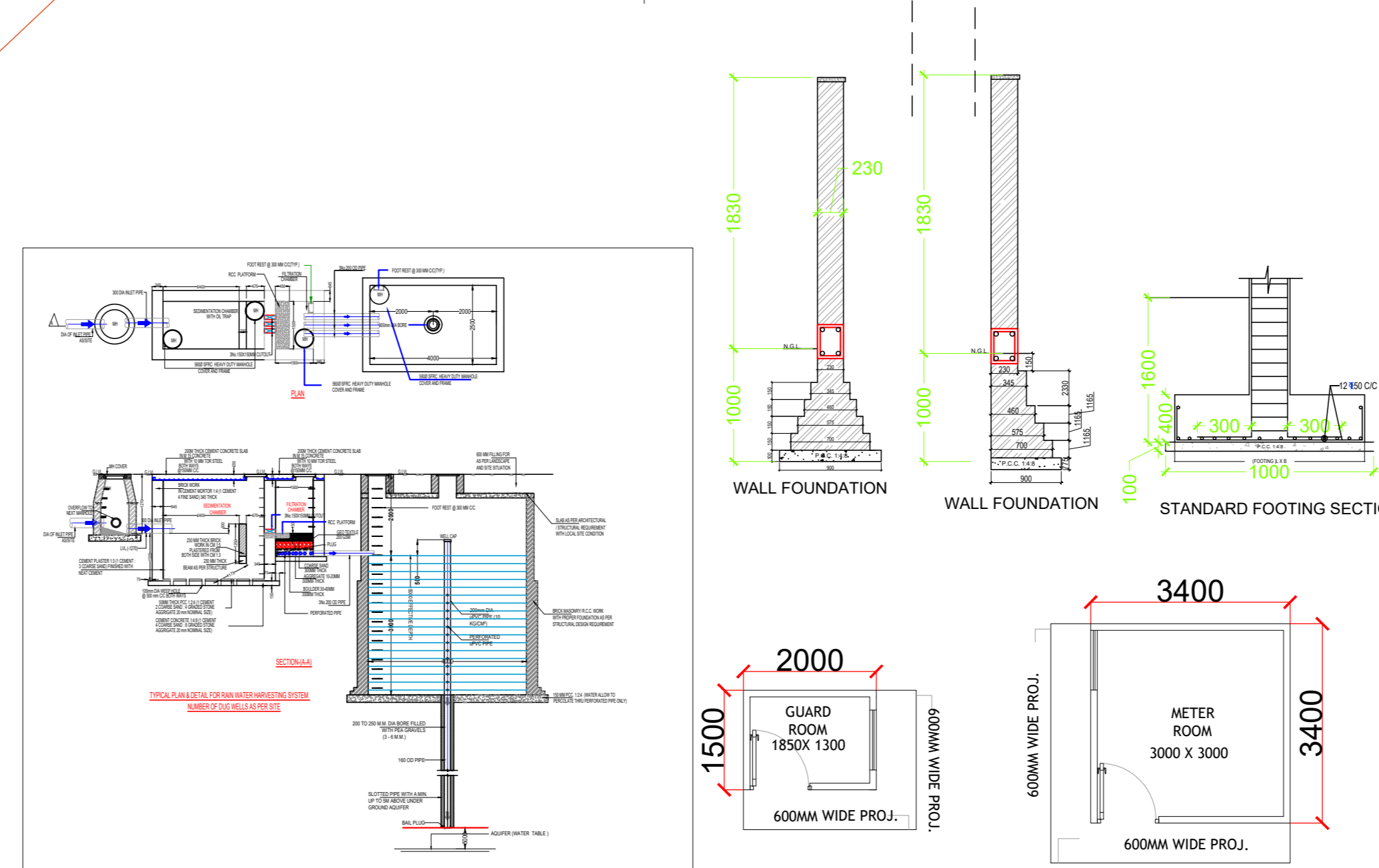
TOTAL NO OF DU'S	352	NOS
PARKING REQUIRED @ 1 ECS PER MAIN DU	=	352 ECS
PROPOSED FIRST BASEMENT PARKING AREA	=	6960.45 SQMT
1st. BASEMENT PARKING REQUIRED @32-1 ECS	=	237.51 ECS
SAY	=	218 ECS
NO OF BAYS PROVIDED ON FIRST BASEMENT	=	202 NOS
PROPOSED SECOND BASEMENT PARKING AREA	=	7318.57 SQMT
1st. BASEMENT PARKING REQUIRED @32-1 ECS	=	228.71 ECS
SAY	=	229 ECS
NO OF BAYS PROVIDED ON FIRST BASEMENT	=	219 NOS
PROPOSED OPEN PARKING AREA	=	758.48 SQMT
OPEN PARKING REQUIRED @23	=	32.98 ECS
SAY	=	34 ECS
COMMERCIAL PARKING ON OPEN	=	9 NOS
NO OF PHYSICALLY DISABLED PARKING PROVIDED ON OPEN	=	6 NOS
NO OF ELECTRIC VEHICLES E-CARTS PAR KING PROVIDED ON OPEN	=	8 NOS
TOTAL OPEN PARKING PROVIDED	=	23 NOS
TOTAL PARKING PROVIDED IN STILT	=	10 NOS
(2 PHYSICALLY DISABLED + 8 COMMERCIAL)		
TOTAL NO OF BAYS PROVIDED IN BASEMENT + OPEN AREA +STILT	=	454 NOS

POPULATION DENSITY @ 250-900 /ACRE -1000-36000

S:NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSONS	POPULATION NOS
1	MAIN DWELLING UNITS		266	3	798
2	SERVICE PERSONNEL / DOMESTIC @ 2:5000		86	4	344
4	TOTAL PROPOSED POPULATION				1142
5	DENSITY ACHIEVED (PPA)				286.481

OPEN AREA PARKING CALCULATIONS

PL1	1	X	12,500	X	5,000	=	62.50
PL2	1	X	21,600	X	13,500	=	291.60
PL3	1	X	23,750	X	6,500	=	154.38
PL4	1	X	20,000	X	12,500	=	250.00
PARKING AREA ON SITE OPEN							758.48
SITE OPEN PARKING @23 SQ.M/ECS							= 32.98
SAY							= 33
PHYSICALLY DISABLED PARKING PROVIDED ON OPEN							= 6
COMMERCIAL PARKING ON OPEN (COMM-2 +5NOS + COMM 01 = 4 NOS)							= 9
EV PARKING ON OPEN							= 8
TOTAL PARKING OPEN							= 23
TOTAL PARKING STILT							= 10



SYMBOL DRAINAGE LEGEND FOR EXTERNAL:-

- 900 DIA STORM MANHOLE DEPTH (0.9M. TO 1.65M.)
- 1200 DIA STORM MANHOLE DEPTH (1.68M. TO 2.30M.)
- MANHOLE STORM (600x600mm)
- CATCH BASIN CHAMBER 500X450MM
- STORM LINE
- RAIN WATER HARVESTING PIT (RWHP)
- 300mm WIDE DRAIN CHANNEL

SYMBOL SEWER LEGEND FOR EXTERNAL:-

- 900 DIA SEWER MANHOLE DEPTH (0.9M. TO 1.65M.)
- 1200 DIA SEWER MANHOLE DEPTH (1.68M. TO 2.30M.)
- MANHOLE SEWER (600x600mm)
- SEWER LINE

SYMBOL WATER SUPPLY LEGEND FOR EXTERNAL:-

- IRRIGATION WATER LINE
- WATER TANKER FEEDER / BORWELL WATER LINE
- MUNICIPAL WATER LINE
- STP BYPASS LINE FROM STP PLANT ROOM
- GARDEN HYDRANT

CLIENT:- BOXACRES DEVELOPERS PVT. LTD

PROJECT :- PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FORSYTHIA PROPBUILD PVT. LTD. IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

SCALE : 1:300

DRAWING NAME: SITE PLAN

DRAWING NO.: SUB-01

APPLICANT'S SIGN