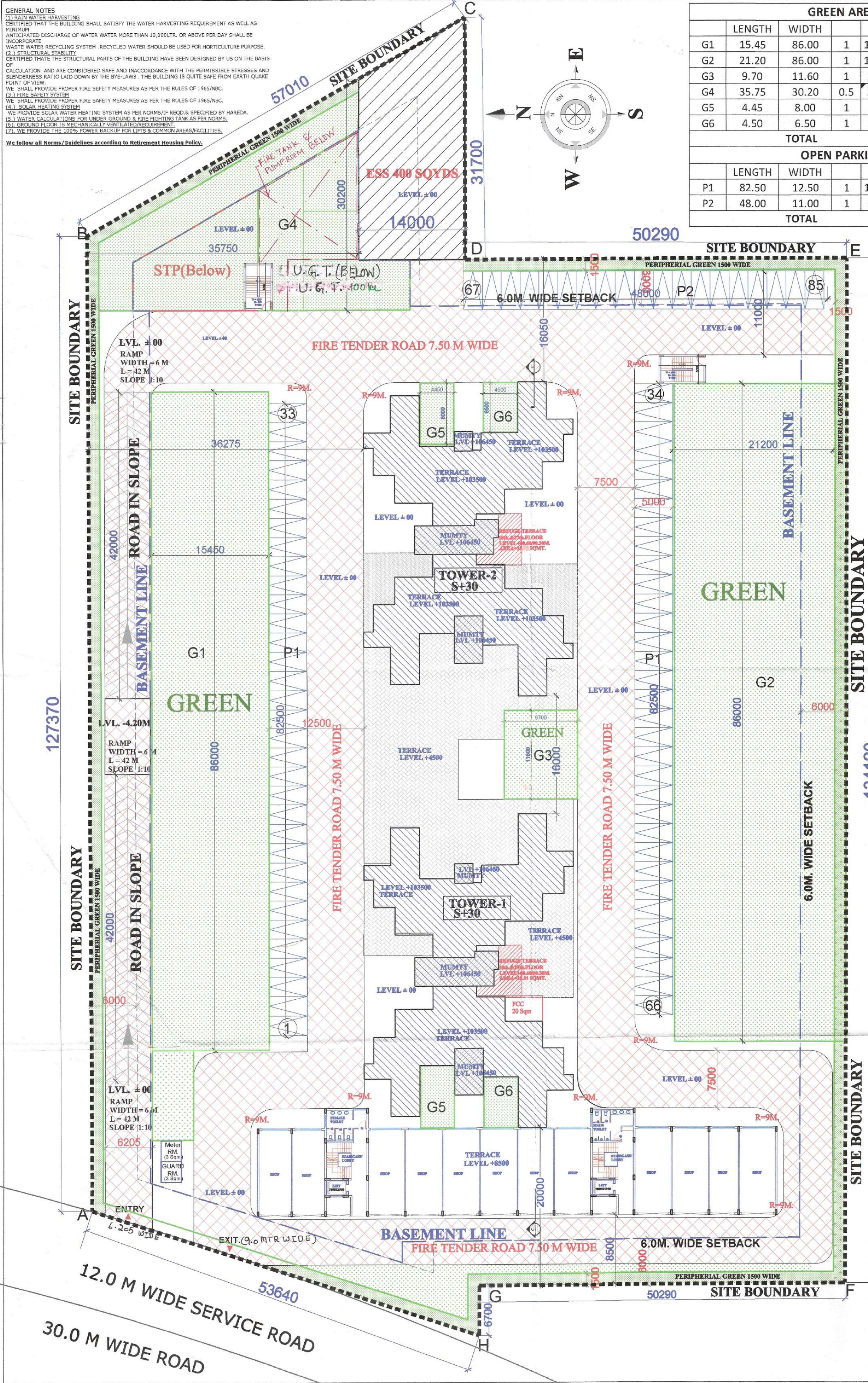


GENERAL NOTES

- 1.1. ROAD WATER HARVESTING CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENT AS WELL AS INCORPORATE ANTICIPATED DISCHARGE OF WATER WATER MORE THAN 10,000LTR. OR ABOVE PER DAY SHALL BE INCORPORATE WASTE WATER RECYCLING SYSTEM RECYCLED WATER SHOULD BE USED FOR HORTICULTURAL PURPOSE.
- 1.2. STRUCTURAL STABILITY CERTIFIED THAT THE STRUCTURAL PARTS OF THE BUILDING HAVE BEEN DESIGNED BY US ON THE BASIS OF CALCULATION AND ARE CONSIDERED SAFE AND INACCIDENT WITH THE PERMISSIBLE STRESSES AND SLENDERNESS RATIO LAID DOWN BY THE BYE-LAWS. THE BUILDING IS QUITE SAFE FROM EARTH QUAKE POINT OF VIEW.
- 1.3. FIRE SAFETY SYSTEM WE SHALL PROVIDE PROPER FIRE SAFETY MEASURES AS PER THE RULES OF 1963/2000.
- 1.4. FIRE SAFETY SYSTEM WE SHALL PROVIDE PROPER FIRE SAFETY MEASURES AS PER THE RULES OF 1963/2000.
- 1.5. SOLAR HEATING SYSTEM WE PROVIDE SOLAR WATER HEATING SYSTEM AS PER NORMS/IF REQD. & SPECIFIED BY HAREDA.
- 1.6. WATER CALCULATIONS FOR UNDERGROUND & OVERHEAD TANKS AS PER NORMS.
- 1.7. WE PROVIDE THE 100% POWER BACKUP FOR LIFT & COMMON AREAS/FACILITIES.
- 1.8. WE FOLLOW ALL NORMS/GUIDELINES ACCORDING TO RETIREMENT HOUSING POLICY.



GREEN AREA					
	LENGTH	WIDTH	AREA	NO.	SQMT.
G1	15.45	86.00	1	1328.700	1
G2	21.20	86.00	1	1823.200	1
G3	9.70	11.60	1	112.520	1
G4	35.75	30.20	0.5	539.825	1
G5	4.45	8.00	1	35.600	2
G6	4.50	6.50	1	29.250	2
TOTAL					3933.945

OPEN PARKING					
	LENGTH	WIDTH	AREA	NO.	TOTAL
P1	82.50	12.50	1	1031.250	2
P2	48.00	11.00	1	528.000	1
TOTAL					2590.500

	FLOOR	TYPE	NO.OF STOREY	NO. OF UNIT	NO. OF UNIT	POPULATION	TOTAL POPULATION
TOWER 01	1st FLOOR	3BHK+3TOILET	1	2	2	3	6
	TYPICAL FLOOR	3BHK+3TOILET	29	4	116	3	348
TOWER 02	TYPICAL FLOOR	3BHK	30	4	120	3	360
MAIN DWELLING UNITS					238		714
SERVANT ROOM					94	2	188
TOTAL							902

AREA DETAIL			
ATTRIBUTES			
Total Plot Area		14290.439 Sqm.	3.53125 Acs.
GROUND COVERAGE		Permissible %	PERM.AREA (Sqm.)
Permissible Ground Coverage @ 40% Plot Area		40.00%	5716.18
Detail of F.A.R.		PROP. AREA(Sqm.)	Proposed %
F.A.R. AREA @ 2.25		225%	32153.49
Additional F.A.R. (IGBC @ 12%)		12%	1714.85
TOTAL F.A.R.		237.00%	33868.341
Maximum Commercial Component @ 4% of Perm. F.A.R.		4.00%	1354.134
Total area under Facilities			840.825
Total area under additional Facilities + common F.A.R.			238.871
Area Under Retirement Homes (Minimum 75% of Total Permissible FAR)		75.00%	25401.26
Minimum Carpet Area of Retirement Homes/ DU's		30 Sqm.	115 Sqm.
Dormitory/ Hostel for Staff / Service Persons (Max.10% of total permissible FAR)		10%	3386.834
Area Under Mess / Common Dining Per Zoning No. -11125 Dated 22/05/2025, Minimum 100 sqm		100 Sqm.	100
Area Under Medical Room As Per Zoning No. -11125 Dated 22/05/2025, Minimum 100 sqm		100 Sqm.	100
Area Under Common Room/ Indoor Games/ Gymnasium as Per ZP, 2 sqmt. / Person or 500 sqm. Whichever is less		500 Sqm.	500
Area under other Miscellaneous Facilities viz. Laundry etc. as per Approved ZP, Minimum 100 sqm.		100 Sqm.	100
Miscellaneous Area Under Guard Room/ Meter Room/FCC			26.00
Area Under Organised Park @20% of Net Planned Area		20.00%	2858.09
Calculation Of Population Density			
Attributes		No. of units	Person per DU's /
Main Dwelling Unites (Retirement Homes)		238	3
Service Person / Servant Unit		94	2
Total			902
Retirement Density Permitted /Proposed		250-900 PPA	255.43 PPA
Total Dwelling Units		238 DU's	
Required Parking As Per Policy Dated (04-11-2024)		1 ECS per DU	238
Required Parking for commercial @ 1 ECS / 50 sq.mt.		1 ECS / 50 sq. m	26
Total Covered/Builtup Area		47849.684 Sqm.	

TOWER 01, 02, COMMERCIAL & OTHER FACILITIES						
	F.A.R.	NO. OF FLOOR	TOTAL	NON F.A.R	NO. OF FLOOR	TOTAL
STILT FLOOR	378.70	1	378.700	454.946	1	454.946
TOWER 01						
	F.A.R.	FLOORS	TOTAL			
FIRST FLOOR	285.75	1	285.750	37.62	1	37.62
2nd to 30th Floor	516.835	29	14988.215	37.62	29	1090.98
TOTAL AREA			15273.965			1128.60
TOWER 02						
	F.A.R.	FLOORS	TOTAL			
1st to 30th Floor	516.835	30	15505.050	37.62	30	1128.60
TOTAL AREA			15505.050			1128.60
Total F.A.R.			31157.715			
Residential			29456.785			
Service personal			1700.930			
FACILITIES						
	F.A.R.	FLOORS	TOTAL			
FACILITIES	840.825	Stilt/Ground	840.825			
Add. Facilities	238.871		238.871			
GROUND FLOOR		1	1079.696			
Total F.A.R. AREA UNDER TOWER 1 & 2			32237.411			
COMMERCIAL						
	F.A.R.	FLOORS	TOTAL			
GROUND FLOOR	813.89	1	813.890			
FIRST FLOOR	471.49	1	471.490	30.888	1	30.888
TOTAL AREA			1285.380			2743.03
Meter Room & FCC			26.00			
Total F.A.R. area of Project			33548.791			

TOTAL BUILTUP AREA		
	F.A.R.	Sqm.
BASEMENT		10832.59
TOWER 01 & 02 STILT	378.700	454.946
TOWER 01	15273.965	1138.860
TOWER 02	15505.050	1138.860
FACILITIES	840.825	
ADD. FACILITIES	238.871	
COMMERCIAL	1285.380	30.888
T- 01, MUMTY/M ROOM		87.332
T- 02, MUMTY/M ROOM		87.332
GUARD ROOM	3.00	
METER ROOM & FCC	23.00	
Open Stair - Ground Floor	2 Nos.	46.45
Refuse area - 18th/27Floor	4 Nos.	103.64
ESS		380.00
TOTAL AREA	33548.791	14300.89
TOTAL BUILTUP AREA		47849.684

SITE PLAN

ARCH. RAKESH VASUDEVA
MCA REG. NO CA/94/17600
J-59, Gft. Sec-84, Fbd.
M: 9310112455, 9910913455

For ADORE BUILDINFRA LLP
Authorized Signatory

ARCHITECT

AUTH. SIGNATORY/OWNER

Drawing No. sub/01/86/2025

Scale 1:100

Dated AUGUST 2025

M/s. ADORE BUILDINFRA LLP.
22 - 24, OZONE CENTRE, SECTOR - 12, FARIDABAD.

RETIREMENT HOUSING, SECTOR - 83, FARIDABAD, HARYANA.

PLANNERS CLUB
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Master planning
housing planning
Validation
Project Management

BUILDING PLAN OF RETIREMENT HOUSING PROJECT,
AREA MEASURING 3.53125 ACRES (Lic. no. 71 of 2025) SECTOR- 83,
FARIDABAD. IN COLLAB. WITH M/s. ADORE BUILDINFRA LLP.