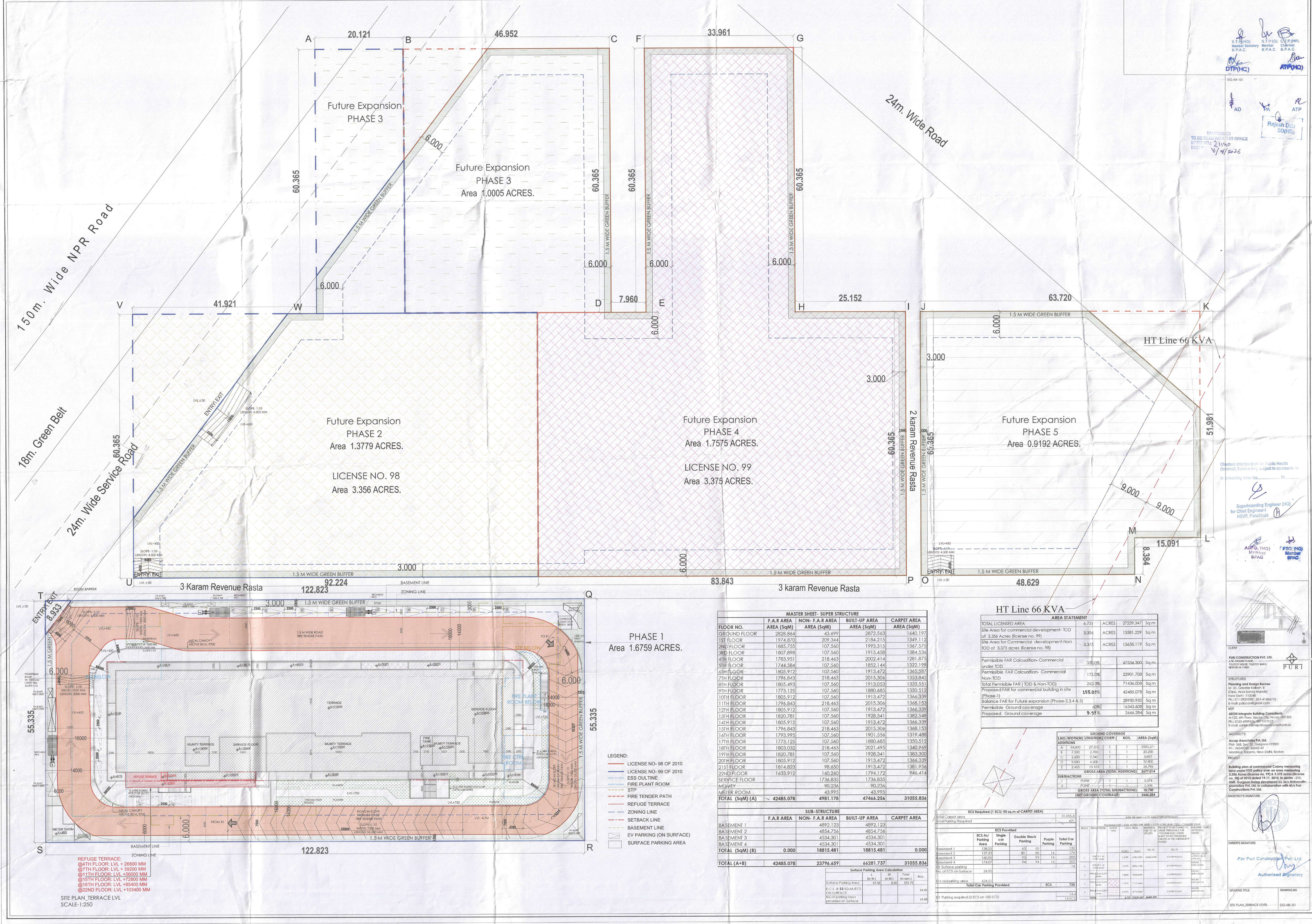

REFUGE TERRACE:
@4TH FLOOR: LVL + 26600 MM
@7TH FLOOR: LVL + 39200 MM
@11TH FLOOR: LVL +56000 MM
@15TH FLOOR: LVL +72800 MM
@18TH FLOOR: LVL +85400 MM
@22ND FLOOR: LVL +103400 MM

SITE PLAN_TERRACE LVL
SCALE-1:250

MASTER SHEET- SUPER STRUCTURE

FLOOR NO.	F.A.R AREA AREA (SqM)	NON- F.A.R AREA AREA (SqM)	BUILT-UP AREA AREA (SqM)	CARPET AREA AREA (SqM)
GROUND FLOOR	2828.864	43.699	2872.563	1640.197
1ST FLOOR	1974.870	209.344	2184.215	1349.112
2ND FLOOR	1885.755	107.560	1993.315	1367.575
3RD FLOOR	1807.898	107.560	1915.458	1384.536
4TH FLOOR	1783.951	218.463	2002.414	1281.875
5TH FLOOR	1744.584	107.560	1852.144	1322.199
6TH FLOOR	1805.912	107.560	1913.472	1365.587
7TH FLOOR	1796.843	218.463	2015.306	1353.843
8TH FLOOR	1805.493	107.560	1913.053	1333.551
9TH FLOOR	1773.125	107.560	1880.685	1350.512
10TH FLOOR	1805.912	107.560	1913.472	1366.339
11TH FLOOR	1796.843	218.463	2015.306	1368.153
12TH FLOOR	1805.912	107.560	1913.472	1366.339
13TH FLOOR	1820.781	107.560	1928.341	1382.548
14TH FLOOR	1805.912	107.560	1913.472	1366.339
15TH FLOOR	1796.843	218.463	2015.306	1368.153
16TH FLOOR	1793.995	107.560	1901.556	1319.488
17TH FLOOR	1773.125	107.560	1880.685	1350.512
18TH FLOOR	1803.032	218.463	2021.495	1340.969
19TH FLOOR	1820.781	107.560	1928.341	1383.300
20TH FLOOR	1805.912	107.560	1913.472	1366.339
21ST FLOOR	1814.823	98.650	1913.472	1381.956
22ND FLOOR	1633.912	160.260	1794.172	946.414
SERVICE FLOOR		1736.835	1736.835	
MUMTY		90.236	90.236	
METER ROOM		43.995	43.995	
TOTAL (SqM) (A)	42485.078	4981.178	47466.256	31055.836

SUB-STRUCTURE

	F.A.R AREA	NON- F.A.R AREA	BUILT-UP AREA	CARPET AREA
BASEMENT 1		4892.123	4892.123	
BASEMENT 2		4854.756	4854.756	
BASEMENT 3		4534.301	4534.301	
BASEMENT 4		4534.301	4534.301	
TOTAL (SqM) (B)	0.000	18815.481	18815.481	0.000
TOTAL (A+B)	42485.078	23796.659	66281.737	31055.836

Surface Parking Area Calculation

	L (in M.)	W (in M.)	Total (in sqm.)	Nos.
Surface Parking Area	67.50	8.50	573.75	
E.C.S. @ 23 SQ.M./ECS ON SURFACE				24.95
No of parking bays provided on surface				14.00

AREA STATEMENT

TOTAL LICENSED AREA	6.731	ACRES	27239.347	Sq m
Site Area for commercial development- TOD of 3.356 Acres (license no. 99)	3.356	ACRES	13581.229	Sq m
Site Area for Commercial development-Non TOD of 3.375 acres (license no. 98)	3.375	ACRES	13658.119	Sq m
Permissible FAR Calcualtion- Commercial under TOD	350.0%		47534.300	Sq m.
Permissible FAR Calcualtion- Commercial Non-TOD	175.0%		23901.708	Sq m
Total Permissible FAR (TOD & Non-TOD)	262.5%		71436.008	Sq m
Proposed FAR for commercial building in site (Phase-1)	155.07%		42485.078	Sq m
Balance FAR for Future expansion (Phase-2,3,4 & 5)			28950.930	Sq m
Permissible Ground coverage	60%		16343.608	Sq m
Proposed Ground coverage	9.97%		2666.284	Sq m

GROUND COVERAGE

S.NO.	WIDTH(M)	LENGTH(M)	COEFF.	NOS.	AREA (SqM)
ADDITIONS					
A	94.870	27.355	1	1	2593.371
B	7.500	2.701	1	1	20.250
C	2.600	0.345	1	1	0.897
D	9.000	4.300	1	1	37.800
E	2.450	10.103	1	1	24.796
	GROSS AREA (TOTAL ADDITIONS)				2677.014
SUBTRACTIONS					
1	P.LINE		1	1	5.374
2	P.LINE		1	1	0.336
	GROSS AREA (TOTAL SUBTRACTIONS)				10.700
	(NET GROUND COVERAGE)				2666.284

ECS Required (1 ECS/ 50 sq.m of CARPET AREA)

Total Carpet area	31,055.8
Total Parking Required	621

ECS Provided

	BCS As/ Parking Area	Single car Parking	Double Stack Parking	Puzzle Parking	Total Car Parking
Basement 1	138.22		65		130
Basement 2	137.23		80	14	174
Basement 3	160.05		93	14	200
Basement 4	174.07		94	14	202
EV Surface parking					14
No. of ECS on Surface	24.95				
ECs as/parking area	624.51				
Total Car Parking Provided				ECS	720
EV Parking required (2 ECS on 100 ECS)					14.4
					14 ECS

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ..... Dt. .....

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DTP(HQ) ATP(HQ)

DG-AR-101

AD PA ATP

Rajesh Dalal GD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO. 21140
DATED 16/09/2025

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(Q) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

ADTP(HQ) Member BPAC | FSO (HQ) Member BPAC

CLIENT
PURI CONSTRUCTION PVT. LTD.
A-78, GROUND FLOOR,
TOLSTOY HOUSE, TOLSTOY MARG,
NEW DELHI-110001

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E-mail: ramesh.sahejpal@aeonconsultant.in

ARCHITECTS
Arcop Associates Pvt. Ltd.
Plot- 368, Sector 32, Gurgaon-122001
Ph.: 26240580, 26242169
Montreal, Toronto, New Delhi, Boston

PROJECT
Building plan of commercial Colony measuring land under TOD policy over an area measuring 3.356 Acres (license no. 99) & 3.375 acres (license no. 98) of 2010 dated 19.11. 2010, in sector -111, DWR, Gurgaon being developed by M/s Nitheredile-promoters Pvt. Ltd. in collaboration with M/s Puri Constructions Pvt. Ltd.

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE
For Puri Construction Pvt. Ltd.
Authorised Signatory

DRAWING TITLE	DRAWING NO.
SITE PLAN_TERRACE LEVEL	DG-AR-101