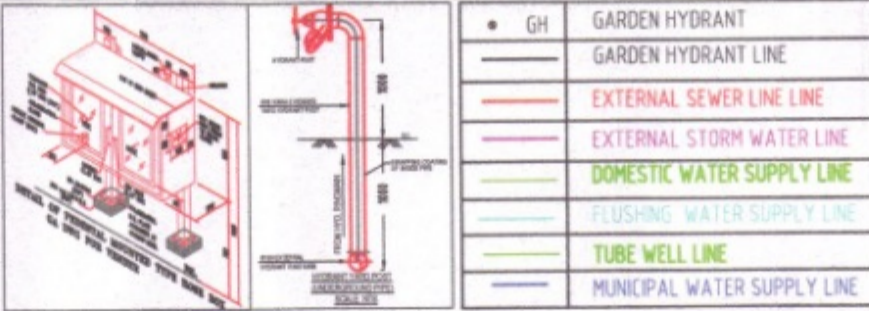
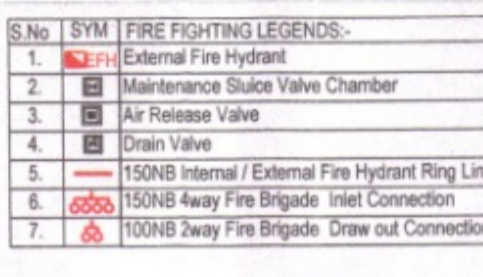


Director  
Town & Country Planning  
Hayana



For Service Plan Estimate Only  
Executive Engineer  
HSPV Div. No. 1/2  
Gurgaon

Member Secretary  
B.P.A.C.  
Member Secretary  
B.P.A.C.  
Member Secretary  
B.P.A.C.

### COMMERCIAL FAR & NON FAR CALCULATION

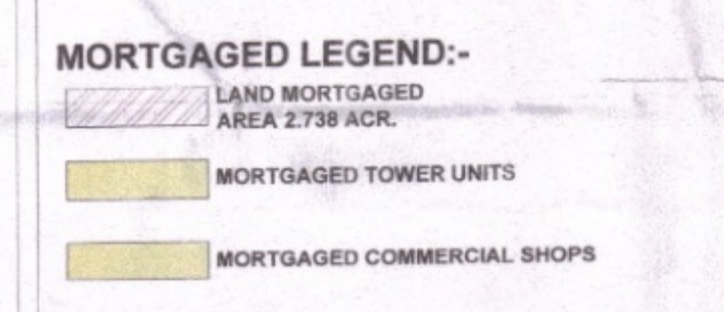
#### F.A.R AREA CALCULATION

GEOMETRY NO.	LENGTH	BREADTH	AREA	
A	125.640	10.850	1363.194	
GROUND FLOOR F.A.R			1363.194	
FIRST FLOOR				
A	7.140	2.550	72.828	
B	22.090	8.900	366.528	
TOTAL			439.356	
DEDUCTION				
1	2	7.805	5.75	89.758
2	2	1.750	2.050	7.175
TOTAL			96.933	
FIRST FLOOR F.A.R AREA			342.424	
FIRST FLOOR NON F.A.R AREA				
S1	2	5.255	1.500	15.765
S2	2	3.755	1.500	11.265
TOTAL			27.030	
TOTAL COMMERCIAL F.A.R AREA			1705.618	

#### TOTAL PARKING SUMMARY

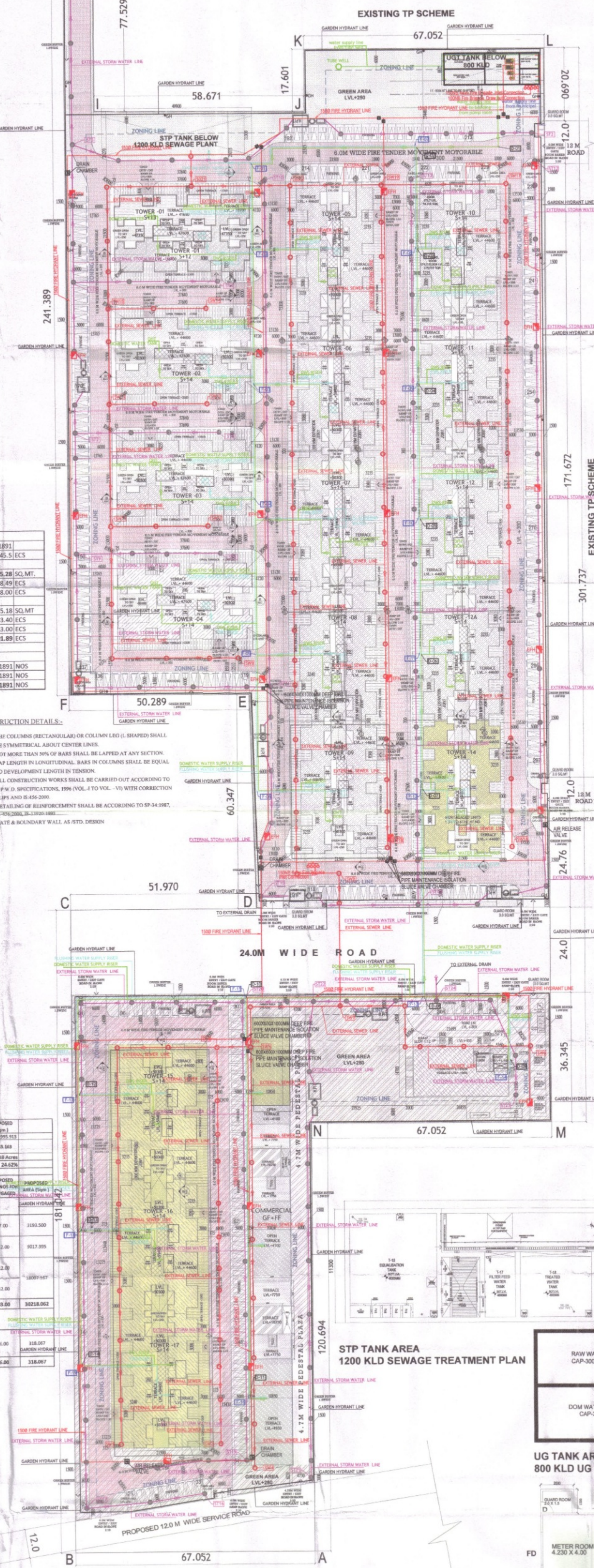
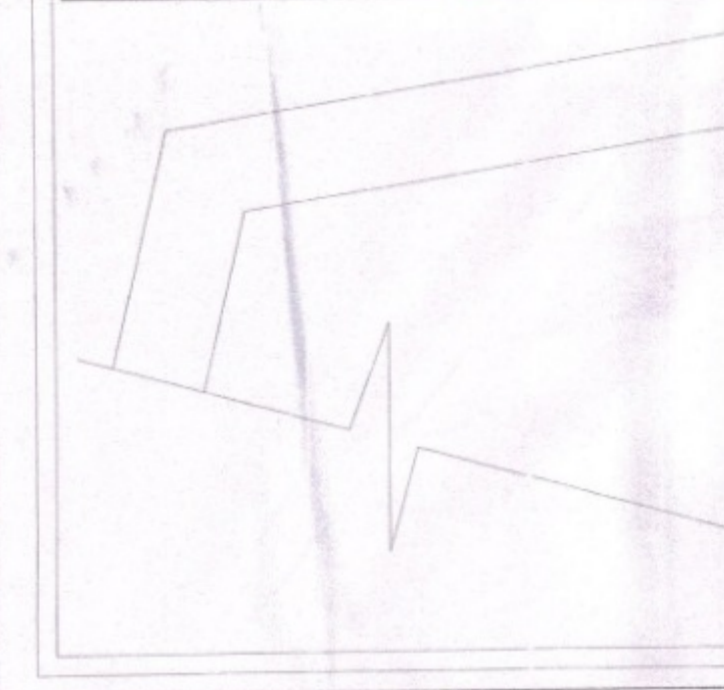
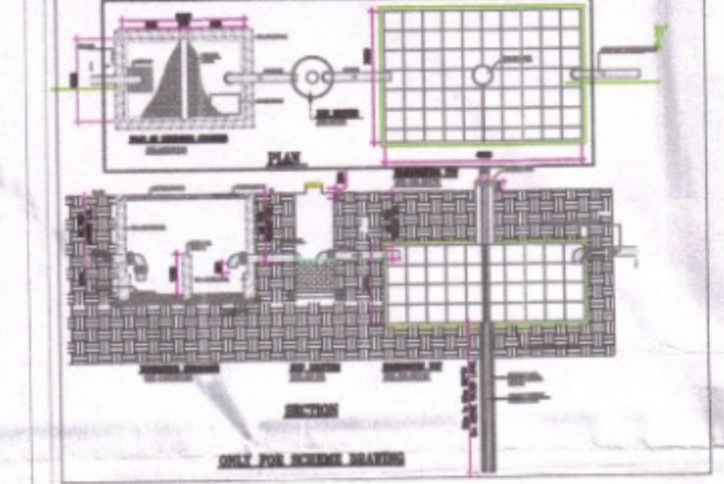
TOTAL NOS. OF UNITS	1891
PARKING REQUIRED @ 0.5 ECS PER DU	945.5 ECS
PARKING PROVIDED BY AREA	8245.28 SQ.MT.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M / ECS	358.49 ECS
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M / ECS	358.00 ECS
PARKING PROVIDED BY AREA	2035.18 SQ.MT.
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M / ECS	733.40 ECS
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23 SQ.M / ECS	733.00 ECS
TOTAL PARKING ECS	1091.89 ECS

- #### GENERAL NOTES:
- LIFT SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
  - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT'S RESPONSIBILITY.
  - HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
  - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND MECHANICAL DRAWINGS.
  - DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
  - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
  - UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
  - FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DMO.
  - COVER: 25 M4
  - BEAM: 30 M4
  - CONCRETE MIX: M25
  - SLAB: M25
  - TOP REIN: 12
  - BOTTOM REIN: 10
  - REINFORCEMENT: REIN. STEEL SHALL BE TMT BARS OF GRADE Fe 500 CONFORMING TO IS 1786:1992
  - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 IS-456:2000, IS-1786:1992
  - PROVIDED DET. REIN. WHEREVER REQUIRED AS FOLLOWS: TOP - 8% BCC, BOT. - 8% BCC



#### DETAILS OF LAND MORTGAGED RESIDENTIAL & COMMERCIAL

S.NO.	DETAILS OF LAND MORTGAGED RESIDENTIAL & COMMERCIAL	PERMISSIBLE (Sqm)	PROPOSED (Sqm)
1	TOTAL LAND AREA (Area) @ 11.1875	44000.513	44000.513
2	Proposed site area mortgaged @ 20% of total land area	8800.107	13683.849
3	Remaining site area mortgaged @ 20% of total land area	2.223 Acres	2.738 Acres
4	Remaining site area mortgaged @ 20% of total land area	20.00%	24.62%



### AFFORDABLE GROUP HOUSING RESIDENTIAL PLOT SEC-07, SOHNA, AREA SUMMARY

TOTAL PLOT AREA STATEMENT	PERMISSIBLE	F.A.R PROPOSED / ACHIEVED	TOTAL UNITS							
TOTAL LAND AREA	11.1875 ACR.	44000.513 SQ.MT.								
TOTAL LAND NET PLANNED AREA	11.0975 ACR.	44014.876 SQ.MT.								
RESIDENTIAL FAR CALCULATION - (A)										
RESIDENTIAL PERMISSIBLE @ 90% OF 11.0975 ACRES	10.5848 ACR.	43118.377 SQ.MT.								
REMAINING COMMERCIAL CONVERT RESIDENTIAL @ 20% OF 11.0975 ACRES	0.2238 ACR.	898.299 SQ.MT.								
TOTAL RESIDENTIAL @ 90%	10.8787 ACR.	44014.877 SQ.MT.	1891							
PERMISSIBLE FAR ON RESIDENTIAL	225.00%	99037.523								
15% EXTRA FAR FOR HIGH PLATINUM RATING (HGR REG. NO. - GAH 240783) NOV. 2024	15.00%	6602.523								
TOR APPLICABLE (TOR CERTIFICATE NO. 3-486 OF 47/2024 DATED 15.11.2024 FAR UTILIZATION AREA 23365.364 SQ.M)	75.00%	33012.508								
TOTAL RESIDENTIAL F.A.R	315.00%	138675.554	1891							
TOTAL GROUND COVERAGE	50.00%	22009.288								
COMMERCIAL FAR CALCULATION - (B)										
PERMISSIBLE COMMERCIAL @ 4% OF 11.0975 ACRES	0.44395 ACR.	1796.599 SQ.MT.								
PERMISSIBLE FAR ON COMMERCIAL	175.00%	3144.048								
0.15% EXTRA FAR FOR HIGH PLATINUM RATING (HGR REG. NO. - GAH 240783) NOV. 2024	15.00%	269.408								
TOTAL COMMERCIAL F.A.R	190.00%	3413.456								
RESIDENTIAL + COMMERCIAL LAND										
RESIDENTIAL NET LAND @ 90% OF 11.0975 ACR.	10.5848 ACR.	43118.377 SQ.MT.								
PERMISSIBLE COMMERCIAL @ 4% OF 11.0975 ACR.	0.44395 ACR.	1796.599 SQ.MT.								
TOTAL RESIDENTIAL + COMMERCIAL @ 90% + 4%	11.0975 ACR.	44914.976 SQ.MT.								
GROUND COVERAGE										
GROUND COVERAGE AREA @ 80% + 2% + 100% F.A.R (44816.677 + 898.308) = (44814.976 SQ.M)	50.00%	22009.288								
GROUND COVERAGE AREA CALCULATION (IN SQ.M)										
PERMISSIBLE	22457.488	14629.394	2363.134	411.582	12.000	75.000	22.000	26.000	56.000	16,590.215
DENSITY CALCULATION										
PERSON (PPA)	(TOR) ADDL. PERSON +15%	RES. AREA @ 98% OF NET PLAN AREA	TOTAL PERSON (PPA)	TOTAL DWELLING UNIT	TOTAL PERSON @ 5 EACH UNIT					
790.900	790.900(175)	790.900	845.139	1891	9,455.00					

#### PROPOSED AGH GROUND COVERAGE, BUILT UP AREA, FAR & NON FAR AREA CALCULATION (IN SQ.M)

TOWER	FLOOR	GROUND COVERAGE	STL/GROUND FLOOR AREA (A)	STL/GROUND FLOOR AREA (B)	TYPICAL FLOOR AREA (C)	TYPICAL FLOOR AREA (D)	TOTAL FLOOR AREA (E)	TOTAL FLOOR AREA (F)	NET FLOOR AREA (G)	NET FLOOR AREA (H)	TOTAL TYPICAL FLOOR AREA (I)	TOTAL NOS. UNITS (J)
TOWER 1 (S+H)	1	883.972	809.145	74.827	43.364	210.299	43.364	210.299	74.827	1372.877	607.326	913.830
TOWER 2 (S+H)	14	883.972	809.145	74.827	43.364	210.299	43.364	210.299	74.827	1372.877	607.326	913.830
TOWER 3 (S+H)	14	883.972	809.145	74.827	43.364	210.299	43.364	210.299	74.827	1372.877	607.326	913.830
TOWER 4 (S+H)	14	883.972	809.145	74.827	43.364	210.299	43.364	210.299	74.827	1372.877	607.326	913.830
TOWER 5 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 6 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 7 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 8 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 9 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 10 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 11 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 12 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 13 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 14 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 15 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 16 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 17 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 18 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 19 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 20 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 21 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 22 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 23 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 24 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 25 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 26 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 27 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 28 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 29 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 30 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 31 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 32 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 33 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 34 (S+H)	14	1767.945	1618.290	149.654	86.728	420.598	86.728	420.598	149.654	2745.754	1214.652	1821.636
TOWER 35 (S+H)	14	1767.945	1618.290	149.654	86.728							