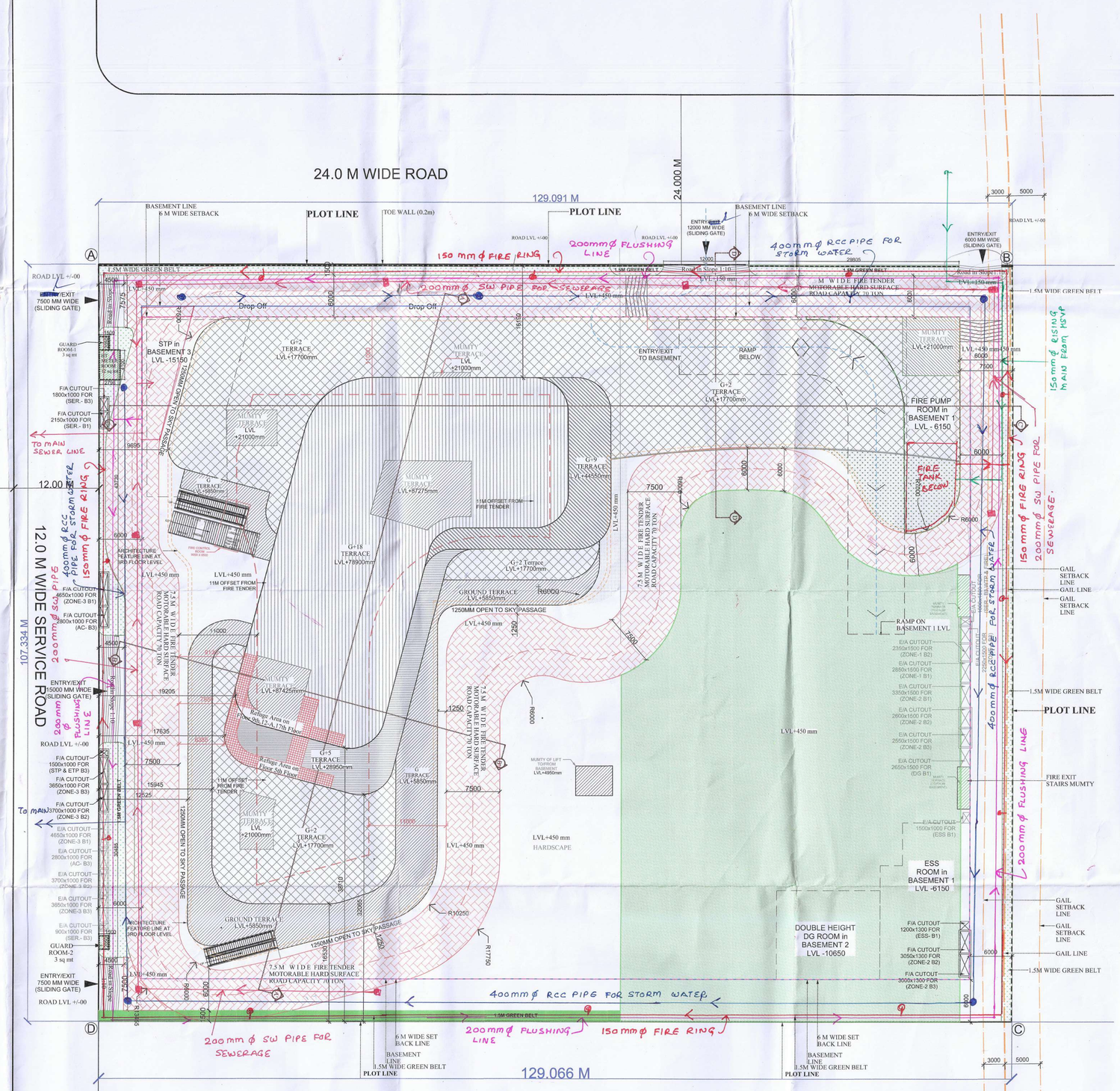
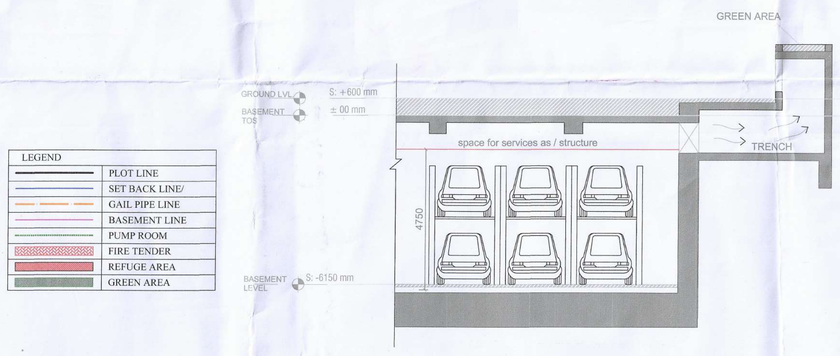




LEGEND
PLOT LINE
SET BACK LINE/
GAIL PIPE LINE
BASEMENT LINE
PUMP ROOM
FIRE TENDER
REFUGE AREA
GREEN AREA

SITE PLAN
SCALE 1:250

Note: Minimum Lift car size would be 2.35 sq.mt.

Table- 1.0
AREA SUMMARY

		SQM.	BAYS
TOTAL PLOT AREA (3.419 acres)	=	13836.693	
PERM. GROUND COVG. @ 60%	=	8302.016	
PROPOSED GROUND COVERAGE **(39.62%)**	=	5482.182	
PERMISSABLE FAR OF SITE **(175%)**	=	24214.213	
GREEN BUILDING LEED CERTIFICATION: **LEED V4.1 BD+C: CS PLATINUM NOV 2024 1000209260 (0.15)**	=	2075.504	
TOTAL PERM. F.A.R @ 190% OF SITE	=	26289.717	
PROPOSED FAR **(185.0%)**	=	25591.891	
REMAINING FAR	=	697.826	
TOTAL FAR	=	**25591.891**	
TOTAL NON-FAR	=	**39085.507**	
TOTAL NON-FAR (BALCONY)	=	**4439.828**	
TOTAL BUA	=	**69117.226**	
ACHIEVED ECS CALCULATION			
COMMERCIAL1 **ECS @ 50 SQM** OF TOTAL FAR	=	25591.891	
TOTAL PARKING REQUIRED	=		**512**
BASEMENT ONE 1 ECS **@20 SQM**	=		354
BASEMENT TWO 1 ECS **@32 SQM**	=		222
BASEMENT THREE 1 ECS **@32 SQM**	=		217
TOTAL ECS	=		**793**
PARKING PROVIDED :			
DIFFERENTLY ABLED PARKING	=		2
NON STACK PARKING IN BASEMENT-1	=		96
STACK PARKING IN BASEMENT-1 (x2)	=		58 x 2
			116
TOTAL ACHIEVED PARKING IN BASEMENT 1			**212**
TOTAL ACHIEVED PARKING IN BASEMENT 2	=		**152**
TOTAL ACHIEVED PARKING IN BASEMENT 3	=		**159**
TOTAL	=		**523**

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 29233
DATED: 30/07/25

Table- 2.0
PROPOSED AREA BREAKDOWN

	S.NO	FAR IN SQM	NON FAR BUILTUP IN SQM	BALCONY AREA IN SQM	BUILTUP AREA IN SQM	NO. OF SHOPS	NO. OF SERVICE APARTMENTS
P	GROUND FLOOR	4423.952	1058.229	-	5482.182	26	-
	FIRST FLOOR	2916.223	208.745	86.969	3231.937	16	-
	SECOND FLOOR	2875.645	208.213	86.969	3170.827	-	-
S	SERVICE FLOOR 1 AT 3rd FLOOR		1811.666		1811.666	-	-
	4th FLOOR	1379.953	82.177	339.030	1801.160	-	17
R	AT 5th FLOOR (REFUGE)	1373.863	88.267	339.030	1801.160	-	16
T1	TYPICAL TYPE-1 AT 6th FLOOR	1186.462	65.167	316.175	1567.804	-	16
	TYPICAL TYPE-1 AT 7th FLOOR	1186.462	65.167	316.175	1567.804	-	16
	TYPICAL TYPE-1 AT 8th FLOOR	1186.462	65.167	316.175	1567.804	-	16
R	TYPICAL TYPE-2 AT 9th FLOOR (REFUGE)	1001.434	73.494	293.256	1368.185	-	16
T2	TYPICAL TYPE-2 AT 10th FLOOR	1009.761	65.167	293.256	1368.185	-	16
	TYPICAL TYPE-2 AT 11th FLOOR	1009.761	65.167	293.256	1368.185	-	16
	TYPICAL TYPE-2 AT 12th FLOOR	1009.761	65.167	293.256	1368.185	-	16
R	TYPICAL TYPE-2 AT 12A FLOOR (REFUGE)	1001.434	73.494	293.256	1368.185	-	16
T2	TYPICAL TYPE-2 AT 14th FLOOR	1009.761	65.167	293.256	1368.185	-	16
	TYPICAL TYPE-2 AT 15th FLOOR	1009.761	65.167	293.256	1368.185	-	16
	TYPICAL TYPE-2 AT 16th FLOOR	1009.761	65.167	293.256	1368.185	-	16
R	TYPICAL TYPE-2 AT 17th FLOOR (REFUGE)	1001.434	73.494	293.256	1368.185	-	16
S	SERVICE FLOOR 2 AT 18th FLOOR	-	1439.670		1439.670	-	-
S	MUMTY	-	173.749	-	173.749	-	-
OHWT	OVER HEAD WATER TANK Level	-	133.131	-	133.131	-	-
B	BASEMENT-1	-	11018.889	-	11018.889	-	-
B	BASEMENT-2	-	11018.889	-	11018.889	-	-
B	BASEMENT-3	-	11018.889	-	11018.889	-	-
G	GUARD ROOM-1	-	3.000	-	3.000	-	-
G	GUARD ROOM-2	-	3.000	-	3.000	-	-
M	H.T METER ROOM	-	12.000	-	12.000	-	-
		25,591.891	**39085.507**	**4439.828**	**69,117.226**		

Table-3.0
Provided Parking

	Basement 1 parking area	=	7076.885			SQ.M.
	Permissible Basement 1 car parking @20 sqm	=	354			Bays
	Basement 1 car parking provided for Differently Abled	=	2			Bays
	Basement 1 car parking achieved (double stack) X2	=	58 X 2			Bays
			116			Bays
	Basement 1 car parking achieved (Non-stack Parking)	=	96			Bays
	TOTAL Parking achieved in Basement-1	=	212			Bays
	Basement 2 Parking area	=	7103.933			SQ.M.
	Permissible Basement 2 car parking @32 sqm	=	222			Bays
	Basement 2 Car parking achieved	=	152			**Bays**
	Basement 3 parking area	=	6957.919			SQ.M.
	Permissible Basement 3 car parking @32 sqm	=	217			Bays
	Basement 3 Car parking achieved	=	159			**Bays**
	Total Car parking achieved in all Basements	=	**523**			**Bays**

Table- 5.0
Fire Tender Calculation

1	LENGTH OF FIRE TENDER MOTORABLE HARD SURFACE ROAD	=	399.37			MTS.
2	11 MT OFFSET PERIMETER	=	212.13			MTS.
3	PERIMETER OF HIGHEST APARTMENT FLOOR	=	168.57			MTS.
4	PERIMETER OF HIGHEST APARTMENT FLOOR COVERD BY 11 M FIRE TENDER OFFSET	=	101.56			MTS.
5	PERCENTAGE COVERAGE OF HIGHEST APARTMENT FLOOR COVERD BY 11 M FIRE TENDER OFFSET	=	60.49%			%
6	WIDTH OF FIRE TENDER MOTORABLE ROAD	=	7.5			MTS.
7	FIRE TENDER MOTORABLE ROAD CAPACITY	=	70			TON.

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

DTP(HQ) JD. PA. A.T.P. ATP(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 193389/DW 16/06/2025

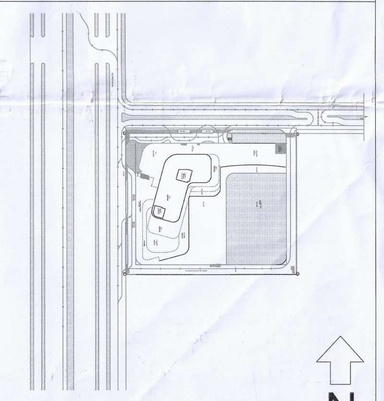
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Member BPAC

Ram Avtar Bassi JD(HQ)

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE
3. ALL LIFTS AND COMMON AREA WITH EMERGENCY LIGHTING TO HAVE 100% POWER BACKUP AS PER NBC REQUIREMENT.
4. ALL DIMENSIONS ARE IN MM.
5. THE BUILDING IS FULLY VENTILATED AND CENTRALLY AIR CONDITIONED WITH 100% POWER BACKUP.



KEYPLAN

N

PROJECT TITLE :

PROPOSED BUILDING PLAN OF COMMERCIAL SITE FOR AN AREA MEASURING 3.419 ACRES FALLING IN THE RESIDENTIAL PLOTTED COLONY FOR AN AREA MEASURING 197.161 ACRES (LICENCE NO. 54 OF 2014 DATED 20.06.2014, LICENCE NO. 28 OF 2016 DATED 23.12.2016, LICENCE NO. 07 OF 2020 DATED 29.01.2020, LICENCE NO. 104 OF 2021 DATED 10.12.2021 & LICENCE NO. 13 OF 2024 DATED 29.01.2024) IN SECTOR-29, 30, 32 & 33, SOHNA BEING DEVELOPED BY ST. PATRICKS REALTY PVT. LTD.

CLIENT

ST. PATRICKS REALTY PVT. LTD.

ARCHITECT

HABITAT ARCHITECTS
#1777, Maharaj Nagar,
Near P.A.U Gate no.3
LUDHIANA-141001,
PUNJAB

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
ZAFAR CHAUDHARY B. Arch. CA/2006/37311	For St. Patricks Realty Pvt. Ltd.
Date:	Authorised Signatory

Date:	Scale:	Revision no:
		R0

STATUS:
SUBMISSION DRAWING

DRAWING TITLE :
SITE PLAN

Drawing No.
SD/AR/AL-1/100