

SANCTIONED  
MEMO NO.:  
DATED:

S.P. (F) Member  
S.T.P. (HQ) Member  
C.T.R. (H-1) Chair  
B.P.A.C. Secretary B.P.A.C. B.P.A.C.

DTP (HQ)  
FSC (HQ) Member  
B.P.A.C.  
DINESH KUMAR PA (HQ)  
Varinder Kumar AD (HQ)

ATTRIBUTES	AREA DETAIL			
Total Plot Area	16263.278	Sqm.	4.01875	Ac.
GROUND COVERAGE	Permissible %	PERM.AREA(Sqm.)	PROP.AREA(Sqm.)	Proposed %
Permissible Ground Coverage @ 40% Plot Area	40.00%	6505.31	4645.85	28.57%
<b>Detail of F.A.R.</b>				
F.A.R. AREA @ 2.25	225%	36592.38		
Additional F.A.R. (IGBC @ 12%)	12%	1951.59		
<b>TOTAL F.A.R.</b>	<b>237.00%</b>	<b>38543.970</b>		<b>237.00%</b>
Maximum Commercial Comp. @ 4% of Perm. F.A.R.	4.00%	1541.76	1541.670	4.000%
Balanced F.A.R.	233.00%	37002.21	37000.00	95.994%
Total area under Facilities		800.00	803.256	100.41%
Area Under Retirement Homes (Residential) (Minimum 75% of Total Permissible FAR)	75.00%	28907.98	32079.410	83.228%
Minimum Carpet Area of Retirement Homes/ DU's		30 Sqm.	130.274	
Dormitory/ Hostel for Staff / Service Persons (5% - 10% of total permissible FAR)	5%-10%	1927.19 - 3854.39	3817.620	9.905%

Detail of Facilities	Permissible %	PERM.AREA (Sqm.)	PROP. AREA(Sqm.)	Proposed %	Proposed Parking
Area Under Mess / Common Dining Per Zoning No. -11125 Dated 22/05/2025, Min.100 sqm	100 Sqm.	100	100.395		
Area Under Medical Room As Per Zoning No. -11125 Dated 22/05/2025, Minimum 100 sqm	100 Sqm.	100	100.395		
Area under other Miscellaneous Facilities viz. Laundry etc. as per ZP, Minimum 100 sqm.	100 Sqm.	100	100.443		
Area Under Common Room/ Indoor Games/ Gymnasium, as Per ZP, 2 sqmt. / Person or 500 sqm. Whichever is less	500 Sqm.	500	502.023		
Area Under Organised Park @20% of Net Planned Area	20.00%	3252.66	3334.840	20.51%	
<b>Calculation Of Population Density</b>					
Main Dwelling Units (Retirement Homes)	254	3	762		
Service Persons / Servant Unit	254	1	254		
Total			1016	252.81	
Retirement Density Permitted /Proposed	250-900 PPA	1004.68-3616.87	252.81PPA		
Required Parking As Per Policy Dated (04-11-2024) - RESIDENTIAL	1 ECS per DU	254	377		347
Required Parking @ 1 ECS / 50 sq.mt - COMMERCIAL	1 ECS / 50 sq. mt	31	31	414	31
Parking 2% - EV		5	6		7
Total Covered/Builtup Area		59400			385

**GENERAL NOTES**

(1) RAIN WATER HARVESTING  
CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENT AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WATER MORE THAN 10,000LTR. OR ABOVE PER DAY SHALL BE INCORPORATE WASTE WATER RECYCLING SYSTEM. RECYCLED WATER SHOULD BE USED FOR HORTICULTURE PURPOSE.

(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 INACCORDANCE WITH THE PERMISSIBLE STRESSES AND SLENDERNESS RATIO LAID DOWN BY THE BYE-LAWS. THE BUILDING IS QUITE SAFE FROM EARTH QUAKE POINT OF VIEW.

(3) FIRE SAFETY SYSTEM  
WE SHALL PROVIDE PROPER FIRE SAFETY MEASURES AS PER THE RULES OF 1965/NBC.

(4) SOLAR HEATING SYSTEM  
WE PROVIDE SOLAR WATER HEATING SYSTEM AS PER NORMS/IF REQD.& SPECIFIED BY HAREDA.

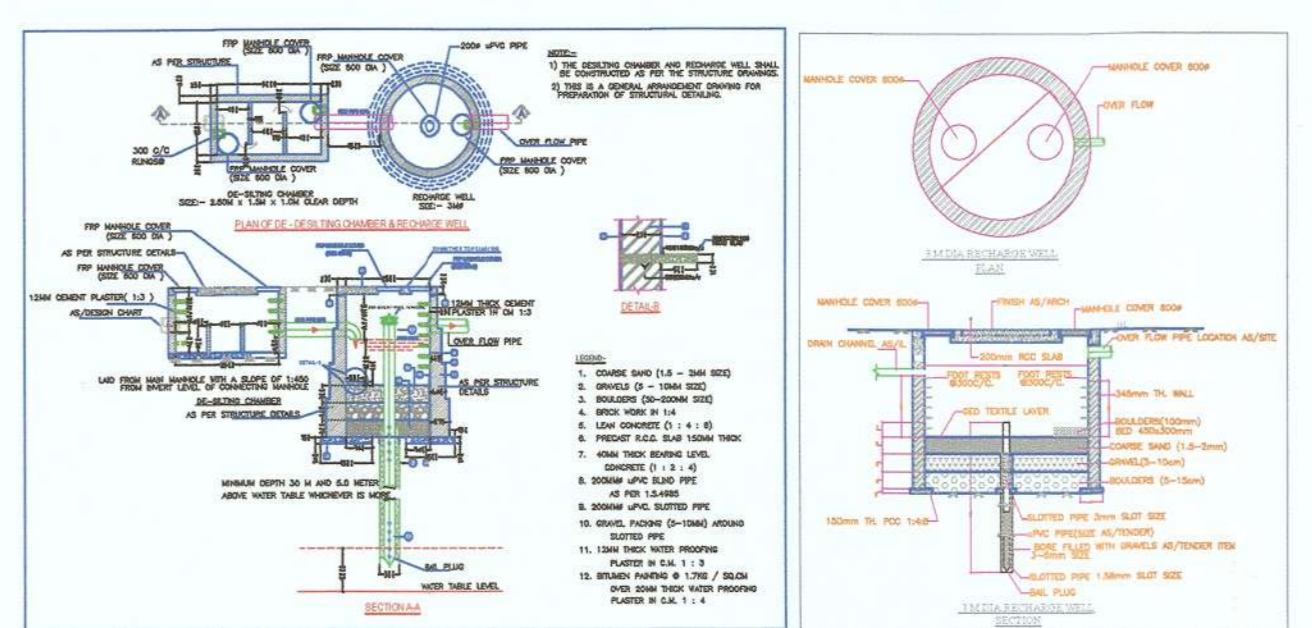
(5) WATER CALCULATIONS FOR UNDER GROUND & FIRE FIGHTING TANK AS PER NORMS.

(6) GROUND FLOOR IS MECHANICALLY VENTILATED/REQUIREMENT.

(7) WE PROVIDE THE 100% POWER BACKUP FOR LIFTS & COMMON AREAS/FACILITIES.

**We follow all Norms/Guidelines according to Retirement Housing Policy**

Attributes	Type	No. of Units	Carpet area	No. of Service	No. of Floors	Total Ht. (Mtr.)	Ground Coverage	Residential F.A.R.	Comm. F.A.R.	Builtup area	Stilt area (Parking)	Prop.Stilt Parking	Prop. Parking Basement	Proposed Open Parking	Total prop. Parking
(Tower -1)	3BHK+S	128	130.274	128	S+32	115.50	2208.329	18080.786		20237.152	1744.108	33			
(Tower -2)	3BHK+S	126	130.274	126	S+32	115.50		17813.400		20237.152					
Stilt					Ground	5.10				2208.329					
Podium					Ground	4.95				430.45					
Shaft (Comm. B & T2)		1.47+1.37			G+2	11.40		2.84		2.84					
Refuse Terrace (60.30/91.35M Ht.)		(31.56 x 2)			17th/26th	91.35		63.12		126.24					
Comm. -A & A1					Ground	4.50		1116.17		1116.17				22	
Comm. -B					G+2	11.40		173.36		425.50				9	
Facilities Block					G+2	10.80		419.92		1102.97				7	EV
Water Body					Ground			231.67							
Basement - 1					1st	-3.90				5882.729			149		
Basement - 2					2nd	-8.40				5882.729			149		
Mummy/Machine Room						118.50				1658.359					
<b>TOTAL</b>		<b>254</b>		<b>254</b>				<b>4645.85</b>	<b>37000.00</b>	<b>1541.67</b>	<b>59400.00</b>	<b>1744.108</b>	<b>33</b>	<b>298</b>	<b>54</b>



**SITE PLAN**

Arch. RAKESH VASUDEVA  
MCA REG. NO CA/84/17500  
J-59, Gfl. Sec-84, Fbd.  
M: 9310112455, 9910913455

For Adore Real Infra LLP  
Authorized Signatory  
AUTH. SIGNATORY/OWNER

ARCHITECT

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

Project: RETIREMENT HOUSING, SECTOR - 86, FARIDABAD, HARYANA.

Planners Club  
Ph: 8500020299, norenbdad@gmail.com

**BUILDING PLAN OF RETIREMENT HOUSING PROJECT, AREA MEASURING 4.01875 ACRES (Lic. no. 137 of 2025) SECTOR-86, FARIDABAD. M/s. ADORE REALINFRA LLP.**