| | TABLE-1 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FAR RESIDENTIAL & CONVENIENT SHOPPING | **Total Site area** | = | **5.10625** | | | **ACRES** | **OR** | **20664.228** | | **SQM** |
| | **LICENCED AREA OF SITE AS PER ZONING (A)** | = | **5.10625** | | | **ACRES** | **OR** | **20664.228** | | **SQM** |
| | Permissible Base FAR @175% **(B)** | = | 36162.399 | | | **SQM.** | | | | |
| | Permissible IGBC (Platinum Rating) Pre-certifications FAR @ 15% on Licensed area of 5.10625 Acres **(C) (IGBC Registration No. GH250527) Dated- JULY 2025** | = | 3099.634 | | | **SQM** | | | | |
| | **Total Permissible Base FAR (175%)+(15% IGBC PLATINUM RATING) (B+C)=(D)** | = | 39262.033 | | | **SQM** | | | | |
| | **Permissible FAR For Convenient shopping @0.5% of Plot area & 0.5% OF (C) =(E)** | = | **118.819** | | | **SQM** | | | | |
| | **Permissibe FAR Residential (D - E)= (F)** | = | **39143.214** | | | **SQM** | | | | |
| | **Total Proposed FAR Residential (G)** | = | **38745.584** | | | **SQM** | **OR** | **=** | **187.501** | **%** |
| | **Balance FAR Residential (F-G) = (H)** | = | **397.630** | | | **SQM** | **OR** | **=** | **1.924** | **%** |
| | | | | | | | | | | |
| | Proposed FAR Convenient shopping **(J)** | = | **109.920** | | | **SQM** | | | | |
| | | = | **109.920** | **X** | **100** | **/** | **118.819** | **=** | **92.510** | **%** |
| | Balance FAR Convenient shopping**(E-J) =(K)** | = | **8.899** | **SQM** | | | | | | |
| GROUND COVERAGE | **Permissible Ground Coverage @35%** | = | **7232.480** | | | **SQM** | | | | |
| | **Proposed Ground Coverage** | = | **4222.308** | | | **SQM** | **OR** | **=** | **20.433** | **%** |
| | **Balance Ground Coverage** | = | **3010.172** | | | **SQM** | | | | |
| DENSITY | **Population Calculation** | | | | | | | | | |
| | Main Units | = | 200 | | | X | 5 | = | 1000 | |
| | EWS | = | 36 | | | X | 2 | = | 72 | |
| | Service personnel units | = | 20 | | | X | 3 | = | 60 | |
| | **Total Proposed Population** | | | | | | | **=** | **1132** | **PERSONS** |
| | **Permissible Density 100-300PPA on 5.10625 acres(Base Zone)** | = | 511 | TO | 1532 | **PERSON** | | | | |
| | **Proposed Density** | = | 1132 | Persons or | 221.69 | PPA | | | | |
| EWS | | = | **15% OF TOTAL UNITS (MAIN+EWS)** | | | | | | | |
| | **Required EWS Units** | = | **236** | X | 15 | / | 100 | = | 35.40 | OR SAY |
| | | = | **35** | Nos. | | | | | | |
| | Proposed EWS Units | = | **36** | Nos. | | | | | | |
| | | = | 36 | X | 100 | / | 236 | = | 15.25 | % |
| | | = | **10% OF MAIN UNITS** | | | | | | | |
| SERVICE PERSONAL UNITS | Required Service Personnel Units | = | 10 | X | 200 | / | 100 | = | 20.000 | OR SAY |
| | | = | 20 | Nos. | | | | | | |
| | Proposed Service Personnel Units | = | 20 | Nos. | | | | | | |
| | | = | 20 | X | 100 | / | 200 | = | 10.00 | % |
| CAR PARKING | **Car Parking Calculation** | | | | | | | | | |
| | Required Car Parking for Main Units | | | | | | | | | |
| | 1.5 ECS per Main Units | = | 200 | X | 1.5 | = | 300 | | ECS | |
| | Total Proposed no. of Car Bays for Main Units | = | 640 | Cars | | | | | | |
| | | = | 5% of | 300 | ECS | | | | | |
| | Car Parking to be made available to EWS Units @ 5% of Main units | = | 300 | X | 5.00 | / | 100 | = | 15.00 | ECS OR SAY |
| | | = | 15 | ECS | | | | | | |
| | Total Proposed no. of Car Bays for EWS Units | = | 17 | NOS. | | | | | | |
| | Required EV Parking @ 2/100 ECS on 300 ECS (Required Parking) | = | 6 | NOS. | | | | | | |
| | Proposed EV Parking | = | 8 | NOS. | | | | | | |
| ORGANIZED OPEN SPACE | Required Organized open Space.i.e. TOT LOT and play ground @ 15% of Site area Development 5.10625 Acres. | = | 3099.634 | SQM | | | | | | |
| | Proposed Organized open space i.e. tot lots and play ground | = | 3151.908 | SQM | | | | | | |

**TABLE – 2- AREA STATEMENT**

| SR. NO. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOWER NAME** | **FLOORS** | **NO. OF TYPICAL FLOORS** | **NO. OF MAIN UNIT PER FLOOR** | **NO. OF MAIN UNIT IN FLOOR** | **TOTAL NO. OF MAIN UNIT IN TOWER** | **TOTAL NO. OF SERVICE PERSONAL UNIT IN ALL TOWERS** | **GROUND COVERAGE OF TOWER** | **FAR AREA OF FLOOR** | **TOTAL FAR AREA OF FLOOR (SR. NO.-2X8)** | **TOTAL FAR AREA OF TOWER** | **NON FAR AREA** | **NON FAR AREA OF TOWER (SR. NO.-2 X 11)** | **BUILTUP AREA OF FLOOR (SR. NO.-8+11)** | **BUILTUP AREA OF FLOOR (SR. NO.-2X13)** | **BUILTUP AREA OF TOWER** |
| TOWER-1 | GROUND FLOOR | 1 | 0 | 0 | 172 | - | 1869.214 | 360.420 | 360.420 | 33108.067 | 1508.794 | 1508.794 | 1869.214 | 1869.214 | 36944.5930 |
| | TYPICAL (1st to 17th, 19th to 21st) FLOOR | 20 | 4 | 80 | | | | 767.108 | 15342.160 | | 46.080 | 921.600 | 813.188 | 16263.760 | |
| | TYPICAL (22nd to 26th, 28th to 35th, 37th to 43rd) FLOOR | 20 | 4 | 80 | | | | 762.582 | 15251.640 | | 46.081 | 921.620 | 808.663 | 16173.260 | |
| | TYPICAL REFUGE (18th, 27th & 36th ) FLOOR | 3 | 4 | 12 | | | | 717.949 | 2153.847 | | 99.153 | 297.459 | 817.102 | 2451.306 | |
| | MUMTY | | - | | | | | - | - | | 187.053 | 187.053 | 187.053 | 187.053 | |
| TOWER-2 | GROUND FLOOR | 1 | 0 | 0 | 28 | 20 | 1664.825 | 331.213 | 331.213 | 4623.417 | 1333.612 | 1333.612 | 1664.825 | 1664.825 | 6474.3220 |
| | TYPICAL (1st to 7th) FLOOR | 7 | 4 | 28 | | | | 613.172 | 4292.204 | | 46.296 | 324.072 | 659.468 | 4616.276 | |
| | MUMTY | | - | | | | | - | - | | 193.221 | 193.221 | 193.221 | 193.221 | |
| CONVENIENT SHOPPING | GROUND FLOOR | | - | | - | - | 144.744 | 109.920 | 109.920 | 109.920 | 34.824 | 34.824 | 144.744 | 144.744 | 144.7440 |
| EWS | GROUND FLOOR | 1 | 0 | 0 | 36 | - | 331.448 | 59.616 | 59.616 | 1005.100 | 271.832 | 271.832 | 331.448 | 331.448 | 1452.5750 |
| | TYPICAL (1st to 3rd) FLOOR | 3 | 11 | 33 | | | | 275.027 | 825.081 | | 34.925 | 104.775 | 309.952 | 929.856 | |
| | 4th FLOOR | 1 | 3 | 3 | | | | 120.403 | 120.403 | | 27.836 | 27.836 | 148.239 | 148.239 | |
| | MUMTY/L.M.R | | - | | | | | - | - | | 43.032 | 43.032 | 43.032 | 43.032 | |
| BASEMENT-1 | - | - | - | - | - | - | - | - | - | - | 13431.483 | 13431.483 | 13431.483 | 13431.483 | 40069.8030 |
| BASEMENT-2 | - | - | - | - | - | - | - | - | - | - | 12901.813 | 12901.813 | 12901.813 | 12901.813 | |
| BASEMENT-3 | - | - | - | - | - | - | - | - | - | - | 13736.507 | 13736.507 | 13736.507 | 13736.507 | |
| LT ISOLATOR PANEL ROOM | - | - | - | - | - | - | 24.351 | - | - | - | 24.351 | 24.351 | 24.351 | 24.351 | 24.3510 |
| HT PANEL ROOM | - | - | - | - | - | - | 55.720 | - | - | - | 55.720 | 55.720 | 55.720 | 55.720 | 55.7200 |
| HT ISOLATOR / HT METER PANEL ROOM | - | - | - | - | - | - | 74.815 | - | - | - | 74.815 | 74.815 | 74.815 | 74.815 | 74.8150 |
| SURFACE STAIRCASE | - | - | - | - | - | - | 48.191 | - | - | - | 48.191 | 48.191 | 48.191 | 48.191 | 48.1910 |
| GUARD ROOM | - | - | - | - | - | - | 9.000 | 9.000 | 9.000 | 9.000 | 0.000 | 0.000 | 9.000 | 9.000 | 9.0000 |
| **TOTAL** | - | - | - | - | **236** | **20** | **4222.308** | **4126.410** | **38855.504** | **38855.504** | - | **46442.610** | - | | **85298.114** |
| **TOTAL RESIDENTIAL FAR AREA** | | | | **236** | | | | | | **38745.584** | - | - | - | - | - |
| **TOTALCONVENIENT SHOPPING FAR AREA** | | | | | | | | | | **109.920** | - | - | - | - | - |

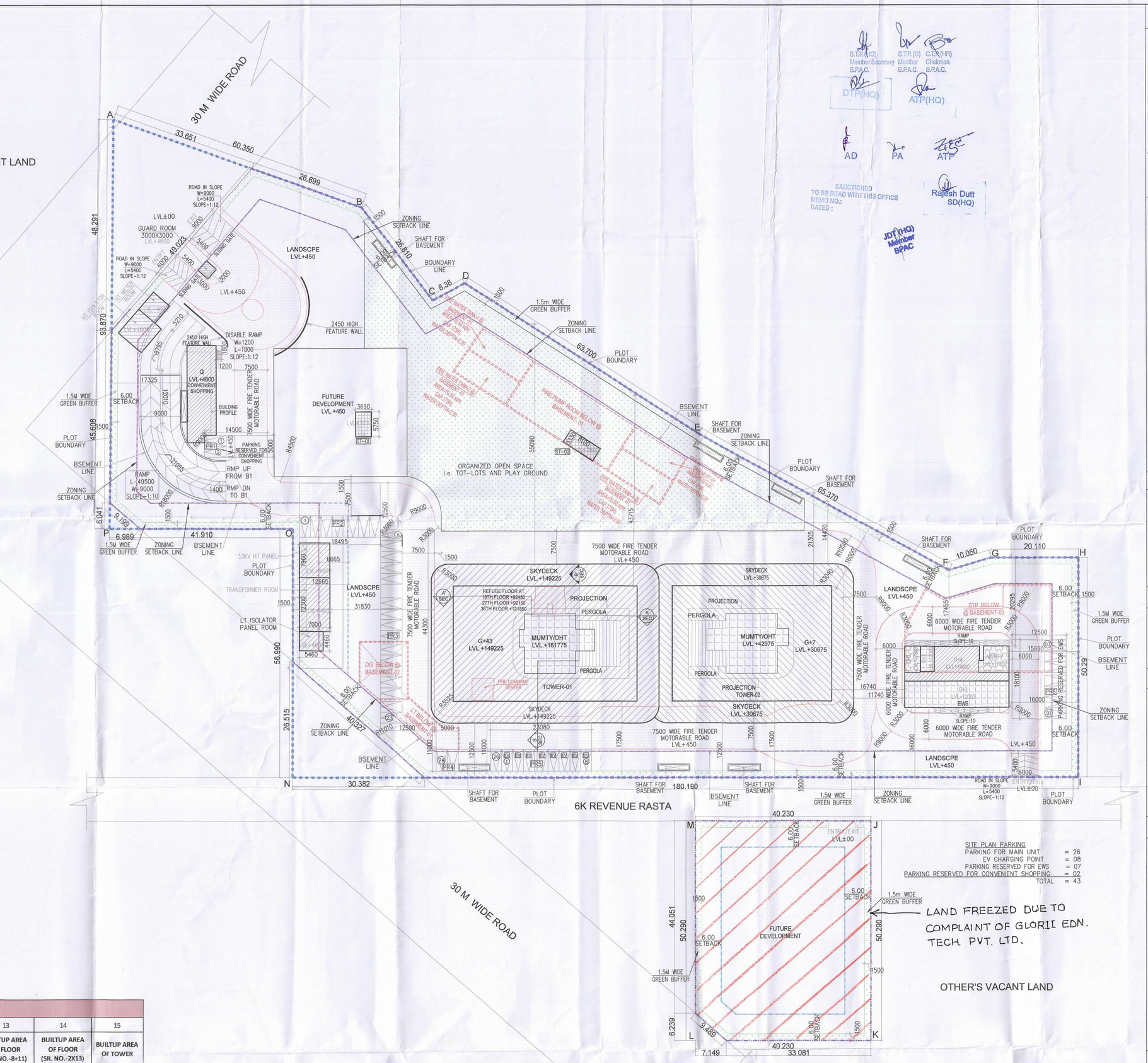
**TABLE-3**

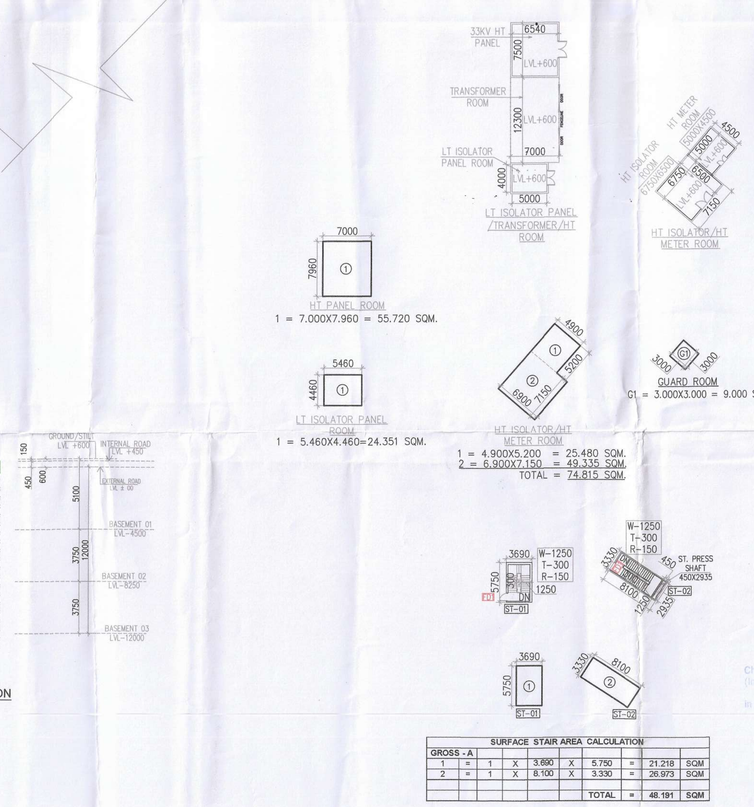
**PARKING DETAILS**

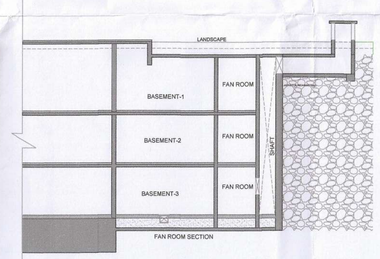
| | PROPOSED NO OF BAYS | ECS |
|---|---|---|
| BASEMENT-1 | 209 | 338 |
| BASEMENT-2 | 195 | 317 |
| BASEMENT-3 | 210 | 350 |
| SURFACE | 26 | 51 |
| TOTAL | 640 | 1056 |
| EV PARKING | 8 | |

**PARKING DETAILS EWS**

| | PROPOSED NO OF BAYS | ECS |
|---|---|---|
| STILTEWS1 | 10 | 10 |
| SURFACE | 7 | 10 |
| TOTAL | 17 | 20 |




TYPICAL BASEMENT SHAFT SECTION

**SURFACE STAIR AREA CALCULATION**

| GROSS - A | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | = | 1 | X | 3.690 | X | 5.750 | = | 21.218 | SQM |
| 2 | = | 1 | X | 8.100 | X | 3.330 | = | 26.973 | SQM |
| | | | | | | | | | |
| | | | | | | TOTAL | = | 48.191 | SQM |

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

DTP(HQ) ATP(HQ) AD PA ATP

SANCTIONED TO BE READ WITH THE OFFICE MEMO NO.:- DATED :

Rajesh Dutt SD(HQ)

JDT(HQ) Member BPAC

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING COLONY OVER AN AREA MEASURING 5.10625 ACRE ( LICENSE NO. 61 OF 2025 DATED 01-05-2025) IN SECTOR 103, GURUGRAM BEING DEVELOPED BY SUN INTERNATIONAL LTD. & OTHERS IN COLLABORARION WITH FLORALESSENCE PROJECTS PRIVATE LIMITED.

Client

Floralessence Projects Pvt. Ltd.
AIPL Business Club, 5th Floor, Sector 62,
Gurugram 122 002, Haryana,
Phone: +91 92111 60000 Ext: 7794

Architects:

Morphogenesis
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Okhla Phase-III,
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TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS ) )
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

POOJA NIKHAR
CA/2012/55585

Checked and Cleared for Public Health & Environmental Engineering Requirements

Scale : 1:400

Drawing Title: SITE PLAN

Drawing No:- ST-01

B
31-OCT.-25

Superintending Engineer (HQ)
HT Engineers
Delhi