1 SITE PLAN (Site-1)
1:350
2 TYPICAL SECTION VENTILATION CUT OUT
1:100
3 GREEN AREA DIAGRAM (SITE 1)
1:500
4 GREEN AREA DIAGRAM (SITE 2)
1:500
5 SITE PLAN (Site-2)
1:350
EXISTING 60.0M WIDE SECTOR ROAD
12 M SERVICE ROAD
EXISTING 75M WIDE SECTOR ROAD
= 1.06912 Acres
PHASE-2 = Pocket-A + Pocket-B
= 0.282 + 0.78712
PHASE-1 = 3.96213 Acres
FOR ESS = 0.11325 Acres
TOTAL LAND = 5.1625 Acres
TOWER A
TOWER B
CLUB 02
GREEN AREA
BASEMENT LINE
ZONING SETBACK LINE
PLANTATION
PLOT LINE
1500 MM WIDE GREEN BUFFER
STORM WATER PIPE
IRRIGATION WATER SUPLY AND MAIN
SECTION-102-A
SECTION-102
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO:- 2462
DATED:- 26-01-2026
DEVELOPMENT CONTROL
S.No. DESCRIPTION
1 SITE AREA (5.1325 + 0.01125) 5.1625 Acres
LICENSED LAND ACCURIED FOR ESS 0.11325 Acres
2 TOTAL SITE AREA 20,891.8631 Sq.Mts
3 Net Planned Area (NPA) 5.0781.5 Acres
Net Planned Area (NPA) 20,860.714 Sq.Mts
4 FAR 1.75
(additional for TGB) 1.75
(additional 12% on site area for IGBC Gold Rating) (Reg. no. GH 24093) 0.12
5 TOTAL FAR 3.12
a) COMMERCIAL FAR (Convenient Shopping) 101.804 Sq.Mts 101.322 Sq.Mts
COMMERCIAL FAR 101.804 Sq.Mts 101.322 Sq.Mts
b) RESIDENTIAL FAR: 0.50% Proposed Commercial FAR (%) 0.50%
Club Area (as per Design) 63.422.89
EWS FAR 1,724.5.99 Sq.Mts
Residential Tower 1,724.5.99 Sq.Mts
RESIDENTIAL FAR AREA 99,598.06 Sq.Mts
TOTAL 99,598.06 Sq.Mts
RESIDENTIAL FAR (%) 99.50% Proposed Residential FAR (%)
TOTAL 63,388.06 Sq.Mts
59,567.472 Sq.Mts
GREEN AREA
7 GROUND COVERAGE 35% of site area 3,188.717 Sq.Mts
8 TOTAL MAIN BUILDING UNITS 20,904 Units
9 EWS Units 15% of Total no. of Units 64.94 Units
10 SERVICE PERSONNEL UNIT 10% of Total no. of Units 36.80 Units
11 Provided Vehicle Parking 37 Units (Say)
EXIT REQUIREMENT CALCULATION - Tower
S.No Floor Gross Areas SQM Floor Factor Ae/NBC 2016 Occupancy (Ae/NBC) Vehicle Factor per person (mm) Required Width of Staircase(mm) Provided Width of Staircase/ exit (mm)
1 Ground floor 1279.3 1.4 910.18 10 3015.8 4000
2 Typical floor 644 1.25 51.52 10 1515.2 2500
3 Refuge floor 605 1.25 48.40 10 464 2500
EXIT REQUIREMENT CALCULATION -Club-2 (Stimulating club)
S.No Floor Gross Areas SQM Floor Factor Ae/NBC 2016 Occupancy (Ae/NBC) Vehicle Factor per person (mm) Required Width of Staircase(mm) Provided Width of Staircase/ exit (mm)
1 Ground floor 1279.3 1.4 910.18 10 3015.8 4000
2 Typical floor 644 1.25 51.52 10 1515.2 2500
3 Refuge floor 605 1.25 48.40 10 464 2500
PHASING F.A.R. SUMMARY
S.No. DESCRIPTION NON FAR (SQM) FAR (SQM) TOTAL AREA
1 PHASE 1
A TOWER A 29,863.882 29,863.882
B TOWER B 29,703.589 29,703.589
C CLUB 1 856.724 856.724
D CLUB 2 1139.937 1139.937
2 PHASE 2
A CLUB 2 1139.937 1139.937
B EWS 1724.5.99 1724.5.99
PHASE 1 F.A.R (A) 60,424.195 60,424.195
PHASE 2 F.A.R (B) 2,963.686 2,963.686
TOTAL FAR [A+B]= 63,387.881 63,387.881
(0.11325 ACRES)LICENSED LAND ACQUIRED BY HSVP, KHASRA NO. 41/1/1/2/2(-1) FOR ESS
S.No. DESCRIPTION NON FAR (SQM) FAR (SQM) TOTAL AREA
CLUB 2
1 GROUND FLOOR (CLUB-2) 760.485 856.724 1141.131
TOTAL AREA 760.485 856.724 1141.131
S.No. DESCRIPTION NON FAR (SQM) FAR (SQM) TOTAL AREA
CLUB 2 AREA STATEMENT
1 GROUND FLOOR (CLUB-2) 760.485 1139.937 1139.937
2 1st FLOOR 267.233 267.233 204.175
3 2nd FLOOR 112.219 112.219 112.587
4 3rd FLOOR 112.219 112.219 112.587
5 OHT - - 40.996
TOTAL AREA 1996.661 1996.661 2158.829
EWS + Convenient Shopping -AREA STATEMENT
S.No. DESCRIPTION NON FAR (SQM) FAR (SQM) TOTAL AREA
1 BASEMENT 205.352 - 205.352
2 GROUND/ CONVEIENT SHOPPING 175.007 405.342 580.349
3 1st FLOOR 422.816 106.558 529.374
4 2nd FLOOR 422.816 106.558 529.374
5 3rd FLOOR 422.816 106.558 529.374
6 4th FLOOR 287.816 106.558 394.374
7 TERRACE FLOOR - 91.589 91.589
8 TOTAL AREA 1825.751 1138.489 2964.240
DENSITY & POPULATION CALCULATION
S.No. Population No. of units Ave/unit Total pop
1 TOWER-A 373.202 1509.070 4 377 2.0 754
2 TOWER-B 373.202 1509.070 4 377 2.0 754
3 SERVICE PERSONNEL UNIT 36.80 - - 20 2.0 40
TOTAL 1,509.070 4,302.140 1,548
DENSITY & POPULATION SUMMARY
S. NO. DESCRIPTION S. NO. DESCRIPTION
1 SITE AREA 5,162.5 Acres 1 TOWER-A 29,863.882 Sq.Mts
2 PERMISSIBLE DENSITY 300-350 PPA 2 TOWER-B 29,703.589 Sq.Mts
3 PROPOSED DENSITY 300-350 PPA 3 TOTAL FAR AREA 59,567.472 Sq.Mts
4 TOTAL POPULATION 1,548 PPA 4 GROUND COVERAGE 3,188.717 Sq.Mts
5 DENSITY (204/5.03125 ACRE) 407 PPA 5 TOTAL NO. OF FLOORS 4 Floors
6 TOTAL NO. OF BLOCKS 2 Blocks
7 TOTAL NO. OF UNITS 754 Units
8 TOTAL NO. OF PARKING 1,138 Nos
9 TOTAL NO. OF LIFTS 16 Nos
10 TOTAL NO. OF STAIRS 4 Nos
11 TOTAL NO. OF SERVICE PERSONNEL 36 Nos
12 TOTAL NO. OF EWS UNITS 64 Units
13 TOTAL NO. OF SERVICE PERSONNEL UNITS 37 Units
14 TOTAL NO. OF ELEVATIONS 4 Nos
15 TOTAL NO. OF SERVICE PERSONNEL UNITS 37 Units
16 TOTAL NO. OF EWS UNITS 64 Units
17 TOTAL NO. OF ELEVATIONS 4 Nos
18 TOTAL NO. OF SERVICE PERSONNEL UNITS 37 Units
19 TOTAL NO. OF EWS UNITS 64 Units
20 TOTAL NO. OF ELEVATIONS 4 Nos
21 TOTAL NO. OF SERVICE PERSONNEL UNITS 37 Units
22 TOTAL NO. OF EWS UNITS 64 Units