

TOTAL BUILT UP			
AREA IN SQM	FAR AREA	NON FAR AREA	TOTAL
COMMERCIAL	596.893	78.927	675.820
BASEMENT 1		4077.023	4077.023
BASEMENT 2		4077.023	4077.023
RESIDENTIAL TOWERS + COMMON FACILITY	14368.108	3957.420	18325.528
TOTAL BUILT UP	14965.000	12190.394	27155.394

AREA CALCULATION			
DESCRIPTION	AREA (IN SQ.MT.)	AREA (IN ACRES)	
TOTAL PLOT AREA (NET PLANNED AREA)	6321.180	1.562	
PERMISSIBLE GROUND COVERAGE @40%	2528.472		
PROPOSED GROUND COVERAGE	2249.837		
ACHIEVED % OF GROUND COVERAGE	35.59%		

FAR AREA CALCULATIONS			
PERMISSIBLE FAR @225	14222.654		
ADDITIONAL FAR @ 12% AS PER GREEN BUILDING MEASURES AND INCENTIVES (CLAUSE NO : 6.5 OF HBC -2017)	758.542		
TOTAL PERMISSIBLE FAR AREA @237	14981.196		
TOTAL PROPOSED FAR AREA @236.73 (COMMERCIAL + RESIDENTIAL + COMMON ACTIVITY AREAS)	14965.000		

COMMERCIAL AREA CALCULATIONS			
MAX. PERMISSIBLE COMMERCIAL AREA @ 4% OF PERMISSIBLE FAR	599.248		
TOTAL PROPOSED COMMERCIAL AREA @ 3.98% OF PERMISSIBLE FAR	596.893		
PERMISSIBLE AREA OF DORMITORY / SERVICE PERSONS (MAXIMUM 10% OF PERMITTED FAR)	1498.120		
PROPOSED AREA OF DORMITORY / SERVICE PERSONS (9.94% OF PERMITTED FAR)	1489.266		

COMMON FACILITY AREA CALCULATIONS			
DESCRIPTION	REQUIRED AREA (IN SQ.MT.)	PROPOSED AREA (IN SQ.MT.)	
PERMISSIBLE AREA OF MESS (MINIMUM)	100	100.937	
PERMISSIBLE AREA OF MEDICAL ROOM (MINIMUM)	100	100.212	
COMMON ROOM / INDOOR GAMES / GYMNASIUM	500	524.480	
LAUNDRY / MISCELLANEOUS (MINIMUM)	100	100.212	
TOTAL	800	825.841	

DENSITY CALCULATIONS			
MIN. & MAX. DENSITY CALCULATION	250-900 PPA		
PERMISSIBLE POPULATION ON 1.562 ACRES	390.500	1405.800	
PROPOSED DWELLING UNITS	99		
POPULATION ON DWELLING UNITS @ 3	297		
PROPOSED SERVICE PERSON ROOMS	94		
POPULATION ON SERVICE PERSON ROOMS @ 1	94		
TOTAL POPULATION (297 + 94)	391		
ACHIEVED DENSITY (391 / 1.562)	250.320	PPA	

GREEN AREA CALCULATIONS			
MINIMUM PERMISSIBLE GREEN AREA REQUIRED @ 20%	1264.236		
PROPOSED ORGANISED GREEN AREA (G1+G2)	1616.471		
ACHIEVED % OF GREEN AREA (20.067+5.506)	25.57		

PARKING CALCULATIONS			
TOTAL NO. OF DWELLING UNITS	99	NOS	
REQUIRED CAR PARKING @ 1 ECS PER DWELLING UNIT	99	ECS	
TOTAL COMMERCIAL AREA	596.89	SQ.MT.	
CAR PARKING FOR COMMERCIAL @ 1 ECS PER 50 SQ MTR.	12	ECS	
TOTAL NUMBER OF ECS REQUIRED	111	ECS	
CAR PARKING PROVIDED	171	NOS	

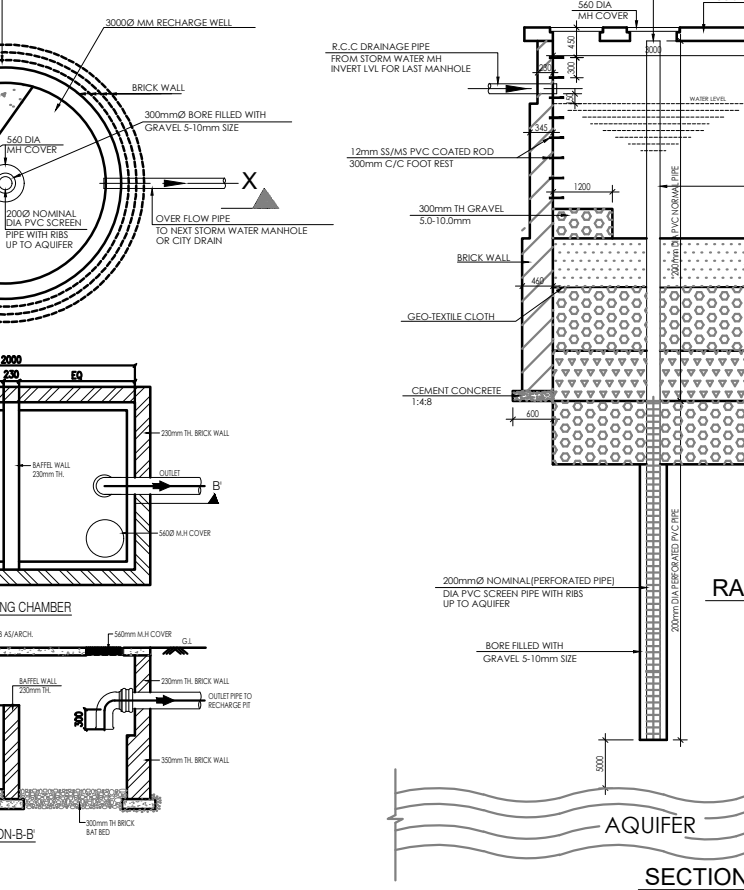
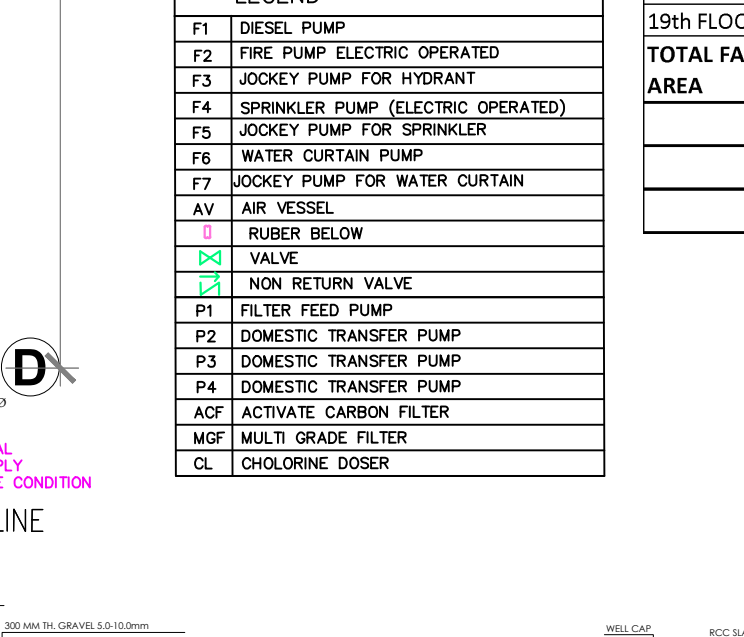
FAR CALCULATIONS								
DESCRIPTION	TOWER - A RESIDENTIAL AREA (IN SQ.MT.)	TOWER - B RESIDENTIAL AREA (IN SQ.MT.)	TOWER - C RESIDENTIAL AREA (IN SQ.MT.)	TOWER - A MESS / COMMON DINING AREA (IN SQ.MT.)	MEDICAL ROOM	TOWER - A COMMON ROOM / INDOOR GAMES / GYMNASIUM AREA (IN SQ.MT.)	LAUNDRY / MISCELLANEOUS	TOTAL AREA (IN SQ.MT.)
STILT / GROUND FLOOR	85.857	87.590	88.146		100.212	125.122	100.212	587.139
1ST FLOOR	150.615	276.647	276.647			328.320		1032.229
2nd FLOOR	150.248	276.157	276.157	100.937		71.038		874.538
3rd FLOOR	276.633	276.157	276.157					828.947
4th FLOOR	276.633	276.157	276.157					828.947
5th FLOOR	276.633	276.157	276.157					828.947
6th FLOOR	276.633	276.157	276.157					828.947
7th FLOOR	276.633	276.157	276.157					828.947
8th FLOOR	276.633	276.157	276.157					828.947
9th FLOOR	276.633	276.157	276.157					828.947
10th FLOOR	276.633	276.157	276.157					828.947
11th FLOOR	276.633	276.157	276.157					828.947
12th FLOOR	276.633	276.157	276.157					828.947
13th FLOOR	63.154	276.157	276.157					615.469
14th FLOOR		276.157	276.157					552.315
15th FLOOR		276.157	276.157					552.315
16th FLOOR		276.157	276.157					552.315
17th FLOOR		276.157	276.157					552.315
18th FLOOR		256.153	256.153					512.306
19th FLOOR		123.847	123.847					247.695
TOTAL FAR AREA	3216.201	5162.755	5163.311	100.937	100.212	524.480	100.212	14368.108
PERMISSIBLE AREA UNDER RETIREMENT HOMES (MIN. 75% OF PERMITTED FAR)								11235.897
PROPOSED AREA UNDER RETIREMENT HOMES (3216.201 + 5162.755 + 5163.311-1489.266)								12053.001
PROPOSED % (12053.001 / 14981.196 *100)								80.45%

DU CALCULATION OF ALL TOWERS				
DESCRIPTION	TOWER - A	TOWER - B	TOWER - C	TOTAL
STILT / GROUND FLOOR				
1ST FLOOR	1	2	2	5
2nd FLOOR	1	2	2	5
3rd FLOOR	2	2	2	6
4th FLOOR	2	2	2	6
5th FLOOR	2	2	2	6
6th FLOOR	2	2	2	6
7th FLOOR	2	2	2	6
8th FLOOR	2	2	2	6
9th FLOOR	2	2	2	6
10th FLOOR	2	2	2	6
11th FLOOR	2	2	2	6
12th FLOOR	2	2	2	6
13th FLOOR	1	2	2	5
14th FLOOR		2	2	4
15th FLOOR		2	2	4
16th FLOOR		2	2	4
17th FLOOR		2	2	4
18th FLOOR		2	2	4
19th FLOOR		2	2	4
TOTAL NO. OF DUs	23	38	38	99

NO. OF SERVICE PERSON ROOMS				
DESCRIPTION	TOWER - A	TOWER - B	TOWER - C	TOTAL
STILT / GROUND FLOOR				
1ST FLOOR	1	2	2	5
2nd FLOOR	1	2	2	5
3rd FLOOR	2	2	2	6
4th FLOOR	2	2	2	6
5th FLOOR	2	2	2	6
6th FLOOR	2	2	2	6
7th FLOOR	2	2	2	6
8th FLOOR	2	2	2	6
9th FLOOR	2	2	2	6
10th FLOOR	2	2	2	6
11th FLOOR	2	2	2	6
12th FLOOR	2	2	2	6
13th FLOOR	2	2	2	6
14th FLOOR		2	2	4
15th FLOOR		2	2	4
16th FLOOR		2	2	4
17th FLOOR		2	2	4
18th FLOOR		1	2	3
19th FLOOR		1	2	3
TOTAL NO. OF DUs	22	36	36	94

LEGEND FOR PLUMBING	
(Symbol)	BOREWELL
(Symbol)	(R.W.M.H) RAIN WATER MANHOLE
(Symbol)	(M.H) SEWER MANHOLE
(Symbol)	(C.B) CATCH BASIN (450x450x50)
(Symbol)	(RCC) PIPE
(Symbol)	S/W PIPE
(Symbol)	MUNICIPAL SUPPLY
(Symbol)	GARDEN HYDRANT
(Symbol)	GULLY TRAP
(Symbol)	FIRE PIPE
(Symbol)	BUTTERFLY VALVE
(Symbol)	NON RETURN VALVE
(Symbol)	EXTERNAL FIRE HYDRANT (EFH)

LEGEND	
F1	DIESEL PUMP
F2	FIRE PUMP ELECTRIC OPERATED
F3	JOCKEY PUMP FOR HYDRANT
F4	SPRINKLER PUMP (ELECTRIC OPERATED)
F5	JOCKEY PUMP FOR SPRINKLER
F6	WATER CURTAIN PUMP
F7	JOCKEY PUMP FOR WATER CURTAIN
AV	AIR VESSEL
R	RUBER BELOW
V	VALVE
NRV	NON RETURN VALVE
FP	FILTER FEED PUMP
P2	DOMESTIC TRANSFER PUMP
P3	DOMESTIC TRANSFER PUMP
P4	DOMESTIC TRANSFER PUMP
ACF	ACTIVATE CARBON FILTER
MGF	MULTI GRADE FILTER
CL	CHLORINE DOSER



TOTAL NO. OF SERVICE PERSONAL UNITS IN TOWER-B&C	94 NOS.
FAR AREA OF ONE SERVICE PERSONAL UNIT	15.843 SQ.MT.
TOTAL FAR AREA OF SERVICE PERSONAL UNITS	1489.266 SQ.MT.

DEPTH	MANHOLE
For depths 0.9m TO 1.65M	900ø
For depths 1.65M TO 2.30M	1200ø
For depths 2.30M TO 9.0M	1500ø
For depths 9.0M TO 14.0M	1800ø

AREA SUMMARY (AREA IN SQ.MT.)											
BUILDING BLOCKS	COMMERCIAL BLOCK	TOWER - A RESIDENTIAL AREA	TOWER - B RESIDENTIAL AREA	TOWER - C RESIDENTIAL AREA	TOWER - A MESS / COMMON DINING AREA	MEDICAL ROOM	TOWER - A COMMON ROOM / INDOOR GAMES / GYMNASIUM AREA	LAUNDRY / MISCELLANEOUS	STILT FLOOR	TOTAL RESIDENTIAL + COMMON FACILITY	TOTAL RESIDENTIAL + COMMON FACILITY + COMMERCIAL
FAR AREA	596.893	3216.201	5162.755	5163.311	100.937	100.212	524.480	100.212	1350.330	14368.108	14965.000
NON FAR AREA	78.927	669.531	941.340	941.340			54.880			3957.420	4036.347

OWNER :
BP HOMES PVT. LTD.

PROJECT :
PROPOSED BUILDING PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) OVER AN AREA MEASURING 1.562 ACRES (LICENSE No- 22 OF 2025 DATED 12-03-2025) IN SECTOR -85, FARIDABAD BEING DEVELOPED BY BP HOMES PVT. LTD.

ARCHITECTURAL CONSULTANT :
NIRMAN
ARCHITECTS & INTERIOR DESIGNERS
e-mail : nirmanarchitects@yahoo.com
F-8, 1st FLOOR, SECTOR-10, D.L.F.,
P.O. : 9811204088, 9810081088

TITLE : SITE PLAN

SCALE : 1:200

DRG.NO.- 01

ARCHITECT'S SIGN

OWNER'S SIGN