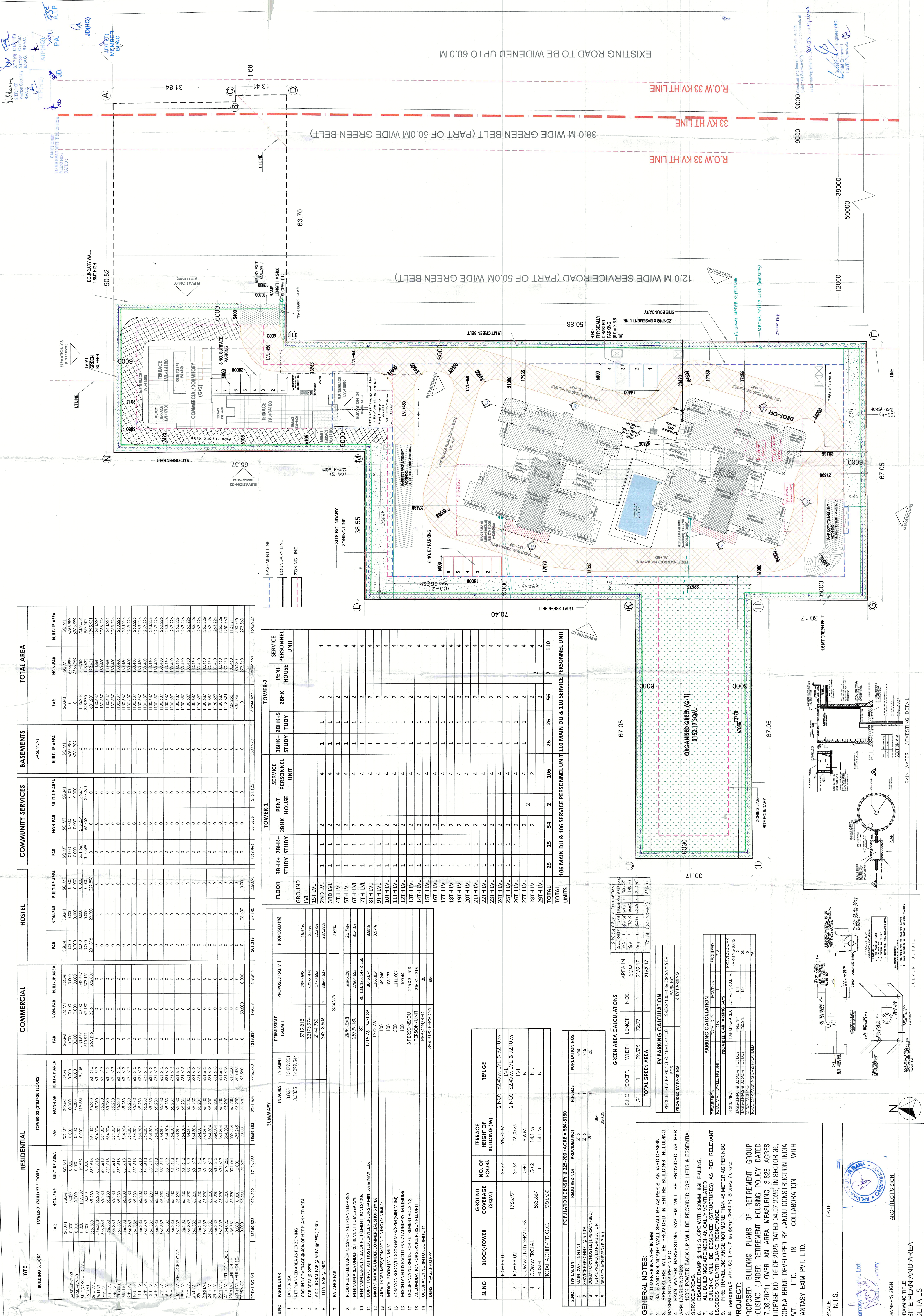




RESIDENTIAL				COMMERCIAL				HOSTEL				COMMUNITY SERVICES				BASEMENTS				TOTAL AREA			
BUILDING BLOCKS		TOWER-01 (STL+27 FLOORS)		TOWER-02 (STL+28 FLOORS)		TOWER-03 (STL+27 FLOORS)		NON-FAR		FAR		NON-FAR		FAR		NON-FAR		FAR		NON-FAR		FAR	
S.NO.	PARTICULAR	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS	AREA (SQ.M)	NO. OF FLOORS
1	LAND AREA	1515.324	1771.329	1771.655	1649.453	2041.559	1771.655	1515.324	1771.329	1771.655	1649.453	2041.559	1771.655	1515.324	1771.329	1771.655	1649.453	2041.559	1771.655	1515.324	1771.329	1771.655	1649.453
2	NET PLANNED AREA AS PER ZONING	3.8235	15475.231	14975.544	14975.544	14975.544	14975.544	3.8235	15475.231	14975.544	14975.544	14975.544	3.8235	15475.231	14975.544	14975.544	14975.544	3.8235	15475.231	14975.544	14975.544	14975.544	14975.544
3	GROUND COVERAGE @ 40% OF NET PLANNED AREA																						
4	FAR AREA @ 22%																						
5	ADDITIONAL FAR @ AREA @ 15% (HBC)																						
6	TOTAL FAR @ 20%																						
7	BALANCE FAR																						
8	REQUIRED GREEN AREA @ 20% OF NET PLANNED AREA																						
9	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%																						
10	MINIMUM CARPET AREA OF RETIREMENT HOMES @ 75%																						
11	DOMESTIC/STAFF HOSTEL/SERVICE PERSONS @ MIN. 5% & MAX. 10%																						
12	MAXIMUM AREA UNDER COMMERCIAL SHOPS @ 4%																						
13	MERCANTILE ROOM (MINIMUM)																						
14	MERCANTILE ROOM (MINIMUM)																						
15	COMMON ROOM/INDOOR GAMES/GYM (MINIMUM)																						
16	MISCELLANEOUS FACILITIES (VIZ LAUNDRY, MINIMUM)																						
17	OCCUPANCY NORM/DU FOR RETIREMENT HOUSING																						
18	ACCOMMODATION FOR SERVICE PERSONNEL UNIT																						
19	OCCUPANCY NORM FOR DOMESTORY																						
20	DENSITY @ 250-300 PPA																						

SUMMARY				TOWER-1				TOWER-2				TOTAL			
S.NO.	PARTICULAR	IN ACRES	IN SQ.M	PERMISSIBLE (SQ.M)	PROPOSED (SQ.M)	PROPOSED (%)	FLOOR	3BHK+ 2BHK+ STUDY	2BHK HOUSE	SERVICE PERSONNEL UNIT	110 MAIN DU & 110 SERVICE PERSONNEL UNIT	106 MAIN DU & 106 SERVICE PERSONNEL UNIT	110 MAIN DU & 110 SERVICE PERSONNEL UNIT	106 MAIN DU & 106 SERVICE PERSONNEL UNIT	110 MAIN DU & 110 SERVICE PERSONNEL UNIT
1	LAND AREA	3.8235	15475.231	14975.544	14975.544	14975.544	GROUND								
2	NET PLANNED AREA AS PER ZONING	3.8235	15475.231	14975.544	14975.544	14975.544	1ST LVL	1	1	2	4	1	1	2	4
3	GROUND COVERAGE @ 40% OF NET PLANNED AREA						2ND LVL	1	1	2	4	1	1	2	4
4	FAR AREA @ 22%						3RD LVL	1	1	2	4	1	1	2	4
5	ADDITIONAL FAR @ AREA @ 15% (HBC)						4TH LVL	1	1	2	4	1	1	2	4
6	TOTAL FAR @ 20%						5TH LVL	1	1	2	4	1	1	2	4
7	BALANCE FAR						6TH LVL	1	1	2	4	1	1	2	4
8	REQUIRED GREEN AREA @ 20% OF NET PLANNED AREA						7TH LVL	1	1	2	4	1	1	2	4
9	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%						8TH LVL	1	1	2	4	1	1	2	4
10	MINIMUM CARPET AREA OF RETIREMENT HOMES @ 75%						9TH LVL	1	1	2	4	1	1	2	4
11	DOMESTIC/STAFF HOSTEL/SERVICE PERSONS @ MIN. 5% & MAX. 10%						10TH LVL	1	1	2	4	1	1	2	4
12	MAXIMUM AREA UNDER COMMERCIAL SHOPS @ 4%						11TH LVL	1	1	2	4	1	1	2	4
13	MERCANTILE ROOM (MINIMUM)						12TH LVL	1	1	2	4	1	1	2	4
14	MERCANTILE ROOM (MINIMUM)						13TH LVL	1	1	2	4	1	1	2	4
15	COMMON ROOM/INDOOR GAMES/GYM (MINIMUM)						14TH LVL	1	1	2	4	1	1	2	4
16	MISCELLANEOUS FACILITIES (VIZ LAUNDRY, MINIMUM)						15TH LVL	1	1	2	4	1	1	2	4
17	OCCUPANCY NORM/DU FOR RETIREMENT HOUSING						16TH LVL	1	1	2	4	1	1	2	4
18	ACCOMMODATION FOR SERVICE PERSONNEL UNIT						17TH LVL	1	1	2	4	1	1	2	4
19	OCCUPANCY NORM FOR DOMESTORY						18TH LVL	1	1	2	4	1	1	2	4
20	DENSITY @ 250-300 PPA						19TH LVL	1	1	2	4	1	1	2	4

GREEN AREA CALCULATIONS

S.NO.	COEFF.	WIDTH	LENGTH	NOS.	AREA IN SQ.M.
G-1	1	29.25	72.77	1	2152.17
TOTAL GREEN AREA					2152.17

EV PARKING CALCULATION

REQUIRED EV PARKING @ 2.1 EV/100	PROVIDED EV PARKING
2152.17 / 2.1 = 1025.32	1025.32

PARKING CALCULATION

DESCRIPTION	PROVIDED	REQUIRED
TOTAL VEHICLE PARKING	1025.32	1025.32
PROVIDED CAR PARKING	1025.32	1025.32
PROVIDED BICYCLE PARKING	1025.32	1025.32
PROVIDED MOTORCYCLE PARKING	1025.32	1025.32
PROVIDED TRUCK PARKING	1025.32	1025.32
PROVIDED BUS PARKING	1025.32	1025.32
PROVIDED TAXI PARKING	1025.32	1025.32
PROVIDED RICKSHAW PARKING	1025.32	1025.32
PROVIDED CARGO PARKING	1025.32	1025.32
PROVIDED TRAILER PARKING	1025.32	1025.32
PROVIDED SPECIAL PARKING	1025.32	1025.32
PROVIDED OTHER PARKING	1025.32	1025.32
PROVIDED TOTAL PARKING	1025.32	1025.32

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MM.
- GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
- SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER NBC.
- APPLICABLE NORMS.
- 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
- ALL BUILDINGS SHALL BE DESIGNED WITH 100% HIGH RAILINGS.
- ALL BUILDINGS SHALL BE MECHANICALLY VENTILATED.
- BUILDING SHALL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.
- FIRE TRAVEL DISTANCE NOT MORE THAN 45 METER AS PER NBC.
- ALL DIMENSIONS WILL BE LIMITED TO 100 M. BY THE SPACES & STAIRS LIFTS.

PROJECT:

PROPOSED BUILDING PLANS OF RETIREMENT GROUP HOUSING (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) OVER AN AREA MEASURING 3.8235 ACRES (LICENSE NO. 116 OF 2025 DATED 04.07.2025) IN SECTOR-36, CHHINA BEING DEVELOPED BY JANDU CONSTRUCTION INDIA PVT. LTD. IN COLLABORATION WITH FANTASY EXIM PVT. LTD.

SCALE: N.T.S.

DATE:

OWNERS SIGN:

ARCHITECT'S SIGN:

DRAWING TITLE: SITE PLAN AND AREA DETAILS