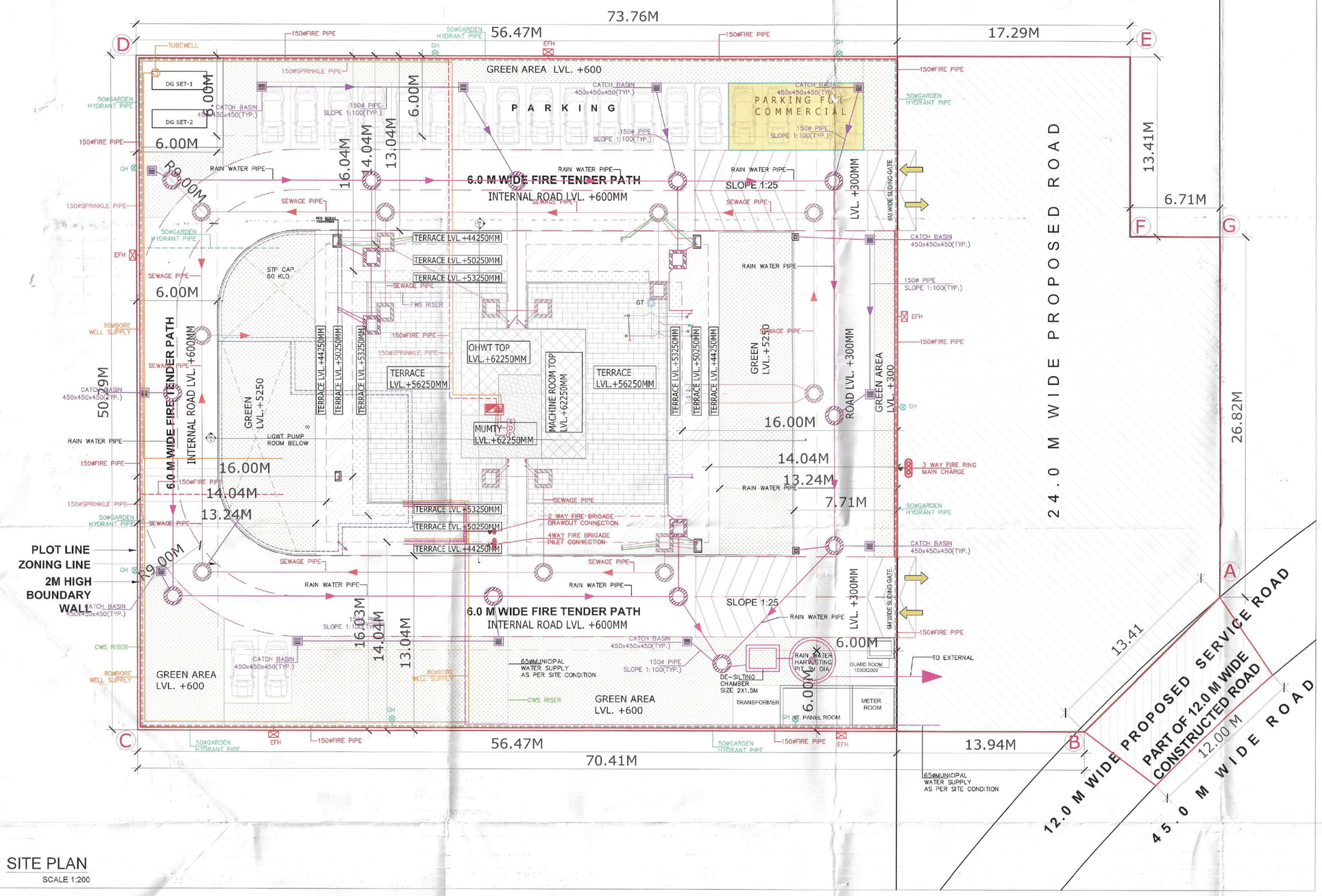


SITE PLAN
SCALE 1:200

REQUIRED AREA STATEMENT CHART

NET TOTAL SITE AREA	0.96875	ACRES	3920.396	SQ. MTRS.	
			PERMISSIBLE/REQUIRED		PROPSOED
GROUND COVERAGE			40%		23%
			1568.158	SQ. MTRS.	892.874 SQ. MTRS.
(A) PERMISSIBLE FAR			2.25	225%	
			8820.890	SQ. MTRS.	
(B) ADDITIONAL FAR OF IGBC @ 9% OF (A)			0.09	9%	
			352.836	SQ. MTRS.	
(C) TOTAL PERMISSIBLE FAR			2.34	234%	2.32 232%
			9173.726	SQ. MTRS.	9100.287 SQ. MTRS.
(D) FAR FOR RETIREMENT HOMES (75% MIN.)			6880.294	SQ. MTRS.	8018.233 SQ. MTRS.
			75.00%		87.40%
(E) FAR FOR COMMERCIAL @ MAX. 4%			4.00%		2.12%
			366.949	SQ. MTRS.	194.779 SQ. MTRS.
DORMITORY /HOSTEL FOR STAFF/SERVICE PERSONS (UPTO 10% OF TOTAL FAR)			0 -917.373	SQ. MTRS.	887.27 SQ. MTRS.
			upto 10%		9.67%
AREA UNDER MESS / COMMON DINNING @ MIN 100SQ.MT			100	SQ. MTRS.	104.46 SQ. MTRS.
MEDICAL ROOM @ MIN. 100SQMT			100	SQ. MTRS.	103.52 SQ. MTRS.
COMMON ROOM /INDOOR GAMES /GYMNASIUM (2 SQMT / PERSON OR 500 SQ.MT)			500	SQ. MTRS.	500.84 SQ. MTRS.
MISSCELLANEOUS FACILITIES MIN. 100 SQ.MT			100	SQ. MTRS.	100.51 SQ. MTRS.
COMMON FACILITIES TOTAL			800	SQ. MTRS.	809.33 SQ. MTRS.
DENSITY REQUIRED PER ACRE @ 250 - 900			242 - 869		243.0
NO. OF DWELLING UNITS WITH SERVICE PERSONS @ 4 PERSON /DWELLING UNIT.			4		56
NO. OF DWELLING UNITS WITHOUT SERVICE PERSONS @ 3 PERSON /DWELLING UNIT.			3		2
TOTAL NO. OF DWELLING UNIT					58
DORMITORY AT 17TH FLOOR			13		1
GREEN AREA			20	% OF THE PLOT	20.39%
			784.079	SQ. MTRS.	799.26 SQ. MTRS.

CAR PARKING			1.000	ECS PER DWELLING UNIT.
TOTAL CAR PARKING SPACE				
CAR PARKING REQUIRED FOR RESIDENTIAL			58	60 ECS
CAR PARKING REQUIRED FOR COMMERCIAL			4	4 ECS
E.V CAR PARKING REQUIRED			2	2 ECS
TOTAL CAR PARK REQUIRED			64	66 ECS

S.T.P.(F) Member | S.T.P.(HQ) Member | C.T.P.(Fic.) Chairman
B.P.A.C. Secretary B.P.A.C. B.P.A.C.
DTP(HQ) ATP(HQ) AD JD ATP
ADTP (HQ) Member BPAC | DINESH KUMAR PA(HQ) | FSO (HQ) Member | Varinder Kumar AD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 18197 DATED : 23-05-2026

LEGEND

WASH BASIN TO FT	40ø OD uPVC WASTE PIPE
SINK TO FT	50ø OD uPVC WASTE PIPE
URINAL TO UT	50ø OD uPVC WASTE PIPE
FD TO FT	63ø OD uPVC WASTE PIPE
UT TO VERTICAL PIPE	110ø OD uPVC SOIL PIPE
FT/MT TO VERTICAL PIPE	110ø OD uPVC WASTE PIPE
WC TO VERTICAL PIPE	110ø OD uPVC SOIL PIPE

LEGEND

WASH BASIN TO FT	40ø OD UPVC PIPE
SINK TO FT	50ø OD UPVC PIPE
URINAL TO FT	50ø OD UPVC PIPE
FD TO FD	63ø OD UPVC PIPE
FT/MT TO VERTICAL/ HORIZONTAL PIPE	110ø OD UPVC PIPE
WC TO VERTICAL/ HORIZONTAL PIPE	110ø OD UPVC SOIL PIPE
	110ø OD UPVC WASTE PIPE
	110ø/160ø OD UPVC RAIN WATER PIPE

LEGEND

1.	110ø SOIL & VENT PIPE
2.	110ø WASTE & VENT PIPE
3.	75ø ANTI SIPHON PIPE
4.	COLD WATER SUPPLY (16TH TO 15TH FLOOR)
4a.	COLD WATER SUPPLY (14TH TO 8TH FLOOR FLOOR)
4b.	COLD WATER SUPPLY (7TH TO STILT FLOOR)
5.	FLUSH WATER SUPPLY (16TH TO 15TH FLOOR)
5a.	FLUSH WATER SUPPLY (14TH TO 8TH FLOOR FLOOR)
5b.	FLUSH WATER SUPPLY (7TH TO STILT FLOOR)
6.	75øuPVC RAIN WATER PIPE
7.	110øuPVC RAIN WATER PIPE
8.	50øCOLD WATER RISER
9.	50øFLUSH WATER RISER
FD	FLOOR DRAIN
FT	FLOOR TRAP
ARV	AIR RELEASE VALVE
(F)	150øFIRE PIPE
(D)	80øDRAIN PIPE
(S)	150øSPRINKLER PIPE
CWS	COLD WATER SUPPLY
FWS	FLUSH WATER SUPPLY
HWS	HOT WATER SUPPLY

F.A.R AREA STATEMENT IN SQ. MTR.

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR		
TOWER 1		184.525	626.640	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	480.946	480.946	334.087	226.900			8902.51
COMMERCIAL		194.779																				194.78
GUARD ROOM		3																				3.00
TOTAL RESIDENTIAL FAR	0	382.3039	626.64	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	547.372	480.9464	480.9464	334.0867	226.9	0		9100.29

NON F.A.R AREA STATEMENT IN SQ. MTR.

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	
TOWER 1	323.475		70.252	143.940	143.940	143.940	143.676	143.676	143.676	143.676	143.676	143.676	143.676	143.676	143.676	115.144	112.984	81.464	119.200	78.720	88.320	2714.46
COMMERCIAL																						0.00
GUARD ROOM																						0.00
METER & HT PANEL ROOM		29.580																				
TOTAL NON FAR	323.474939	29.58	70.252	143.94	143.94	143.94	143.676	143.676	143.676	143.676	143.676	143.6756	143.6756	143.6756	143.6756	115.144	112.984	81.464	119.2	78.72	88.32	2744.04

BUILT UP AREA STATEMENT IN SQ. MTR. (FAR + NO. FAR)

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
TOWER 1	323.47	184.52	696.89	691.31	691.31	691.31	691.05	691.05	691.05	691.05	691.05	691.05	691.05	691.05	691.05	596.09	593.93	415.551	346.100	78.72	88.32	11616.97
COMMERCIAL		194.779																				194.78
GUARD ROOM		3																				3.00
METER & HT PANEL ROOM		29.58																				
TOTAL BUILT UP AREA	323.47	411.88	696.89	691.31	691.31	691.31	691.05	691.05	691.05	691.05	691.05	691.05	691.05	691.05	691.05	596.09	593.93	415.55	346.10	78.72	88.32	11834.45

UNITS & DENSITY CALCULATION

FLOOR	NO. OF UNIT PER FLOOR	RESIDENT DENSITY / UNIT	SERVICE PERSON DENSITY /UNIT	DENSITY /UNIT	DENSITY / FLOOR
2ND FLOOR	4	3	1	4	16
3RD FLOOR	4	3	1	4	16
4TH FLOOR	4	3	1	4	16
5TH FLOOR	4	3	1	4	16
6TH FLOOR	4	3	1	4	16
7TH FLOOR	4	3	1	4	16
8TH FLOOR	4	3	1	4	16
9TH FLOOR	4	3	1	4	16
10TH FLOOR	4	3	1	4	16
11TH FLOOR	4	3	1	4	16
12TH FLOOR	4	3	1	4	16
13TH FLOOR	4	3	1	4	16
14TH FLOOR	4	3	1	4	16
15TH FLOOR	4	3	1	4	16
16TH FLOOR	2	3		3	6
17TH FLOOR (DORMITORY)			13	13	13
TOTAL	58				243

SUBMISSION DRAWING

ARCHITECTS
DESIGN PARK
ARCHITECTS
K-3, JANGPURA EXTENSION,NEW DELHI - 110014

CLIENT:
Trikaayn Real Estate LLP.

PROJECT DETAILS:
RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 0.96875 ACRES (LICENSE NO. 251 OF 2025 DATED 19.12.2025) IN SECTOR 86,FARIDABAD .

PROJECT NAME:
ELLINGTON 86

OWNER'S SIGNATURE
For TRIKAAYN REAL ESTATE LLP
AUTH. SIGNATORY

ARCHITECT'S SIGNATURE
ANIL KALRA
IS ARCH
CA/2010/75386
AIIA/A- 18727

DRAWING TITLE:
SITE PLAN

SHEET NO.
01

Checked and found ok for Public Health Engineering Service only subject to comments in
In forwarding letter No. 58995 dated 25-02-2026
Executive Engineer (HQ)

SCALE : 1:200
DATE : 23.12.2025