



TYPE	RESIDENTIAL			COMMERCIAL			HOSTEL			COMMUNITY SERVICES			BASEMENTS			TOTAL AREA		
	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA
BASEMENT-G1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-G2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COMMERCIAL	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529
COMMUNITY SERVICES	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529
BASEMENTS	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529
TOTAL	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529	119.529

S.NO.	PARTICULAR	IN ACRES		IN SQ.MT		PROPOSED (%)	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	LAND AREA	3.023	12477.201	3.023	12477.201	15.48%	15.48%
2	NET PLANNED AREA AS PER ZONING	3.023	12477.201	3.023	12477.201	15.48%	15.48%
3	NET PLANNED AREA AS PER ZONING	3.023	12477.201	3.023	12477.201	15.48%	15.48%
4	NET PLANNED AREA AS PER ZONING	3.023	12477.201	3.023	12477.201	15.48%	15.48%
5	ADDITIONAL FAR @ AREA @ 25% (GRC)	0.756	2969.300	0.756	2969.300	3.84%	3.84%
6	TOTAL FAR @ 25%	3.779	14446.501	3.779	14446.501	19.32%	19.32%
7	REMAINING FAR	0.244	928.700	0.244	928.700	1.16%	1.16%
8	REQUIRED GREEN AREA @ 15% OF NET PLANNED AREA	0.453	1721.580	0.453	1721.580	2.19%	2.19%
9	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
10	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
11	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
12	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
13	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
14	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
15	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
16	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
17	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
18	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
19	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%
20	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	2.270	8756.401	2.270	8756.401	11.15%	11.15%

S.NO.	TYPICAL UNIT	POPULATION DENSITY @ 25% FAR @ 25%		L.H. SIZE	
		REQUIRED NOS.	PROVIDED NOS.	REQUIRED NOS.	PROVIDED NOS.
1	MAIN DWELLING UNIT	1	1	1	1
2	COMMUNITY SERVICES	1	1	1	1
3	COMMUNITY SERVICES	1	1	1	1
4	COMMUNITY SERVICES	1	1	1	1
5	COMMUNITY SERVICES	1	1	1	1
6	COMMUNITY SERVICES	1	1	1	1
7	COMMUNITY SERVICES	1	1	1	1
8	COMMUNITY SERVICES	1	1	1	1
9	COMMUNITY SERVICES	1	1	1	1
10	COMMUNITY SERVICES	1	1	1	1
11	COMMUNITY SERVICES	1	1	1	1
12	COMMUNITY SERVICES	1	1	1	1
13	COMMUNITY SERVICES	1	1	1	1
14	COMMUNITY SERVICES	1	1	1	1
15	COMMUNITY SERVICES	1	1	1	1
16	COMMUNITY SERVICES	1	1	1	1
17	COMMUNITY SERVICES	1	1	1	1
18	COMMUNITY SERVICES	1	1	1	1
19	COMMUNITY SERVICES	1	1	1	1
20	COMMUNITY SERVICES	1	1	1	1

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MM.
- GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
- BASEMENTS SHALL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
- RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
- DISABLED RAMP BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
- ALL BUILDINGS ARE MECHANICALLY VENTILATED.
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- IS CODES FOR EARTHQUAKE RESISTANCE.
- FIRE TRAVEL DISTANCE NOT MORE THAN 45 METERS AS PER NBC.

PROJECT:
 PROPOSED BUILDING PLANS OF RETIREMENT GROUP HOUSING (UNDER RETIREMENT HOUSING POLICY DATED 17/08/2021) OVER AN AREA MEASURING 9.825 ACRES (LICENSE NO 116 OF 2025 DATED 04.07.2025) IN SECTOR-36, SOHNA BEING DEVELOPED BY JANUO CONSTRUCTION INDIA PVT. LTD. IN COLLABORATION WITH FANTASY EXIM LTD.

SCALE: N.T.S.

DATE: _____

OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

PRANKING TITLE: SITE PLAN AND AREA DETAILS