

	DAKSHIN HARYANA BIJLI VITRAN NIGAM (A Govt. of Haryana Undertaking) Office of Superintending Engineer (OP) Circle-II, DHBVN, Gurugram Mehrauli Road, HVPNL Complex (near Police Line), Gurugram, Haryana-122001 ☎ 0124-2973772 E-mail – seop2gurugram@dhbvn.org.in Website - www.dhbvn.org.in	
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To,

M/s Fantasy Exim Pvt. Ltd.,
3434-3435, IST Floor, Huaz Qazi,
New Delhi - 110006.

Memo No. Ch- 39 /DGR- 26B

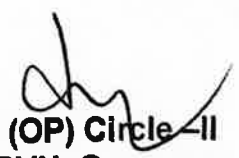
Dated: 26 /06/2025

Sub: Assurance certificate of DHBVN for power supply of M/s Fantasy Exim Pvt. Ltd. for proposed Group Housing Colony under retirement housing project vide LC no. 5534 over an area measuring 3.825 acres at village-Dhunela, Sector-36, Sohna.

Refer to your letter no. and dated Nil.

It is hereby assured that the power requirement of tentative load of **2690 KW**, (declared by the applicant) shall be considered from the nearest sub-station at 11 KV / 33 KV level, as applicable at the time of actual requirement as per DHBVN norms, subject to the following conditions:-

1. Subject to availability of power and infrastructure at the time of actual release of connection.
2. Necessary charges will be got deposited by you as per latest Nigam instructions and compliance of all other instructions of Nigam will be ensured as per standing instructions of Nigam/HERC Regulations.
3. The necessary infrastructure will be laid by you at your own cost. Piece of land, if applicable/required for construction of sub-station / switching station as per ultimate load (which will be calculated by DHBVN as per norms) will be provided by you to DHBVN free of cost.
4. This assurance will be valid till the validity of license of approvals granted by Haryana Shehri Vikas Pradikaran or licenses issued by Town & Country Planning, Haryana.


S.E (OP) Circle-II
DHBVN, Gurugram

Copy to:-

The Xen 'OP' Divn. DHBVN, Sohna for information please.

Type of Block	No. of Apartments	FAR in sq. meter	Average Area Per Flat (In Sq Feet)	Average Area Per Flat (In Sq Feet)	Load Per Flat	Total Load	DF	Net Load IN KW	KVA = KW/.9 PF
=	=	=	=	=	=	=	=	=	=
A	106	15084.19	145.24	1563.32	13	1378	0.45	620	689
B	110	15648.01	215.00	2314.26	14	1540	0.45	693	770
Club		3164.00		0.00	0.14	443	0.5	221	246
Commercial		1379.33		0.00	0.14	193	0.5	97	107
Basement parking area Lighting Load @ 0.18W/Sqft				140000	0.00018	25	0.6	15	17
Basement Parking Power Load @ 0.32W/Sqft				140000	0.00032	45	0.6	27	30
Basement Ventilation Load								200	222
WTP								60	67
STP								60	67
Firefighting Load								20	22
Lifts								200	222
External Light								20	22
EV Charging	290				7.2	2088	0.2	418	464
Stack parking	90				2.2	198	0.2	40	44
=	=	=	=	=	=	=	=	=	=
TOTAL								2690.33	2989.26
Transformer @ 80% Loading Proposed Transformer Capacity								3736.57	
								2000 KVA = 2 NOS. 1000 KVA = 1 NOS.	
DG Loading Considered @ 90% Loading excluding EV charging LoadProposed DG Capacity								3321.40	
Proposed DG Capacity								1500 KVA = 2 NOS. 500 KVA = 1 NOS.	

Fantasy Exim Pvt. Ltd.

Auth. Signatory

J ESTATE (SENIOR LIVING)			
BOHNA ROAD, GURUGRAM			
DENSITY			
	MIN	MAX	PROPOSED
PERMISSIBLE DENSITY @250 TO 900 PPA	250 PPA	900 PPA	
FOR FAR AREA 3.45 ACRES	850	3366	
PROPOSED DENSITY			
	PERSON PER DU	NO OF DU	POPULATION
PERMISSIBLE DENSITY	850	3366	
3.5 BHK UNIT	5 PER/UN	81	255
2 BHK UNIT	3 PER/UN	113	339
2.5 BHK UNIT	5 PER/UN	51	255
PENTHOUSE	5 PER/UN	4	20
WORKING WOMEN	1 PER/UN	12	12
TOTAL PROPOSED DENSITY		216	872

BUILDING BLOCKS	RESIDENTIAL											
	TOWER 01 (13FL+27 FLOORS)								TOWER 02 (25FL+28 FLOORS)			
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA				
	SQ.M	SQ.M1	SQ.M1	SQ.M2	SQ.M	SQ.M1	SQ.M1	SQ.M1				
KAJIMHIN 02	0	0	0	0	0	0	0	0				
KAJIMHIN 01	0	0	0	0	0	0	0	0				
SHILONGHOLV	256.50	8.75	0	768.25	256.50	8.75	0	248.25				
131 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
243 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
244 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
245 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
246 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
247 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
248 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
249 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
250 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
251 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
252 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
253 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
254 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
255 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
256 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
257 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
258 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
259 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
260 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
261 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
262 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
263 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
264 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
265 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
266 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
267 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
268 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
269 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
270 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
271 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
272 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
273 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
274 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
275 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
276 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
277 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
278 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
279 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
280 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
281 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
282 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
283 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
284 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
285 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
286 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
287 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
288 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
289 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
290 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
291 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
292 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
293 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
294 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
295 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
296 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
297 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
298 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
299 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
300 FL	563.82	234.56	179.66	739.36	563.82	234.56	179.66	739.36				
TOTAL BLOCKS	15340.67	6009.49	4673.24	21833.16	11909.51	8744.05	5053	22541.56				

[illegible]

UNIT CALCULATION						SFR CALCULATION			
	TYPE	NO. OF UNITS PER FLOOR	NO. OF FLOOR	NO. OF TOWER	TOTAL NO. OF UNITS	NO. OF SFR PER FLOOR	NO. OF FLOOR	NO. OF TOWER	TOTAL NO. OF SFR
TOWER-01	GROUND FLOOR	0	1			0	1		
	FIRST FLOOR	0	1			0	1		
	TYPICAL FLOOR	4	23	1	16	4	23	1	104
	REFUGE FLOOR	1	2			4	2		
	PENTHOUSE FLOOR	4	2			4	2		
	TOTAL FLOORS		29						
TOWER-02	GROUND FLOOR	0	1			0	1		
	FIRST FLOOR	0	1			0	1		
	TYPICAL FLOOR	4	24	1	110	4	24	1	106
	REFUGE FLOOR	1	2			4	2		
	PENTHOUSE FLOOR	4	2			4	2		
	TOTAL FLOORS		30						
TOTAL NO. OF UNITS					216	TOTAL SFR		212	

PARKING CALCULATION			
DESCRIPTION	TOTAL DU's	ECs/DU's	REQUIRED
TOTAL MAIN DWELLING UNITS	216	1	216
PROVIDED CAR PARKING BAYS			
DESCRIPTION	PARKING AREA	ECs @ 32 SQMT.	PROVIDED CAR PARKING BAYS
BASEMENT-01	4839.12	151.22	226(STACKED)
TOTAL CAR PARKING BAYS PROVIDED			226(STACKED)

GREEN AREA CALCULATIONS					
S.NO	COEFF.	WIDTH	LENGTH	NOS.	AREA IN SQMT.
G1	1	29.57	67.05	1	1982.67
G2	1	11.57	12.28	1	142.08
TOTAL GREEN AREA					2124.75

SLNO	BLOCK/TOWER	GROUND COVERAGE (SQM)	NO. OF FLOORS	TERRACE HEIGHT OF BUILDING (M)	REFUGE
1	TOWER-01	817.18	5+27	98.10 M	2NOS. {61800M LVL. & 91500M LVL
2	TOWER-02	817.18	5+28	101.40 M	2NOS. {61800M LVL. & 91500M LVL
3	CLUB HOUSE	903.00	G+1	9 M	NIL
4	COMMERCIAL	588.19	G+2	13.5 M	NIL
5	HOSTEL	NIL	2	15.6 M	NIL

INVENTORY OF UNITS							
TYPE	2 BHK	2.5 BHK+SPR	3.5 BHK+SPR	PENTHOUSE DUPLEX 2.5 BHK + SPR	PENTHOUSE DUPLEX 3.5 BHK + SPR	TOTAL	HOSTEL
TOWER-01	54	25	25	1	1	106	
TOWER-02	56	26	26	1	1	110	
TOTAL	110	51	51	2	2	216	12
TOTAL INVENTORY WITH HOSTEL						228	

REFUGE AREA OF ALL BLOCKS		
DESCRIPTION	TOWER-01	TOWER-02
18TH FLOOR		
REQUIRED	39.5	39.5
PROPOSED	39.5	39.5
27TH FLOOR		
REQUIRED	39.5	39.5
PROPOSED	39.5	39.5
TOTAL PROPOSED REFUGE AREA IN TOWER	158	158

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER NBC.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER NBC.
5. 100K POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED.
8. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTHQUAKE RESISTANCE.

SUBMISSION DRAWING MORE THAN 45 METER AS PER NBC

PROJECT:
1. ESTATE SENIOR LIVING HOUSING

DRG No.

AR/100

SCALE:
AS MENTIONED

DATE: 18.06.2025

 Fantasia Entertainment Pvt. Ltd. Secretary	 Vandana Gupta Architect ANDANA GUPTA Consultancy 402 Tower, Shree 18, Bangalore Ph: 080 2666 1818, Bangalore Fax: 080 2666 1819 E: 080557_00074
OWNER'S SIGN	ARCHITECT'S SIGN

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DRAWING TITLE:
SITE PLAN AND AREA DETAILS

DEALT BY	CHECKED BY
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