

FAR RESIDENTIAL & CONVENIENT SHOPPING	TABLE-1									
	Total Site area	=	5.10625	ACRES	OR	20664.228	SQM			
	LICENCED AREA OF SITE AS PER ZONING (A)	=	5.10625	ACRES	OR	20664.228	SQM			
	Permissible Base FAR @175% (B)	=	36162.399	SQM.						
	Permissible IGC (Platinum Rating) Pre-certifications FAR @ 15% on Licensed area of 5.10625 Acres (C) (IGBC Registration No. GH250527) Dated- JULY 2025	=	3099.634	SQM						
	Total Permissible Base FAR (175%)+(15% IGC PLATINUM RATING) (B+C)=(D)	=	39262.033	SQM						
	Permissible FAR For Convenient shopping @0.5% of Plot area & 0.5% OF (C) =(E)	=	118.819	SQM						
	Permissible FAR Residential (D - E)=(F)	=	39143.214	SQM	OR	= 187.501	%			
	Total Proposed FAR Residential (G)	=	38745.584	SQM	OR	= 1.924	%			
	Balance FAR Residential (F-G) = (H)	=	397.630	SQM	OR					
GROUND COVERAGE	Proposed FAR Convenient shopping (J)	=	109.920	X	100	/	118.819	=	92.510	%
	Balance FAR Convenient shopping(E-J) =(K)	=	8.899	SQM						
	Permissible Ground Coverage @35%	=	7232.480	SQM	OR	= 20.433	%			
	Proposed Ground Coverage	=	4222.308	SQM						
DENSITY	Population Calculation									
	Main Units	=	200	X	5	=	1000			
	EWS	=	36	X	2	=	72			
	Service personnel units	=	20	X	3	=	60			
EWS	Total Proposed Population									
	Permissible Density 100-300PPA on 5.10625 acres(Base Zone)	=	511	TO	1532	PERSON				
	Proposed Density	=	1132	Persons or	221.69	PPA				
	Required EWS Units	=	236	X	15	/	100	=	35.40	OR SAY
SERVICE PERSONAL UNITS	Proposed EWS Units	=	35	Nos.						
	Required Service Personnel Units	=	36	Nos.						
	Proposed Service Personnel Units	=	36	X	100	/	236	=	15.25	%
	Required Service Personnel Units	=	10	X	200	/	100	=	20.000	OR SAY
CAR PARKING	Car Parking Calculation									
	Required Car Parking for Main Units	=	200	X	1.5	=	300			ECS
	Proposed Car Parking for Main Units	=	640	Cars						
	Required EV Parking @ 2/100 ECS on 300 ECS (Required Parking)	=	6	NOS.						
ORGANIZED OPEN SPACE	Proposed EV Parking	=	8	NOS.						
	Required Organized open Space i.e. TOT LOT and play ground @ 15% of Site area Development	=	3099.634	SQM						
	Proposed Organized open space i.e. tot lots and play ground	=	3151.908	SQM						

TABLE - 2. AREA STATEMENT														
SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	NO. OF MAIN UNIT PER FLOOR	NO. OF MAIN UNIT IN FLOOR	TOTAL NO. OF MAIN UNIT IN TOWER	TOTAL NO. OF SERVICE PERSONAL UNIT IN ALL TOWERS	GROUND COVERAGE OF TOWER	FAR AREA OF FLOOR	TOTAL FAR AREA OF TOWER (SR. NO. 2X8)	TOTAL FAR AREA OF TOWER	NON FAR AREA	NON FAR AREA OF TOWER (SR. NO. 2X11)	BUILTUP AREA OF FLOOR (SR. NO. 2X13)	BUILTUP AREA OF TOWER
TOWER-1	GROUND FLOOR	1	0	0	172		1869.214	360.420	360.420	1508.794	1508.794	1869.214	1869.214	36944.5930
	TYPICAL (1st to 17th, 19th to 21st) FLOOR	20	4	80				767.108	15342.160	46.080	921.600	813.188	16263.760	
	TYPICAL (22nd to 26th, 28th to 35th, 37th to 43rd) FLOOR	20	4	80				762.582	15251.640	46.081	921.600	808.663	16173.260	
	TYPICAL REFUGE (18th, 27th & 36th) FLOOR	3	4	12				717.949	2153.847	99.153	297.459	817.102	2451.306	
TOWER-2	MUMTY	-	-	-	28	20	1664.825	331.213	331.213	1333.612	1333.612	1664.825	1664.825	6474.3220
	GROUND FLOOR	1	0	0				613.172	4292.204	46.296	324.072	659.468	4616.276	
	TYPICAL (1st to 7th) FLOOR	7	4	28				193.221	193.221	193.221	193.221	193.221	193.221	
	MUMTY	-	-	-				187.053	187.053	187.053	187.053	187.053	187.053	
CONVENIENT SHOPPING	GROUND FLOOR	-	-	-	36		331.448	109.920	109.920	109.920	109.920	144.744	144.744	544.7440
	GROUND FLOOR	1	0	0				59.616	59.616	271.832	271.832	331.448	331.448	
	TYPICAL (1st to 3rd) FLOOR	3	11	33				275.027	825.081	34.925	104.775	309.952	928.856	1452.5750
	4th FLOOR	1	3	3				120.403	120.403	27.836	27.836	148.239	148.239	
EWS	MUMTY/L.M.R	-	-	-				43.032	43.032	43.032	43.032	43.032	43.032	
	GROUND FLOOR	-	-	-				13431.483	13431.483	13431.483	13431.483	13431.483	13431.483	
	BASEMENT-1	-	-	-				12901.813	12901.813	12901.813	12901.813	12901.813	12901.813	40069.8030
	BASEMENT-2	-	-	-				13736.507	13736.507	13736.507	13736.507	13736.507	13736.507	
LT ISOLATOR PANEL ROOM	GROUND FLOOR	-	-	-				24.351	24.351	24.351	24.351	24.351	24.351	24.3510
	GROUND FLOOR	-	-	-				55.720	55.720	55.720	55.720	55.720	55.720	
	GROUND FLOOR	-	-	-				74.815	74.815	74.815	74.815	74.815	74.815	74.8150
	GROUND FLOOR	-	-	-				48.191	48.191	48.191	48.191	48.191	48.191	48.1910
GUARD ROOM	GROUND FLOOR	-	-	-				9.000	9.000	9.000	9.000	9.000	9.000	9.0000
	GROUND FLOOR	-	-	-				38745.584	38745.584	38745.584	38745.584	38745.584	38745.584	
	GROUND FLOOR	-	-	-				109.920	109.920	109.920	109.920	109.920	109.920	
	GROUND FLOOR	-	-	-				46442.610	46442.610	46442.610	46442.610	46442.610	46442.610	85298.114
TOTAL RESIDENTIAL FAR AREA					236			4222.308	4126.410	38855.504	38855.504	46442.610	46442.610	85298.114
TOTAL CONVENIENT SHOPPING FAR AREA								109.920	109.920	109.920	109.920	109.920	109.920	

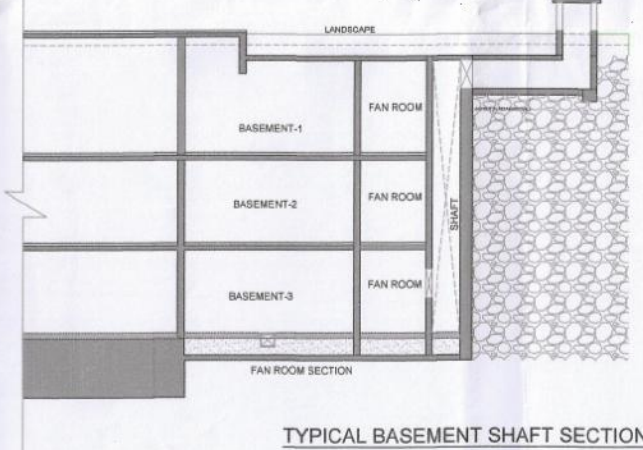
Area calculation									
sr no	Attributes	Khasra no	length	width			sqm	sqft	
1	A	24/2, 25, 42/21, 22/1	179.397	180.190	7/2	x	47.494	8539.112	91915.007
2	B	22/1	20.110	20.157	7/2	x	2.796	56.293	605.941
3	C	42/21	1/2 (9.653 x 2.810)					13.562	145.986
4	D	42/21	1/2 (57.397 x 31.286)					897.861	9654.579
5	E	16, 41/11/7, 24/2, 25	92.190	31.286				2884.258	31045.135
6	F	16	1/2 (53.542 x 3.659)					901.085	9699.280
7	G	16	1/2 (7.401 x 3.659)					13.540	145.746
8	H	41/1/17	41.910	21.790				913.219	9829.888
9	I	41/1/17, 16	80.558	30.578				2463.303	26514.988
10	J	14, 41/1/17, 16	1/2 (16.291 x 21.292)					173.434	1866.843
11	K	14, 41/1/17	56.866	21.292				1210.791	13032.953
12	L	14	1/2 (56.866 x 20.209)					574.602	6185.021
13	M	51/1/1	40.230	50.29				2023.167	21777.366
Total							20664.227	222429.734	

Area Calculation of 30 m wide Master Plan Road									
sr no	Attributes	Khasra no	length	width			sqm	sqft	
1	D1	14	1/2 (31.708 x 11.269)					177.26	1929.09
2	D2	14, 41/1/17	1/2 (20.468 x 319)					576.01	6200.15
3	D3	41/1/17	1/2 (26.332 x 31.708)					21.32	229.52
4	D4	24/2, 25	1/2 (26.515 x 30.382)					402.79	4335.62
5	D5	51/1/1	1/2 (6.418 x 37.354)					23.60	254.02
Total							1201.08	12928.40	0.296

Net Area			
	sqm	sqft	acres
20664.227	222429.73	5.10625	

30m wide road area			
	sqm	sqft	acres
1201.08	12928.40	0.296	

TABLE-3									
PARKING DETAILS									
PROPOSED	NO OF	ECS							
BASEMENT-1	236	336							
BASEMENT-2	336	317							
BASEMENT-3	210	350							
SURFACE	36	31							
TOTAL	640	1016							
EV PARKING	8								
PROPOSED	NO OF	ECS							
BASEMENT-1	236	336							
BASEMENT-2	336	317							
BASEMENT-3	210	350							
SURFACE	36	31							
TOTAL	640	1016							



SURFACE STAIR AREA CALCULATION									
STAIR	W	L	Area						
1	1	1	1.000	x	5.700	=	5.700	SQM	
2	1	1	1.000	x	5.700	=	5.700	SQM	
TOTAL							11.400	SQM	

- Note :-
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
 - BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
 - ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
 - ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING COLONY OVER AN AREA MEASURING 5.10625 ACRE (LICENSE NO. 61 OF 2025 DATED 01-05-2025) IN SECTOR 103, GURUGRAM BEING DEVELOPED BY SUN INTERNATIONAL LTD. & OTHERS IN COLLABORATION WITH FLORALESSENCE PROJECTS PRIVATE LIMITED.

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ARCHITECT'S SEAL & SIGNATURE



Scale: 1:400
Drawing Title: SITE PLAN
Drawing No: ST-01
31-OCT-25