

Sanctioned and Valid For 2 Years  
Subject to Valid License/Extension Permission  
Chairman  
Building Plan Committee Controlled Area  
Gurgaon Circle, Gurgaon

TO GURUDRAM  
FROM SOHNA ROAD  
60.00 M WIDE SOHNA ROAD  
EXISTING ROAD TO BE WIDENED UP TO 60.0 M

F.A.R CALCULATION	AREA IN SQ.MT
TOTAL PLOT AREA	2332.95
PERM. GROUND COVERAGE @ 60%	1399.77
PERM. F.A.R @ 1.75	4082.66
GRIHAH -12% (IGBC REGIS. NO. NBT 22 0402 )	279.95
PRECERTIFIED GLOD 28 FEB 2023	
TOTAL F.A.R	4362.61
PROPOSED GROUND COVG.	1399.15
	60.00%
PROPOSED F.A.R AREA (1.84 )	4342.60 (1.86)

AREA SPECIFICATION			
S.NO.	FLOORS	F.A.R. (IN SQ.MT)	TOTAL AREA
2	BASEMENT LEVEL-02	0.000	1638.570
1	BASEMENT LEVEL-01	383.260	1242.410
3	GROUND FLOOR	1399.150	1399.150
4	FIRST FLOOR	993.810	51.620
5	SECOND FLOOR	777.400	51.620
6	THIRD FLOOR	788.980	44.380
7	MUMTY/ MACHINE ROOM		109.705
ACHIEVED F.A.R. AREA		4342.60	3138.305
			7480.905

OCCUPANCY LOADING AND TOILET REQUIREMENT AS/ NBC (2016)					
<b>GROUND FLOOR</b>					
TOTAL FAR AREA	1399.15				
OCCUPANCY LOADING	10	50M	PER PERSON	139.92	
NO. OF LADIES	29				
NO. OF GENTS	29				
W.C. PROVIDED	1	PER	15 PERSONS	3	
WASH BASIN PROVIDED	1	PER	25 PERSONS	3	
W.C. PROVIDED	1	PER	25 PERSONS	3	
WASH BASIN PROVIDED	1	PER	25 PERSONS	3	
URINALS PROVIDED	1	PER	15 PERSONS	3	
URINALS PROVIDED	1	PER	15 PERSONS	3	
<b>SECOND FLOOR</b>					
TOTAL FAR AREA	777.40				
OCCUPANCY LOADING	10	50M	PER PERSON	77.74	
NO. OF LADIES	19				
NO. OF GENTS	19				
W.C. PROVIDED	1	PER	15 PERSONS	3	
WASH BASIN PROVIDED	1	PER	25 PERSONS	2	
W.C. PROVIDED	1	PER	25 PERSONS	2	
WASH BASIN PROVIDED	1	PER	25 PERSONS	2	
URINALS PROVIDED	1	PER	15 PERSONS	3	
URINALS PROVIDED	1	PER	15 PERSONS	3	
<b>THIRD FLOOR</b>					
TOTAL FAR AREA	788.98				
OCCUPANCY LOADING	10	50M	PER PERSON	78.898	
NO. OF LADIES	19				
NO. OF GENTS	19				
W.C. PROVIDED	1	PER	15 PERSONS	3	
WASH BASIN PROVIDED	1	PER	25 PERSONS	2	
W.C. PROVIDED	1	PER	25 PERSONS	2	
WASH BASIN PROVIDED	1	PER	25 PERSONS	2	
URINALS PROVIDED	1	PER	15 PERSONS	3	
URINALS PROVIDED	1	PER	15 PERSONS	3	

**FIRE FIGHTING LEGEND:**

SYMBOL	DESCRIPTION
-----	150Ø EXTERNAL FIRE LINE
-----	110 Ø HCI WASTE PIPE
-----	110 Ø HCI SOIL WASTE PIPE

**NOTES:-**

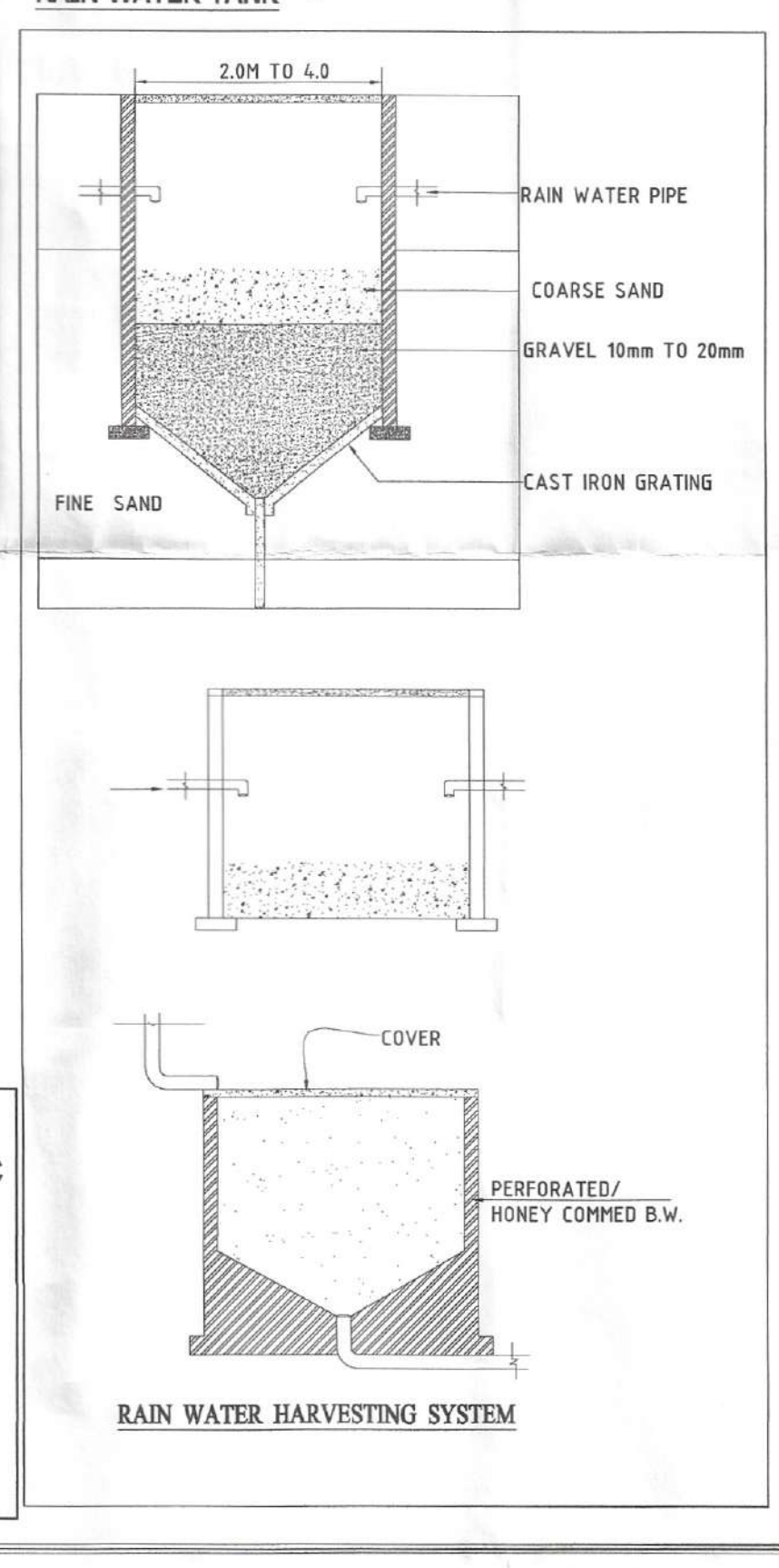
- FOR DETAIL CALCULATIONS OF AREA REFER AREA DIAGRAM
- ALL BUILDING INCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.
- 100 % POWER BACK UP WHERE CENTRALLY AIR CONDITIONED
- ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
- ALL TOILETS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
- ALL PARTITION WALLS IN TOILET ARE TO BE 2400 HIGH
- ENTRY/ EXIT AS PER NORMS

PARKING REQUIRED = 4305.09 / 50 = 86.10, SAY 86 ESC

PROP .PARKING DETAILS

BASEMENT -1 (STACK PARKING) = 15X2 = 30 NOS  
HANDICAPPED PARKING = 2 NOS  
BASEMENT -2 = [14X2] (STACK PARKING) = 28 NOS  
NORMAL PARKING = 26 NOS.

TOTAL PARKING = 86



KEY PLAN

PROP COMMERCIAL SITE AREA MEASURING 0.5764 ACRE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY ( UNDER DEEN DAYAL JAN AWAS YOJNA) MEASURING 14.775 ACRES (LICENCE NO. 92 OF 2021 DATED 12.11.2021) IN SECTOR-36, SOHNA.

BY :- ROF INFRA TECH AND HOUSING PVT. LTD.

DRW. TITLE: **SITE PLANS**

DRW. NO: SD - SEC 36 - 01

ISSUE DATE: 10/03/2023

SCALE: 1:100

ARCHITECT SIGN: JYOTI PRAKASH SHARMA CA/2008/43101

OWNER SIGN: For ROF Infra Tech and Housing Private Limited