

BROAD PLANNING PRINCIPLES :

- (i) Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms is to be reserved at the ground floor and in proximity to the vertical movement core of building blocks.
- (ii) Attendants/staff accommodation may be provided on site as per norms.
- (iii) Building Design Principles:
 - a. Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons (Harmonized Guidelines), as amended from time to time.
 - b. All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
 - c. All the external and internal design of building spaces should consider the free movement of wheelchairs.
 - d. Door openings (between jambs) should not be less than 900 mm in width.
 - e. Preferably sliding windows should be used.
 - f. Easy to grip door knobs and lever type handles of large size to be used.
 - g. Ergonomic design of furniture specific to the requirements of senior citizens.
 - h. Furniture should be lightweight, sturdy and without sharp edges.
- (iv) Lifts and Ramps:
 - a. All lifts must have audio and visual signage and signalling systems and to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
 - b. Mandatory ramps to be provided throughout the building to provide for wheelchair access.
- (v) Staircase:
 - a. Provision of clear width not less than 1500 mm.
 - b. Handrails should be fitted on both sides of stair flights.
 - c. Treads and risers should be as per the standards prescribed in Harmonised Guidelines applicable to senior citizens.
 - d. Avoid long flights of steps; in no case with more than 12 treads in a single flight.
 - e. Projecting nosing and open stairs should not be provided to minimize the risk of stumbling. Spiral stairs should be avoided.
 - f. Illuminated/ fluorescent/ radium strips should be installed on all stairs to act as guides, especially in low light and night-time conditions.
 - g. Specifications of lighting and ventilation of staircases as per HBC/NBC.
 - h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.
- (vi) Corridors:
 - a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
 - b. Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.
 - c. It is essential to provide handrails along the walls on either side of the corridor, at suitable heights above the floor level.
- (vii) Kitchen: Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.
- (viii) Bathrooms:
 - a. Wash basins should be provided with provision of grab rails.
 - b. Toilet paper roll dispensers shall be able to withstand heavy loads.
 - c. Bathrooms must have anti-skid tiles.
 - d. Bathrooms shall be provided with outward opening doors so bathrooms can be accessed in an emergency when the senior citizen is inside the bathroom.
- (ix) Lighting and ventilation:
 - a. Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection in bathroom and kitchen.
 - b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied uninterrupted electricity with power-back-up facility.
- (x) Basic Services:
 - a. Adequate security and housekeeping services.
 - b. Caregiving facilities for those residents requiring special care.
 - c. Opportunities for residents to provide community services to their peers and other residents.
 - d. Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-carts for internal movements within the Retirement Home complex

SITE PLAN

SUMMARY			
S.NO.	PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)
1	LAND AREA = 2.6 ACRES	10521.81	
2	GROUND COVERAGE @ 40% LAND AREA	4208.72	2344.58
3	FAR AREA @ 2.25	23674.07	
4	ADDITIONAL FAR AREA @ 15% GREEN BUILDING (MARCH 2023)	1578.27	
5	TOTAL FAR AREA @ 2.70	25252.34	24830.47
6	BALANCE FAR	1421.87	
7	GREEN AREA @ 15% OF NET PLANNED AREA	1578.27	3500.99
8	MINIMUM AREA UNDER RETIREMENT HOUSE @ 70%	17678.638	20176.03
9	MINIMUM CARPET AREA OF RH/DU	30.00	120.85
10	DORM/HOSTEL STAFF/SERVICE PERSONNEL @ 5-10%	1242.417	2365.00
11	MAXIMUM AREA UNDER COMMERCIAL SHOPS @ 4%	1010.04	
12	AREA UNDER MESS/Common DINING	100.500	261.00
13	MEDICAL ROOM @ 1550M/25DU	99.60	125.50
14	COMMON ROOM/INDOOR GAMES/GYM	500.00	500.00
15	MISCELLANEOUS FACILITIES VIZ. LAUNDRY	100.500	185.00
16	OCCUPANCY NORM/DU FOR RH	3PERSONS/DU	492 PERSONS
17	ACCOMMODATION FOR SERVICE PERSONNEL	1PERSON/BED	164 PERSONS
18	OCCUPANCY NORM FOR DORM/HOSTEL	1PERSON/BED	16 PERSONS
19	MINIMUM DENSITY @ 250-900 PPA	650-2340	672 PERSONS

POPULATION DENSITY @ 250-900/ACRE = 650-2340				
S.NO.	TYPICAL UNIT	REQUIRED NOS.	PROVIDED NOS.	POPULATION NOS.
1	MAIN DWELLING UNITS	164	3	492
2	SERVICE PERSONNEL @ 5-10%	164	1	164
3	DORM/HOSTEL (1PERSON/BED)	16	1	16
4	TOTAL PROPOSED POPULATION DENSITY ACHIEVED (P.P.A.)		672	

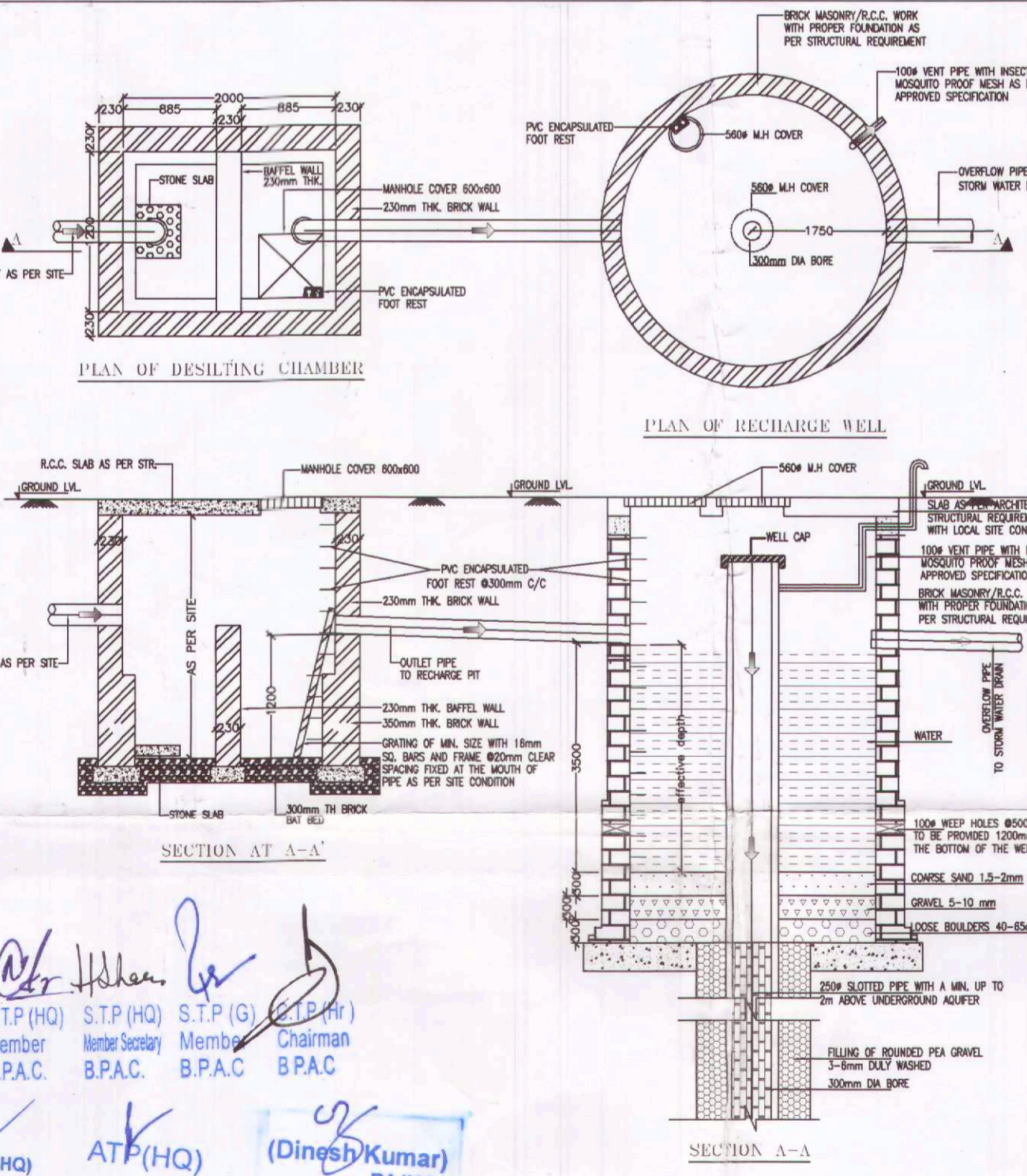
PROPOSED GROUND COVERAGE						
FLOOR	TOWER-A1	TOWER-A2	TOWER-A3	TOWER-A4	COMMUNITY FACILITY	GUARD+ ISOLATOR ROOM
GROUND COVERAGE	342.92	201.03	201.03	455.57	1035.57	58.73
TOTAL PROPOSED GROUND COVERAGE						49.72
						2344.58

PROPOSED TOTAL NO. OF UNITS				
BUILDING BLOCK	NO. OF FLOORS	HEIGHT (M.)	NO. OF FLATS	BUILDING FAR
TOWER-A1	2B+G+18	64.1	53	6928.49
TOWER-A2	2B+G+18	64.1	30	4342.02
TOWER-A3	2B+G+18	64.1	28	4342.02
TOWER-A4	2B+G+18	64.1	53	6928.49
COMMUNITY FACILITY	1B+G+3	19.4		2289.45
GYM	STILT	3.60		
TOTAL			164.0	24830.47

PROPOSED FAR CALCULATIONS						
FLOOR	TOWER-1	TOWER-2	TOWER-3	TOWER-4	COMMUNITY FACILITY	BASEMENT STAIRCASE
TERRACE +LMR	112.39	112.39	112.39	112.39		
STAIRCASE	917.00	917.00	917.00	917.00	242.70	49.72
NON FAR AREA	1029.39	1029.39	1029.39	1029.39	242.70	
18th FLOOR	274.89	276.37	276.37	274.89		
17th FLOOR	387.53	276.37	276.37	387.53		
16th FLOOR	387.53	276.37	276.37	387.53		
15th FLOOR	387.53	276.37	276.37	387.53		
14th FLOOR	387.53	276.37	276.37	387.53		
13th FLOOR	387.53	276.37	276.37	387.53		
12th FLOOR	387.53	276.37	276.37	387.53		
11th FLOOR	387.53	276.37	276.37	387.53		
10th FLOOR	387.53	276.37	276.37	387.53		
9th FLOOR	387.53	276.37	276.37	387.53		
8th FLOOR	387.53	276.37	276.37	387.53		
7th FLOOR	387.53	276.37	276.37	387.53		
6th FLOOR	387.79	160.39	160.39	387.79		
5th FLOOR	387.79	160.39	160.39	387.79		
4th FLOOR	387.79	160.39	160.39	387.79		
3rd FLOOR	387.79	160.39	160.39	387.79	305.22	
2nd FLOOR	387.79	160.39	160.39	387.79	690.73	
1st FLOOR	387.79	160.39	160.39	387.79	497.94	
GROUND FLOOR	64.01	63.29	63.29	64.01	795.56	
TOTAL FAR AREA	6928.49	4342.02	4342.02	6928.49	2289.45	
1. TOTAL PROPOSED FAR (TOWERS + COMMUNITY FACILITY)						24830.47
2. TOTAL NON FAR AREA (TOWERS + COMMUNITY FACILITY)						4409.96
3. NON FAR AREA OF GUARD, METER & ISOLATOR ROOM						58.73
4. NON FAR AREA OF BASEMENT 1						7419.57
5. NON FAR AREA OF BASEMENT 2						7401.37
6. NON FAR AREA OF BASEMENT (1+2)						14820.94
7. TOTAL PROJECT AREA (FAR + NON FAR AREA)						44120.10

PARKING PROVISION			
S.NO.	PARTICULAR	REQUIRED (ECS)	PROPOSED (ECS)
1	TOTAL PARKING @ 1.5ECS FOR MAIN DUS (164)	246	250

PARKING PROVISION		
S.NO.	PARTICULAR	PROPOSED (ECS)
1	BASEMENT 1	
1	NORMAL PARKING	38
2	STACK PARKING 47*2	94
1	BASEMENT 2	
1	NORMAL PARKING	118
TOTAL		250



D.T.P (HQ) Member B.P.A.C.
 S.T.P (HQ) Member B.P.A.C.
 S.T.P (G) Member B.P.A.C.
 S.T.P (H) Member B.P.A.C.
 Chief Engineer (HQ) Member B.P.A.C.
 Chief Engineer (G) Member B.P.A.C.
 Chief Engineer (H) Member B.P.A.C.
 Chief Engineer (H) Member B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to comment in forwarding letter No. 113.78... dt. 23/10/2023
 Sanctioned to be read with this office MEMO NO. 26034 DATED: 09-08-2023
 TO NATURAL LIGHT & VENTILATION UNITS ARE ALSO MECHANICALLY LIT & VENTILATED.

PROPOSED GROUP HOUSING UNDER RETIREMENT HOUSING POLICY AREA 2.60 ACRES, IN SECTOR 50, GURUGRAM (LIC.NO.161 OF 2022 DT.07.10.2022 PIONEER J.K. SENIOR LIVING LLP)

SITE PLAN	DRG.NO. M-S-1.1-A	ARCHITECT: GAURAV SAHAN
DATE: 09.06.2023	DEVELOPER: SENIOR LIVING LLP	REGISTRATION No. CA/99/25531
OWNERS SIGN: [Signature]	ARCHITECTS SIGN: [Signature]	