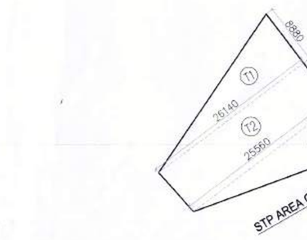
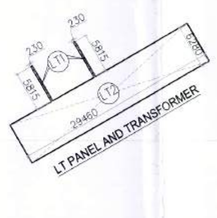
SITE PLAN ST-01

STP AREA CALCULATION									
GROSS -C									
T1	=	0.5	X	26.140	X	8.880	=	116.062	SQM
T2	=	0.5	X	(26.140+25.560)	X	7.465	=	192.970	SQM
T3	=	0.5	X	25.560	X	7.780	=	99.428	SQM
						TOTAL	=	408.460	SQM



SURFACE STAIRCASE AREA CALCULATION									
GROSS -C									
ST1	=	1	X	5.120	X	2.500	=	12.800	SQM
ST2	=	1	X	2.900	X	5.525	=	16.023	SQM
						TOTAL	=	28.823	SQM



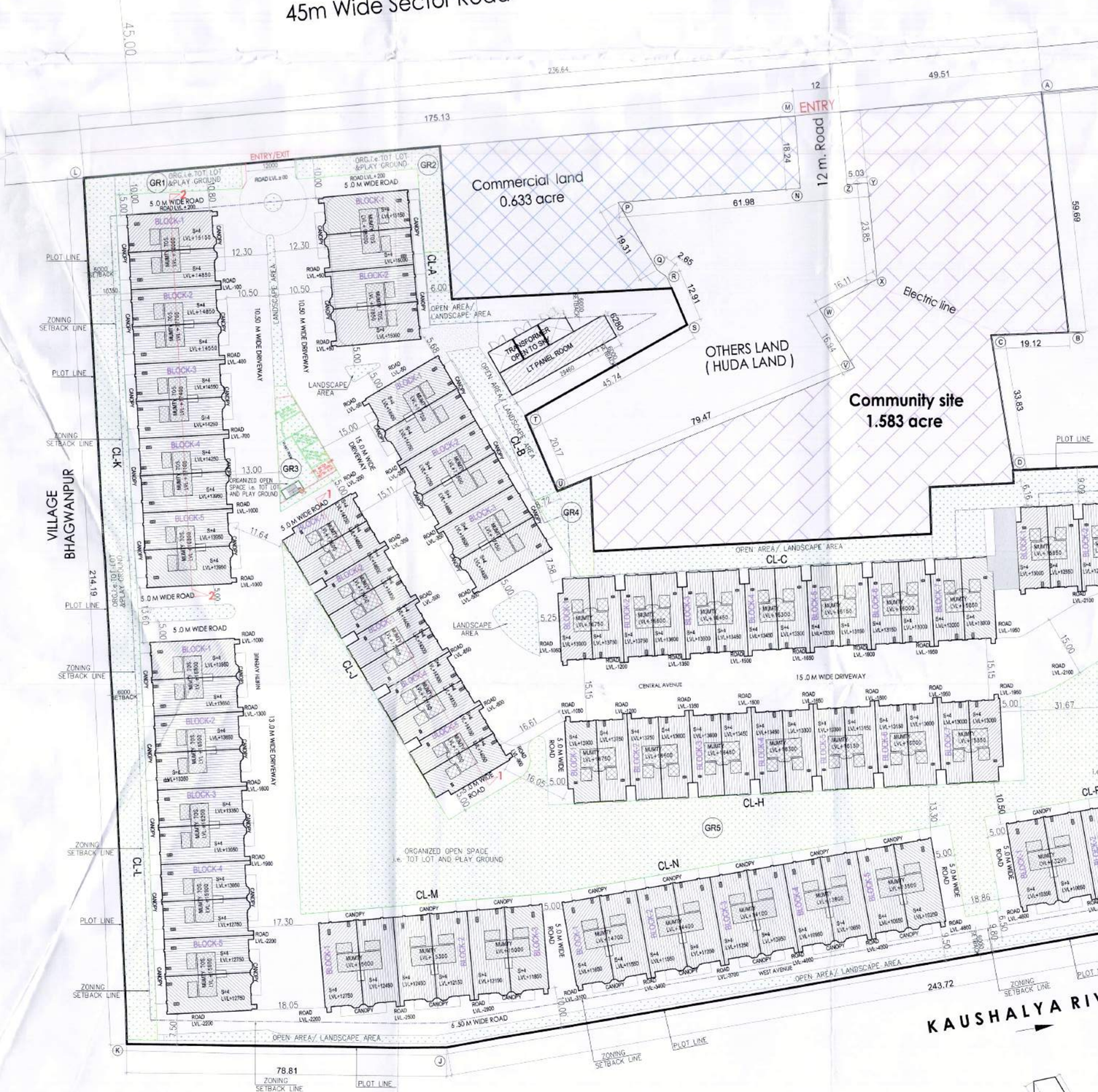
LT PANEL AREA CALCULATION									
GROSS - B									
LT1	=	2	X	0.230	X	5.815	=	2.675	SQM
LT2	=	1	X	29.460	X	6.280	=	185.009	SQM
						TOTAL	=	187.684	SQM

SECTOR-3

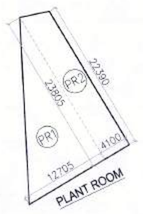
RESIDENTIAL PLOTTED

12 wide service road

45m Wide Sector Road



PLANT ROOM AREA CALCULATION									
GROSS - A									
PR1	=	0.5	X	12.705	X	23.805	=	151.221	SQM
PR2	=	0.5	X	(23.805+22.390)	X	4.100	=	94.700	SQM
						TOTAL	=	245.921	SQM



TYPE	CLUSTER NAME	TYPE OF BLOCK	FLOOR	NO. OF FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA	TOTAL FAR AREA OF 1 BLOCK	NO. OF BLOCKS IN 1 CLUSTER	FAR AREA OF CLUSTER (4)	NO. OF APARTMENTS IN ONE BLOCK	TOTAL NO. OF APARTMENTS IN CLUSTER (9 x 10)	GROUND COVERAGE OF BLOCK	GROUND COVERAGE OF CLUSTER (9 x 10)	NON FAR AREA (SB-4)	NON FAR AREA OF BLOCK (5 X 10)	NON FAR AREA OF CLUSTER (9 X 16)	BUILTUP AREA	BUILTUP AREA OF BLOCK (5 X 10)	BUILTUP AREA OF CLUSTER (9 X 19)
3 BHK + STUDY	CLUSTER A	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								180.681	180.681	361.362	370.959	370.959	741.918
			STILT	1	47.075	47.075	1454.469	2	2908.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
3 BHK + STUDY	CLUSTER B	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								180.681	180.681	361.362	370.959	370.959	741.918
			STILT	1	47.075	47.075								357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1454.097	1	1501.172	8	8	360.228	360.228	356.879	356.879	356.879	382.953	382.953	765.906
			1ST TO 4TH FLOOR	4	321.400	1285.600								19.422	77.688	77.688	382.238	1528.952	1528.952
3 BHK	CLUSTER C	BLOCK-1 & 2 (CORNER)	BASEMENT	1	182.878	182.878								106.950	106.950	213.900	115.637	115.637	231.273
			STILT	1	42.949	42.949	1387.787	2	2375.474	8	16	297.969	595.938	237.948	237.948	475.896	288.813	288.813	577.626
			1ST TO 4TH FLOOR	4	258.075	952.299								14.946	59.784	119.568	262.350	262.350	524.700
		BLOCK-3 TO 6 (TYP.)	BASEMENT	1	186.223	186.223								110.218	110.218	220.436	115.140	298.350	596.700
			STILT	1	42.647	42.647	1277.605	3	1880.625	8	24	296.079	1480.395	213.384	213.384	1066.920	254.881	1220.831	6104.155
			1ST TO 4TH FLOOR	4	296.709	986.836								14.845	59.380	296.900	251.354	1004.216	5021.080
3 BHK	CLUSTER D	BLOCK-1 & 2 (CORNER)	BASEMENT	1	182.878	182.878								106.950	106.950	213.900	115.637	115.637	231.273
			STILT	1	42.949	42.949	1387.787	2	2375.474	8	16	297.969	595.938	237.948	237.948	475.896	288.813	288.813	577.626
			1ST TO 4TH FLOOR	4	258.075	952.299								14.946	59.784	119.568	262.350	262.350	524.700
		BLOCK-3 TO 6 (TYP)	BASEMENT	1	186.223	186.223								110.218	110.218	220.436	115.140	298.350	596.700
			STILT	1	42.647	42.647	1277.605	3	1880.625	8	24	296.079	1480.395	213.384	213.384	1066.920	254.881	1220.831	6104.155
			1ST TO 4TH FLOOR	4	296.709	986.836								14.845	59.380	296.900	251.354	1004.216	5021.080
3 BHK + STUDY	CLUSTER E	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								108.421	108.421	217.242	373.839	373.839	747.678
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 TO 6 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	3	4482.291	8	24	360.228	1440.911	356.879	356.879	1070.637	382.953	1148.859	5744.295
			1ST TO 4TH FLOOR	4	321.400	1285.600								19.422	77.688	233.064	382.238	1528.952	4586.856
3 BHK + STUDY	CLUSTER F	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								108.421	108.421	217.242	373.839	373.839	747.678
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 TO 6 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	3	4482.291	8	24	360.228	1440.911	356.879	356.879	1070.637	382.953	1148.859	5744.295
			1ST TO 4TH FLOOR	4	321.400	1285.600								19.422	77.688	233.064	382.238	1528.952	4586.856
3 BHK + STUDY	CLUSTER G	BLOCK-1 & 4 (CORNER)	BASEMENT	1	182.878	182.878								108.421	108.421	217.242	373.839	373.839	747.678
			STILT	1	42.949	42.949	1287.787	2	2375.474	8	16	297.969	595.938	237.948	237.948	475.896	288.813	288.813	577.626
			1ST TO 4TH FLOOR	4	258.075	952.299								14.946	59.784	119.568	262.350	262.350	524.700
		BLOCK-3 & 5 (TYP.)	BASEMENT	1	186.223	186.223								110.218	110.218	220.436	115.140	298.350	596.700
			STILT	1	42.647	42.647	1277.605	2	2555.21	8	16	296.079	592.158	213.384	213.384	426.768	254.881	509.762	1019.524
			1ST TO 4TH FLOOR	4	296.709	986.836								14.845	59.38	118.76	251.354	1006.216	2012.432
3 BHK	CLUSTER H	BLOCK-1 & 2 (CORNER)	BASEMENT	1	182.878	182.878								106.950	106.950	213.900	115.637	115.637	231.273
			STILT	1	42.949	42.949	1287.787	2	2375.474	8	16	297.969	595.938	237.948	237.948	475.896	288.813	288.813	577.626
			1ST TO 4TH FLOOR	4	258.075	952.299								14.946	59.784	119.568	262.350	262.350	524.700
		BLOCK-3 TO 6 (TYP.)	BASEMENT	1	186.223	186.223								110.218	110.218	220.436	115.140	298.350	596.700
			STILT	1	42.647	42.647	1277.605	5	5886.025	8	40	296.079	1480.395	213.384	213.384	1066.920	254.881	1274.405	6372.025
			1ST TO 4TH FLOOR	4	296.709	986.836								14.845	59.38	296.900	251.354	1006.216	5031.080
3 BHK	CLUSTER J	BLOCK-1 & 5 (CORNER)	BASEMENT	1	182.878	182.878								106.950	106.950	213.900	115.637	115.637	231.273
			STILT	1	42.949	42.949	1287.787	2	2375.474	8	16	297.969	595.938	237.948	237.948	475.896	288.813	288.813	577.626
			1ST TO 4TH FLOOR	4	258.075	952.299								14.946	59.784	119.568	262.350	262.350	524.700
		BLOCK-3 to 6 (TYP)	BASEMENT	1	186.223	186.223								110.218	110.218	220.436	115.140	298.350	596.700
			STILT	1	42.647	42.647	1277.605	3	5532.815	8	24	296.079	888.237	213.384	213.384	640.152	254.881	764.643	3823.215
			1ST TO 4TH FLOOR	4	296.709	986.836								14.845	59.38	178.14	251.354	1006.216	5030.804
3 BHK + STUDY	CLUSTER A	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								180.423	180.423	360.846	370.959	370.959	741.918
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	3	4482.291	8	24	360.228	1440.911	356.879	356.879	1070.637	382.953	1148.859	5744.295
			1ST TO 4TH FLOOR	4	321.400	1285.600								19.422	77.688	233.064	382.238	1528.952	4586.856
3 BHK + STUDY	CLUSTER AA	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								180.423	180.423	360.846	370.959	370.959	741.918
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-2 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	1	1494.097	8	8	360.228	360.228	356.879	356.879	356.879	382.953	382.953	382.953
			1ST TO 4TH FLOOR	4	322.685	1290.744								19.422	77.688	77.688	382.238	1528.952	1528.952
3 BHK + STUDY	CLUSTER B	BLOCK-1 & 2 (CORNER)	BASEMENT	1	186.278	186.278								180.423	180.423	360.846	370.959	370.959	741.918
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 TO 6 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	3	4482.291	8	24	360.228	1440.911	356.879	356.879	1070.637	382.953	1148.859	5744.295
			1ST TO 4TH FLOOR	4	322.685	1290.744								19.422	77.688	233.064	382.238	1528.952	4586.856
3 BHK + STUDY	CLUSTER F	BLOCK-1 & 4 (CORNER)	BASEMENT	1	186.278	186.278								180.423	180.423	360.846	370.959	370.959	741.918
			STILT	1	47.075	47.075	1494.469	2	2988.938	8	16	362.003	724.006	357.798	357.798	715.596	364.015	364.015	728.030
			1ST TO 4TH FLOOR	4	321.275	1285.100								19.422	77.688	155.376	338.857	1358.804	2717.608
		BLOCK-3 & 5 (TYP.)	BASEMENT	1	186.278	186.278								179.366	179.366	358.732	377.844	377.844	755.688
			STILT	1	47.075	47.075	1494.097	2	2988.194	8	16	360.228	720.456	356.879	356.879	713.758	382.953	765.906	1531.812
			1ST TO 4TH FLOOR	4	322.685	1290.744								19.422	77.688	155.376	382.238	1528.952	3056.904
BASEMENT (PUMP ROOM+)																			
PUMP ROOM, STP (GROUND STAIRCASE)														29.823					
LT PANEL ROOM														157.684					
STP AREA																			
TOTAL							64		86075.464		512		21397.479			32099.468			123898.568

LICENCSED AREA OF SITE	=	15.833			ACRE	
AREA OF RESIDENTIAL COMPONENT	=	15.200			ACRE	OR 61512.120 SQM.
AREA OF COMMERCIAL COMPONENT	=	0.633			ACRE	OR 2562.816 SQM.
PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @ 125%	=	76890.150			SQM.	
PURCHASABLE DEVELOPMENT RIGHTS @ 15	=	9226.818			SQM.	
TOTAL PERMISSIBLE FAR OF RESIDENTIAL COMPONENT	=	**86116.968**			SQM.	
PROPOSED FAR OF RESIDENTIAL COMPONENT	=	**86075.464**			SQM.	OR 139.93 %
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	21529.242			SQM.	
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT	=	21397.479			SQM.	OR 34.79 %
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	4918.781			SQM.	
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	1288.455			SQM.	
PROPOSED FAR OF COMMERCIAL FAR						
PERMISSIBLE DENSITY @ 400 PPA ON 15.200 ACRES	=	6080			PERSONS	
DENSITY CALCULATION						
NUMBERS OF MAIN UNITS	=	512			NOS.	
DENSITY @ 5/MAIN UNITS	=	512	X	5 = 2560	PERSONS	
CAR PARKING CALCULATION						
REQUIRED CAR PARKING FOR MAIN UNITS	=	512	X	1.5	ECS PER MAIN UNITS	
PROPOSED CAR PARKING FOR MAIN UNITS	=	784	ECS			
PROPOSED CAR PARKING IN ONE BLOCK (3BHK & STUDY)	=	16	CARS			
NO OF BLOCKS (3BHK & STUDY)	=	34	NOS.			
TOTAL PROPOSED CAR PARKING(3BHK & STUDY)	=	544	CARS			
PROPOSED CAR PARKING IN ONE BLOCK (3BHK)	=	8	CARS			
NO OF BLOCKS (3BHK)	=	30	NOS.			
TOTAL PROPOSED CAR PARKING(3BHK)	=	240	CARS			
TOTAL PROPOSED CAR PARKING(3BHK+3BHK & STUDY))	=	**784**	**CARS**			
REQUIRED ORGANISED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @15% OF SITE AREA OF 15.200 ACRES	=	9226.818	SQM			
PROPOSED ORGANISED OPEN SPACE i.e. TOT LOT AND PLAY GROUND	=	9326.136	SQM	OR 15.161	%	

Note :-

Checked by
CLU Committee
BPAC

STP (HQ)
Member Secretary
B.P.A.C

DTP (HQ)

Recommended for approval
In the road width
dated 6/11/2023

Consultant Architect

Ranjodhbir Singh Panchkula

ATP (HQ)

(SATYA PAL)
JD (HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 4-961-67
DATED : 21-11-2023

Checked and found ok for Public Health
Bhiwani. Service only subject to comments in
in forwarding letter No. 2663-77 dated 5/12/23

PROJECT

PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING SCHEME UNDER NILP FOR THE AREA MEASURING 15.833 ACRES (LICENCE NO.141 OF 2023 DATED 10-07-2023) (MIGRATION FROM GROUP HOUSING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 175.593 ACRES (LICENCE NO.11 OF 2010 FOR 118.562 ACRES & LICENCE NO.114 OF 2011 FOR 57.031 ACRES) IN SECTOR-3, PINJORE KALKA URBAN COMPLEX BEING DEVELOPED BY DLF HOMES PANCHKULA PVT.LTD.

ARCHITECT

Architect Hafeez Contractor

29 Bank Street, Bombay 400 023. Tel:2661920

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
SHABABUDDIN CA/2005/35235	

SEP-2023. | Scale : 1:500

Drawing Title:- SITE PLAN

Drawing No:- ST-01