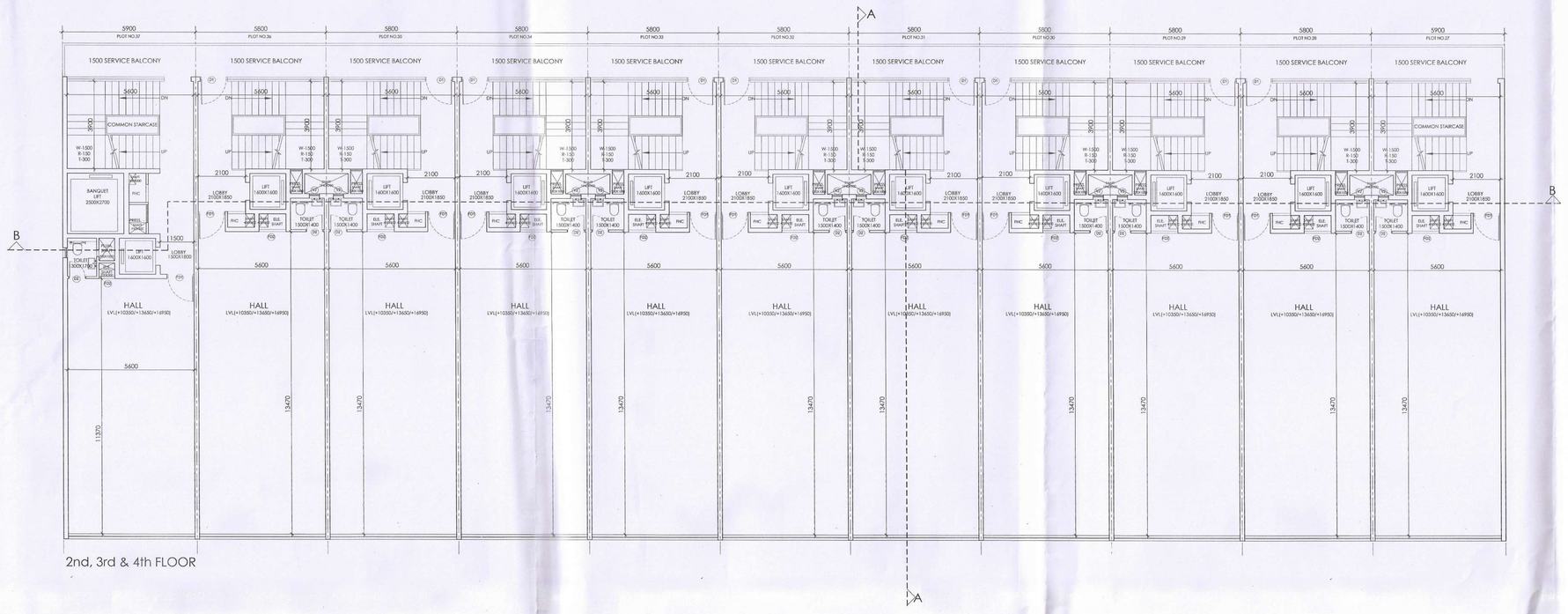
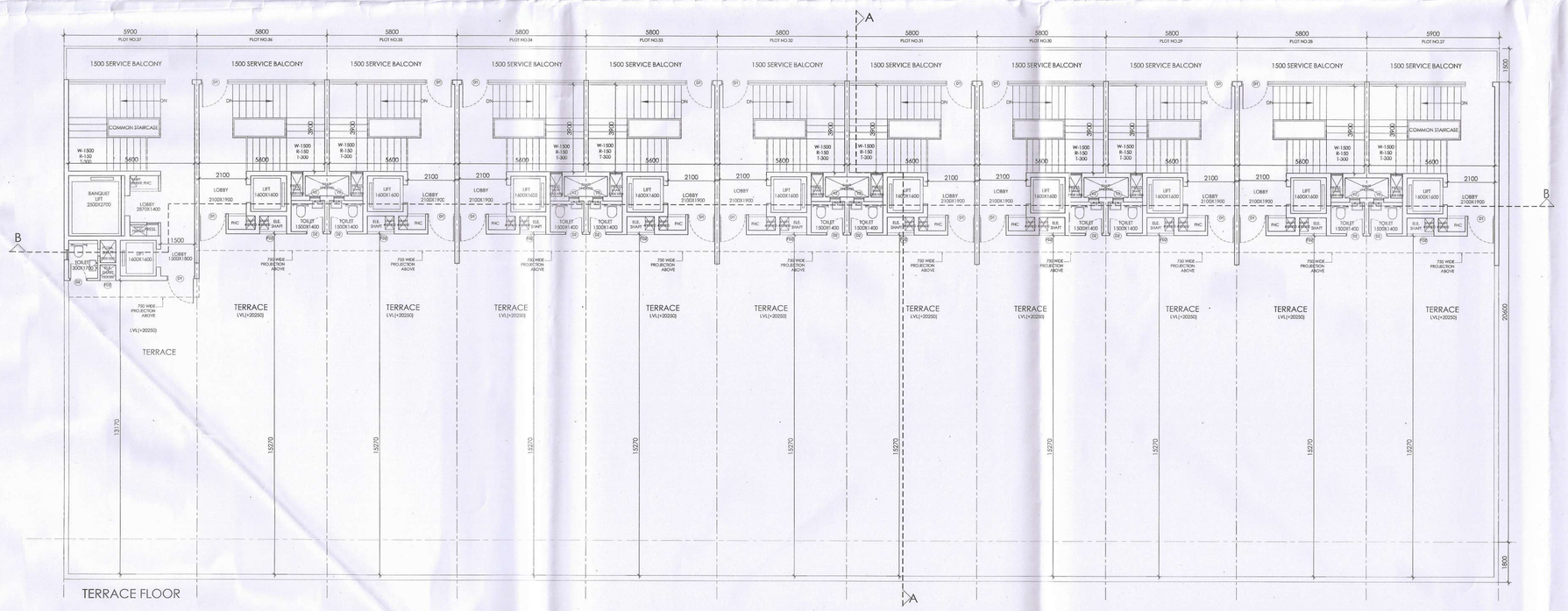
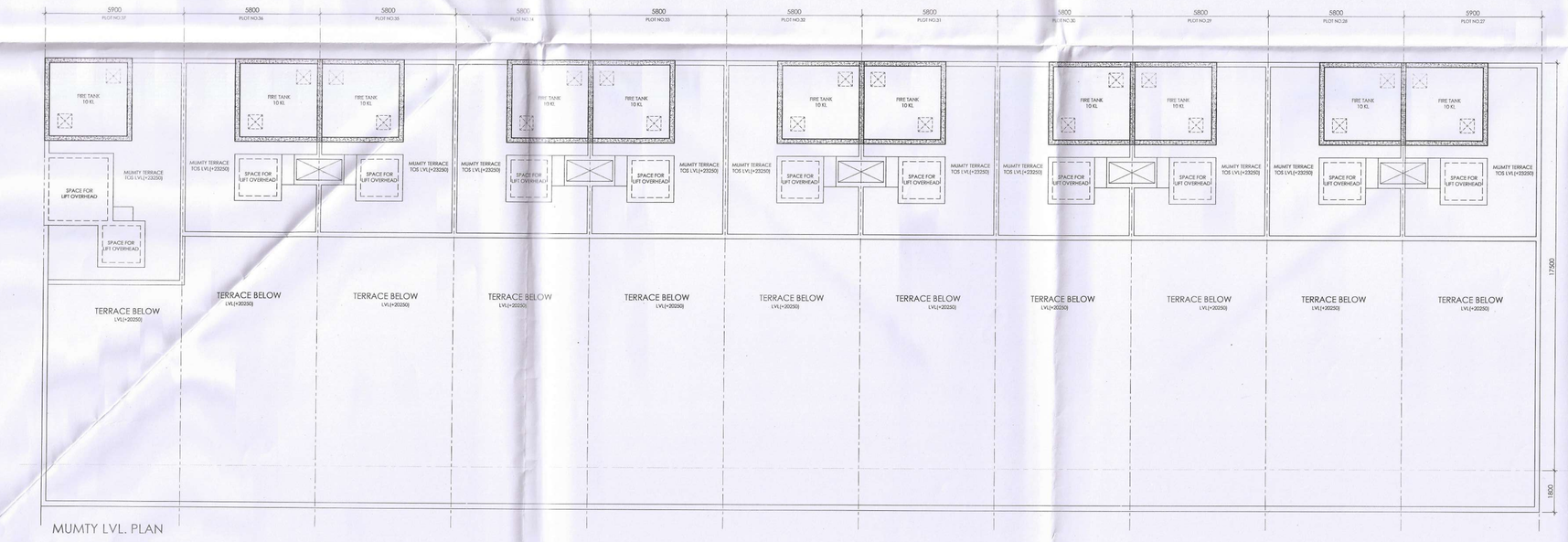


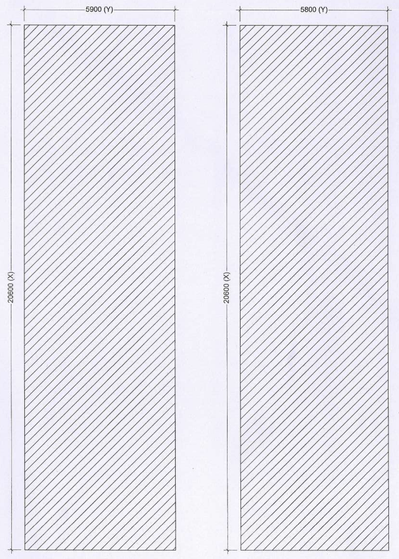
2nd, 3rd & 4th FLOOR



TERRACE FLOOR



MUMTY LVL. PLAN



PLOT NO.27 & 37
GROUND COVERAGE / GROUND FLOOR FAR AREA/ BASEMENT AREA PLAN

PLOT NO.28 -36
GROUND COVERAGE / GROUND FLOOR FAR AREA/ BASEMENT AREA PLAN

PLOT NO.28-36_FAR AREA DETAIL								
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.800	X	20.600	X	1	X	1	119.480
TOTAL BUIL UP AREA (Z)								119.480
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								119.480
TYPICAL FLOOR (1st,2nd,3rd,4th) AREA DETAIL IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.800	X	20.600	X	1	X	1	119.480
TOTAL AREA (Z)								119.480
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	5.600	X	3.900	X	1	X	1	21.840
D2	1.600	X	1.600	X	1	X	1	2.560
D3	0.530	X	1.000	X	1	X	1	0.530
D4	0.970	X	0.900	X	1	X	1	0.873
D5	0.400	X	0.600	X	1	X	2	0.480
TOTAL DEDUCTION AREA (D) =								26.283
TOTAL (Z -D) = TYPICAL FLOOR FAR AREA								93.197
TOTAL TYPICAL FLOOR FAR AREA =								93.197

MUMTY + LIFT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	5.800	X	6.900	X	1	X	1	40.020
TOTAL AREA =								40.020
TOTAL MUMTY LIFT NON FAR AREA =								40.020

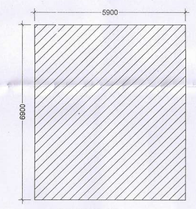
BASEMENT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y	5.800	X	20.600	X	1	X	1	119.480
TOTAL AREA =								119.480
TOTAL BASEMENT NON FAR AREA =								119.480

PLOT NO.28-36_AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	119.480
PERM. F.A.R.	512.057
PROPOSED F.A.R.	492.268
BALANCED F.A.R.	19.789
GROUND COVERAGE	119.480

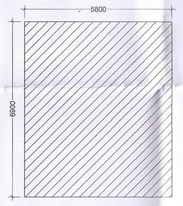
FLOORS	F.A.R.	NON F.A.R.
BASEMENT		119.480
GROUND FLOOR	119.480	
1st FLOOR	93.197	26.283
2nd FLOOR	93.197	26.283
3rd FLOOR	93.197	26.283
4th FLOOR	93.197	26.283
TERRACE (MUMTY+LIFT)		40.020
TOTAL	492.268	264.632

PLOT NO.37_AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	121.540
PERM. F.A.R.	520.886
PROPOSED F.A.R.	477.360
BALANCED F.A.R.	43.526
GROUND COVERAGE	121.540

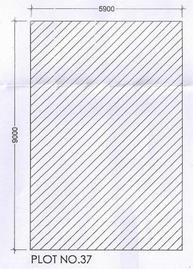
FLOORS	F.A.R.	NON F.A.R.
BASEMENT		121.540
GROUND FLOOR	121.540	
1st FLOOR	88.955	32.585
2nd FLOOR	88.955	32.585
3rd FLOOR	88.955	32.585
4th FLOOR	88.955	32.585
TERRACE (MUMTY+LIFT)		53.100
TOTAL	477.360	304.980



PLOT NO. 27

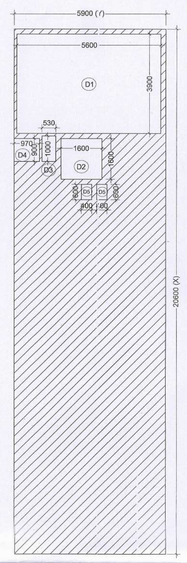


PLOT NO.28 -36



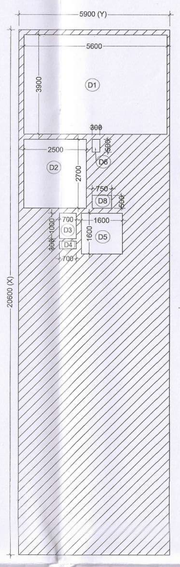
PLOT NO.37
MUMTY AREA PLAN

PLOT NO.37_FAR AREA DETAIL								
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.900	X	20.600	X	1	X	1	121.540
TOTAL BUIL UP AREA (Z)								121.540
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								121.540
TYPICAL FLOOR (1st,2nd,3rd,4th) AREA DETAIL IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.900	X	20.600	X	1	X	1	121.540
TOTAL AREA (Z)								121.540
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	5.600	X	3.900	X	1	X	1	21.840
D2	2.500	X	2.700	X	1	X	1	6.750
D3	0.700	X	1.000	X	1	X	1	0.700
D4	0.700	X	0.300	X	1	X	1	0.210
D5	1.600	X	1.600	X	1	X	1	2.560
D6	0.300	X	0.500	X	1	X	1	0.150
D8	0.750	X	0.500	X	1	X	1	0.375
TOTAL DEDUCTION AREA (D) =								32.585
TOTAL (Z -D) = TYPICAL FLOOR FAR AREA								88.955
TOTAL TYPICAL FLOOR FAR AREA =								88.955
MUMTY + LIFT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	5.900	X	9.000	X	1	X	1	53.100
TOTAL AREA =								53.100
TOTAL MUMTY LIFT NON FAR AREA =								53.100
BASEMENT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y	5.900	X	20.600	X	1	X	1	121.540
TOTAL AREA =								121.540
TOTAL BASEMENT NON FAR AREA =								121.540



PLOT NO. 27
TYPICAL 1st,2nd,3rd & 4th FLOOR AREA PLAN

PLOT NO.28 -36
TYPICAL 1st,2nd,3rd & 4th FLOOR AREA PLAN



PLOT NO.37
TYPICAL 1st,2nd,3rd & 4th FLOOR AREA PLAN

PLOT NO.27_AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	121.540
PERM. F.A.R.	520.886
PROPOSED F.A.R.	502.568
BALANCED F.A.R.	18.318
GROUND COVERAGE	121.540

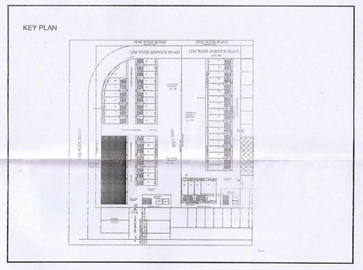
FLOORS	F.A.R.	NON F.A.R.
BASEMENT		121.540
GROUND FLOOR	121.540	
1st FLOOR	95.257	26.283
2nd FLOOR	95.257	26.283
3rd FLOOR	95.257	26.283
4th FLOOR	95.257	26.283
TERRACE (MUMTY+LIFT)		40.710
TOTAL	502.568	267.382

PLOT NO.27_FAR AREA DETAIL								
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.900	X	20.600	X	1	X	1	121.540
TOTAL BUIL UP AREA (Z)								121.540
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								121.540
TYPICAL FLOOR (1st,2nd,3rd,4th) AREA DETAIL IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y*Z	5.900	X	20.600	X	1	X	1	121.540
TOTAL AREA (Z)								121.540
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	5.600	X	3.900	X	1	X	1	21.840
D2	1.600	X	1.600	X	1	X	1	2.560
D3	0.530	X	1.000	X	1	X	1	0.530
D4	0.970	X	0.900	X	1	X	1	0.873
D5	0.400	X	0.600	X	1	X	2	0.480
TOTAL DEDUCTION AREA (D) =								26.283
TOTAL (Z -D) = TYPICAL FLOOR FAR AREA								95.257
TOTAL TYPICAL FLOOR FAR AREA =								95.257
MUMTY + LIFT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	5.900	X	6.900	X	1	X	1	40.710
TOTAL AREA =								40.710
TOTAL MUMTY LIFT NON FAR AREA =								40.710
BASEMENT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y	5.900	X	20.600	X	1	X	1	121.540
TOTAL AREA =								121.540
TOTAL BASEMENT NON FAR AREA =								121.540

D2g. No D-OTCP 9663-XII Dated 09-10-2023

(RAM AVTAR BASSI) JD (HQ)	(SANJAY NARANG) ATP (HQ)	(ASHISH SHARMA) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.C. SINGH) CTP (HR)	(T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

KEY PLAN



PRINCIPAL ARCHITECT:

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CLIENT:-

ST. PATRICKS REALTY PRIVATE LIMITED
Office:- The Median, Central Park Resort, Sector-48, Gurugram, Haryana - 122018

PROJECT:-

PROPOSED STANDARD PLAN OF COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 2.965 + 2.035 = 5.0 ACRES (LICENCE NUMBER 62 OF 2023 DATED 27.03.2023 & 63 OF 2023 DATED 27.03.2023) FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA SECTOR-32, SOHNA, DISTT. GURUGRAM, HARYANA.

DR. AP
Member BPAC

For St. Patricks Realty Pvt. Ltd.
Authorised Signatory
OWNER'S/AUTHORIZED SIGN.

ANKITA DHINGARI
ARCHITECT
CA/2015/75001
ARCHITECT'S SIGN.

DRAWING TITLE:
STANDARD PLAN SUBMISSION
PLOT NO.-27-37
FLOOR PLANS & AREA DETAILS

DRAWING NO. 11

SCALE : 1 : 100