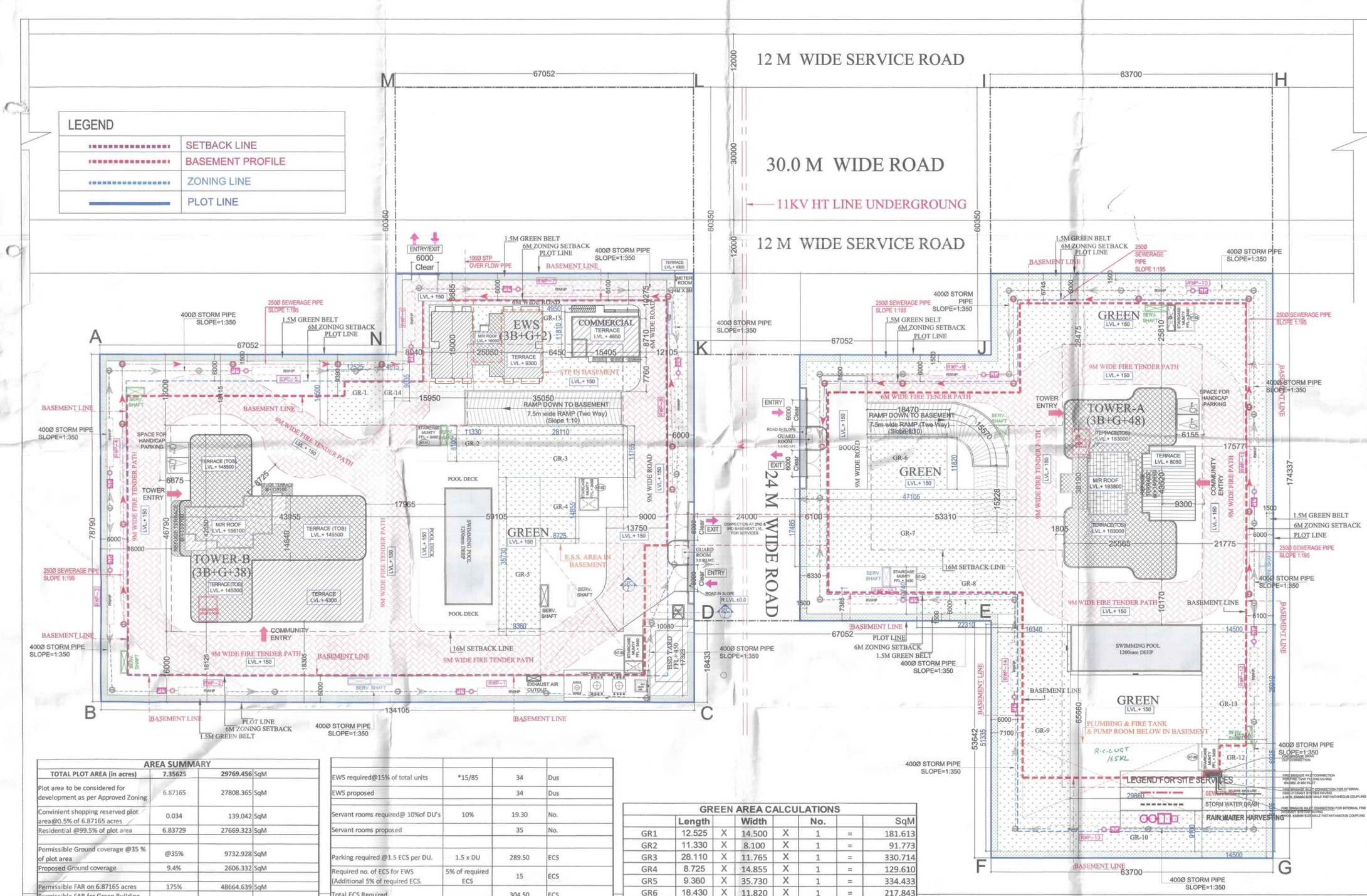

AREA SUMMARY

TOTAL PLOT AREA (in acres)	7.35625	29769.456	SqM
Plot area to be considered for development as per Approved Zoning	6.87165	27808.365	SqM
Convinient shopping reserved plot area@0.5% of 6.87165 acres	0.034	139.042	SqM
Residential @99.5% of plot area	6.83729	27669.323	SqM
Permissible Ground coverage @35 % of plot area	@35%	9732.928	SqM
Proposed Ground coverage	9.4%	2606.332	SqM
Permissible FAR on 6.87165 acres	175%	48664.639	SqM
Permissible FAR for Green Building @15% of total plot Area of 6.87165 Acres)	15%	4171.255	SqM
Total Permissble FAR	**190%**	**52835.894**	SqM
Permissible Convenient Shopping area @0.5 % of Plot area with 100 % FAR	0.5%	139.042	SqM
Green building Permissible Convenient Shopping area @15 % of 139.0418 sqm area		20.856	SqM
Total Permissble FAR for Convenient Shopping including Green building FAR		**159.898**	**SqM**
Permissible balance FAR for Residential		52675.995	SqM
Proposed FAR in Convenient Shopping		**134.178**	SqM
Proposed FAR for Residential		51396.304	SqM
Total Proposed FAR	**185.306**	**51530.482**	SqM
Balance FAR (Residence)		1279.691	SqM
Balance FAR (Convent. Shopping)		25.721	SqM
Permissible Density minimum @100 persons/ acre	100	687.165	Persons
Permissible Density minimum @300 persons/ acre	300	2061.495	Persons
Proposed DU Mains		193	5 Persons per DU (5*193=965 Persons)
Proposed DU EWS		34	2 Persons per DU (2*34=68 Persons)
Proposed DU Servant Units		35	2 Persons per DU (2*35=70 Persons)
Proposed Population		1103	Persons
Proposed Density @ persons/ acre		161	Persons

EWS required@15% of total units	*15/85	34	Dus
EWS proposed		34	Dus
Servant rooms required@ 10%of DU's	10%	19.30	No.
Servant rooms proposed		35	No.
Parking required @1.5 ECS per DU.	1.5 x DU	289.50	ECS
Required no. of ECS for EWS (Additional 5% of required ECS.	5% of required ECS	15	ECS
Total ECS Required		304.50	ECS
Parking Proposed for Residential		1061	ECS
Parking Proposed for EWS		16	ECS
Total Parking ECS Proposed in Basements	@32 Sqm / ECS	1077	ECS
TOTAL PARKING AREA PROPOSED IN ALL BASEMENTS		34463.600	SqM
Total Green area required	15%	4171.255	SqM
Green area required for Commercial (commecial plot area@0.5% of plot area = 0.5% of 27,808.365 =139.042 Sqm)	15%	20.856	SqM
Green area required for Housing (Residnetial plot area@99.5% of plot area = 99.5% of 27,808.365 =27,669.323 Sqm)	15%	4151.898	SqM
Green area Proposed- Commercial		58.460	SqM
Green area Proposed- Residential		4223.323	SqM
Total Green area proposed	15.40%	4281.783	SqM
Proposed Builtup Area	Superstrucutre	61027.836	SqM
	Basement	50065.116	SqM
	Total	**111092.953**	SqM

GREEN AREA CALCULATIONS

	Length		Width		No.		SqM
GR1	12.525	X	14.500	X	1	=	181.613
GR2	11.330	X	8.100	X	1	=	91.773
GR3	28.110	X	11.765	X	1	=	330.714
GR4	8.725	X	14.855	X	1	=	129.610
GR5	9.360	X	35.730	X	1	=	334.433
GR6	18.430	X	11.820	X	1	=	217.843
GR7	47.105	X	17.485	X	1	=	823.631
GR8	22.310	X	10.740	X	1	=	239.609
GR9	16.340	X	51.355	X	1	=	839.141
GR10	29.860	X	9.100	X	1	=	271.726
GR11	14.500	X	18.405	X	1	=	266.873
GR12	10.700	X	6.025	X	1	=	64.468
GR13	14.500	X	26.910	X	1	=	390.195
GR14	4.615	X	9.035	X	1	=	41.697
Sub TOTAL GREEN AREA (A)							**4223.323**

	Length		Width		No.		SqM
GR15 (B) (near commercial)	4.950	X	11.810	X	1	=	58.460
TOTAL GREEN AREA = (A)+ (B)							**4281.783**

FAR CALCULATION

BUILDING BLOCKS	BLOCK -A (G+48)			BLOCK -B (G+38)				BLOCK -C (EWS) (G+2)			Commercial (GROUND FLOOR)		GUARD ROOM (GROUND FLOOR)		METER ROOM (GROUND FLOOR)		Remarks
	FAR	BUILTUP	NO. OF DU'S	FAR	BUILTUP	NO. OF DU'S		FAR	BUILTUP	NO. OF DU'S	FAR	BUILTUP	FAR	BUILTUP	FAR	BUILTUP	
	SQM	SQM	NO,	SQM	SQM	Main DU NO,	Serv DU No.	SQM	SQM	NO,	SQM	SQM	SQM	SQM	SQM	SQM	
TOTAL NO. OF BLOCKS		1			1				1			1		2		1	
FLOORS																	
GROUND	894.853	926.147	0	1183.140	1183.140	0	0	344.867	344.867	12	134.178	134.178	0.000	6.000	0.000	12.000	
1st FLR	658.150	707.289	0	0.000	710.612	0	0	293.779	331.274	12							(Serv Floor in B Block) , (Serv Floor in A Block)
2ND FLR	0.000	608.799	0	662.912	710.612	3	1	254.078	291.573	10							
3rd FLR	558.307	607.446	2	662.912	710.612	3	1										
4th FLR	558.307	607.446	2	662.912	710.612	3	1										
5th FLR	558.307	607.446	2	662.912	710.612	3	1										
6th FLR	558.307	607.446	2	662.912	710.612	3	1										
7th FLR	558.307	607.446	2	662.912	710.612	3	1										
8th FLR	558.307	607.446	2	662.912	710.612	3	1										
9th FLR	558.307	607.446	2	662.912	710.612	3	1										
10th FLR	558.307	607.446	2	662.912	710.612	3	1										
11th FLR	558.307	607.446	2	662.912	710.612	3	1										
12th FLR	558.307	607.446	2	662.912	710.612	3	1										
13th FLR	558.307	607.446	2	662.912	710.612	3	1										
14th FLR	558.307	607.446	2	662.912	710.612	3	1										
15th FLR	558.307	607.446	2	662.912	710.612	3	1										Refuge floor in Block A & B
16th FLR	558.307	638.190	2	662.912	749.836	3	1										
17th FLR	558.307	607.446	2	662.912	710.612	3	1										
18th FLR	558.307	607.446	2	662.912	710.612	3	1										
19th FLR	558.307	607.446	2	662.912	710.612	3	1										
20th FLR	558.307	607.446	2	0.000	710.612	0	0										(Serv Floor in B Block)
21st FLR	558.307	607.446	2	662.912	710.612	3	1										
22nd FLR	558.307	607.446	2	662.912	710.612	3	1										
23rd FLR	0.000	607.399	0	662.912	710.612	3	1										(Serv Floor in A Block)
24th FLR	558.307	638.190	2	662.912	749.836	3	1										Refuge floor in Block A& B
25th FLR	558.307	607.446	2	662.912	710.612	3	1										
26th FLR	558.307	607.446	2	662.912	710.612	3	1										
27th FLR	558.307	607.446	2	662.912	710.612	3	1										
28th FLR	558.307	607.446	2	662.912	710.612	3	1										
29th FLR	558.307	607.446	2	662.912	710.612	3	1										
30th FLR	558.307	607.446	2	662.912	710.612	3	1										
31st FLR	558.307	607.446	2	662.912	710.612	3	1										
32nd FLR	558.307	638.190	2	662.912	749.836	3	1										Refuge floor in Block A & B
33rd FLR	558.307	607.446	2	662.912	710.612	3	1										
34th FLR	558.307	607.446	2	662.912	710.612	3	1										
35th FLR	558.307	607.446	2	662.912	710.612	3	1										
36th FLR	558.307	607.446	2	662.912	710.612	3	1										
37th FLR	558.307	607.446	2	662.912	710.612	3	1										
38th FLR	558.307	607.446	2	0.000	710.612	0	0										(Serv Floor in B Block)
39th FLR	558.307	607.446	2														
40th FLR	558.307	638.190	2														Refuge floor in Block A
41st FLR	558.307	607.446	2														
42nd FLR	558.307	607.446	2														
43rd FLR	558.307	607.446	2														
44th FLR	558.307	607.446	2														
45th FLR	558.307	607.446	2														(Serv Floor in A Block)
46th FLR	558.307	607.446	2														
47th FLR	558.307	607.446	2														
48th FLR (Serv Floor)	0.000	607.399	0														(Serv Floor in A Block)
Mumty		206.178	0		218.495				79.956								
OHT Lvl.		144.737	0		216.692				25.222								
Machine room		199.344	0		174.484				31.156								
TOTAL AREA / BLOCK	26118.528	30857.884	88	24385.053	28913.728	105	35	892.723	1104.047	34	134.178	134.178	0.000	6.000	0.000	12.000	
TOTAL FAR					51530.482												
TOTAL built up area					61027.836												

PARKING CALCULATIONS

	BASEMENT PARKING BELOW TOWER -A			BASEMENT PARKING BELOW TOWER -B		
	AREA(Sqmt.)	ECS	NO. OF CARS	AREA(Sqmt.)	ECS	NO. OF CARS
LEVEL-1	5017.837	157	139	5913.681	185	140
LEVEL-2	5496.340	172	159	5782.526	181	138
LEVEL-3	6044.213	189	180	6209.003	194	157
Total	16558.390	517	478	17905.210	560	435
Grand Total	34463.600	1077	913			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE
3. FOR SOIL WASTE- SINGLE STACK SYSTEM WILL BE ADOPTED AS PER APPROVED IN NBC-2016. Checked and found ok for Public Health Engineering Services only subject to comments in forwarding letter No. 13775 Dt. 14/11/24
4. ALL LIFTS AND COMMON SERVICES WILL BE CONNECTED WITH POWER BACKUP AS PER NBC REQUIREMENT.
5. ALL DIMENSIONS ARE IN MM.

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

NOTE :- ALL BASEMENTS SHALL BE MECHANICALLY VENTILATED.

S.T.P.(HQ) Municipal Secretary, B.P.A.C. — Director (Planning) B.P.A.C. — DTP (HQ) — ATP(HQ) — DDT(M) MEMBER BPAC — JD. — P.A. — A.T.P. — Ram Avtar Bassi JD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 11906
DATED: 10/9/2024

KEY PLAN

Project:

PROPOSED GROUP HOUSING COLONY FOR AN AREA MEASURING 7.35625 ACRES (LICENCE NO. 136 OF 2023 DATED 30/06/2023) IN SECTOR - 32, SOHNA, BEING DEVELOPED BY ST. PATRICKS REALTY PVT. LTD. AND OTHERS.

Client:-

ST. PATRICKS REALTY PVT. LTD.

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., I.I.A. CA No. 2009769	St. Patricks Realty Pvt. Ltd.

FEB. 2024 | SCALE : 1:300 | N

DRAWING TITLE:- SITE PLAN

DRAWING NO:- SB/AR/SP/01

CENTRAL PARK-III