NOTE:-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PARKING SPACE		TAG	NOS.
TWO WHEELER	2.50 x 0.80	'S'	1134
CAR	5.00 x 2.50	'C'	177
HANDICAP	6.00 x 3.60	'HC'	5

NON FAR AREA PHASE-1

BUILDING	STILT (SQM)	TYP FL (SQM)	NO. OF TYP	NON TYP FLR	NO. OF NON TYP	TOTAL BALCONY	NORMAL STAIR	FIRE STAIR	TOTAL STAIR	FIRE CONTROL ROOM	MUMTY (SQM)	OHT (SQM)	TOTAL NON FAR AREA (SQM)
				BALCONY AREA			STAIRCASE AREA						
a	b	c	d	e	f	g=c*d+e*f	h	i	j=i+(h+i)	k	l	m	l=b+g+j+k+l+m
TOWER - T1	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER - T2	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER - T3	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
TOWER - T4	753.24	108.48	14	74.69	5	1892.17	13.94	13.60	536.86	18.10	79.25	54.84	3,334.46
TOWER - T5	771.34	108.48	14	59.22	5	1814.82	13.94	13.60	536.86	0.00	79.25	54.84	3,257.11
TOWER - T6	771.34	108.48	19	0.00	0	2061.12	13.94	13.60	536.86	0.00	79.25	54.84	3,503.41
										RESIDENTIAL NON FAR AREA			20,605.21
COMMERCIAL A	0.00	0.00	2	0.00	0	0.00	21.96	0.00	43.92	0.00	26.76	26.76	97.44
COMMERCIAL B	0.00	0.00	2	0.00	0	0.00	20.79	20.79	103.95	0.00	50.84	25.42	180.21
COMMERCIAL C	0.00	0.00	1	0.00	0	0.00		24.53	24.53	0.00	12.76	12.76	50.05
										COMMERCIAL NON FAR AREA			327.70
ANGANWADI CUM CRECHE													248.82
COMMUNITY HALL													243.13
COMMUNITY TERRACE											150.69	38.37	189.06
										COMMUNITY BUILDINGS NON FAR AREA			681.01
										RESIDENTIAL, COMMERCIAL, COMMUNITY BUILDINGS NON FAR AREA			21,613.92
GUARD ROOMS (2 NOS)													6.00
LT PANEL ROOM (COMMERCIAL 'C' BASEMENT)													151.32
METER & VCB ROOM													50.46
STP I/C MUMTY													600.00
UGT & PUMP ROOMS I/C MUMTY													400.00
										SERVICES / ANCILLARY BUILDINGS NON FAR AREA			1,207.78
										TOTAL NON FAR AREA PHASE-1			22,821.70

TOTAL RESIDENTIAL FAR ACHIEVED PHASE-1

TOWER	AREA ON GROUND FLOOR	AREA ON TYP. FLOOR	NO OF TYPICAL FLOORS	AREA ON NON TYP FLOOR (SQM)	NO OF NON TYP FLOORS	TOTAL FAR AREA (SQM)
	a	b	c	d	e	f=a+(b*c)+(d*e)
TOWER - T1	69.64	679.28	19	0	0	12,975.96
TOWER - T2	69.64	679.28	19	0	0	12,975.96
TOWER - T3	69.64	679.28	19	0	0	12,975.96
TOWER - T4	69.64	679.28	14	493.88	5	12,048.96
TOWER - T5	69.64	679.28	14	432.51	5	11,742.11
TOWER - T6	69.64	679.28	19	0	0	12,975.96
TOTAL RESIDENTIAL FAR ACHIEVED						75,694.91

TOTAL COMMERCIAL FAR ACHIEVED PHASE-1

BLOCK	GF AREA (SQM)	FF AREA (SQM)	SF AREA (SQM)	TOTAL FAR AREA (SQM)
COMMERCIAL 'A'	421.60	261.76	133.42	816.78
COMMERCIAL 'B'	714.51	483.28	222.73	1,420.52
COMMERCIAL 'C'	139.31			139.31
TOTAL COMMERCIAL FAR ACHIEVED PHASE-1				2,376.61

DENSITY ACHIEVED PHASE 1

Number of Units	1105	Units
No. of Persons in 1 Unit	5	Persons
Total Persons	5525	Persons
Area for Residential Component	8.17344	Acres
Density Achieved	676	PPA

TOTAL CARPET AREA RESIDENTIAL ACHIEVED PHASE 1

UNIT TYPE	NO. OF UNITS	CARPET AREA PER UNIT (SQM)	TOTAL CARPET AREA (SQM)	BALCONY AREA PER UNIT	TOTAL BALCONY AREA (SQM)
TYPE-1	456	59.89	27,309.84	9.26	4,222.56
TYPE-2	431	59.89	25,812.59	13.54	5,835.74
TYPE-3	218	59.18	12,901.24	8.64	1,883.52
TOTAL	1,105		66,023.67		11,941.82

PARKING DETAILS PHASE 1

TOWER	STILT AREA (SQM)	2 WHEELER (NOS)
TOWER - T1	771.34	190
TOWER - T2	771.34	190
TOWER - T3	771.34	190
TOWER - T4	753.24	184
TOWER - T5	771.34	190
TOWER - T6	753.24	190
TOTAL	4591.84	1134

ECS CALCULATION PHASE 1 (IN SQM)

	ROAD	PARKING	TOTAL
OPEN AREA FOR PARKING	5007.11	4082.69	9089.80
AREA /ECS			23
ECS IN OPEN AREA (NOS)			395
STILT AREA FOR PARKING (SQM)			4591.84
AREA (SQM) /ECS			28
ECS IN STILT (NOS)			164
TOTAL ECS PHASE 1 (NOS)			559

SUMMARY BUILT UP AREA PHASE-1

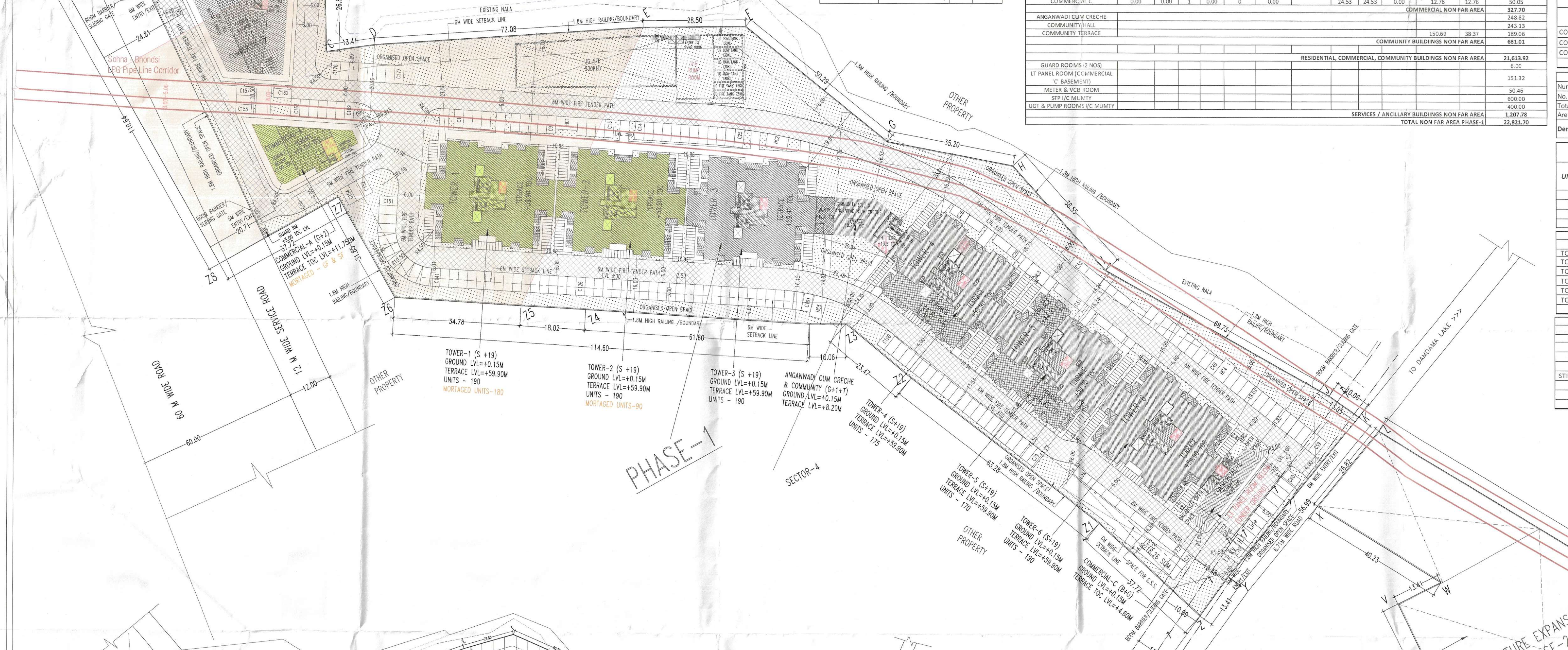
USAGE	FAR AREA (SQM)	NON FAR AREA (SQM)
RESIDENTIAL	75,694.91	20,605.21
COMMERCIAL	2,376.61	327.70
COMMUNITY BUILDINGS	0.00	681.01
SERVICES / ANCILLARY BUILDIINGS	0.00	1,207.78
TOTAL	78,071.52	22,821.70
TOTAL BUILT UP AREA PHASE-1	1,00,893.22	

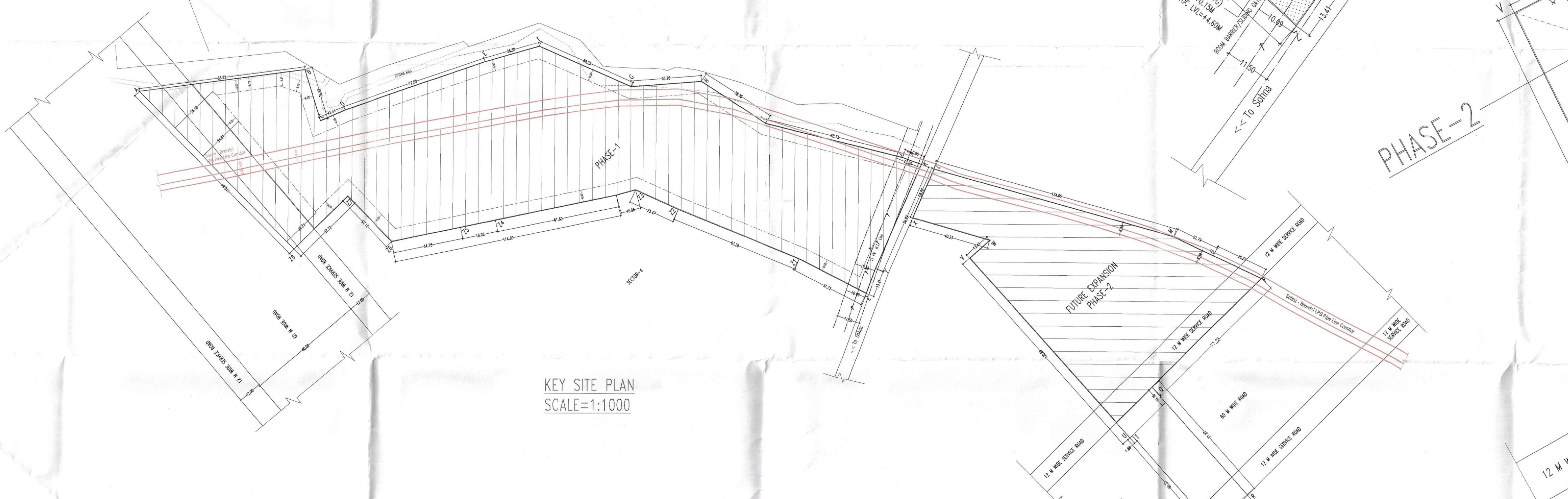
AREA STATEMENT (PHASE 1)

DESCRIPTION		PERMISIBLE / REQUIRED (PHASE 1 & 2)	ACHIEVED IN PHASE 1	UNIT
Net Planned Area		8.514		Acres
		34,454.67		SQM
Residential Component		96%		
		8.17344		Acres
		33,076.48		SQM
Commercial Component		4%		
		0.34056		Acres
		1,378.19		SQM
Permissible FAR for Residential		225		
		74,422.08		SQM
Additional FAR taken for IGBC Platinum rating (15%)		15		
		4,961.47		SQM
Total FAR for Residential		79,383.55	75,694.91	SQM
Permissible FAR for Commercial (175)		175.00		
		2,411.83		SQM
Additional FAR taken for IGBC Platinum rating (15%)		15		
		206.73		SQM
Total FAR for Commercial		2,618.56	2,376.61	SQM
Ground Coverage		50%	19.74%	
		4.257	1.68	Acres
		17,227.33	6,803.04	SQM
Organised Open Area		15%	17.44%	
		1.28	1.49	Acres
		5,168.20	6,010.43	SQM
Density	Minimum	750	676	PPA
	Maximum	900		PPA
Total Nos. Of Units			1,105	Units
	1/2 ECS of Total units	553	559	Nos.
		OR		
	2/4-Wheeler Unit	1105	1,316	Nos.
Parking		As per following Details		
	2 Wheeler Parking		1,134	Nos.
	4 Wheeler Parking		177	Nos.
	Handicap Parking		5	Nos.
	Total Parking		1,316	Nos.

GROUND COVERAGE PHASE 1

TOWER	CORE / COVERED AREA (SQM)	STILT / NON FAR AREA (SQM)
TOWER - T1	69.64	784.94
TOWER - T2	69.64	784.94
TOWER - T3	69.64	784.94
TOWER - T4	69.64	784.94
TOWER - T5	69.64	784.94
TOWER - T6	69.64	784.94
COMMERCIAL A	421.60	0.00
COMMERCIAL B	714.51	0.00
COMMERCIAL C	139.31	151.32
COMMUNITY HALL & ANGANWADI CUM CRECHE	248.82	
TOTAL	6,803.04	
PERCENTAGE	19.74%	





KEY SITE PLAN
SCALE=1:1000

SITE PLAN-PHASE-1
SCALE=1:500

TOTAL DWELLING UNITS MATRIX - PHASE 1

FLOORS	T1 Type 1	T1 Type 2	T1 Type 3	T2 Type 1	T2 Type 2	T2 Type 3	T3 Type 1	T3 Type 2	T3 Type 3	T4 Type 1	T4 Type 2	T4 Type 3	T5 Type 1	T5 Type 2	T5 Type 3	T6 Type 1	T6 Type 2	T6 Type 3	TOTAL (NOS)
Ground Floor																			0
1st Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
2nd Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
3rd Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
4th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
5th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
6th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
7th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
8th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
9th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
10th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
11th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
12th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
13th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
14th Floor	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	4	4	2	60
15th Floor	4	4	2	4	4	2	4	4	2	4	2	1	4	1	1	4	4	2	53
16th Floor	4	4	2	4	4	2	4	4	2	4	2	1	4	1	1	4	4	2	53
17th Floor	4	4	2	4	4	2	4	4	2	4	2	1	4	1	1	4	4	2	53
18th Floor	4	4	2	4	4	2	4	4	2	4	2	1	4	1	1	4	4	2	53
19th Floor	4	4	2	4	4	2	4	4	2	4	2	1	4	1	1	4	4	2	53
Total (Nos)	76	76	38	76	76	38	76	76	38	76	66	33	76	61	33	76	76	38	
Towers (Nos)		1			1			1			1			1			1		
Total Units		190			190			190			175			170			190		1,105
Total Type 1 Units																			456
Total Type 2 Units																			431
Total Type 3 Units																			218

DWELLING UNITS PROPOSED TO MORTGAGED AS PER MORTGAGE DEED 1ST MARCH 2023

	FAR Area	Area to be Mortgaged (20%)	Area Proposed to mortgaged
Residential	75,694.91	15,138.98	16,131.96
Commercial	2,376.61	475.32	555.02
	78,071.52	15,614.30	16,686.98

Detail of units proposed to be Mortgaged

FLOORS	Tower T1 Type 1	Tower T1 Type 2	Tower T1 Type 3	Tower T2 Type 1	Tower T2 Type 2	Tower T2 Type 3	TOTAL (NOS)
Ground Floor							0
1st Floor							0
2nd Floor	4	4	2	4	4	2	20
3rd Floor	4	4	2	4	4	2	20
4th Floor	4	4	2	4	4	2	20
5th Floor	4	4	2	4	4	2	20
6th Floor	4	4	2	4	4	2	20
7th Floor	4	4	2	4	4	2	20
8th Floor	4	4	2	4	4	2	20
9th Floor	4	4	2	4	4	2	20
10th Floor	4	4	2	4	4	2	20
11th Floor	4	4	2				10
12th Floor	4	4	2				10
13th Floor	4	4	2				10
14th Floor	4	4	2				10
15th Floor	4	4	2				10
16th Floor	4	4	2				10
17th Floor	4	4	2				10
18th Floor	4	4	2				10
19th Floor	4	4	2				10
Total (Nos)	72	72	36	36	36	18	
Towers (Nos)		1			1		
Total Units		180			90		270

MORTAGED AREA DETAIL

Residential Carpet Area Mortgaged Details

Unit type	Carpet Area (Sqm)	No. of Units	Total Carpet Area	Unit
Type 1	59.89	108	6,468.12	Sqm
Type 2	59.89	108	6,468.12	Sqm
Type 3	59.18	54	3,195.72	Sqm
Residential Carpet Area Proposed to be mortgaged		270	16,131.96	Sqm

Commercial-'A' FAR Area Mortgaged Details

Floor	FAR Area	No. of Floors	Total FAR Area	Unit
Ground Floor	421.60	1	421.60	Sqm
Second Floor	133.42	1	133.42	Sqm
Commercial FAR Area Proposed to be mortgaged			555.02	Sqm

Land parcel Mortgaged 1.9875 Acres

Comprising

Rect no 102 Kila No 21/1 (4 - 9), 21/2 (3 - 4), 22/2 (2 - 2), 1/2/1 (2 - 8) and Rect no 105 Kila No 2/1 (3 - 15)

	Total Land Area (Acres)	Land Area to be Mortgaged (20%)	Land Area mortgaged
Land	8.76875	1.75375	1.9875

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
C.T.P. (HQ) Chairman B.P.A.C.
DTP (HQ)
Consultant Architect
ATP(HQ)
JD.
P.A.
A.T.P.
Ram Avtar Bassi JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 248919 Dt. 02/11/2023

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

DDT (HQ) Member BPAC

PROJECT:
AFFORDABLE GROUP HOUSING COLONY, AREA MEASURING 8.76875 ACRE (LICENSE NO 133 OF 2023 DATED 26/06/2023) IN REVENUE ESTATE VILLAGE SOHNA, SECTOR- 4, TEHSIL SOHNA, GURUGRAM BEING DEVELOPED BY M/S SRIFLEX PROJECTS PVT LTD.

OWNER:
SRIFLEX PROJECTS PVT. LTD.
BASEMENT 1, NINEX CITY MART, SECTOR-49, SOHNA ROAD GURUGRAM-122018

OWNER'S SIGNATURE:
For SRIFLEX PROJECTS PVT. LTD.
Authorised Signatory

ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/88/11424

DRAWING TITLE
SITE PLAN
TERRACE LVL.-PHASE-1

ARCHITECTS:
VASTUKRITI
ARCHITECTURE - INTERIORS - MANAGEMENT
B-4/25, 2nd Floor, SAFDARJUNG ENCLAVE, NEW DELHI-110029
email: vastukriti@vastukriti.com
telefax: 91-11-26101242

DATE:	02.09.2023	DRG. NO:	01
SCALE:	1:500 @ A0		
DEALT	....		