KEY SITE PLAN
SCALE=1:1000

PARKING SPACE		TAC NOS.
TWO WHEELER	2.50 × 6.80	'S' 1134
CAR	5.00 × 2.50	'C' 177
HANDICAP	6.00 × 3.60	'HC' 5

NON FAR AREA PHASE-1

BUILDING	STILT (SQM)	BALCONY AREA: TYP FL (SQM)	BALCONY AREA: NO. OF TYP	BALCONY AREA: NON TYP FLR	BALCONY AREA: NO. OF NON TYP	BALCONY AREA: TOTAL BALCONY	STAIRCASE AREA: NORMAL STAIR	STAIRCASE AREA: FIRE STAIR	STAIRCASE AREA: TOTAL STAIR	FIRE CONTROL ROOM	MUMTY (SQM)	OHT (SQM)	TOTAL NON FAR AREA (SQM)
a	b	c	d	e		g=c*d+e*f	h	i	j=i+(h+i)	k	l	m	l+b+g+j+k+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	74.60	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 CUMCRECHE													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 AREA /ECS	5007.11	4092.69	9099.80
ECS IN OPEN AREA (NOS)			235
			395
STILT AREA FOR PARKING (SQM)			4591.84
ECS IN STILT (NOS)			39
ECS IN STILT (NOS)			154
TOTAL ECS PHASE 1 (NOS)			589

NOTE:-

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

AREA STATEMENT (PHASE 1)

DESCRIPTION		PERMISSIBLE / 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
Parking	1/2 ECS of Total units	553	559	Nos.
	OR			
	2/4-Wheeler Unit	1105	1,316	Nos.
	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 CUMCRECHE		248.82
TOTAL	6,803.04	
PERCENTAGE	19.74%	

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 BUILDIHNGS	0.00	1,207.78
TOTAL	78,071.52	22,821.70
TOTAL BUILT UP AREA PHASE-1	1,00,893.22	

TOTAL DWELLING UNITS MATRIX - PHASE 1

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	Tower T3 Type 1	Tower T3 Type 2	Tower T3 Type 3	Tower T4 Type 1	Tower T4 Type 2	Tower T4 Type 3	Tower T5 Type 1	Tower T5 Type 2	Tower T5 Type 3	Tower T6 Type 1	Tower T6 Type 2	Tower 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		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

Checkind and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. 84289 Dt 21/11/2023

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

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. | B.P.A.C. | DTP (HQ) | Consultant Architect | ATP(HQ) | DDT (HQ) Member BPAC | J.D. | P.A. | A.T.P. | Ram Avtar Bassi JD(HQ)

SITE PLAN-PHASE-1
SCALE=1:500

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, MNCK CITY WAKI,
SECTOR-49, SOHNA ROAD
GURUGRAM-122018

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

ARCHITECT'S SIGNATURE
ROHIT JAIN
Regd. NO. CA/88/11424

DRAWING TITLE
SITE PLAN
STILT/GROUND LVL.-PHASE-1

ARCHITECTS:
VASTUKRITI
ARCHITECTS · PLANNERS · ENGINEERS
B-4/25, 2nd Floor, SAFDARJUNG ENCLAVE, NEW DELHI-110029
e-mail: vastukriti@yahoo.com
Telefax: 91-11-26107242

DATE:	02.09.2023	DRG. NO.:
SCALE:	1:500 @ A0	02
DEALT	.....	