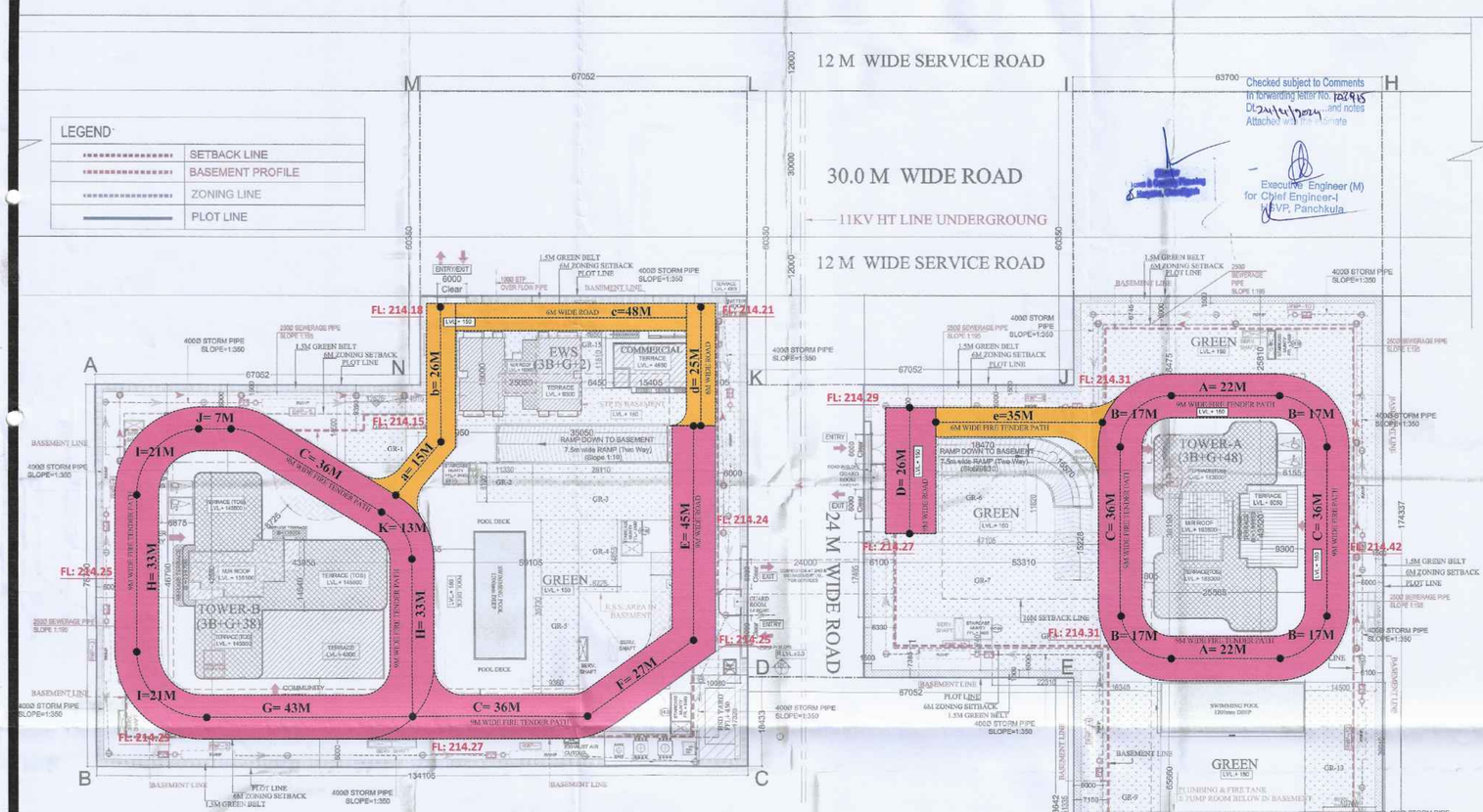


AREA SUMMARY			
TOTAL PLOT AREA (in acres)	7.35625	29769.456	SqM
Plot area to be considered for development as per Approved Zoning	6.87165	27808.365	SqM
Convinient shopping reserved plot area@0.5% of 6.87165 acres	0.034	139.042	SqM
Residential @99.5% of plot area	6.83729	27669.323	SqM
Permissible Ground 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 Permissible 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 @1.5 % of 139.0418 sqm area		20.856	SqM
Total Permissible 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 (commercial 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 (Residential 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

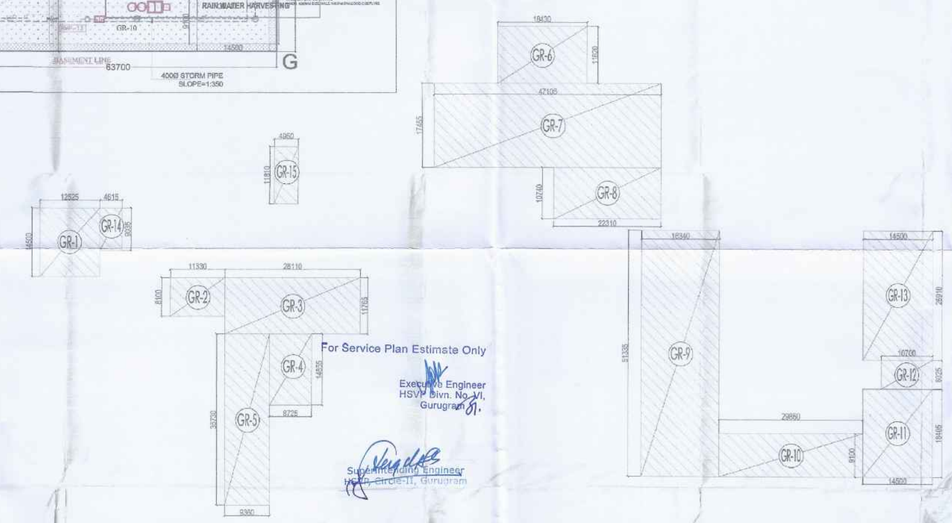
GREEN AREA CALCULATIONS								
	Length		Width		No.		SqM
GR1	12.525	X	14.500	X	1	=	181.613
GR2	11.330	X	8.100	X	1	=	91.773
GR3	28.110	X	11.765	X	1	=	330.714
GR4	8.725	X	14.855	X	1	=	129.610
GR5	9.380	X	35.730	X	1	=	334.433
GR6	18.430	X	11.820	X	1	=	217.843
GR7	47.105	X	17.485	X	1	=	823.631
GR8	22.310	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

6.0M WIDE ROAD

9.0M WIDE ROAD

214.42 FORMATION LEVEL



For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. VI, Gurugram

Superintending Engineer HSVP Circle-II, Gurugram

FAR CALCULATION

BUILDING BLOCKS	BLOCK-A (G+48) FAR	BLOCK-A (G+48) BUILTUP	BLOCK-A (G+48) NO. OF DU'S	BLOCK-B (G+38) FAR	BLOCK-B (G+38) BUILTUP	BLOCK-B (G+38) NO. OF DU'S	BLOCK-C (G+2) (3B+2) FAR	BLOCK-C (G+2) (3B+2) BUILTUP	BLOCK-C (G+2) (3B+2) NO. OF DU'S	Commercial (GROUND FLOOR) FAR	Commercial (GROUND FLOOR) BUILTUP	GUARD ROOM (GROUND FLOOR) FAR	GUARD ROOM (GROUND FLOOR) BUILTUP	METER ROOM (GROUND FLOOR) FAR	METER ROOM (GROUND FLOOR) BUILTUP	Remarks
	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		1		1		
FLOORS																
GROUND	694.853	694.347	0	1181.340	1183.540	0	0	344.867	344.867	12	134.178	134.178	0.000	6.000	0.000	12.000	
1st FLR	658.158	707.289	0	0.000	710.612	0	0	293.739	331.274	12							(Serv Floor In B Block)
2ND FLR	0.000	505.799	0	662.912	716.812	3	1	234.678	291.573	10							(Serv Floor In A Block)
3rd FLR	558.307	507.446	2	662.912	716.812	3	1										
4th FLR	558.307	507.446	2	662.912	716.812	3	1										
5th FLR	558.307	507.446	2	662.912	716.812	3	1										
6th FLR	558.307	507.446	2	662.912	716.812	3	1										
7th FLR	558.307	507.446	2	662.912	716.812	3	1										
8th FLR	558.307	507.446	2	662.912	716.812	3	1										
9th FLR	558.307	507.446	2	662.912	716.812	3	1										
10th FLR	558.307	507.446	2	662.912	716.812	3	1										
11th FLR	558.307	507.446	2	662.912	716.812	3	1										
12th FLR	558.307	507.446	2	662.912	716.812	3	1										
13th FLR	558.307	507.446	2	662.912	716.812	3	1										
14th FLR	558.307	507.446	2	662.912	716.812	3	1										
15th FLR	558.307	507.446	2	662.912	716.812	3	1										
16th FLR	558.307	533.190	2	662.912	749.836	3	1										Refuge floor in Block A & B
17th FLR	558.307	507.446	2	662.912	716.812	3	1										
18th FLR	558.307	507.446	2	662.912	716.812	3	1										
19th FLR	558.307	507.446	2	662.912	716.812	3	1										
20th FLR	558.307	507.446	2	0.000	716.812	0	0										Serv Floor In B (Block)
21st FLR	558.307	507.446	2	662.912	716.812	3	1										
22nd FLR	558.307	507.446	2	662.912	716.812	3	1										
23rd FLR	0.000	507.399	0	662.912	716.812	3	1										(Serv Floor In A Block)
24th FLR	558.307	533.190	2	662.912	749.836	3	1										Refuge floor In Block A & B
25th FLR	558.307	507.446	2	662.912	716.812	3	1										
26th FLR	558.307	507.446	2	662.912	716.812	3	1										
27th FLR	558.307	507.446	2	662.912	716.812	3	1										
28th FLR	558.307	507.446	2	662.912	716.812	3	1										
29th FLR	558.307	507.446	2	662.912	716.812	3	1										
30th FLR	558.307	507.446	2	662.912	716.812	3	1										
31st FLR	558.307	507.446	2	662.912	716.812	3	1										
32nd FLR	558.307	533.190	2	662.912	749.836	3	1										Refuge floor In Block A & B
33rd FLR	558.307	507.446	2	662.912	716.812	3	1										
34th FLR	558.307	507.446	2	662.912	716.812	3	1										
35th FLR	558.307	507.446	2	662.912	716.812	3	1										
36th FLR	558.307	507.446	2	662.912	716.812	3	1										
37th FLR	558.307	507.446	2	662.912	716.812	3	1										
38th FLR	558.307	507.446	2	0.000	716.812	0	0										(Serv Floor In B (Block)
39th FLR	558.307	507.446	2														
40th FLR	558.307	533.190	2														Refuge floor In Block A
41st FLR	558.307	507.446	2														
42nd FLR	558.307	507.446	2														
43rd FLR	558.307	507.446	2														
44th FLR	558.307	507.446	2														
45th FLR	558.307	507.446	2														
46th FLR	558.307	507.446	2														(Serv Floor In A (Block)
47th FLR	558.307	507.446	2														
48th FLR (Serv Floor)	0.000	507.399	0														(Serv Floor In A (Block)
Mumty		106.178	0		218.495			79.556									
OHT tank		144.237	0		214.692			26.223									
Machine room		199.344	0		174.484			33.156									
TOTAL AREA / BLOCK	18118.328	30857.594	89	24985.053	28917.728	105	35	992.725	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	130	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 WHICH IS NOT REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER REQUIREMENT IN CODES FOR EARTHQUAKE RESISTANCE
3. FOR SOIL TOILETS- SINGLE STAGE SYSTEM WILL BE ADOPTED AS NOT APPROVED IN NBC-2016. Checked and found ok for Public Health
4. ALL LIFTS AND COMMON [illegible] in forwarding letter No. 13275 Dt. 16/1/[illegible]
5. ALL DIMENSIONS ARE IN CM.

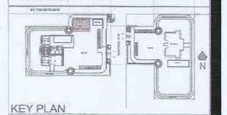
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

NOTE :- ALL BASEMENTS SHALL BE MECHANICALLY VENTILATED.

DTP (HQ) ATP (HQ) ATP (HQ) BUILT Society Divisional Engineer BPAC BPAC ATP(HQ) DD(T) MEMBER BPAC

Ram Avtar (Base) JD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 11066 DATED: 16/9/2023



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

GIAN P. ARTHUR ARCHITECT & CONSULTANT B. Arch. (Hons.) CA No. 1457/89

OWNER'S SEAL & SIGNATURE

For St. Patricks Realty Pvt. Ltd.

Authorised Signatory

FEB 2024

SCALE : 1:300

N

DRAWING TITLE:-

SITE PLAN

DRAWING NO:- SB/AR/SP/01

CENTRAL PARK-II

ROAD SCHEME

SHEET NO- 4/4