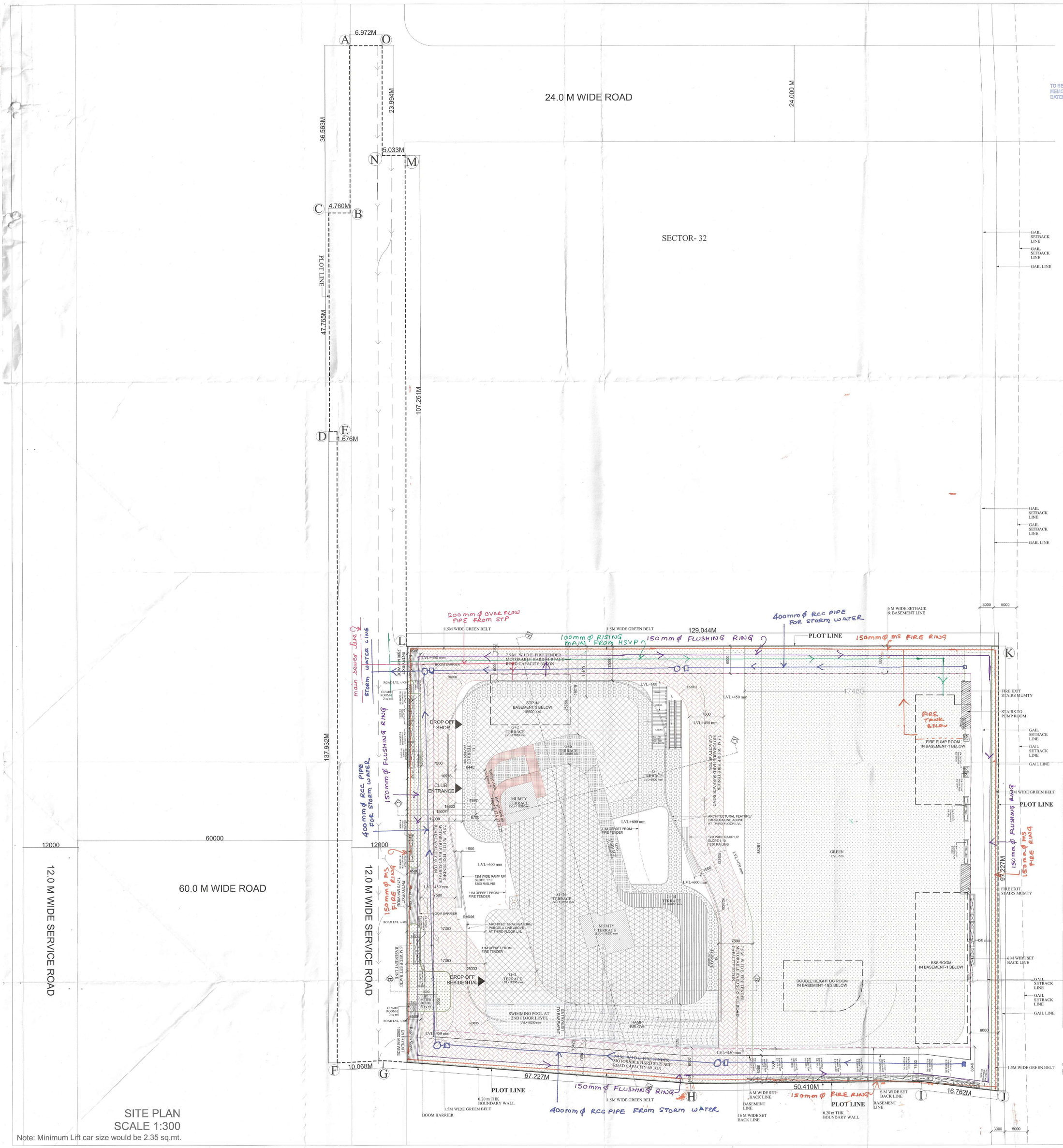


SITE PLAN
SCALE 1:300
Note: Minimum Lift car size would be 2.35 sq.mt.

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR) Chairman B.P.A.C.

DTP(HQ) | P.A. | ATP(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 1644 DATED: 22/4/2025
H.T. MEMBER BPAC
Ram Avtar Bassi JD(HQ)

Table- 1.0
AREA SUMMARY

TOTAL PLOT AREA		3.818	ACRES
		15,450.896	SQM
PERM. GROUND COVG. @ 60%	=	9,270.538	SQ.M.
PROPOSED GROUND COVERAGE	=	3,494.119	SQ.M.
TOTAL GROUND COVERAGE	=	**22.61%**	
PERMISSABLE FAR 175% OF SITE	=	175%	
	=	27,039.068	SQ.M.
GREEN BUILDING LEED CIRTIFICATE: LEED V4.1 BD+C:CS - 100209262	=	**15%**	
		2,317.634	SQ.M.
TOTAL PERM. F.A.R @ 190% OF SITE	=	29,356.703	SQ.M.
PROPOSED FAR	=	28,780.983	SQ.M.
REMAINING FAR	=	575.720	SQ.M.
PROPOSED FAR	=	**186.274%**	

ACHIEVED ECS CALCULATION			
COMMERCIAL1 ECS @ 50 SQM OF TOTAL FAR	=	28,780.983	SQ.M.
TOTAL ECS REQUIRED	=	576	ECS
PARKING PROVIDED :			
DIFFERENTLY ABLED PARKING IN BASEMENT- 2	=	2	ECS
PARKING IN BASEMENT-1	=	139	ECS
STACK PARKING IN BASEMENT-1 (x2)	=	278	ECS
PARKING IN BASEMENT 2	=	142	ECS
PARKING IN BASEMENT 3	=	165	ECS
TOTAL	=	**587**	ECS

Table- 2.0
PROPOSED AREA BREAKDOWN

S.NO	FAR IN SQM	NON FAR IN SQM	TERRACE/BALCONY AREA IN SQM	BUILTUP AREA IN SQM	NO. OF SHOPS	NO. OF UNITS
GROUND FLOOR	3309.830	184.490	-	3494.119	21	0
FIRST FLOOR	1625.031	205.578	-	1830.608	17	0
SECOND FLOOR	1613.276	149.845	458.997	2222.117	0	0
SERVICE FLOOR 1 AT 3rd FLOOR	-	1419.094	233.008	1652.102	0	0
4th FLOOR	1275.419	78.429	316.756	1670.605	0	17
5th FLOOR (REFUGE)	1253.869	99.980	316.756	1670.605	0	17
6th FLOOR	1275.429	78.420	316.756	1670.605	0	18
7th FLOOR	1061.826	78.465	293.579	1433.870	0	18
8th FLOOR	1061.826	78.465	293.579	1433.870	0	17
9th FLOOR (REFUGE)	1038.132	102.159	293.579	1433.870	0	17
10th FLOOR	1061.826	78.465	293.579	1433.870	0	17
11th FLOOR	1061.826	78.465	293.579	1433.870	0	17
12th FLOOR	1061.826	78.465	293.579	1433.870	0	17
12A FLOOR (REFUGE)	1038.132	102.159	293.579	1433.870	0	17
14th FLOOR	1061.826	78.465	293.579	1433.870	0	17
15th FLOOR	909.653	67.366	270.944	1247.964	0	15
16th FLOOR	909.653	67.366	270.944	1247.964	0	15
17th FLOOR (REFUGE)	901.293	75.728	270.944	1247.964	0	15
18th FLOOR	909.653	67.366	270.944	1247.964	0	15
19th FLOOR	909.653	67.366	270.944	1247.964	0	15
20th FLOOR	909.653	67.366	270.944	1247.964	0	15
21st FLOOR (REFUGE)	901.293	75.728	270.944	1247.964	0	15
22nd FLOOR	909.653	67.366	270.944	1247.964	0	15
23rd FLOOR	909.653	67.366	270.944	1247.964	0	15
24th FLOOR	909.653	67.366	270.944	1247.964	0	15
25th FLOOR (REFUGE)	901.293	75.728	270.944	1247.964	0	15
SERVICE FLOOR 2 AT 26th FLOOR		1036.022	270.944	1306.966	0	0
MUMTY	-	150.928	-	150.928	-	-
OHWT Level	-	151.748	-	151.748	-	-
BASEMENT-1	-	9386.474	-	9386.474	-	-
BASEMENT-2	-	9386.474	-	9386.474	-	-
BASEMENT-3	-	9386.474	-	9386.474	-	-
GUARD ROOM-1	-	-	-	3.000	-	-
GUARD ROOM-2	-	-	-	3.000	-	-
H.T METER ROOM	-	-	-	12.000	-	-
	28780.983	**33155.167**	**7242.237**	**69178.388**	38	354

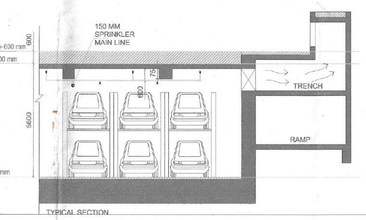
REFUGE AREA CALCULATION

S.NO.			
1.	AREA REQUIRED FOR REFUGE 5TH FLOOR	61.085	SQM.
2.	REFUGE TERRACE PROPOSED ON 5TH FLOOR	64.537	SQM.
3.	AREA REQUIRED FOR REFUGE 9TH & 12-A FLOOR EACH	51.064	SQM.
4.	REFUGE TERRACE PROPOSED ON 9TH & 12-A FLOOR EACH	52.529	SQM.
5.	AREA REQUIRED FOR REFUGE 17TH, 21ST & 25TH FLOOR EACH	44.161	SQM.
6.	REFUGE TERRACE PROPOSED ON 17TH, 21TH & 25TH FLOOR EACH	49.042	SQM.
7.	TOTAL REFUGE AREA REQUIRED	156.31	SQM.
8.	TOTAL REFUGE AREA PROPOSED	166.108	SQM.

S.NO.			
1.	LENGTH OF FIRE TENDER MOTORABLE HARD SURFACE ROAD	279.019	MTS.
2.	11 MT OFFSET PERIMETER	174.408	MTS.
3.	LENGTH OF PERIMETER OF HIGHEST OCCUPIABLE FLOOR	156.584	MTS.
4.	FIRE TENDER COVERAGE OF PERIMETER OF HIGHEST OCCUPIABLE FLOOR	84.384	MTS.
5.	PERCENTAGE	53.9%	
6.	WIDTH OF FIRE TENDER MOTORABLE ROAD	7.50	MTS.
7.	FIRE TENDER MOTORABLE ROAD CAPACITY	60	TON

Checked and found ok for Public Health (Internal) Services subject to comments in forwarding letter No. 11067...DW...10/2025

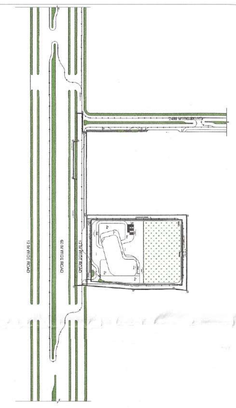
Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula



LEGEND
- PLOT LINE
- SET BACK LINE/
- GAIL PIPE LINE
- BASEMENT LINE
- FIRE TENDER
- SWIMMING POOL
- REFUGE AREA

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.
4. ALL LIFTS AND COMMON AREA WITH EMERGENCY LIGHTING TO HAVE 100% POWER BACKUP AS PER NBC REQUIREMENT.
5. ALL DIMENSIONS ARE IN MM.
6. THE BUILDING IS FULLY VENTILATED AND CENTRALLY AIR CONDITIONED WITH 100% POWER BACKUP.



KEYPLAN

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PROJECT TITLE :

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY OVER AN AREA MEASURING 3.818 ACRES (LICENCE NO. 163 OF 2023 DATED 17/08/2023 IN SECTOR- 32, SOHNA BEING DEVELOPED BY ST. PATRICKS REALTY PVT. LTD. AND OTHERS.

CLIENT

ST. PATRICKS REALTY PVT. LTD.

ARCHITECT

HABITAT ARCHITECTS
#1777, Maharaj Nagar,
Near P.A.U Gate no.3
LUDHIANA-141001,
PUNJAB

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
ZAFAR CHAUDHARY B. Arch. CA/2006/37311	For St. Patricks Realty Pvt. Ltd. Authorised Signatory

Date:	Scale:	Revision no:
		R0

STATUS:

SUBMISSION DRAWING

DRAWING TITLE :

SITE PLAN

Drawing No.

SD/AR/AL-2/101

N