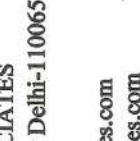
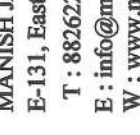


AREA SUMMARY				
ATTRIBUTES	ACRE	PERMISSIBLE (in. SQMT.)	PROPOSED (in. SQMT.)	PROPOSED (in. %)
Total Plot Area	4.59375	18590.102		
Area Under (30m) Green Belt	0.2627	1063.135		
Area under Road Widening	0.0356	144.000		
Balance Plot Area	4.2955	17382.853		
50% Area of Green Belt	0.1491	603.567		
Net Planned area	4.4446	17986.531		
GROUND COVERAGE				
Permissible Ground Coverage @ 40% of Plot Area	40.00%	7194.6	5869.555275	32.63%
FAR				
FAR AREA @ 2.25	225%	40469.695		
Additional FAR for GREEN BUILDING (4 Star Rating)	12%	2158.384		
TOTAL PERMISSIBLE FAR	237%	42628.079	42548.821	236.56%
Minimum Area Under Retirement Homes				
Minimum Area Under Retirement Homes (75% of total Permissible FAR)	75%	31971.059	37663.412	88.35%
Minimum Carpet Area of Retirement homes /DU's		30.000	50-115	
Dormitory/ Hostel for staff / Service Persons (5%-10% of total Permissible FAR)	5% - 10%	4262.808	1688.803	3.94%
Maximum area under Commercial @4% of FAR	4%	1705.123	1703.911	4.00%
Area under Mess / Common dining Per Zoning Dated (18-03-2025), Minimum 100 sqm. To 500 sqm.		100.000	105.483	
Area under Medical Room as Per Zoning Dated (18-03-2025), Min. 13sqm. / 25 DU or Part thereof		207.000	265.777	
Area under Common Room/ Indoor Games/ Gymnasium as Per Zoning Dated (18-03-2025)-2 sqmt. / Person of 500 sqm. Whichever is less.		500.000	539.893	
Area under Other Miscellaneous facilities viz. Laundry etc. as Per Zoning Dated (18-03-2025), 100- 500 sqm.		100.000	142.600	
Additional area for Club Facilities Counted in Residential FAR			448.942	
Area under organised Park as Per Zoning Dated (18-03-2025) @ 0.15% of Net planned area	15%	2697.980	4723.130	26.26%
Occupancy norms/ DU /for retirement homes		3 person/ DU	345.000	
Occupancy norms for Dormitory / Service personnel		1 person/ Bed	78.000	
Calculation of Population Density				
Attributes		No. of Units	Persons per DU's / Per Bed	
Main Dwelling units (Retirement Homes)		345	3	1035 Persons
Service personnel as Per Policy Dated (04-11-2024)		72	1	72 Persons
Dormitory as Per Policy Dated (04-11-2024)		6	1	6 Persons
Total				1113 Persons
RetirementDensity Permitted		250-900 PPA	250,416 PPA (11113 Persons)	
Total Dwelling Units		345 DU's		
Required Parking as Per Policy Dated (04-11-2024)		1 EGs per DU	345.00	353
Permitted Height As per NOC from AAI		61100.00 mts.		
Proposed Height (T-10 Terrace Lvl.)		59086.95 sqmt.		
Total Covered Area				



OWNER: EMERALD INFRALAND LLP.	 MANISH JAIN AND ASSOCIATES E-131, East of Kailash, New Delhi-110065 T : 8626221063 E : info@manishjainassociates.com W : www.manishjainassociates.com	
PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING PROJECT ON LAND MEASURING 4.93975 ACRE, LICENCE NO.27 OF 2025 DATED 15-07-2025 IN THE REVENUE DEPARTMENT, GOVERNMENT OF INDIA, SECTOR-38, FARIDABAD, HARYANA, BEING DEVELOPED BY EMERALD INFRALAND LLP.		
TITLE: SITE PLAN & AREA SUMMARY	01	
SCALE: 1: 350	DRG.NO.- RH/FBD/MP-01	
ARCHITECT'S SIGN	OWNER'S SIGN	
 MANISH JAIN (ARCHITECT) Regd. No.- CA/2001/28163 E-131, East of Kailash, Landmark Floor, New Delhi-110065		