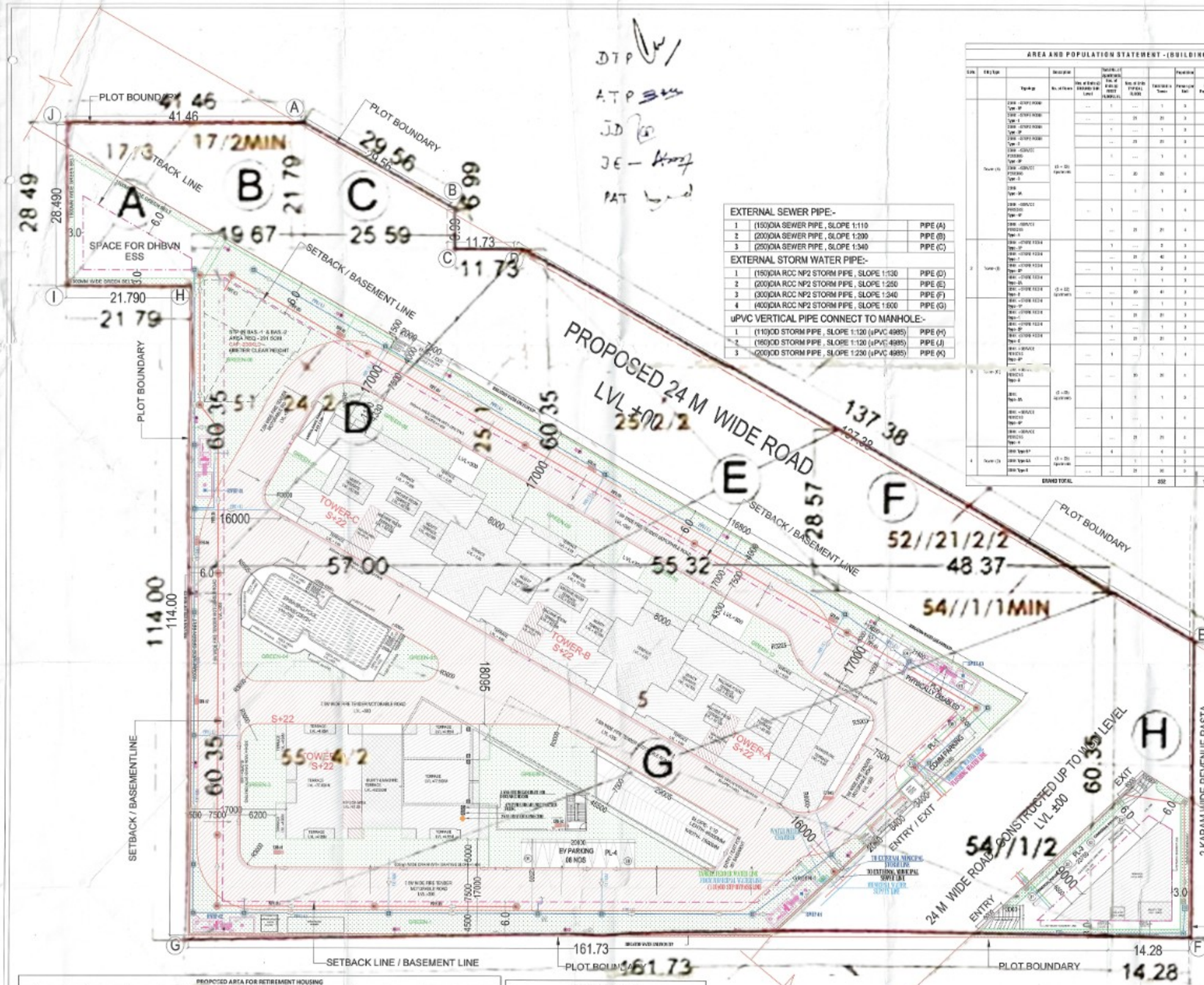


DTP
ATP
JD
JE
PAT

EXTERNAL SEWER PIPE:-		
1	(150)DIA SEWER PIPE , SLOPE 1:110	PIPE (A)
2	(200)DIA SEWER PIPE , SLOPE 1:200	PIPE (B)
3	(250)DIA SEWER PIPE , SLOPE 1:340	PIPE (C)
EXTERNAL STORM WATER PIPE:-		
1	(150)DIA RCC NP2 STORM PIPE , SLOPE 1:130	PIPE (D)
2	(200)DIA RCC NP2 STORM PIPE , SLOPE 1:250	PIPE (E)
3	(300)DIA RCC NP2 STORM PIPE , SLOPE 1:340	PIPE (F)
4	(400)DIA RCC NP2 STORM PIPE , SLOPE 1:500	PIPE (G)
uPVC VERTICAL PIPE CONNECT TO MANHOLE:-		
1	(110)OD STORM PIPE , SLOPE 1:120 (uPVC 4985)	PIPE (H)
2	(160)OD STORM PIPE , SLOPE 1:120 (uPVC 4985)	PIPE (J)
3	(200)OD STORM PIPE , SLOPE 1:230 (uPVC 4985)	PIPE (K)

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)

Bldg	Bldg type	Typology	Description	No. of floors	No. of units in GROUND + 1st Level	No. of units in TYPICAL FLOOR	No. of units in TOP FLOOR	Total units in Tower	Population						
1	Tower (A)	2BHK - STUDIO ROOM Type - 1P	(3 + 1D) Apartments		...	1	...	1	3	2	63.700	68.900	63.700	68.900	
		2BHK - STUDIO ROOM Type - 1			...	21	21	3	63	63.700	68.900	1338.000	1446.900		
		2BHK - STUDIO ROOM Type - 2P				1	...	1	3	3	63.0	68.900	63.000	68.900	
		2BHK - STUDIO ROOM Type - 2			...	21	21	3	63	63.0	67.900	1323.000	1425.900		
		2BHK - STUDIO PENTHOUSE Type - 3P				1	...	1	4	4	91.500	98.400	91.500	98.400	
		2BHK - STUDIO PENTHOUSE Type - 3			...	20	20	4	80	91.500	98.400	1830.000	1968.000		
		3BHK Type - 3A				1	1	3	3	77.000	88.000	77.000	88.000		
		3BHK - SERVICE PENTHOUSE Type - 4P			...	1	...	1	4	4	91.000	94.900	91.000	94.900	
		3BHK - SERVICE PENTHOUSE Type - 4			...	21	21	4	84	91.000	94.900	1911.000	1992.900		
2	Tower (B)	4BHK - OTHER FLOOR Type - 5P	(3 + 1D) Apartments			1	...	2	3	4	68.700	80.900	136.000	160.800	
		4BHK - OTHER FLOOR Type - 5			...	21	42	3	126	68.700	80.900	2891.000	3404.000		
		4BHK - OTHER FLOOR Type - 6P			...	1	...	2	3	6	68.700	80.900	136.000	160.800	
		4BHK - OTHER FLOOR Type - 6A				1	1	3	3	3	68.000	71.900	68.000	71.900	
		4BHK - OTHER FLOOR Type - 7			...	20	40	3	120	68.100	77.300	2238.000	2540.000		
		4BHK - OTHER FLOOR Type - 7P			1	...	1	3	3	68.700	80.900	68.700	80.900		
		4BHK - OTHER FLOOR Type - 8			...	21	21	3	63	68.700	80.900	1408.000	1698.000		
		4BHK - OTHER FLOOR Type - 8P			1	...	1	3	3	68.100	80.300	68.100	80.300		
		4BHK - OTHER FLOOR Type - 9			...	21	21	3	63	68.100	77.300	1432.000	1623.000		
		3BHK - SERVICE PENTHOUSE Type - 10P			1	...	1	4	4	91.000	98.400	91.000	98.400		
		3BHK - SERVICE PENTHOUSE Type - 10			...	20	20	4	80	91.000	98.400	1820.000	1968.000		
3	Tower (C)	3BHK Type - 11	(3 + 1D) Apartments			1	1	3	3	77.000	88.000	77.000	88.000		
		3BHK - SERVICE PENTHOUSE Type - 12P			1	...	1	4	4	91.000	94.900	91.000	94.900		
		3BHK - SERVICE PENTHOUSE Type - 12			...	21	21	4	84	91.000	94.900	1911.000	1992.900		
4	Tower (D)	2BHK Type - 13P	(3 + 1D) Apartments		4		4	5	20	106.000	120.000	424.000	480.000		
		2BHK Type - 14				1	1	3	3	73.000	83.700	73.000	83.700		
		2BHK Type - 15			...	21	21	3	63	73.000	83.700	1533.000	1757.700		
		GRAND TOTAL					252		1142			25252.300	31016.400		

PROPOSED FAR & BUILT UP AREA STATEMENT

FLOORS	TOWER- A TO D		
	FAR AREA	NON FAR AREA	BUILT UP AREA
STILT /GROUND	3996.6	660.51	2655.11
COVMERCIAL - 1& 2	859.42	228.77	1372.19

FLOORS	TOWER-A		TOWER-B		TOWER-C		TOWER-D	
	FAR AREA	NON FAR AREA / BUILT UP AREA	FAR AREA	NON FAR AREA / BUILT UP AREA	FAR AREA	NON FAR AREA / BUILT UP AREA	FAR AREA	NON FAR AREA / BUILT UP AREA
1ST	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
2ND	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
3rd	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
4th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
5th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
6th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
7th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
8th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
9th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
10th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
11th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
12th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
13th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
14th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
15th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
16th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
17th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
18th	376.46	70.08	394.55	57.94	402.61	76.88	456.57	89.45
19th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
20th	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
21st	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
22nd	399.03	56.5	394.55	57.94	402.61	56.5	491.52	66.5
MUMTY / MACHINE ROOM		78.58	78.58	79.66	79.66	78.58	78.58	114.86
TOTAL AREA	8786.08		10078.34	7503.75	8856.28	8735.08	10070.34	10796.49

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN SQMT)
1	TOTAL LAND AREA = 4.5968 ACRES	18602.588		
2	NET PLANNED AREA = 3.9863 ACRES	16131.96		
3	GROUND COVERAGE @40% OF NET PLANNED AREA	6452.784	3107.670	19.264%
4	FAR AREA @ 2.25 OF NET PLANNED AREA	36296.91		
5	ADDITIONAL FAR AREA @15% (FOR IGBC PLATINUM GREEN RATING)	2419.794		
6	TOTAL FAR AREA @2.40	38716.707	38683.380	239.793%
7	MINIMUM AREA UNDER RETIREMENT HOMES MINI 75%	29037.568	36897.00	95.300%
8	MINIMUM CARET AREA OF 1 DU	30.000	69.91 to 103.83	
9	DORM / HOSTEL STAFF/ SERVICE PERSONNEL MAXIMUM 10% OF PERMITTED FAR	3871.67	1624.640	4.197%
10	MAXIMUM AREA UNDER COMMERCIAL@4% OF FAR AREA	1548.670	853.420	2.204%
11	AREA UNDER MESS / COMMON DINING MIN 100 SQMT	100 SQMT	296.250	
12	MEDICAL ROOM MIN 100 SQMT	100.000	122.510	
13	COMMON ROOM / INDOOR GAMES / GYMNASIUM	500.000	514.200	
14	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT	100.000	100.550	
	TOTAL AMENITIES AREA		1786.380	
15	MINIMUM AREA UNDER ORGANIZED PARK@ 20% OF NET PLANNED AREA	3226.396	3227.210	20.005%
16	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU		
17	ACCOMODATION FOR SERVICE PERSONNEL/DORMITORY @ 5-10%	1 PERSON / BED		
18	MINIMUM DENSITY @250-900 PPA	997- 3588 PERSONS	1142 PERSON	
	ACHIEVED DENSITY	250 UNITS -----897 UNITS	352	286.481 PPA

PROPOSED AREA FOR RETIREMENT HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	UNIT PER FLOOR	TOTAL UNITS	GROUND FLOOR FAR	TYPIGAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(Ground + Typical floor)	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA
1			GROUND	AMENITIES							1994.61			2655.11
2	A	Ground /Stilt + 22nd	1st to 22nd	4	21	84	88		398.90	8378.61	8786.08	3996.61	77.55	10078.34
			18th (Refuge)	4	1	4			376.45	376.45				
3	B	Ground + 22nd	1st to 22nd	4	21	84	88	1994.61	394.67	7258.97	7503.75	3996.61	77.55	8998.26
			18th (Refuge)	4	1	4			324.98	324.98				
4	C	Ground + 22nd	1st to 22nd	4	21	84	88		398.03	8358.63	8735.08		77.55	10078.34
			18th (Refuge)	4	1	4			376.45	376.45				
5	D	Ground /Stilt + 22nd	1st to 22nd	4	21	84	88		401.32	8832.90	10070.49		77.55	12393.30
			18th (Refuge)	4	1	4			468.57	468.57				
6	COMMERCIAL-1		BASEMENT FLOOR			1			195.65		680.77	195.65	5.45	654.32
			GROUND FLOOR			1		47.88	47.88					
			FIRST FLOOR			1			176.88					
			SECOND FLOOR			1			176.88					
7	COMMERCIAL -2		GROUND FLOOR					252.87	252.87		252.87	252.87	4.95	252.87
8			FIRST BASEMENT AREA											1769.75
9			SECOND BASEMENT AREA											1769.75
10			GEARBOXMETRE ROOM AREA							11.76				37.56
11			EXIT WITH STAIRCASE											33.53
	TOTAL						352			35823.38	38683.38	3107.67		62789.03

PARKING SUMMARY

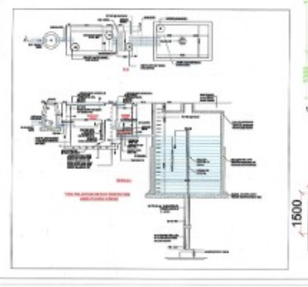
TOTAL NO OF DU'S		352	NOS
PARKING REQUIRED @1. ECS PER MANN DU	=	352	ECS
PROPOSED BASEMENT PARKING DETAIL			
PROPOSED FIRST BASEMENT PARKING AREA	=	6924.48	SQMT
3st BASEMENT PARKING REQUIRED @32 = 1 ECS	=	217.64	ECS
	SAY	218	ECS
NO OF BAYS PROVIDED ON FIRST BASEMENT		292	NOS
PROPOSED SECOND BASEMENT PARKING AREA	=	7394.38	SQMT
3st BASEMENT PARKING REQUIRED @32 = 1 ECS	=	231.27	ECS
	SAY	231	ECS
NO OF BAYS PROVIDED ON FIRST BASEMENT		230	NOS
PROPOSED OPEN PARKING DETAIL			
OPEN PARKING AREA		756.48	
OPEN PARKING REQUIRED @25	=	32.98	ECS
	SAY	33	ECS
COMMERCIAL PARKING ON OPEN		9	NOS
NO OF PHYSICAL DISABLED PARKING PROVIDED ON OPEN		6	NOS
NO OF ELECTRIC VEHICLES E-CARTS PARKING PROVIDED ON OPEN		6	NOS
TOTAL OPEN PARKING PROVIDED		23	NOS
TOTAL PARKING PROVIDED IN STILT	=	10	NOS
(2 PHYSICALLY DISABLED + 8 COMMERCIAL)			
TOTAL NO OF BAYS PROVIDED IN BASEMENT + OPEN AREA +STILT	=	455	NOS

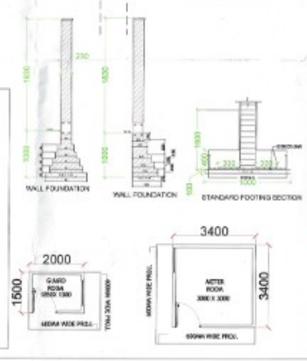
POPULATION DENSITY @ 250-900 /ACRE =1000-3600

S.NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSON	POPULATION
1	4BHK DUPLEX UNITS		24	3	72
2	SERVICE PERSONNEL/ DORMITORY @3 PER		80	4	320
4	TOTAL PROPOSED POPULATION		1142		
5	DENSITY ACHIEVED PPA		286.481		

OPEN AREA PARKING CALCULATIONS

P-1	1	X	12.500	X	5.000	=	62.50
P-2	1	X	21.600	X	13.500	=	291.60
P-3	1	X	23.750	X	6.500	=	154.38
P-4	1	X	20.000	X	12.500	=	250.00
PARKING AREA ON SITE OPEN							756.48
SITE OPEN PARKING@25 SQ.MVECS						=	32.98
SAY						=	33
PHYSICALLY DISABLED PARKING PROVIDED ON OPEN						=	6
COMMERCIAL PARKING ON OPEN (COMM-2 =5NOS + COMM01 = 4 NOS)						=	9
EV PARKING ON OPEN						=	8
TOTAL PARKING OPEN						=	23
TOTAL PARKING STILT						=	10





SYMBOL	DRAINAGE LEGEND FOR EXTERNAL:-
	900 DIA STORM MANHOLE DEPTH (0.9M. TO 1.65M.)
	1200 DIA STORM MANHOLE DEPTH (1.66M. TO 2.36M.)
	MANHOLE STORM (900x600mm)
	CATCH BASIN CHAMBER 500X400MM
	STORM LINE
	RAIN WATER HARVESTING PIT (RWHP)
	20mm THK BHANDARA
SYMBOL	SEWER LEGEND FOR EXTERNAL:-
	900 DIA SEWER MANHOLE DEPTH (0.9M. TO 1.65M.)
	1200 DIA SEWER MANHOLE DEPTH (1.66M. TO 2.36M.)
	MANHOLE SEWER (900x600mm)
	SEWER LINE
SYMBOL	WATER SUPPLY LEGEND FOR EXTERNAL:-
	IRRIGATION WATER LINE
	WATER TANKER FEDDER / BORWELL WATER LINE
	MUNICIPAL WATER LINE
	STP BYPASS LINE FROM STP PLANT ROOM
	GARDEN HYDRANT

SITE PLAN & DEMARCATION SUPERIMPOSED PLAN

CLIENT:- BOXACRES DEVELOPERS PVT. LTD

PROJECT :- PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FORSYTHIA PROPERUILD PVT. LTD. , IN COLLABORATION WITH BOXACRES DEVELOPERS PVT. LTD.

SCALE : 1:300

NORTH

DRAWING NAME : SITE PLAN

DRAWING NO. SUB-01

APPLICANT'S SIGN.

ARCHITECT'S SIGN