

TYPE	RESIDENTIAL						COMMERCIAL			HOSTEL			COMMUNITY SERVICES			BASEMENTS		TOTAL AREA		
BUILDING BLOCKS	TOWER-01 (STILT+27 FLOORS)			TOWER-02 (STILT+28 FLOORS)			FAR			FAR			FAR			BASEMENT		FAR		
	NON-FAR	NON-FAR	BUILT-UP AREA	NON-FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	BUILT-UP AREA		FAR	NON-FAR	BUILT-UP AREA
BASEMENT-02	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000
BASEMENT-01	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000
STILT/GROUND LVL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000
1ST LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
2nd LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
3rd LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
4th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
5th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
6th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
7th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
8th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
9th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
10th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
11th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
12th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
13th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
14th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
15th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
16th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
17th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
18th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
19th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
20th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
21st LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
22nd LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
23rd LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
24th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
25th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
26th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
27th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
28th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
29th LVL	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383	65.230	631.613	566.383		566.383	65.230	631.613
TERRACE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000
TOTAL SQ.MT	15150.326	1976.329	17126.655	15659.683	2041.559	17756.782	1363.834	149.591	1459.625	201.318	57.180	229.898	1567.466	581.656	2151.122	13533.978		33744.637	52940.466	52940.466

S.NO.	PARTICULAR	IN ACRES	IN SQMT	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)	PROPOSED (%)
1	LAND AREA	3.825	15479.201			
2	NET PLANNED AREA AS PER ZONING	3.5335	14299.544			
3	GROUND COVERAGE @ 40% OF NET PLANNED AREA			5719.818	2350.638	16.44%
4	FAR AREA @ 225%			32173.974	32173.974	225%
5	ADDITIONAL FAR @ AREA @ 15% (IGBC)			2144.932	1770.653	12.38%
6	TOTAL FAR @ 240%			34318.906	33944.627	237.38%
7	BALANCE FAR			374.279		2.62%
8	REQUIRED GREEN AREA @ 20% OF NET PLANNED AREA			2894.963	3465.28	21.55%
9	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%			25739.180	27964.653	81.48%
10	MINIMUM CARPET AREA OF RETIREMENT HOMES/DUs			30	96.103, 125, 147 & 166	
11	DORMITORY/STAFF HOSTEL/SERVICE PERSONS @ MIN. 5% & MAX. 10%			1715.76 - 3431.89	3046.674	8.88%
12	MAXIMUM AREA UNDER COMMERCIAL SHOPS @ 4%			1372.760	1363.834	3.97%
13	AREA UNDER MEDICAL DINING (MINIMUM)			100	108.173	
14	MEDICAL ROOM (MINIMUM)			500	1211.607	
15	COMMON ROOM/INDOOR GAMES/GYM (MINIMUM)			100	100.44	
16	MISCELLANEOUS FACILITIES VIZ LAUNDRY (MINIMUM)			3 PERSONS/DU	216 X 3 = 648	
17	OCCUPANCY NORM/DU FOR RETIREMENT HOUSING			1 PERSON/UNIT	216 X 1 = 216	
18	ACCOMMODATION FOR SERVICE PERSONNEL UNIT			1 PERSON/BED	884	
19	OCCUPANCY NORM FOR DORMITORY			884-3180 PERSONS	20	
20	DENSITY @ 250-300 PPA					

SLNO	BLOCK/TOWER	GROUND COVERAGE (SQM)	NO. OF FLOORS	TERRACE HEIGHT OF BUILDING (M)	REFUGE
1	TOWER-01	1766.971	S+27	98.70 M	2 NOS. (62.40 M LVL & 92.10 M LVL)
2	TOWER-02		S+28	102.00 M	2 NOS. (62.40 M LVL & 92.10 M LVL)
3	COMMUNITY SERVICES		G+1	9.6 M	NIL
4	COMMERCIAL	583.667	G+2	14.1 M	NIL
5	HOSTEL		1	14.1 M	NIL
	TOTAL ACHIEVED G.C.	2350.638			

S.NO.	TYPICAL UNIT	REQUIRED NOS.	PROVIDED NOS.	H.H. SIZE	POPULATION NOS.
1	MAIN DWELLING UNIT	216	3	3	648
2	SERVICE PERSONNEL @ 5-10%	216	1	1	216
3	DORMITORY/HOSTEL (1 PERSON/BED)	20	1	1	20
4	TOTAL PROPOSED POPULATION		884		
5	DENSITY ACHIEVED (P.P.A.)		250.25		

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MM.
- GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
- SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
- RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
- 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
- DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
- ALL BUILDINGS ARE MECHANICALLY VENTILATED.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- FIRE TRAVEL DISTANCE NOT MORE THAN 45 METER AS PER NBC.
- HANDICAPPED WILL BE ENTERED ON BOTH SIDES OF STAIRS FLIGHTS.

PROJECT:

PROPOSED BUILDING PLANS OF RETIREMENT GROUP HOUSING (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) OVER AN AREA MEASURING 3.825 ACRES (LICENSE NO 116 OF 2025 DATED 04.07.2025) IN SECTOR-36, SOHNA BEING DEVELOPED BY JANDU CONSTRUCTION INDIA PVT. LTD. IN COLLABORATION WITH FANTASY EXIM PVT. LTD.

SCALE: N.T.S.

DATE:

OWNER'S SIGN

ARCHITECT'S SIGN.

DRAWING TITLE: SITE PLAN AND AREA DETAILS

S.NO.	COEFF.	WIDTH	LENGTH	NOS.	AREA IN SQ.MT.
G1	1	29.575	72.77	1	2152.17
					TOTAL GREEN AREA 2152.17

EV PARKING CALCULATION
REQUIRED EV PARKING @ 2 EV/CP/100
PROVIDED EV PARKING

PARKING CALCULATION			
DESCRIPTION	TOTAL DU's	ECs/DU's	REQUIRED
TOTAL MAIN DWELLING UNITS	216	1	216
PROVIDED CAR PARKING BAYS			
DESCRIPTION	PARKING AREA	ECs AS PER AREA	PROVIDED CAR PARKING BAYS
BASEMENT/ST @ 32 SQ.MT. PER ECS	4845.484	151	113
BASEMENT/ST @ 32 SQ.MT. PER ECS	5250.248	164	120
OPEN PARKING			18
TOTAL CAR PARKING BAYS PROVIDED			251

