

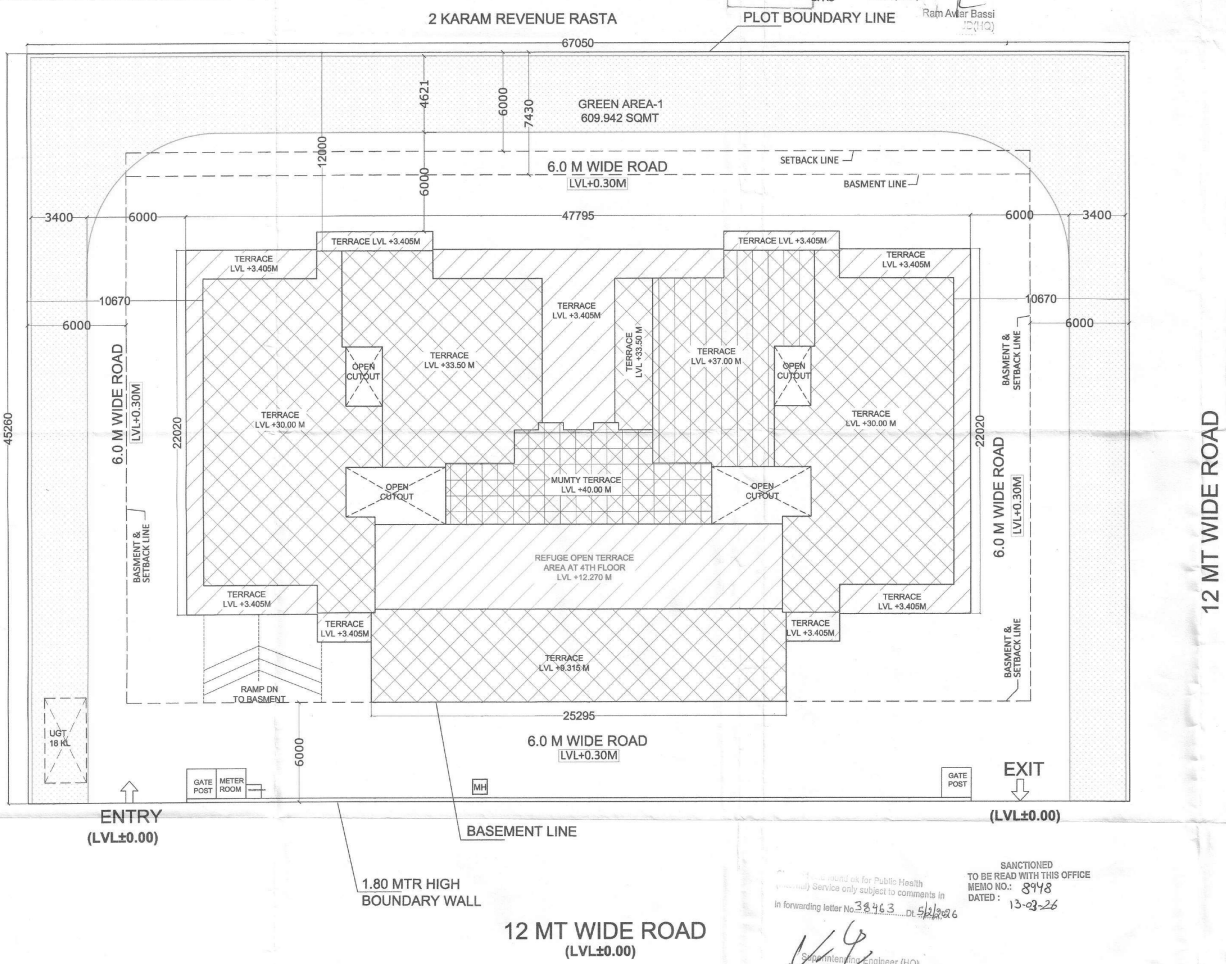
GUARD ROOM & METER ROOM DETAIL

S.NO	GREEN SUMMARY		
1	PERMISSIBLE GREEN ON RESIDENTIAL AREA (20%)	606.936	SQMT
2	PROPOSED AREA UNDER GREEN-1	609.942	SQMT
TOTAL PROPOSED GREEN AREA (20.10 %)		609.942	SQMT

S.NO	PARKING DETAIL		
1	PERMISSIBLE ECS	1.0 PER DU	
2	TOTAL NO OF PARKING REQUIRED	56	
3	PROPOSED ECS AT BASEMENT	35	
4	PROPOSED ECS AT STILT	21	
5	TOTAL PARKING PROVIDED (BASEMENT + STILT)	56	

S. NO	Floors	FAR (Sqmt)	NON FAR (sqmt)	BUILT UP
1	Basement	0	1751.242	1751.242
2	Stilt/Ground Floor	312.532	900.446	1212.978
3	1st Floor	916.366	49.527	965.893
4	2nd Floor	916.366	49.527	965.893
5	3rd Floor	775.058	49.527	824.585
6	4th Floor	645.67	49.527	695.197
7	5th Floor	645.67	49.527	695.197
8	6th Floor	645.67	49.527	695.197
9	7th Floor	645.67	49.527	695.197
10	8th Floor	645.67	49.527	695.197
11	9th Floor	645.67	49.527	695.197
12	10th Floor	378.511	49.527	428.038
13	11th Floor	115.882	49.527	165.409
14	Mummy	0	78.192	78.192
15	GUARD /METER ROOM	3.98	11.97	15.95
Total		7192.115	3287.647	10479.762
Sanitary Density 300-400 PPA		TOTAL D.U.'S	Person Per Unit	Total person
		96	3	288
		1	6	6
		1	14	14
Total				188

S.P. Bhatnagar
 Member
 B.P.A.C.
 S.P. (HQ)
 Member
 B.P.A.C.
 S.P. (HQ)
 Secretary
 B.P.A.C.
 F.S.D. (HQ)
 Member
 B.P.A.C.
 A.P.P. (HQ)



SUMMARY				
S. No.	PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)	PROPOSED (%)
1	LAND AREA - 0.75 ACRES	3034.683	---	---
2	GROUND COVERAGE @ 40% LAND AREA	1213.8732	1212.978	39.97%
3	FAR AREA @ 2.25	6828.03675	---	---
4	ADDITIONAL FAR AREA @ 12% (GREEN BUILDING) (AS PER GRIHA REG. NO. -25PC0054)	364.16196	---	---
5	TOTAL FAR AREA @ 2.37	7192.19871	7192.115	2.37%
6	BALANCE FAR	---	0.08371	---
7	GREEN AREA @ 20% OF NET PLANNED AREA	606.936	609.942	20.10%
8	MINIMUM AREA UNDER RETIREMENT HOUSE @ 75%	2276.01225	3438.56	113.31%
9	MINIMUM CARPET AREA FOR RH/DU	30	MINIMUM-(89.323 SQM) MAXIMUM-(97.708 SQM)	---
11	MAXIMUM AREA UNDER COMMERCIAL SHOPS @ 4%	287.6879484	276.98	3.85%
12	AREA UNDER MESS / COMMON DINING	100	102.753	---
13	MEDICAL ROOM	100 sqmt	100.751	---
14	COMMON ROOM / INDOOR GAMES / GYM	2 sqmt/person or 500 sqm	377.706	---
15	MISCELLANEOUS FACILITIES VIZ. LAUNDRY	100 sqmt	100.751	---
16	OCCUPANCY NORM / DU FOR RH	3 PERSONS / DU	168 PERSONS	---
18	OCCUPANCY NORM FOR DORM / HOSTEL	1 PERSON / BED	20 PERSONS	---
19	MINIMUM DENSITY @ 250-900 PPA	---	188 PERSONS	250.66 PPA

- PLUMBING LEGENDS**
- | S.No | DESCRIPTION | SYMBOL |
|------|----------------------|--------|
| 01 | SEWER PIPE | --- |
| 02 | SEWER MANE HOLE | ⊕ |
| 03 | 300 x 300 GULLY TRAP | ⊕ |
- PLUMBING LEGENDS**
- | S.No | DESCRIPTION | SYMBOL |
|------|--------------------|--------|
| 01 | STORM PIPE | --- |
| 02 | STORM MANE HOLE | ⊕ |
| 03 | DE-SILTING CHAMBER | ⊕ |
| 04 | RECHARGE PIT | ⊕ |
- WATER SUPPLY LEGEND**
- | | |
|-----|------------------------|
| ⊕ | GARDEN HYDRANT |
| --- | 65mm Ø IRRIGATION PIPE |

SHEET NO - 1/14 CONTENTS:- SITE PLAN

NOTE:-
 1. GATE & BOUNDARY WALL AS PER STD DESIGN
 2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
 3. ALL COMMON AREA FULLY POWER BACKUP
 4. ALL DOOR OPEN INFL. FIRE RATING DOOR
 5. ALL DIMENSIONS ARE IN MILLIMETERS
 NOTE: THE BASEMENT IS MECHANICALLY VENTILATED AND BUILDING IS FULLY SPRINKLED

PROJECT :-
 PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) OVER AN AREA MEASURING 0.75 ACRE (LICENSE NO 233 OF 2025 DATED 27-11-2025) IN SECTOR -35, SONIPAT BEING DEVELOPED BY SH. AJAY KUMAR S/O SH. RAJESH KUMAR.

Architects :-
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Client Sig. :-

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO: 3948 DATED: 13-03-26
 In forwarding letter No. 38463... dated 5/3/2026

S.P. Bhatnagar
 Chief Engineer (HQ)
 HSPV, Panchkula

NOTES: IN ADDITION TO NATURAL LIGHT & VENTILATION, UNITS ARE ALSO MECHANICALLY LIT & VENTILATED.

SITE PLAN


VASTU DECORE
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