This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

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

DTP(HQ) J.D. | P.A. | A.T.P

ATP(HQ) | FSO, (HQ) Member BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 11690
DATED : 09-04-26

JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

12.0M WIDE SERVICE ROAD (PART OF 50.0M WIDE GREEN BELT)

50.0M WIDE GREEN BELT

GURUGRAM

SOHNA

EXISTING 60.0M WIDE ROAD
GURUGRAM - SOHNA ROAD

400 KVA HT LINE

60.000

50.0M WIDE GREEN BELT

6.0MWIDE DRIVEWAY

12.0M WIDE SERVICE ROAD (PART OF 50.0M WIDE GREEN BELT)

PROPOSED 12.0M WIDE SERVICE ROAD

PROPOSED 30.0M WIDE ROAD

PROPOSED 12.0M WIDE SERVICE ROAD

PROPOSED 24.0 M WIDE ROAD

ALREADY SANCTIONED WIDE MEMO. NO.38391 DATED 19/02/24

REVISED

PHASE 1

PHASE 2

SURFACE SCOOTER PARKING = 688 Nos.
SURFACE CAR PARKING = 73 Nos.

SURFACE PARKING		
	CAR PARKING	71 NO.
	PHYSICAL DISABLED PARKING	1 NO.
	EV PARKING	4NO.
	TOTAL	76NO.

SURFACE PARKING		
	SCOOTER PARKING	688 NO.

PARKING E.C.S. AREA PROVIDED =1140.481 E.C.S.

PROPOSED SCOOTER PARKING(STILT) =965
PROPOSED SCOOTER PARKING(OPEN) =688
TOTAL =1653
PROPOSED CAR PARKING(BASEMENT) =278
PROPOSED CAR PARKING (OPEN) =76
TOTAL =354

PERMISSIBLE CAR PARKING 4% COMMERCIAL =5302.652/2/50 (2063.662 comm. 1 + 3238.988 com-2) Already Sanctioned
=53 ECS
PERMISSIBLE CAR PARKING COMMERCIAL =4276.447/50
=85 ECS
TOTAL PERMISSIBLE CAR PARKING COMMERCIAL =138 ECS (53+85)

PROPOSED CAR PARKING (COMMERCIAL BASEMENT) = 62
PROPOSED CAR PARKING (SURFACE) = 76
TOTAL CAR PARKING = 138

D.W.S	DOMESTIC WATER SUPPLY
F.W.F	FLUSHING WATER SUPPLY
GH	GARDEN HYDRANT
CB	CATCH BASIN
MH	STORM WATER MANHOLE
RWH	RAIN WATER HARVESHTING PIT 3.0M DIA
EFH	EXTERNAL FIRE HYDRANT
DC	DESILTING CHAMBER
SP	STORM LINE (RCC PIPE)
GH	GARDEN HYDRANT
FH	FIRE HYDRANT PIPE
BW	BORE WELL
MS	MUNICIPAL WATER SUPPLY LINE

GREEN AREA DIAGRAM

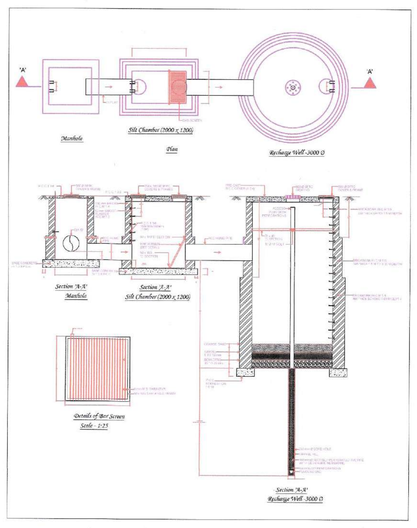
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.15754 Dt.13/11/26

Superintending Engineer (HQ)

GREEN AREA DETAIL

ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1		(7.451+7.041)/2	24.047	174.345
G2	1	1	20.047	8.594	132.190
G3	1		(21.724+22.155)/2	69.056	1,515.054
G4	1		(40.773+40.951)/2	23.839	974.109
G5	1		(40.951+29.245)/2	78.273	2,747.226
G6	1	1	26.053	8.098	210.977
G7	1	1	13.000	93.823	1,219.609
G8	1	1	10.749	16.177	173.887
G9	1	1	7.219	23.793	171.762
G10	1	1	66.637	4.050	269.880
G11	1		(58.790+60.085)/2	6.706	398.588
TOTAL ADDITIONS					7,987.616
SUBTRACTIONS					
1	1	1	0.000	0.000	0.000
TOTAL SUBTRACTIONS					0.000
TOTAL GREEN AREA					**7,987.616**

Rain Water Harvesting Pit



NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-

APPROVAL OF REVISED BUILDING PLANS OF PHASE-II FALLING IN AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 9.684 ACRES (LICENSE NO.236 OF 2023 DATED 02.11.2023 AND LICENSE NO.269 OF 2023 DATED 28.12.2023) IN SECTOR-36,SOHNA BEING DEVELOPED BY 4S DEVELOPERS PVT.LTD.

TOTAL SITE AREA = 9.684 ACRES	=	39189.7576 PERMISSIBLE (IN SQM.)	SQM. ALREADY SANCTIONED (IN SQM.)	REVISED (IN SQM.)	ACHIEVED (IN SQM.)
NET PLANNED AREA	(9.62833 X 4046.85)	38964.407			
COMMERCIAL AREA LAND	(MAX. @8%)	3117.153			
PERMISSIBLE F.A.R. - (A)	(@175%)	5455.017			
I.G.B.C. FAR - (B) Registration no. GAH240389	12%	374.058			
AREA FROM TDR - (C)	(@125%)	3896.400			
NET PERMISSIBLE F.A.R. (A+B+C)	(@312%)	9725.475	2063.662	7515.435	9579.097
					307.3%
RESIDENTIAL AREA LAND	(@92%)	35847.255			
PERMISSIBLE F.A.R. - (A)	(@225%)	80656.323			
I.G.B.C. FAR - (B) Registration no. GAH240389	12%	4301.671			
AREA FROM TDR (C)	(@52.13%)	18687.430			
NET PERMISSIBLE F.A.R. (A+B+C)	(@289.13%)	103645.424	61908.776	41653.104	103561.880
					288.90%
NET PLANNED AREA (9.62833 X 4046.85)	38964.407				
PERMISSIBLE GROUND COVERAGE	(@50%)	19482.204	6105.339	4705.153	10810.492
					20.36%
REQUIRED GREEN/OPEN SPACE	(@15%)	5844.661	7927.447	7987.616	7987.616
					20.49%
MINIMUM REQUIRED CRECHE AREA	185.805	185.805	205.08	-	205.08
MINIMUM REQUIRED COMMUNITY AREA	185.805	185.805	205.08	-	205.08
PERMISSIBLE DENSITY		750 TO 900 P.P.A.			
ALREADY SANCTIONED DENSITY		-	485.768		
REVISED DENSITY		-	-	325.648	
TOTAL ACHIEVED DENSITY		-	-	-	811.416
REQUIRED ECS @0.5 / UNIT (1500X0.5)		750			
ALREADY SANCTIONED ECS			433.065	-	-
REVISED ECS			-	707.416	-
TOTAL ACHIEVED ECS			-	-	1140.481

ARCHITECT :-

VAAR CONSULTANTS LLP
ARCHITECTURE , INTERIORS , PLANNING
Unit.No.303,Nirex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4264260 M :- 9-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- For 4S Developers Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:- ARCHITECT VIKAS AHLAWAT Office-201 Shivam Complex Opp. Sec-14 Old Delhi Road Gurugram CA/2013/59974

DRAWING TITLE :

SITE PLAN FOR GREEN & SERVICES

DATE:- SEP-2025
SCALE:- 1:80 (A0)
SHEET NO. S-002