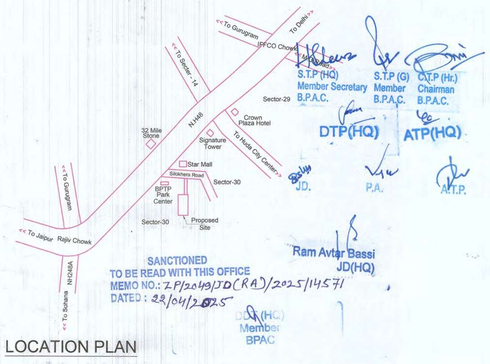
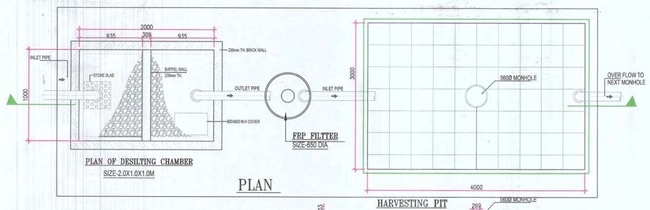
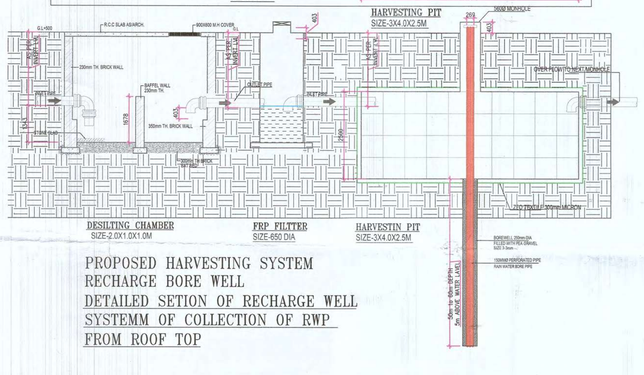


LOCATION PLAN





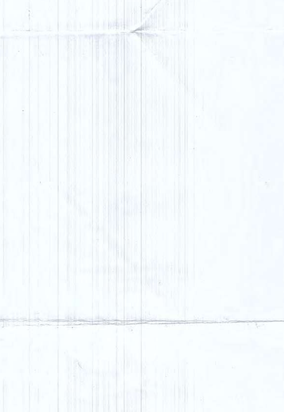
PROPOSED HARVESTING SYSTEM
RECHARGE BORE WELL
DETAILED SETION OF RECHARGE WELL
SYSTEMM OF COLLECTION OF RWP
FROM ROOF TOP

POPULATION DENSITY @ 250-900

S:NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSONS	POPULATION NOS
1	MAIN DWELLING UNITS		42	3	126
2	DORMITORY/ HOSTEL FOR STAFF/ SERVICE PERSONS (1 PERSONS / BED)		6	1	6
3	TOTAL PROPOSED POPULATION		132		
4	DENSITY ACHIEVED(PPA)		250.09		

AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)

S.No	Bldg Type			Description	Total No. of Apartments								Population	
	Tower	Typology	Carpet area of single unit	No. of Floors	Nos. of Units @ GROUND FLOOR	Nos. of Units @ FIRST FLOOR	Nos. of Units @ SECOND FLOOR	Nos. of Units @ THIRD FLOOR	Nos. of Units @ FORTH FLOOR	Nos. of Units @ FIFTH FLOOR	Nos. of Units @ SIXTH FLOOR	Total Unit in Tower	Person per Unit	Main Population
1	Tower-1	Type-1 (3BHK)	82.879	(G + 6) Apartments	1	1	1	1	1	1	.....	6	3	18
2		Type-1A (3BHK)	80.145		1	1	1	1	1	1	.....	6	3	18
3		Type -1B (3BHK)	82.315		....	1	1	1	1	1	....	5	3	15
4		Type -1C (3BHK)	83.615		.....	1	1	1	1	1	.....	5	3	15
5		Type-2 (2BHK + Study)	65.270		.....						1	1	3	3
6		Type-2A (2BHK + Study)	67.404		.....						1	1	3	3
7		Type-2B (2BHK + Study)	67.440		.....						1	1	3	3
8		Type-2C (2BHK + Study)	68.140		.....						1	1	3	3
9		Type -3 (2BHK)	67.541		2	2	2	2	2	2	....	12	3	36
10		Type -3A (2BHK)	56.231		.....	.....	.....	.....	.....	.....	2	2	3	6
11		Type -3B (2BHK)	61.648		1							1	3	3
12		Type -3C (2BHK)	63.010		1							1	3	3
GRAND TOTAL			845.638		6	6	6	6	6	6	6	42	3	126



DETAIL OF GUARD & METER ROOM

SITE PLAN

BROAD PLANNING PRINCIPLES:

(1) Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms is to be reserved at the ground floor and in proximity to the vertical movement core of building blocks.

(ii) Attendants/staff accommodation may be provided on site as per norms.

(iii) Building Design Principles :

a. Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons' (Harmonized Guidelines), as amended from time to time.

b. All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.

c. All the external and internal design of building spaces should consider the free movement of wheelchairs.

d. Door openings (between jambs) should not be less than 900 mm in width.

e. Preferably sliding windows should be used.

f. Easy to grip door knobs and lever type handles of large size to be used.

g. Ergonomic design of furniture specific to the requirements of senior citizens.

h. Furniture should be lightweight, sturdy and without sharp edges.

(iv) Lifts and Ramps :

a. All lifts must have audio and visual signage and signaling systems and to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.

b. Mandatory ramps to be provided throughout the building to provide for wheelchair access.

(v) Staircase :

a. Provision of clear width not less than 1500 mm.

b. Handrails should be fitted on both sides of stair flights.

c. Treads and risers should be as per the standards prescribed in Harmonized Guidelines applicable to senior citizens.

d. Avoid long flights of steps; in no case with more than 12 treads in a single flight.

e. Projecting nosing and open stairs should not be provided to minimize the risk of stumbling. Spiral stairs should be avoided.

f. Illuminated/ contrasting colour strips should be installed on all stairs to act as guides, especially in low light and night-time conditions.

g.Specifications of lighting and ventilation of staircases as per HBC/NBC.

h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

(vi) Corridors :

a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.

b. Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.

c. It is essential to provide handrails along the walls on either side of the corridor, at suitable heights above the floor level.

(vii) Kitchen : Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.

(viii) Bathrooms :

a. Wash basins should be provided with provision of grab rails.

b. Toilet paper roll dispensers shall be able to withstand heavy loads.

c. Bathrooms must have anti-skid tiles.

d. Bathrooms shall be provided with double swing doors for ease of acess with as well as without wheelchairs.

(ix) Lighting and ventilation :

a. Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection in bathroom and kitchen.

b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied undisrupted electricity with power-backup facility.

(x) Basic Services :

a. Adequate security and housekeeping services.

b. Caregiving facilities for those residents requiring special care.

c. Opportunities for residents to provide community services to their peers and other residents.

d. Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-carts for internal movements within the Retirement Home complex

(e) Medical Services Mandatory)

a. 24X7 on-site ambulance service with oxygen support facility, tied up with nearest hospital.

b. Basic first aid medical facility with nurse and physiotherapy services / Geriatric Care Centers.
The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common areas of the premises.

c. Mandatory tie-up with the emergency facilities with the nearest hospitals/Multi Super Specialty Hospital(s).

d. Emergency rooms with provision for accommodating one or two patients and an attendant, attached toilet, medicines and medical accessories that may be needed for treatment, with due check on expiry dates, appropriate storage facilities for equipment and drugs, oxygen cylinders and intravenous set, all other items as prescribed by the Medical Council of India or any appropriate institution.

e. Regular medical check-up and follow-up for the residents as required.

f. Pharmacy tie-ups for medicine with door-step delivery.

g. Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

(ii) Fitness Facilities

a. Jogging and walking tracks with non-slippery and non-skid surfaces.

b. Efficient signage and clearly marked hedges and boundaries to avoid collision.

c. Yoga, Physiotherapy, Exercise Centers to be provided-as feasible

(iii) Safety and Security

a. Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom and common areas.

b. Emergency alarm and lights controls at bedside and bathrooms near toilet seat.

c. Appropriate safety features in all electrical equipment.

d. Free intercom facilities to be provided in all apartments with the single digit dialing facility to the emergency contact numbers i.e. security, medical ambulance, local police.

e. Properly trained and skilled security personnel at all required locations to be deployed. Security guard(s) shall be deployed with access to intercom facilities and basic telephone facilities.

f. Security personnel to restrict trespassers in society, entry passes for all visitors including service providers to be issued.

g. CCTV cameras to be installed on each floor of the premises near lift area and in all the common areas, lobbies reception, all the gates, parks, etc. Surveillance of these CCTV footage to be monitored on regular basis by the security personnel(s).

h. Emergency fire-fighting services, disaster preparedness for evacuation to be provided.

i. Mock drills to be conducted on timely intervals with due intimation to the RWA.

j. Emergency and important contact numbers should be provided to all residents and displayed in all common areas i. e. outside lifts.

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PERCENTAGE (%)
1	**LAND AREA = 0.5278 ACRES**	**2135.930**		
2	GROUND COVERAGE @40% OF LAND AREA	854.372	645.728	30.232%
3	FAR AREA @ 2.25	4805.843	4552.960	213.16%
8	MINIMUM AREA UNDER RETIREMENT HOMES @ 75%	3604.382	4552.960	95.18%
9	MINIMUM CARPET AREA OF 1 DU	30.000	56.231-83.615	
10	DORMITORY/ HOSTEL FOR STAFF/ SERVICE PERSONS MAXIMUM 10% OF PERMITTED FAR WITH DORMITORY ROOM BETWEEN 20 & 50 SQM	MAX. 480.584	29.886	0.622%
11	MAXIMUM AREA UNDER COMMERCIAL@4% OF FAR AREA	192.234	14.111	0.294%
12	AREA UNDER MESS / COMMON DINING MIN 100 SQMT	100.000	100.007	
13	MEDICAL ROOM MIN 100 SQMT	100.000	100.318	
14	COMMON ROOM / INDOOR GAMES / GYMNASIUM @ 2 SQM PER PERSON OR 500 SQM WHICHEVER IS LESS i.e. 2x132 = 264 SQM OR 500 SQM WHICHEVER IS LESS	264.000	267.793	
15	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT	MIN. 100	100.300	
16	MINIMUM AREA UNDER ORGANIZED PARK@ 20% OF PLOT AREA i.e. 2135.930 OR 427.186 SQM	MIN. 427.186	428.400	20.057%
17	OCCUPANCY NORM / DU FOR RETIREMNT HOMES	3 PERSON/ DU	3 PERSON/ DU	
18	OCCUPANCY NORM FOR DORMITORY	1 PERSON / BED	1 PERSON / BED	
19	MINIMUM DENSITY @250-900 PPA	250-900	250.09	
20	PARKING NORMS 1 ECS PER DWELLING UNIT i.e. 1x42 no	42	42	
21	2-WHEELER PARKING FOR DORMITORY/HOSTEL FOR STAFF/SERVICE PERSON	6	9	
22	MINIMUM CARPET AREA OF ONE DORMITORY ROOM	20-50 SQ.MT.	27.816	

COVERED AREA DETAILS - FAR (IN SQM)

BLOCKS/ FLOOR	RETIREMENT HOMES		COMMERCIAL	TOTAL
	RESIDENTIAL	MANDATORY FACILITIES		
MAIN BLOCK				
BASEMENT	0.000	0.000	0.000	0.000
GROUND	631.617	0.000	14.111	645.728
FIRST	558.315	0.000	0.000	558.315
SECOND	558.315	0.000	0.000	558.315
THIRD	558.315	0.000	0.000	558.315
FOURTH	558.315	0.000	0.000	558.315
FIFTH	558.315	0.000	0.000	558.315
SIXTH	473.615	0.000	0.000	473.615
SEVENTH	32.885	320.168	0.000	353.053
EIGHTH	0.000	288.989	0.000	288.989
TERRACE	0.000	000.000	0.000	0.000
TOTAL	**3929.692**	**609.157**	**14.111**	**4552.960**

COVERED AREA DETAILS - NON - FAR (IN SQM)

BLOCKS/ FLOOR	GUARD & METER ROOM	FIRE CONTROL ROOM	STAIRCASES	PARKING	SERVICES/PUMP ROOM/RAMP IN BASEMENT	LIFTS	MUMTY & MACHINE RM.	TOTAL
MAIN BLOCK								
BASEMENT	0.000	0.000	31.821	859.471	60.763	0.000	0.000	**952.055**
GROUND	6.00	18.007	31.821	0.000	0.000	13.430	0.000	**69.258**
FIRST	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
SECOND	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
THIRD	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
FOURTH	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
FIFTH	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
SIXTH	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
SEVENTH	0.000	0.000	31.780	0.000	4.082	0.000	0.000	**35.862**
EIGHTH	0.000	0.000	31.821	0.000	4.082	0.000	0.000	**35.903**
TERRACE	0.000	0.000	0.000	0.000	0.000	0.000	80.915	**80.915**
TOTAL	**6.000**	**18.007**	**317.923**	**859.471**	**93.419**	**13.430**	**80.915**	**1389.165**

PROPOSED AREA STATEMENT

FLOORS	FAR (SQM)	NON FAR (SQM)	BUILT UP AREA
BASEMENT	-	952.055	**952.055**
GROUND	645.728	69.258	**714.986**
1ST	558.315	35.862	**594.177**
2ND	558.315	35.862	**594.177**
3rd	558.315	35.862	**594.177**
4th	558.315	35.862	**594.177**
5th	558.315	35.862	**594.177**
6th	473.615	35.862	**509.477**
7th	353.053	35.862	**388.915**
8th	288.989	35.903	**324.892**
TERRACE / MUMTY / MACHINE ROOM	-	80.915	**80.915**
TOTAL AREA	**4,552.960**	**1,389.165**	**5,942.125**

PARKING SUMMARY

TOTAL NO.OF DU'S	=	42	UNITS
PARKING REQUIRED @1 ECS PER DU	=	42	ECS
PROPOSED NO. OF BEDS IN DORMITORY	=	6	BEDS
PARKING REQUIRED FOR DORMITORY @ One 2 wheeler parking unit of 0.8 m X 2.5 m. for 50% of no. of beds proposed in a dormitory.	=	6	**2-WHEELER**
PROPOSED BASEMENT PARKING DETAIL			
PROPOSED BASEMENT PARKING AREA	=	859.47	SQ MT
AREA UNDER 4-WHEELER STACK PARKING	=	841.47	SQ MT
TOTAL TWO - STACK MECHANICAL PARKING IN BASEMENT @20 SQM PER ECS	=	**42**	**ECS**
PROPOSED BASEMENT PARKING FOR DORMITORY			
AREA UNDER TWO-WHEELER PARKING= 0.8X2.5X9	=	18	SQ MT
TOTAL NO. OF 2 WHEELER PARKING	=	**9**	**2-WHEELER**

GENERAL NOTES

01. GATE AND BOUNDARY AS PER STD. DESIGN.
02. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
03. ALL FIRE DOOR TO BE OF 1 HOUR FIRE RATING.
04. THIS DRAWINGS IS TO READ WITH CONJUNCTION WITH RELEVANT STRUCTURAL SERVICES AND PUBLIC HEALTH ENGINEERING DRAWINGS.
05. ALL DIMENSIONS ARE IN MILLIMETERS.
06. *OTS = OPEN TO SKY
07. ALL SERVICE AREAS, TOILETS, LIFTS & STAIRCASES ETC. OF THE BUILDING SHALL BE MECHANICALLY VENTILATED OR PRESSURIZED WHEREVER REQUIRED.
08. ALL COMMON AREAS, SERVICE AREAS, LIFTS AND STAIRCASES SHALL HAVE 100% POWER BACK.

SUBMISSION DRAWING

PROJECT -

PROPOSED PLAN OF GROUP HOUSING COLONY (UNDER RETIREMENT POLICY DATED 17.8.2021) AREA MEASURING 0.5278 ACRES(LICENCE NO. 55 OF 2024) DATED 11.03.2024 IN SECTOR-30,GURUGRAM BEING DEVELOPED BY M/S SYNERGY REALTECH PVT LTD.

DRAWING TITLE

SITE PLAN & SUMMARY OF AREAS

SIGN. OF APPLICANT

Synergy Realtech Pvt. Ltd.
Director

SIGN. OF ARCHITECT

AR. RAJEEV SHARMA
CA/96/20185 | AIA/10072
COSMIC ARCHITECTS (P) LTD. (OPC)
Elixir Business Park, Sector-127, Noida
Web : www.cosmicarchitects.com
Email : info@ cosmicarchitects.com

SCALE - 1:150	DEALT BY - JITENDRA SINGH	NORTH	DRG. NO. 01
DATE - NOV./2024	CHECKED BY - YOGINDER SINGH		

ARCHITECTS :

COSMIC ARCHITECTS PVT. LTD.
Elixir Business Park, Sec. -127 , Noida
Email : cosmicarc@rediffmail.com
Website : www.cosmicarchitects.com

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 8282 dt. 29/11/25

for Chief Engineer (HQ)
HSVP, Panchkula