REVISED AREA CALCULATION

	TOWER -F	TOWER -G	TOWER -H	TOWER -I	COMMERCIAL-02	BASEMENT	TOTAL
GROUND COVERAGE	1007.581	1010.158	743.870	745.824	1197.720		4705.153
GROUND/STILT F.A.R.	80.016	80.016	80.016	80.016	1197.720		
1ST FLOOR F.A.R.	543.463	543.463	415.114	415.735	947.200		
2nd FLOOR F.A.R.	543.463	543.463	415.114	415.735	1044.609		
3rd FLOOR F.A.R.	543.463	543.463	415.114	415.735	1039.744		
4th FLOOR F.A.R.	543.463	543.463	415.114	415.735	1039.744		
5th FLOOR F.A.R.	543.463	543.463	415.114	415.735	1039.744		
6th FLOOR F.A.R.	543.463	543.463	415.114	415.735	667.619		
7th FLOOR F.A.R.	543.463	543.463	415.114	415.735	539.055		
8th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
9th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
10th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
11th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
12th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
13th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
14th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
15th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
16th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
17th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
18th FLOOR F.A.R.	543.463	543.463	415.114	415.735			
19th FLOOR F.A.R.	543.463	543.463	223.988	224.610			
20th FLOOR F.A.R.	543.463	543.463					
21th FLOOR F.A.R.	419.375	418.753					
22th FLOOR F.A.R.	419.375	418.753					
23th FLOOR F.A.R.	419.375	418.753					
24th FLOOR F.A.R.	419.375	418.753					
25th FLOOR F.A.R.	419.375	418.753					
TOTAL F.A.R.	13046.151	13043.041	7776.056	7787.856	7515.435		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	41653.104				7515.435		
MUMTY AREA	71.014	71.014	71.014	71.014	104.072		3061.849
STILT PARKING	896.185	898.762	632.474	634.428	0.000		
STAIR CASE AREA	525.000	525.000	399.000	399.000	728.504		
REFUGE AREA	70.808	70.808	0.000	0.000			
STILT FL. SERVICES AREA	31.380	31.380	31.380	31.380	1197.720		
BASEMENT AREA					1590.351	4778.831	
TOTAL BUILT UP	14640.538	14640.005	8909.924	8923.678	11136.082	4778.831	63029.058

AREA CALCULATION (ALREADY SANCTIONED) WIDE MEMO. NO 38391 DATED -19/2/24

	TOWER -A	TOWER -B	TOWER -C	TOWER -D	TOWER -E	TOWER -F	TOWER -G	COMMERCIAL-01	COMMERCIAL-02	CRECHE	COMMUNITY	BASEMENT	TOTAL
GROUND COVERAGE	1028.581	1025.874	1025.874	1028.581	1031.289	541.435	541.435	965.140	1243.259	205.080	205.080		8431.468
GROUND/STILT F.A.R.	70.054	70.054	70.054	70.054	70.054	274.380	274.380	965.140	1243.259				
1ST FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	810.140	1049.484				
2nd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348	288.382	946.245				
3rd FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
4th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
5th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
6th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
7th FLOOR F.A.R.	543.424	542.802	542.802	543.424	544.046	453.348	453.348						
8th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
9th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
10th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
11th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
12th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
13th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
14th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
15th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
16th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
17th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
18th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046	453.348	453.348						
19th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
20th FLOOR F.A.R.	418.715	542.802	542.802	418.715	544.046								
21th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
22th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
23th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
24th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
25th FLOOR F.A.R.	418.715	418.715	418.715	418.715	419.336								
TOTAL F.A.R.	11410.892	13019.669	13019.669	11410.892	13047.654	8434.653	8434.653	2063.662	3238.988	205.080	205.080		
TOTAL RESIDENTIAL & COMMERCIAL F.A.R.	78778.082							5302.650					
MUMTY AREA	71.014	71.014	71.014	71.014	71.014	62.878	62.878	0.000	138.154				
STILT PARKING	855.988	853.280	853.280	855.988	961.235	267.047	267.047	0.000	0.000				4913.865
STAIR CASE AREA	525.000	525.000	525.000	525.000	525.000	437.472	437.472	98.280	156.816				
REFUGE AREA	21.585	70.808	70.808	21.585	74.499								
BASEMENT AREA													
TOTAL BUILT UP	12884.479	14539.771	14539.771	12884.479	14679.402	9202.050	9202.050	2161.942	5087.853	205.080	205.080	11144.221	106736.178

(A) RESIDENTIAL FAR

ALREADY SANCTIONED TOTAL FAR = 78778.082 - FAR TOWER F&G = 8434.653+8434.653=16,869.306

ALREADY SANCTIONED FAR AREA = 61908.776 SQM.

TOTAL ACHIEVED RESIDENTIAL FAR = 61908.776 + ALREADY SANCTIONED FAR AREA + REVISED FAR AREA 41653.104

= 103561.88

(B) COMMERCIAL FAR

ALREADY SANCTIONED TOTAL COMMERCIAL FAR = 5302.65 - FAR COMMERCIAL -02 = 3238.988

ALREADY SANCTIONED FAR AREA = 2063.662 SQM.

TOTAL ACHIEVED COMMERCIAL FAR = 2063.662 + ALREADY SANCTIONED FAR AREA + REVISED FAR AREA 7515.435

= 9579.097

(C)GROUND COVERAGE RESIDENTIAL & COMMERCIAL

ALREADY SANCTIONED GROUND COVERAGE = 8431.468 - TOWER F&G ,COMMERCIAL -02 = 541.435+541.435+1243.259=2,326.129 SQM.

ALREADY SANCTIONED GROUND COVERAGE = 6105.339 SQM.

TOTAL ACHIEVED GROUND COVERAGE = 6105.339 + ALREADY SANCTIONED GROUND COVERAGE + REVISED GROUND COVERAGE 4705.153

= 10810.492

TOTAL PARKING E.C.S. PROVIDED

		TOWER F&G		TOTAL	ALREADY SANCTIONED	REVISED	
PARKING AREA (UNDER STILT) (/28 CS) ALREADY SANCTIONED	4913.865	-	961.235+267.047=1,228.282	-	3685.583	131.428	-
REVISED (UNDER STILT) (/28 ECS)	7441.620- 3885.583			-	3756.037		134.144
ALREADY SANCTIONED PARKING AREA (UNDER SURFACE) (/23 ECS)	11548.533	-	-	-	11548.533	502.110	- ECS
REVISED SANCTIONED PARKING AREA (UNDER SURFACE) (/23 ECS)	10392.727			-	10392.727		451.858 ECS
PARKING AREA (UNDER BASEMENT) (/32 ECS)	9545.988			-	9545.988	301.437	ECS
REVISED (UNDER BASEMENT) (/32 CS)	13531.240-9545.988			-	3985.252		121.434 ECS
TOTAL ECS PROVIDED				-		433.565	707.436
						1140.481	

			PERMISSIBLE (IN SQM.)	ALREADY SANCTIONED (IN SQM.)	REVISED (IN SQM.)	ACHIEVED (IN SQM.)
TOTAL SITE AREA = 9.684 ACRES	=		39189.7576	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

SURFACE PARKING AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	6.000	61.790	370.740
B	1	1	17.305	15.000	259.575
C	1	1	11.000	5.000	55.000
D	1	1	15.000	61.520	922.800
E	1	1	(52.811+51.969)/2	10.000	523.900
F	1	1	14.000	40.773	570.822
G	1	1	10.000	17.398	173.980
H	1	1	(80.660+79.232)/2	10.000	799.460
I	1	1	0.5	9.766	2.250 10.987
J	1	1	(9.766+7.790)/2	12.568	110.322
K	1	1	4.999	14.818	74.075
L	1	1	24.246	14.000	339.444
M	1	1	16.000	60.164	962.624
N	1	1	(19.930+19.883)/2	11.000	218.983
O	1	1	(12.789+10.000)/2	17.740	202.138
P	1	1	10.000	2.816	28.160
Q	1	1	12.625	31.626	399.278
R	1	1	12.031	12.200	146.778
S	1	1	36.694	7.500	275.205
T	1	1	12.735	65.200	830.322
U	1	1	(35.140+33.961)/2	7.500	259.129
V	1	1	17.618	11.750	207.012
W	1	1	36.100	7.750	279.775
X	1	1	18.500	130.112	1,796.512
Y	1	1	42.849	7.862	336.879
Z	1	1	4.000	1.862	7.448
Z1	1	1	10.000	27.793	277.930
TOTAL ADDITIONS					10,399.277
SUBTRACTIONS					
1		PLINE			6.550
TOTAL SUBTRACTIONS					6.550
TOTAL SURFACE PARKING AREA					10,392.727

STILT PARKING AREA	
TOWER A	855.988
TOWER B	853.280
TOWER C	853.280
TOWER D	855.988
TOWER E	961.235
TOWER F	896.185
TOWER G	898.762
TOWER H	632.474
TOWER I	634.428
TOTAL	7441.62

STILT SCOOTER PARKING DETAIL	
TOWER A	109
TOWER B	113
TOWER C	112
TOWER D	113
TOWER E	135
TOWER F	118
TOWER G	119
TOWER H	73
TOWER I	73
TOTAL	965

UNIT TYPE	TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOTAL UNITS
UNIT-1 (3BHK)	94	95	95	94	95	95	95	34	34	731
UNIT-2 (3BHK)	60	86	86	60	86	86	86	73	73	696
UNIT-1A (3BHK)	4	4	4	4	4	2	3	2	2	29
UNIT-2A (3BHK)	4	4	4	4	4	2	1	2	2	27
UNIT-1B (3BHK)	2	1	1	2	1	1	1	--	--	9
UNIT-2B (3BHK)	--	--	--	--	--	2	--	--	--	2
UNIT-1C (3BHK)	--	--	--	--	--	2	--	--	--	2
UNIT-1D (3BHK)	--	--	--	--	--	--	1	--	--	1
UNIT-2C (3BHK)	--	--	--	--	--	--	2	--	--	2
UNIT-2D (3BHK)	--	--	--	--	--	--	1	--	--	1
TOTAL	164	190	190	164	190	190	190	111	111	1500

TOTAL PARKING E.C.S. PROVIDED	AREA	ECS
PARKING AREA (UNDER STILT) (/28 ECS)	7441.620	265.772
PARKING AREA (UNDER SURFACE) (/23 ECS)	10392.727	451.858
PARKING AREA (UNDER BASEMENT) (/32 ECS)	13531.240	422.851
TOTAL ECS PROVIDED		1140.481

UNIT TYPE	UNIT CARPET AREA (SQ.MT.)	NO.OF UNITS	TOTAL CARPET AREA (SQ.MT.)
UNIT-1 (3BHK)	59.889	731	43778.859
UNIT-2 (3BHK)	59.931	696	41711.976
UNIT-1A (3BHK)	59.889	29	1736.781
UNIT-2A (3BHK)	59.931	27	1618.137
UNIT-1B (3BHK)	59.889	9	539.001
UNIT-2B (3BHK)	59.931	2	119.862
UNIT-1C (3BHK)	59.889	2	119.778
UNIT-1D (3BHK)	59.889	1	59.889
UNIT-2C (3BHK)	59.931	2	119.862
UNIT-2D (3BHK)	59.931	1	59.931
TOTAL		1500	89864.076

DENSITY					
AREA OF SITE(in acres) = 9.2431					
	Permissible		ALREADY SANCTONED	Proposed	TOTAL ACHIEVED
	min.	max.			
Density	750	900	485.768	325.648	811.416
Population	6932.325	8318.790	4490	3010	7500
Units	1386.465	1663.758	898	602	1500

TOTAL BUILTUP AREA	
ALREADY SANCTION BUILTUP AREA	83244.220
ADDITIONAL BUILTUP AREA	63025.192
TOTAL BUILTUP AREA	146269.412

TOTAL RESIDENTIAL F.A.R AREA	
ALREADY SANCTION F.A.R. AREA	61908.776
ADDITIONAL F.A.R. AREA	41653.104
TOTAL F.A.R. AREA	103561.88

TOTAL COMMERCIAL F.A.R AREA	
ALREADY SANCTION F.A.R. AREA	2063.662
ADDITIONAL F.A.R. AREA	7515.435
TOTAL COMMERCIAL F.A.R. AREA	9579.097

TOTAL GROUND COVERAGE AREA	
ALREADY SANCTION GROUND COVERAGE	6105.339
ADDITIONAL GROUND COVERAGE	4705.153
TOTAL GROUND COVERAGE	10810.492

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. (G) Member B.P.A.C. — C.T.P. (HR.) Chairman B.P.A.C.

DTP(HQ) JD. P.A. A.T.P

ATP(HQ) JD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 11690 DATED: 09-04-2026

OPEN PARKING AREA DIAGRAM

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.

ARCHITECT :-
VAAR CONSULTANTS LLP
ARCHITECTURE , INTERIORS , PLANNING
Unit.No.309,Ninex Time Center, Suncity,Sector.-54,Golf Course Road,Gurgaon
O :- 0124-4284293 M.- 0-9891564646 Mail :- ar.vikas.ahlawat@gmail.com

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

ARCHITECT SIGNATURE:-

DRAWING TITLE : SITE PLAN & AREA CALCULATION

DATE:- SEP-2025 | SCALE:- 1:80 (A0) | SHEET NO. S-001

Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula

FSO, (HQ) Member BPAC