TOWER NOS.	T1			T2				T3			T4		COMMERCIAL		FACILITY (COMM. RM.+INDOOR GAME)		FACILITY (GYM)		MESS/COMMON DINING		MEDICAL ROOM		LAUNDRY		STILT	FIRE CTRL RM		PLANT RM	TOTAL	
	GR COV.	F.A.R.	F.A.R.	GR COV.	F.A.R.	F.A.R.	FACILITY (INDOOR GAME)	GR COV.	F.A.R.	F.A.R.	GR COV.	F.A.R.	GR COV.	F.A.R.	GR COV.	F.A.R.	GR COV	F.A.R.	GR COV	F.A.R.	GR COV	F.A.R.	GR COV	F.A.R.		GR COV.	F.A.R.	GR COV.	GR COV.	F.A.R.
		RET HOME	Ser. Pers.		RET HOME	Ser. Pers.			RET HOME	Ser. Pers.		RET HOME																		
GR. COVERAGE	672.186			687.034				457.596			436.748		834.567		352.036		58.2469		107.927		101.605		100.938		123.264	34.551		39.968	4006.666	
GR. FLOOR		145.131			145.131				93.573			93.573																34.551			511.959
COMMERCIAL														834.567																834.567
COMMUNITY							102.557									352.036		58.247												512.840
MESS/COM. DIN																				107.927										107.927
MEDICAL ROOM																						101.605								101.605
LOUNDARY																								100.938						100.938
1st FLOOR		418.453	68.863		418.453	68.863			266.020	17.223		283.243		467.0405																2008.159
2nd FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
3rd FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
4th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
5th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
6th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
7th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
8th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
9th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
10th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
11th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
12th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
13th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
14th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
15th FLOOR		418.453	68.863		418.453	68.863			267.380	34.447		301.826																		1578.284
16th FLOOR		418.453	68.863		418.453	68.863			301.826			301.826																		1578.284
17th FLOOR		418.453	68.863		418.453	68.863			301.826			301.826																		1578.284
18th FLOOR		418.453	68.863		418.453	68.863			301.826			301.826																		1578.284
19th FLOOR		418.453	68.863		418.453	68.863			301.826			301.826																		1578.284
20th FLOOR		418.453	68.863		418.453	68.863			301.826			301.826																		1578.284
TOTAL	672.186	8514.184	1377.262	687.034	8514.184	1377.262	102.557	457.596	5612.040	499.479		6111.519	834.5668	1301.607	352.036084	352.03608	58.2469	58.24688	107.927	107.927	101.605	101.605	100.938	100.938			34.551		4006.666	34165.397

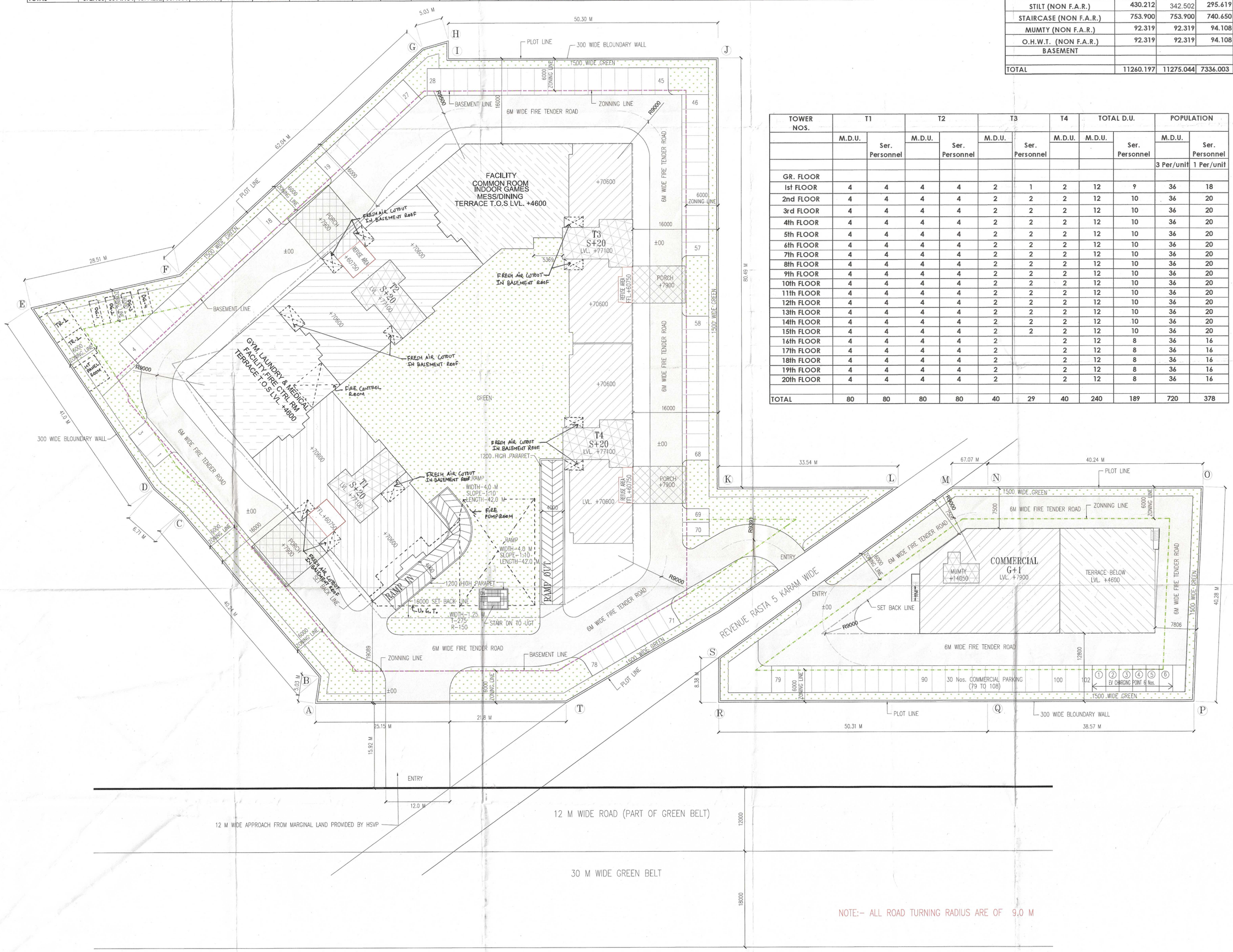
BUILT UP (F.A.R. + NON F.A.R. AREA CALCULATION)

TOWER NOS.	T1	T2	T3	T4	COMMERCIAL	FACILITY (COM. RM.,+ INDOOR GAME)	FACILITY (GYM)	MESS/COMMON DINING	MEDICAL ROOM	LAUNDRY	FIRE CTRL RM	PLANT ROOM	TOTAL	
R. H. F.A.R.	8514.184	8514.184	5612.040	6111.519	1301.607	352.036	58.247	107.927	101.605	100.938	34.551		30808.837	SQ.M.
SER. PERS. F.A.R.	1377.262	1377.262	499.479										3254.003	SQ.M.
FACILITY (INDOOR GAME) F.A.R.		102.557											102.557	SQ.M.
STILT (NON F.A.R.)	430.212	342.502	295.619	274.771					123.264				1466.368	SQ.M.
STAIRCASE (NON F.A.R.)	753.900	753.900	740.650	740.650	15.840							39.968	3044.908	SQ.M.
MUMTY (NON F.A.R.)	92.319	92.319	94.108	94.108	29.620								402.474	SQ.M.
O.H.W.T. (NON F.A.R.)	92.319	92.319	94.108	94.108	29.620								402.474	SQ.M.
BASEMENT													8669.827	SQ.M.
TOTAL	11260.197	11275.044	7336.003	7315.155	1376.687	352.036084	58.247	107.9269125	224.849	100.938			48151.448	SQ.M.

TOWER NOS.	T1		T2		T3		T4	TOTAL D.U.		POPULATION	
	M.D.U.	Ser. Personnel	M.D.U.	Ser. Personnel	M.D.U.	Ser. Personnel	M.D.U.	M.D.U.	Ser. Personnel	M.D.U. 3 Per/unit	Ser. Personnel 1 Per/unit
GR. FLOOR											
1st FLOOR	4	4	4	4	2	1	2	12	9	36	18
2nd FLOOR	4	4	4	4	2	2	2	12	10	36	20
3rd FLOOR	4	4	4	4	2	2	2	12	10	36	20
4th FLOOR	4	4	4	4	2	2	2	12	10	36	20
5th FLOOR	4	4	4	4	2	2	2	12	10	36	20
6th FLOOR	4	4	4	4	2	2	2	12	10	36	20
7th FLOOR	4	4	4	4	2	2	2	12	10	36	20
8th FLOOR	4	4	4	4	2	2	2	12	10	36	20
9th FLOOR	4	4	4	4	2	2	2	12	10	36	20
10th FLOOR	4	4	4	4	2	2	2	12	10	36	20
11th FLOOR	4	4	4	4	2	2	2	12	10	36	20
12th FLOOR	4	4	4	4	2	2	2	12	10	36	20
13th FLOOR	4	4	4	4	2	2	2	12	10	36	20
14th FLOOR	4	4	4	4	2	2	2	12	10	36	20
15th FLOOR	4	4	4	4	2	2	2	12	10	36	20
16th FLOOR	4	4	4	4	2		2	12	10	36	20
17th FLOOR	4	4	4	4	2		2	12	8	36	16
18th FLOOR	4	4	4	4	2		2	12	8	36	16
19th FLOOR	4	4	4	4	2		2	12	8	36	16
20th FLOOR	4	4	4	4	2		2	12	8	36	16
TOTAL	80	80	80	80	40	29	40	240	189	720	378

AREA CALCULATION

		ACRE	PERMISSIBLE	PROPOSED	
NET PLANNING AREA	=	3.58125	14,492.782		SQ.M
PERMISSIBLE F.A.R.	=	@225%	32608.759		SQ.M
PERMISSIBLE F.A.R. FOR GREEN BUILDING (12%)	=	@12%	1739.134		SQ.M
TOTAL F.A.R.	=	@237%	34347.892	34165.397	SQ.M
AREA IN FACILITIES					
TOTAL PERMISSIBLE COMMERCIAL AREA (4% OF PERM. F.A.R.)	=	4%	1373.916	1301.607	SQ.M
PERMISSIBLE MIN. AREA UNDER MESS/ COMMON DINING	=		100.000	107.927	SQ.M
PERMISSIBLE MIN. AREA UNDER MEDICAL ROOM	=		100.000	101.605	SQ.M
PERMISSIBLE AREA UNDER COMMON ROOM/ INDOOR GAMES/ GYM	=		500.000	512.840	SQ.M
PERMISSIBLE MIN. AREA UNDER LAUNDRY	=		100.000	100.938	SQ.M
PERM. AREA UNDER DORM/HOSTEL STAFF/SER. PERSONNEL MAX 10%	=	Max. 10% of F.A.R.	3434.789	3254.003	SQ.M
FIRE CONTROL ROOM	=			34.551	SQ.M
TOTAL AREA UNDER FACILITIES			5434.792	5413.470	SQ.M
TOTAL AREA UNDER HOUSING 75% OF 34347.892	=		25760.919	28751.927	SQ.M
TOTAL GROUND COVERAGE	=	@40%	5797.113	4006.666	SQ.M
TOTAL GREEN AREA	=	@20%	2898.556	2912.555	SQ.M
DENSITY CALCULATION					
MINIMUM PERMISSIBLE DENSITY		Min. 250 PPA	895.313	909	Person
MINIMUM PERMISSIBLE D.U.			298.438	429	D.U.
MAXIMUM PERMISSIBLE DENSITY		Max. 900 PPA	3223.125		Person
MAXIMUM PERMISSIBLE D.U.	=		1074.375		D.U.
PROPOSED MAIN D.U.	=			240	D.U.
Population	=	240x3		720	Person
PROPOSED SER. PERSONNEL D.U.	=			189	D.U.
Population	=	189x1		189	Person
TOTAL PROPOSED POPULATION	=	720+189		909	Person
DENSITY ACHIEVED (P.P.A.)	=			254	Person
PARKING					
R.H. REQUIRED PARKING 1E.C.S PER D.U.	=	1 E.C.S./ ON 240 D.U.	240.000	245	E.C.S.
COMMERCIAL REQUIRED PARKING 1 E.C.S ON 50 SQ.M. =1X(1376.687/50)	=		27.533	30	E.C.S.
TOTAL	=		267.533	275	E.C.S.
PROPOSED SURFACE E.C.S.				102	E.C.S.
PROPOSED BASEMENT E.C.S.				153	E.C.S.
PROPOSED STILT E.C.S.				20	E.C.S.
TOTAL PROPOSED E.C.S. (SURFACE+STILT+BASEMENT)				275	E.C.S.
EV CHARGING POINTS PROVIDED				6	Nos.
PROPOSED BASEMENT AREA				8669.827	SQ.M.
PROPOSED STILT AREA				1466.368	SQ.M.
TOTAL F.A.R + NON F.A.R. AREA				48151.448	SQ.M.



NOTE:- ALL ROAD TURNING RADIUS ARE OF 9.0 M

B.P.O. (HQ) Member — S.T.P.(HQ) Member — C.T.P. (HQ) Chairman — B.P.A.C. Secretary B.P.A.C. B.P.A.C.

AD JD ATP

DTP(HQ) ATP(HQ)

DINESH KUMAR PA(HQ)

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

Varinder Kumar AD(HQ)

ARCHITECT,S SIGN

BHUPENDERA KUMAR ARCHITECT CA/2004/33078

CLIENT'S SIGN

For PROSPER BUILDSQUARE LLP
Auth. Signatory

PROJECT

APPROVAL OF BUILDING PLANS OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 3.58125 ACRES (LICENSE NO. 106 OF 2025 DATED 27-06-2025) IN SECTOR-89, FARIDABAD BEING DEVELOPED BY PROSPER BUILDSQUARE LLP.

BUILDING NO.

SITE PLAN

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 201166 Dt. 18/09/25

JE (HQ) Member BPAC

SE (HQ) Member BPAC

XEN Engineer (HQ)

SHEET TITLE

SITE PLAN & AREA CALCULATION

DEALT S.K.	SCALE Faridabad 1 : 400	JOB NO
CHECKED B.K.	DATE	DRG. NO 01

ARCHITECT

M/S SAHKO CONSULTANTS LLP
(1001 T-4) UNIT NO. 1001, 10th.
FLOOR, TOWER-4, ASSOTECH
BUSSINESS, CRESTERRA, PLOT NO. 22,
SECTOR-135, NOIDA, U.P.-201305
email : sahkoconsultants@gmail.com