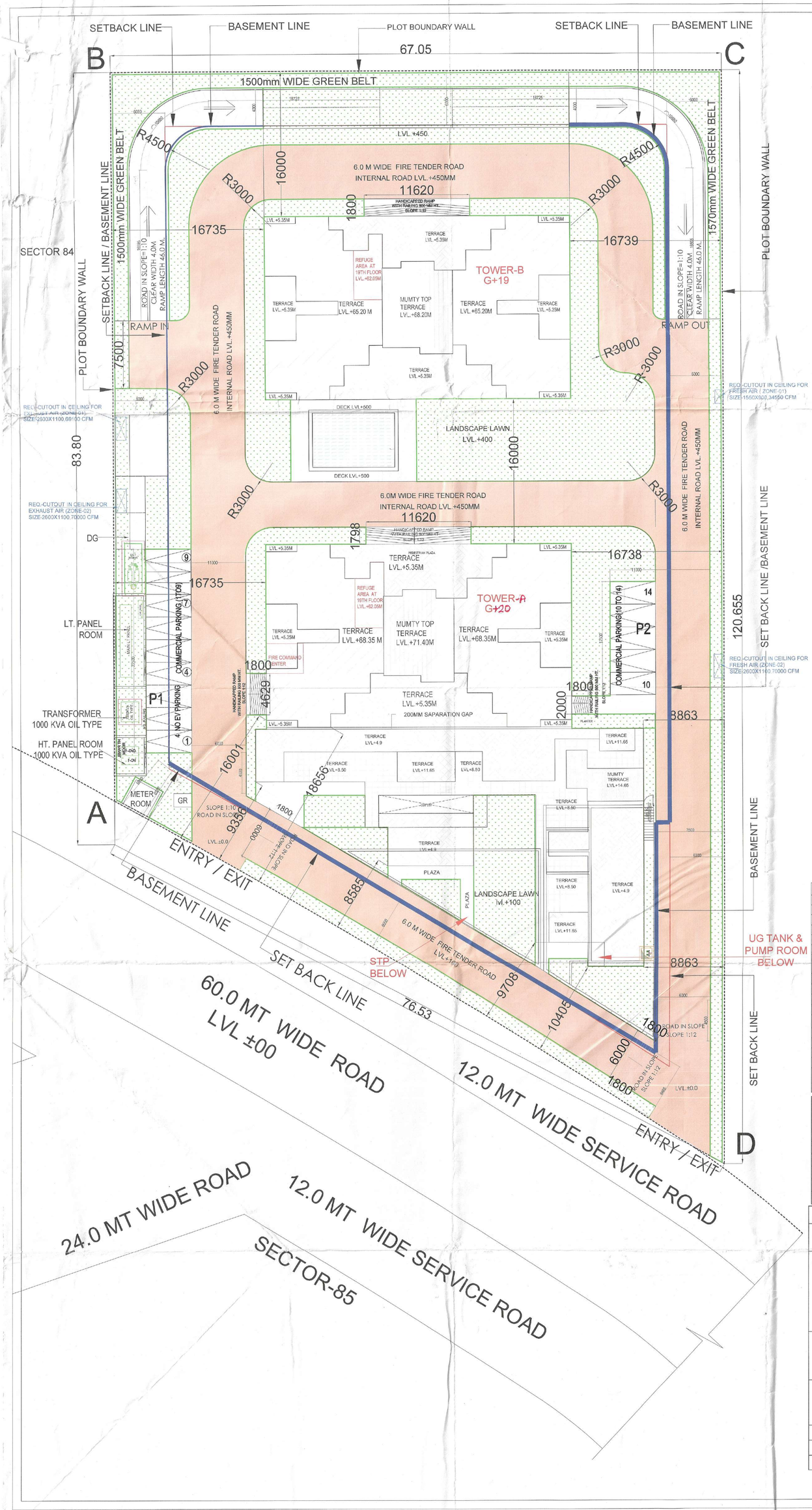


POPULATION DENSITY @ 250-900 /ACRE = 105.85 - 381					
S:NO	TYPICAL UNIT	REQUIRED NOS	PROVIDED NOS	PERSONS	POPULATION NOS
1	MAIN DWELLING UNITS		154	3	462
2	UNIT WITH SERVICE PERSONNEL / DORMITORY @ 5-10%		76		76
4	TOTAL PROPOSED POPULATION	538			
5	DENSITY ACHIEVED(PPA)	317.638			

SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN SQMT)
1	**LAND AREA = 1.69375**	6854.352		
2	GROUND COVERAGE @40% OF LAND AREA	2741.741	1800.390	**26.266%**
3	FAR AREA @ 2.25 ON TOTAL LAND AREA	15422.292		
4	ADDITTIONAL FAR AREA @15% (FOR IGBC PLATNIUM GREEN RATING **IGBC REGISTRATION NO GH250213**)	1028.153		
5	TOTAL FAR AREA @2.40	16450.445	**16414.720**	**239.478%**
8	MINIMUM AREA UNDER RETIREMENT HOMES MINI 75%	12337.834	13930.10	**84.679%**
9	MINIMUM CARET AREA OF 1 DU	30.000	70-85	
10	DORM / HOSTEL STAFF/ SERVICE PERSONNEL **MAXIMUM** 10% OF PERMITTED FAR	1645.0445	999.400	**6.075%**
11	MAXIMUM AREA UNDER COMMERCIAL@4% OF FAR AREA	658.018	657.510	**3.997%**
12	AREA UNDER MESS / COMMON DINING MIN 100 SQMT	100 SQMT	102.775	
13	MEDICAL ROOM MIN 100 SQMT	100.000	102.775	
14	COMMON ROOM / INDOOR GAMES / GYMNASIUM	500.000	520.940	
15	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT	100.000	101.220	
	TOTAL		**2484.620**	
16	MINIMUM AREA UNDER ORGANIZED PARK@ 20%	1370.872	1581.280	**23.070%**
17	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU		
18	ACCOMODATION FOR SERVICE PERSONNEL/DORMITORY@5-10%	1 PERSON / BED		
19	MINIMUM DENSITY @250-900 PPA	421 - 1518 PERSONS	**538 PERSON**	
	ACHIEVED DENSITY	105 UNITS -----379 UNITS	**154**	**317.638**

PARKING SUMMARY			
TOTAL NO.OF DU'S	=	152	
PARKING REQUIRED @1. ECS PER MAIN DU	=	152	ECS
PROPOSED BASEMENT PARKING DETAIL			
PROPOSED BASEMENT PARKING AREA	=	4123.46	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS	=	128.86	ECS
	SAY	129	ECS
NO OF STACK PARKING ECS@20=656.20/20=32.81(33)		33	ECS
TOTAL ECS	=	162	ECS
PROPOSED NO OF BAYS PROVIDED ON BASEMENT		**74**	NOS
NO OF STACK PROVIDED IN BASEMENT (51X2)		**102**	NOS
NO OF STACK PARKING ECS			
TOTAL BASEMENT PARKING PROVIDED		**176**	NOS
PROPOSED OPEN PARKING DETAIL (FOR COMMERCIAL)			
OPEN PARKING AREA		385.000	
OPEN PARKING REQUIRED @23	=	16.74	ECS
	SAY	17	ECS
NO OF BAYS PROVIDED ON OPEN		**14**	NOS
TOTAL NO OF BAYS PROVIDED IN BASEMENT + OPEN AREA	=	**190**	NOS

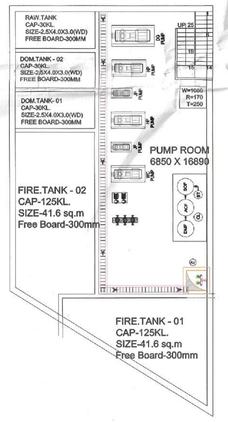
COMMERCIAL PARKING CALCULATIONS(OPEN AREA)							
P1	1	X	11.000	X	22.500	=	247.50
P2	1	X	11.000	X	12.500	=	137.50
PARKING AREA ON SITE OPEN							385.00
SITE OPEN PARKING@23 SQ.M/ECS						=	16.74
SAY						=	**17**
NO OF BAYS PROVIDED ON OPEN						=	**14**

PROPOSED AREA STATEMENT

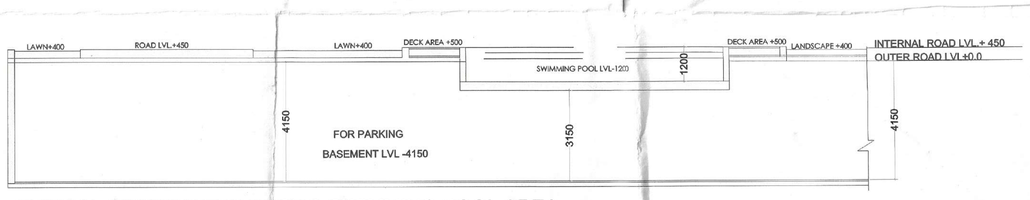
FLOORS	TOWER-A			TOWER-B			COMMERCI	
	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA
GROUND	279.71	393.35	678.99	598.18	84.25	678.99	466.02	3.23
1ST	214.87	223.83	438.70	387.04	51.66	438.70	139.13	23.01
2ND	387.04	51.66	438.70	387.04	48.57	438.70	52.36	23.01
3rd	387.04	51.66	438.70	387.04	48.57	438.70		
4th	387.04	51.66	438.70	387.04	48.57	438.70		
5th	387.04	51.66	438.70	387.04	48.57	438.70		
6th	387.04	51.66	438.70	387.04	48.57	438.70		
7th	387.04	51.66	438.70	387.04	48.57	438.70		
8th	387.04	51.66	438.70	387.04	48.57	438.70		
9th	387.04	51.66	438.70	387.04	48.57	438.70		
10th	387.04	51.66	438.70	387.04	48.57	438.70		
11th	387.04	51.66	438.70	387.04	48.57	438.70		
12th	387.04	51.66	438.70	387.04	48.57	438.70		
13th	387.04	51.66	438.70	387.04	48.57	438.70		
14th	387.04	51.66	438.70	387.04	48.57	438.70		
15th	387.04	51.66	438.70	387.04	48.57	438.70		
16th	387.04	51.66	438.70	387.04	48.57	438.70		
17th	387.04	51.66	438.70	387.04	48.57	438.70		
18th	387.04	51.66	438.70	387.04	48.57	438.70		
19th	367.23	71.47	438.70	367.23	48.57	438.70		
20TH	387.04	51.66	438.70					
MUMTY / MACHINE ROOM		76.82	76.82		75.82	76.82		31.98
TOTAL AREA	7828.53		9529.81	7932.13		9091.11	657.51	

PROPOSED AREA FOR RETIREMENT HOUSING

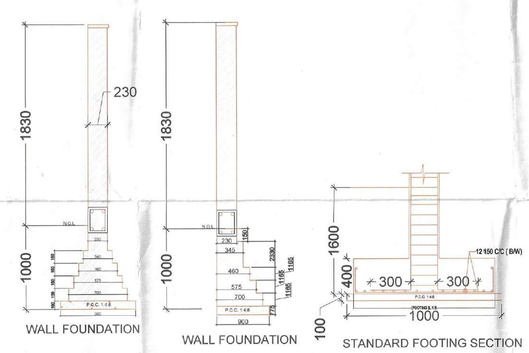
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	TOTAL UNITS	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR TOTAL FAR	TOTAL FAR AREA(Ground +Typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA
1	A	(G+20)	GROUND	0			78	279.71		7548.82	7828.53	678.99	68.35	76.82	9529.81
			IST FLOOR	2	1	2		214.87	214.87						
			2ND to 18TH	4	17	68		387.04	6579.68						
			REFUGE AREA 19TH	4	1	4		367.23	367.23						
			20TH FLOOR	4	1	4		387.04	387.04						
2		(G+20)	GROUND	0			76	594.73		7333.95	7928.68	678.99	68.35	76.82	9091.11
			1st.to 17th. & 19TH	4	18	72		387.04	6966.72						
			REFUGE AREA 18TH	4	1	4		367.23	367.23						
3	COMMERCIAL		GROUND FLOOR					466.02			657.51	469.25	11.65	31.98	738.72
			FIRST FLOOR						139.13						
			SECOND FLOOR						52.36						
4	TOTAL BASEMENT AREA														4756.43
5	GUARD&METRE ROOM AREA											11.97			11.97
	TOTAL						**154**				**16414.72**	**1839.20**			**24128.04**

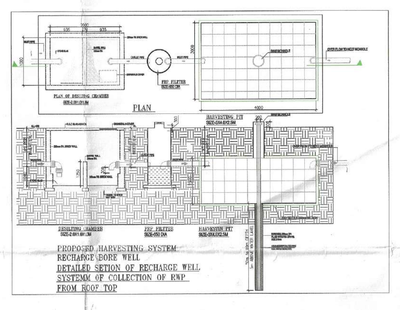


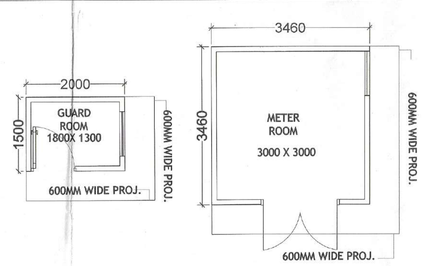
UNDER GROUND TANK BELOW UP PLAN



TYPICAL SECTION THR DECK & SWIMMING POOL AREA







DETAIL AT A
GUARD ROOM & METER ROOM

NOTE:-
1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
3. ALL COMMON AREA FULLY POWER BACKUP
4. ALL FD-DOOR 1HOUR. FIRE RATING DOOR

ALL DIMENSIONS ARE IN MILLIMETERS

NOTE: THE BASEMENT IS MECHANICALLY VENTILATED AND BUILDING IS FULLY SPRINKLED

CLIENT:- LAMOSE INFRA LLP

PROJECT : -
PROPOSED RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY DATED 04.11.2024) OVER AN AREA MEASURING 1.69375 ACRES' LICENSE NO.68 OF 2025 DATED 07.05.2025 IN THE REVENUE ESTATE OF VILLAGE SIKANDERPUR BADHA SECTOR -84 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY LAMOSE INFRA LLP.

SCALE : 1:200 NORTH

DRAWING NAME : SITE PLAN

DRAWING NO. SUB-01

Checked and found to be in Public Health (Internal) Service only subject to comments in forwarding letter No. 265/12. Dt. 12/01/2025
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

LAMOSE INFRA LLP
Signature

VIMAL BAJAJ
Architect CA/96/11791
238, Sector-14, Gurgaon

APPLICANT'S SIGN. ARCHITECT'S SIGN

S.T.P.(HQ) Member Secretary B.P.A.C. DTP(HQ)
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C. ATP(HQ)
DINESH KUMAR PA(HQ)
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 44965 DATED: 25/11/2025
J.D. P.A. A.T.P
JD (HQ) Member BPAC