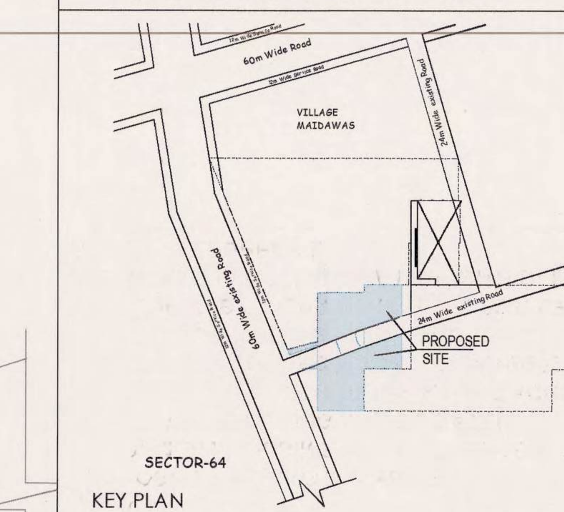
TABLE – 2- AREA STATEMENT

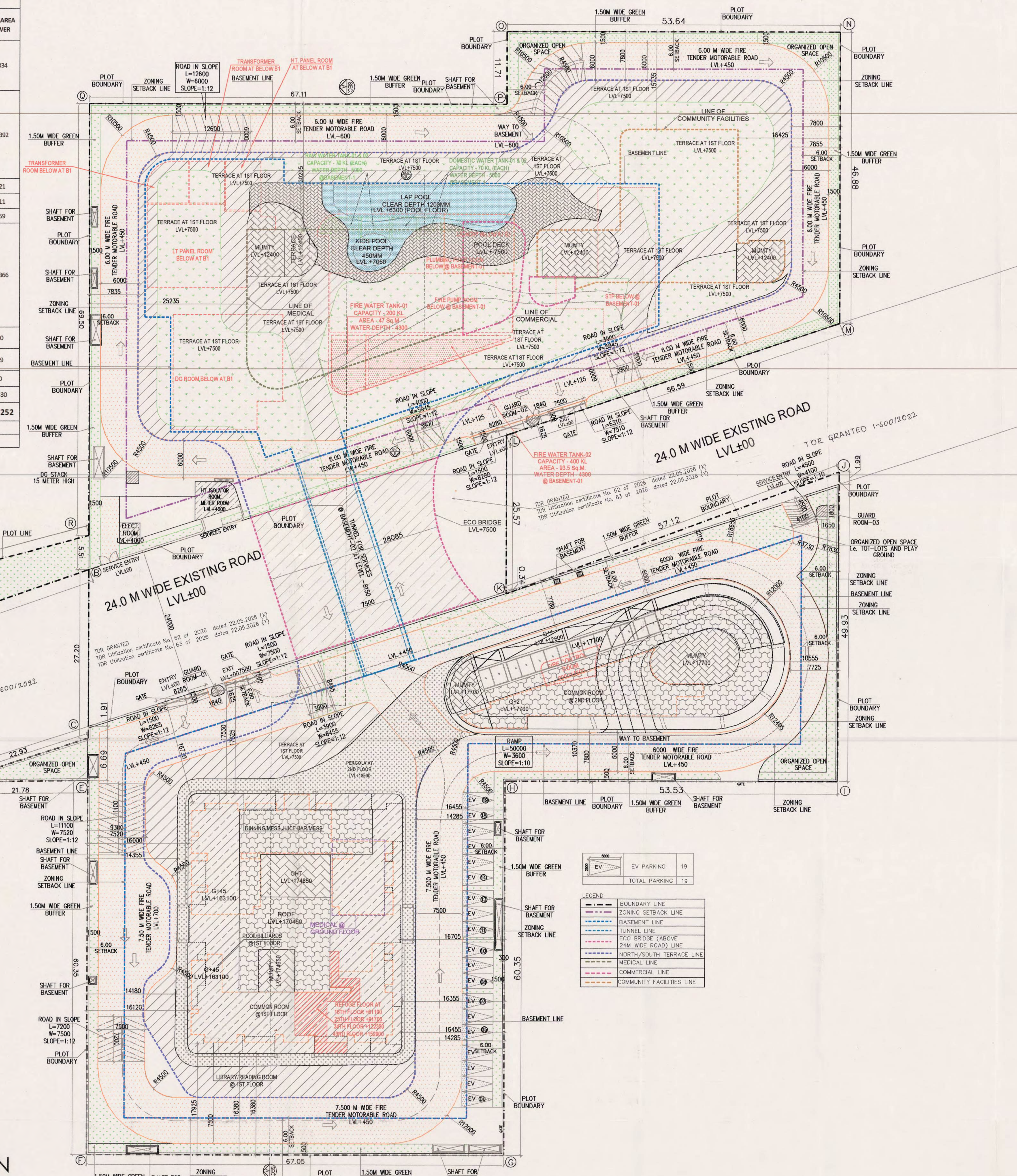
SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	NO. OF MAIN UNIT PER FLOOR	NO. OF MAIN UNIT IN FLOOR	TOTAL NO. OF MAIN UNIT IN TOWER	TOTAL NO. OF STAFF DORMITORY UNIT IN ALL TOWERS	GROUND COVERAGE OF TOWER	FAR AREA OF FLOOR	TOTAL FAR AREA OF FLOOR (SR. NO.-2X7)	TOTAL FAR AREA OF TOWER	NON FAR AREA	NON FAR AREA OF TOWER (SR. NO.-2 X 11)	BUILTUP AREA OF FLOOR (SR. NO.-8+11)	BUILTUP AREA OF FLOOR (SR. NO.-2X13)	BUILTUP AREA OF TOWER
COMMUNITY FACILITIES	GROUND FLOOR	1	0	0	-	0	1815.842	1007.040	1007.040	3318.412	808.802	808.802	1815.842	1815.842	4711.834
	1ST FLOOR	1	0	0		0		1669.717	1669.717		232.892	232.892	1902.608	1902.608	
	2ND FLOOR	1	0	0		0		641.655	641.655		40.716	40.716	682.372	682.372	
	MUMTY	1	0	0		0		-	-		311.012	311.012	311.012	311.012	
TOWER-1	GROUND FLOOR	1	0	0	172	0	1353.526	712.561	712.561	48216.761	640.965	640.965	1353.526	1353.526	53613.392
	MEZZANINE FLOOR	1	0	0		0		-	-		234.442	234.442	234.442	234.442	
	TYPICAL (2nd TO 15th,17th TO 24th, 26th TO 33rd 35th TO 42nd & 44th & 45th) FLOOR	40	4	160		160		1101.458	44058.32		72.091	2883.640	1173.549	46941.960	
	TYPICAL REFUGE (16th,25th,34th & 43rd) FLOOR	4	3	12		12		861.470	3445.88		325.083	1300.332	1186.553	4746.212	
	MUMTY		-			-		-	-		337.252	337.252	337.252	337.252	
RESIDENTIAL(DORMITORIES)	MEZZANINE FLOOR	1	0	0	-	4	201.921	160.624	160.624	160.624	41.297	41.297	201.921	201.921	201.921
RESIDENTIAL (MED.)	GROUND FLOOR	1	0	0	-	-	694.311	694.311	694.311	694.311	0.000	0.000	694.311	694.311	694.311
COMMERCIAL (RETAIL.)	GROUND FLOOR	1	0	0	-	-	186.859	186.859	186.859	186.859	0.000	0.000	186.859	186.859	186.859
BASEMENT-1 (PART-01)	-	-	-	-	-	-	-	-	-	-	663.294	663.294	663.294	663.294	24134.366
BASEMENT-2 (PART-01)	-	-	-	-	-	-	-	-	-	-	3233.342	3233.342	3233.342	3233.342	
BASEMENT-1 (PART-02)	-	-	-	-	-	-	-	216.075	216.075	216.075	4843.799	4843.799	5059.874	5059.874	
BASEMENT-2 (PART-02)	-	-	-	-	-	-	-	-	-	-	5059.736	5059.736	5059.736	5059.736	
BASEMENT-3 (PART-02)	-	-	-	-	-	-	-	-	-	-	5059.060	5059.060	5059.060	5059.060	
BASEMENT-4 (PART-02)	-	-	-	-	-	-	-	-	-	-	5059.060	5059.060	5059.060	5059.060	
ELEC. ROOM	-	-	-	-	-	-	10.890	-	-	-	10.890	10.890	10.890	10.890	10.890
HT ISOLATOR / HT METER PANEL ROOM	-	-	-	-	-	-	34.859	-	-	-	34.859	34.859	34.859	34.859	34.859
GUARD ROOM	-	-	-	-	-	-	8.950	-	-	-	8.950	8.950	8.950	8.950	8.950
PODIUM AREA	-	-	-	-	-	-	-	-	-	-	5084.830	5084.830	5084.830	5084.830	5084.830
TOTAL	-	-	-	-	172	172	4307.158	-	-	52793.042	-	35889.210	-		88682.252
TOTAL RESIDENTIAL FAR AREA										52606.183	-	-	-	-	-
TOTALCOMMERCIAL FAR AREA										186.859	-	-	-	-	-

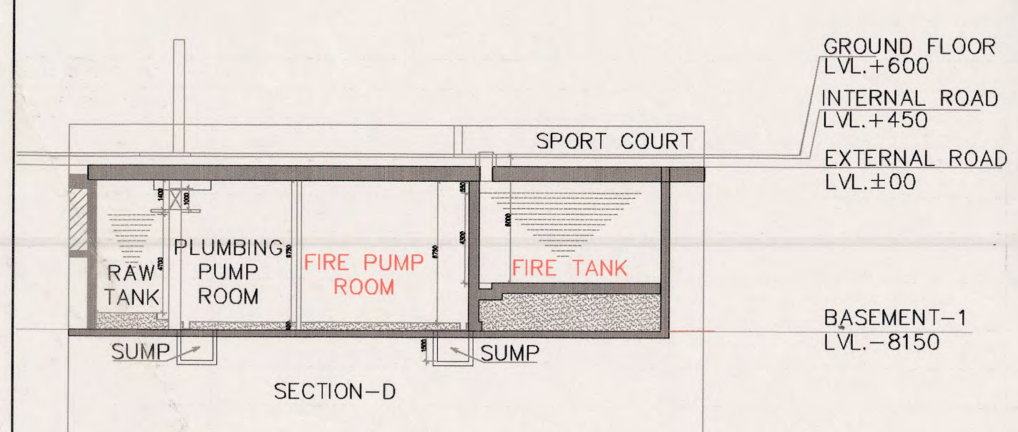
NOTES:

- BUILDING HAS BEEN DESIGNED STRUCTURALLY AS PER EXISTING RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
- POWDER TOILET, KITCHEN, DORMITORY ARE NATURALLY / MECHANICALLY VENTILATED WITH 100% BACKUP .

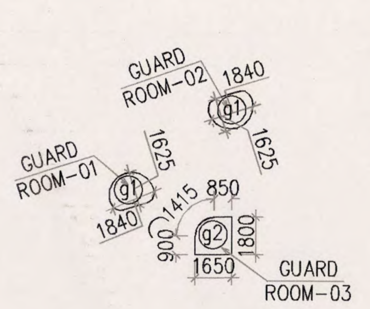


KEY PLAN

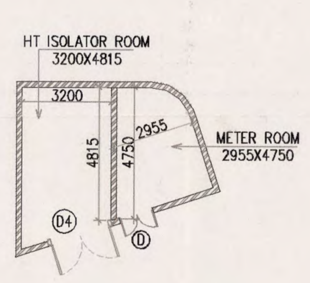


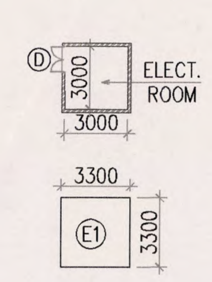


SECTION-D

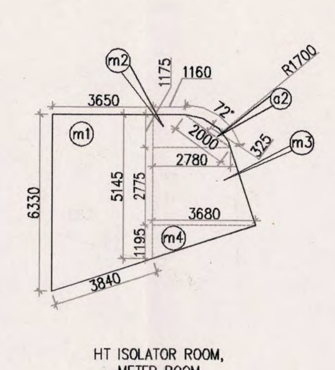


GUARD ROOM-01,02 & 03
GUARD ROOM AREA
g1 = (1.625X1.840)X2 = 5.98 SQM
g2 = 1.650X1.800 = 2.97 SQM
TOTAL = 8.950 SQM





ELEC. ROOM AREA
E1 = 3.300X3.300 =10.890 SQM



HT ISOLATOR ROOM, METER ROOM

HT ISOLATOR ROOM & METER ROOM							
GROSS - A							
m1	0.5	x	(6.330+5.145)	x	3.650	=	20.942
m2	0.5	x	(1.160+2.780)	x	1.175	=	2.315
m3	0.5	x	(3.680+2.780)	x	2.775	=	8.963
m4	0.5	x	3.680	x	1.195	=	2.199
					TOTAL	=	34.419
TOTAL HT ISOLATOR ROOM & METER ROOM AREA		=	GROSS – A	+	GROSS – B		
		=	34.419	+	0.440		
		=	34.859	SQM			

HT ISOLATOR ROOM & METER ROOM AREA (ADDITION)																		
GROSS – B																		
a1	3.14	X	1.700	X	1.700	X	72	/	360	-	0.5	X	1.700	-	0.325	X	2.000	= 0.440 SQM
																	TOTAL	= 0.440 SQM

TABLE-4		
PARKING DETAILS		
	PROPOSED NO OF CAR BAYS	ECS
NORTH POCKET		
STILT PARKING	42	46
2 WHEELER PARKING	82	-
SOUTH POCKET		
STILT PARKING	42	72
SURFACE EV CAR PARKING	19	
BASEMENT-1	114	118
BASEMENT-2	114	124
BASEMENT-3	116	124
BASEMENT-4	121	124
TOTAL SOUTH PARKING	526	562
GRAND TOTAL (4 WHEELER)	568	608
2 WHEELER PARKING	96	-
E-CART	2	-

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 24897
DATED : 14.07.2026

TABLE-3				
Item	Minimum required(Sqm)	Proposed(Sqm)	%	LOCATION
Area under retirement homes minimum 75% of Permitted FAR	39248.768	47,470.132		HIGH RISE TOWER (SOUTH POCKET)
Area under Mess/Common dining	100	385.987		1ST FLOOR (SOUTH POCKET)
Medical room	100	102.069		GROUND FLOOR (SOUTH POCKET)
Medical Center	-	694.311		GROUND FLOOR (NORTH POCKET)
COMMERICAL & Toilet area	-	186.859		GROUND FLOOR (NORTH POCKET)
Other miscellaneous facilities viz. Laundary etc.	100	107.319		BASEMENT-2
Item	Maximum permissible(Sqm)	Proposed(Sqm)	%	
Dormitory/Hostel for Staff / Service Personnel Units @ 10% of Permitted FAR	4747.013	4181.347	8.808%	
Common room / indoor Games / Gymnasium : 2 sqm/person or 500 sqm whichever is less	500	539.187		1ST & 2ND FLOOR (SOUTH POCKET)

TABLE 5 CONSOLIDATED DORMITORIES AREA DETAILS	
DORMITORIES AREA DETAILS	AREA(SQM)
MEZZANINE FLOOR	102.610
TYPICAL FLOORS	3789.96
TYPICAL REFUGE FLOORS	288.777
TOTAL	4181.347

TABLE-1	%									
Total Site area		=	4.16875			ACRES	OR	16870.306		SQM
LICENCED AREA OF SITE AS PER ZONING		=	4.16875			ACRES	OR	16870.306		SQM
Permissible Base FAR @225% (A)	@225%	=	37958.188			SQM.				
Permissible IGBC (PLATIUM Rating) Pre-certifications FAR @ 15% on Site area of 4.16875 Acres (B) Registration No: GH250886	@ 15%	=	2530.546			SQM				
Permissible TDR FAR(Residential Only) @ 75% on Site area of 4.16875 Acres (X + Y = B1)	@ 75%	=	12652.730			SQM				
TDR Utilization certificate No. 62 of 2026 dated 22.05.2026 (X)	-	=	9138.71683							
TDR Utilization certificate No. 63 of 2026 dated 22.05.2026 (Y)	-	=	3514.01317							
Total Permissible Base FAR (225%)+(75% TDR)+(15% IGBC) (C)	@ 315%	=	53141.465			SQM				
The maximum Permissible FAR For Commercial @ 2% of (A+B) = (D)		=	809.775			SQM				
Total Proposed FAR Residential (F)		=	52606.183			SQM	OR		= 311.827	%
Proposed FAR Commercial (H)		=	186.859			SQM				
		=	186.859	X	100	/	16870.306	=	1.108	%
Total Proposed FAR Residential + Commercial (F + H) = (I)		=	52793.042	X	100	/	16870.306	=	312.935	%
Total Balance FAR(C- I)		=	348.423							
Permissible Ground Coverage @40%		=	6748.122			SQM				
Proposed Ground Coverage		=	4307.158			SQM	OR			
		=	4307.158	X	100.000	/	16870.306	=	25.531	%
Balance Ground Coverage		=	2440.964			SQM				
Population Calculation										
Main Units		=	172			X	3	=	516	
Dormitory/Hostel for Staff / Service Personnel Units		=	176			X	3	=	528	
Total Proposed Population								=	1044	PERSONS
Permissible Density 250-900 PPA on 4.16875 acres(Base Zone)		=	1042	TO	3752	PERSON				
Proposed Density		=	1044	Persons or	250.43	PPA				
Car Parking Calculation										
Parking Requirement- Main Units										
Car Parking for Main Units @1 ECS per Units		=	172	X	1.0	=	172		ECS	
Total Proposed no. of Car Bays for Main Units		=	530	Cars						
Required EV Parking @ 2/100 ECS on 190 (172+18) ECS (Required Parking)		=	3.51	NOS.	OR	SAY	4	ECS		
Proposed EV Parking		=	19	NOS.						
REQUIRED ECS FOR COMMERCIAL AREA @ 1 ECS /50 SQM COVERED AREA		=	186.859	/	50	=	3.737	= 4	ECS	
PROPOSED ECS FOR COMMERCIAL AREA		=	19	Cars						
Required Organized open Space @ 20% of Net Planned area on 4.16875 acres(16870.306)		=	3374.061	SQM						
Proposed Organized open space		=	3377.042	SQM	20.018	%				

ARCHITECTURE:

ARCOP

ARCOP ASSOCIATES PVT LTD
Plot No. 36B, Sector-32, Intitutional Area, Gurugram. Haryana. 122001. India
Tel.: 91-124-4595500
91-124-4595550
Fax: 91-124-4595550

ASSOCIATE ARCHITECT:

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj, Behind D2,Vasant Kunj, New Delhi-110070.
Mob.: 9810791652,9811077209

PROJECT:

PROPOSED BUILDING PLANS OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY DATED 04.11.2024) AREA MEASURING 4.16875 ACRES (LICENCE NO. 209 OF 2025 DATED 16/10/2025 IN, SECTOR-63 GURUGRAM, BEING DEVELOPED BY MILDA BUILDWELL PVT. LTD. AND OTHER IN COLLABORATION WITH DLF HOME DEVELOPERS LTD.

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

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

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter

DINESH KUMAR PA(HQ)

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

DLF Home Developers Limited
Authorised Signatory

Date : MARCH-2026 | Scale : 1:300

Drawing Title:- SITE PLAN

Drawing No:- ST-01

DRH

01-22062026