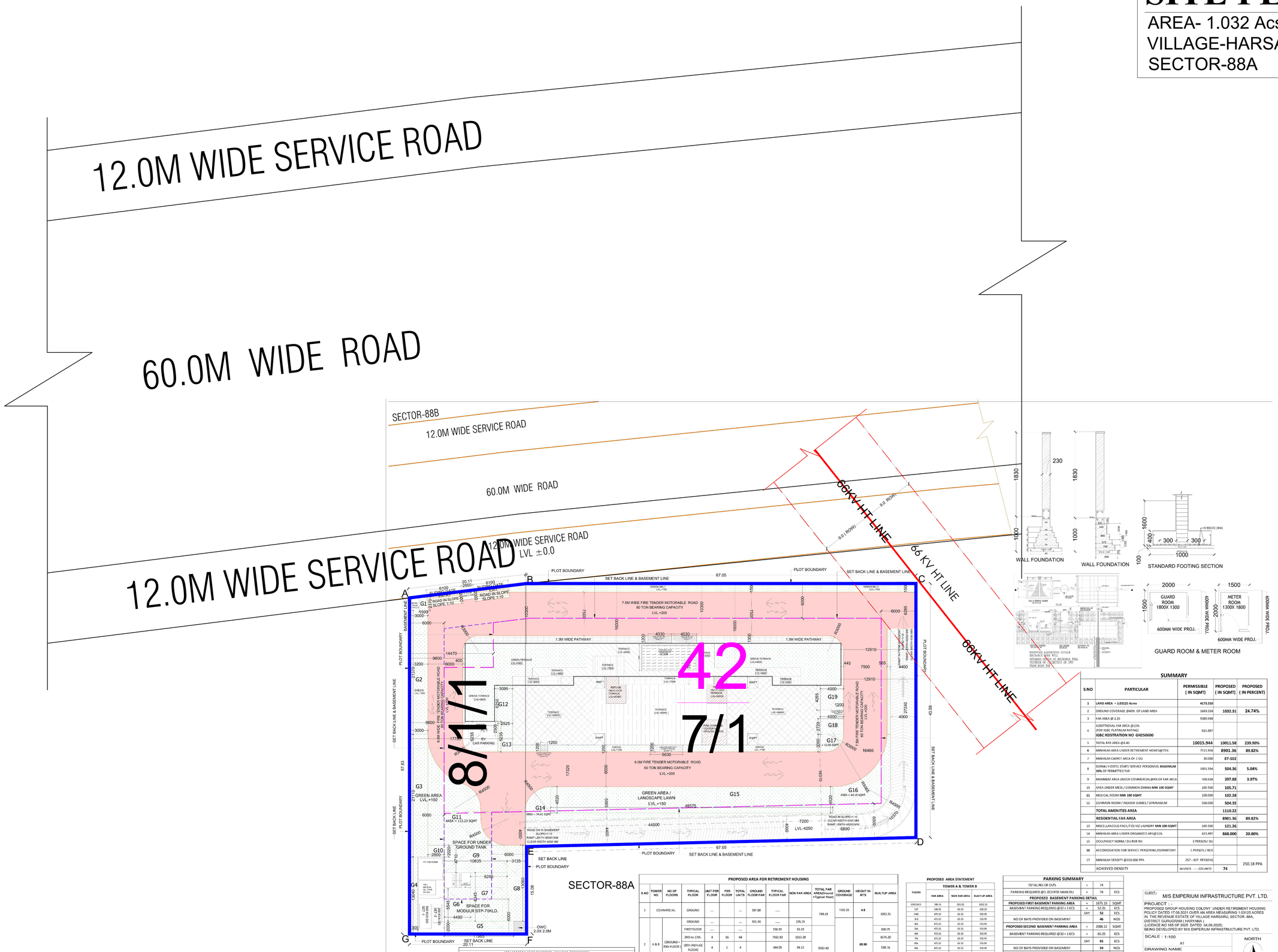
SITE PLAN

AREA- 1.032 Acs
VILLAGE-HARSARU
SECTOR-88A



SUMMARY

S:NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN PERCENT)
1	**LAND AREA = 1.03125 Acres**	**4173.330**		
2	GROUND COVERAGE @40% OF LAND AREA	1669.324	**1032.31**	**24.74%**
3	FAR AREA @ 2.25	9389.948		
4	ADDITIONAL FAR AREA @15% (FOR IGBC PLATINUM RATING) **IGBC REISTRATION NO GH2506000**	625.997		
5	TOTAL FAR AREA @2.40	**10015.944**	**10011.58**	**239.90%**
6	MINIMUM AREA UNDER RETIREMENT HOME(@75%	7513.958	**8901.36**	**89.82%**
7	MINIMUM CARPET AREA OF 1 DU	30.000	**87-102**	
8	DORM / HOSTEL STAFF/ SERVICE PERSONNEL **MAXIMUM 10%** OF PERMITTED FAR	1001.594	**504.36**	**5.04%**
9	MAXIMUM AREA UNDER COMMERCIAL@4% OF FAR AREA	400.638	**397.88**	**3.97%**
10	AREA UNDER MESS / COMMON DINING **MIN 100 SQMT**	100-500	**105.71**	
11	MEDICAL ROOM **MIN 100 SQMT**	100.000	**102.28**	
12	COMMON ROOM / INDOOR GAMES / GYMNASIUM	500.000	**504.35**	
	TOTAL AMENITIES AREA		**1110.22**	
	RESIDENTIAL FAR AREA		**8901.36**	**89.82%**
13	MISCELLANEOUS FACILITES VIZ LAUNDRY **MIN 100 SQMT**	100-500	**121.26**	
14	MINIMUM AREA UNDER ORGANIZED ARC@15%	625.997	**868.000**	**20.80%**
15	OCCUPANCY NORM / DU FOR RH	3 PERSON/ DU		
16	ACCOMODATION FOR SERVICE PERSONNEL/DORMITORY	1 PERSON / BED		
17	MINIMUM DENSITY @250-900 PPA	257 - 927 PERSONS		250.18 PPA
	ACHIEVED DENSITY	64 UNITS ----231 UNITS	**74**	

PROPOSED AREA FOR RETIREMENT HOUSING

S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	PER FLOOR	TOTAL UNITS	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NON FAR AREA	TOTAL FAR AREA(Ground +Typical floor)	GROUND COVERAGE	HEIGHT IN MTS	BUILTUP AREA
1	COMMERCIAL		GROUND	---		---	397.88	----		749.18	1032.25	**4.8**	1032.31
2	A & B	(GROUND + 20th FLOOR)	GROUND	---		---	351.30	----	235.23	9262.40		**69.90**	600.25
			FIRST FLOOR	---		---		536.92	63.33				8575.20
			2ND to 17th	4	16	64		7561.92	1013.28				538.16
			18TH (REFUGE FLOOR)	4	1	4		444.05	94.11				571.10
			19TH	4	1	4		522.77	63.33				211.74
			20TH	2	1	2		211.74	----				2390.48
3	FIRST BASEMENT AREA								2390.48				2390.48
4	SECOND BASMENT AREA								2390.48				83.88
5	MUMTY NON FAR AREA												6.00
6	GUARD&METER ROOM AREA								6				70.00
7	STP AREA								70				142.15
8	UGT AREA WITH STAIRCASE								142.15				
	TOTAL					**74**				**10011.58**	**1032.25**		**16609.75**

PROPOSED AREA STATEMENT

FLOORS	TOWER A & TOWER B FAR AREA	NON FAR AREA	BUILT UP AREA
GROUND	346.18	203.53	1032.31
1ST	536.92	63.33	600.25
2ND	470.42	63.33	535.95
3rd	470.42	63.33	535.95
4th	470.42	63.33	535.95
5th	470.42	63.33	535.95
6th	470.42	63.33	535.95
7th	470.42	63.33	535.95
8th	470.42	63.33	535.95
9th	470.42	63.33	535.95
10th	470.42	63.33	535.95
11th	470.42	63.33	535.95
12th	470.42	63.33	535.95
13th	470.42	63.33	535.95
14th	470.42	63.33	535.95
15th	470.42	63.33	535.95
16th	470.42	63.33	535.95
17th	470.42	63.33	535.95
18th	444.05	94.11	538.16
19th	307.77	63.33	371.1
20TH	211.74		211.74
MUMTY / MACHINE ROOM		83.88	83.88
TOTAL AREA	9001.58		15612.64

PARKING SUMMARY

TOTAL NO.OF DUS	=	74	
PARKING REQUIRED @1. ECS PER MAIN DU	=	74	ECS
PROPOSED BASEMENT PARKING DETAIL			
PROPOSED FIRST BASEMENT PARKING AREA	=	1675.15	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS		52.35	ECS
	SAY	**52**	ECS
NO OF BAYS PROVIDED ON BASEMENT		**46**	NOS
PROPOSED SECOND BASEMENT PARKING AREA	=	2088.12	SQMT
BASEMENT PARKING REQUIRED @32 = 1 ECS	=	65.25	ECS
	SAY	**65**	ECS
NO OF BAYS PROVIDED ON BASEMENT		**54**	NOS
TOTAL NO OF PARKING IN BASEMNT		**100**	NOS
OPEN PARKING DETAIL			
P1 (5.235 X 6.060)	=	31.724	
	=	31.724	
OPEN PARKING DETAIL	=	1.379	
HANDICAPPED PARKING	=	**2**	NOS
EV PARKING	SAY	**2**	NOS
NO OF BAYS PROVIDED ON OPEN		**4**	NOS
TOTAL NO OF BAYS PROVIDED	=	**104**	NOS

AREA AND POPULATION STATEMENT (BUILDING DESCRIPTION)

S.No.	Bldg Type	Typetap	Description No. of Floors	No. of Units of GROUND TO 6th Level	No. of Units of 7TH to FLOOR 18	Total No. of Apartments: Max. of Units TYPICAL FLOOR	Total Unit in Tower	Population: Persons per Unit	Male Population	CARPET AREA	BALCONY / TERRACE AREA
	TOWER A	2BHK + STUDY PERSONS Type- I	C = 2999/75,000	---	9	18	4	22	132.142	30.000	
		2BHK + STUDY PERSONS Type- II		---	5	10	4	21	132.142	30.000	
		3BHK Type-2		---	9	18	3	24	132.142	30.000	
		3BHK Type-2a		---	8	16	3	48	132.142	30.000	
		2BHK Type-2		---	1	2	3	6	87.019	30.000	
		2BHK Type-4		---	1	2	3	6	132.142	30.440	
	GRAND TOTAL					**74**		**255**			

PARTICULARS	
CLIENT:-	M/S EMPERIUM INFRASTRUCTURE PVT. LTD.
PROJECT :-	PROPOSED GROUP HOUSING COLONY UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021 OVER AN AREA MEASURING 1.03125 ACRES IN THE REVENUE ESTATE OF VILLAGE HARSARU, SECTOR -88A, DISTRICT GURUGRAM (HARYANA). (LICENCE NO 165 OF 2025 DATED 04.09.2025) BEING DEVELOPED BY M/S EMPERIUM INFRASTRUCTURE PVT. LTD.
SCALE : 1:100	A1
DRAWING NAME:	SITE PLAN
DRAWING NO.	SUB-01
APPLICANT'S SIGN.	
ARCHITECT'S SIGN	VIMAL BAJAJ Architect CA/91/11781 938, Sector-14, Gurgaon

NORTH