

BUILDING BLOCKS	STACK PARKING IN OPEN AREA	AREA SUMMARY (AREA IN SQ.MT.)										
		COMMERCIAL BLOCK-A	COMMERCIAL BLOCK-B	SERVICE PERSON ROOMS (COMMERCIAL BLOCK-B)	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	STILT/GROUND FLOOR AREA	TOTAL COMMERCIAL	TOTAL RESIDENTIAL
GROUND COVERAGE AREA	632.500	1129.279	412.341		1100.901		1040.734		432.973		4748.728	
FAR AREA		1129.279	518.762	2247.754	6942.708	6942.708	6808.932	6942.708	8204.502	1648.041	39440.675	
NON FAR AREA				422.592	947.978	947.978	947.978	940.019	963.422	0.000	6117.944	

PARKING CALCULATIONS		
TOTAL NO. OF DWELLING UNITS	338	NOS
REQUIRED CAR PARKING @ 1 ECS PER DWELLING UNIT	338	ECS
TOTAL COMMERCIAL AREA	1648.08	SQ.MT.
CAR PARKING FOR COMMERCIAL @ 1 ECS PER 50 SQ MTR.	32.96	ECS
TOTAL NUMBER OF ECS REQUIRED	371	ECS

CAR PARKING PROVIDED		
CAR PARKING IN BASEMENT - 1	115	NOS
CAR PARKING IN BASEMENT - 2	129	NOS
CAR PARKING IN OPEN AREA	32	NOS
DOUBLE STACK CAR PARKING IN OPEN AREA (48*2)	96	NOS
TOTAL PARKING PROVIDED	372	NOS

NON FAR AREA	TOWER-A&B AREA (IN SQ.MT.)	TOWER-C&D AREA (IN SQ.MT.)	TOWER-E AREA (IN SQ.MT.)	TOTAL AREA (IN SQ.MT.)
STILT / GROUND FLOOR	394.418	309.978	259.026	963.422

DESCRIPTION	*FAR CALCULATIONS OF ALL TOWERS					SERVICE PERSON ROOMS (COMMERCIAL BLOCK-B)	MESS / COMMON DINING (UNDER TOWER A & E)	MEDICAL ROOM (UNDER TOWER A)	COMMON ROOM / INDOOR GAMES / GYMNASIUM (UNDER TOWER A, B, C & D)	LAUNDRY / MISCELLANEOUS (UNDER TOWER B)	TOTAL AREA (IN SQ.MT.)
	TOWER-A AREA (IN SQ.MT.)	TOWER-B AREA (IN SQ.MT.)	TOWER-C AREA (IN SQ.MT.)	TOWER-D AREA (IN SQ.MT.)	TOWER-E AREA (IN SQ.MT.)						
STILT / GROUND FLOOR	99.905	99.905	99.905	99.905	100.982		133.78	102.85	511.29	102.85	1351.365
1ST FLOOR	331.394	331.394	331.394	331.394	372.932	159.240					1857.747
2nd FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
3rd FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
4th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
5th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
6th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
7th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
8th FLOOR	331.394	331.394	331.394	331.394	372.932	265.661					1964.168
9th FLOOR	331.394	331.394	331.394	331.394	372.932	228.884					1927.391
10th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
11th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
12th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
13th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
14th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
15th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
16th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
17th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
18th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
19th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
20th FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
21st FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
22nd FLOOR	331.394	331.394	331.394	331.394	372.932						1698.507
TOTAL FAR AREA	6942.708	6942.708	6808.932	6942.708	8204.502	2247.754	133.780	102.847	511.288	102.847	39440.675

PERMISSIBLE AREA UNDER RETIREMENT HOMES (MIN. 75% OF PERMITTED FAR)	30901.494
PROPOSED AREA UNDER RETIREMENT HOMES (6942.708 + 6942.708 + 6808.932 + 6942.708 + 8204.502 + 2247.754)	38089.312
PROPOSED % (38089.312 / 41201.992 * 100)	92.45%

TOTAL BUILT UP			
AREA IN SQM	FAR AREA	NON FAR AREA	TOTAL
COMMERCIAL - 1 & 2	1648.04		1648.04
BASEMENT 1		8339.237	8339.24
BASEMENT 2		8903.829	8903.83
RESIDENTIAL	39440.675	6117.944	45558.62
TOTAL BUILT UP	41088.716	23361.009	64449.72

DESCRIPTION	AREA CALCULATION	AREA (IN SQ.MT.)	AREA (IN ACRES)
TOTAL PLOT AREA (NET PLANNED AREA)		18311.996	4.525
PERMISSIBLE GROUND COVERAGE @40%		7324.799	
PROPOSED GROUND COVERAGE		4748.728	
ACHIEVED % OF GROUND COVERAGE		25.93%	

FAR AREA CALCULATIONS		
PERMISSIBLE FAR @225	41201.992	
PROPOSED FAR @ 224.38 (COMMERCIAL + RESIDENTIAL + COMMUNITY BUILDINGS)	41088.716	

COMMERCIAL AREA CALCULATIONS		
MAX. PERMISSIBLE COMMERCIAL AREA @ 4% OF PERMISSIBLE FAR	1648.080	
TOTAL PROPOSED COMMERCIAL AREA @ 4% OF PERMISSIBLE FAR	1648.041	

RESIDENTIAL AREA CALCULATIONS		
BALANCE PERMISSIBLE RESIDENTIAL FAR (TOTAL PERMISSIBLE FAR-PROPOSED COMMERCIAL FAR)	39553.951	
PROPOSED RESIDENTIAL FAR (RESIDENTIAL + COMMUNITY BUILDINGS) @ 95.73% OF FAR	39440.675	

PERMISSIBLE AREA OF DORMITORY / SERVICE PERSONS (MAXIMUM 10% OF PERMITTED FAR)		
PERMISSIBLE AREA OF DORMITORY / SERVICE PERSONS	4120.199	
PROPOSED AREA OF DORMITORY / SERVICE PERSONS (9.08% OF PERMITTED FAR)	3741.702	

COMMUNITY BUILDINGS	REQUIRED AREA (IN SQ.MT.)	PROPOSED AREA (IN SQ.MT.)
PERMISSIBLE AREA OF MESS (MINIMUM)	100	133.780
PERMISSIBLE AREA OF MEDICAL ROOM (MINIMUM)	100	102.847
COMMON ROOM / INDOOR GAMES / GYMNASIUM	500	511.288
LAUNDRY / MISCELLANEOUS (MINIMUM)	100	102.847
TOTAL PROPOSED AREA UNDER COMMUNITY BUILDINGS	800	850.761

DENSITY CALCULATIONS		
MIN. & MAX. DENSITY CALCULATION	250-900 PPA	
PERMISSIBLE DENSITY ON 4.525 ACRES	1131.250	4072.500
PROPOSED DWELLING UNITS	338	
POPULATION ON DWELLING UNITS @ 3	1014	
PROPOSED SERVICE PERSONS / CARE TAKER UNITS	128	
POPULATION ON SERVICE PERSONS / CARE TAKER UNITS @ 2	256	
TOTAL POPULATION (1014 + 256)	1270	
ACHIEVED DENSITY (1270 / 4.525)	280.663	PPA

GREEN AREA CALCULATIONS		
MINIMUM PERMISSIBLE GREEN AREA REQUIRED @ 15% ON 4.525 ACRES	2746.799	
PROPOSED ORGANISED GREEN AREA	3663.421	
ACHIEVED % OF GREEN AREA	20.006	

TOTAL NO. OF SERVICE PERSONAL UNITS TOWER-A,B&D		
FAR AREA OF ONE SERVICE PERSONAL UNIT	24.899	
TOTAL FAR AREA OF SERVICE PERSONAL UNITS	1493.9475	

TOTAL NO. OF SERVICE PERSONAL UNITS ABOVE COMMERCIAL BLOCK-B		
FARAREA OF SERVICE PERSONAL UNITS ABOVE COMMERCIAL BLOCK-B	2247.754	
TOTAL FAR AREA OF ALL SERVICE PERSONAL(CARE TAKER) UNITS	3741.702	

**GENERAL NOTES:-**

- WATER HARVESTING**  
CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENTS AS PER NORMS IF MINIMUM ANTICIPATED DISCHARGE OF WATER WILL BE MORE THAN 10,000 LTRS OR ABOVE PER DAY THEN IT SHOULD BE INCORPORATED THROUGH WASTE WATER RECYCLING SYSTEM AS PER NORMS.  
RECYCLED WATER SHOULD BE USED FOR HORTICULTURE PURPOSE.
- STRUCTURAL STABILITY**  
THE STRUCTURAL PARTS OF THE BUILDING HAVE BEEN DESIGNED BY QUALIFIED STRUCTURAL ENGINEER ON THE BASIS OF CALCULATIONS AND ARE CONSIDERED SAFE IN ACCORDANCE WITH THE LATEST STRUCTURAL CODES.  
THE BUILDING WILL BE DESIGNED AS EARTHQUAKE RESISTANCE.
- SOLAR PHOTOVOLTAIC POWER SYSTEM**  
THAT WE WILL PROVIDE THE SOLAR PHOTOVOLTAIC POWER SYSTEM AS PER THE LATEST NOTIFICATION ISSUED BY THE GOVERNMENT OF HARYANA.

OWNER:  
**ARTTECH ELEGANT HOMES LLP.**

PROJECT:  
PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES LICENSE No- 16 OF 2025 DATED 30-01-2025 IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTTECH ELEGANT HOMES LLP.

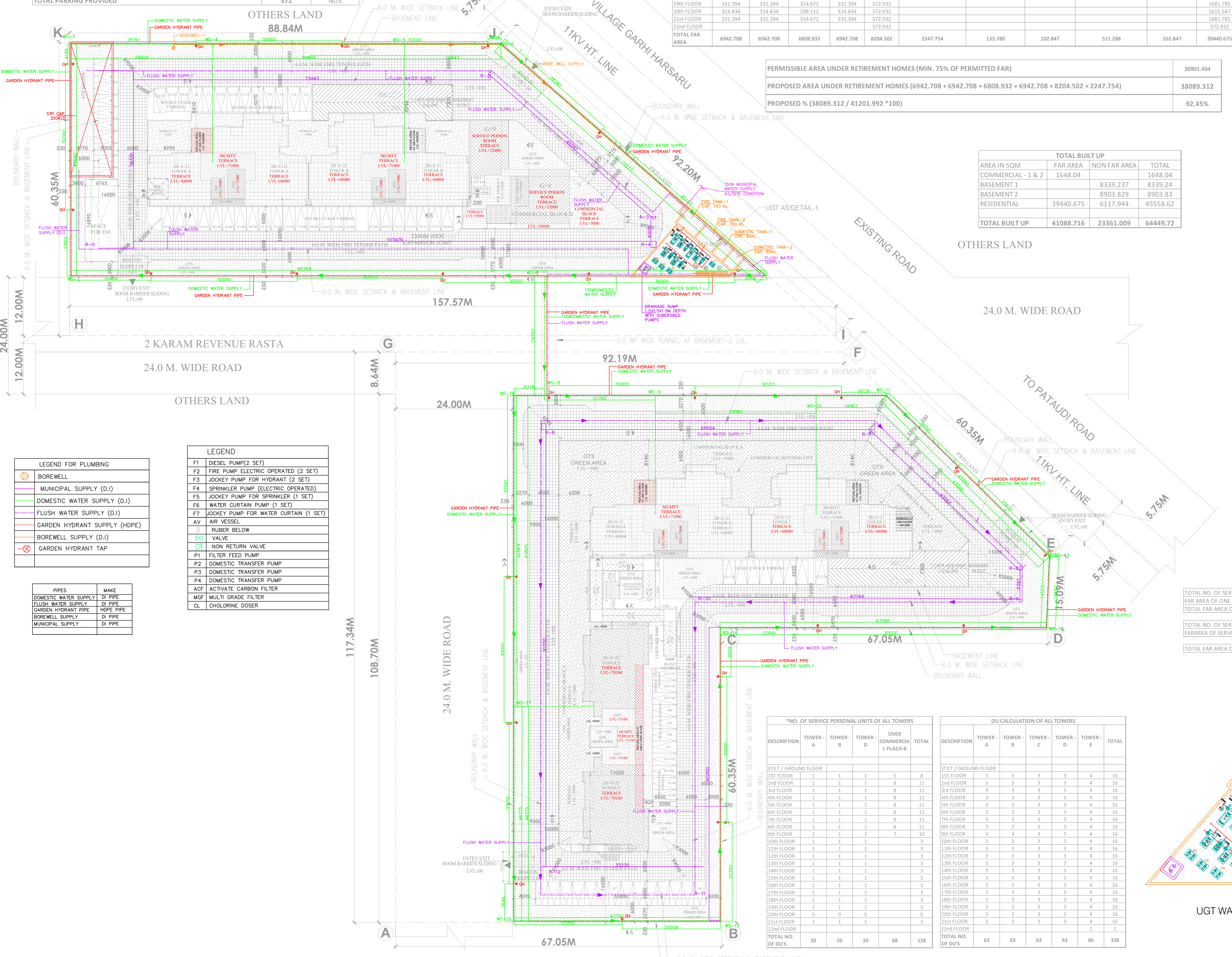
ARCHITECTURAL CONSULTANT:  
**NIHMAN ARCHITECTS & INTERIOR DESIGNERS**  
In forwarding letter No. 18/REGA/2025 dated 06/09/2025

TITLE:  
**SITE PLAN**

SCALE - 1:300  
DRG.NO.-01

ARCHITECT'S SIGN: *[Signature]*  
OWNERS SIGN: *[Signature]*

For ARTTECH ELEGANT HOMES LLP  
Partner



LEGEND FOR PLUMBING	
	BOREWELL
	MUNICIPAL SUPPLY (D.I.)
	DOMESTIC WATER SUPPLY (D.I.)
	FLUSH WATER SUPPLY (D.I.)
	GARDEN HYDRANT SUPPLY (HDPE)
	AIR VESSEL
	RUBBER BELOW
	VALVE
	NON RETURN VALVE
	FILTER FEED PUMP
	DOMESTIC TRANSFER PUMP
	DOMESTIC TRANSFER PUMP
	DOMESTIC TRANSFER PUMP
	ACTIVATE CARBON FILTER
	MULTI GRADE FILTER
	CHLORINE DOSER

PIPES	MAKE
DOMESTIC WATER SUPPLY	DI PIPE
FLUSH WATER SUPPLY	DI PIPE
GARDEN HYDRANT PIPE	HDPE PIPE
BOREWELL SUPPLY	DI PIPE
MUNICIPAL SUPPLY	DI PIPE

*NO. OF SERVICE PERSONAL UNITS OF ALL TOWERS					
DESCRIPTION	TOWER-A	TOWER-B	TOWER-D	OVER COMMERCIAL PLAZA-B	TOTAL
STILT / GROUND FLOOR					
1ST FLOOR	1	1	1	5	8
2nd FLOOR	1	1	1	8	11
3rd FLOOR	1	1	1	8	11
4th FLOOR	1	1	1	8	11
5th FLOOR	1	1	1	8	11
6th FLOOR	1	1	1	8	11
7th FLOOR	1	1	1	8	11
8th FLOOR	1	1	1	8	11
9th FLOOR	1	1	1	7	10
10th FLOOR	1	1	1	3	3
11th FLOOR	1	1	1	3	3
12th FLOOR	1	1	1	3	3
13th FLOOR	1	1	1	3	3
14th FLOOR	1	1	1	3	3
15th FLOOR	1	1	1	3	3
16th FLOOR	1	1	1	3	3
17th FLOOR	1	1	1	3	3
18th FLOOR	1	1	1	3	3
19th FLOOR	1	1	1	3	3
20th FLOOR	0	0	0	0	0
21st FLOOR	1	1	1	3	3
22nd FLOOR					
TOTAL NO. OF DU'S	20	20	20	68	128

DU CALCULATION OF ALL TOWERS						
DESCRIPTION	TOWER-A	TOWER-B	TOWER-C	TOWER-D	TOWER-E	TOTAL
STILT / GROUND FLOOR						
1ST FLOOR	3	3	3	3	4	16
2nd FLOOR	3	3	3	3	4	16
3rd FLOOR	3	3	3	3	4	16
4th FLOOR	3	3	3	3	4	16
5th FLOOR	3	3	3	3	4	16
6th FLOOR	3	3	3	3	4	16
7th FLOOR	3	3	3	3	4	16
8th FLOOR	3	3	3	3	4	16
9th FLOOR	3	3	3	3	4	16
10th FLOOR	3	3	3	3	4	16
11th FLOOR	3	3	3	3	4	16
12th FLOOR	3	3	3	3	4	16
13th FLOOR	3	3	3	3	4	16
14th FLOOR	3	3	3	3	4	16
15th FLOOR	3	3	3	3	4	16
16th FLOOR	3	3	3	3	4	16
17th FLOOR	3	3	3	3	4	16
18th FLOOR	3	3	3	3	4	16
19th FLOOR	3	3	3	3	4	16
20th FLOOR	3	3	3	3	4	16
21st FLOOR	3	3	3	3	4	16
22nd FLOOR						
TOTAL NO. OF DU'S	63	63	63	63	86	338

