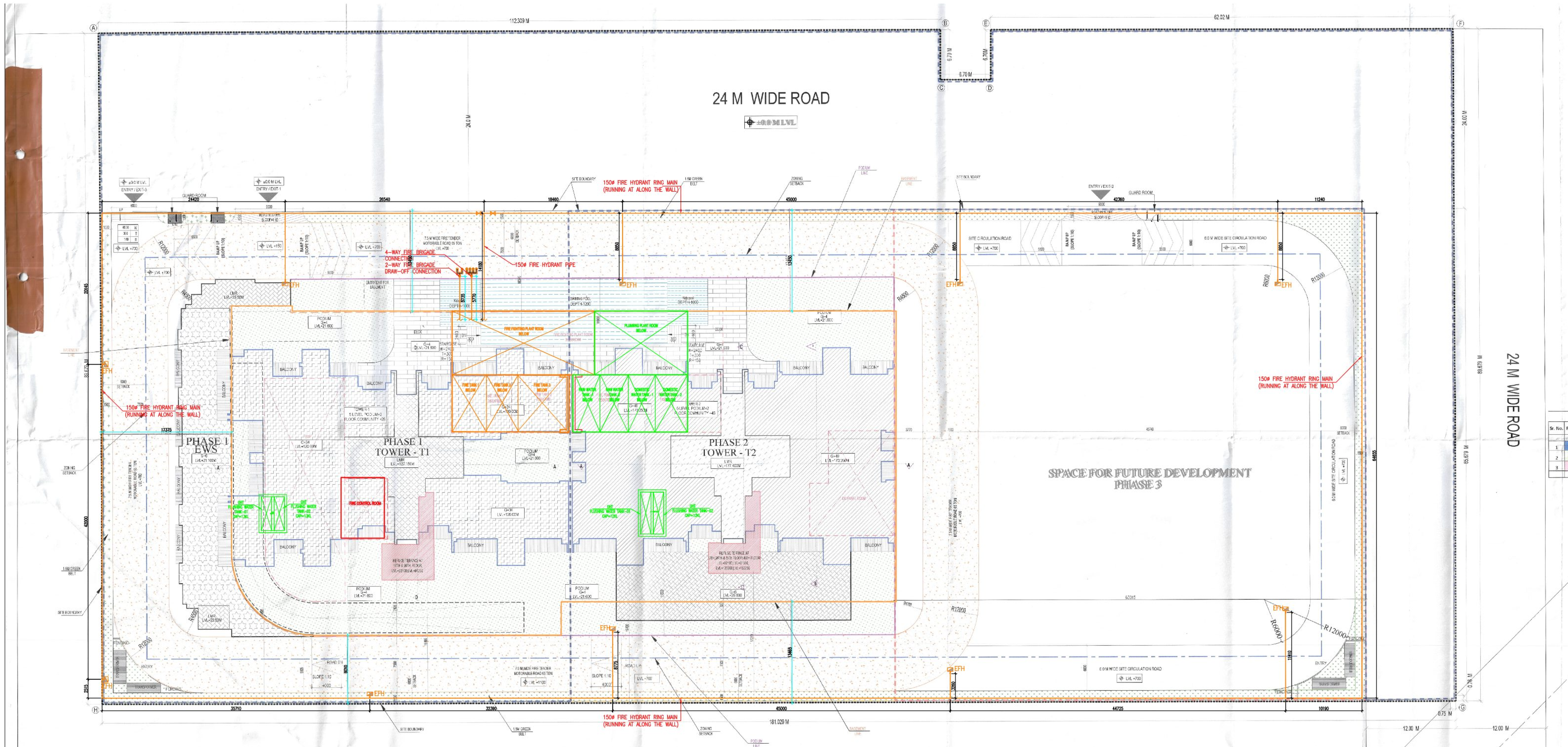


TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ALL TOWER (RESIDENTIAL)	TOTAL FAR (COMMERCIAL)	TOTAL BUILT-UP/ ONE FLOOR	TOTAL BUILT-UP/ ALL FLOORS	TOTAL BUILT-UP AREA OF ALLTOWER	NON FAR/ ONE FLOOR	NON FAR/ ALL FLOORS	NON FAR AREA OF ALLTOWER	TOTAL GROUND COVERAGE OF ALL TOWER	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS
TOWER - 1	GROUND FLOOR	1	235.840	235.840	22348.642	301.857	4158.741	4158.741	28037.258	3071.875	3071.875	4836.69		108	-
	TYPICAL FLOOR(7TH-16TH, 18TH-25TH & 27TH-33RD FLOOR)	25	819.716	20492.900			848.316	21207.900		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	810.401	1620.802			839.001	1678.002		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			848.194	848.194		848.194	848.194				
	MUMTY MACHINE ROOM	1	-	-			144.421	144.421		144.421	144.421				
TOWER - 2	GROUND FLOOR	1	309.268	309.268	31617.126	239.601	-	-	33963.672	-	-	2345.81	4,158.741	150	28
	TYPICAL FLOOR(7TH-16TH, 18TH-25TH & 27TH-33RD FLOOR)	25	711.351	17783.775			739.951	18498.775		28.600	715.000				
	TYPICAL FLOOR(17TH,26TH FLOOR) WITH REFUGE FLOOR	2	702.261	1404.522			730.861	1461.722		28.600	57.200				
	SERVICE FLOOR 34TH FLOOR	1	-	-			739.951	739.951		739.951	739.951				
	35TH FLOOR	1	-	-			144.421	144.421		144.421	144.421				
	TYPICAL PENT HOUSE(37TH-39TH & 46TH-49TH FLOOR)	7	885.803	6200.621			914.403	6400.821		28.600	200.200				
	TYPICAL FLOOR (45TH FLOOR) WITH REFUGE FLOOR	1	878.250	878.25			906.850	906.850		28.600	28.600				
	TYPICAL FLOOR (36TH & 40TH TO 44TH FLOOR)	6	890.115	5340.69			918.715	5512.290		28.600	171.600				
	MUMTY MACHINE ROOM	2	-	-			144.421	288.842		144.421	288.842				
COMMUNITY BUILDING	5TH FLOOR	1	591.749	591.749	1778.640		2241.841	2241.841	3659.005	1650.092	1650.092	1880.365			
	6TH FLOOR	1	1186.891	1186.891			1417.164	1417.164		230.273	230.273				
EWS	GROUND FLOOR	1	78.106	78.106	1966.156		355.874	355.874	2380.448	277.768	277.768	414.292	355.874	66	
	TYPICAL FLOOR (1ST TO 6TH FLOOR)	6	314.675	1888.050			327.429	2024.574		22.754	136.524				
GUARD ROOM	GROUND FLOOR	2	5.280	10.560	10.560	-	5.280	10.560	10.560	-	-	-	10.560	-	-
HT PANNEL & METER ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PODIUM - 1	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM - 2	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM - 3	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
PODIUM - 4	-	-	-	-	-	-	4158.741	4158.741	4158.741	4158.741	4158.741	4158.741	-	-	-
BASEMENT - 1	-	-	-	-	-	-	3615.046	3615.046	3615.046	3615.046	3615.046	3615.046	-	-	-
EWS BASEMENT	-	-	-	-	-	-	249.744	249.744	249.744	249.744	249.744	249.744	-	-	-
TOTAL					58022.124	541.658			88540.697			39976.515	4626.176	324	28
GRNAD TOTAL FAR					58563.782										

AREA SUMMARY					REMARKS	
S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	UNIT	PERMISSIBLE	PROPOSED
1	TOTAL PLOT AREA OF THE SCHEME (4 ACRES)	16187.440		SQM.		
2	GROUND COVERAGE (60 %)	9712.464	4525.175	SQM.	60% OF TOTAL SITE AREA	27.95% OF TOTAL SITE AREA
3	FAR (3.5 TOD)	56656.040		SQM.	3.50 OF TOTAL SITE AREA	
4	FAR RESIDENTIAL COMPONENT @99 % MAXIMUM	56089.480			3.465 OF TOTAL SITE AREA	
5	FAR COMMERCIAL COMPONENT @ 1% MAXIMUM	566.560			.035 OF TOTAL SITE AREA	
6	FAR (@12 % GRIHA 4 STAR OF SITE AREA)	1942.493		SQM.	12% OF TOTAL SITE AREA	
7	TOTAL FAR RESIDENTIAL COMPONENT@ 99% MAX + GRIHA 4 STAR	58031.972	58022.124	SQM.	3.584 OF TOTAL SITE AREA	3.584
8	TOTAL FAR COMMERCIAL COMPONENT @ 1 %	566.560	541.658	SQM.	.033 OF TOTAL SITE AREA	0.033
9	PROPOSED MAIN DWELLING UNIT		258	NOS.		
10	EWS UNIT (PROPOSED DWELLING UNITS x 15%x 100)/ 85	45.529	66	NOS.	15% OF TOTAL DWELLING UNITS	15.285 % OF TOTAL DWELLING UNITS
	TOTAL DWELLING UNITS (MDU + EWS)		324	NOS.		
11	SERVICE PERSONNEL UNIT	25.800	28	NOS.	10% OF MAIN DWELLING UNITS	10.85 % OF MAIN DWELLING UNITS
12	CAR PARKING	317	317	NOS.	AS PER TABLE BELOW	
15	CONVINIENT SHOPPING AREA MAXIMUM 1 % OF FAR	566.560	560.560	SQM.	MAXIMUM 1 % OF FAR	
16	PROPOSED BASEMENT AREA		3615.046	SQM.		
17	ORGANISED GREEN SPACE 15% OF PLOT AREA	2428.116	2437.317	SQM.	MINIMUM 15% OF PLOT AREA	PROPOSED 15.05%

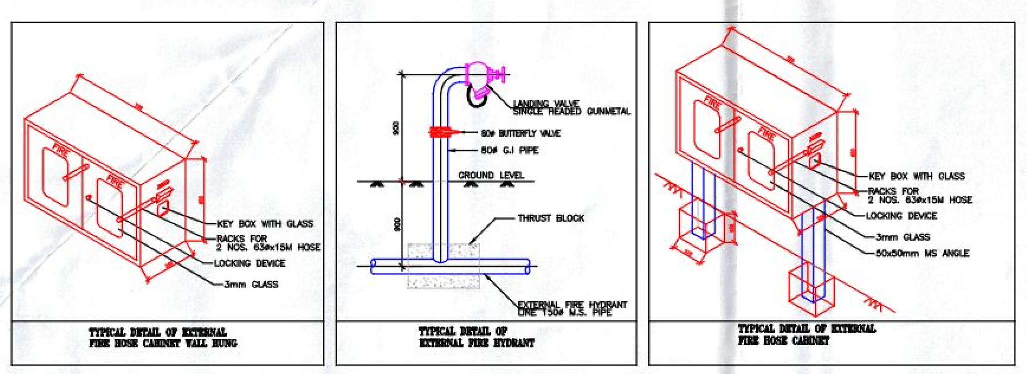
		UNIT NO.s	DENSITY
MAIN UNITS	5 Person / Un	258	1290
SERVICE PERSONAL UNIT (SPU) 10% of Main Units	2 Person / Un	28	56
EWS	2 Person / Un	66	132
TOTAL PROPOSED DENSITY			1478

PERMISSIBLE DENSITY IN INTENSE TOD ZONE OF 4 ACRES @ 540 TO 660 PPA	2160 PERSONS TO 2640 PERSONS
PROPOSED POPULATION	1478 PERSONS
PROPOSED DENSITY	369.5 PPA

PARKING REQUIREMENT					
S.NO.	DESCRIPTION	REQUIRED	NO OF UNITS	REQUIRED	PROPOSED
1	UP TO 100 SQM. OF CARPET AREA OF DWELLING UNIT	0.5 ECS	0	0	
2	BETWEEN 100 - 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.0 ECS	192	192	
3	ABOVE 150 SQM. OF CARPET AREA OF DWELLING UNIT	1.5 ECS	66	99	
4	EWS - 5% OF REQUIRED ECS			15	
5	1 CAR OF 50 SQM ON CARPET AREA OF COMMERCIAL			11	
6	TOTAL CAR PARKING			317	317

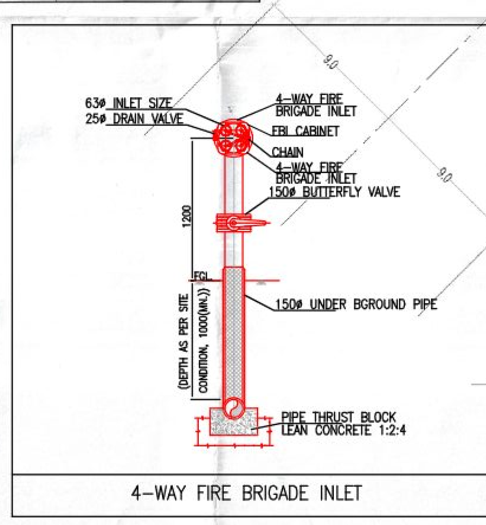
TOT - LOT AND GREEN AREA REQUIRED = 2428.11 SQM. = 15% OF THE PLOT
TOT - LOT AND GREEN AREA PROVIDED = 2437.317 SQM. = 15.05% OF THE PLOT

	PERMISSIBLE ECS	PROPOSED NO OF BAYS	CAR PARK FOR EWS
GROUND FLOOR	119	19	28
PODIUM-1	100	65	
PODIUM-2	103	73	
PODIUM-3	103	73	
PODIUM-4	102	73	
TOTAL	537	303	
GRAND TOTAL		331	

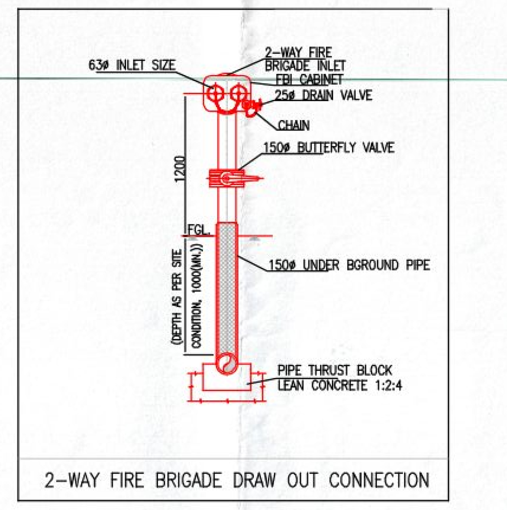


FIRE FIGHTING LEGEND :-

S. No.	SYMBOL	DESCRIPTION
1.	EFH	EXTERNAL FIRE HYDRANT WITH EXTERNAL FIRE HOSE CABINET
2.		4-WAY FIRE BRIGADE INLET CONNECTION
3.		BUTTERFLY VALVE
4.		NONRETURN VALVE (CHECK VALVE)
5.		EXTERNAL HYDRANT PIPE
6.		2-WAY FIRE DRAW OUT CONNECTION



4-WAY FIRE BRIGADE INLET



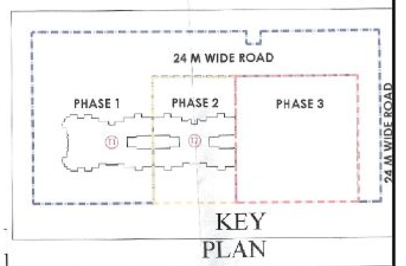
2-WAY FIRE BRIGADE DRAW OUT CONNECTION

NOTE :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

Note :-

"We, hereby, undertake to pay EESDC for 33kV PPB @ Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023"



KEY PLAN

NOTE:-

"We, hereby, undertake to pay EESDC for 33kV PPB @Rs 31 Lakh per MVA as per notification dated 27th Sept 2023 regulation no. HERC/34/2016/2nd Amendment/2023

TENTATIVE / INDICATIVE FAR INTENDED TO BE UTILIZED

Sr. No.	Phase No.	Area in acres	FAR to be utilized		Tentative FAR to be obtained through TDR and GREEN
			Sqm	% of FAR	
1	Phase 1	2.279	24281.10	1.50	
2	Phase 2	0.698	24281.10	1.50	FAR to be obtained through TDR and GREEN as per extent policy, will be loaded as per requirement
3	Phase 3	1.023	8093.70	0.50	
	TOTAL	4.00	56655.90	3.50	

PROJECT:
PROPOSED BUILDING PLAN FOR MIX LAND USE COLONY (99.00% RESIDENTIAL COMPONENT + 1.00% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR AN AREA MEASURING 4.00 ACRES (LICENCE NO. 141 OF 2024 DATED 11.11.2024 IN SECTOR 88-A, GURUGRAM BEING DEVELOPED BY DEVASYA DEVELOPERS PVT. LTD.

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar CA/2012/55971

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

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
AD
PA
ATP(HQ)
ATP
DTP (HQ) Member BPAC
Rajesh Dutt SD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. ... Dt 24/6/25
Superintending Engineer (HQ) O/o Chief Engineer-I HSVP, Panchkula

DEC.-2024.	Scale : 1:100	Drawing
Drawing Title:- SITE PLAN FIRE FIGHTING LAYOUT		ST-01