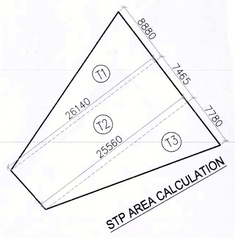
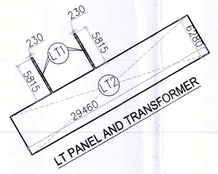
STP AREA CALCULATION								
GROSS -C								
T1	=	0.5	X	26.140	X	8.880	=	116.062 SQM
T2	=	0.5	X	(26.140+25.560)	X	7.465	=	192.970 SQM
T3	=	0.5	X	25.560	X	7.780	=	99.428 SQM
						TOTAL	=	408.460 SQM



STP AREA CALCULATION

SURFACE STAIRCASE AREA CALCULATION								
GROSS -C								
ST1	=	1	X	5.120	X	2.500	=	12.800 SQM
ST2	=	1	X	2.900	X	5.525	=	16.023 SQM
						TOTAL	=	28.823 SQM

LT PANEL AREA CALCULATION								
GROSS - B								
LT1	=	2	X	0.230	X	5.815	=	2.675 SQM
LT2	=	1	X	29.460	X	6.280	=	185.009 SQM
						TOTAL	=	187.684 SQM



SECTOR-3
RESIDENTIAL PLOTTED

12 wide service road

45m Wide Sector Road

Commercial land
0.633 acre

12 m. Road

ENTRY

OTHERS LAND
(HUDA LAND)

Community site
1.583 acre

Electric line

OPEN AREA/ LANDSCAPE AREA

CL-A CL-B CL-C CL-D CL-E CL-F CL-G CL-H CL-J CL-K CL-L CL-M CL-N CL-P

GR1 GR2 GR3 GR4 GR5 GR6 GR7

ORG.i.e TOT LOT &PLAY GROUND

ORGANIZED OPEN SPACE i.e TOT LOT AND PLAY GROUND

ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND

TRANSFORMER SET TO YOU

LT PANEL ROOM

OTHER LAND

SPACE FOR UNDER G.L.SUMP

Amravati land

Electrical line 11 Kv.

VILLAGE BHAGWANPUR

ZONING SETBACK LINE

PLOT LINE

5.0 M WIDE ROAD

15.0 M WIDE DRIVEWAY

16.50 M WIDE DRIVEWAY

CENTRAL AVENUE

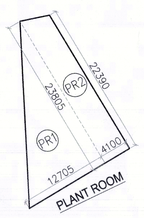
WEST AVENUE

6.50 M WIDE ROAD

KAUSHALYA RIVER

SECTOR-2

PLANT ROOM AREA CALCULATION								
GROSS - A								
PR1	=	0.5	X	12.705	X	23.805	=	151.221 SQM
PR2	=	0.5	X	(23.805+22.390)	X	4.100	=	94.700 SQM
						TOTAL	=	245.921 SQM



TYPE	CLUSTER NAME	TYPE OF BLOCK	FLOOR	NO. OF FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA	TOTAL FAR AREA OF 1 BLOCK	NO. OF BLOCKS IN 1 CLUSTER	FAR AREA OF CLUSTER =R	NO. OF APARTMENTS IN ONE BLOCK	TOTAL NO. OF APARTMENTS IN CLUSTER (9 x 10)	GROUND COVERAGE OF BLOCK	GROUND COVERAGE OF CLUSTER (9 x 13)	NOIN FAR AREA (3B-G)	NON FAR AREA OF BLOCK (3A X 15)	NON FAR AREA OF CLUSTER (9 X 16)	BUILTUP AREA	BUILTUP AREA OF CLUSTER (3 X 18)	BUILTUP AREA OF CLUSTER (4 X 19)
3 BHK + STUDY	CLUSTER-A	BLOCK-1 & 2 (COMMON)	BASEMENT	1	186.278	186.278								181.421	193.621	387.242	573.899	573.899	759.700
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	337.738	337.738	675.476	384.013	384.013	769.626
			1ST TO 4TH FLOOR	4	315.279	1261.116								19.422	77.688		335.376	334.701	
																			1538.804
3 BHK + STUDY	CLUSTER-B	BLOCK-1 & 2 (COMMON)	BASEMENT	1	186.278	186.278													2077.668
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	181.421	193.621	387.242	573.899	573.899	759.700
			1ST TO 4TH FLOOR	4	315.279	1261.116								337.738	337.738	675.476	384.013	384.013	769.626
		BLOCK-2(TYP.)	BASEMENT	1	186.278	186.278								19.422	77.688		335.376	334.701	2077.668
			STILT	1	47.075	47.075	1484.097	1	1484.097	8	8	360.228	360.228	191.566	191.566	383.132	577.844	577.844	577.844
			1ST TO 4TH FLOOR	4	315.881	1263.744								335.878	335.878	671.756	382.953	382.953	1148.859
														19.422	77.688		332.108	332.108	1328.432
3 BHK	CLUSTER-C	BLOCK-1 & 2 (COMMON)	BASEMENT	1	192.878	192.878													
			STILT	1	42.543	42.543	1187.737	2	2375.474	8	16	297.969	595.938	106.935	106.935	213.87	299.813	299.813	599.626
			1ST TO 4TH FLOOR	4	238.079	952.316								217.548	217.548	435.096	260.091	260.091	520.182
		BLOCK-2 TO 4 (TYP.)	BASEMENT	1	188.122	188.122	1177.605	5	5888.025	8	40	296.079	1480.395	14.846	59.384	118.768	252.925	1011.7	2019.4
			STILT	1	42.647	42.647								110.228	110.228	220.456	298.350	298.35	1491.75
			1ST TO 4TH FLOOR	4	236.709	946.836								211.384	211.384	422.768	253.831	253.831	1269.155
														14.845	59.38	118.76	251.554	1006.216	5031.08
3 BHK	CLUSTER-D	BLOCK-1 & 2 (COMMON)	BASEMENT	1	192.878	192.878													
			STILT	1	42.543	42.543	1187.737	2	2375.474	8	16	297.969	595.938	106.935	106.935	213.87	299.813	299.813	599.626
			1ST TO 4TH FLOOR	4	238.079	952.316								217.548	217.548	435.096	260.091	260.091	520.182
		BLOCK-2 TO 4 (TYP.)	BASEMENT	1	188.122	188.122	1177.605	5	5888.025	8	40	296.079	1480.395	14.846	59.384	118.768	252.925	1011.7	2019.4
			STILT	1	42.647	42.647								110.228	110.228	220.456	298.350	298.35	1491.75
			1ST TO 4TH FLOOR	4	236.709	946.836								211.384	211.384	422.768	253.831	253.831	1269.155
														14.845	59.38	118.76	251.554	1006.216	5031.08
3 BHK	CLUSTER-E	BLOCK-1 & 2 (COMMON)	BASEMENT	1	186.278	186.278								181.421	193.621	387.242	573.899	573.899	759.700
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	337.738	337.738	675.476	384.013	384.013	769.626
			1ST TO 4TH FLOOR	4	315.279	1261.116								19.422	77.688		335.376	334.701	2077.668
		BLOCK-2 TO 4 (TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2077.668
			STILT	1	47.075	47.075	1484.097	3	4452.291	8	24	360.228	1080.684	335.878	335.878	671.756	382.953	382.953	1148.859
			1ST TO 4TH FLOOR	4	315.881	1263.744								19.422	77.688		332.108	332.108	1328.432
																			3985.296
3 BHK + STUDY	CLUSTER-F	BLOCK-1 & 2 (COMMON)	BASEMENT	1	186.278	186.278											77.792		309.76
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	181.421	193.621	387.242	573.899	573.899	759.700
			1ST TO 4TH FLOOR	4	315.279	1261.116								337.738	337.738	675.476	384.013	384.013	769.626
														19.422	77.688		335.376	334.701	2077.668
3 BHK	CLUSTER-G	BLOCK-1 & 4 (CORNER)	BASEMENT	1	192.878	192.878											77.792		309.76
			STILT	1	42.543	42.543	1187.737	2	2375.474	8	16	297.969	595.938	106.935	106.935	213.87	299.813	299.813	599.626
			1ST TO 4TH FLOOR	4	238.079	952.316								217.548	217.548	435.096	260.091	260.091	520.182
		BLOCK-2 & 3 (TYP.)	BASEMENT	1	188.122	188.122								14.846	59.384	118.768	252.925	1011.7	2019.4
			STILT	1	42.647	42.647	1177.605	2	2355.21	8	16	296.079	592.158	110.228	110.228	220.456	298.350	298.35	596.7
			1ST TO 4TH FLOOR	4	236.709	946.836								211.384	211.384	422.768	253.831	253.831	507.662
														14.845	59.38	118.76	251.554	1006.216	2012.432
3 BHK	CLUSTER-H	BLOCK-1 & 2 (CORNER)	BASEMENT	1	192.878	192.878											77.792		311.92
			STILT	1	42.543	42.543	1187.737	2	2375.474	8	16	297.969	595.938	106.935	106.935	213.87	299.813	299.813	599.626
			1ST TO 4TH FLOOR	4	238.079	952.316								217.548	217.548	435.096	260.091	260.091	520.182
		BLOCK-2 TO 4(TYP)	BASEMENT	1	188.122	188.122								14.846	59.384	118.768	252.925	1011.7	2019.4
			STILT	1	42.647	42.647	1177.605	5	5888.025	8	40	296.079	1480.395	110.228	110.228	220.456	298.350	1491.75	2983.5
			1ST TO 4TH FLOOR	4	236.709	946.836								211.384	211.384	422.768	253.831	1269.155	2537.682
														14.845	59.38	118.76	251.554	1006.216	5031.08
3 BHK	CLUSTER-J	BLOCK-1 & 5 (CORNER)	BASEMENT	1	192.878	192.878											77.792		311.92
			STILT	1	42.543	42.543	1187.737	2	2375.474	8	16	297.969	595.938	106.935	106.935	213.87	299.813	299.813	599.626
			1ST TO 4TH FLOOR	4	238.079	952.316								217.548	217.548	435.096	260.091	260.091	520.182
		BLOCK-2 to 4 (TYP)	BASEMENT	1	188.122	188.122								14.846	59.384	118.768	252.925	1011.7	2019.4
			STILT	1	42.647	42.647	1177.605	3	3532.815	8	24	296.079	888.237	110.228	110.228	220.456	298.350	894.05	1788.1
			1ST TO 4TH FLOOR	4	236.709	946.836								211.384	211.384	422.768	253.831	761.493	3044.972
														14.845	59.38	178.14	251.554	1006.216	5034.684
3 BHK + STUDY	CLUSTER-A	BLOCK-1 & 2 (COMMON)	BASEMENT	1	186.278	186.278											77.792		311.92
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	181.421	193.621	387.242	573.899	573.899	759.700
			1ST TO 4TH FLOOR	4	315.279	1261.116								337.738	337.738	675.476	384.013	384.013	769.626
														19.422	77.688		335.376	334.701	2077.668
		BLOCK-2 TO 4(TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2077.668
			STILT	1	47.075	47.075	1484.097	3	4452.291	8	24	360.228	1080.684	335.878	335.878	671.756	382.953	382.953	1148.859
			1ST TO 4TH FLOOR	4	315.881	1263.744								19.422	77.688		332.108	332.108	1328.432
																			3985.296
3 BHK + STUDY	CLUSTER-L	BLOCK-1 & 5 (CORNER)	BASEMENT	1	186.278	186.278								181.421	193.621	387.242	573.899	573.899	759.700
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	337.738	337.738	675.476	384.013	384.013	769.626
			1ST TO 4TH FLOOR	4	315.279	1261.116								19.422	77.688	155.376	334.701	1338.804	2677.608
		BLOCK-2 TO 4 (TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2155.53
			STILT	1	47.075	47.075	1484.097	3	4452.291	8	24	360.228	1080.684	335.878	335.878	671.756	382.953	382.953	1148.859
			1ST TO 4TH FLOOR	4	312.686	1250.744								19.422	77.688	155.376	332.108	1328.432	3985.296
3 BHK + STUDY	CLUSTER-A2	BLOCK-1 & 5 (CORNER)	BASEMENT	1	186.278	186.278											77.792		311.92
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	181.421	193.621	387.242	573.899	573.899	759.700
			1ST TO 4TH FLOOR	4	315.279	1261.116								337.738	337.738	675.476	384.013	384.013	769.626
														19.422	77.688	155.376	334.701	1338.804	2077.668
		BLOCK-2(TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2077.668
			STILT	1	47.075	47.075	1484.097	1	1484.097	8	8	360.228	360.228	335.878	335.878	671.756	382.953	382.953	382.953
			1ST TO 4TH FLOOR	4	312.686	1250.744								19.422	77.688	155.376	332.108	1328.432	1328.432
3 BHK + STUDY	CLUSTER-N	BLOCK-1 & 5 (CORNER)	BASEMENT	1	186.278	186.278											77.792		311.92
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	181.421	193.621	387.242	573.899	573.899	759.700
			1ST TO 4TH FLOOR	4	315.279	1261.116								337.738	337.738	675.476	384.013	384.013	769.626
														19.422	77.688	155.376	334.701	1338.804	2077.668
		BLOCK-2 TO 4(TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2077.668
			STILT	1	47.075	47.075	1484.097	3	4452.291	8	24	360.228	1080.684	335.878	335.878	671.756	382.953	382.953	1148.859
			1ST TO 4TH FLOOR	4	312.686	1250.744								19.422	77.688	155.376	332.108	1328.432	3985.296
3 BHK + STUDY	CLUSTER-P	BLOCK-1 & 4 (CORNER)	BASEMENT	1	186.278	186.278								181.421	193.621	387.242	573.899	573.899	759.700
			STILT	1	47.075	47.075	1454.469	2	2988.938	8	16	362.003	724.006	337.738	337.738	675.476	384.013	384.013	769.626
			1ST TO 4TH FLOOR	4	315.279	1261.116								19.422	77.688	155.376	334.701	1338.804	2077.668
		BLOCK-2 & 3 (TYP.)	BASEMENT	1	186.278	186.278								191.566	191.566	383.132	577.844	577.844	2077.668
			STILT	1	47.075	47.075	1484.097	2	2968.194	8	16	360.228	720.456	335.878	335.878	671.756	382.953	382.953	765.905
			1ST TO 4TH FLOOR	4	312.686	1250.744								19.422	77.688	155.376	332.108	1328.432	3656.864
																	77.792		309.76
BASEMENT (PUMP ROOMS)																			245.921
PUMP ROOM, STP (SEWAGE) STAIRCASE)													28.823						28.823
LT PANEL ROOM													187.684						187.684
STP AREA																			408.460
TOTAL								64	86075.464		512		21397.479			32099.468			123694.568

LICENCSED AREA OF SITE	=	15.833		ACRE			
AREA OF RESIDENTIAL COMPONENT	=	15.200		ACRE	OR	61512.120	SQM.
AREA OF COMMERCIAL COMPONENT	=	0.633		ACRE	OR	2560.856	SQM.
PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @ 125%	=	76890.150		SQM.			
PURCHASABLE DEVELOPMENT RIGHTS @ 15	=	9226.818		SQM.			
TOTAL PERMISSIBLE FAR OF RESIDENTIAL COMPONENT	=	**86116.968**		SQM.			
PROPOSED FAR OF RESIDENTIAL COMPONENT	=	**86075.464**		SQM.	OR	139.93	%
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	21529.242		SQM.			
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT	=	21397.479		SQM.	OR	34.79	%
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	4483.194		SQM.			
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	1278.428		SQM.			
PROPOSED FAR OF COMMERCIAL COMPONENT	=	NIL					
PERMISSIBLE DENSITY @ 400 PPA ON 15.200 ACRES	=	6080		PERSONS			
DENSITY CALCULATION							
NUMBERS OF MAIN UNITS	=	512		NOS.			
DENSITY @ 5/MAIN UNITS	=	512	X 5 = 2560	PERSONS			
CAR PARKING CALCULATION							
REQUIRED CAR PARKING FOR MAIN UNITS	=	512	X 1.5	ECS PER MAIN UNITS			
	=	768	ECS				
PROPOSED CAR PARKING FOR MAIN UNITS	=	784	ECS				
PROPOSED CAR PARKING IN ONE BLOCK (3BHK & STUDY)	=	16	CARS				
NO OF BLOCKS (3BHK & STUDY)	=	34	NOS.				
TOTAL PROPOSED CAR PARKING(3BHK & STUDY)	=	544	CARS				
PROPOSED CAR PARKING IN ONE BLOCK (3BHK)	=	8	CARS				
NO OF BLOCKS (3BHK)	=	30	NOS.				
TOTAL PROPOSED CAR PARKING(3BHK)	=	240	CARS				
TOTAL PROPOSED CAR PARKING(3BHK+3BHK & STUDY)	=	**784**	**CARS**				
REQUIRED ORGANISED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @15% OF SITE AREA OF 15.200 ACRES	=	9226.818		SQM			
PROPOSED ORGANISED OPEN SPACE i.e. TOT LOT AND PLAY GROUND	=	9326.136		SQM	OR	15.161	%

Note :-

Checked by
Superintendent
BPAC

S.T.P. (HQ)
Member Secretary
B.P.A.C

DTP (HQ)

Recommended for Sanction
In the road width
dated 24/11/2023

Consultant Architect

Senior Town Planner
Panchkula

ATP (HQ)

(SATYA PAL)
JD (HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 9-61-67
DATED : 24-11-2023.

PROJECT
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING SCHEME UNDER NILP FOR THE AREA MEASURING 15.833 ACRES (LICENCE NO.141 OF 2023 DATED 10-07-2023) (MIGRATION FROM GROUP HOUSING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 175.593 ACRES (LICENCE NO.11 OF 2010 FOR 118.562 ACRES & LICENCE NO.114 OF 2011 FOR 57.031 ACRES) IN SECTOR-3, PINJORE KALKA URBAN COMPLEX BEING DEVELOPED BY DLF HOMES PANCHKULA PVT.LTD.

ARCHITECT
Architect Hafeez Contractor
29 Bank Street, Bombay 400 023. Tel:2661920

ASSOCIATE ARCHITECTS
RSMS ARCHITECTS
RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2663-77 Dt. 23.11.23

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
SHABABUDDIN CA/2005/35235	

SEP-2023.	Scale : 1:500	
Drawing Title:- SITE PLAN		Drawing No:- ST-01