



SUMMARY LAND AREA PHASE-1 & 2		
Total Licensed Area	8.76875	Acre
Phase-1 Area	5.97500	Acre
Phase-2 Area	2.79375	Acre

NOTE:-  
 1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.  
 2. BUILDING STRUCTURE WILL BE DESIGN AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

DESCRIPTION	PERMISSIBLE / REQUIRED (PHASE 1 & 2)	ACHIEVED		UNIT
		PHASE 1	PHASE 2	
Net Planned Area	8.514			Acre
	34,454.67			SQM
Residential Component	92%			Acre
	7,832.88			SQM
Commercial Component	8%			Acre
	0.68112			SQM
Permissible FAR for Residential	225			SQM
	71,321.15			SQM
Additional FAR taken for IGBC Platinum rating (15%)	15			SQM
	4,754.74			SQM
Residential FAR pending for TDR Approval (300-225)	75			SQM
	23,773.72			SQM
Total FAR for Residential	99,849.61	78,980.81	17,065.50	96,046.31 SQM
Permissible FAR for Commercial (175)	175			SQM
	4,823.65			SQM
Additional FAR taken for IGBC Platinum rating (15%)	15			SQM
	413.45			SQM
Commercial FAR pending for TDR Approval (300-175)	125			SQM
	3,445.46			SQM
Total FAR for Commercial	8,682.57	2,227.78	6,450.00	8,677.78 SQM
	50%			27.74%
Ground Coverage	4.257			1.63 Acres
	17,227.33	6,596.19	2,959.95	9,556.14 SQM
	15%	20.15%	10.07%	30.22%
Organised Open Area	1.28	1.72	0.86	2.57 Acres
	5,168.20	6,941.99	3,471.00	10,412.99 SQM
Density	Minimum 750	740	160	899 PPA
	Maximum 900	1,159	250	1,409 PPA
Total Nos. Of Units		370	400	770 Units
1/2 ECS of Total units	705	OR		
Parking	2/4-Wheeler Unit 1409	1,169	450	1,619 Nos.

KEY SITE PLAN  
SCALE=1:1000

DRG. NO:- DTCP 9847 DATED:- 04-12-23

SITE PLAN-PHASE-1  
SCALE=1:500

(RAM AVTAR BASSI) JD (HQ)  
 (SANJAY NARANG) ATP (HQ)  
 (R.S. BATTI) DTP (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (P.P. SINGH) CIP (HR)  
 (AMIT KHATRI, IAS) DTCP (HR)

PROJECT: AFFORDABLE GROUP HOUSING COLONY, AREA MEASURING 8.76875 ACRES (LICENSE NO 153 OF 2023 DATED 26/06/2023), IN REVENUE ESTATE VILLAGE SOHNA, SECTOR- 4, TEHSIL SOHNA, GURUDRAM BEING DEVELOPED BY M/S SRIFLEX PROJECTS PVT LTD.

PREPARED BY: SRIFLEX PROJECTS PVT. LTD. BASEMENT 1, 3RD FLOOR, SECTOR-4, SOHNA ROAD, GURUDRAM-122018

DATE: 10.11.2023  
 SCALE: 1:500 @ AD  
 SHEET NO: 01