				SQ.M	
SITE AREA				203657.72	(50.325 ACRES)
PERMISSIBLE F.A.R@175%				356401.01	
FAR ACHIEVED				355821.42	174.715%
PERMISSIBLE GROUND COVERAGE @35%				71280.20	
GROUND COVERAGE ACHIEVED				41777.40	20.514%

	REQUIRED NO.S	PROVIDED	AREA IN ACRES FOR EACH
HIGH SCHOOL	1	1	5
PRIMARY SCHOOL	3	3 (2+1 IN HIGH SCHOOL)	1
NURSERY SCHOOL	6	6(3+2 IN PRIMARY SCHOOL +1 IN HIGH SCHOOL)	1NO.S - 0.2 acres 2NO.S - 0.2 acres
CRECHE	1	1	0.2
DISPENSARY	1	1	1.25
COMMUNITY CENTER	1	1	2.0
SUB POST OFFICE	1	1	.0098(40 SQM)
RELIGIOUS BUILDING	1	1	0.2

NOTE:- SUB POST OFFICE IS PROVIDED IN THE INTERIOR OF COMMERCIAL K1

POPULATION CALCULATION

UNITS	NO.	POPULATION	TOTAL
NO OF UNITS WITHOUT SERVANT	2,420	5	12,100
NO OF UNITS WITH SERVANT	440	7	3,080
EWS UNITS	517	5	2,585
TOTAL	3,377		17,765

REQUIRED EWS UNITS - 505 UNITS

CONVENIENT SHOPPING

	SQ.M
PERMISSIBLE AREA FOR SHOPPING @0.5% OF SITE AREA	1018.29
COMMERCIAL - K1	549.56
COMMERCIAL - K2	286.27
COMMERCIAL - K3	168.14
EXISTING AREA FOR SHOPPING	1003.97

BASEMENT AREA (ALREADY SANCTIONED/OC GRANTED)		
	AREA IN SQ.M	REMARKS
BASEMENT AREA IN POCKET -A	12222.27	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
BASEMENT AREA IN POCKET -B	29745.17	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
BASEMENT AREA IN POCKET -F	13166.92	Memo No. ZP-228-Vol-II/SD(BS)/2017/31005 Dated 04/12/2017, Memo No. ZP-228-Vol-IV/AD(RA)/2018/34706 Dated 24/12/2018
BASEMENT AREA IN POCKET -H	5333.54	Memo No. ZP-228-Vol-II/SD(DK)/2017/6133 Dated 31/03/2017
BASEMENT AREA IN POCKET J -EWS	195.82	
TOTAL AREA	60663.72	

BASEMENT AREA (REVISED/PROPOSED)	
	AREA IN SQ.M
BASEMENT AREA IN POCKET -C	27103.90
TOTAL BASEMENT AREA (EXISTING +PROPOSED)	87767.62

STILT AREA (ALREADY SANCTIONED/OC GRANTED)		
	AREA IN SQ.M	REMARKS
STILT AREA IN POCKET -A	1026.64	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
STILT AREA IN POCKET -B(A6-A7&B3-B7)	1118.19	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
STILT AREA IN POCKET -B(B8-B10&J1,J2)	1614.16	
STILT AREA IN POCKET -D	2435.04	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
STILT AREA IN POCKET - E	1996.92	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
STILT AREA IN POCKET - F	10098.52	Memo No. ZP-228-Vol-II/SD(BS)/2017/31005 Dated 04/12/2017, Memo No. ZP-228-Vol-IV/AD(RA)/2018/34706 Dated 24/12/2018
STILT AREA IN POCKET - H	1784.42	Memo No. ZP-228-Vol-II/SD(DK)/2017/6133 Dated 31/03/2017
TOTAL STILT AREA	20073.79	

STILT AREA (REVISED/PROPOSED)	
	AREA IN SQ.M
STILT AREA IN POCKET -C	2935.35
TOTAL STILT AREA	23009.14

TOTAL EXISTING/SANCTIONED AREA OF BASEMENT AND STILT FLOOR					
= 60663.72	+	20073.79	=	80737.51	SQ.M

TOTAL PROPOSED BASEMENT AND STILT FLOOR AREA					
= 27103.90	+	2935.35	=	30039.25	SQ.M

TOTAL EXISTING/SANCTIONED / PROPOSED AREA OF BASEMENT AND STILT FLOOR					
= 80737.51	+	30039.25	=	110776.76	SQ.M

PARKING SPACE PROVIDED :
- AT THE RATE 1 CAR PARK FOR EXISTING PER UNITS
- AT THE RATE 1.5 CAR PARK FOR REVISED UNITS
- NOW TOTAL NUMBER OF UNITS ARE = 2860
- OUT OF THIS 2220 ON EXISTING UNIT AND 640 ON REVISED UNITS

TOTAL NO.S OF CAR PARKING REQUIRED			
2220 X 1.0	=	2220	NO.S
640 X 1.5	=	960	NO.S
TOTAL NO.S OF CAR PARKING		3180	NO.S
ADD 5% FOR EWS		159	NO.S
TOTAL NO.S OF CAR PARKING REQUIRED		3339	NO.S

	COVERED PARKING REQUIRED	TOTAL SURFACE PARKING REQ.
AT THE RATE 50%	1110	1110
AT THE RATE 75%	720	240
PARKING FOR EWS	119	40
TOTAL COVERED PARKING REQ.	1949	1390

KLJ HOUSING PARKING CALCULATIONS

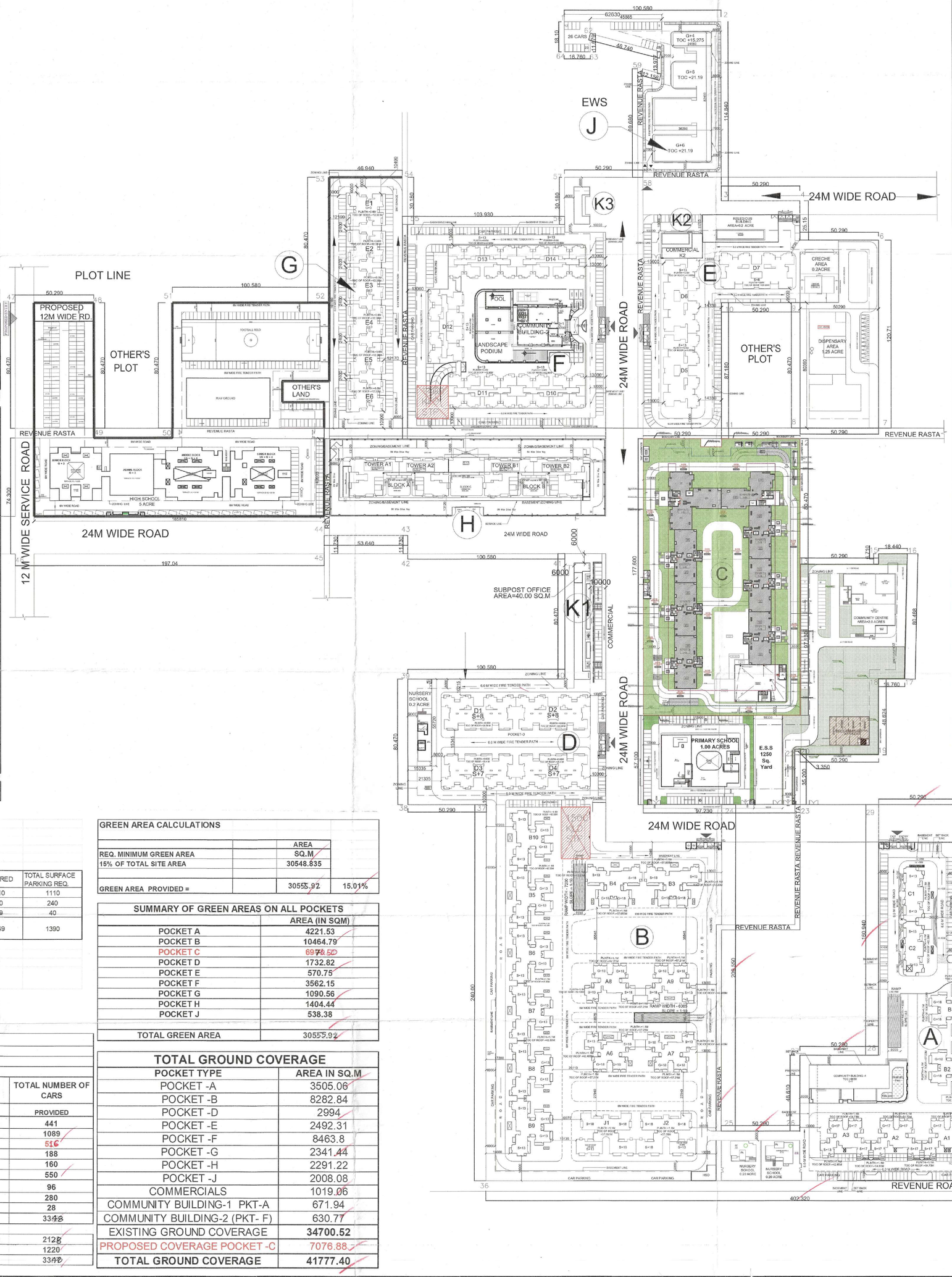
POCKET	COVERED PARKING		SURFACE PARKING CAR NO.S	TOTAL NUMBER OF CARS
	STILT CAR NO.S	BASEMENT CAR NO.S		
	PROVIDED	PROVIDED	PROVIDED	PROVIDED
A	30	228	183	441
B	76	652	361	1089
C	6	510	0	516
D	35	-	153	188
E	60	-	100	160
F	182	189	179	550
G	-	-	96	96
H	58	102	120	280
J			28	28
TOTAL	447	1681	1220	3348

TOTAL NO.S OF CAR PARKING PROVIDED - COVERED	447+1681 =	2128
TOTAL NO.S OF CAR PARKING PROVIDED - ON SURFACE		1220
TOTAL CAR PROVIDED IN SURFACE & COVERED		3348

GREEN AREA CALCULATIONS		
	AREA	
REQ. MINIMUM GREEN AREA	SQ.M	
15% OF TOTAL SITE AREA	30548.835	
GREEN AREA PROVIDED =	30553.92	15.01%

SUMMARY OF GREEN AREAS ON ALL POCKETS	
	AREA (IN SQM)
POCKET A	4221.53
POCKET B	10464.79
POCKET C	6978.50
POCKET D	1732.82
POCKET E	570.75
POCKET F	3562.15
POCKET G	1090.56
POCKET H	1404.44
POCKET J	538.38
TOTAL GREEN AREA	30553.92

TOTAL GROUND COVERAGE	
POCKET TYPE	AREA IN SQ.M
POCKET -A	3505.06
POCKET -B	8282.84
POCKET -D	2994
POCKET -E	2492.31
POCKET -F	8463.8
POCKET -G	2341.44
POCKET -H	2291.22
POCKET -J	2008.08
COMMERCIALS	1019.06
COMMUNITY BUILDING-1 PKT-A	671.94
COMMUNITY BUILDING-2 (PKT- F)	630.77
EXISTING GROUND COVERAGE	34700.52
PROPOSED COVERAGE POCKET -C	7076.88
TOTAL GROUND COVERAGE	41777.40



GENERAL NOTES
ALL MANDATORY SERVICES ARE AS PER N.B.C. NORMS.
ALL SHAFTS & BASEMENTS ARE MECHANICALLY VENTILATED.
ALL SUPERSTRUCTURE & BASEMENTS ARE FULLY SPRINKLERED.

TOTAL SITE AREA	203657.72 SQ.M
PERMISSIBLE FAR@175	356401.01 SQ.M

AREA SUMMARY (OCCUPATION CERTIFICATE IS GRANTED)

POCKET	TOWER	GROUND COVERAGE	GROUND COVERAGE (OC GRANTED)	GROUND FLOOR FAR	TYPICAL FLOOR FAR	OTHER FLOOR FAR	NO. OF TYPICAL FLOORS	NO. OF OTHER FLOORS	TOTAL FAR	TOTAL POCKET FAR (SANCTIONED)	OC GRANTED FAR	NO. OF UNITS	TOWER WISE POPULATION	STATUS OF OC / SANCTIONED / REVISED PROPOSED
	SQ.M	SQ.M		SQ.M	SQ.M	SQ.M	Nos	Nos	SQ.M	SQ.M	SQ.M	Nos.	Nos.	
POCKET A	A1	492.634	1233.878	245.28	388.91	308.6	13	4	8548.51	45390.886	6285.374	66	330	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
	A2	492.634		245.28	388.91		17		8873.75		4621.604	70	350	
	A3	492.634		245.28	388.91	308.6	13	4	8548.51		6285.374	66	330	
	B1	901.36	1101.38	293.74	477.3	378.41	13	5	8382.69		8574.837	69	345	
	B2	901.36		293.74	477.3	378.41	13	5	8382.69		8575.837	69	345	
	C1	412.22	828.998	76.306	536.86		13	5	4336.788		8533.235	26	130	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
	C2	412.22		76.306	536.28		13		4317.948			26	130	
POCKET B	A5	492.634	1670.536	245.28	388.91	308.6	13	5	8857.11		2745.138	69	345	
	A7	492.634		245.28	388.91	308.6	13	5	8857.11			69	345	
	A8	492.634		245.28	388.91	308.6	13	5	8857.11			69	345	
	A9	492.634		245.28	388.91	308.6	13	5	8857.11			69	345	
	B3	901.36		293.74	477.3	378.41	13	5	8382.69	83,793.74		69	345	
	B4	901.36		293.74	477.3	378.41	13	5	8382.69			69	345	
	B5	901.36	3036.800	293.74	477.3		13		8909.64		35303.35	54	270	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
	B6	901.36		293.74	477.3		13		8909.64			54	270	
	B7	901.36		293.74	477.3		13		8909.64			54	270	
	ADDITIONAL FAR ON 2ND & 3RD FLOOR FOR BRIDGE IN TOWER A6 TO A8	64.00	64.00						64					
POCKET D	D1	748.5	2949.97	37.5	702.3		8		5655.9	21,219.00	3850.36	64	320	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
	D2	748.5		37.5	702.3		6		5655.9		3850.36	64	320	
	D3	748.5		37.5	702.3		7		4953.6		5060.36	56	280	
	D4	748.5		37.5	702.3		7		4953.6		5060.36	56	280	
	D5	800.77		52.43	729.56		13		9538.71			104	520	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
POCKET E	D6	800.77	2492.31	52.43	729.56		13		9538.71	24,962.33	2496.23	104	520	
	D7	800.77		52.43	729.56		6		5588.61			64	320	
	D10	730.64	755.40	23.65	631.41		13		8231.58		8376.552	104	520	Memo No. ZP-228-Vol-II/SD(BS)/2017/31005 Dated 04/12/2017
	D11	730.64	757.18	23.65	631.41	569.65	12	1	8187.22		8233.809	104	520	
POCKET F	D12	867.32	881.37	49.97	743.94		12	1	9197.59	42,505.99	1856.227	104	520	Memo No. ZP-228-Vol-IV/AD(RA)/2018/34706 Dated 24/12/2018
	D13	730.64	756.64	23.65	631.41	569.65	12	1	8187.22		826.086	104	520	
	D14	730.64	756.64	23.65	631.41		13		8231.58		8353.45	104	520	
	ADDITIONAL AREA ON 3RD FLR FOR BRIDGE UNIT(TOWER D1182123)	32.96	32.96					2	98.95	197.90				Memo No. ZP-228-Vol-II/SD(BS)/2017/31005 Dated 04/12/2017 and Memo No. ZP-228-Vol-IV/AD(RA)/2018/34706 Dated 24/12/2018
	NON TOWER STILT AREA FOR GROUND COVERAGE	4639.76	4639.76											
POCKET G	E1	390.24	2360.06	340.15	334.43		3		1343.44	8,080.64	1343.66	16	80	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
	E2	390.24		340.15	334.43		3		1343.44		1343.66	16	80	
	E3	390.24		340.15	334.43		3		1343.44		1343.66	16	80	
	E4	390.24		340.15	334.43		3		1343.44		1343.66	16	80	
	E9	390.24		340.15	334.43		3		1343.44		1343.66	16	80	
	E8	390.24		340.15	334.43		3		1343.44		1343.66	16	80	
POCKET H	A	1026.61	1028.61	114.7	965.37	486.72	13	1	13305.93	27,502.22	28,814.72	81	405	Memo No. ZP-228-Vol-II/SD(DK)/2015/13123 Dated 31/05/2017
	B	1026.61	1028.61	114.7	965.37	486.72	13	1	13305.93			81	405	
	C	238	238	238		176.36	2	1	590.35		N/A	16	80	
												2258	11290	
POCKET J (EWS)		2008.08	2008.08	1822.24	1784.42	1584.22	4	2	12128.36	12,128.36	12574.82	517	2585	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14, Memo No. ZP-228-Vol-II/SD(BS)/2017/31005 Dated 04/12/2017 and Memo No. ZP-228-Vol-IV/AD(RA)/2018/34706 Dated 24/12/2018
COMMERCIAL	K1	730.57	730.57	549.56			1			549.56	549.560	-	-	Memo No. ZP-228/SD(DK)/2014/29006 Dated 30/12/14
	K2	120.35	286.27	286.27			1			286.27	286.270	-	-	Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
	K3	168.14	168.14	168.14			1			168.14	168.137	-	-	Memo No. ZP-228-Vol-II/SD(DK)/2017/31005 Dated 04/12/2017
COMMUNITY BUILDING-1		671.94	833.89	833.89	484.24		1		1118.13	2,248.85	1332.425			Memo No. ZP-228-Vol-II/SD(DK)/2016/28073 Dated 28/12/16
COMMUNITY BUILDING-2		630.77	630.77	566.38	586.36		1	-	1139.72		1,325.70			Memo No. ZP-228-Vol-III/DD(BS)/2016/30507 Dated 04/02/2016
TOTAL FAR AREA OC GRANTED (A)		31459.018	31337.42									2,48,969.986	2,48,977.206	2775	13875

AREA SUMMARY(ALREADY SANCTIONED)

POCKET	TOWER	GROUND COVERAGE		GROUND FLOOR FAR	TYPICAL FLOOR FAR	OTHER FLOOR FAR	NO. OF TYPICAL FLOORS	NO. OF OTHER FLOORS	TOTAL FAR	TOTAL POCKET FAR (ALL REVOY SANCTIONED)	NO. OF UNITS	TOWER WISE POPULATION	ALREADY SANCTIONED
	SQ.M	SQ.M		SQ.M	SQ.M	SQ.M	Nos	Nos	SQ.M	SQ.M	Nos.	Nos.	
POCKET B	J1	718.71		56.5	620.21	486.62	13	5	10367.33				
	J2	718.71		56.5	620.21	486.62	13	5	10367.33		40,636.58	EF (ALL UNITS WITH SERVANTS)	466
												EF (ALL UNITS WITH SERVANTS)	466
	B8	601.36		295.74	477.3		13		8909.64			54	270
	B9	601.36		295.74	477.3		13		8909.64			54	270
	B10	601.36		295.74	477.3		13		8909.64			54	270
AREA ALREADY SANCTIONED (B)		3241.50		1000.22							40,636.58	266	1748

AREA SUMMARY (REVISED / PROPOSED)

POCKET	TOWER	GROUND COVERAGE	LOWER GROUND FLOOR FAR	UPPER / G FLOOR FAR	TYPICAL FLOOR FAR	OTHER FLOOR FAR (1st Floor)	NO. OF TYPICAL FLOORS	NO. OF OTHER FLOORS	TOTAL FAR	TOTAL POCKET FAR	NO. OF UNITS	TOWER WISE POPULATION	REVISED PROPOSED
	SQ.M	SQ.M		SQ.M	SQ.M	SQ.M	Nos	Nos	SQ.M	SQ.M	Nos.	Nos.	
POCKET -C	C3	889.32	-	229.03	596.74	603.07	17	1	10193.85	98,207.63	54 (ALL UNITS WITH SERVANT ROOM)	378	
	C4	601.47	-	182.84	396.65	401.84	17	1	7371.83		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C5	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C6	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C7	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C8	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C9	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	C10	599.31	-	172.24	403.28	404.08	17	1	7431.74		39 (ALL UNITS WITH SERVANT ROOM)	252	
	COMMUNITY BUILDING -3	2224.2 +/-	1644.75	1041.93	547.82		1	3	3234.81				
	(ELECTRICAL FIRE SUB STAT ROOM & GUARD ROOM	75.029	-										
FAR AREA REVISED/PROPOSED (C)		7076.88							98207.63		366	2143	
TOTAL FAR AREA - OC GRANTED (A) + ALREADY SANCTIONED (B) + FAR AREA REVISED/PROPOSED(C)											3,35,851.42	3377	17768
TOTAL PERMISSIBLE FAR AREA											356401.01	3377	

Checked and found ... Health (Internal) Service on ... in forwarding letter No. 77339 Dt. 26/12/2014

Superintending Engineer (HQ) for Chief Engineer (HQ) HSVP, Panchkula

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

STP(HQ) Member Secretary BPAC | TP(HQ) Member BPAC | CTP(HQ) Chairman BPAC

DDT(HQ) Member BPAC

DTP (HQ) | ATP(HQ)

GURPREET KHEPAR AD (HQ)

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

OWNER	KLJ DEVELOPERS (P) LTD.
PROJECT	GROUP HOUSING IN SECTOR 77 FARIDABAD, HARYANA
ARCHITECT	ACPL Design Ltd. Architectural Management Planning. ISO 9001:2015
ARCHITECT	RAJEEV BHANGARI ARCHITECT 04/7/2016
OWNER	For KLJ DEVELOPERS (P) LTD. Auth. Signatory
SCALE	1:1000 @ A0(SHEET) B2D
DATE ISSUED	
DRAWN BY	MAYANK
CHECKED BY	RESHAM SINGH
DRAWING	REVISED MASTER PLAN
DWG NO.	HS/A-01